



MEM Holdings, LLC
OR 2790-859
+/-12.570 Ac.
Part of: 47-04-12-06-000

Tract Three

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 an iron pin found (5/8") at the northeast corner of said northwest quarter;
thence S 44°24'25" W a distance of 695.34 feet to an iron pin set, the principal place of beginning;
thence going through said MEM Holdings, LLC's lands, S 82°24'36" E a distance of 456.15 feet to a point on the east line of said northwest quarter, passing an iron pin set at 451.14 feet;
thence with the east line of said northwest quarter, S 03°31'29" W a distance of 769.24 feet to an iron pin found (harkness) at the northwest corner of the lands now owned by Robert L. Schmidt & Tina M. Rodriguez (OR 2730-184);

thence with the west line of said Schmidt & Rodriguez's lands, S 32°28'52" W a distance of 414.44 feet to a point in the center of Bagley Road (CR-33), passing an iron pin found (harkness) at 397.42 feet;

thence with the centerline of said Bagley Road the following five (5) courses:

1. N 77°48'41" W a distance of 49.34 feet to a point;
2. N 65°48'31" W a distance of 91.68 feet to a point;
3. N 61°46'27" W a distance of 121.32 feet to a point;
4. N 62°40'53" W a distance of 64.45 feet to a point;
5. N 65°51'57" W a distance of 91.05 feet to a pk nail set;

thence going through said MEM Holding's, LLC's lands, N 11°04'30" E a distance of 1024.55 feet to the principal place of beginning, containing 12.570 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 12.570 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 17th, 2025.

OFFICE COPY
NOT RECORDABLE



8/15/25
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: D.M. Barnhard

9-3-2025

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	S 65°59'41" E	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

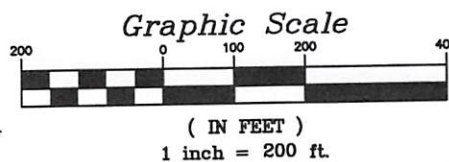
By: J.M. Barnhard
9-3-2025

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.



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SURVEYING**
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