

62-20-02-05-015



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

LLC

Carolyn Yahn
OR 2505-89
+/-5.138 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Southwest Quarter of Section 8, T16, R14 and being part of the lands now owned by Carolyn Yahn (OR 2505-89) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at the northwest corner of the southwest quarter of Section 8, thence S 22°39'43" E a distance of 1570.21 feet to an iron pin found at the northwest corner of said Yahn's lands and the principal place of beginning;

thence with the common line of said Yahn's lands and the land now owned by Daniel W. Ochoa & Margaret E. Ochoa (OR 2809-837), S 87°15'35" E a distance of 204.86 feet to an iron pin found;

thence going through said Yahn's lands the following two (2) courses:

1. S 01°10'36" E a distance of 424.54 feet to an iron pin set;
2. S 21°30'48" E a distance of 122.71 feet to an iron pin set on the north line of the lands now owned by Michele R. Taylor & Aaron W. Taylor (OR 2211-314);

thence with the common line of said Yahn/Taylor the following two (2) courses:

1. S 53°54'19" W a distance of 163.59 feet to an iron pin found;
2. S 46°04'26" E a distance of 186.62 feet to a point in the center of Old Coopermill Road (CR-142), passing an iron pin found at 160.77 feet;

thence with the center line of said Old Coopermill Road the following eight (8) courses:

1. S 44°49'36" W a distance of 29.63 feet to a point;
2. S 41°48'26" W a distance of 50.63 feet to a point;
3. S 41°22'43" W a distance of 54.44 feet to a point;
4. S 41°14'05" W a distance of 110.18 feet to a point;
5. S 44°47'30" W a distance of 48.42 feet to a point;
6. S 51°14'54" W a distance of 48.53 feet to a point;
7. S 51°08'48" W a distance of 46.04 feet to a point;
8. S 59°07'27" W a distance of 47.69 feet to a point;

thence leaving said center line of Old Coopermill Road and going with the west line of said Yahn's lands, N 02°44'25" E a distance of 1076.04 feet to the place of beginning, passing iron pins at 17.69 feet, 581.24 feet and 781.03 feet, containing 5.138 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 5.138 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 10th, 2019.

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeek, PS 8517



6/12/19

Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Parcel No.

Part of: 62-20-02-05-000 (+/-5.138 Ac.)

DESCRIPTION

APPROVED

By: Per 6/19/2019

6/26/19

Date

Fee Paid