



**L. Peter & Brenda K. Dinan**  
**DR 892-12**  
**+/-0.462 Acres**  
**Part of: 17-29-01-40-000**

**3555 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), being point "G" on the Penny Lane Dedication Plat as recorded in Plat Book 17, Page 84, thence with the north line of the lands now owned by Russell A. & Susan M. Michel (OR 2724-128), N 87°37'30" W a distance of 174.87 feet to an iron pin found (dinan) at the northwest corner of said Michel's lands;

thence leaving said line and going with the west line of said Dinan's lands, N 02°25'01" E 115.05 feet to an iron pin found (dinan), being the southwest corner of the land now owned by Stephen J. Knox, Tr. & Susan A. Hamilton, Tr. (OR 3079-454);

thence with the south line of said Knox, Tr. & Hamilton, Tr.'s lands, S 87°38'42" E a distance of 174.81 feet to an iron pin found (dinan) on the west line of said Penny Lane;

thence with the west line of said Penny Lane, S 02°23'12" W a distance of 115.11 feet to the principal place of beginning, containing 0.462 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 0.462 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on January 16<sup>th</sup>, 2023 and a previously approved but not recorded survey done by L. Peter Dinan & Associates on March 19<sup>th</sup>, 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 McPeck, PS 8517  
Kelly McPeck  
8517  
REGISTERED  
PROFESSIONAL SURVEYOR  
Date 1/24/23  
DESCRIPTION  
APPROVED  
By: [Signature] 1/26/23