

10.25-01-23-001



**Monroe Hill Farms, L.P.**  
**OR 1645-751**  
**+/-0.107 Ac.**

Being a part of the First Quarter of Township, Township 3, Range 7, Cass Township, Muskingum County, State of Ohio also being part of the lands now owned by Monroe Hill Farms, L.P. (OR 1645-751) of the Muskingum County Recorder more fully described as follows.

Beginning at an iron pin set on the northeast corner of Lot 29 of The Town of Preston (Adams Mills) P.B. 1, Pg. 598, also being the northwest corner of the lands now owned by Monroe Hill Farms, L.P.

thence with the north line of said Monroe Hill Farms, L.P.'s lands, North 71 degrees 48 minutes 20 seconds East, 33.00 feet to an iron pin set;

thence leaving said north line and going through said Monroe Hill Farms, L.P.'s lands the following three (3) courses:

1. South 18 degrees 11 minutes 40 seconds East, 95.00 feet to an iron pin set;
2. South 00 degrees 00 minutes 20 seconds East, 73.68 feet to an iron pin set;
3. South 71 degrees 48 minutes 20 seconds West 10.00 feet to an iron pin set on the southeast corner of said Lot 29;

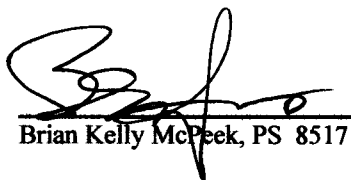
thence with the east line of said Lot 29, North 18 degrees 11 minutes 40 seconds West, 165.00 feet to the point of beginning, containing 0.107 acres more or less, subject to all legal highways and easements of record.

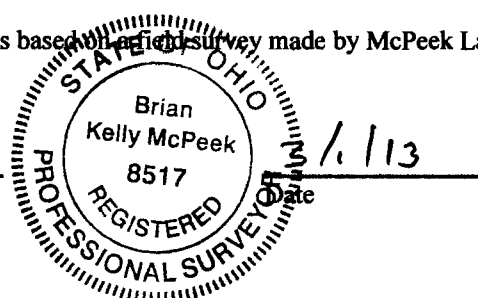
Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations. Parcel to be transferred to Auditor's Parcel No.: 10-20-10-01-000.

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 0.107 acre parcel is based on a field survey made by McPeek Land Surveying on February 23<sup>rd</sup>, 2013

  
Brian Kelly McPeek, PS 8517

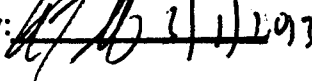



**Parcel No.**

Part of: 10-25-01-23-000 (+/- 0.107 ac.)

**DESCRIPTION**

APPROVED

By:  2/23/13

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
  
3/1/13  
Date Fee Paid

10-25-01-23-001 A

SITUATED IN

The State of Ohio, County of Muskingum  
Township of Cass, and being a part  
of the First Qtr. Twp., T3, R7.

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,  
NAD83, Ohio South, per GPS Observation.

**SPLIT TO ADJOINER**

DESCRIPTION

APPROVED

By *[Signature]*

Date

3/1/13

Fee Paid

**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

**APPROVED**

LEGEND

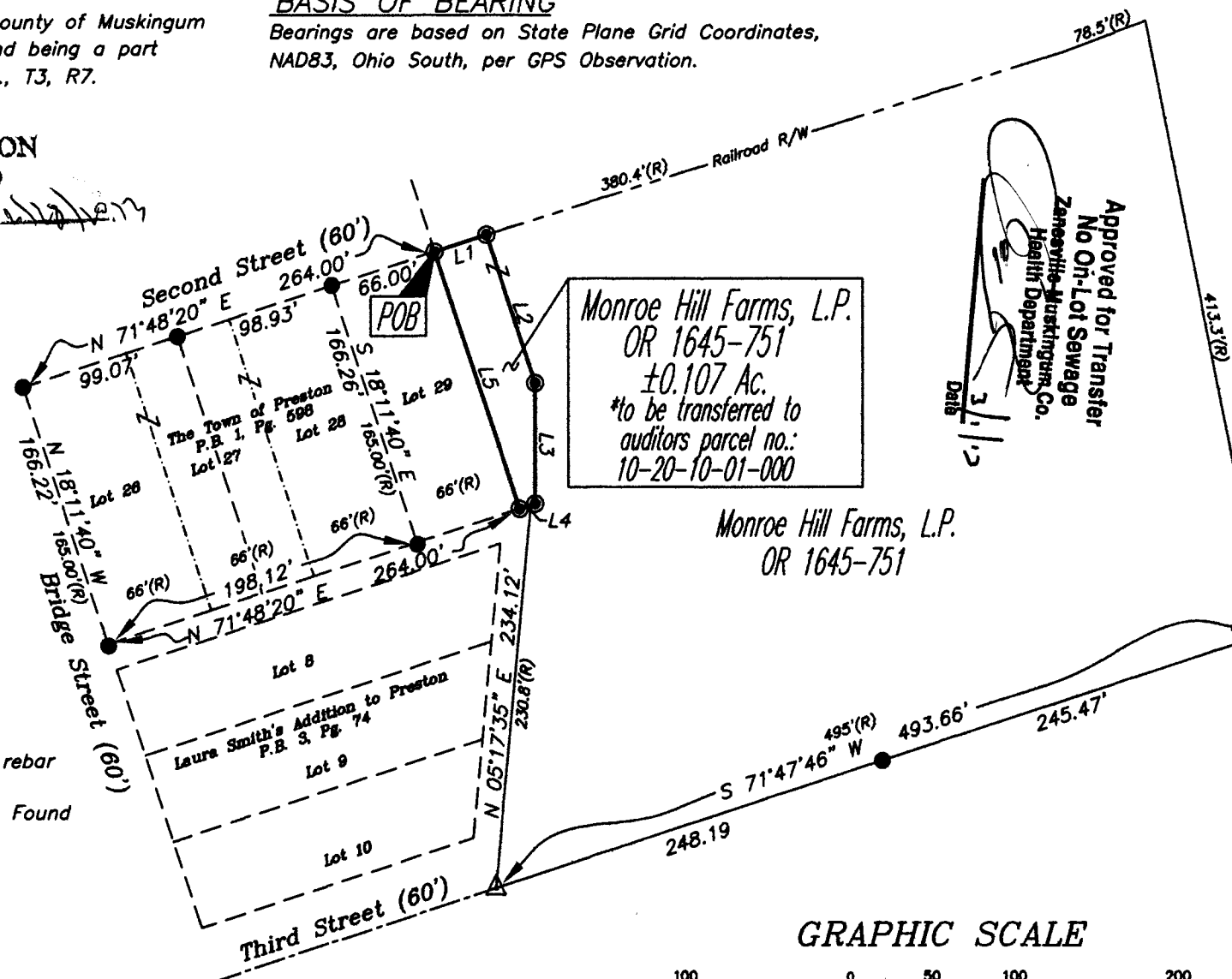
- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- △ Concrete Monument Found

REFERENCES

\* As Noted on Plat

PARCEL NO.

Part of: 10-25-01-23-000(±0.107 Ac.)  
to be transferred to parcel no.:  
10-20-10-01-000

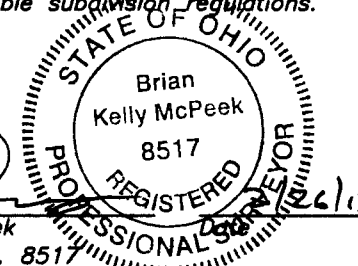


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°48'20" E	33.00'
L2	S 18°11'40" E	95.00'
L3	S 00°00'20" E	73.68'
L4	S 71°48'20" W	10.00'
L5	N 18°11'40" W	165.00'

ADJOINER STATEMENT

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.



Brian Kelly McPeck  
Reg. Surveyor No. 8517

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

**MCPEEK  
LAND  
SURVEYING**  
mcpeeklandsurveying.com  
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740.704.6073