

47-20-02-07-004



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**James Theisen & Patricia E. Theisen**  
**OR 1834-405**  
**Pearl A. Theisen**  
**DR 993-445**  
**+/-3.091 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part of the Southeast Quarter of Section 7, Township 15, Range 14 and part of the lands now owned by James Theisen & Patricia E. Theisen in OR 1834-405 & part of the lands now owned by Pearl A. Theisen in DR 993-445 of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference at a stone found at the southeast corner of the northwest quarter of said Section 7, thence with the mid section line, S 03°21'36" W a distance of 409.37 feet to an iron pin set and the principal place of beginning;

thence leaving said mid section line and going through said Theisen's lands, S 86°38'24" E a distance of 312.57 feet to an iron pin found (1/2" rebar) on the north corner of the lands now owned by Pear A. Theisen (DR 993-445);

thence with the east line of said Pearl A. Theisen's lands, S 13°55'44" E a distance of 156.48 feet to a pipe found (2");

thence going through said Pearl A. Theisen's lands the following two (2) course:

1. N 81°56'35" E a distance of 137.60 feet to an iron pin set;
2. N 55°18'52" E a distance of 201.13 feet to a pipe found (2") on the west line of the lands now owned by Wesley Union Cemetery (DR 1097-383);

thence with the west line of said Wesley Union Cemetery's lands, S 04°57'25" W a distance of 49.82 feet to an iron pin found (5/8") on the northeast corner of the lands now owned by Daniel J. Theisen & Paula A. Theisen (OR 2735-726);

thence with the perimeter of said Daniel J. Theisen & Paula A. Theisen's lands the following two (2) courses:

1. S 68°04'46" W a distance of 354.96 feet to an iron pin set;
2. S 07°54'39" W a distance of 184.86 feet to an iron pin found (5/8") on the north line of the lands now owned by Brad A. Smith (OR 2108-617);

thence with the north line of said Smith's lands, N 87°37'21" W a distance of 315.37 feet to an iron pin found (5/8" bowman) on the mid section line;

thence with said mid section line in an northerly direction, N 03°21'36" E a distance of 389.30 feet to the place of beginning, containing a total of 3.091 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 a 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" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described 3.091 acre parcel is based on a field survey made by McPeek Land Surveying on October 10<sup>th</sup>, 2019.

Brian Kelly McPeek, PS 8517

Date

Parcel No.

Part of: 47-20-02-07-000 (+/- 2.857 Ac.)

Part of: 47-20-02-07-004 (+/- 0.234 Ac.)

Total +/-3.091 Ac.

DESCRIPTION

APPROVED

By: R. L. Hirschberg

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

11/22/19  
Date

Fee Paid