



David E. Mortimer & Amy E. Combs Kilgore
OR 3191-344

All of: 17-39-04-46-000 (+/-0.506 Ac.)

All of: 17-39-04-45-000 (+/-0.479 Ac.)

Total +/-0.985 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, 2nd Quarter Township, Township 1, Range 7, United States Military Lands and being all of the lands now owned by David E. Mortimer & Amy E. Combs Kilgore as recorded in OR 3191-344, more fully described as follows.

Beginning at a gin pin set at the intersection of the south line of Broadview Avenue (40') and the east line of Sebaugh Drive (30'), thence with the south line of said Broadview Avenue, S 87°32'08" E a distance of 288.48 feet to an iron pin set on the lands now owned by Adam J. Jones & Shaye N. Wensyel Jones (OR 2749-643);

thence with the west line of said Jones' lands, S 02°47'38" W a distance of 149.69 feet to an iron pin found at the southeast corner of said Mortimer & Kilgore's lands;

thence with the south line of said Mortimer & Kilgore's lands, N 87°06'40" W a distance of 288.97 feet to an iron pin found (finley) on the east line of said Sebaugh Drive, passing a pipe found (1") at 39.95 feet and an iron pin found (finley) at 140.17 feet, 0.17 feet left of line;

thence with the east line of said Sebaugh Drive, N 02°59'08" E a distance of 147.56 feet to the place of beginning, containing 0.985 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 0.985 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 3rd, 2025.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 2/4/25

DESCRIPTION
APPROVED
By: [Signature] 2/13/25

STATE OF OHIO
Brian Kelly McPeek
8517
REGISTERED
PROFESSIONAL SURVEYOR