

25-75-01-34-000



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Theresa M. Brown & Stephen D. Brown
OR 2532-702
+/-1.634 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Fractional Section 1, T18, R15 and being all of the lands now owned by Theresa M. Brown & Stephen D. Brown (OR 2532-702) of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at the southwest corner of said Fractional Section 1, thence with the common line of said Section 1 and Section 2, N03°32'33"E, a distance of 2356.26 feet to a point in the road bed of Morgan Road (CR-123) at the common corner of said Brown's lands and the lands now owned by Diane L. Hawley (OR 1510-292) and the principal place of beginning;

thence with the west line of said Brown's lands and within the road bed of said Morgan Road, N03°37'10"E, a distance of 54.70 feet to a point;

thence leaving the road bed of said Morgan Road and going with the right of way line of said Morgan Road and onto the right of way line of Ridge Road (CR-34) the following six (6) courses:

1. S87°08'22"E, a distance of 23.38 feet to a pipe found;
2. N19°20'21"E, a distance of 42.55 feet to a pipe found;
3. N13°03'37"E, a distance of 112.94 feet to a pipe found;
4. N51°23'25"E, a distance of 62.51 feet to a pipe found;
5. S79°05'26"E, a distance of 110.97 feet to a pipe found;
6. S60°51'08"E, a distance of 296.45 feet to a pipe found at the northwest corner of the land now owned by Patricia A. Wietzel (OR 2464-584)

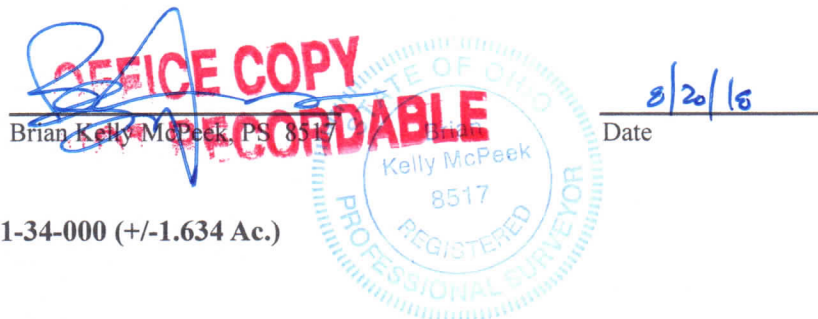
thence leaving said right of way and going with the east line of said Brown's lands, S05°39'06"W, a distance of 36.87 feet to an axle found at said Brown's southeast corner;

thence with the south line of said Brown's lands, S85°10'10"W, a distance of 481.22 feet to the place of beginning, passing an axle found at 458.65 feet, containing 1.634 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 1.634 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on August 20th, 2018



Parcel No.
All of: 25-75-01-34-000 (+/-1.634 Ac.)

DESCRIPTION
APPROVED

By: *[Signature]*

25-75-01-34-000 A

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Hopewell and being part of
Fractional Sec. 1, T18, R 15.

BASIS OF BEARING

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

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org

LEGEND

- Iron Pipe Found
- Iron Pin Found
- Property Hook
- ⊗ Barn Spike Found
- ⊙ Iron Pin Set
- Axle Found



**OFFICE COPY
NOT RECORDABLE**

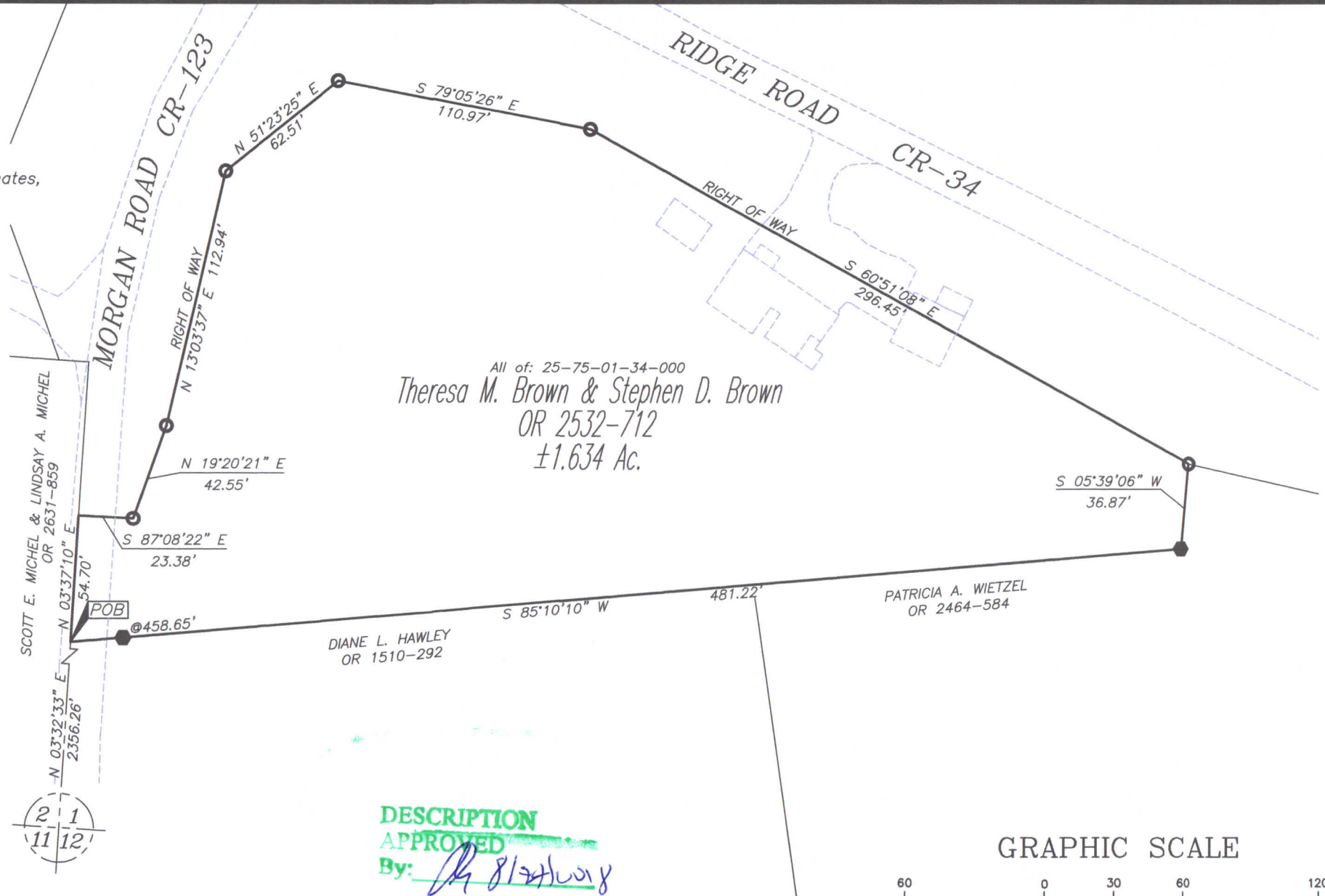
Brian Kelly McPeck
Reg. Surveyor No. 8517

Date



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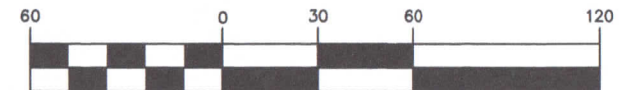
LLC



**DESCRIPTION
APPROVED**

By: *[Signature]* 8/24/2018

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

This plat was prepared by McPeck Land Surveying, LLC
in accordance with Chapter 4733-37 of the Administrative Code,
and is intended to be used for the legal transfer of the property
described and does not intend to describe all or any easements of
record, nor encroachments unless otherwise intended.