



Muskingum Coal Co.
Unknown Deed Reference
All of: 47-94-26-19-000
+/-1.645 Acres

Situated in the State of Ohio, County of Muskingum, Township of Newton, North Half of the Northeast Quarter of Section 26, Township 15, Range 14, Congress Lands East of the Scioto River and more particularly described as follows.

Beginning at a stone found at the southeast corner of the north half of said northeast quarter, Section 26; thence with the south line of said north half, N 86°11'48" W a distance of 295.95 feet to point in the center of Swackhammer Road (CR 86), passing an iron pin set at 280.95 feet; thence with the center of said Swackhammer Road the following two (2) courses:

1. N 05°05'04" W a distance of 88.07 feet to a point;
2. N 08°30'01" W a distance of 71.75 feet to a pk nail found at the intersection of said Swackhammer Road and the center of Baughman Run Road (CR-32);

thence in a northeasterly direction, with a line created from a survey done by Boeshart dated August 17th, 2023, said line supposed to be the center of said Baughman Run Road, N 69°48'10" E a distance of 352.69 feet to a point on the east line of said Section 26;

thence with the east line of said Section 26, S 03°17'55" W a distance of 300.59 feet to the principal place of beginning, passing an iron pin set at 23.24 feet, containing 1.645 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 1.645 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 6th, 2025.



DESCRIPTION

APPROVED

By: D.M. Barnhart

7-1-2025

SITUATED IN

The State of Ohio, County of Muskingum
Township of Newton, and being a part
of the N. Half of the NE Qtr. Sec. 26, T15, R14,
Congress Lands East of the Scioto River.

BASIS OF BEARING

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

REFERENCES

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

LEGEND

- △ PK Nail Found
- Iron Pin Found (as described)
- Pipe Found (as described)
- ⊠ Stone Found
- Property Hook
- Iron Pin Set (mcpeek 8517)
- Ex. Fence



OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

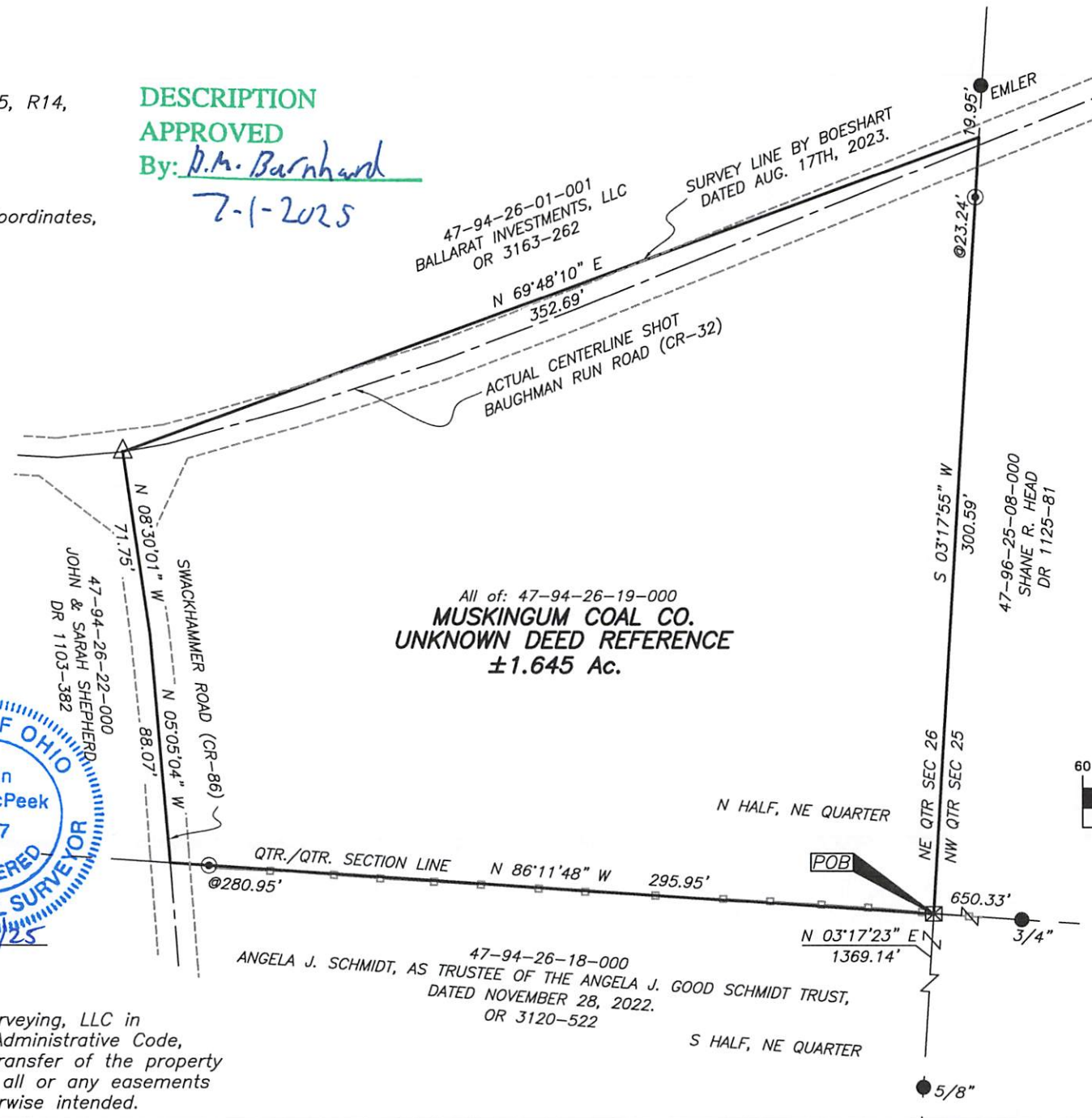
This plat was prepared by McPeck Land Surveying, LLC in
accordance with Chapter 4733-37 of the Administrative Code,
and is intended to be used for the legal transfer of the property
described and does not intend to describe all or any easements
of record, nor encroachments unless otherwise intended.

DESCRIPTION

APPROVED

By: D.M. Barnhard

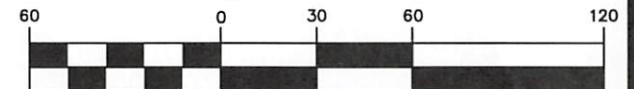
7-1-2025



ReSurvey



Graphic Scale



(IN FEET)
1 inch = 60 ft.

**MCPEEK
LAND
SURVEYING**

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