

17-08-02-04-019



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**James P. Tipton & Megan M. Tipton**  
**OR 2570-184**  
**+/- 2.011 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Falls and being part Quarter Township 2, Township 1, Range 7, also being part of the lands now owned by James P. Tipton & Megan M. Tipton (OR 2570-184) of the Muskingum County Recorder more fully described as follows.

Beginning for reference at the northeast corner of a 167.13 Ac. platted lot (DB 14-347), thence with the common line of Falls Township and Muskingum Township, N 87°42'14" W, 772.98 feet to an iron pin set and the principal place of beginning, passing an iron pin found at 475.00 feet;  
thence going through said Tipton's lands, S 06°26'32" W, 413.68 feet to an iron pin set on north line of Tranquility Lane;  
thence with the north line of said Tranquility Lane, N 87°42'14" W, 196.02 feet to a barn spike found on the southeast corner of the lands now owned by Greg C. Hothem & Kay A. Hothem (DR 1142-529);  
thence with the common line of said Hothem/Tipton, N 01°56'13" E, 412.61 feet to an iron pin found on the common line of said Falls Township and Muskingum Township;  
thence with the common line of said Townships, S 87°42'14" E, 228.52 feet to the place of beginning, containing a total of 2.011 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 2.011 acre parcel is based on a field survey made by McPeek Land Surveying on April 4th, 2017.

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

4/21/17  
Date



**Parcel No.**  
Part of: 17-08-02-04-006 (+/- 2.011 ac.)

**DESCRIPTION**  
**APPROVED**  
By: [Signature]

5/11/17

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

5/9/17 Date                      Fee Paid

17-08-02-04-019 A

**SITUATED IN**

The State of Ohio, County of Muskingum, Township of Falls,  
Qtr. Twp. 2, , T1, R7.

**BASIS OF BEARING**

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

**REFERENCES**

• As Noted on Plat  
www.muskingumcountyauditor.org  
www.mceo.org  
http://recorder.muskingumcounty.org

**LEGEND**

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- Z— Property Hook
- ⊠ Stone Coiled for by Record
- ⊗ Pipe Found
- △ Barn Spike Found

DESCRIPTION APPROVED  
By: *D.P. [Signature]*  
5/11/17



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date: 5/3/17 Fee Paid



**Parcel**

Part of: 17-08-02-04-006 (±2.011 Acres)

**GRAPHIC SCALE**



( IN FEET )  
1 Inch = 60 ft.

Approved For Transfer  
On-Lot Sewage O.K.  
Date 5.3.17  
*Math*  
Zanesville-Muskingum Co.  
Health Department

OFFICE COPY  
NOT RECORDABLE

Brian Kelly McPeck  
Reg. Surveyor No. 8517

Date: 4/21/17

**MCPEEK  
LAND  
SURVEYING**

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