



L. Peter & Brenda K. Dinan
DR 892-12
+/-4.215 Acres
Part of: 17-29-01-40-000

Aspen Drive/Penny Lane

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 as recorded in DR 892-12 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (dinan) at the northwest corner of Lot 15, Greenbriar Estates II (Plat Book 15, 143 & 144), thence with the east line of Aspen Drive on a curve to the left having an radius of 1318.64 feet, an arc distance of 252.61 feet and a chord bearing N 22°44'36" W a distance of 252.22 feet to an iron pin found (dinan) at the southwest corner of the lands now owned by Thomas H. & Sherry Diehl (OR 1016-50);

thence with the south line of said Diehl's lands, N 65°52'14" E a distance of 219.11 feet to an iron pin found (dinan) on the southwest corner of the lands now owned by Philip E. & Kathryn S. Short (OR 1082-545);

thence with the common line of said Short/Dinan's lands the following two (2) courses:

1. S 87°33'06" E a distance of 87.45 feet to an iron pin found (dinan);
2. N 16°47'47" E a distance of 107.58 feet to an iron pin found (dinan) on the south end of the cul-de-sac of Penny Lane (Plat Book 17, Page 84);

thence with the southern portion of said Penny Lane cul-de-sac on a curve to the left having a radius of 50.00 feet, arc distance of 52.36 feet and a chord bearing of S 73°12'13" E a distance of 50.00 feet to an iron pin found (dinan) on a westerly corner of the lands now owned by Karen L. Long, Trustee (OR 2744-195);

thence with the common line of said Long/Dinan's lands the following two (2) courses:

1. S 16°47'47" W a distance of 114.79 feet to an iron pin found (dinan);
2. S 83°23'40" E a distance of 215.52 feet to an iron pin found (dinan) on the west line of Laurel Ridge II (Plat File 1, No. 150);

thence with the west line of said Laurel Ridge II, S 02°26'54" W a distance of 554.78 feet to an iron pin found (dinan) on the northeast corner of Lot 19 of said Greenbriar Estates II;

thence with the common line of said Greenbriar Estates II/Dinan's lands the following three (3) courses:

1. N 43°32'07" W a distance of 323.40 feet to an iron pin found (dinan), passing an iron pin found (dinan) at 248.85 feet;
2. N 17°15'19" W a distance of 105.67 feet to an iron pin found (dinan);
3. S 72°44'41" W a distance of 180.00 feet to the principal place of beginning, containing 4.215 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 4.215 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 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 1/25/23
DESCRIPTION
APPROVED
By: *[Signature]*