



Robert P. Ludman Trustee of the Margaret J. Ludman Irr. Trust

All of: 44-66-01-09-000

OR 2833-577

+/-0.402 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Third Quarter Township, T2, R7, United States Military Lands, being all of the lands now owned by Robert P. Ludman Trustee of the Margaret J. Ludman Irr. Trust as recorded in OR 2833-577 of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference at an iron pin found (finley) at the northeast corner of Lot 4 in the Terrace Shore III Subdivision (Plat Book 14, Page 44);

thence N 22°51'06" E a distance of 54.96 feet to an axle found on the east line of W. Shore Drive, also being the northwest corner of said Ludman, Trustee's lands, the principal place of beginning;

thence with the south line of the lands now owned by Clint L. White & Cynthia A. White (OR 2432-642), N 47°28'05" E a distance of 174.75 feet to a point on at the low water mark on the west line of the Muskingum River, passing an axle found at 144.78 feet;

thence with said low water mark, S 43°15'40" E a distance of 99.96 feet to a point at the northeast corner of the lands now owned by Dustin Fliger (OR 2831-599);

thence leaving said low water mark and going with the north line of said Fliger's lands, S 47°29'36" W a distance of 176.00 feet to an axle found on the east line of said W. Shore Drive, also being the southwest corner of said Ludman Trustee's lands, passing an axle found at 37.03 feet;

thence with the east line of said W. Shore Drive, N 42°32'40" W a distance of 99.88 feet to the place of beginning, containing 0.402 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 0.402 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 5th, 2025.



DESCRIPTION

APPROVED

By: D. M. Barnhard

8-13-2025

BASIS OF BEARING

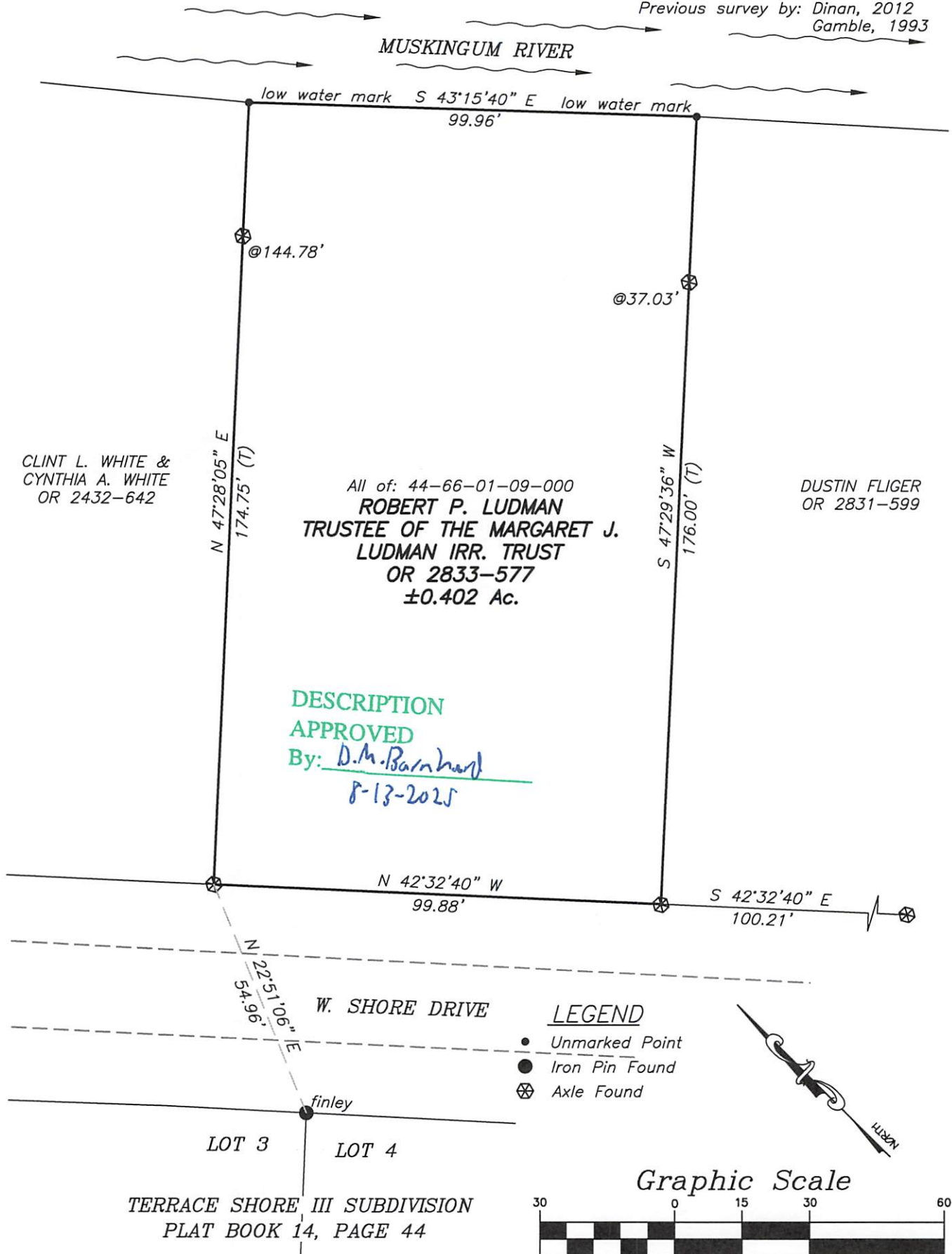
Bearings are based on State Plane
Grid Coordinates, NAD83, Ohio South,
per GPS Observation.

SITUATED IN

The State of Ohio, County of
Muskingum, Township of Muskingum,
Third Quarter, T2, R7, United States
Military Lands

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org
Previous survey by: Dinan, 2012
Gamble, 1993



OFFICE COPY

Brian Kelly McPeck
Reg. Surveyor No. 8517

8/12/25

NOT RECORDABLE



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.



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