



Bixler Farms, LLC
OR 2568-831
Thomas L. Bixler & Melissa W. Bixler
OR 2816-604
+/-5.025 Ac.
Part of: 44-25-03-32-000

Tract Two

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 for reference at a gin pin set at the northwest corner of said Lot 11;
thence with the west line of said Lot 11, S 02°23'13" W a distance of 386.88 feet to a point, the principal place of beginning;

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

1. N 83°18'52" E a distance of 556.08 feet to an iron pin set, passing an iron pin set at 15.00 feet;
2. S 01°40'25" E a distance of 438.23 feet to an iron pin set;
3. N 86°18'13" W a distance of 580.31 feet to a point on the west line of said Lot 11, passing an iron pin set at 565.31 feet;

thence with the west line of said Lot 11, N 02°23'13" E a distance of 336.19 feet to the principal place of beginning, containing 5.025 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 5.025 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 15th, 2025.

OFFICE COPY
NOT RECORDABLE



8/15/25
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: P.M. Barnhard

9-19-2025

9/19/25
DATE

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.

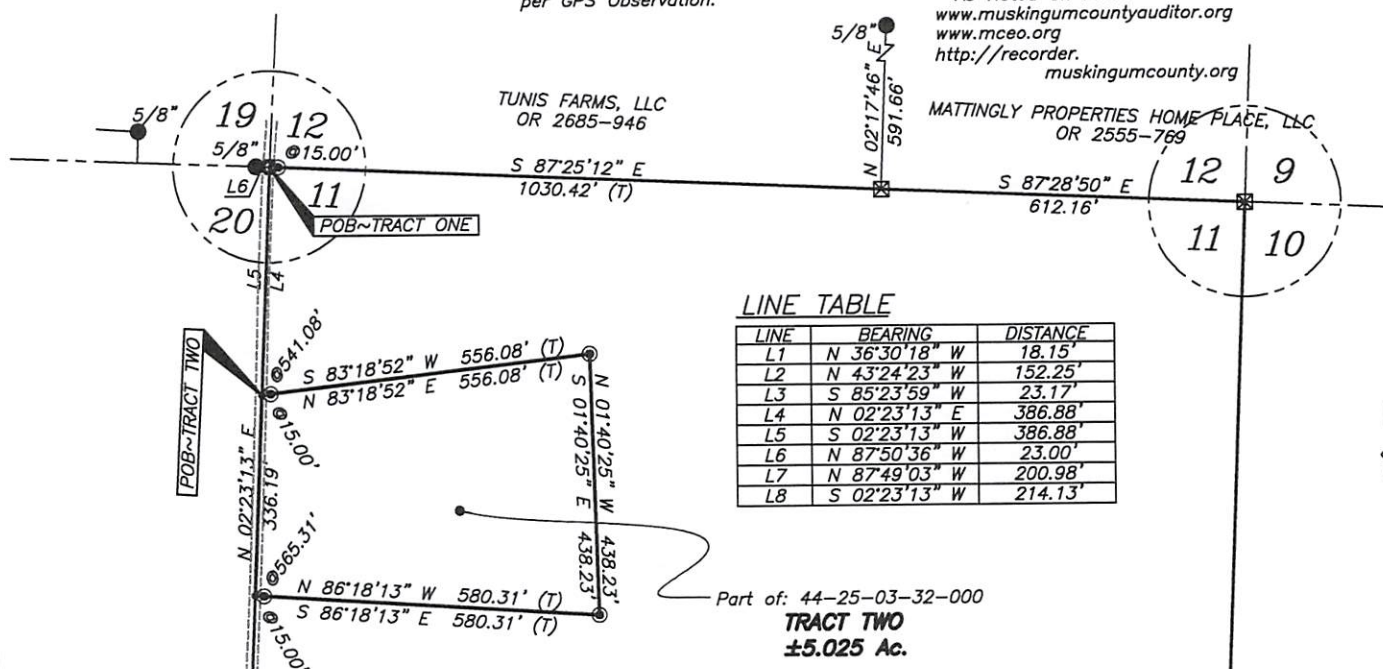
BASIS OF BEARING

Bearings are based on State Plane
Grid Coordinates, NAD83, Ohio South,
per GPS Observation.

Survey Split

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.
muskingumcounty.org



Approved For Transfer
On-Lot Sewage O.K.
Date 9-17-25

Zanesville-Muskingum Co.
Health Department

DESCRIPTION
APPROVED
By: D.M. Barnhart
9-19-2025

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.

**MCPECK
LAND
SURVEYING**
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