

17-84-02-18-000



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Roland Maxwell
DR 566-775
+/-1.464 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, being part of Lot 205 of Licking View Addition (The Licking View Realty Co., Plat Book 5, Page 97 and all of the lands now owned by Roland Maxwell (DR 566-775) of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference at the northwest corner of said Lot 205, said point is referenced by an iron pin found that bears, South 30 degrees 54 minutes 54 seconds West, 28.59 feet;

thence with the northerly line of said Lot 205, being in the road bed of Highland Road, North 71 degrees 16 minutes 00 seconds East, 159.91 feet to a point and the *principal place of beginning*;

thence with said northerly line of Lot 205 and the common line of said Lot 205 and Lots 220, 202 and 201, the following four (4) courses, all being within the road bed of said Highland Road:

1. *North 71 degrees 45 minutes 20 seconds East, 23.70 feet* to a point;
2. *South 56 degrees 13 minutes 40 seconds East, 162.00 feet* to a point;
3. *South 04 degrees 24 minutes 40 seconds East, 305.20 feet* to a point;
4. *South 14 degrees 29 minutes 40 seconds East, 77.28 feet* to a point on the common corner of the lands of said Maxwell and the lands now owned by Donald Kocher & Judy Kocher (DR 762-011);

thence leaving said common line of said Lot 205/Lot 201 and going through said Lot 205 along the common line of Maxwell/Kocher the following two (2) courses:

1. *North 43 degrees 14 minutes 46 seconds West, 425.40 feet* to an axle found, passing an iron pin set at *21.30 feet*;
2. *North 31 degrees 03 minutes 20 seconds East, 177.30 feet* to the point of beginning, passing an axle found at *147.27 feet*, containing a total of *1.464 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" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described *1.464 acre* parcel is based on a field survey made by McPeek Land Surveying on December 13th, 2015.



Parcel No.
All of: 17-84-02-18-000 (+/- 1.464 Ac.)

DESCRIPTION
APPROVED
By: *[Signature]* 12/15/15

SITUATED IN

The State of Ohio, County of Muskingum
Township of Falls, being part of Lot 205
of Licking View Addition (The Licking View Realty Co.)
(PB 5, Pg. 97) .

BASIS OF BEARING

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

