



Thomas J. Tompkins, Trust
OR 2250-340

All of: 70-80-01-21-000 (+/-0.811 Ac.) & All of: 70-80-01-20-000 (+/-0.749 Ac.)
+/- 1.560 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of the 4th Quarter Township, Township 1, Range 7, being part of the lands now owned by Thomas J. Tompkins, Trust as recorded in OR 2250.340 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an axle found at the southwest corner of Lot 9, Sunset Acres (PB 9, Pg. 55), thence with the west line of the land now owned by BGT Rentals, LLC (OR 2920-330), S 31°46'53" W a distance of 251.40 feet to an axle found at the southeast corner of the lands now owned by Matthew W. Devoll (OR 2718-824), the principal place of beginning, passing axles found at 99.59 feet and 184.05 feet;

thence continuing with the west line of said BGT Rentals, LLC's lands, S 31°46'53" W a distance of 165.40 feet to a pipe found (1") at the southeast corner of said Thompkins' lands, passing an iron pin found (5/8");

thence with the south line of said Thompkins' lands, N 54°00'20" W a distance of 457.75 feet to a point in the center of Boggs Road (CR-108), passing a pipe found (1") at 427.73 feet;

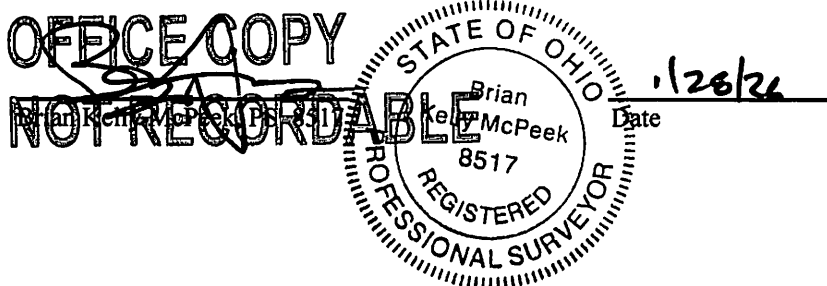
thence with the center of said Boggs Road, N 55°06'55" E a distance of 164.61 feet to a point at the southwest corner of the said Devoll's lands;

thence with the south line of said Devoll's lands, S 55°23'05" E a distance of 391.80 feet to the place of beginning, passing an iron pin found (5/8") at 226.50 feet, containing a total of 1.560 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 1.560 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 15th, 2019, February 13th, 2020 and January 28th, 2026.



DESCRIPTION

APPROVED

By: D.M. Barnhard

2-6-2026

*The State of Ohio, County of Muskingum, Township of Washington,
Quarter Township 4, T1N, R7W, of United States Military Lands*

BASIS OF BEARING

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

** As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org
Previous survey by: Harkness, Job #1274
McPeck, 2020*



(IN FEET)
inch = 60 ft.

~~OFFICE COPY~~

~~NOT RECORDABLE~~
Bridgely, Kelly McPeak Date
Reg. Survivor 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.

LEGEND

- *Point Not Marked*
- *Iron Pin Set (5/8" MCPEEK PS 8517)*
- *Iron Pin Found*
- *Iron Pipe Found*
- *Axle Found*
- *Property Hook*



MCPEEK LAND SURVEYING

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