

17-17-01-12-000



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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Robert R. Thuma & Sue Ann Thuma
DR 775-19
+/-0.884 Acres

Situated in the State of Ohio, County of Muskingum, Township of Falls, Lot 8, West Half of the 1st Quarter Township, TN, R8W and being all of the lands now owned by Robert R. Thuma & Sue Ann Thuma as recorded in DR 775-19 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a point on the most northerly corner of Lot 22, Valley View Village No. 2 (Plat Book 9, Page 39), said point is reference by an axle found (disturbed) that bears N 52°42'46" W a distance of 4.64 feet, thence with the east line of Valley View Road the following two (2) courses:

1. N32°12'28"E, a distance of 10.60 feet to a point;
2. thence with a curve turning to the left, with an arc length of 127.90 feet, with a radius of 307.86 feet, with a chord bearing of N20°03'40"E and a chord length of 126.98 feet to a pipe found on the southwesterly corner of the lands now owned by Adam E. Higgins, Etal (OR 2077-99);

thence with said Higgin's, Etal's south line, S68°48'08"E, a distance of 184.74 feet to an axle found at the northeast corner of said Thuma's lands;

thence with the easterly line of said Thuma's lands, S15°42'28"W, a distance of 270.00 feet to an axle found on the north line of said Lot 22, Valley View Village No. 2;

thence with the common line of said Thuma/Lot 22, N36°46'34"W, a distance of 247.79 feet to the place of beginning, containing 0.884 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 0.884 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November, 20th, 2018.

Parcel No.

All of: 17-17-01-12-000 (+/-0.884 Ac.)

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517
Date 11/20/18

STATE OF OHIO
Brian Kelly McPeek
8517
REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION APPROVED
By: [Signature]

17-17-01-12-000 A

RE~SURVEY

SITUATED IN

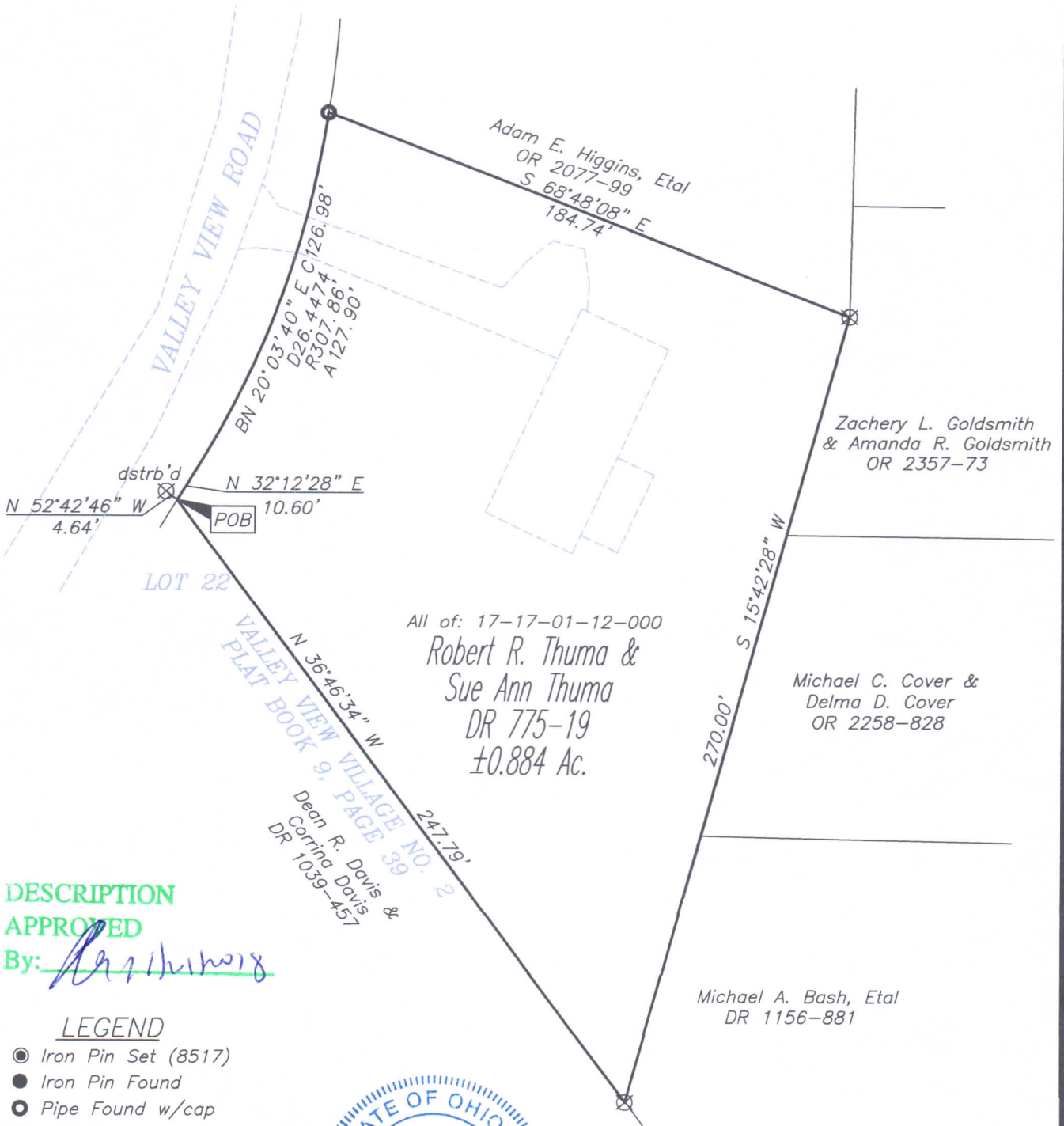
The State of Ohio, County of Muskingum
Falls Township, Lot 8, West Half 1st Qtr. Township, T1N, R8W.

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



All of: 17-17-01-12-000
Robert R. Thuma &
Sue Ann Thuma
DR 775-19
±0.884 Ac.

DESCRIPTION

APPROVED

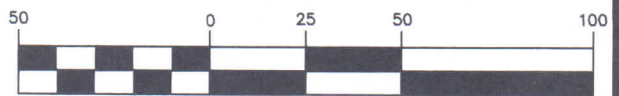
By: *[Signature]*

LEGEND

- Iron Pin Set (8517)
- Iron Pin Found
- Pipe Found w/cap
- ⊗ Axle Found
- ⌘ Property Hook



GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek
Reg. Surveyor No. 8517

2/20/16

This plat was prepared by McPeek Land Surveying, LLC in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise intended.



**MCPEEK
LAND
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