



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

Tract Two

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 at a pipe found (1") at the southeast corner of the southwest quarter of said Section 12, thence with the south line of said northwest quarter, N 86°22'45" W a distance of 1289.13 feet to an iron pin found (5/8") at the southwest corner of the east half of said northwest quarter;

thence with the half quarter line, N 03°26'56" E a distance of 1365.94 to a pk nail set in the center of Bagley Road (CR-33), passing an iron pin found (biedenbach) at 1236.03 feet;

thence with the center of said Bagley Road the following twelve (12) courses:

1. S 61°27'21" E a distance of 15.08 feet to a point;
2. S 64°51'37" E a distance of 355.61 feet to a point;
3. S 65°59'41" E a distance of 33.64 feet to a point;
4. S 68°38'49" E a distance of 213.56 feet to a point;
5. S 65°35'59" E a distance of 130.82 feet to a point;
6. S 65°51'57" E a distance of 91.05 feet to a point;
7. S 62°40'53" E a distance of 64.45 feet to a point;
8. S 61°46'27" E a distance of 121.32 feet to a point;
9. S 65°48'31" E a distance of 91.68 feet to a point;
10. S 77°48'41" E a distance of 49.34 feet to a point;
11. S 77°48'41" E a distance of 58.63 feet to a point;
12. S 80°21'16" E a distance of 143.51 feet to a pk nail set at on the east line of said northwest quarter of Section 12;

thence with the east line of said northwest quarter, S 03°31'29" W a distance of 934.29 feet to the principal place of beginning, containing 33.328 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 33.328 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 17th, 2025.

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NOT RECORDABLE



Date 8/15/25

DESCRIPTION

APPROVED

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

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

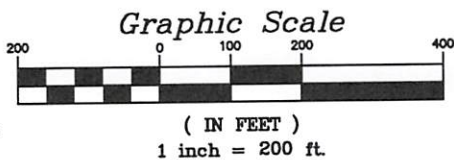
By: D.A. Barnhard
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Brian Kelly McPeck
Reg. Surveyor No. 8517

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.



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