

44-01-01-12-000



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R. Brent Lovensheimer & Debra A. Lovensheimer
DR 705-320
+/-5.128 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, being part of the Northwest Quarter of Section 5, Township 2, Range 8 and all of the lands now owned by R. Brent Lovensheimer & Debra A. Lovensheimer in DR 705-320 of the Muskingum County Records Office more particularly described as follows.

Beginning for reference at an iron pin found at the southwest corner of Lot 10, Town of Shannon (DR 12-114), thence N 15°30'18" W a distance of 977.11 feet to an iron pin found (5/8" biddenbach) on the northwest corner of the lands now owned by James Lyle Walton (DR 1112-650) and the east line of the lands now owned by David M. Baldwin & Mary L. Baldwin (DR 2389-670), the principal place of beginning:

thence with the east line of said Baldwin's lands, N 01°38'55" E a distance of 400.42 feet to an iron pin found (5/8" biddenbach) on the southwest corner of the lands now owned by Victor F. Velazquez & Karen M. Velazquez (DR 1121-369);

thence leaving the east line of said Baldwin's lands and going with the south line of said Velazquez's lands, S 88°29'40" E a distance of 567.35 feet to a point in the road bed of Dutch School Road (T-312), passing an iron pin found (5/8" biddenbach) at 547.25 feet;

thence with the road bed of said Dutch School Road, the following three (3) course:

1. S 04°04'15" W a distance of 108.40 feet to a point;
2. S 05°30'54" W a distance of 147.51 feet to a point;
3. S 01°14'44" W a distance of 144.62 feet to a point on the northeast corner of said Walton's lands;

thence with the north line of said Walton's lands, N 88°31'52" W a distance of 553.84 feet to the place of beginning, passing an iron pin set at 20.00 feet, containing a total of 5.128 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" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described 5.128 acre parcel is based on a field survey made by McPeek Land Surveying on November 20th 2019

Brian Kelly McPeek, PS 8517

Date

Parcel No.

All of : 44-01-01-12-000 (+/- 5.128 Ac.)

DESCRIPTION

APPROVED

By: Brian Kelly McPeek

