



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

Jennifer L. Atkinson, ETAL
OR 2349-624

Part of: 62-43-02-03-004 (+/- 2.510 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Springfield, being part of the Northeast Quarter of Section 16, Township 16, Range 14, being part of the lands now owned by Jennifer L. Atkinson, ETAL (OR 2349-624) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the northeast corner of Section 16, thence S 66°05'25" W a distance of 1534.32 feet to an iron pin set within the lands now owned by said Atkinson, ETAL's lands, the principal place of beginning;

thence going through said Atkinson, ETAL's lands the following two (2) courses:

1. N 70°54'21" E a distance of 33.79 feet to an iron pin set;
2. S 24°39'58" E a distance of 132.38 feet to an iron pin set on the north line of the lands now owned by William S. Tracey, ETAL (OR 2662-756);

thence with the common line of Tracey, ETAL/Atkinson, ETAL's lands the following two (2) courses:

1. S 65°19'34" W a distance of 111.95 feet to an iron pin found (5/8");
2. S 24°24'08" E a distance of 201.63 feet to a point in the center of Coopermill Road (CR-71), passing an iron pin found (5/8") at 165.02 feet;

thence with the center of said Coopermill Road, S 63°54'26" W a distance of 277.44 feet to a point at the intersection of said Coopermill Road and Pinkerton Road (CR-422), referenced by an iron pin set that bears N 21°36'53" E a distance of 68.23 feet;

thence with the center of said Pinkerton Road, N 19°15'28" W a distance of 377.21 feet to a point; thence leaving the center said road and going through said Atkinson, ETAL's lands, N 70°54'21" E a distance of 322.57 feet to the principal place of beginning, passing an iron pin set at 29.57 feet, containing 2.510 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 planning commission approval in accordance with applicable subdivision regulations.

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 2.510 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 14th, 2019 & July 1st, 2019, March 20th, 2021 and June 12th, 2023.

OFFICE COPY

Brian Kelly McPeek, PS 8517

NOT RECORDABLE



Date

8/1/23

DESCRIPTION

APPROVED

By: DMB 8-17-2023

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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