

23-20-04-05-000



www.mcpeeklandsurveying.com LLC
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Raymond Barr
OR 2566-893
+/-42.567 Ac.

Being a part of the Northeast Quarter of Section 4, Township 2, Range 5, Highland Township, Muskingum County, Ohio, also being part of the lands in Muskingum County Parcel Number 23-20-04-05-000, now owned by Raymond Barr as recorded in Official Record 2566-893, more fully described as follows.

Beginning at a stone found at the Southeast Corner of the Northeast Quarter of Section 4, Township 2, Range 5, thence along the mid-section line, N87°46'13"W, a distance of 1526.44 feet to an iron pin set and the principal place of beginning;

thence continuing with said mid-section line, also being the north line of the lands now owned by Jerry G. Sarbaugh (OR 2113-49), N87°46'13"W, a distance of 661.24 feet to a point;

thence leaving said mid-section line and going through said Barr's lands following two (2) courses:

1. N02°31'24"W, a distance of 476.60 feet to an iron pin set, passing an iron pin set at 37.42 feet;
2. N89°56'28"W, a distance of 396.33 feet to an iron pin set on the east line of the lands now owned by Dale Robert Woods & Lynn Woods (OR 2175-702), also being a mid-section line of said Section 4;

thence with said mid-section line, N02°41'42"E, a distance of 1018.26 feet to an iron pin found on said mid-section line at the southwest corner of the lands now owned by Rick Barr, Trustee of the Rick Barr Rev. Trust, (OR 2488-620);

thence leaving said mid-section line Raymond Barr/Rick Barr, Tr lands the following two (2) courses:

1. S89°11'30"E, a distance of 1541.18 feet to stone found;
2. S01°17'15"W, a distance of 889.91 feet an iron pin set;

thence going through said Raymond Barr's lands the following two (2) courses:

1. S87°25'51"W, a distance of 463.19 feet to an iron pin set;
2. S02°44'31"W, a distance of 587.88 feet to the place of beginning, containing 42.567 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 on 06/18/2012 (previous survey by McPeek Land Surveying).

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

The above described 42.567 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on April 12th, 2018.

OFFICE COPY
RECORDABLE

Brian Kelly McPeek, PS 8517

5/2/18

Date

Parcel No.

Part of: 23-20-04-05-000 (+/- 42.567 ac.)

DESCRIPTION APPROVED
By: *[Signature]*

SURVEY SPLIT

SITUATED IN

The State of Ohio, County of Muskingum
Township of Highland, NE Qtr. Sec. 4,
T2, R5, United States Military Lands.

BASIS OF BEARING

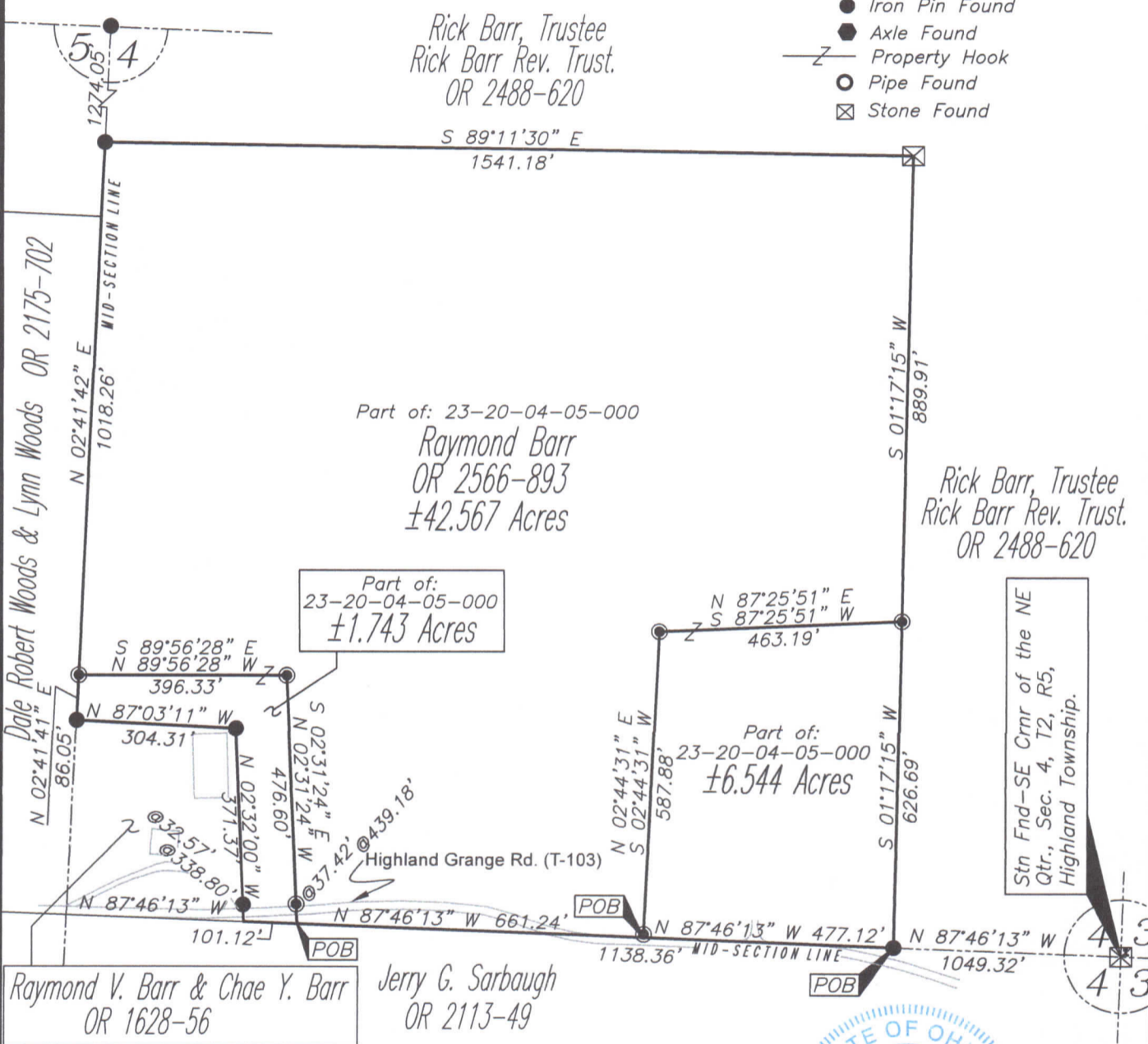
Bearings are based on the Ohio State
Plane Grid Coordinates, NAD83, Ohio South,
per GPS Observation on 06/18/2012.
(previous survey by McPeek Land Surveying)

REFERENCES

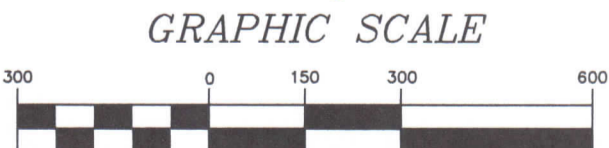
* As shown on plat

LEGEND

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



DESCRIPTION APPROVED
By: *[Signature]* 06/18/2018



(IN FEET)
1 inch = 300 ft.

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Brian Kelly McPeek
Reg. Surveyor No. 8517

This plat was prepared by McPeek 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.

MCPEEK LAND SURVEYING LLC

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W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (164)453-4850

DESCRIPTION FOR CONVEYANCE
R. AND P. BARR
PARCEL NUMBER 23-23-20-04-05-000 (ALL)

BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1049.32 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID SECTION LINE SOUTH 00 DEGREES 57 MINUTES 58 SECONDS EAST 33.88 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 103 (HIGHLAND GRANGE ROAD); THENCE ALONG THE CENTER OF SAID ROAD THE NEXT 14 COURSES AND DISTANCES:

- 1) NORTH 75 DEGREES 54 MINUTES 52 SECONDS WEST 38.87 FEET TO A POINT,
- 2) NORTH 81 DEGREES 23 MINUTES 33 SECONDS WEST 80.10 FEET TO A POINT,
- 3) NORTH 86 DEGREES 21 MINUTES 14 SECONDS WEST 73.06 FEET TO A POINT,
- 4) NORTH 88 DEGREES 30 MINUTES 34 SECONDS WEST 137.72 FEET TO A POINT,
- 5) NORTH 89 DEGREES 41 MINUTES 22 SECONDS WEST 250.67 FEET TO A POINT,
- 6) NORTH 86 DEGREES 09 MINUTES 29 SECONDS WEST 51.14 FEET TO A POINT,
- 7) NORTH 77 DEGREES 02 MINUTES 46 SECONDS WEST 50.90 FEET TO A POINT,
- 8) NORTH 73 DEGREES 25 MINUTES 14 SECONDS WEST 84.26 FEET TO A POINT,
- 9) NORTH 80 DEGREES 49 MINUTES 40 SECONDS WEST 50.92 FEET TO A POINT,
- 10) NORTH 87 DEGREES 56 MINUTES 02 SECONDS WEST 50.00 FEET TO A POINT,
- 11) SOUTH 88 DEGREES 44 MINUTES 30 SECONDS WEST 114.80 FEET TO A POINT,
- 12) SOUTH 85 DEGREES 11 MINUTES 17 SECONDS WEST 86.58 FEET TO A POINT,
- 13) SOUTH 82 DEGREES 41 MINUTES 56 SECONDS WEST 63.43 FEET TO A POINT,
- 14) SOUTH 84 DEGREES 50 MINUTES 33 SECONDS WEST 118.26 FEET TO A POINT

AT THE SOUTHEAST CORNER OF A 2.360 MORE OR LESS ACRE TRACT; THENCE ALONG SAID TRACT NORTH 04 DEGREES 45 MINUTES 47 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 15.00 FEET A TOTAL DISTANCE OF 353.80 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 89 DEGREES 17 MINUTES 01 SECONDS WEST 304.31 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF SAID 2.360 MORE OR LESS ACRES, SAID IRON PIN ALSO BEING ON THE EAST LINE OF A TRACT CONVEYED TO M. SANDAL AS RECORDED IN DEED VOLUME 826, PAGE 277 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE ALONG SAID SANDAL TRACT NORTH 00 DEGREES 27 MINUTES 51 SECONDS EAST 1104.31 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO H. AND E. BARR AS RECORDED IN DEED VOLUME 337, PAGE 406 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING SAID SANDAL TRACT AND ALONG THE SOUTH LINE OF SAID BARR TRACT NORTH 88 DEGREES 33 MINUTES 46 SECONDS EAST 1540.57 FEET TO AN IRON PIN SET; THENCE SOUTH 00 DEGREES 57 MINUTES 58 SECONDS EAST 1517.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 50.512 MORE OR LESS ACRES, HAVING 50.396 MORE OR LESS ACRES IN THE NORTHEAST QUARTER AND 0.116 MORE OR LESS ACRES IN THE SOUTHEAST QUARTER. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 103 (HIGHLAND GRANGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (164)453-4850

SECTION 4.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAPS.

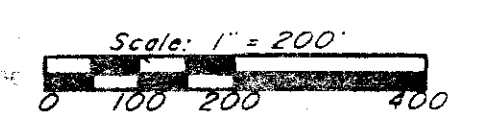
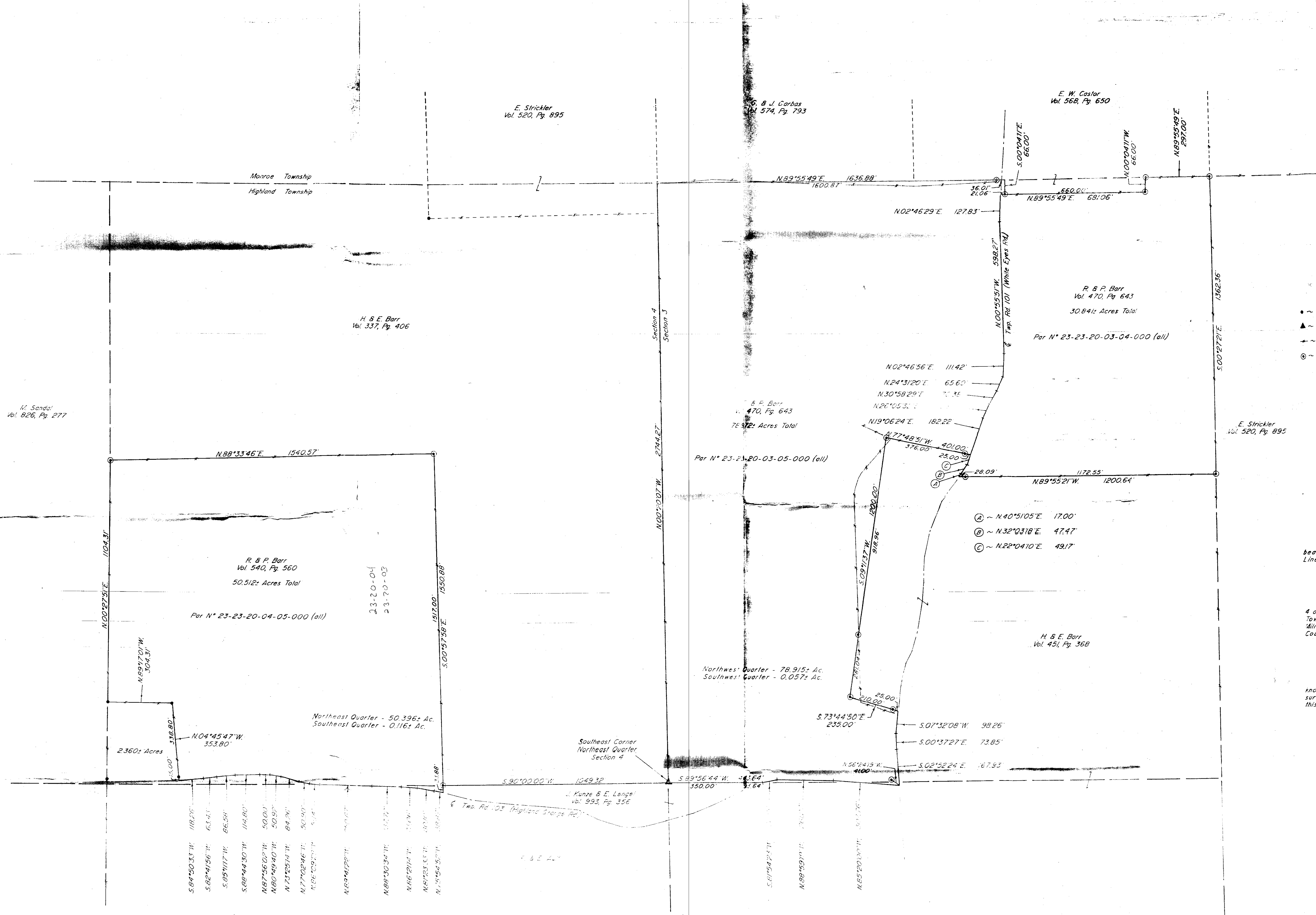
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION
TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF JANUARY 1991.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718
OFFICE COPY
NOT RECORDABLE
D3278A3 R. BARR

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Hamble
1-17-91

106



- ~ Existing Iron Pin (1/8" rebar)
- ▲ ~ Existing Stone
- ~ Existing Fenceline
- ⊙ ~ Iron Pin Set (1/8" x 30" rebar w/ plastic lid cap)

Research

Vol. 540	Pg. 560
Vol. 826	Pg. 277
Vol. 520	Pg. 895
Vol. 574	Pg. 793
Vol. 568	Pg. 650
Vol. 470	Pg. 643
Vol. 451	Pg. 368
Vol. 993	Pg. 356
Vol. 882	Pg. 121

Muskingum County Tax Map

Bearings are based on an assumed bearing of N.90°00'00"W. along the South Line of the Northeast Quarter of Section 4.

Being a part of the East Half of Section 4 and a part of the West Half of Section 3, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey were prepared by me, this 11th day of 1991.

**OFFICE COPY
NOT RECORDABLE**

W. J. BIEDENBACH
Reg. Surveyor #5718

W. J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
JAMESVILLE, OHIO
(614) 453-4850

Drawn by: SOD	Date: 1-11-91
Scale: 1" = 200'	Checked by: R
Job No: 3278	R. Barr