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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Theodore L. Pickrell
DR 1130-138
+/- 4.68 Acres

Situated in the State of Ohio, County of Muskingum, Township of Springfield, being in part of the Southeast Quarter of Section 9, Township 16, Range 14 and being part of the land now owned by Theodore L. Pickrell recorded in DR 1130-138 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found at the Northeast Corner of the Southeast Quarter of Section 9, thence South 83 degrees 50 minutes 38 seconds West, 1259.07 feet to an axle found and the principal place of beginning;

thence with the common line of the lands of said Pickrell and the lands now owned by William Agin (OR 1129-790), South 44 degrees 41 minutes 44 seconds East, 618.22 feet to an iron pin found on the most northerly corner of the lands now owned by Theodore W. Pickrell & Ashley D. Pickrell (OR 2332-193);

thence with the common line of said Pickrell & Pickrell the following two (2) courses:

1. South 35 degrees 38 minutes 58 seconds West, 138.63 feet to an iron pin found;
2. South 45 degrees 53 minutes 08 seconds East, 140.62 feet to a point in the center of Old Coopermill Road, passing an iron pin found at 122.94 feet;

thence with the center of said Coopermill Road, South 39 degrees 50 minutes 14 seconds West, 10.80 feet to a point;

thence leaving the center of said Coopermill Road and through said Pickrell's (DR 1130-138) lands the following seven (7) courses:

1. North 58 degrees 47 minutes 17 seconds West, 188.54 feet to an iron pin set, passing an iron pin set at 30.00';
2. South 43 degrees 37 minutes 18 seconds West, 123.03 feet to an iron pin set;
3. North 46 degrees 22 minutes 42 seconds West, 46.77 feet to an iron pin set;
4. South 43 degrees 37 minutes 18 seconds West, 80.00 feet to an iron pin set;
5. South 46 degrees 22 minutes 42 seconds East, 46.77 feet to an iron pin set;
6. South 43 degrees 37 minutes 18 seconds West, 41.97 feet to an iron pin set;
7. South 41 degrees 58 minutes 21 seconds East, 15.00 feet to an iron pin found on the northeast corner of the lands now owned by Shannon Marie Scott & Chad Scott;

thence South 51 degrees 30 minutes 44 seconds West, 212.08 feet to an iron pin found, passing an iron pin found at 122.78 feet;

thence with the west line of said Pickrell's (DR 1130-138) lands, North 02 degrees 28 minutes 54 seconds East, 881.91 feet to the place of beginning, containing 4.68 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 4.68 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 20th, 2015.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

Parcel No.

Part of: 62-22-01-15-001 (+/-4.68 Acres) to be transferred to 62-22-01-15-000

DESCRIPTION
APPROVED
By: *[Signature]* 8/11/2015



Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

SPLIT TO ADJOINER

SITUATED IN

The State of Ohio, County of Muskingum
Township of Springfield and being part of the
Southeast Quarter of Sec. 9, T16, R14.

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>

ADJOINER STATEMENT

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.
Part of: 62-22-01-15-001(±4.68 Ac.)
to be transferred to parcel no.:
62-22-01-15-000.

DESCRIPTION

APPROVED
By: *[Signature]* 8/11/15

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

8/11/15 Date

Theodore L. Pickrell
DR 1130-138
±4.68 Acres

Theodore W. Pickrell &
Ashley D. Pickrell
OR 2332-193

Theodore L. Pickrell
DR 1130-138
62-22-01-15-001

N 46°22'42" W
46.77'
S 43°37'18" W
80.00'

S 46°22'42" E
46.77'
S 43°37'18" W
41.97'

S 41°58'21" E
15.00'

S 51°30'44" W
89.30'

Shannon Marie Scott
& Chad Scott
OR 2411-740

John A. Grubbs &
Susan K. Grubbs
DR 1040-536

OLD COOPERMILL ROAD

LEGEND

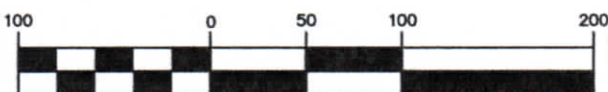
- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- Pipe Found

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

8/6/15
Date

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



MCPECK LAND SURVEYING LLC
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