

17-10-01-05-001



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Cevdet G. Koksall & Carol J. Koksall
OR 2825-158
+/-0.051 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, Dillon View Sub. (Plat Book 10, Page 44) and being part of the lands now owned by Cevdet G. Koksall & Carol J. Koksall as recorded in OR 2825-158, more fully described as follows.

Beginning at a pipe found on the northeast corner of Lot 27, Dillon View Sub., thence with the common line of Lots 27 & 26, S 38°27'18" W a distance of 159.60 feet to a pipe found at the southeast corner of said Lot 27, being in the center of the platted culdesac of said Dillon View Sub., passing a pipe found at 129.55 feet;

thence going through said Lot 27 the following two (2) courses:

1. N 18°19'11" E a distance of 47.33 feet to an iron pin set;
2. N 38°09'34" E a distance of 111.26 feet to an iron pin set on the north line of said Lot 27;

thence with the north line of said Lot 27, S 64°34'26" E a distance of 17.31 feet to the place of beginning, containing 0.051 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.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation on 5/21/2019.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.051 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on May 21st, 2019.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 5/31/19

Parcel No.

Part of: 17-10-01-05-000 (+/- 0.051 ac.)

DESCRIPTION
APPROVED
By: [Signature] 6/6/19

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date 6/6/19 Fee Paid