



Shannon K. & Carla E. Brown
OR 2972-924
All of: 85-30-04-04-000
+/-1.274 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Third Quarter Township, Township 1, Range 7 and being all of the land now owned by Shannon K. & Carla E. Brown as recorded in OR 2972-924 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found at the northwest corner of Lot 12, Coventry Circle (PB 9, PG. 13), thence with the east line of said Coventry Circle, N 00°03'46" E a distance of 156.08 feet to an iron pin set at the southwest corner of the lands now owned by Douglas D. Dilley & Patricia A. Dilley (OR 2755-562), passing pipe found (1") at 120.62 feet;

thence with the south line of said Dilley's lands, S 87°35'04" E a distance of 353.07 feet to a point on the west line of Dresden Road (50'), said point is short of an iron pin found (5/8") by 2.61 feet;

S 00°42'10" W a distance of 158.88 feet to a pipe found (1") at the northeast corner of the lands now owned by Janie B. Smith (OR 2370-422);

thence with the north line of said Smith's lands and then onto the north line of the lands now owned by Nicholas Michael Joseph Ritchey & Erin Rose Ritchey (OR 3121-410), N 87°12'16" W a distance of 251.36 feet to an iron pin found (linn) at the northeast corner of said Lot 12, passing a pipe found (1") at 251.36 feet, 1.21 feet north of line;

thence with the north line of said Lot 12, N 86°54'10" W a distance of 100.06 feet to the principal place of beginning, containing a total of 1.274 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, Grid North 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 1.274 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on February 20th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeek, PS 8517
Date 3/21/23

DESCRIPTION

APPROVED

By: [Signature] 3/24/2023

