



Timothy Joe Ihinger

All of: 47-32-12-09-000

OR 2572-239

+/-0.994 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton, Section 12, T15, R14, being all of the lands now owned by Timothy Joe Ihinger as recorded in OR 2572-239 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 northwest quarter of Section 12;

thence S 80°12'59" W a distance of 1762.85 feet to a pipe found (1") at the northeast corner of said Ihinger's lands, the principal place of beginning;

thence with Ihinger's east line, S 38°15'29" W a distance of 103.90 feet to a pipe found (1") on the north line of the lands now owned by Jason L. Browning & Dawn M. Jenkins (OR 2773-180);

thence with the north line of said Browning's lands, N 51°49'46" W a distance of 417.19 feet to a point in the center of Darlington Road (CR-46), passing an iron pin set at 377.00 feet;

thence with the center of said Darlington Road, N 39°52'17" E a distance of 104.43 feet to a point, said point being a southwesterly corner of the lands now owned by Danny Lee Wiseman & Lloyd Eugene Wiseman (OR 2058-359);

thence with the common line of said Wiseman & Wiseman/Ihinger's lands, S 51°45'45" E a distance of 414.25 feet to the place of beginning, passing an iron pin found (newcome) at 20.83 feet, 0.30 feet south of line, containing 0.994 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 0.994 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 22nd 2025.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



Date

7/24/25

DESCRIPTION

APPROVED

By: D.M. Barnhart

7-31-2025

SITUATED IN

The State of Ohio, County of Muskingum, Township of Newton,
being part of Section 12, T15, R14. and being all of the lands
now owned by Timothy Joe Ihinger (OR 2573-239).

BASIS OF BEARING

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

DESCRIPTION

APPROVED

By: D.A. Barnhard
7-31-2025

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

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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.



NE Cor., NW Qtr.,
Sec. 12, T15, R14, Newton
Township, Muskingum County.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Z— Property Hook



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