



McPeek Property Management, LLC
OR 3177-156
+/-3.000 Acres

Part of: 08-90-17-14-000

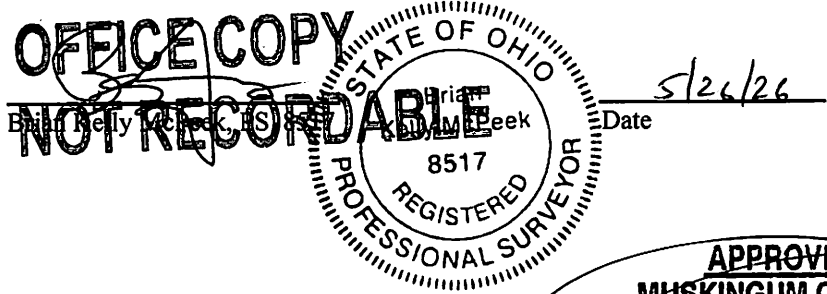
Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Northeast Quarter of Section 17, Township 10, Range 13, Congress Land East of the Scioto River. Being part of the lands now owned by McPeek Property Management, LLC as recorded in OR 3177-156 at the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a stone found at the southeast corner of said northeast quarter;
thence N 44°32'26" W a distance of 952.40 feet to an iron pin set, the principal place of beginning;
thence going through said McPeek Property Management, LLC's lands the following two (2) courses:
1. N 88°56'47" W a distance of 206.29 feet to an iron pin set;
2. S 88°14'40" W a distance of 27.98 feet to a point on the west edge of Dozer Ridge Road (T-78);
thence with the west edge of said Dozer Ridge Road, also being the east line of the lands now owned by Gabriel J. Sardi (OR 3294-158) the following four (4) courses:
1. N 03°59'17" E a distance of 48.41 feet to a point;
2. N 08°51'19" W a distance of 191.95 feet to a point;
3. with a curve to the right having a radius of 277.10 feet, an arc length of 290.22 and a chord bearing N 18°11'33" E a distance of 277.14 feet;
4. N 47°06'28" E a distance of 179.35 feet to a point;
thence going through McPeek Property Management, LLC's lands the following three (3) courses:
1. S 15°04'18" E a distance of 218.69 feet to an iron pin set, passing an iron pin set at 18.00'
2. S 12°01'59" W a distance of 129.81 feet to an iron pin set;
3. S 02°31'12" E a distance of 288.38 feet to the place of beginning, containing 3.000 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 3.000 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on September 22nd, 2023, August 10th, 2025 and May 7th, 2026.



DESCRIPTION

APPROVED

By: D.M. Barnhart

6-11-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/11/26
DATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	564.56'	399.63'	391.34'	N 50°20'06" E
C2	277.10'	290.22'	277.14'	S 18°11'33" W
C3	261.38'	117.76'	116.76'	S 84°02'28" W
C4	499.31'	171.03'	170.19'	S 78°46'15" W
C15	277.10'	290.22'	277.14'	N 18°11'33" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°59'58" E	104.51'
L2	S 77°22'50" W	11.99'
L3	N 03°19'12" E	1358.43'
L4	S 60°32'42" W	183.57'
L5	S 47°06'28" W	179.35'
L6	S 08°51'19" E	191.95'
L7	S 03°59'17" W	48.41'
L8	S 19°30'01" W	172.18'
L9	S 36°12'30" W	39.85'
L12	N 88°56'47" W	206.29'
L13	S 88°14'40" W	27.98'
L14	N 03°59'17" E	48.41'
L15	N 08°51'19" W	191.95'
L16	N 47°06'28" E	179.35'
L17	S 15°04'18" E	218.69'
L18	S 12°01'59" W	129.81'
L19	S 02°31'12" E	288.38'

SITUATED IN

The State of Ohio, County of Muskingum, Township of Brush Creek, and being in the Southeast Quarter of the Northeast Quarter of Section 17, T-10, R-13.

BASIS OF BEARING

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

±3.000 Ac. Split

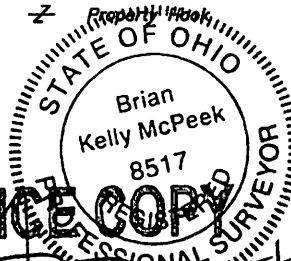
REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

LEGEND

- Unmarked Point
- Iron Pin Found
- ⊙ PK Nail Found in Post
- ⊠ Stone Found
- ⊙ Iron Pin Set (5/8" MCPEEK PS 8517)
- f.o.p. Found Out of Place
- Property Line



OFFICE COPY
NOT RECORDABLE

This plat was prepared by McPeck Land Surveying, LLC in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise intended.

Graphic Scale



(IN FEET)
1 inch = 200ft.

MCPEEK LAND SURVEYING LLC
www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, • Zanesville, OH 43701 • 740.704.6073

Approved For Transfer
On-Lot Sewage O.K.
Date 6-3-26
Zanesville-Muskingum Co.
Health Department

DESCRIPTION
APPROVED
By: P.M. Barnhard
6-11-2026

