

17-84-01-12-000



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**All of: 17-84-01-12-000**

**April L. Gutridge**

**OR 2338-47**

**+/-0.670 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Twp. 4, T1, R8, Part of Lot 229 of Licking View Realty Co. (Plat Book 5, Page 97), being all of the lands now owned April L. Gutridge in OR 2338-47 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a point in the center of Highland Road at the southwest corner of said Lot 229, thence with the common line of said Lot 229 & Lot 230, N 04°14'39" E a distance of 214.06 feet to an axle found at the north east corner of the lands now owned by Russell Edward Willey, Jr. (OR 2498-852) and the southwest corner of the lands now owned by Stacy M. Hazen, Tr. (OR 2566-320), passing an iron pin set at 14.49 feet;

Thence with the south line of said Hazen, Tr.'s lands, S 83°03'58" E a distance 141.71 feet to an iron pin set on the northwest corner of the lands now owned by Leta Jane Harrier (OR 2958-200), passing a t-post found at 103.44 feet;

Thence with the west line of said Harrier's lands, S 05°30'19" W a distance of 205.19 feet to a point in the center of said Highland Road, being on the south line of said Lot 229, passing an axle found at 182.03 feet;

Thence with the south line of said Lot 229, being on the road bed of said Highland Road, N 86°42'08" W a distance of 137.06 feet to the principal place of beginning, containing 0.670 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 0.670 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on December 17<sup>th</sup>, 2020.

**OFFICE COPY**

**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

Date

12/22/20

Parcel No.

**All of: 17-84-01-12-000 (+/-0.670 Acres)**

**DESCRIPTION**

**APPROVED**

**By:**

*[Signature]*

