

70-80-03-11-000



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Ruth A. Clements
DR 801-12
+/- 0.415 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington and being part of Lots 80 & 81 in Lawndale Acres 3 Subdivision as recorded in Plat Book 11, Page 9 also being all of the lands now owned by Ruth A. Clements as recorded in DR 801-12 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a point at the northwest corner of said Lot 80, thence with the north line of said lot, also being the south line of South Lawndale Place (50'), N 47°53'16" E a distance of 40.00 feet to an iron pin set on the northwest corner of the lands now owned by Terry D. & Christine Clark (DR 1074-233);

Thence with the west line of said Clark's lands, S 39°26'12" E a distance of 110.78 feet to an iron pin set on the southeast corner of said Clements' lands;

Thence with the south line of said Clements' lands, S 54°00'32" W a distance of 220.14 feet to a pipe found on the southeast corner of the lands now owned by Christopher Morrison (OR 2866-742), passing an axle found at 140.00 feet;

Thence with the east line of said Morrison's lands, N 00°13'22" E a distance of 99.63 feet to a pipe found on the south line of said South Lawndale Place;

Thence with the south line of said Lawndale Place the following two courses:

1. With a curve to the left having a radius of 40.00 feet, arc distance of 46.69 feet and chord bearing N 30°00'27" E a distance of 44.08 feet to an iron pin set;
2. N 47°53'16" E a distance of 75.00 feet to the principal place of beginning, containing a total of 0.415 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 0.415 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 6th, 2019 & March 15th, 2021.

Parcel No.

All of: 70-80-03-11-000 (+/-0.315 Ac.)

All of: 70-80-03-12-000 (+/-0.100 Ac.)

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517
Date: 3/22/21

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
Brian Kelly McPeek, PS 8517

DESCRIPTION

APPROVED

By: Ruth A. Clements