

70-80-03-10-000



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

Janice M. Keller
OR 2719-779
+/- 0.156 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington and being part of Lot 81 in Lawndale Acres 3 Subdivision as recorded in Plat Book 11, Page 9 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a point at the southwest corner of said Lot 81, thence with the common line of said Lot 81 and Lot 49, N 19°53'30" E a distance of 172.46 feet to a point at the northwest corner of said Lot 81 on the south line of the cul-de-sac of South Lawndale Place (50');
thence with the south line of said cul-de-sac of Lawndale Place on a curve to the left having a radius of 40.05 feet, arc distance of 31.60 feet and chord bearing N 86°04'34" E a distance of 30.78 feet to a pipe found;

thence leaving Lawndale Place and going through said Lot 81 with the common line of said Keller's lands and the lands now owned by Ruth A. Clements (DR 801-12), S 00°13'22" W a distance of 99.63 feet to a pipe found on the south line of said Lot 81;

thence with the south line of said Lot 81, S 54°00'32" W a distance of 110.00 feet to the place of beginning, passing an axle found at 60.10 feet, containing a total of 0.156 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 0.156 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 6th, 2019.

Parcel No.

Part of: 70-80-03-10-000 (+/- 0.156 Ac.)

Brian Kelly McPeek, PS 8517



Date

8/8/19

DESCRIPTION

APPROVED

By:

8/8/19