



Michael J. Durant & Lucia A. Durant
OR 1843-225
Part of: 73-51-01-12-002
+/-0.918 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne and being in the east part of Fractional Section 4, T11, R13, also being part of the lands now owned by Michael J. Durant & Lucia A. Durant as recorded in OR 1843-225 of the Muskingum County Recorders Office and being more particularly described as follows.

Beginning for reference at an iron pin found at the southwest corner of Outlot "A", Millstone Meadows Phase II (Plat Book 20, Page 68), thence N 72°22'22" W a distance of 201.74 feet to an iron pin found; thence with the west line of the lands now owned by Patrick N. Paul & Teresa A. Paul (DR 921-231) the following two (2) courses:

1. S 37°37'20" W a distance of 528.91 feet to an iron pin found;
2. S 70°32'08" W a distance of 211.93 feet to an iron pin found on the northeast corner of the lands now owned by Michael J. Durant & Lucia A. Durant (OR 1843-225) and the principal place of beginning;

thence with the south line of said Michael J. Durant & Lucia A. Durant's lands, S 68°55'31" W a distance of 90.53 feet to an iron pin set;

thence going through said Michael J. Durant & Lucia A. Durant's lands the following two (2) courses:

1. N 53°25'07" W a distance of 195.78 feet to an iron pin set;
2. S 70°06'57" W a distance of 193.58 feet to a point in the center of Frick Drive, passing an iron pin set at 172.28 feet;

thence with the center of said Frick Drive, N 01°52'17" W a distance of 128.50 feet to a point on the southeast corner of said Adam N. Durant & Kristin J. Durant's lands;

thence leaving the center of said Frick Drive and going with the common line of said Durant/Durant the following four (4) courses:

1. N 68°52'24" E a distance of 180.64 feet to a point;
2. N 59°12'40" E a distance of 23.43 feet to point;
3. S 18°15'12" W a distance of 60.77 feet to a point;
4. S 57°15'34" E 307.14 feet to the principal place of beginning, containing 0.918 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.

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 iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.918 acre parcel is based on a field survey made by McPeek Land Surveying, LLC on February 7th, 2018 & February 18th, 2023.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

DESCRIPTION
APPROVED
By: [Signature] 3/21/23

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

4/7/23
Date

Fee Paid