



MEM Holdings, LLC
OR 2790-859
+/-3.324 Ac.
Part of: 47-04-12-06-000

Tract Four

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 11°04'30" W a distance of 1024.55 feet to a pk nail set in the center of Bagley Road (CR-33), passing an iron pin set at 999.18 feet;
thence with the center of said Bagley Road, N 65°35'59" W a distance of 130.82 feet to a railroad spike found at the southeast corner of the lands now owned by Scott E. Mahle (DR 1104-553);
thence with the common line of said Mahle/MEM Holdings, LLC's lands the following two courses:
1. N 11°05'25" E a distance of 896.26 feet to an iron pin found (5/8");
2. N 68°23'55" W a distance of 246.65 feet to an iron pin found (5/8"), passing an iron pin found (harkness) at 96.43 feet;
thence going through said MEM Holdings, LLC's lands the following two (2) courses:
1. N 09°51'45" E a distance of 42.74 feet to an iron pin set;
2. S 80°31'38" E a distance of 370.59 feet to the principal place of beginning, containing 3.324 acres more or less, subject to all legal highways and easements of record.

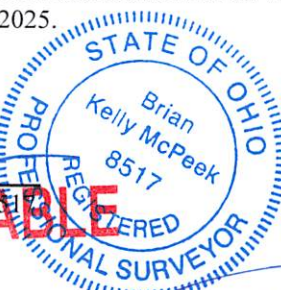
Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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 3.324 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 17th, 2025.

OFFICE COPY
NOT RECORDABLE



8/15/25
Date

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



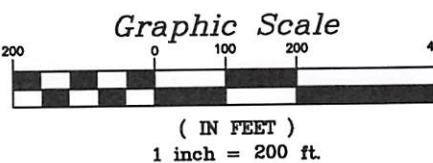
DESCRIPTION

APPROVED
By: P.M. Barryhard
9-3-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

9/29/25



MCPEEK LAND SURVEYING, LLC

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NOT RECORDABLE

This plat was prepared by McPeek 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.