



Josey W. & Corrie Rayner
OR 3166-147
All of: 40-70-31-02-000
+/-7.064 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Meigs, Northeast Quarter of Section 31, T12, R11, Congress Lands East of the Scioto River and also being part of the lands now owned by Josey W. & Corrie Rayner as recorded in OR 3166-147 of the Muskingum County Recorder's Office and described as follows.

Beginning for reference at a pipe found (1 1/2") at the southeast corner of said northeast quarter, thence with the mid section line, N 87°12'55" W a distance of 424.24 feet to a point at the southeast corner of said Rayner's lands, the principal place of beginning;

thence continuing with said mid-section line, N 87°12'55" W a distance of 367.77 feet to a point in the center of Rayner Lane (T-24);

thence with the center of said Rayner Lane the following three (3) courses:

1. N 67°24'23" E a distance of 20.17 feet to a point;
2. N 68°16'38" E a distance of 68.56 feet to a point;
3. N 67°06'16" E a distance of 136.38 feet to a point at the southeast corner of the lands now owned by Thomas L. & Carolyn S. Rayner (OR 3166-151);

thence with the common line of said Rayner, Etal and Rayner, N 23°19'39" W a distance of 715.95 feet to an iron pin found (mcpeek) on the south line of the lands owned by Rodney E. & Sarah K. Dingey (DR 1081-322), passing an iron pin found (mcpeek) at 242.67 feet;

thence with the south line of said Dingey's lands, S 73°48'27" E a distance of 915.52 feet to an iron pin found (mcpeek) on the east line of said northeast quarter;

thence with the east line of said northeast quarter, S 01°22'00" W a distance of 71.74 feet to an iron pin found (mcpeek) at the northeast corner of the lands now owned by Thomas L. Rayner & Carolyn S. Meiser (DR 987-560);

thence with the common line of said Rayner and Rayner & Meiser's lands the following two (2) courses:

1. S 60°29'11" W a distance of 499.63 feet to a point;
2. S 00°03'40" E a distance of 188.32 feet to the principal place of beginning, passing an iron pin found (5/8") at 164.81 feet, containing a total of 7.064 acres more or less, subject to all legal highways and easements of record.

All bearings and distances 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 7.064 acre parcel is based on a field survey made by McPeek Land Surveying April 25th, 2022 and February 9th, 2026..



DESCRIPTION

APPROVED

By: D.A. Barnhard

2-17-2026

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Meigs, Northeast Quarter of
Sec. 31, T12, R11, Congress Lands East
of the Scioto River.

BASIS OF BEARING

Bearings & distances 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

GRAPHIC SCALE



(IN FEET)

1 inch = 170 ft.

LINE TABLE

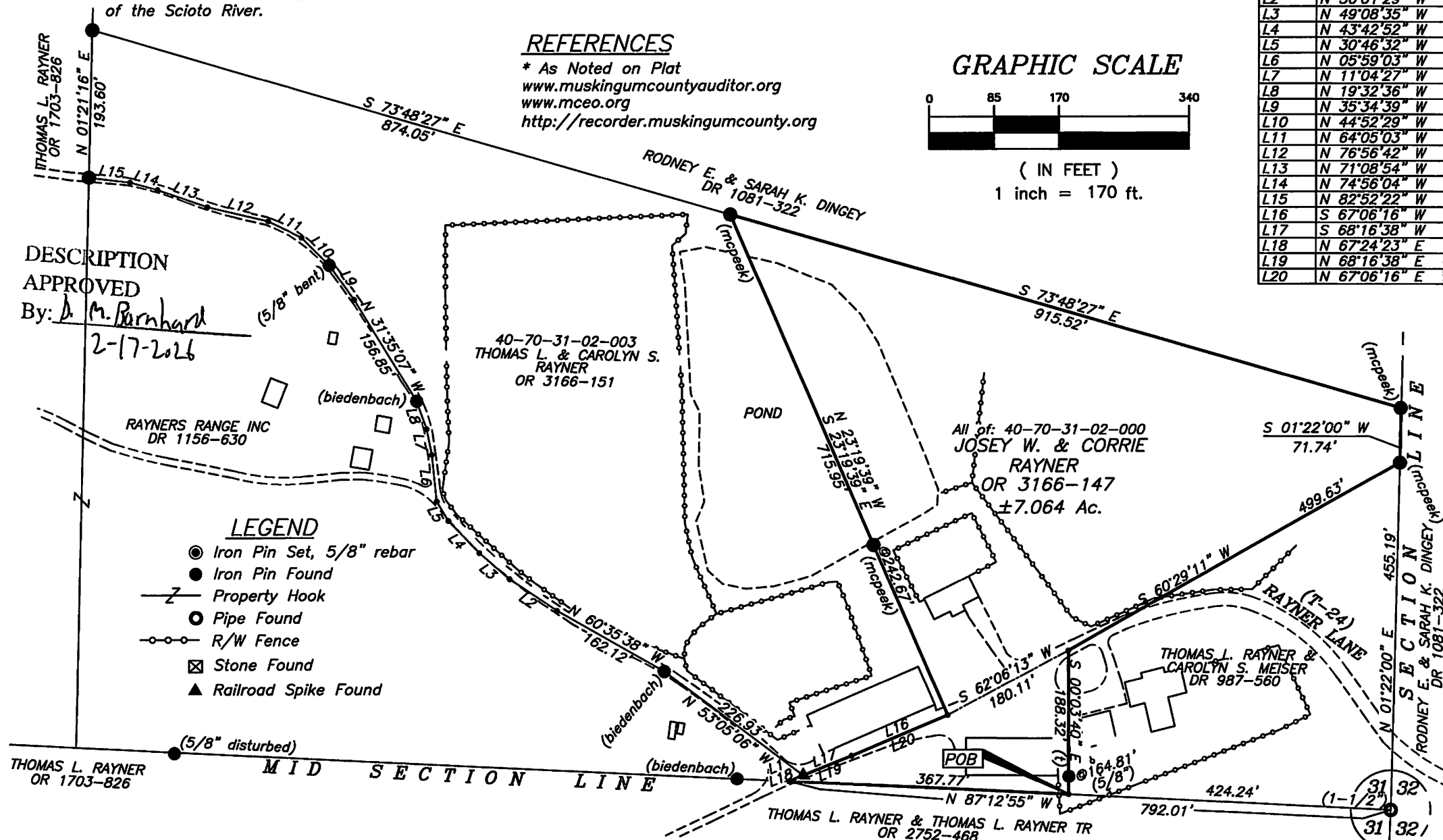
LINE	BEARING	DISTANCE
L1	N 67°24'23" E	20.17'
L2	N 56°01'29" W	74.45'
L3	N 49°08'35" W	52.44'
L4	N 43°42'52" W	58.21'
L5	N 30°46'32" W	29.49'
L6	N 05°59'03" W	61.91'
L7	N 11°04'27" W	34.34'
L8	N 19°32'36" W	38.94'
L9	N 35°34'39" W	55.80'
L10	N 44°52'29" W	51.23'
L11	N 64°05'03" W	49.56'
L12	N 76°56'42" W	82.68'
L13	N 71°08'54" W	70.03'
L14	N 74°56'04" W	37.98'
L15	N 82°52'22" W	54.27'
L16	S 67°06'16" W	136.38'
L17	S 68°16'38" W	68.56'
L18	N 67°24'23" E	20.17'
L19	N 68°16'38" E	68.56'
L20	N 67°06'16" E	136.38'

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LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Z— Property Hook
- Pipe Found
- R/W Fence
- ⊠ Stone Found
- ▲ Railroad Spike Found



OFFICE COPY
NOT RECORDED
4/25/2026
STATE OF OHIO
Brian Kelly
Kelly McPeck
8517
REGISTERED
PROPOSED
This plat was prepared by McPeck Land Surveying, Inc. 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 encroachments, nor encroachments unless otherwise intended.