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1705 East Pike,* Zanesville, Oh 43701 * 740.704.6073

TW Properties, LLC
OR 2917-847
Part of: 47-14-01-06-006
+/- 0.439 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part of the Southwest Quarter of Section 2, Quarter Township 1, Township 15, Range 14, being part of the lands now owned by TW Properties, LLC as recorded in OR 2917-847 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at concrete monument found on the southern right of way of Maysville Pike (SR-22) at 50' R of Sta. 397+96.82 of the Centerline Survey of 1954, thence with said right of way line, N 44°05'27" E a distance of 378.46 feet to an iron pin set, the principal place of beginning;

thence continuing with said right of way line N 44°05'27" E a distance of 75.00 feet to an iron pin found (dinan), being the north west corner of the lands now owned by Lavy Properties, LLC (OR 3016-709);

thence with the common line of said Lavy/TW Properties, LLC's lands, the following three (3) courses:

1. S 46°32'00" E a distance of 164.23 feet to an iron pin found (mcpeek);
2. S 12°07'30" W a distance of 22.35 feet to an iron pin found (mcpeek);
3. S 45°11'14" E a distance of 47.38 feet to an iron pin set;

thence leaving said common line and going through said TW Properties, LLC's lands the following four (4) courses:

1. S 44°48'57" W a distance of 92.19 feet to an iron pin set;
2. N 44°58'21" W a distance of 87.44 feet to an iron pin set;
3. N 45°01'01" E a distance of 31.22 feet to an iron pin set;
4. N 44°56'03" W a distance of 135.36 feet to the principal place of beginning, containing 0.439 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.

Appended to the above described tract is an easement 50 feet x 78 feet for the purpose of ingress/egress as shown on the attached plat..

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.439 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on March 6th, 2020 and February 6th, 2025.

OFFICE COPY
NOT RECORDABLE



Date 5/20/25

DESCRIPTION

APPROVED

By: J.M. Barnhard

5-22-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/22/25
DATE

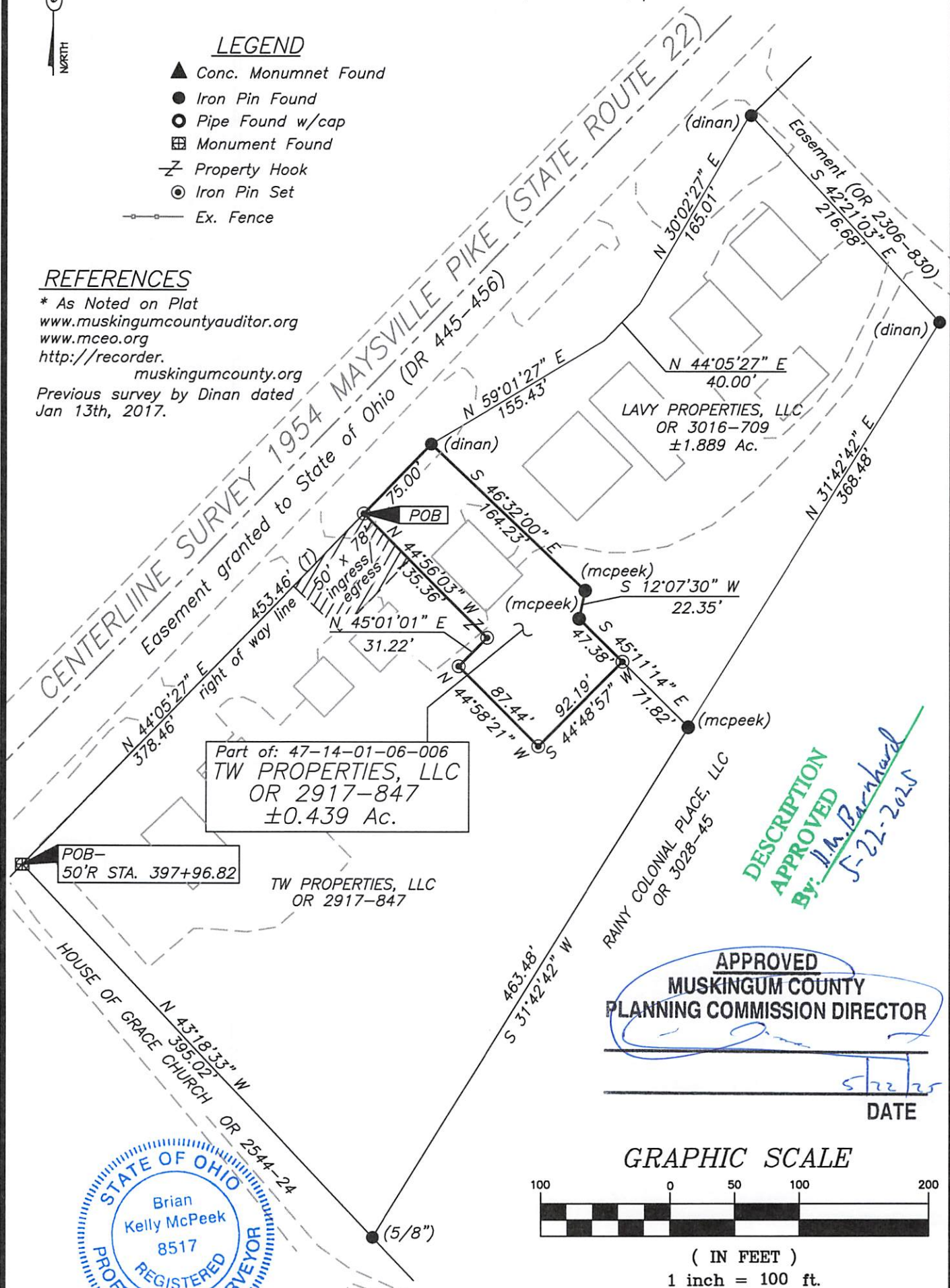
*The State of Ohio, County of Muskingum
Township of Newton and being a part of the
SW Qtr. of Sec. 2, Qtr. Twp. 1, T15, R14.*

BASIS OF BEARING

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

- ▲ Conc. Monumnet Found
- Iron Pin Found
- ⊙ Pipe Found w/cap
- ⊞ Monument Found
- Z Property Hook
- ⊙ Iron Pin Set
- Ex. Fence

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.
muskingumcounty.org
Previous survey by Dinan dated
Jan 13th, 2017.



OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck _____ Date _____

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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