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Joseph P. Culp
OR 2615-231
+/-0.910 Ac. Split

Situated in the State of Ohio, County of Muskingum, Township of Perry, being part of Lots 1, 2 & 3 of Bower's Farm Sub. (RePlat 1, Pg. 35) in the southwest quarter of Section 6, T1, R6 and also being part of the lands now owned by Joseph P. Culp (OR 2615-231) of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at the northwest corner of Lot 1, Bower's Farm Sub. (Re-Plat 1, Page 35), thence South 45 degrees 08 minutes 18 seconds East, 617.55 feet to an iron pin found at the southwest corner of the lands now owned by Megan M. & Shaun M. Spencer (OR 2636-523) and the principal place of beginning;

thence with the south line of said Spencer's lands and then onto the south line of the lands now owned by Cynthia J. Culp (OR 2569-140), S 88°48'19" E a distance of 359.38 feet to an iron pin found, passing an iron pin found at 259.38 feet;

thence going through said Joseph P. Culp's lands, S 01°11'41" W a distance of 124.69 feet to an iron pin set on the north line of the lands now owned by D. Kurtis Collins & Amy M. Collins (OR 1746-835);

thence with the north line of said Collins' lands, N 88°13'02" W a distance of 284.87 feet to an iron pin found at the southeast corner of the lands now owned by Amy M. West Collins, ETAL (OR 2466-375);

thence with the east line of said Collins' lands, N 30°16'14" W a distance of 142.76 feet to the place of beginning, containing 0.910 acres more or less, subject to all legal highways and easements of record.

*Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations. **Parcel to be transferred to Auditor's Parcel No.: 51-08-01-03-010.***

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 0.910 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 22, 2015 & August 23, 2019.

Parcel No.

Part of: 51-08-01-03-000(+/-0.910 Ac.)

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517



9/5/19
Date

DESCRIPTION

APPROVED

By: Brian Kelly McPeek

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/10/19
Date

Fee Paid