



**L. Peter & Brenda K. Dinan**  
**DR 892-12**  
**+/-0.578 Acres**  
**Part of: 17-29-01-40-000**

**3540 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 "C" on the Penny Lane Dedication Plat as recorded in Plat Book 17, Page 84, thence with the south line of the land now owned by Harmeet Kaur Bastola (OR 2953-351), N 66°35'20" E a distance of 222.08 feet to an iron pin found (dinan) on the west line of Laurel Ridge II (PF 1, No. 150);

thence with the west line of said Laurel Ridge II, S 02°23'33" W a distance of 174.94 feet to an iron pin found (dinan);

thence going through said Dinan's lands, S 89°00'31" W a distance of 175.52 feet to an iron pin found (dinan) on the east line of said Penny Lane;

thence with the east line of said Penny Lane the following two (2) courses:

1. N 02°19'25" E a distance of 10.65 feet to an iron pin found (dinan);
2. with a curve to the left having an radius of 136.20 feet, arc distance of 83.08 and a chord that bears N 15°11'25" W a distance of 81.80 feet to the principal place of beginning, containing 0.578 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 0.578 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek 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 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: [Signature]