



Gloria Jean Shipley
OR 3156-781
+/-23.002 Ac.
All of: 47-94-27-29-000

Situated in the State of Ohio, County of Muskingum, Township of Newton, Southwest Quarter of Section 27, T15, R14, Congress Lands East of the Scioto River. Being all of the land now owned by Gloria Jean Shipley as recorded in OR 3156-781 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning at a point at Sta. 351+17.57, 203.00R of the ODOT SR 93 CL Plat (PB 10, PB. 31), being on the common line of said Shipley's lands and the lands now owned by Timothy Clinton Godwin, II (OR 3079-420);

thence continuing with said common line, N 61°03'45" W a distance of 162.15 feet a point on the west line of said southwest quarter, passing a concrete monument found at 33.76 feet and an iron pin set at 125.31 feet;

thence with the west line of said southwest quarter, N 03°07'29" E a distance of 955.93 feet to an iron pin found (daniels) at the southwest corner of the lands now owned by Rose Hill Cemetery Assoc. (DR 218-272);

thence with the south line of said Rose Hill Cemetery Assoc.'s lands, S 72°29'21" E a distance of 1275.95 feet to a point in the center of Rose Hill Road (CR-696), passing an iron pin found (daniels) at 55.87 feet and iron pins found (harkness) at 320.18 feet and 1247.57 feet;

thence with the center of said Rose Hill Road the following four (4) courses:

1. S 25°14'23" W a distance of 384.92 feet to a point;
2. S 20°06'12" W a distance of 123.09 feet to a point;
3. S 17°02'06" W a distance of 117.34 feet to a point;
4. S 13°34'33" W a distance of 80.25 feet to a pk nail set at the northeast corner of the lands now owned by Ashley & Marcus Barnhart (OR 3177-583);

thence with the common line of said Barnhart/Shipley's lands the following two (2) courses:

1. N 73°43'39" W a distance of 280.12 feet to an iron pin set;
2. S 12°17'49" W a distance of 280.50 feet to a t-post found with ribbon on the north line of said Godwin's lands;

thence with the north line of said Godwin's lands, N 69°35'17" W a distance of 574.84 feet to the principal place of beginning, containing 23.002 acres more or less, where 4.597 acres more or less falls withing road right of ways, leaving a usable acreage of 18.405 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 23.002 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 20th, 2025.



DESCRIPTION

APPROVED

By: D.M. Barnhart

9-10-2025

SITUATED IN

The State of Ohio, County of Muskingum, Township of Newton, Southwest Quarter of Section 27, T15, R14, 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

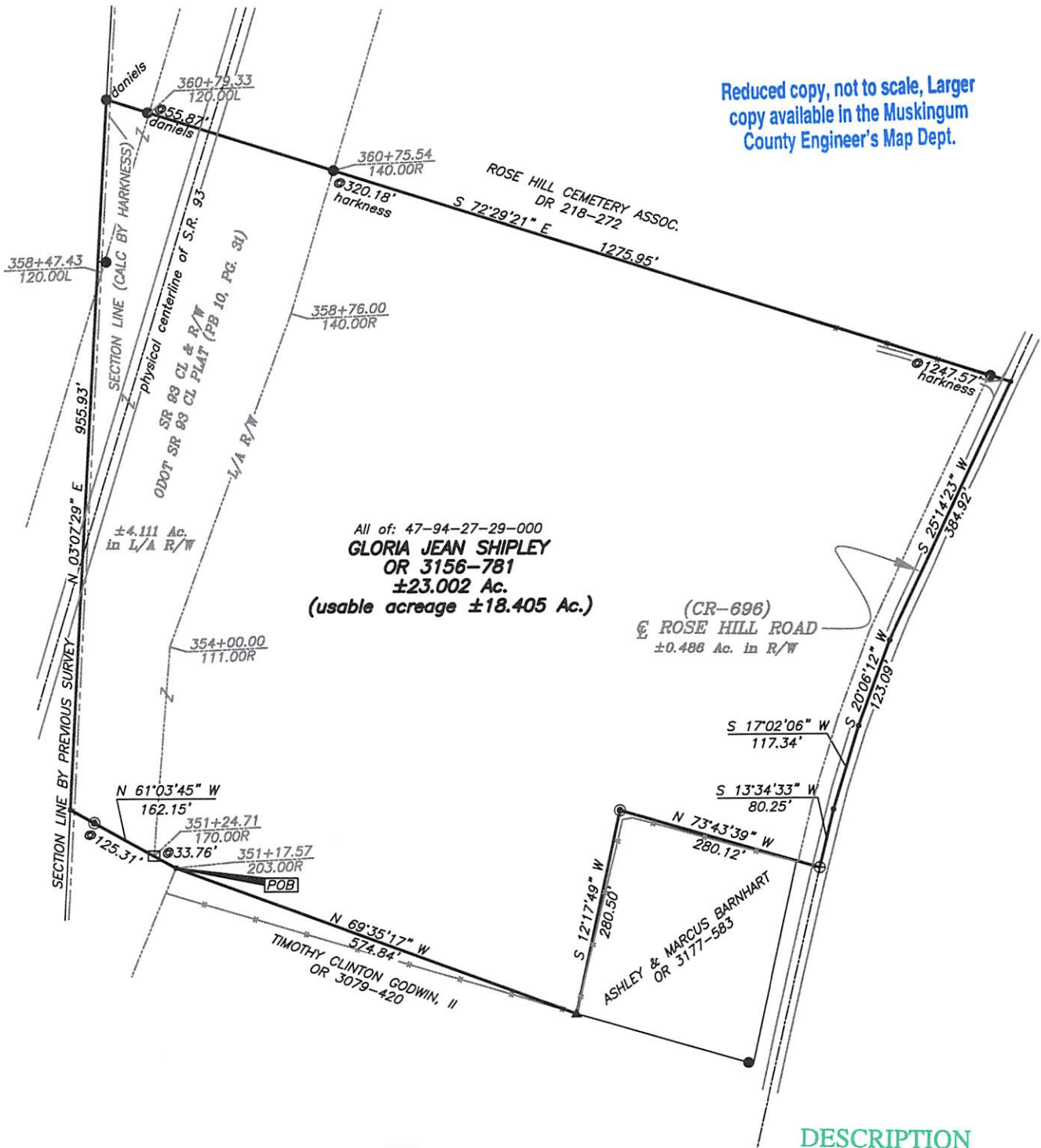
ReSurvey

LEGEND

- Unmarked Point
- Iron Pin Found
- ⊗ Axle Found
- ⊙ Iron Pin Set
- f.o.p. Found Out Of Place
- n.u. Not Used
- Z- Property Hook
- Existing Fenceline
- Conc. Monument Found
- ⊕ PK Nail Set
- ▲ T-Post Found w/Ribbon



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



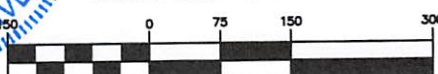
DESCRIPTION APPROVED

By: D.M. Barnhart
9-10-2025

OFFICE COPY NOT RECORDABLE



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

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 LLC
www.mcpecklandsurveying.com
email: brian@mcpecklandsurveying.com
1705 East Pike, Zanesville, OH 43701 • 740.704.6073