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Jennifer L. Atkinson, ETAL
OR 2349-624
Part of: 62-43-02-03-004 (+/- 1.605 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 Jennifer L. Atkinson, ETAL (OR 2349-624) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the northeast corner of Section 16, thence S 66°05'25" W a distance of 1534.32 feet to an iron pin set within the lands now owned by said Atkinson, ETAL's lands, the principal place of beginning;

thence going through said Atkinson, ETAL's lands the following two (2) courses:

1. N 20°40'17" W a distance of 133.51 feet to an iron pin set;
2. S 79°07'03" W a distance of 31.32 feet to an iron pin set on the east line of the lands now owned by Aaron Michael Kopchak (OR 1883-326);

thence with the east line of said Kopchak's lands, N 12°58'29" W a distance of 148.30 feet to an iron pin found (daniels) on the south line of the lands now owned by Joey & Sandra S. Kopchak (OR 3030-33);

thence with the south line of said Kopchak's lands, N 82°33'37" E a distance of 211.04 feet to an iron pin set on the west line of the lands now owned by John W. Frank (OR 2671-118);

thence with the west line of said Frank's lands, S 17°18'01" E a distance of 361.99 feet to an iron pin found (hill) at the northeast corner of the lands now owned by William S. Tracey, ETAL (OR 2662-756);

thence with the north line of said Tracey, ETAL's lands, S 65°19'34" W a distance of 130.47 feet to an iron pin set;

thence going through said Atkinson, ETAL's lands the following two (2) courses:

1. N 24°39'58" W a distance of 132.38 feet to an iron pin set;
2. S 70°54'21" W a distance of 33.79 feet to the principal place of beginning, containing 1.605 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 1.605 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 14th, 2019 & July 1st, 2019, March 20th, 2021 and June 12th, 2023.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

8/1/23

DESCRIPTION
APPROVED

By: DyB 8-17-2023

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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