



Diane S. Goss & Terry L. Goss, Trust
OR 3195-665
Part of: 08-15-16-08-000
+/-3.791 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Southwest Quarter of Section 16, T11, R13, being part of the lands now owned by Diane S. Goss & Terry L. Goss, Trust as recorded in OR 3195-665 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the southwest corner of the southwest quarter of said Section 16;

thence with the south line of said section, S 86°33'46" E a distance of 1250.18 feet to a point, said point being on the south edge of the roadbed of Baughman Run Road, the principal place of beginning;

thence leaving said section line and going through said Goss' lands the following six (6) courses:

1. N 03°25'43" E a distance of 469.33 feet to an iron pin set, passing an iron pin set at 30.00 feet;
2. N 86°34'17" W a distance of 257.72 feet to an iron pin set;
3. N 04°51'35" W a distance of 418.03 feet to an iron pin set;
4. N 89°21'09" E a distance of 163.35 feet to an iron pin set;
5. S 87°28'30" E a distance of 139.06 feet to an iron pin set;
6. S 48°39'55" E a distance of 83.64 feet to an iron pin set on the west line of the lands now owned by Ted L. Mohan & Tami L. Mohan (OR 1546-496);

thence with the west line of said Mohan's lands, S 03°25'43" W a distance of 845.42 feet to a point on the south line of said Section 16, passing iron pins found (harkness) at 345.51 feet and 814.82 feet;

thence with the south line of said Section 16, N 86°33'46" W a distance of 50.00 feet to the place of beginning, containing a total of 3.791 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, Grid North 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 3.791 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on April 24th, 2025.

OFFICE COPY
NOT RECORDABLE



4/24/25
Date

DESCRIPTION
APPROVED

By: D.M. Barnhardt
5-14-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/15/25
DATE

SITUATED IN

The State of Ohio, County of Muskingum
Township of Brush Creek, and being a part
of the Southwest Quarter of Section 16, T11, R13.

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>

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

NORTH

Approved For Transfer
On-Lot Sewage O.K.
Date 5-15-25
Zanesville-Muskingum Co.
Health Department

TED L. MOHAN & TAMI L. MOHAN
OR 1546-496

DESCRIPTION

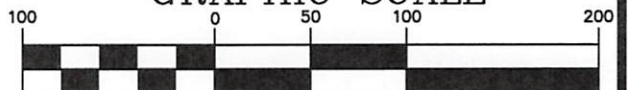
APPROVED

By: D.M. Barnhart
5-14-2025

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Axle Found
- Z— Property Hook
- ⊠ Stone Found
- Conc. Mon.
- ⊕ Corner Fence Post
- Point Not Marked

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°39'55" E	83.64'
L2	N 86°33'46" W	50.00'

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor 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.



MCPECK
LAND
SURVEYING

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