



Pattico, LLC
Part of: 62-29-03-01-000
OR 2902-161
+/-0.864 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Northeast Quarter of Section 11, T16, R14, Congress Lands East of the Scioto River and being part of the lands now owned by Pattico, LLC as recorded in OR 2902-161 in the Muskingum County Recorder's Office, more particularly described as follows.

Beginning for reference at a pipe found (1") at the northwest corner of Lot 138, Map of JB Owens Addition to Zanesville Ohio (PB2-111);

thence S 80°33'04" W a distance of 6.87 feet to a gin pin set, the principal place of beginning;

thence with the south line of Bank Street (50') the following four (4) courses:

1. S 69°58'38" E a distance of 279.10 feet to an iron pin set;
2. S 67°01'15" E a distance of 229.03 feet to an iron pin set;
3. S 66°38'30" E a distance of 26.59 feet to an iron pin found (linn);
4. with a curve to the right having an radius of 475.00 feet, an arc distance of 24.69 feet, a delta angel of 2°58'43" and a chord that bears S 65°30'11" E a distance of 24.69 feet to an iron pin found (linn) at the northeast corner of the lands now owned by All of It, LLC (OR 3269-583);

thence with the north line of said All of It, LLC's lands the following two (2) courses:

1. S 84°27'37" W a distance of 282.01 feet to an iron pin set;
2. N 52°23'41" W a distance of 13.45 feet to an iron pin found (harkness) at an eastern corner of the lands now owned by Rodger W. West & Patricia West (DR 1088-92);

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

1. N 37°19'01" E a distance of 24.98 feet to an iron pin found (harkness);
2. N 53°19'19" W a distance of 336.25 feet to an iron pin found (harkness) at the northwest corner of said Pattico, LLC's lands;

thence with the northwest line of said Pattico, LLC's lands, N 81°05'15" E a distance of 26.23 feet to the place of beginning, containing 0.864 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building parcel site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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 0.864 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 5th, 2025.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

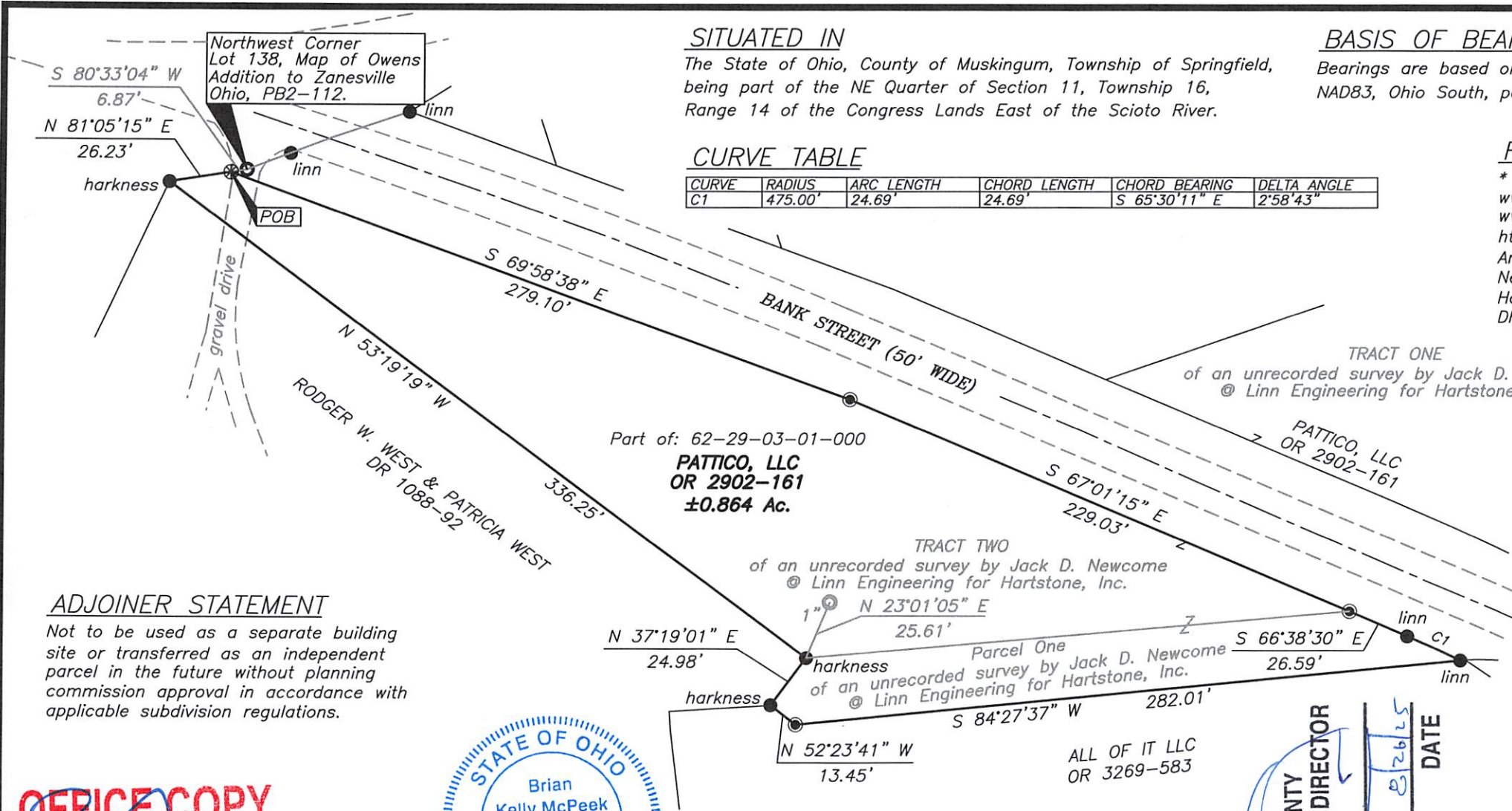
8/5/25

DESCRIPTION
APPROVED

By: D.M. Bernhard
8-26-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/26/25
DATE



SITUATED IN

The State of Ohio, County of Muskingum, Township of Springfield, being part of the NE Quarter of Section 11, Township 16, Range 14 of the Congress Lands East of the Scioto River.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	24.69'	24.69'	S 65°30'11" E	2°58'43"

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>
 An unrecorded survey by Jack D. Newcome @ Linn Engineering for Hartstone, Inc. a resurvey of DR 851-24

ADJOINER STATEMENT

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

OFFICE COPY
NOT RECORDABLE
 Brian Kelly McPeck
 Reg. Surveyor No. 8517
 Date 8/5/25



DESCRIPTION
APPROVED

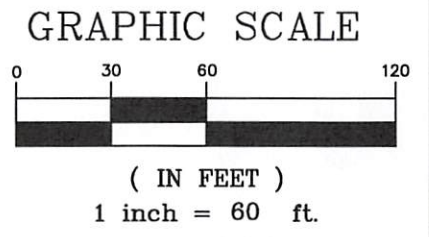
By: P.M. Barnhard
 8-26-2025

LEGEND

- Iron Pipe Found
- Iron Pin Found
- ⊗ Property Hook
- ⊗ Axle Found
- ⊙ Iron Pin Set
- ⊗ Gin Pin Set

APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR

DATE 8/26/25



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SURVEYING
 LLC

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