

44-42-01-13-000



www.mcpeeklandsurveying.com LLC
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Dorothy Taylor, ETAL
OR 2540-587
+/-0.956 Acres

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Section 20, Township 2, Range 8. Being all of the lands now owned by Dorothy Taylor, ETAL, as recorded in OR 2540-587 of the Muskingum County Recorders office and more particularly described as follows.

Beginning for reference at the Southwest corner of the Southeast Quarter of Section 18, thence North 01 degrees 46 minutes 15 seconds East, 656.55 feet to an axle found;
thence North 72 degrees 55 minutes 35 seconds East, 487.36 feet to a point in the roadbed of Frame Road (T-308);
thence leaving said roadbed, North 00 degrees 29 minutes 25 seconds East, 751.26 feet to a Corner Tree 36" in diameter and the principal place of beginning, passing an iron pin found at 17.07 feet;
thence with the common line of the lands now owned by Michael G. Scott (OR 2540-587) and said Dorothy Taylor, ETAL the following 3 courses:
1. North 03 degrees 21 minutes 10 seconds East, 264.93 feet to an iron pin found;
2. North 75 degrees 09 minutes 49 seconds East, 165.27 feet to an iron pin found;
3. South 03 degrees 17 minutes 28 seconds West, 264.98 feet to an iron pin found on the north line of the land now owned by Robert L. Eveland & Misty J. Eveland (OR 2350-154), said iron pin found is referenced by an iron pin found which bears, North 75 degrees 12 minutes 50 seconds East, 851.51 feet ;
thence with said north line, South 75 degrees 12 minutes 50 seconds West, 165.52 feet to the place of beginning, containing 0.956 acres more or less, subject to all legal highways and easements of record.

Appended to the above described parcel is an existing easement for the purpose of ingress/egress as recorded in DR 607-181, described as follows:

There is also granted to the grantees herein, their heirs and assigns, the right to use and maintain for roadway purposes a sufficient amount of ground for egress and ingress to and from said premises, which right of way shall extend south from the above described real estate to the Township road: the said right of way to be used for roadway purposes in conjunction with the adjoining property owners.

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 0.956 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 29th, 2015.

OFFICE COPY
NOT RECORDABLE

5/29/15
Date

Parcel No.

All of: 44-42-01-13-000 (+/- 0.956 ac.)



DESCRIPTION APPROVED
By: [Signature]

RE SURVEY

Michael G. Scott
DR 521-663

Dorothy Taylor, ETAL
OR 2540-587
±0.956 Ac.

Michael G. Scott
DR 521-663

Michael G. Scott
DR 521-663

Tree Corner 24" D
called for in '73
Dinan Survey and 32" D
called for in '11 Harkness
Survey. Now 36" D.

ex. house

Robert L. Eveland & Misty J. Eveland
OR 2350-154

Martha A. Scott
DR 1054-607

Michael Scott Builder, Inc.
DR 1126-766

Roberta I. Butcher
OR 2349-583

SW Crnr., SE Qtr. Sec. 20.
Dresden Road (CR-2)
Frame Road (T-308)

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Z— Property Hook
- Pipe Found
- ⊗ Axle Found
- ⊕ Corner Tree

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Muskingum, Section 20, T2, R8.
Being all of the lands now owned by
Dorothy Taylor, ETAL (DR 2540-587).

BASIS OF BEARING

Bearings are based on State Plane Grid
Coordinates, NAD83, Ohio South, per
GPS Observation.

REFERENCES

- * As Noted on Plat
- www.muskingumcountyauditor.org
- www.mceo.org
- <http://recorder.muskingumcounty.org>

NOTE

Ingress/Egress Easement from DR 607-181.
To use and maintain a roadway of
sufficient amount of ground for egress and
ingress to and from said premises, which
right of way shall extend south from the
above described real estate to the Township
Road; the said right of way to be used for
road purposes in conjunction with the
adjoining property owners.

PARCEL NO.

All of: 44-42-01-13-000 (±0.956 Ac.)

DESCRIPTION APPROVED

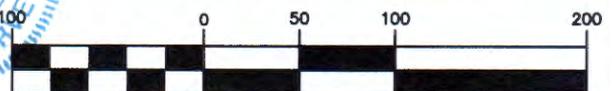
By: *[Signature]* 9/6/2015

OFFICE COPY
NOT RECORDABLE

Date 5/29/15



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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