



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

3560 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 "D" on the Penny Lane Dedication Plat as recorded in Plat Book 17, Page 84, thence with the east line of said Penny Lane, N 02°16'55" E a distance of 110.00 feet to an iron pin found (dinan);

thence going through said Dinan's lands, N 89°00'31" E a distance of 175.52 feet to an iron pin found on the west line of Loral Ridge II (PF 1, No. 150);

thence with the west line of said Laurel Ridge II, S 02°23'33" W a distance of 120.03 feet to an iron pin found (dinan) on the northeast corner of the lands now owned by Adam J. & Michelle E. Garber (OR 2991-850), passing an iron pin found (newcome) at 77.75 feet;

thence with the north line of said Garber's lands, N 87°42'56" W a distance of 175.00 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. 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 1/24/23
DESCRIPTION
APPROVED
By: AK 1/25/2023