

08-70-05-37-001



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

Ohio Franklin Realty, LLC
OR 2566-404
+/- 9.52 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part of the East Half of Section 5, Township 10, Range 13, being part of the lands now owned by Ohio Franklin Realty, LLC as recorded in OR 2566-404 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found at the center of said Section 5, thence with the mid-section line, being the east line of the lands now owned by Delbert & Kathryn J. Ross (DR 1146-236), N 03°31'52" E a distance of 699.36 feet to an iron pin set;

thence leaving said mid-section line and going with the south line of said Ross' lands, S 86°55'12" E a distance of 546.91 feet to a point in the center of Center Road (SR-555), passing an iron pin set at 511.38 feet;

thence with the center of said Center Road the following four (4) courses:

1. S 13°17'22" W a distance of 170.89 feet to a point;
2. with a curve turning to the left with an arc length of 313.19 feet, with a radius of 1479.19 feet, with a chord bearing of S 08°39'09" W, with a chord length of 312.60 feet to a point;
3. thence S 02°20'40" W a distance of 310.24 feet to a point;
4. with a curve turning to the left with an arc length of 126.82 feet, with a radius of 217.96 feet, with a chord bearing of S 13°10'16" E, with a chord length of 125.04 feet to a point at the center of said Center Road where it intersects the center of Elmville Road (T-424), said point is referenced by an iron pin set that bears, N 65°02'55" W a distance of 55.85 feet;

thence with the center of said Elmville Road the following three (3) courses:

1. with a reverse curve turning to the right with an arc length of 135.34 feet, with a radius of 174.53 feet, with a chord bearing of N 80°02'33" W, with a chord length of 131.98 feet to a point;
2. thence with a reverse curve turning to the left with an arc length of 393.77 feet, with a radius of 1884.11 feet, with a chord bearing of N 63°09'44" W, with a chord length of 393.05 feet to a point;
3. N 70°35'47" W a distance of 41.90 feet to a point on the mid-section line;

thence leaving the center of said Elmville Road and with said mid-section line, N 03°38'56" E a distance of 24.31 feet to the place of beginning, containing 9.52 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 9.52 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 28th, 2020.

Parcel No.

Part of: 08-70-05-37-000(+/-1.41 Ac.), Part of: 08-70-05-41-000 (+/-8.11 Ac.), Total +/-9.52 Ac.

OFFICE COPY
NOT RECORDED
Brian Kelly McPeek PS 8517

DESCRIPTION

APPROVED

By: BK 3/6/20



3/3/20
Date **APPROVED**
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
3/9/20
Date Fee Paid