



MCPEEK LAND SURVEYING, U.L.C.

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

Jon M. & Donna McMahon
DR 531-319
Tract 1
+/-3.744 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Cass, Lot 24, Quarter Township 4, Township 3, Range 8 and being part of the lands now owned by Jon M. & Donna McMahon as recorded in DR 531-319 of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference a iron pin found at the northwest corner of Lot 24 and going with the common line of Lot 24 and Lot 21, South 00 degrees 59 minutes 12 seconds West, 1093.66 feet to a point in the center of Lockman Lane (T-153), also being a southwesterly corner of the lands now owned by Charles L. Jr., & Brenda Ford (DR 1142-750) and the principal place of beginning;

thence the roadbed of said Lockman Lane the following two (2) courses:

1. South 24 degrees 21 minutes 48 seconds East, 84.25 feet to a point;
2. South 66 degrees 21 minutes 48 seconds East, 614.52 feet to a point;

thence leaving said roadbed and going through said McMahon's lands the following two (2) courses:

1. South 16 degrees 45 minutes 50 seconds West, 234.24 feet to an iron pin set, passing an iron pin at 10.39 feet;
2. North 72 degrees 39 minutes 07 seconds West, 562.27 feet to an iron pin set on the west line of said Lot 24, said iron pin set is referenced by a pipe found that bears, South 00 degrees 59 minutes 12 seconds West, 1090.63 feet;

thence with said west line, North 00 degrees 59 minutes 12 seconds East, 379.82 feet to the point of beginning, containing a total of 3.744 acres more or less, subject to all legal highways and easements of record.

Subject to: The above described tract is subject to an easement for the purpose of maintaining an existing sanitary leach area, said easement is more particularly described as follows:

Beginning at the southeast corner of the above described 3.744 acre tract, thence North 72 degrees 39 minutes 07 seconds West, 60.00 feet to a point;


thence North 16 degrees 45 minutes 50 seconds East, 50.02 feet to a point;

thence South 72 degrees 39 minutes 15 seconds East, 60.00 feet to a point;

thence South 16 degrees 45 minutes 50 seconds West, 50.03 feet to the point of beginning, containing a total of 0.068 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.

The above described 3.744 acre parcel and 0.068 acre easement is based on a field survey made by McPeek Land Surveying on September 28, 2014.



Brian Kelly McPeek, PS 8517



10/31/14
Date

Parcel No.
Part of : 10-34-51-23-000 (+/-3.744 Ac.)

DESCRIPTION APPROVED
By: 

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR


12/8/14
Date Fee Paid