

08-01-06-01-004



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APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Gregory D. Smith & Derek V. Smith
OR 2432-28
+/-20.000 Ac.

8/20/19
Date Fee Paid

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek and being a part of the Northeast Quarter of Section 6, Township 11, Range 13 and being part of the lands now owned by Gregory D. Smith & Derek V. Smith as recorded in OR 2432-28 of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at an iron pin found at the northwest corner of the northeast quarter of said Section 6, thence with the north line of said section, being the common line of said Brush Creek Township and Springfield Township, S87°41'53"E, a distance of 125.73 feet to an iron pin found and the principal place of beginning; thence leaving continuing with the north line of said section, S 87°41'53" E a distance of 1431.81 feet to an iron pin found on the west line of the lands now owned by Krous Rentals, Ltd. (OR 2742-943); thence with the common line of said Smith/Krous Rentals, Ltd.'s lands, S 11°36'38" W a distance of 669.30 feet to an iron pin found on the common corner of said Smith and the lands now owned by Jason J. Stanbery (OR 2838-28); thence with the common line of said Smith/Stanbery's lands the following two (2) courses:
1. N 84°56'31" W a distance of 1336.57 feet to an iron pin found;
2. N 03°24'19" E a distance of 596.33 feet to the place of beginning containing 20.000 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.

Subject to- the above described 20.000 acre tract of land is subject to an easement 25' in width for the purpose of ingress/egress and its center-line is described as follows:

Beginning for reference at an iron pin found at the northeast corner of the above described 20.000 acres tract of land, thence S 11°36'38" W a distance of 401.22 feet to a point in the center of an existing access road, the principal place of beginning for the ingress/egress easement; thence N 80°21'07" W a distance of 83.02 feet to a point; thence N 57°59'07" W a distance of 401.03 feet to a point; thence N 00°56'41" E a distance of 186.61 feet to a point, the terminus of said ingress/egress easement center-line.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 20.000 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 24th, 2019.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517



8/19/19
Date

Parcel No.
Part of: 08-01-06-01-000 (20.000 Ac.)

DESCRIPTION
APPROVED
By: 8/26/2019