



Irish Ridge Holdings, LLC
OR 3262-371
Part of: 44-02-08-17-000
+/-2.742 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, SW Qtr. Sec. 8, T2, R8, United States Military Lands and being part of the lands now owned by Irish Ridge Holdings, LLC as recorded in OR 3262-371 of the Muskingum County Recorder's Office more particularly described as follows:

Beginning for reference at a point at the southwest corner of said southwest quarter;
thence N 78°39'21" E a distance of 1686.39 feet to an iron pin set within the lands of said Irish Ridge Holdings, LLC, the principal place of beginning;
thence continuing through said Irish Ridge Holdings, LLC's lands, N 01°56'56" E a distance of 272.09 feet to an iron pin set on the south line of the lands now owned by Richard S. Starkey & Jayme Starkey (OR 1605-910);
thence with the common line of said Irish Ridge Holdings, LLC/Starkey's lands the following two (2) courses:

1. S 88°03'12" E a distance of 357.52 feet to an iron pin found (graves);
2. S 02°10'42" W a distance of 376.43 feet to an iron pin set;

thence leaving said common line an going through said Irish Ridge Holdings, LLC's lands the following four (4) courses:

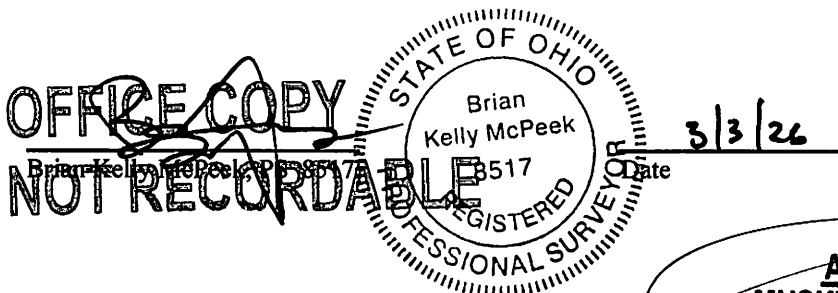
1. N 87°48'10" W a distance of 165.16 feet to an iron pin set;
2. N 29°28'01" W a distance of 52.27 feet to an iron pin set;
3. N 58°03'06" W a distance of 123.95 feet to an iron pin set;
4. S 88°55'23" W a distance of 56.34 feet to the place of beginning, containing 2.742 acres, more or less, subject to all legal recorded easements and right of ways.

Appended to the above said tract is an easement for the purpose of ingress/egress that is 50' in width that is to follow an existing easement for the purpose of ingress/egress as described in Lease OR 2631-122 and Subject to an easement that is 20 feet in width for the purpose of ingress and egress as described in Lease OR 2631-122.

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 2.742 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 18th, 2022, August 27th, 2024 and March 3rd, 2026.



DESCRIPTION

APPROVED

By: D.M. Barnhard
3-19-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/19/26
DATE

SITUATED IN

The State of Ohio, County of Muskingum, Township of Muskingum, SW Qtr. Sec. 8, 2nd Qtr. Twp., T2, R8, United States Military Lands.

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>

Survey Split

E MCGLADE SCHOOL RD
CR-116

DESCRIPTION
APPROVED
By: *J.M. Barnhard*
3-19-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

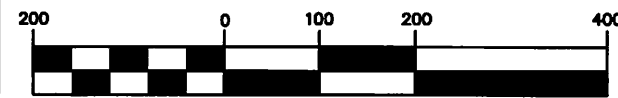
DATE
3/19/26



LEGEND

- ▲ Railroad Spike Found
- △ Railroad Spike Set
- Iron Pin Found
- Pipe Found w/cap
- ⊠ Stone Found
- Z— Property Hook
- ⊙ Iron Pin Set
- Ex. Fence
- Point Not Marked

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



OFFICE COPY
NOT RECORDABLE
3/3/26

This plat was prepared by McPeck 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.

Part of: 44-02-08-17-000
IRISH RIDGE HOLDINGS, LLC
OR 3262-371
±2.742 Ac.

RICHARD S. STARKEY &
JAYME STARKEY
OR 1605-910

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OR 1605-910

SECTION 8
SECTION 13