



Bo & Joyce Keck
OR 2392-219
Part of: 17-52-03-28-000
+/-0.408 Acres

Situated in the State of Ohio, County of Muskingum, Township of Falls, Third Quarter Township, Township 1, Range 8, US Military District and being all of the land now owned by Bo & Joyce Keck as recorded in OR 2392-219 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a point at the northwest corner of Lot 8, Wildwood (PB 8, Page 89), thence N 40°05'07" W a distance of 2859.91 feet to a point in the center of Dillon Falls Road (CR-144), also being the common corner of said Keck's lands and the lands now owned by Holly Grimes (OR 2598-404), the principal place of beginning;

thence with the center of said Dillon Falls Road, S 33°19'51" W a distance of 20.86 feet to a point;

thence going through said Keck's lands, N 46°36'15" W a distance of 469.03 feet to an iron pin set on the east line of the lands now owned by Michael P. & Beth Ann Ingram (OR 1727-375), passing an iron pin set at 32.61 feet;

thence with the east line of said Ingram's lands, N 02°35'32" E a distance of 70.87 feet to a pipe found (1") found at the northwest corner of the lands now owned by Walter R. Reed (OR 2748-610);

thence with the northeasterly line of said Keck's lands, S 42°54'09" E a distance of 512.77 feet to the place of beginning, passing an iron pin found (harkness) at 119.07 feet and a pipe found (1") at 491.20 feet, containing a total of 0.408 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South, Grid North 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 0.408 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying on March 15th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeck, PS 8517
Date 3/17/23

DESCRIPTION
APPROVED
By: AM 3/20/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/21/23
Date Fee Paid