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**The Downing Company
DR 842-240, Parcel 11
+/- 2.488 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of the 3rd Quarter Township, Township 1, Range 7, being all of the lands now owned by The Downing Company as recorded in DR 842-240, Parcel 11 (70-55-01-05-000) of the Muskingum County Records Office and more particularly described as follows.

Beginning at an iron pin found (5/8" nichols) at the southeast corner of Lot 4, also being on the a northwestern corner of the lands now owned by Greenlawn Estates, LLC (OR 2863-138), thence with the west line of said Greenlawn Estates, LLC's lands, S 01°25'35" W a distance of 359.00 feet to an iron pin found (5/8" hill) on the northeast corner of the lands now owned by County of Muskingum (OR 2543-64);

thence with the north line of said County of Muskingum, N 82°47'00" W a distance of 343.66 feet to an iron pin found (5/8" hill) at the common corner of said The Downing Company, County of Muskingum and the lands now owned by East Pike Holdings, LLC (OR 2866-137);

thence with the common line of said The Downing Company and East Pike Holdings, LLC's lands the following two (2) courses:

1. with a non tangent curve to the right having an radius of 106.57 feet, an arc distance of 109.86 feet and a chord bearing N 05°18'26" E a distance of 105.06 feet to a gin pin found;
2. N 34°50'14" E a distance of 368.70 feet to a pk nail found at the southwest corner of Briarcliff Drive (TR-1448);

thence with the south line of said Briarcliff Drive and Lot 4, S 54°45'46" E a distance of 158.60 feet to the place of beginning, containing a total of 2.488 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.

Appended to the above described tract of land is an easement 50 feet in width for the purpose of ingress/egress as described in OR 2543-64.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 2.488 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 9th, 2018.



12/23/19
Date

Parcel No.

All of: 70-55-01-05-000 (+/- 2.488 Ac.)

DESCRIPTION

APPROVED

By: 