



Bixler Farms, LLC
OR 2568-831
Thomas L. Bixler & Melissa W. Bixler
OR 2816-604
+/-93.179 Ac.
Part of: 44-25-03-32-000

Tract One

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Part of Lot 11, Third Quarter Township, T2, R8, United States Military Lands.

Beginning at a gin pin set at the northwest corner of said Lot 11;

thence with the north line of said Lot 11 the following two (2) courses:

1. S 87°25'12" E a distance of 1030.42 feet to a stone found, passing an iron pin set at 15.00 feet;
2. S 87°28'50" E a distance of 612.16 feet to a stone found at the northeast corner of said Lot 11;

thence with the east line of said Lot 11, S 02°15'53" W a distance of 2607.82 feet to a stone found at the southeast corner of said Lot 11, being on the south line of said Muskingum Township;

thence with the south line of said Lot 11, N 87°49'03" W a distance of 1447.17 feet to a point in the center of Baughman Road (CR-149), passing an iron pin set at 1420.17 feet;

thence with the center of said Baughman Road the following four (4) courses:

1. N 36°30'18" W a distance of 18.15 feet to a point;
2. N 43°24'23" W a distance of 152.25 feet to a point;
3. with a curve to the left having an radius of 216.74 feet, an arc length of 113.11 feet, a delta angle of 29°54'03" and a chord bearing N 28°31'20" W a distance of 111.83 feet to a point;
4. S 85°23'59" W a distance of 23.17 feet to an iron pin set on the west line of said Lot 11;

thence with the west line of said Lot 11, N 02°23'13" E a distance of 1681.39 feet to a point;

thence leaving the west line of said Lot 11 and going through said Bixler's lands the following three (3) courses:

1. S 86°18'13" E a distance of 580.31 feet to an iron pin set, passing an iron pin set at 15.00 feet;
2. N 01°40'25" W a distance of 438.23 feet to an iron pin set;
3. S 83°18'52" W a distance of 556.08 feet to a point on the west line of said Lot 11, passing an iron pin set at 541.08 feet;

thence with the west line of said Lot 11, N 02°23'13" E a distance of 386.88 feet to the principal place of beginning, containing 93.179 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 93.179 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 15th, 2025.



DESCRIPTION

APPROVED

By: D.M. Burnhardt
9-19-2025

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Muskingum, Part of Lot 11, Third
Quarter Township, T2, R8, United States Military
Lands.

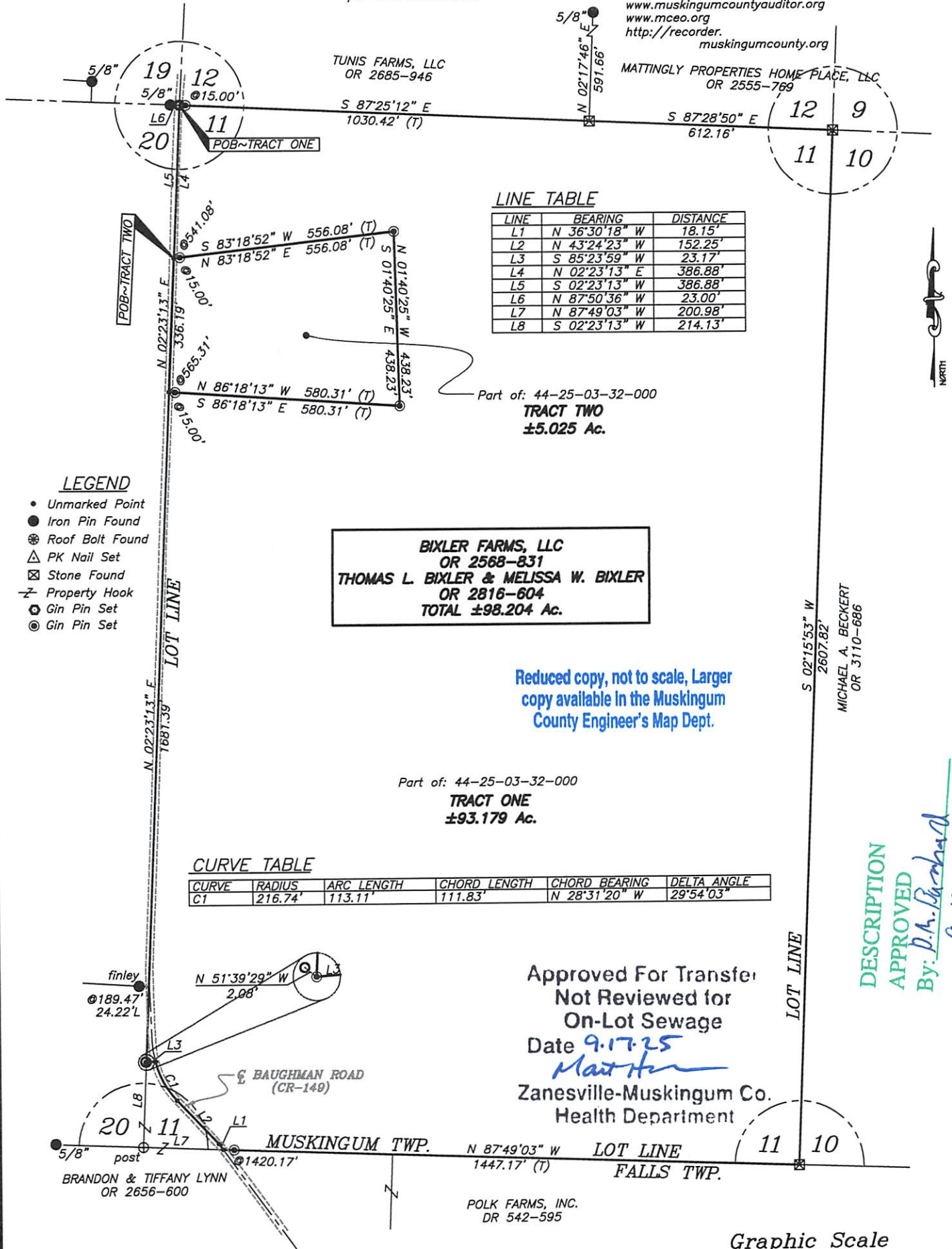
BASIS OF BEARING

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



**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeck
Reg. Surveyor No. 8517

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.

