

51-08-01-03-010



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Joseph P. Culp
OR 2615-231
+/-2.892 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. 36) 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 36) and going with the north line of said Lot, South 88 degrees 05 minutes 48 seconds East, 375.50 feet to a point on the northeast corner of the land now owned by Amy M. West Collins, ETAL (OR 2466-375) and the principal place of beginning;

thence continuing with the north line of said Lot 1, South 88 degrees 05 minutes 48 seconds East, 267.44 feet to a point;

thence South 19 degrees 41 minutes 51 seconds East, 177.99 feet to an iron pin set on the west line of the lands now owned by Cynthia J. Culp (OR 2569-140);

thence with the west line of said Cynthia J. Culp's lands, South 01 degrees 15 minutes 21 seconds West, 252.16 feet to an iron pin set;

thence going through said Joseph P. Culp's lands, North 88 degrees 48 minutes 19 seconds West, 259.38 feet to an iron pin set on the east line of said West's lands;

thence with the common line of said Culp and West the following two (2) courses:

1. North 30 degrees 16 minutes 14 seconds West, 93.06 feet to an iron pin set;
2. North 02 degrees 35 minutes 36 seconds West, 343.13 feet to the place of beginning, passing an iron pin set at 331.17 feet, containing 2.892 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 2.892 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 22, 2015.

Parcel No.

Part of: 51-08-01-03-000(+/-2.892 Ac.)

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517



11/3/15
Date

DESCRIPTION
APPROVED
By: [Signature] 11/9/2015

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
11/9/15
Date Fee Paid

51-08-01-03-010 A

SITUATED IN

The State of Ohio, County of Muskingum Township of Perry, and being a part Lots 1, 2 & 3 of Bower's Farm Sub. (RP1-36) in the Southwest Quarter of Section 6, T1, R6.

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

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found

ADJOINER STATEMENT (±0.121 Ac.)

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be transferred to Auditor's Parcel No.: 51-08-01-06-000.

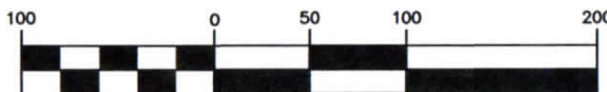
DESCRIPTION
APPROVED
By: *[Signature]* 11/9/2015



PARCEL NO.

Part of: 51-08-01-03-000(±0.121 ac.)
Part of: 51-08-01-03-000(±2.892 ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

