



Double Tine Properties, LLC
OR 3298-822
All of: 08-01-06-12-000 (+/- 4.866 Ac.)
Part of: 08-01-06-11-000 (+/- 31.486 Ac.)
Part of: 08-15-15-03-000 (+/- 12.950 Ac.)

Tract 2
Total +/-49.302 Acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Southwest Quarter of Section 6 & Northwest Quarter of Section 15, 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, Section 6;
thence with the mid section line of said Section 15, S 03°23'15" W a distance of 993.39 feet to a point at the intersection of Dennis Road (T-468) and Stockdale Road (T-257), passing an iron pin found (5/8") at 959.94 feet;
thence with the center of said Dennis Road the following nine (9) courses:

1. N 21°36'21" W a distance of 100.64 feet to a;
2. N 36°55'19" W a distance of 54.73 feet to a point;
3. N 52°14'31" W a distance of 67.05 feet to a point;
4. N 62°42'35" W a distance of 91.81 feet to a point;
5. N 59°06'05" W a distance of 203.13 feet to a point;
6. N 53°10'02" W a distance of 129.93 feet to a point;
7. N 45°05'21" W a distance of 123.97 feet to a point;
8. N 40°12'16" W a distance of 314.41 feet to a point;
9. N 38°27'04" W a distance of 248.54 feet to a point where the center of said road intersects the east line of the lands now owned by Charles Arthur Hammer & Sally Louise Hammer (OR 2123-138);

thence with the east line of said Hammer's lands the following two courses:

1. N 48°48'32" E a distance of 175.00 feet to a capped pipe found (smb), passing an iron pin found (lowe) at 12.19 feet and an iron pin found (5/8") at 32.94 feet;
2. N 03°10'02" E a distance of 234.04 feet to a capped pipe found (smb), passing an iron pin found (lowe) at 3.52 feet;

thence going through said Double Tine Properties, LLC's 08-01-06-11-000 parcel, N 19°48'50" W a distance of 1482.02 feet to an iron pin found (lowe) on said Double Tine Properties, LLC's north line;

thence with said north line the following eight (8) courses:

1. N 57°13'22" E a distance of 99.02 feet to an iron pin found (lowe);
2. S 63°47'48" E a distance of 58.79 feet to an iron pin found (lowe);
3. S 53°04'22" E a distance of 293.07 feet to an iron pin found (lowe);
4. N 80°48'43" E a distance of 181.65 feet to an iron pin found (lowe);
5. N 58°52'48" E a distance of 197.71 feet to an iron pin found (lowe);
6. N 72°52'38" E a distance of 272.78 feet to an iron pin found (lowe);
7. S 18°27'27" E a distance of 610.43 feet to an iron pin found (lowe);
8. S 45°35'35" E a distance of 318.48 feet to an iron pin found (lowe) on the mid section line of said Section 6;

thence with said mid section line, S 03°24'07" W a distance of 939.38 feet to the point of beginning, containing 49.302 acres more or less, subject to all legal highways and easements of record.

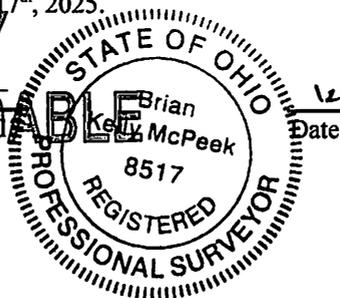
The above described tract of land has appended to it and is also subject to an existing shared private lane that is in place for the purpose of ingress/egress and is shown on the accompanying survey plat.

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 49.302 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 17th, 2025.

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NOT RECORDABLE



12/2/25
Date

DESCRIPTION
APPROVED
By: D.M. Barnhard
12-12-2025

Survey Split

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

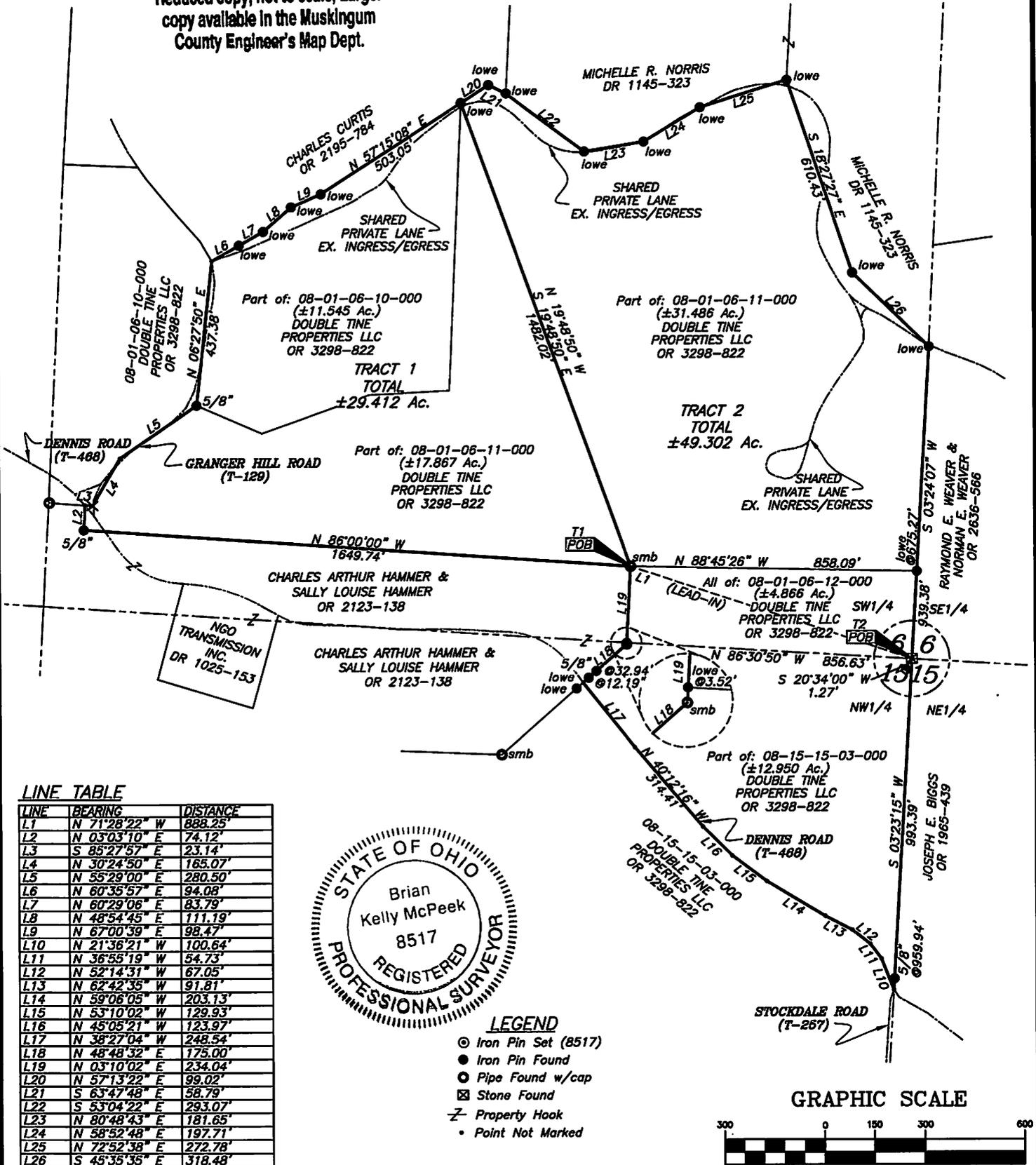
BASIS OF BEARING

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

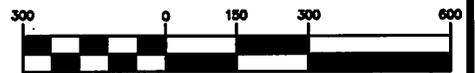
LINE	BEARING	DISTANCE
L1	N 71°28'22" W	888.25'
L2	N 03°03'10" E	74.12'
L3	S 85°27'57" E	23.14'
L4	N 30°24'50" E	165.07'
L5	N 55°29'00" E	280.50'
L6	N 60°35'57" E	94.08'
L7	N 60°29'06" E	83.79'
L8	N 48°54'45" E	111.19'
L9	N 67°00'39" E	98.47'
L10	N 21°36'21" W	100.64'
L11	N 36°55'19" W	54.73'
L12	N 52°14'31" W	67.05'
L13	N 62°42'35" W	91.81'
L14	N 58°06'05" W	203.13'
L15	N 53°10'02" W	129.93'
L16	N 45°05'21" W	123.97'
L17	N 36°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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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.

DESCRIPTION
APPROVED

By: D.H. Barnhard
12-12-2025

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