



Gladys M. Hartman & Ashley N. Pennybaker
OR 2578-152
Part of: 25-40-23-27-000
+/- 1.000 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Southeast Quarter of Section 23, T1, R9, U.S.M.L., being part of the lands now owned by Gladys M. Hartman & Ashley N. Pennybaker as recorded in OR 2578-152 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a roof bolt found at the northeast corner of Section 2, thence N 56°31'03" W a distance of 1610.51 feet to an iron pin found (finley) at the northwest corner of the lands now owned by George H. & Melissa Glass (DR 1145-929), the principal place of beginning;

thence going through said Hartman & Pennybaker's lands the following two (2) courses:

1. N 41°21'52" W a distance of 163.82 feet to an iron pin set;
2. N 55°42'41" E a distance of 302.30 feet to a point in the center of Ridge Road, being the east line of said Hartman & Pennybaker's lands, passing an iron pin set at 282.30 feet;

thence with the center of said Ridge Road, S 41°21'57" E a distance of 126.58 feet to a point, said point being the northeast corner of said Glass' lands;

thence with the north line of said Glass' lands, S 48°38'08" W a distance of 300.00 feet to the place of beginning, passing an iron pin found (finley) at 20.06 feet, containing 1.000 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 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 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 1.000 acre parcel is based on a field survey made by McPeek Land Surveying on November 21st, 2024.



11/22/24
Date



DESCRIPTION

APPROVED

By: D.M. Barnhard

12-3-2024

12/2/24
DATE