



www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

### The Hartley Company

All of: 70-58-11-01-001 (+/-2.103 Ac.) OR 2044-131, Parcel One

All of: 70-55-01-02-000 (+/-0.488 Ac.) OR 2044-131, Parcel Two

All of: 70-55-01-01-001 (+/-0.032 Ac.) DR 1159-653

+/- 2.623 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of the 3<sup>rd</sup> Quarter Township, Township 1, Range 7, United States Military Lands, also being part of Lots 1 & 2 of Briarcliff Subdivision recorded in Plat Book 11, Page 16.

Beginning at an iron pin found (harkness) at the southeast corner of Lot 4, also being on the a northwestern corner of the lands now owned by Rainy Greenlawn, LLC (OR 2966-657), thence with the east line of said Lot 4, N 03°28'25" E a distance of 240.25 feet to a pipe found (1") at the southeast corner of the of said Lot 2;

thence with the southern line of said Lot 2, N 44°05'42" W a distance of 274.18 feet to a pipe found (1") at the northwest corner of said lot, being on the south line of U.S. 40/22 (East Pike);

thence with the south line of said East Pike, N 45°53'05" E a distance of 91.76 feet to an iron pin found (harkness) at the northwest corner of the lands now owned by William L. Jr, & Beth A. Gehlken (OR 2046-185);

thence with the common line of said Gehlken/The Hartley Company's lands the following two (2) courses:

1. S 43°57'08" E a distance of 127.26 feet to an iron pin set;
2. N 72°32'02" E a distance of 49.83 feet to an iron pin found (baseline) at the southwest corner of the lands now owned by Deana L. Baldwin (DR 1057-145);

thence with the south line of said Baldwin's lands, N 62°46'09" E a distance of 231.91 feet to an axle found at the northwest corner of said Rainy Greenlawn, LLC's lands;

thence with the common line of said Rainy Greenlawn, LLC/The Hartley Company's lands the following two (2) courses:

1. S 03°53'00" W a distance of 504.62 feet to an iron pin found (harkness);
2. S 82°19'43" W a distance of 199.32 feet to the place of beginning, containing a total of 2.623 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 2.623 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 26<sup>th</sup>, 2024.

**OFFICE COPY**  
**NOT RECORDABLE**  
Brian Kelly McPeek, PS 8517 Date 11/27/24  
STATE OF OHIO  
8517  
REGISTERED  
PROFESSIONAL SURVEYOR  
DESCRIPTION  
APPROVED  
By: [Signature] 11/27/24