



Roger E. Cramer, Jr.
OR 3259-62
Part of: 51-80-22-13-000
+/-11.000 Ac.

Situated in the State of Ohio, Muskingum County, Township of Perry, being in the Southwest Quarter of Section 22, Township 1, Range 6 and being part of the lands now owned by Roger E. Cramer, Jr. as recorded in OR 3259-62 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning for reference at an iron pin found (5/8") at the Northeast Corner of said Southwest Quarter; thence with the east line of said quarter section, S 02°16'06" W a distance of 660.03 feet to an iron pin found (mcpeek), the principal place of beginning; thence continuing with the east line of said quarter section, S 02°16'06" W a distance of 477.73 feet to an iron pin set; thence going through said Cramer's lands the following seven (7) courses:

1. N 89°22'29" W a distance of 676.19 feet to an iron pin set;
2. N 49°15'00" W a distance of 484.09 feet to a point in the center of Rustic Ridge Road (T-197), passing an iron pin set at 464.09 feet;
3. with the center of said Rustic Ridge Road, on a curve to the right having a radius of 561.07 feet, an arc distance of 230.38 feet and a chord that bears N 38°38'59" W a distance of 228.76 feet to a point;
4. with the center of said Rustic Ridge Road, N 52°12'03" E a distance of 76.56 feet to a point;
5. with the center of said Rustic Ridge Road, on a curve to the left having a radius of 648.81 feet, an arc distance of 198.29 feet and a chord that bears N 43°22'12" E a distance of 197.52 feet to a point;
6. with the center of said Rustic Ridge Road, N 36°46'01" E a distance of 74.72 feet to a point;
7. with the center of said Rustic Ridge Road, N 43°56'50" E a distance of 42.72 feet to a point on the northwest corner of the lands now owned by Ronald J. Burke (OR 3188-914);

thence with the common line of said Burke/Cramer the following two (2) courses:

1. S 02°16'06" W a distance of 279.90 feet to an iron pin found (mcpeek), passing an iron pin found (mcpeek) at 20.00 feet;
2. S 87°43'54" E a distance of 660.00 feet to the place of beginning, containing a total of 11.000 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 11.000 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 17th, 2022 & September 25th, 2025.

OFFICE COPY
NOT RECORDABLE
 Brian Kelly McPeek, PS 8517
 Brian Kelly McPeek, PS 8517
 Date 9/25/25

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
 By: D.M. Barnhard
10-29-2025

10/29/25
 DATE

SITUATED IN

The State of Ohio, County of Muskingum
Township of Perry, and being a part of the
SW Qtr. Sec. 22, T1, R6.

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°40'22" W	165.50'
L2	S 51°52'59" W	198.00'
L3	N 85°36'25" W	148.50'
L4	N 57°50'10" W	157.04'
L5	N 18°18'52" W	164.97'
L6	N 36°17'49" W	195.46'
L7	N 74°40'46" W	56.01'
L8	N 72°52'01" W	171.46'
L9	N 76°19'48" W	142.09'
L10	N 58°00'59" E	266.80'
L31	N 52°12'03" E	76.56'
L32	N 36°46'01" E	74.72'
L33	N 43°56'50" E	42.72'

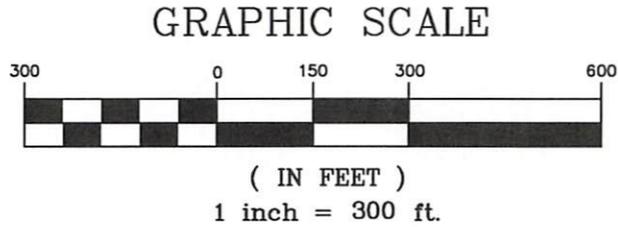
DESCRIPTION APPROVED
By: D.M. Barnard
10-29-2025



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NOT RECORDABLE

Brian Kelly McPeek Date 10/25/25
Reg. Surveyor No. 8517
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.

MCPEEK LAND SURVEYING LLC
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- LEGEND**
- △ Railroad Spike Found
 - Iron Pin Found
 - Pipe Found w/cap
 - Z Property Hook
 - ⊙ Iron Pin Set
 - ⊗ Axle Found
 - ⊕ Fence Corner Post

