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Kolt A. Moore
OR 3089-540
Part of: 70-85-03-05-000
+/- 0.033 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of the 4th Quarter Township, Township 1, Range 7, being part of the lands now owned by Kolt A. Moore as recorded in OR 3089-540 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron in found on the southern right of way of I-70 (mcpeek), being 115+05.54, 184.75' R of MUS-40-14.09 I.R. 70, thence S 41°21'41" E a distance of 1161.31 feet to a point in the center of U.S. 22/East Pike, the principal place of beginning;

thence with the center of said East Pike, N 49°04'47" E a distance of 19.99 feet to a point at the northwest corner of the lands now owned by Crystal L. Henry & Bobetta Hohman (OR 2895-698);

thence leaving the center of said East Pike and going with the westerly line of said Henry & Hohman's lands, S 38°37'42" E a distance of 69.36 feet to an iron pin set, passing an pipe found (1") at 39.58 feet;

thence leaving said westerly line and going through said Moore's lands the following two (2) courses:

1. S 52°51'06" W a distance of 21.60 feet to an iron pin set;
2. N 37°16'01" W a distance of 68.02 feet to the place of beginning, passing an iron pin set at 29.75 feet, containing a total of 0.033 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 with out planning commission approval in accordance with applicable subdivision regulations.

The above described 0.033 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on February 27th, 2023.

OFFICE COPY
NOT RECORDABLE

DESCRIPTION

APPROVED

By: AKM 3/12/2023



Date 3/10/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 3/15/23 Fee Paid