



www.mcpeeklandsurveying.com
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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Tabitha L. Coler
OR 2346-1 & OR 2711-508
+/- 2.220 Ac. Total

Situated in the State of Ohio, County of Muskingum, Township of Harrison, being part of the northwest quarter of Section 19, T12, R12, Congress Lands East of the Scioto River and being part of the lands now owned by Tabitha L. Coler (OR 2346-1 & Or 2711-508) and more particularly described as follows.

Beginning for reference at a stone found at the northeast corner of the northwest quarter of Section 19, thence with the mid-section line, S 01°59'35" W 631.31 feet to a stone found on the southeast corner of the lands now owned by Michael J. Moll (OR 2635-536) ;

thence continuing with said line S 01°59'35" W 220.85 feet to an iron pin set and the principal place of beginning.

thence continuing with said line S 01°59'35" W 92.36 feet to a point in the center of Virginia Ridge Road (TR-66), passing an iron pin set at 52.55 feet;

thence with the center of said Virginia Ridge Road the following four (4) courses:

1. thence S55°56'49"W 117.53 feet to a point;
2. thence S62°57'26"W 57.76 feet to a point;
3. thence S62°34'26"W 332.45 feet to a point;
4. thence with a curve turning to the right with an arc length of 52.85 feet, a radius of 1086.77 feet, a chord bearing of S65°28'55"W, and a chord length of 52.85 feet to a point;

thence leaving the center of said Virginia Ridge Road and going through said Coler's lands the following six (6) courses:

1. thence N19°42'31"W 150.76 feet to an iron pin set, passing an iron pin set at 22.99 feet;
2. thence N30°50'55"W 49.83 feet to an iron pin set;
3. thence N37°43'33"E 117.49 feet to an iron pin set;
4. thence N83°16'48"E 193.65 feet to an iron pin set;
5. thence S83°11'43"E 126.70 feet to an iron pin set;
6. thence N67°47'07"E 196.12 feet to the point of beginning, containing a total of 2.220 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 2.220 acre tract and its ingress/egress easement is based on a field survey made

by McPeek Land Surveying, LLC on February 1st, 2018.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

3/15/18
Date

Parcel No.

Part of: 20-60-19-04-000 (+/- 1.095 ac.) & Part of: 20-60-19-03-001 (+/- 1.125 ac.) **Total of +/-2.220 Ac.**



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
3/21/18 Date Fee Paid

DESCRIPTION
APPROVED
By: [Signature]

SITUATED IN

The State of Ohio, County of Muskingum, Township of Harrison,
NW Quarter of Sec. 19, T12, R12, Congress Lands East of the Scioto River
and being part of the lands now owned by Tabitha L. Coler (OR 2346-1 & OR 2711-508)

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
www.mceo.org
<http://recorder.muskingumcounty.org>

ADJOINER STATEMENT

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.

DESCRIPTION
APPROVED
By: *[Signature]* 3/14/2018

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Z— Property Hook

20-60-19-02-001
Tabitha L. Coler
OR 2268-760

Tabitha L. Coler
OR 2346-1
±4.573 Ac.

Remainder part or
All of: 20-60-19-03-001
to be added to:
20-60-19-04-001

Tabitha L. Coler
OR 2346-1 & OR 2711-508
±2.220 Ac. (Total)

Part of: 20-60-19-04-000
±1.095 Ac.
OR 2711-508

Part of: 20-60-19-03-001
±1.125 Ac.
OR 2346-1

20-60-19-07-002
April L. Butler
OR 2593-727

20-60-19-01-000
Wayne H. Dearth, Jr. &
Bonnie S. Dearth
OR 1815-304

NE CRNR. NW QTR.
S 01°59'35" W
631.31'

20-60-19-02-000
Michael J. Moll
OR 2635-536

N 71°59'45" E
501.33'

POB

S 01°59'35" W
220.85'

S 67°47'07" W
N 67°47'07" E
196.12'

POB

92.36'

@52.55'

Part of: 20-60-19-03-001
±1.125 Ac.
OR 2346-1

117.53'

S 55°56'49" W

S 62°57'26" W
57.76'

S 62°34'26" W
332.45'

VIRGINIA RIDGE ROAD (TR-66)

BS 65°28'55" W
D3.0960
R1086.77
A52.85'

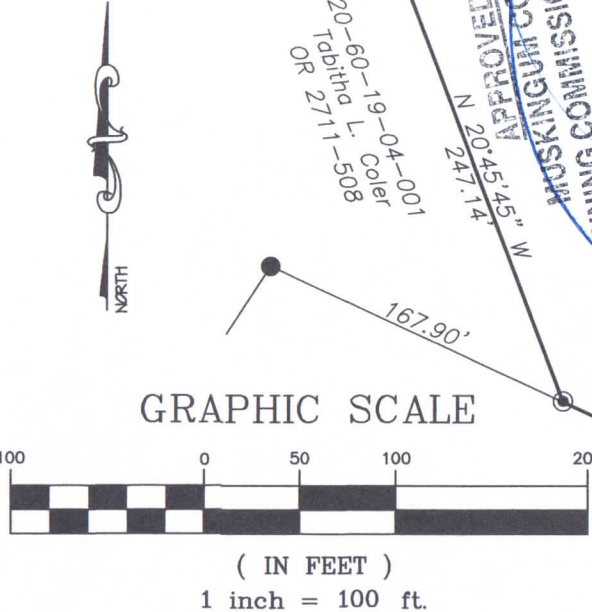
20-60-19-06-000
John E. Coler & Tabitha L. Coler
OR 2411-909



Brian Kelly McPeck
Reg. Surveyor No. 8517

OFFICE COPY
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3/15/16
Date

MCPEEK LAND SURVEYING LLC
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20-60-19-04-001
Tabitha L. Coler
OR 2711-508

N 20°45'45" W
247.14'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

File Paid
3/14/18
Date

N 65°15'37" W
54.08'

S 64°08'10" W
278.46'

20-60-19-04-000
Tabitha L. Coler
OR 2711-508

S 30°50'55" E
N 30°50'55" W
49.83'

S 37°43'33" W
N 37°43'33" E
117.49'

S 83°16'48" W
N 83°16'48" E
193.65'

N 83°11'43" W
S 83°11'43" E
126.70'

S 67°47'07" W
N 67°47'07" E
196.12'

POB

92.36'

@52.55'