



Jon C. Fox

DR 1126-651

All of: 20-70-02-14-001 (+/-36.384 Ac.) & All of: 20-60-19-20-000 (+/-79.417 Ac.)

Total +/- 114.611 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Harrison, Southwest Quarter of Section 19, T12, R12 and Northeast Quarter and Southeast Quarter of Section 2, T10, R13, Congress Lands East of the Scioto River and being a all of the lands now owned by Jon C. Fox as recorded in DR 1126-651 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (graves) at the southeast corner of the southeast quarter of said Section 2; thence with the south line of said section, N 84°08'10" W a distance of 588.85 feet to a pipe found (1.5") at the southeast corner of the lands now owned by Scott W. Kramer & John D. Kramer (DR 1149-682);

thence with the west line of said Fox's lands, N 02°25'32" E a distance of 2187.41 feet to an iron pin set at the south west corner of the lands now owned by Keri A. Fox (OR 2208-761), passing an iron pin found (5/8") at 941.63 feet and a pipe found (1.5") at 1703.50 feet;

thence with the common line of said Fox/Fox's lands the following four (4) courses:

1. S 64°10'32" E a distance of 251.89 feet to an iron pin found (graves);
2. N 36°47'42" E a distance of 242.77 feet to a point in the center of a private lane, passing an iron pin found (graves) at 215.26 feet;
3. N 64°49'32" W a distance of 399.20 feet to a point;
4. S 02°52'22" W a distance of 9.98 feet to an iron pin found (graves) at the northeast corner of the lands now owned by Gary W. Williams & Leslie A. Williams (DR 693-178);

thence with the north line of said Williams lands, N 68°05'15" W a distance of 284.56 feet to a point in the center of Virginia Ridge Road (TR-66), passing an iron pin set 253.35 feet;

thence with the center of said Virginia Ridge Road, N 23°06'54" E a distance of 94.52 feet to a railroad spike found at the southwest corner of the lands now owned by Terry B. Swingle & Jennifer L. Swingle (OR 1671-312);

thence with the south line of said Swingle's lands, N 86°31'07" E a distance of 851.65 feet to an iron pin found (graves) on the east line of said Section 2, passing an iron pin found (5/8") at 435.57 feet;

thence with the common line of said Section 2 and said Section 19, S 00°13'57" E a distance of 139.70 feet to an iron pin found (graves) at the northwest corner of the southwest quarter of said Section 19;

thence with the north line of said southwest quarter, S 87°52'33" E a distance of 1337.61 feet to an iron pin set at the northwest corner of the lands now owned by Shane Edward Dearing (OR 3193-281);

thence with the east line of said Fox's lands the following two (2) courses:

1. S 01°28'20" W a distance of 524.72 feet to an iron pin found (5/8");
2. S 04°13'56" W a distance of 2061.07 feet to an iron pin found (graves) on the south line of said section, passing a pipe found (1.5") at 510.25 feet, 3.45 feet west of line;

thence with the south line of said section, N 88°30'11" W a distance of 1312.47 feet to the place of beginning, containing a total of 115.801 acres more or less, EXCEPTING from the above described parcel is a parcel of land containing a total of 1.190 acres that is owned by Jon M. Fox (DR 1151-728) and it is described as

follows:

Beginning at an iron pin found (graves) that is referenced by an iron pin found (graves) at the Northwest corner of said Southwest Quarter of Section 19 that bears, N 56°49'49" W a distance of 454.83 feet; thence with the common line of said Fox/Fox's lands the following six (6) courses:

- 1. N 87°42'32" E a distance of 100.24 feet to an iron pin found (graves);*
- 2. S 25°11'33" E a distance of 193.84 feet to an iron pin found (graves);*
- 3. S 00°39'53" E a distance of 114.90 feet to a point in the center of a private lane, passing an iron pin found (5/8") at 104.92 feet;*
- 4. N 79°27'39" W a distance of 90.00 feet to a point, referenced by an iron pin found (graves) that bears, N 21°36'25" E a distance of 9.96 feet;*
- 5. N 71°35'07" W a distance of 189.01 feet to a point;*
- 6. N 21°44'45" E a distance of 226.22 feet to the place of beginning, passing an iron pin found (graves) at 10.00 feet;*

After excepting the above described 1.190 acres, said parcel contains a total of 114.611 feet more or less, subject to all legal highways and easements of record.

Subject to an existing easement for the purpose of ingress/egress, 20 feet in width as recorded in DR 709-292 and shown on accompanying plat.

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 114.611 acre tract and its ingress/egress easement is based on a field survey made by McPeck Land Surveying, LLC on February 10th, 2026.

OFFICE COPY
Brian Kelly McPeck, PS 8517
NOT RECORDABLE

2/16/26
Date

DESCRIPTION

APPROVED

By: D.A. Barshank
3-2-2026

SITUATED IN

The State of Ohio, County of Muskingum, Township of Harrison, SW Quarter of Sec. 19, T12, R12, and part of the NE Quarter and the SE Quarter of Sec. 2, T10, R13, Congress Lands East of the Scioto River and being part of the lands now owned by Jon C. Fox (DR 1126-651)

ReSurvey

BASIS OF BEARING

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

REFERENCES

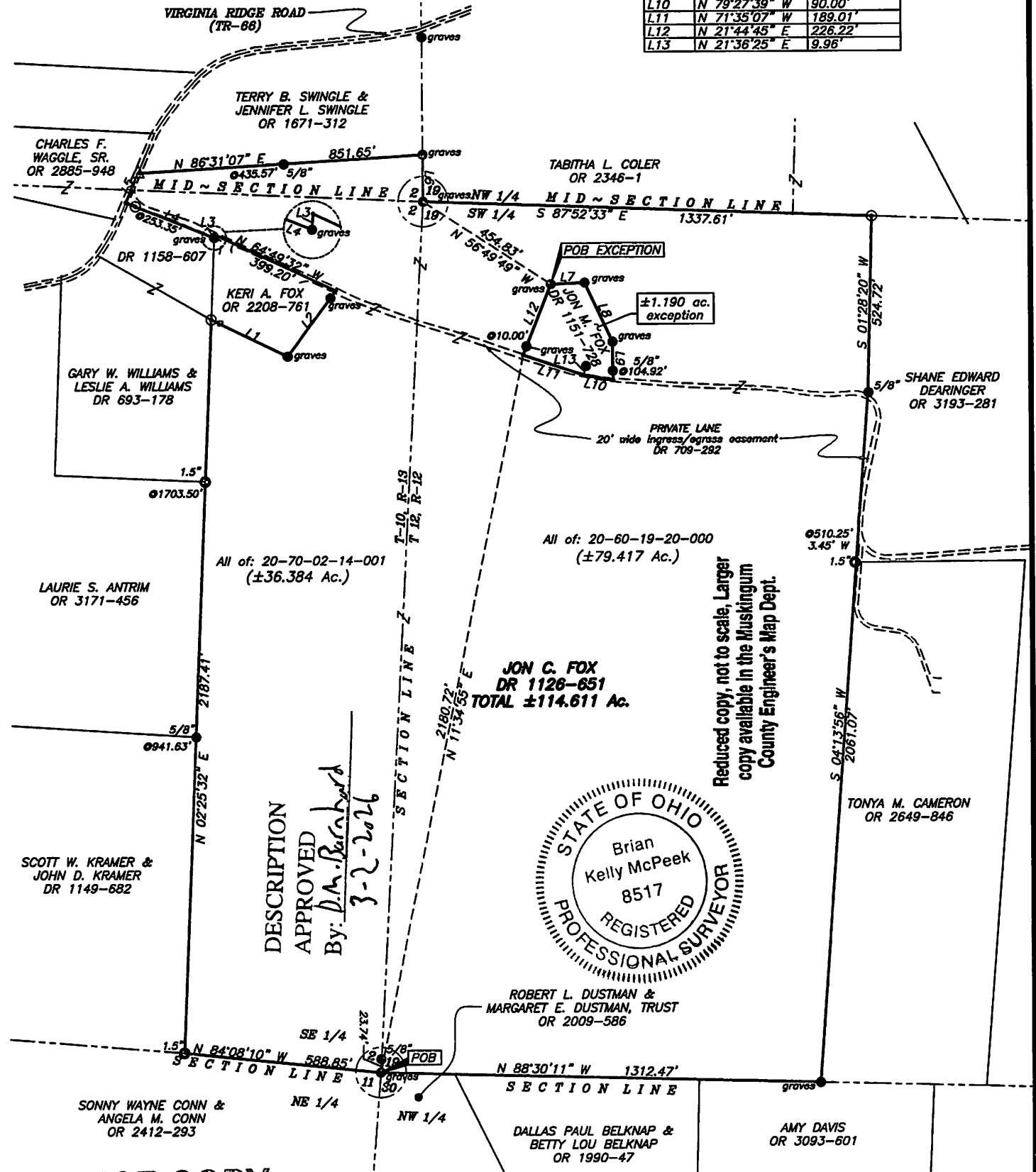
* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org

LEGEND

- Iron Pin Set (8517)
- Iron Pin Found
- Pipe Found w/cap
- ⊠ Stone Found
- Property Hook
- Point Not Marked
- △ RR Spike Found

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°10'32" E	251.89'
L2	N 36°47'42" E	242.77'
L3	S 02°52'22" W	9.98'
L4	N 68°05'15" W	284.56'
L5	N 23°06'54" E	94.52'
L6	S 00°13'57" E	139.70'
L7	N 87°42'32" E	100.24'
L8	S 25°11'33" E	193.84'
L9	S 00°39'53" E	114.90'
L10	N 79°27'39" W	90.00'
L11	N 71°35'07" W	189.01'
L12	N 21°44'45" E	226.22'
L13	N 21°36'25" E	9.96'



Brian Kelly McPeck
Reg. Surveyor No. 8517

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 = 300 ft.

MCPECK LAND SURVEYING LLC
www.mcpecklandsurveying.com
email: brian@mcpecklandsurveying.com
1705 East Pike, * Zanesville, OH 43701 * 740.704.6073