



McPeek Property Management, LLC
OR 3177-156
+/-8.004 Acres

Part of: 08-90-17-14-000

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Northeast Quarter of Section 17, Township 10, Range 13, Congress Land East of the Scioto River. Being all of the lands now owned by McPeek Property Management, LLC as recorded in OR 3177-156 at the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at stone found at the southeast corner of said northeast quarter;
thence N 70°44'20" W a distance of 1342.59 feet to a point, said point being N 03°44'18" E a distance of 9.43 feet from a point at the centerline of Dozer Ridge Road (T-78), the principal place of beginning;
thence with the west line of said McPeek Property Management, LLC's lands, N 03°44'18" E a distance of 995.16 feet to an iron pin found (5/8") at the southwest corner of the lands now owned by Chad A. Evans (OR 2194-545), passing iron pins found (5/8") at 11.49 feet and 332.53 feet;
thence with the south line of said Evan's lands, S 86°26'12" E 653.15 feet to a point, said point being short of the centerline of said Dozer Ridge Road by 14.68 feet, passing an iron pin found (mcpeek) at 638.87 feet;
thence with the west edge of the roadbed of said Dozer Ridge Road the following nine (9) courses:

1. S 60°32'42" W a distance of 183.57 feet to a point;
2. S 47°06'28" W a distance of 179.35 feet to a point;
3. with a curve to the left having a radius of 277.10 feet, an arc length of 290.22 and a chord that bears S 18°11'33" W a distance of 277.14 feet to a point;
4. S 08°51'19" E a distance of 191.95 feet to a point;
5. S 03°59'17" W a distance of 48.41 feet to a point;
6. S 19°30'01" W a distance of 172.18 feet to a point;
7. S 38°12'30" W a distance of 39.85 feet to a point;
8. with a curve to the right having a radius of 261.38 feet, an arc length of 117.76 feet and a chord that bears S 84°02'28" W a distance of 116.76 feet to a point;
9. with a reverse curve to the left having a radius of 499.31 feet, an arc length of 171.03 feet and a chord that bears S 78°46'15" W a distance of 170.19 feet to the point of beginning, containing 8.004 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 8.004 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on September 22nd, 2023 and August 10th, 2025.

OFFICE COPY
NOT RECORDABLE



8/10/25
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: D.M. Barnhart
8-26-2025

8/25/25
DATE

8 ac. SPLIT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	564.56'	399.63'	391.34'	N 50°20'06" E
C2	277.10'	290.22'	277.14'	S 18°11'33" W
C3	261.38'	117.76'	116.76'	S 84°02'28" W
C4	499.31'	171.03'	170.19'	S 78°46'15" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°59'58" E	104.51'
L2	S 77°22'50" W	11.99'
L3	N 03°19'12" E	1358.43'
L4	S 60°32'42" W	183.57'
L5	S 47°06'28" W	179.35'
L6	S 08°51'19" E	191.95'
L7	S 03°59'17" W	48.41'
L8	S 19°30'01" W	172.18'
L9	S 38°12'30" W	39.85'

DESCRIPTION

APPROVED

By: D.M. Barnhard

8-26-2025

CHAD A. EVANS
OR 2194-545

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

SITUATED IN

The State of Ohio, County of Muskingum, Township of
Brush Creek, and being in the Southeast Quarter of
the Northeast Quarter of Section 17, T-10, R-13.

BASIS OF BEARING

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

REFERENCES

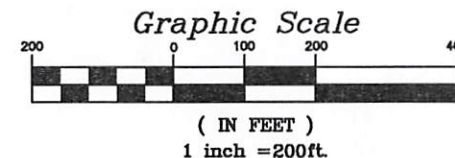
* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

HELEN BUSH
OR 816-250

**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.



DETAIL A
N.T.S.

LEGEND

- Unmarked Point
- Iron Pin Found
- ⊗ PK Nail Found in Post
- ⊠ Stone Found
- ⊙ Iron Pin Set (5/8" MCPECK PS 8517)
- f.o.p. Found Out of Place
- Z- Property Hook

STONY POINT
HARDWOODS, LLC
OR 2828-23

Part of:
08-90-17-04-000
MCPECK PROPERTY
MANAGEMENT, LLC
OR 3177-156
±8.004 Ac.

Part of:
08-90-17-04-000
MCPECK PROPERTY
MANAGEMENT, LLC
OR 3177-156
±34.002 Ac.



BERNARD J. SCHUCK
OR 2554-281

KASEY
SCHWIETERMAN
OR 3163-804