



L. Peter & Brenda K. Dinan
DR 1103-112
+/-0.571 Acres
Part of: 17-29-01-04-000

710 Richey Road

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Twp. 1, Township, T1, R8, and being part of the lands now owned by L. Peter & Brenda K. Dinan.

Beginning at an iron pin found (dinan), being point "M" on the Penny Lane Dedication Plat as recorded in Plat Book 17, Page 84, thence going through said Dinan's lands, N 02°20'40" E a distance of 207.26 feet to a point in the center of Richey Road, passing an iron pin found at 179.84 feet;

thence with the center of said Richey Road, S 87°32'43" E a distance of 120.04 feet to a point;

thence going through said Dinan's lands, S 02°21'59" W a distance of 207.17 feet to an iron pin found (dinan) on the north line of the lands now owned by Michael J. & Lori Lones, Trustees (OR 3049-610), passing an iron pin found at 27.14 feet;

thence with the south line of said Dinan's lands, N 87°35'23" W a distance of 119.96 feet to the principal place of beginning, containing 0.571 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 0.571 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 16th, 2023 and a previously approved but not recorded survey done by L. Peter Dinan & Associates on March 19th, 2004.

Subject to the easement of Richey Road.

Subject to setback lines and easements for drainage and utilities as shown on the accompanying plat and to all the restrictions recorded with this instrument.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517
Date 1/20/23

STATE OF OHIO
Brian Kelly McPeek
PS 8517
PROFESSIONAL SURVEYOR

DESCRIPTION
APPROVED
By: [Signature]