



www.mcpeeklandsurveying.com  
 email: brian@mcpeeklandsurveying.com  
 1705 East Pike, \* Zanesville, Oh 43701 \* 740.704.6073

**Double Tine Properties, LLC**  
**OR 3298-822**  
 Part of: 08-01-06-10-000 (+/- 11.545 Ac.)  
 Part of: 08-01-06-11-000 (+/- 17.867 Ac.)

**Tract 1**  
**Total +/-29.412 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Southwest Quarter of Section 6, Township 11N, Range 13W, Congress Land East of the Scioto River. Being part of the lands now owned by Double Tine Properties, LLC as recorded in OR 3298-822 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at stone found at the southeast corner of said southwest quarter;  
 thence N 71°28'22" W a distance of 888.25 feet to a capped pipe found (smb), being the northeast corner of the lands now owned by Charles Arthur Hammer & Sally Louise Hammer (OR 2123-138), the principal place of beginning;

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

1. N 86°00'00" W a distance of 1649.74 feet to an iron pin found (5/8");
2. N 03°03'10" E a distance of 74.12 feet to a pk nail found in the roadbed of Granger Hill Road (T-129);

thence with the common line of said Double Tine Properties, LLC's parcels (08-01-06-10-000 & 08-01-06-11-000) the following three (3) courses:

1. S 85°27'57" E a distance of 23.14 feet to a point;
2. N 30°24'50" E a distance of 165.07 feet to a point;
3. N 55°29'00" E a distance of 280.50 feet to an iron pin found (5/8");

thence going through said 08-01-06-10-000, N 06°27'50" E a distance of 437.38 feet to a point in the road bed of said Granger Hill Road, being the southwest corner of the lands now owned by Charles Curtis (OR 2195-784);

thence with the common line of said Double Tine Properties, LLC/Curtis' lands the following five (5) courses:

1. N 60°35'57" E a distance of 94.08 feet to an iron pin found (lowe);
2. N 60°29'06" E a distance of 83.79 feet to an iron pin found (lowe);
3. N 48°54'45" E a distance of 111.19 feet to an iron pin found (lowe);
4. N 67°00'39" E a distance of 98.47 feet to an iron pin found (lowe);
5. N 57°15'08" E a distance of 503.05 feet to an iron pin found (lowe);

thence going through said 08-01-06-11-000, S 19°48'50" E a distance of 1482.02 feet to the point of beginning, containing 29.412 acres more or less, subject to all legal highways and easements of record.

The above described tract of land has appended to it and is also subject to an existing shared private lane that is in place for the purpose of ingress/egress and is shown on the accompanying survey plat.

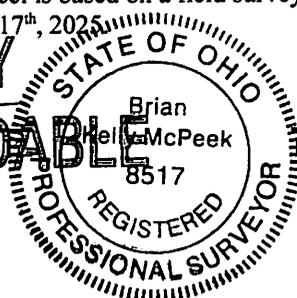
All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 29.412 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 17<sup>th</sup>, 2025.

OFFICE COPY

NOT RECORDABLE



12/2/25  
 Date

DESCRIPTION  
 APPROVED

By: D.M. Barnhard

12-12-2025

**SITUATED IN**

The State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Southwest Quarter of Section 6 & Section 15, T11N, R13W, Congress Lands East of the Scioto River

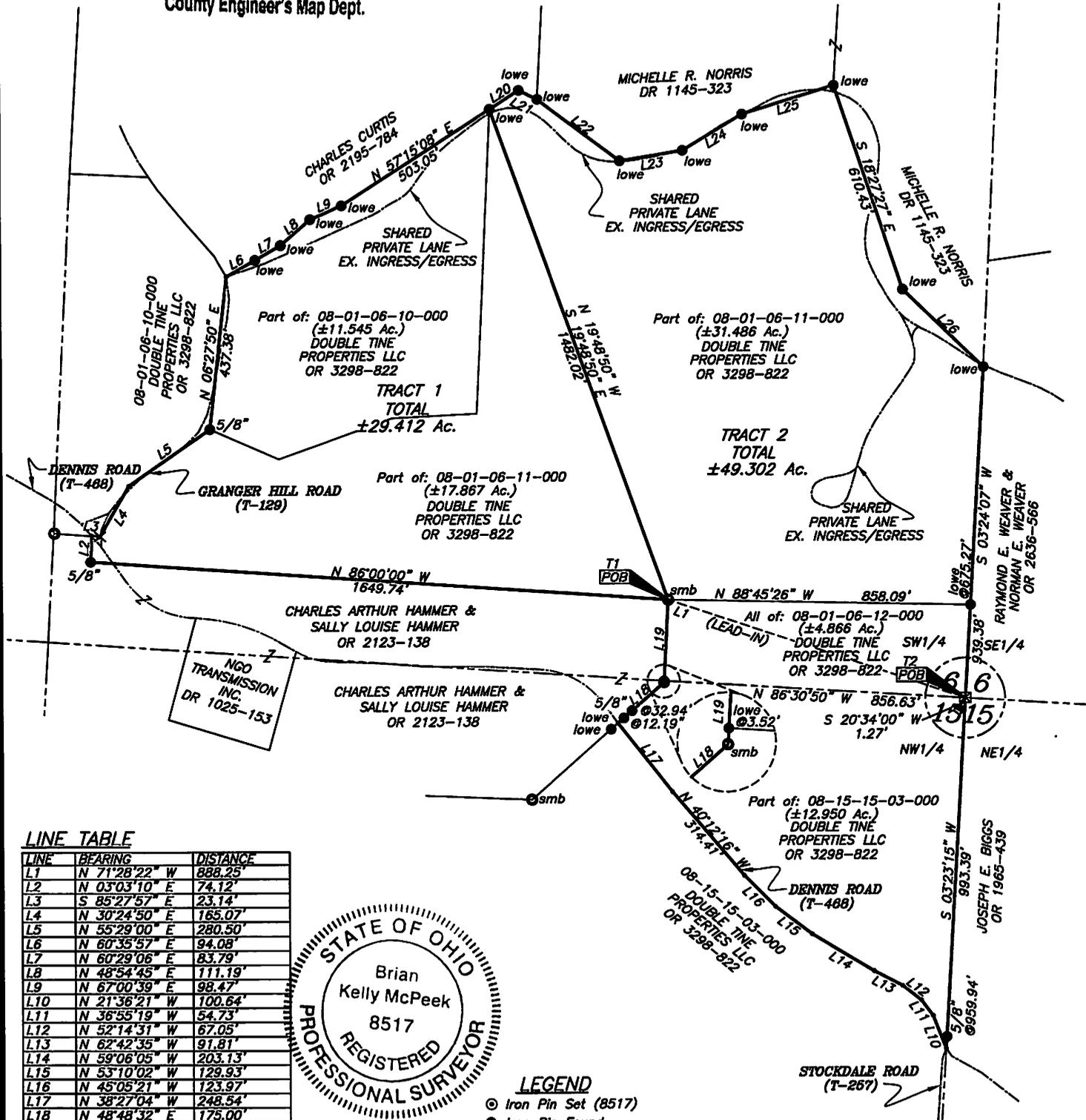
**BASIS OF BEARING**

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

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 71°28'22" W	688.25'
L2	N 03°03'10" E	74.12'
L3	S 85°27'57" E	23.14'
L4	N 30°24'50" E	165.07'
L5	N 55°29'00" E	280.50'
L6	N 60°35'57" E	94.08'
L7	N 60°29'06" E	83.79'
L8	N 48°54'45" E	111.19'
L9	N 67°00'39" E	98.47'
L10	N 21°36'21" W	100.64'
L11	N 36°55'19" W	54.73'
L12	N 52°14'31" W	67.05'
L13	N 62°42'35" W	91.81'
L14	N 59°06'05" W	203.13'
L15	N 53°10'02" W	129.93'
L16	N 45°05'21" W	123.97'
L17	N 38°27'04" W	248.54'
L18	N 48°48'32" E	175.00'
L19	N 03°10'02" E	234.04'
L20	N 57°13'22" E	99.02'
L21	S 63°47'48" E	58.79'
L22	S 53°04'22" E	293.07'
L23	N 80°48'43" E	181.65'
L24	N 58°52'48" E	197.71'
L25	N 72°52'38" E	272.78'
L26	S 45°35'35" E	318.48'



**LEGEND**

- ⊙ Iron Pin Set (8517)
- Iron Pin Found
- ⊙ Pipe Found w/cap
- ⊠ Stone Found
- Z- Property Hook
- Point Not Marked

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.

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By: *D.M. Barnhard*

12-12-2025

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This plat was prepared by McPeek 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.