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Kyle E. & Trisha R. Ullman
OR 1782-212
+/- 8.158 Acres
Part of: 25-95-12-16-000 (+/-1.633 Ac.)
Part of: 25-95-13-02-000 (+/-6.525 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in part of the Southeast Quarter of Section 12 & the Northeast Quarter of Section 13, Township 18, Range 15 and being part of the land now owned by Kyle E. & Trisha R. Ullman as recorded in OR 1782-212 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at a stone found on the northeast corner of the northeast quarter of Section 13, thence with the north line of said Section 13, N 85°48'41" W a distance of 1670.31 feet to point on the west line of the lands now owned by Allan Ross (OR 2573-522), the principal place of beginning;

Thence with the common line of said Ullman/Ross' lands the following two (2) courses:

1. S 08°36'41" W a distance of 95.96 feet to an iron pin found (boring);
2. S 70°18'07" E a distance of 190.16 feet to an iron pin set;

Thence going through said Ullman's lands the following four (4) courses:

1. S 15°39'01" W a distance of 599.62 feet to an iron pin set;
2. N 76°26'43" W a distance of 409.55 feet to an iron pin set;
3. N 11°48'07" E a distance of 483.03 feet to an iron pin found (boring);
4. N 11°15'43" E a distance of 446.33 feet to a point in the center of Coopermill Road (CR-71), passing into Section 12 at 190.21 feet and an iron pin found (boring) at 412.24 feet;

Thence with the center of said Coopermill Road the following 3 courses:

1. N 74°51'14" E a distance of 78.33 feet to a point;
2. N 81°34'07" E a distance of 94.05 feet to a point;
3. S 89°34'23" E a distance of 64.18 feet to a point at the northwest corner of said Ross' lands;

Thence with the common line of said Ullman/Ross' lands the following three (3) courses:

1. S 00°54'09" E a distance of 94.15 feet to an iron pin found (boring), passing an iron pin found (boring) at 12.40 feet;
2. S 06°09'31" W a distance of 155.91 feet to an iron pin found (boring);
3. S 08°36'41" W a distance of 55.43 feet to the place of beginning, containing 8.158 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 8.158 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on June 30th, 2021.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeck, PS 8517

DESCRIPTION
APPROVED
By: Brian K. McPeck



6/30/21
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/20/21
Date Fee Paid