



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

Sandra Beatty & Ronald Barr
OR 2566-900
Tract 1
+/-59.503 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 at an iron pin found at the northwest corner of the northwest quarter of Section 1, thence with the common line of Highland Township and Monroe Township, South 88 degrees 22 minutes 10 seconds East, 356.46 feet to an iron pin set;

thence going through said Beatty & Barr's lands the following seven (7) courses:

1. South 11 degrees 31 minutes 27 seconds East, 1195.24 feet to an iron pin set;
2. South 75 degrees 04 minutes 49 seconds East, 222.24 feet to an iron pin set;
3. North 63 degrees 18 minutes 45 seconds East, 275.60 feet to an iron pin set;
4. North 56 degrees 02 minutes 12 seconds East, 261.89 feet to an iron pin set;
5. North 73 degrees 34 minutes 29 seconds East, 128.27 feet to an iron pin set;
6. North 60 degrees 36 minutes 08 seconds East, 203.87 feet to an iron pin set;
7. North 79 degrees 13 minutes 57 seconds East, 268.16 feet to an iron pin set on the west line of the lands of Nicholas K. Wilder & James C. Wilder (DR 908-298);

thence with the west line of said Wilder & Wilder's lands, South 13 degrees 02 minutes 13 seconds East, 50.04 feet to an iron pin set;

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

1. South 79 degrees 13 minutes 57 seconds West, 261.94 feet to an iron pin set;
2. South 60 degrees 36 minutes 08 seconds West, 201.36 feet to an iron pin set;
3. South 73 degrees 34 minutes 29 seconds West, 126.24 feet to an iron pin set;
4. South 56 degrees 02 minutes 12 seconds West, 254.17 feet to an iron pin set;
5. South 17 degrees 58 minutes 13 seconds West, 98.12 feet to an iron pin set;
6. South 06 degrees 59 minutes 35 seconds West, 1581.59 feet to an iron pin set on the north line of the land now owned by Gilbert Colnar & Ann Colnar (OR 1510-450);

thence with the southern most line of said Beatty & Barr's lands the following six (6) courses:

1. North 87 degrees 55 minutes 03 seconds West, 10.72 feet to an iron pin found;
2. South 35 degrees 44 minutes 56 seconds West, 360.24 feet to an iron pin found;
3. South 35 degrees 44 minutes 56 seconds West, 88.00 feet to an iron pin found;
4. South 53 degrees 09 minutes 54 seconds West, 148.58 feet to an iron pin found;
5. North 72 degrees 42 minutes 48 seconds West, 221.06 feet to an iron pin found;
6. North 72 degrees 42 minutes 48 seconds West, 370.00 feet to an iron pin found on the east line of the lands now owned by Bertha P. Ballantine (OR 2358-577) also being the section line of Sections 1 and 2;

thence with said section line the following three (3) courses:

1. North 02 degrees 11 minutes 50 seconds East, 310.77 feet to an iron pin found;
2. North 01 degrees 42 minutes 06 seconds East, 1791.41 feet to an iron pin found;
3. North 01 degrees 42 minutes 06 seconds East, 995.47 feet to an iron pin found and the place of beginning, containing 59.503 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 59.503 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on 10/21/2015.



OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck, PS 8517

1/22/16
Date

Parcel No.

Part of: 23-30-01-05-000 (+/- 52.242 ac.)

All of: 23-30-01-07-000 (+/- 7.261 ac.)

Total: (+/- 59.503)

DESCRIPTION
APPROVED
By: [Signature] 1/22/16

SITUATED IN

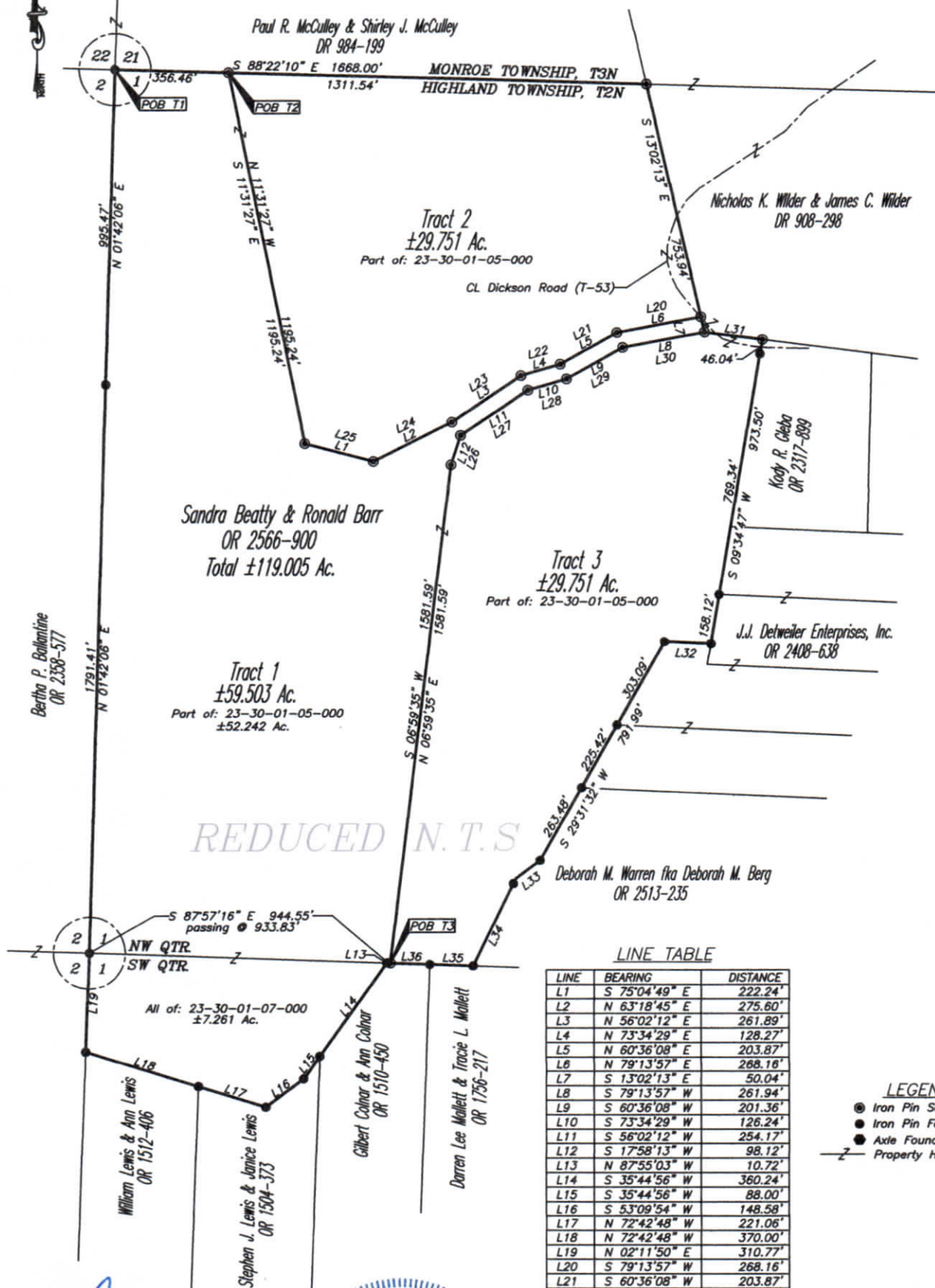
The State of Ohio, County of Muskingum
Township of Highland and being part of the
West Half of Sec. 1, T2, R5.

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'
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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°55'44" 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

Date: 1/22/16

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



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SITUATED IN

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

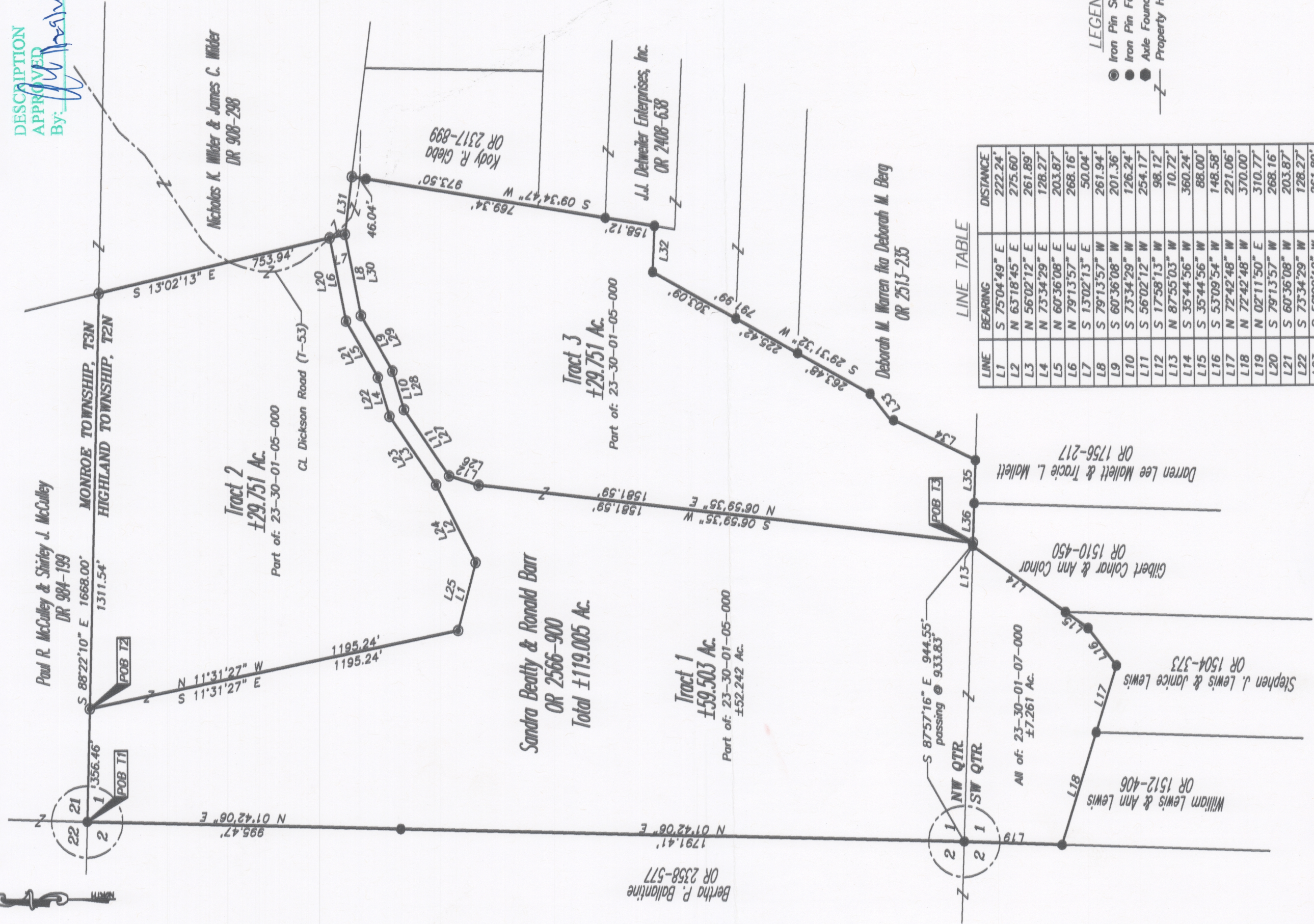
BASIS OF BEARING

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● Iron Pin Found
● Axle Found
— Z — Property Hook



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Reg. Surveyor No. 8517

GRAPHIC SCALE



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1 inch = 300 ft.