



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

**Jeffery B., II & Kim C. Prindle**  
**OR 2036-402**  
**+/-34.85 Ac.**

Situated in the State of Ohio, Muskingum County, Falls Township, Quarter Township 1, T1, R8, and Quarter Township 2, T1, R7 and being all of the lands now owned by Jeffery B., II & Kim C. Prindle (OR 2036-402) of the Muskingum County Recorders Office and more fully described as follows.

Beginning at an iron pin found at the northeast corner of Lot 18 of the Northbrook Subdivision (PB 9, Pg. 11) and going with the south line of the lands now owned by Jeffery B., II & Kim C. Prindle (Muskingum County Parcel No.: 17-21-01-62-002), South 88 degrees 08 minutes 56 seconds East, 49.84 feet to an iron pin found on the northwest corner of the lands now owned by T. & J. Ryan (OR 2535-637);

thence with the common line of said Prindle's lands and the lands of said Ryan, the lands now owned by J. & M. Murphy (DR 767-190), C. Joseph (OR 2167-335) and the lands now owned by B. Newton (OR 2153-241) the following three (3) courses:

1. South 02 degrees 17 minutes 23 seconds West, 719.72 feet to an iron pin found;
2. South 88 degrees 05 minutes 37 seconds East, 242.10 feet to an iron pin found;
3. North 02 degrees 17 minutes 23 seconds East, 719.72 feet to an iron pin found on the south line of said Prindle's lands (Muskingum County Parcel No.: 17-21-01-62-002);

thence with said south line, South 88 degrees 57 minutes 40 seconds East, 114.47 feet to an iron pin found on the southwest corner of the lands now owned by Janice L. Helmbrecht (OR 2030-809);

thence with the south line of said Helmbrecht's lands and passing onto the south line of Fairview No. 2 Subdivision, South 88 degrees 07 minutes 54 seconds East, 1485.06 feet to an iron pin set on the south line of Grasley Lane, passing an axle found on the southwest corner of said subdivision at 1185.09 feet, 40.72 feet left of line;

thence with the south line of said Grasley Lane, South 77 degrees 15 minutes 02 seconds East, 269.93 feet to a point on the northwest corner of the lands now owned by Taflin M. Tippet (OR 2374-365);

thence with said Tippet's west line, South 04 degrees 44 minutes 51 seconds West, 182.10 feet to an iron pin found on a norther corner of the lands now owned by Francis H. Jones (OR 2156-714), passing an iron pin set at 25.00 feet;

thence with the common line of said Jones' and Prindle the following three courses:

1. North 76 degrees 44 minutes 24 seconds West, 308.59 feet to an iron pin set;
2. South 00 degrees 00 minutes 48 seconds East, 164.82 feet to an iron pin found;
3. South 78 degrees 18 minutes 43 seconds East, 321.99 feet to an iron pin found on the southwesterly corner of said Tippet's lands;

thence with the common line of said Tippet and Prindle, South 77 degrees 19 minutes 33 seconds East, 261.82 feet to a point in the center of Dresden Road (CR-2), passing an iron pin found at 231.17 feet;

thence with the center of said Dresden Road, South 14 degrees 10 minutes 35 seconds West, 161.46 feet to a point on the northeasterly corner of the lands now owned by Thomas G. & Victoria Burke (OR 2422-254);

thence with the common line of said Burke and Prindle's lands the following three (3) courses:

1. North 86 degrees 59 minutes 22 seconds West, 54.59 feet to an iron pin found;
2. North 14 degrees 38 minutes 35 seconds East, 123.94 feet to an iron pin found;
3. North 78 degrees 14 minutes 26 seconds West, 478.18 feet to an iron pin found on the northeasterly corner of the lands now owned by Jeffrey B., II & Kim C. Prindle (OR 1963-68);

thence with the common line of said Prindle and Prindle's lands the following three (3) courses:

1. North 78 degrees 05 minutes 58 seconds West, 213.54 feet to an iron pin found;
2. South 00 degrees 01 minutes 10 seconds West, 240.80 feet to an iron pin found;
3. North 84 degrees 26 minutes 12 seconds East, 11.63 feet to an iron pin set a northeasterly corner of said Burke's lands;

thence with the common line of said Burke and Prindle's lands, South 00 degrees 34 minutes 48 seconds East, 316.25 feet to an iron pin set on the north line of the lands now owned by West Muskingum Board of Education (DR 663-24);

thence with the south line of said Prindle's lands, North 87 degrees 54 minutes 58 seconds West, 1722.57 feet to a point in a lake, being on the east line of said Northbrook Subdivision, passing a pipe found at 19.61 feet, iron pins found at 33.23 feet, 709.82 feet, 1130.15 feet (9.85 feet right of line) and an iron pin set at 1522.34 feet;

thence with the east line of said Northbrook Subdivision, North 02 degrees 22 minutes 18 seconds East, 904.22 feet to the place of beginning, containing 34.85 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 2156-714, OR 1963-68, OR 2374-365, OR 2036-402, OR 2535-637, OR 2535-637, DR 767-190, OR 2167-335 and OR 2153-241.

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 34.85 acre parcel is based on a field survey made by McPeck Land Surveying on August 3<sup>rd</sup>, 2014.



8/18/14  
Date

Parcel No.

All of: 17-21-01-02-000 (+/- 32.99 ac.)  
All of: 17-21-01-03-000 (+/- 1.71 ac.)  
All of: 17-21-01-04-001 (+/- 0.15 ac.)  
Total 34.85 ac.

DESCRIPTION  
APPROVED  
By: [Signature] 8/26/2014



SITUATED IN

The State of Ohio, County of Muskingum  
Township of Falls, and being a part  
of Qtr. Twp. 1, T1, R8 & 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](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>

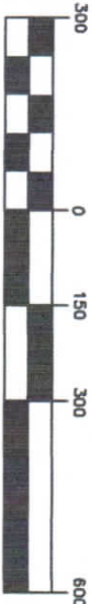
ReSurvey

- LEGEND
- Iron Pin Found
  - Pipe Found w/cap
  - ⊙ Property Hook
  - ⊙ Iron Pin Set
  - ⊕ Ex. Fence
  - ⊕ Axle Found

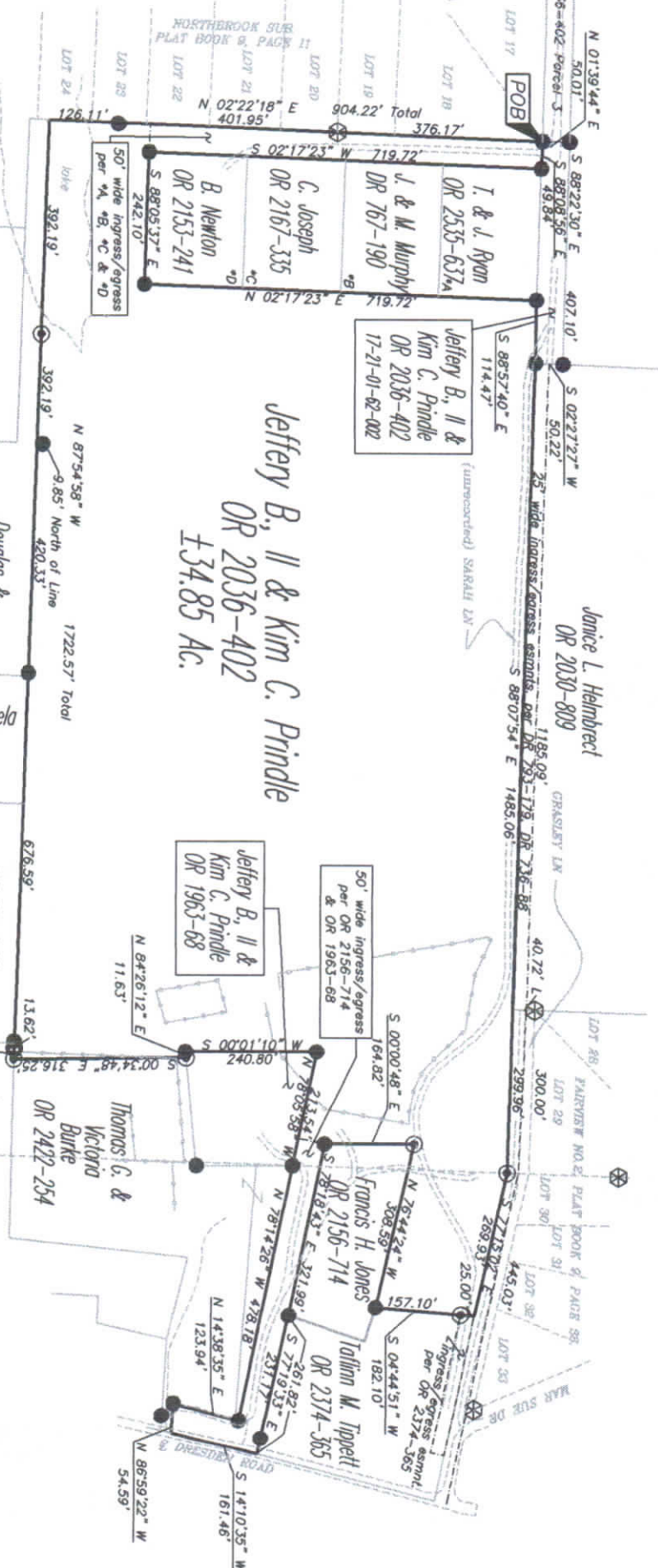
DESCRIPTION  
APPROVED  
BY: *[Signature]* 8/26/14

PARCEL NO.

All of 17-21-01-02-000 (±3.99Ac.)  
All of: 17-21-01-03-000 (±1.71Ac.)  
All of: 17-21-01-04-001 (±0.15Ac.)  
Acreage Total (±3.85Ac.)



( IN FEET )  
1 inch = 300 ft.



OFFICE COPY  
8/26/14  
NOT RECORDED  
Reg. Surveyor No. 8517

MCPEEK  
LAND  
SURVEYING

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