



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

Violet S. Brown  
OR 2809-181  
+/- 4.010 Ac.

All of: 62-70-02-46-000 (+/-0.220 Ac.), 62-70-02-47-000 (+/-2.652 Ac.) & 62-70-02-48-000 (+/-1.138 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Springfield and being part of the Northwest Quarter of Section 2, Township 15, Range 14, also being all of the lands now owned by Violet S. Brown (OR 2809-181, 62-70-02-46-000 (+/-0.220 Ac.), 62-70-02-47-000 (+/-2.652 Ac.) & 62-70-02-48-000 (+/-1.138 Ac.)) of the Muskingum County Recorder more fully described as follows.

Beginning at an iron pin set at the northeast corner of Lot 13, Bel-View (PB 9, Page 51), thence with the north line of said Bel-View, N 70°46'12" W a distance of 179.10 feet to a point in the center of Potts Lane (CR-143), passing an axle found 155.55 feet, being the northwest corner of Lot 14;

Thence with the center of said Potts Lane, N 41°13'15" E a distance of 43.95 feet to a point at the southwest corner of the lands now owned by James E. Warfield & Carolyn S. Warfield (DR 1138-953);

Thence with said Warfield's south line S 85°26'07" E a distance of 628.91 feet to an iron pin found (5/8 no cap) on the west line of Springdale #4 (PB 10, Page 36), passing an iron pin set at 35.32 feet;

Thence with the west line of said Springdale #4, S 03°40'46" W a distance of 368.42 feet to an iron pin found (daniels) on the northeast corner of the lands now owned by Donald E. Bush & Vickie J. Bush (OR 1974-413), passing axles found at 156.73 feet and 296.91 feet;

Thence with the north line of said Bush's lands, N 85°27'13" W a distance of 334.75 feet to an iron pin set on the southwesterly corner of said Brown's 62-70-02-47-000 parcel;

Thence with the southern line of said Brown's aforesaid parcel the following two (2) courses:

1. N 08°13'30" E a distance of 82.04 feet to an iron pin found (daniels);
2. N 81°55'11" W a distance of 158.35 feet to an iron pin found (daniels) on the east of said Lot 13;

Thence with the east line of said Lot 13, N 04°33'29" E a distance of 196.31 feet to the principal place of beginning, containing a total of 4.010 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.

The above described 4.010 acre parcel is based on a field survey made by McPeek Land Surveying on May 13<sup>th</sup>, 2021



Date 6/1/21

DESCRIPTION  
APPROVED

By: Am 6/1/2021