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**Jacqueline S. Moore**  
**OR 2501-871, Parcel One and Parcel Two**  
**+/- 1.735 Acres (Total)**

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Southeast quarter of Fractional Section 4, T12, R13 and being all of the lands now owned by Jacqueline S. Moore (OR 2501-871, Parcel One and Parcel Two) of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at an axle found at the northeast corner of Lot 58 in Sunray Fourth, Plat Book 9, Page 7 (PB 9, Pg. 7), thence through the lands now owned by Chad J. Miller & Keeley E. O'Hare, N12°55'59"W, a distance of 99.20 feet to a pipe found and the principal place of beginning;

thence with the north line of said Miller & O'Hare's lands, N89°08'05"W, a distance of 118.75 feet to an iron pin set on the east line of the lands now owned by Edna M. Huffman (OR 2212-591), said iron pin set is referenced by a pipe found out of position that bears, S05°14'45"E, a distance of 1.27 feet;

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

1. N02°33'48"E, a distance of 263.24 feet to an iron pin set in the existing gravel drive of said Moore's lands;

2. N72°26'12"W, a distance of 15.00 feet to an iron pin set at the common corner of said Huffman/Moore's lands and the lands now owned by Margaret E. Hayes & Marsha E. Miller (OR 2719-300);

thence with the common line of said Hayes and Miller/Moore's lands, N12°24'20"W, a distance of 121.84 feet to a railroad spike set on the south line of the cul-de-sac of Stardust Circle, said railroad spike set is referenced by a pipe found out of position that bears, S42°14'58"W, a distance of 1.50 feet;

thence with a curve the left with an arc of 26.31 feet, radius of 50.00 feet, chord bearing and distance of N58°46'09"E, 26.01 feet to an iron pin set where cul-de-sac of said Stardust Circle and the lands of William E. Baker & Mary H. Baker meet;

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

1. S15°58'16"E, a distance of 68.40 feet to a point, said point is referenced by a pipe found out of position that bears, S47°23'59"E, a distance of 1.14 feet;

2. N80°04'26"E, a distance of 145.42 feet to a pipe found on the west line of the lands now owned by James Douglas Moore & Robin G. Moore (DR 1071-177);

thence with the common line of said James Douglas Moore & Robin Moore's lands and said Jacqueline S. Moore's lands, S10°38'01"E, a distance of 535.09 feet to an iron pin found at the northeast corner of said Miller & O'Hare's lands, passing a pipe found at 308.91 feet and right of line 0.69 feet;

thence with the northeasterly line of said Miller & O'Hare's lands, N39°26'46"W, a distance of 213.43 feet to the place of beginning, containing a total of 1.735 acres more or less, subject to all legal highways and easements of record.

Including and ingress/egress easement as recorded in OR 2501-871 and shown on the attached plat to cover the driveway encroachment on said Huffman's lands.

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 1.735 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on November 19<sup>th</sup>, 2017.

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeck, PS 8517



Date

11/30/17

Parcel No.

All of: 73-03-12-14-000 (+/- 1.420 Ac.)

All of: 73-03-12-15-000 (+/- 0.315 Ac.)

Total of +/-1.735 Ac.

**DESCRIPTION  
APPROVED**

By:

*[Signature]*

### SITUATED IN

The State of Ohio, County of Muskingum,  
Township of Wayne, SE Qtr. Frac. Sec. 4, T12, R13.  
Being all of the lands now owned by Jacqueline S.  
Moore (OR 2501-871, Parcel One and Parcel Two).

### BASIS OF BEARING

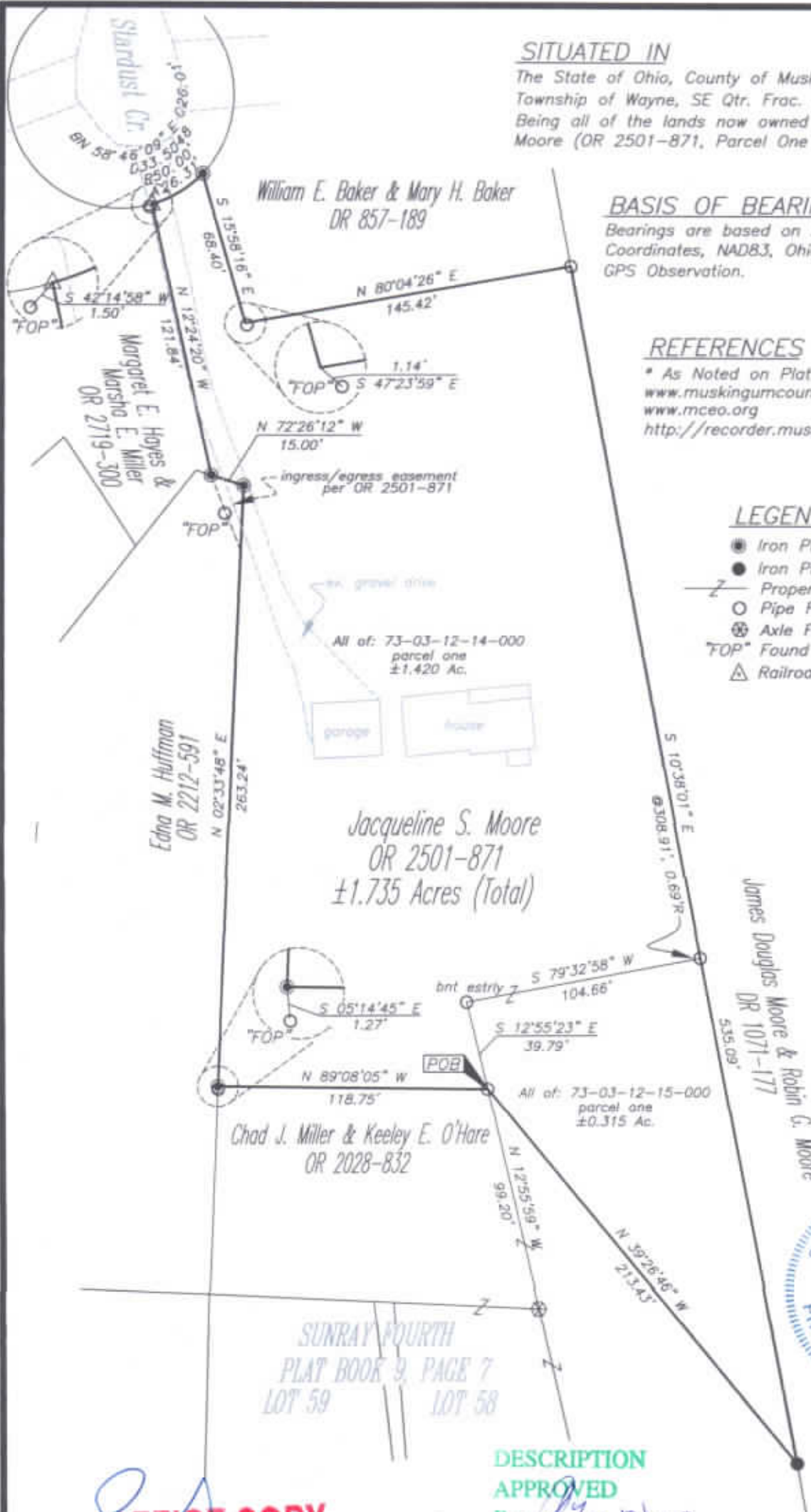
Bearings are based on State Plane Grid  
Coordinates, NAD83, Ohio South, per  
GPS Observation.

### REFERENCES

\* As Noted on Plat  
[www.muskingumcountyauditor.org](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>

### LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Property Hook
- Pipe Found
- ⊗ Axle Found
- "FOP" Found Out of Position
- △ Railroad Spike Set



### DESCRIPTION

APPROVED

By: [Signature]

Office Copy  
NOT RECORDABLE

### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft



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