



Elizabeth A. Bateman
OR 2131-421
Part of: 47-20-01-03-000 (+/-15.130 Ac.)
Part of: 47-06-01-05-000 (+/-2.170 Ac.)
+/- 17.300 Ac.
Tract 2

Situated in the State of Ohio, County of Muskingum, Township of Newton, Northeast Quarter of Section 7 & the Southeast Quarter of Section 6, T15, R14, Congress Lands East of the Scioto River and being part of the lands now owned by Elizabeth A. Bateman as recorded in OR 2131-421 (part of: 47-20-01-03-000 & 47-06-01-05-000) of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference at an iron pin found (5/8") at the northeast corner of the northeast quarter of said Section 7, thence with the north line of said section, N 87°06'58" W a distance of 203.37 feet to an iron pin found (biedenbach) at the northeast corner of said Bateman's lands, the principal place of beginning;

thence with the east line of said Bateman's lands the following two (2) courses:

1. S 14°03'24" W a distance of 1117.44 feet to a pipe found (1"), passing iron pins found (5/8") at 565.67 feet and 930.40 feet, 2.41 feet east of line;
2. S 00°02'31" E a distance of 258.86 feet to a pipe found at the southwest corner of the lands now owned by Shane M. Stephenson & Hope Stephenson (OR 3162-819), also being the southeast corner of said Bateman's lands, passing an iron pin found (5/8" bent and spun) at 234.18 feet;

thence with the south line of said Bateman's lands the following two (2) courses:

1. N 87°57'37" W a distance of 140.46 feet to an iron pin found (5/8") at the northeast corner of the lands now owned by Rodger D. Carson & Deborah J. Carson, Trustees (OR 2022-502);
2. N 88°35'38" W a distance of 315.41 feet to an iron pin set;

thence going through said Bateman's lands the following three (3) courses:

1. N 06°44'57" E a distance of 1368.10 feet to an iron pin set on the north line of said Section 7;
2. with the section line, N 87°06'58" W a distance of 69.28 feet to an iron pin set;
3. into Section 6, N 50°13'13" E a distance of 405.27 feet to a point in the center of Nutter Road (TR-665), passing an iron pin set at 368.67 feet;

thence with the center of said Nutter Road the following five (5) courses:

1. S 51°52'47" E a distance of 60.76 feet to a point where the centerline of said road meets the most westerly corner of the lands now owned by Charles R. & Michelle Elson (OR 2066-352);
2. S 56°41'09" E a distance of 105.23 feet to a point;
3. with a curve to the right having a radius of 550.05 feet, an arc length of 200.36 and a chord that bears S 47°24'16" E a distance of 199.25 feet to a point;
4. S 38°16'07" E a distance of 28.00 feet to a point;
5. S 46°39'27" E a distance of 27.38 feet to a point;

thence leaving said centerline and going with the common line of said Elson/Bateman's lands the following two courses:

1. S 03°27'56" W a distance of 20.14 feet to an iron pin found (biedenbach) on the south line of said Section 6;
2. along said section line, S 87°06'58" E a distance of 5.41 feet to an iron pin found (biedenbach) at the principal place of beginning, containing 17.300 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based State Plane Grid Coordinates, NAD 83, 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 17.300 acre parcel is based on a field survey made by McPeek Land Surveying on October 23rd, 2024.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck, PS 8517

DESCRIPTION

APPROVED

By:

[Signature] 11/18/24

Date

10/23/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

11/22/24