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John W. Frank
OR 2671-118
Part of: 62-43-02-02-000
+/- 2.165 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Springfield, being part of the Northeast Quarter of Section 16, Township 16, Range 14, being part of the lands now owned by John W. Frank (OR 2671-118) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found at the northeast corner of Section 16, thence S 75°45'44" W a distance of 1345.91 feet to an iron pin found (mcpeek), being the northeast corner of the lands now owned by Joey & Sandra Susan Kopchak (OR 3030-33) and the principal place of beginning;

thence going through said Frank's lands, S 72°53'53" E a distance of 385.85 feet to an iron pin found (mcpeek) at the most northerly corner of the lands now owned by Jerry S. & Valerie L. Gahagan (OR 2863-181);

thence with the common line of said Frank/Gahagan's lands the following two (2) courses:

1. S 57°49'28" W a distance of 135.12 feet to an iron pin found (mcpeek);
2. S 10°27'09" E a distance of 291.31 feet to a point in the center of Coopermill Road (CR-71), passing an iron pin found (mcpeek) at 265.69 feet;

thence with the center of said Coopermill Road, S 65°19'08" W a distance of 154.32 feet to a point, said point being the southeast corner of the lands now owned by Benjamin J. & Stephanie J. Page (OR 3165-149);

thence leaving the center of said Coopermill Road and with the west line of said Frank's lands, N 17°18'00" W a distance of 561.75 feet to the place of beginning, passing an iron pins found at 28.92 feet (harkness) and 199.90 feet (hill), containing 2.165 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.

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.

The above described 2.165 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 14th, 2019, March 23rd, 2021, June 16th, 2023, September 22nd, 2023 & July 24th, 2024.

OFFICE COPY

NOT RECORDABLE

DESCRIPTION

APPROVED

By: Brian Kelly McPeek, PS 8517



Date

6/26/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/27/24
DATE