



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

Sandra Beatty & Ronald Barr
OR 2566-900
Tract 3
+/-29.751 Ac.

Being a part of the West Half of Section 1, Township 2, Range 5, Highland Township, Muskingum County, State of Ohio, also being part of the lands in Muskingum County Parcel Number 23-30-01-05-000 and all of the lands in Muskingum County Parcel Number 23-30-01-07-000 now owned by Sandra Beatty & Ronald Barr as recorded in Official Record 2566, Page 900, more fully described as follows.

Beginning for reference at an iron pin found at the southwest corner of the northwest quarter of Section 1, thence with the common line of Highland Township and Monroe Township, thence South 87 degrees 57 minutes 16 seconds East, 944.55 feet to an iron pin set and the principal place of beginning, passing an iron pin found at 933.83 feet;

thence going through said Beatty/Barr's lands the following six (6) courses:

1. North 06 degrees 59 minutes 35 seconds East, 1581.59 feet to an iron pin set;
2. North 17 degrees 58 minutes 13 seconds East, 98.12 feet to an iron pin set;
3. North 56 degrees 02 minutes 12 seconds East, 254.17 feet to an iron pin set;
4. North 73 degrees 34 minutes 29 seconds East, 126.24 feet to an iron pin set;
5. North 60 degrees 36 minutes 08 seconds East, 201.36 feet to an iron pin set;
6. North 79 degrees 13 minutes 57 seconds East, 261.94 feet to an iron pin set on the southwest corner of the land now owned by Nicholas K. Wilder & James C. Wilder (DR 908-298);

thence with the south line of said Wilder's lands, South 82 degrees 45 minutes 53 seconds East, 183.21 feet to an iron pin set on the northeast corner of said Beatty/Barr's lands;

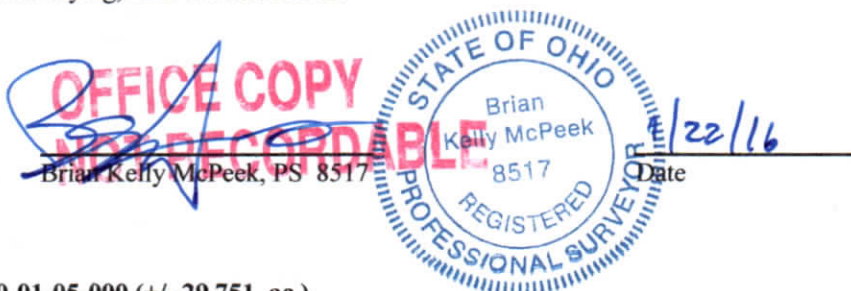
thence with the east line of said Beatty/Barr's lands the following seven (7) courses:

1. South 09 degrees 34 minutes 47 seconds West, 973.50 feet to an iron pin found, passing iron pins found at 46.04 feet and 815.38 feet;
2. North 87 degrees 25 minutes 13 seconds West, 145.86 feet to an iron pin found;
3. South 29 degrees 31 minutes 32 seconds West, 791.99 feet to an iron pin found, passing iron pins found at 303.09 feet and 528.51 feet;
4. South 52 degrees 53 minutes 06 seconds West, 96.36 feet to an iron pin found;
5. South 26 degrees 08 minutes 06 seconds West, 305.58 feet to an iron pin found;
6. North 87 degrees 55 minutes 44 seconds West, 135.66 feet to an iron pin found;
7. North 87 degrees 55 minutes 03 seconds West, 124.28 feet to the place of beginning, containing 29.751 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.

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

The above described 29.751 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on 10/21/2015.



Parcel No.

Part of: 23-30-01-05-000 (+/- 29.751 ac.)

DESCRIPTION
APPROVED
By: *[Signature]* 11/29/2016

SITUATED IN

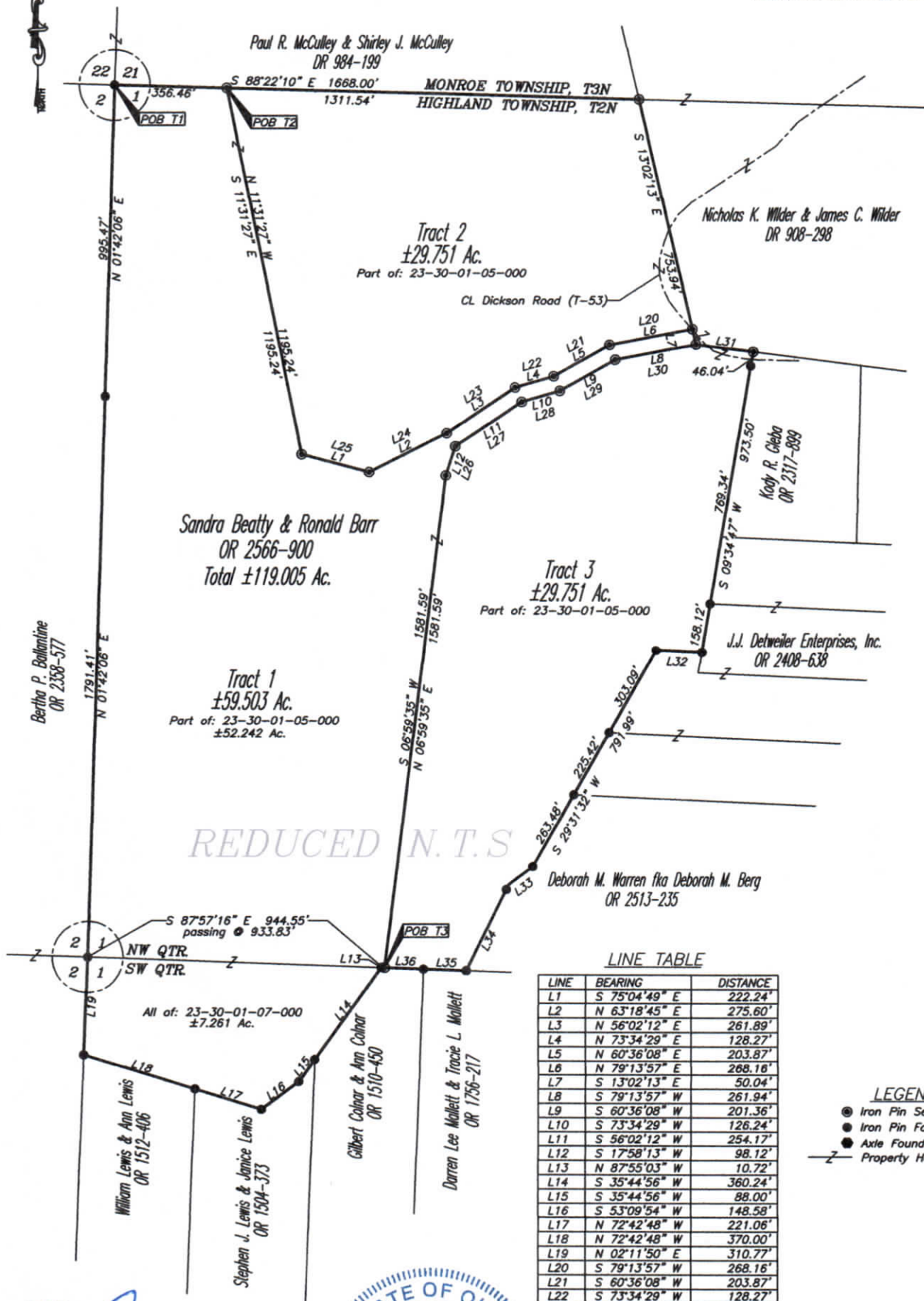
The State of Ohio, County of Muskingum
Township of Highland and being part of the
West Half of Sec. 1, T2, R5.

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



REDUCED N.T.S

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°04'49" E	222.24'
L2	N 63°18'45" E	275.60'
L3	N 56°02'12" E	261.89'
L4	N 73°34'29" E	128.27'
L5	N 60°36'08" E	203.87'
L6	N 79°13'57" E	268.16'
L7	S 13°02'13" E	50.04'
L8	S 79°13'57" W	261.94'
L9	S 60°36'08" W	201.36'
L10	S 73°34'29" W	126.24'
L11	S 56°02'12" W	254.17'
L12	S 17°58'13" W	98.12'
L13	N 87°55'03" W	10.72'
L14	S 35°44'56" W	360.24'
L15	S 35°44'56" W	88.00'
L16	S 53°09'54" W	148.58'
L17	N 72°42'48" W	221.06'
L18	N 72°42'48" W	370.00'
L19	N 02°11'50" E	310.77'
L20	S 79°13'57" W	268.16'
L21	S 60°36'08" W	203.87'
L22	S 73°34'29" W	128.27'
L23	S 56°02'12" W	261.89'
L24	S 63°18'45" W	275.60'
L25	N 75°04'49" W	222.24'
L26	N 17°58'13" E	98.12'
L27	N 56°02'12" E	254.17'
L28	N 73°34'29" E	126.24'
L29	N 60°36'08" E	201.36'
L30	N 79°13'57" E	261.94'
L31	S 82°45'53" E	183.21'
L32	N 87°25'13" W	145.86'
L33	S 52°53'06" W	96.36'
L34	S 26°08'06" W	305.58'
L35	N 87°55'03" W	135.66'
L36	N 87°55'03" W	124.28'

LEGEND

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

Brian Kelly McPeck
Reg. Surveyor No. 8517

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



DESCRIPTION
APPROVED
By: [Signature] 1/29/2016

SITUATED IN

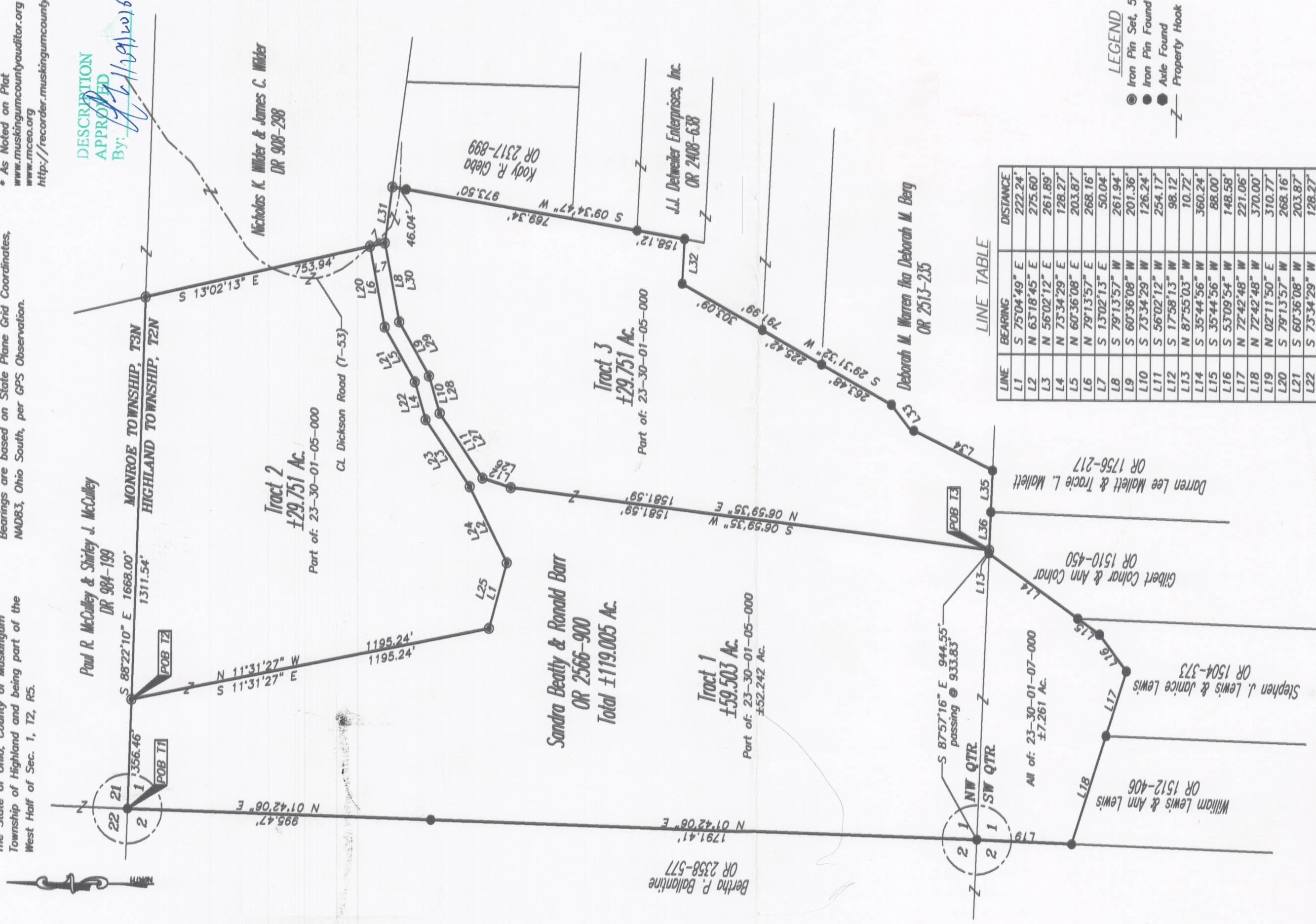
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OFFICE COPY
NOT RECORDED
Date 12/22/16
Reg. Surveyor No. 8517

GRAPHIC SCALE



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