



Mary Ann Graham
Part of: 51-63-01-57-000
OR 3268-624
+/-2.177 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Perry, being part of the NE Quarter of the Third Quarter Township 1, Range 6, being part of the lands now owned by Mary Ann Graham as recorded in OR 3268-624 of the Muskingum County Recorder's Office more fully described as follows.

Beginning at an iron pin found (5/8") at the southeast corner of Lot 27, Spring Valley Sub., Plat Book 17, Page 26;

thence going through said Graham's lands, S 88°32'22" E a distance of 528.91 feet to an iron pin set on the east line of said Graham's lands, also being the west line of the lands now owned by D. Kurtis & Amy M. Collins (OR 1746-830);

thence with the common line of said Graham/Collins' lands, S 02°15'08" W a distance of 176.72 feet to an iron pin found (biedenbach) at the southeast corner of said Graham's lands, also being on the north line of the lands now owned by Rebecca A. & Keith A. Hamilton (OR 3016-782);

thence with the north line of said Hamilton's lands, N 88°32'22" W a distance of 544.47 feet to an axle found at the southeast corner of the lands now owned by Kim Laing Castor & Carolyn Spragg Castor, Trustees of the KLC Revocable Trust (OR 3262-50);

thence with the with the west line of said Graham's lands, N 07°16'36" E a distance of 177.61 feet to the place of beginning, containing 2.177 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.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

The above described 2.177 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 25th, 2025

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck, PS 8517



Date 7/25/25

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED

By: P.M. Barnhard
7-31-2025

7/31/25
DATE

SITUATED IN

The State of Ohio, County of Muskingum, Township of Perry,
being part of the NE Quarter of the Third Quarter of Township 1,
Range 6.

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>

MARY ANN GRAHAM
OR 3268-624

S 02°15'08" W
1552.79'

S 88°32'22" E
528.91'

Part of: 51-63-01-57-000
MARY ANN GRAHAM
OR 3268-624
±2.177 Ac.

DESCRIPTION
APPROVED

By: D.M. Barnhart
7-31-2025

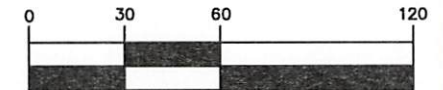
N 88°32'22" W
544.47'

REBECCA A. & KEITH A. HAMILTON
OR 3016-782

S 02°15'08" W
176.72'

D. KURTIS & AMY M. COLLINS
OR 1746-830

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- Iron Pipe Found
- Iron Pin Found
- Z— Property Hook
- ⊗ Axle Found
- ⊙ Iron Pin Set

ADJOINER STATEMENT

Not to be used as a separate building
site or transferred as an independent
parcel in the future without planning
commission approval in accordance with
applicable subdivision regulations.

SPRING
VALLEY SUB.
LOT 27
PLAT BOOK 17
PG. 26

JOSEPH C. & KATERI J.
REIHELD
OR 2367-61

KIM LANG CASTOR & CAROLYN SPRAGG CASTOR
TRUSTEES OF THE KLC REVOCABLE TRUST
OR 3262-50

N 07°16'36" E
177.61'



MARK T. & AUDRE L. KIMPTON
OR 2475-399

**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** LLC
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