



John B. Ridgway
All of: 29-50-20-08-000
OR 2034-203
+/-68.221 Ac.

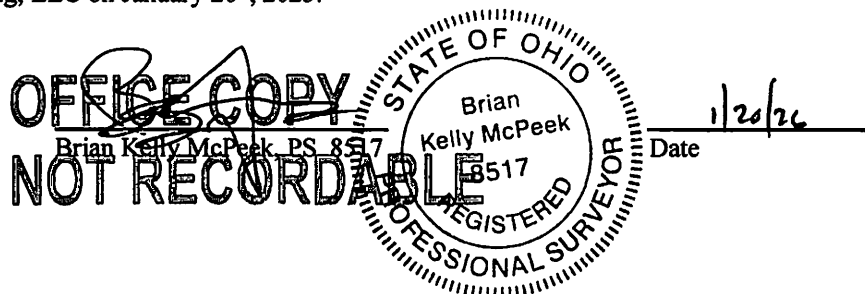
Situated in the State of Ohio, County of Muskingum, Township of Jackson, Northwest Quarter of Section 20, T3N, R9W, being all of the lands now owned by John B. Ridgway as recorded in OR 2034-203 of the Muskingum County Recorder's Office more fully described as follows.

Beginning at an iron pin set at the southeast corner of said northwest quarter;
thence with the south line of said quarter, N 88°10'27" W a distance of 1342.19 feet to an axle found at the southeast corner of the lands now owned by Robert Dale & Mary Ann Coe (OR 3316-716), referenced by a capped pipe found (1" zande) the bears S 59°59'53" W a distance of 0.47 feet;
thence with the east line of said Robert Dale & Mary Ann Coe's lands, N 04°20'19" W a distance of 1707.29 feet to an iron pin found (newcome) on the south line of the lands now owned by Ohio Rail Development Commission (OR 2397-658);
thence with the south line of said Ohio Rail Development Commission's lands, N 67°19'32" E a distance of 1683.41 feet to an iron pin set on the east line of said quarter section;
thence with the east line of said quarter section, S 01°58'36" W a distance of 2395.53 feet to the place of beginning, containing 68.221 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 68.221 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 20th, 2025.



DESCRIPTION

APPROVED

By: J.A. Barnhard

2-2-2026

SITUATED IN

The State of Ohio, County of Muskingum, Township of Jackson, Northwest Quarter of Section 20, T3N, R9W.

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
Previous survey by: Jobes & Henderson, 1997
R.D. Zande, 2002
Morris & Associates, 2004
Newcome, 2007 & 2019

LEGEND

- Iron Pin Set (5/8" MCPEEK PS 8517)
- Iron Pin Found
- Iron Pipe Found
- ⊗ Axle Found
- Z- Property Hook



Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

DESCRIPTION
APPROVED
By: *D.M. Barnhart*
2-2-2026

All of: 29-50-20-08-000
JOHN B. RIDGWAY
OR 2034-203
±68.221 Ac.

ROBERT DALE &
MARY ANN COE
OR 3316-716

DAVID A. LENTZ
OR 2171-537

VILLAGE OF
FRAZEYSBURG
OR 1642-824

DETAIL A
N.T.S.

VILLAGE OF FRAZEYSBURG
OR 1697-772

DETAIL B
N.T.S.

BLUEBIRD LANE

KELLY BARCUS
DR 1131-540

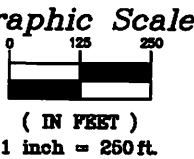
VILLAGE OF
FRAZEYSBURG
OR 1808-589

JOHN B. RIDGWAY
OR 2034-203

DAVID A. LENTZ
OR 2171-537

OFFICE COPY

NOT RECORDABLE
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.



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