

17-51-03-29-000



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**Wells Fargo Bank, NA  
OR 2528-291  
+/-1.80 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Township 3, T1, R8 and being part of Lot 10 in Monroe-Duncan Subdivision, DR "P"-519 and being all of the lands now owned by Wells Fargo Bank, NA as recorded in OR 2528-291 of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference at the northwest corner of Lot 10, Monroe-Duncan Subdivision, DR "P"-519 and going with the north line of said Lot 10, South 88 degrees 38 minutes 54 seconds East, 659.65 feet (by record) to a point that is 5.50 feet north of an axle found, said point being the principal place of beginning;

thence continuing with the north line of said Lot 10, also being the south line of the lands now owned by Susan Ann Lewis (OR 2150-20), South 88 degrees 38 minutes 54 seconds East, 134.89 feet to a pipe found on the common corner of said Lewis' lands, said Wells Fargo's lands and the lands now owned by Carrol Ashby (DR 1046-181);

thence with the common line of said Ashby and Wells Fargo's lands, South 03 degrees 20 minutes 42 seconds East, 479.37 feet to a point in the center of Pinecrest Drive (CR-35), passing a roof bolt found at 448.38 feet;

thence with the center of said Pinecrest Drive, South 79 degrees 24 minutes 35 seconds West, 184.03 feet to a point, said point being the southeast corner of the lands now owned by Jerry L. & Shirley Wells, Tr (DR 1095-144);

thence with the common line of said Wells Fargo and Wells lands, North 02 degrees 00 minutes 27 seconds East, 515.87 feet to the point of beginning, passing an iron pin set at 33.97 feet and an axle found at 510.37 feet, containing a total of 1.80 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.

The above described 1.80 acre parcel is based on a field survey made by McPeek Land Surveying on October 1<sup>st</sup>, 2014.

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517  
Date 10/16/14

**Parcel No.**  
All of : 17-51-03-29-000 (+/-1.80 Ac.)

**DESCRIPTION**  
**APPROVED**  
By: [Signature] 10/9/2014

17-51-03-29-000A

Re~Survey

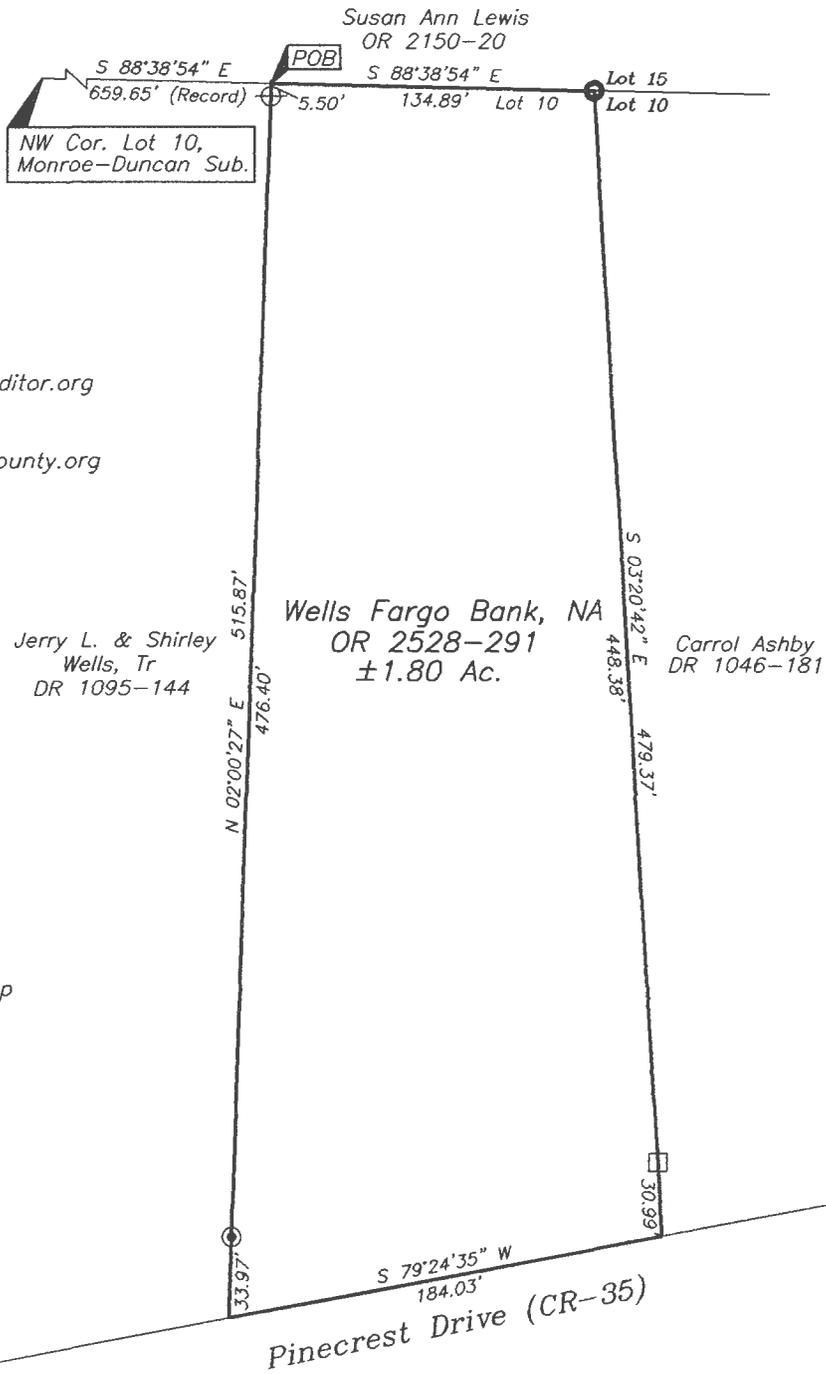


SITUATED IN

The State of Ohio, County of Muskingum  
Township of Falls, Qtr. Twp. 3. T1. R8  
and being part of Lot 10 in Monroe-  
Duncan Sub., DR "P"-519.

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,  
NAD83, Ohio South, per GPS Observation.



REFERENCES

\* As Noted on Plat  
[www.muskingumcountyauditor.org](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>

LEGEND

- Iron Pin Found
- ⊙ Pipe Found w/cap
- ⌵ Property Hook
- ⊙ Iron Pin Set
- Roof Bolt Found
- ⊕ Axle Found

DESCRIPTION  
APPROVED

By: Brian Kelly McPeek

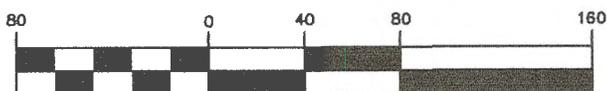
PARCEL NO.

All of: 17-51-03-29-000(±1.80 Ac.)

**OFFICE COPY  
NOT RECORDABLE** Date 10/6/14

Brian Kelly McPeek  
Reg. Surveyor No. 8517

GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.



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