

clear of



**MCPEEK
LAND
SURVEYING, LLC**
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**Benjamin T. Moore, Jr.
OR 2957-161
Part of: 35-10-71-25-000
+/-4.524 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Licking, Quarter Township 1, Township 2, Range 9, United States Military Lands, being part of the lands now owed by Benjamine T. Moore, Jr. as recorded in OR 2957-161 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin found (graves) at the northeast corner of Lot 4, Thomas Will's Sub. (PB A-O, Page 114), thence the following three courses:

1. N 87°16'10" W a distance of 127.30 feet to an iron pin found (5/8");
2. N 02°06'58" E a distance of 600.56 feet to a point at the northeast corner of the lands now owned by Robert L. Shepherd, III & Shirley N. Shepherd (OR 2803-602);
3. continuing, N 02°06'58" E a distance of 129.81 feet to an iron pin set on the common line of said Moore, Jr.'s lands and the lands now owned by Lynette Mealey (OR 2933-213), the principal place of beginning;

thence going through said Moore, Jr.'s lands the following three (3) courses:

1. N 87°36'32" W a distance of 774.61 feet to an iron pin set, passing an iron pin set at 29.94 feet;
2. N 02°37'02" E a distance of 174.74 feet to an iron pin set;
3. N 58°45'26" E a distance of 503.20 feet to a point at the northwest corner of the lands now owned by Benjamin T. Moore, Jr. (DR 802-45);

thence with the common line of said Moore, Jr./Moore, Jr.'s lands the following two (2) courses:

1. S 03°05'07" W a distance of 367.55 feet to an axle found, passing an axle found at 8.38 feet;
2. N 63°17'53" E a distance of 409.75 feet to a point in the center of Prior Road (T-406), being the west line of said Mealey's lands, passing a pipe found (1") at 390.10 feet;

thence with the west line of said Mealey's lands, S 02°06'58" W a distance of 285.17 feet to the principal place of beginning, containing 4.524 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 4.524 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 12th, 2022.

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NOT RECORDABLE

STATE OF OHIO

Brian Kelly McPeek
PS 8517

REGISTERED SURVEYOR

Date 5/26/22

APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/24/22

Date

Fee Paid

DESCRIPTION
APPROVED
By: DWB 5/24/2022