



MEM Holdings, LLC
OR 2790-859
+/-13.671 Ac.
Part of: 47-04-12-06-000

Tract One

Situated in the State of Ohio, County of Muskingum, Township of Newton, East Half of the Northwest Quarter of Section 12, T17, R15. Being part of the land now owned by MEM Holdings, LLC as recorded in OR 2790-859 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference at a pipe found (1") at the southeast corner of said northwest quarter;
thence N 34°02'33" W a distance of 1552.70 feet to a railroad spike found at the in the centerline of Bagley Road (CR-33), being the southwest corner of the lands now owned by Scott E. Mahle (DR 1104-553), the principal place of beginning;

thence with the center of said Bagley Road the following two (2) courses:

1. N 64°51'37" W a distance of 355.61 feet to a railroad spike found;
2. N 61°26'42" W a distance of 15.07 feet to a pk nail set on the half quarter line;

thence with said half quarter line, N 03°27'40" E a distance of 1272.39 feet to an iron pin found (harkness) on the north line of said northwest quarter, passing iron pin set at 35.00 feet and iron pins found (harkness) at 573.72 feet and 732.46 feet;

thence with the north line of said northwest quarter S 86°49'56" E a distance of 532.62 feet to an iron pin set, passing an iron pin found (harkness) at 477.97 feet;

thence going through said MEM Holdings, LLC's lands the following two (2) courses:

1. S 11°03'34" W a distance of 486.98 feet to an iron pin set;
2. S 09°51'45" W a distance of 42.74 feet to an iron pin found (5/8") at the northwest corner of said Scott E. Mahle's lands;

thence with the west line of said Mahle's lands, S 11°07'05" W a distance of 895.68 feet to the principal place of beginning, passing an iron pin found (5/8") at 308.89 feet and an iron pin found (harkness) at 816.56 feet, containing 13.671 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 13.671 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 17th, 2025.



DESCRIPTION
APPROVED
By: D.M. Barnhard
9-3-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
8/29/25
DATE

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Newton, being part of the
East Half of the Northwest Quarter of
Section 12, T17, R15.

BASIS OF BEARING

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

REFERENCES

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

* ADJOINER STATEMENT *

Not to be used as a separate building
site or transferred as an independent
parcel in the future without planning
commission approval in accordance with
applicable subdivision regulations.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°51'45" W	42.74'
L2	N 61°26'42" W	15.07'
L3	S 61°27'21" E	15.08'
L4	S 65°59'41" E	33.64'
L5	S 68°38'49" E	213.56'
L6	S 65°35'59" E	130.82'
L7	S 65°51'57" E	91.05'
L8	S 62°40'53" E	64.45'
L9	S 61°46'27" E	121.32'
L10	S 65°48'31" E	91.68'
L11	S 77°48'41" E	49.34'
L12	S 77°48'41" E	58.63'
L13	S 80°21'16" E	143.51'
L14	N 68°23'55" W	246.65'
L15	N 09°51'45" E	42.74'
L16	N 65°37'02" W	83.32'
L17	N 65°35'59" W	130.82'
L18	S 03°31'29" W	158.31'
L19	N 77°48'41" W	49.34'
L20	N 65°48'31" W	91.68'
L21	N 61°46'27" W	121.32'
L22	N 62°40'53" W	64.45'
L23	N 65°51'57" W	91.05'
L24	N 11°04'56" E	79.12'
L25	S 09°38'50" E	92.64'
L26	N 65°59'41" W	33.64'

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Z- Property Hook
- Point Not Marked
- ▲ Railroad Spike Found
- ⊕ PK Nail Set



DESCRIPTION
APPROVED

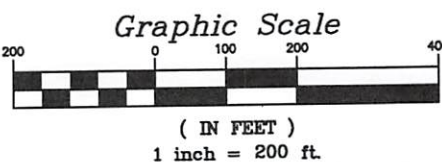
By: *D.M. Burnhurd*
9-3-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE



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** LLC

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