



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

Terry R. Bell
OR 2691-921

All of: 70-78-02-16-000 (+/- 3.654 Ac.)
All of: 70-78-02-17-000 (+/-0.210 Ac.)
Total +/-3.864 Ac.

Situated in the State of Ohio, Muskingum County, Township of Washington, part of the Quarter Township 4, Township 1, Range 7, U.S.M.L, being all of the lands now owned by Terry R. Bell as recorded in OR 2691-921 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning for reference at a concrete monument found in the center of I-70 at center line station 183+11.16 (PB 10, PG. 58), thence S 15°10'40" W a distance of 194.29 feet to an axle found at a common corner of said Bell's lands and the lands now owned by Charles D. Brock & Linda S. Bryan (OR 2086-787), the principal place of beginning;

thence with the common line of said Bell/Brock & Bryan's lands, N 86°49'14" E a distance of 311.41 feet to an axle found on the northeast corner of said Bell's lands, passing an axle found at 14.49 feet;

thence with the east line of said Bell's lands, S 02°22'11" W a distance of 570.95 feet to a point in the center of U.S. Route 40 (East Pike), passing an iron pin found (harkness) at 65.48 feet, 0.52 feet east of line, an axle at 154.41 feet and a pipe found (1") at 519.98 feet;

thence with the center of said East Pike, S 69°44'31" W a distance of 258.14 feet to a point at the southeast corner of the lands now owned by Pauline C. Huffman;

thence with the east line of said Huffman's lands, N 04°01'12" W a distance of 644.15 feet to the principal place of beginning, containing 3.864 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.

The above described 3.864 acre parcel is based on a field survey made by McPeek Land Surveying on June 28th, 2022.

OFFICE COPY

NOT RECORDABLE



7/12/22
Date

DESCRIPTION
APPROVED

By: MB 7-14-2022