



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

Brian G. Jasper & Rae Ann Jasper
OR 1127-615
+/-2.46 Acres
Part of: 17-10-03-12-000

Situated in the State of Ohio, County of Muskingum, Township of Falls, 2nd Quarter Township, Township 1, Range 8. Being part of Lot 5 of Dillon View Sub. (PB 12, Pg. 48) and being part of the lands now owned by Brian G. Jasper & Rae Ann Jasper as recorded in OR 1127-615 of the Muskingum County Recorder's Office, more particularly described as follows.

Beginning at a point at the north west corner of said Lot 5, being in the center of Twin Hills Road, thence with the north line of said Lot 5 the following two (2) courses:

1. N 44°56'49" E a distance of 50.27 feet to a pipr found (1");
2. N 44°36'43" E a distance of 477.60 feet to an iron pin set;

thence going through said Lot 5, S 00°25'57" E a distance of 478.56 feet to a point on the south line of said Lot 5, said point being on the north side of a private road, passing an iron pin set at 458.57 feet;

thence with the south line of said Lot 5, S 89°29'43" W a distance of 334.76 feet to an point at the southwest corner of said Lot 5, being in the road bed of said Twin Hills Drive, passing a railroad spike set at 309.93 feet;

thence with the west line of said Lot 5, being in the road bed of said Twin Hills Drive, the following two (2) courses:

1. with a curve to the right having a radius of 603.10 feet, arc distance of 40.01 feet and a chord bearing N 21°49'20" W a distance of 40.00 feet to a point;
2. N 19°55'17" W a distance of 73.17 feet to the principal place of beginning, containing 2.46 acres more or less, subject to all legal highways and easements of record.

Attached to the above described tract of land are easements for the purpose of ingress/egress as described in OR 1127-615

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 2.46 acre parcel is based on a field survey made by McPeek Land Surveying on September 7th, 2022.

OFFICE COPY
NOT RECORDABLE



10/4/22
Date

DESCRIPTION
APPROVED

By: MB 10-11-2022

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/11/22
Date

Fee Paid