



www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

Cooper Ridge Homes, LLC  
OR 3123-604  
+/- 1.856 Acres  
Part of: 62-26-01-23-000

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Northeast Quarter of Section 10, Township 16, Range 14 and being part of the land now owned by Cooper Ridge Homes, LLC as recorded in OR 3123-604 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at a pipe found on the southeast corner of Lot 6, Marion Oak Sub. (PB 14, Pg. 113), thence N 12°47'10" E a distance of 1215.90 feet to a point at the southeast corner of the lands now owned by Steven P. & Rebecca J. Bradley (OR 1621-671), the principal place of beginning;

Thence with the east line of said Bradley's lands and then onto the lands now owned by George A. & Wendy R. Shreve (OR 1621-674), N 05°21'10" E a distance of 794.62 feet to an iron pin set, passing an iron pins found (5/8") at 1.48 feet and 380.02 feet;

thence going through said Cooper Ridge Home, LLC's lands, S 85°06'43" E a distance of 85.55 feet to an iron pin set on the west line of the lands now owned by Robert R. & Becky A. Miller (DR 710-131);

thence with the common line of said Cooper Ridge Homes, LLC/Miller's lands the following two (2) courses:

1. S 02°50'30" W a distance of 778.61 feet to an iron pin found (harkness);
2. S 87°03'31" W a distance of 120.93 feet to the place of beginning, containing 1.856 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 1.856 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 7<sup>th</sup>, 2020, May 1<sup>st</sup>, 2021 and February 10<sup>th</sup>, 2023.

OFFICE COPY  
NOT RECORDABLE



Date 2/16/23

DESCRIPTION  
APPROVED  
By: OK 2/16/2023

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
Date 2/22/23 Fee Paid -