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Joseph M. Mattingly & Rebecca A. Mattingly
OR 1734-638
+/-2.209 Ac.
Part of: 47-20-01-04-000

Situated in the State of Ohio, County of Muskingum, Township of Newton, Northeast Quarter of Section 7, T15, R14. Being part of the land now owned by Joseph M. Mattingly & Rebecca A. Mattingly as recorded in OR 1734-638 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference at an iron pin found (mcpeek) at the northwest corner of said northeast quarter, thence S 29°38'22" E a distance of 1189.45 feet to an iron pin set, the principal place of beginning; thence going through said Mattingly's lands the following two (2) courses:

1. S 55°21'08" E a distance of 349.92 feet to an iron pin set;
2. S 35°49'12" W a distance of 374.80 feet to an iron pin found (dinan) at the southeast corner of the lands now owned by David D. Morris (OR 1734-640);

thence with the common line of said Mattingly/Morris' lands the following two (2) courses:

1. N 03°35'24" E a distance of 108.57 feet to an iron pin found (5/8");
2. N 86°47'07" W a distance of 185.14 feet to an iron pin set;

thence leaving said common line, thence going through said Mattingly's lands, N 15°54'55" E a distance of 399.42 feet to the principal place of beginning, containing 2.209 acres more or less, subject to all legal highways and easements of record.

Appended to the above described parcel is an existing easement 60 feet in width for the purpose of ingress/egress previously recorded in OR 1734-640 and an new easement 50 feet in width for the purpose of ingress/egress, its centerline is described as follows.

Beginning for reference at an iron pin found (mcpeek) at the northwest corner of said northeast quarter, thence S 13°51'42" E a distance of 1426.35 feet to a point, the principal place of beginning of said easements centerline;

thence S 86°47'07" E a distance of 144.34 feet to the terminus of said easements centerline.

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 2.209 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 29th, 2022 & April 27th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 5/5/23
DESCRIPTION
APPROVED
By: A. McPeck

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/7/23
Date

Fee Paid