



Ronald L. Madden & Kimberly B. Madden
OR 2720-175
Part of: 56-80-19-05-000 (Remainder)
+/-3.736 Acres

Situated in the State of Ohio, County of Muskingum, Township of Salem, being part of the Southwest Quarter of Section 19, Township 2, Range 6 and being part of the lands now owned by Ronald L. Madden & Kimberly B. Madden as recorded in OR 2720-175 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a railroad spike found at the southwest corner of the southwest quarter of said Section 19;

thence with the south line of said Section 19, S 88°14'35" E a distance of 1547.12 feet to a point, the principal place of beginning;

thence going through said Madden's lands the following eight (8) courses:

1. N 14°34'21" E a distance of 273.28 feet to an iron pin found (mcpeek), passing an iron pin found (mcpeek) at 14.93 feet;
2. N 30°45'20" W a 147.45 feet to an iron pin found (mcpeek);
3. N 83°38'36" E a distance of 193.83 feet to an iron pin found (mcpeek);
4. N 87°02'13" E a distance of 117.12 feet to an iron pin found (mcpeek);
5. S 76°18'29" E a distance of 60.56 feet to an iron pin found (mcpeek);
6. S 37°14'30" E a distance of 44.83 feet to an iron pin found (mcpeek);
7. S 21°54'42" E a distance of 112.30 feet to an iron pin found (mcpeek);
8. S 62°10'18" E a distance of 29.91 feet to an iron pin found (mcpeek) on the west line of the lands now owned by BJ & LJ Investments, LLC (OR 3133-734);

thence with the west line of said BJ & LJ Investments, LLC's lands, S 09°12'59" W a distance of 266.71 feet to a point on the south line of Section 19, passing an iron pin found (mcpeek) at 249.13 feet;

thence with the south line of said Section 19, N 88°14'35" W a distance of 414.75 feet to the principal place of beginning, containing a total of 3.736 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract is an easement for the purpose of ingress/egress along an existing drive, as show on the plat.

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 3.736 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on January 17th, 2020, April 4th, 2022, October 12th, 2022, October 30th, 2024 & February 4th, 2025.

OFFICE COPY
NOT RECORDABLE



Date 2/4/25

DESCRIPTION

APPROVED

By: D.M. Barnhard
7-22-2025

SITUATED IN

The State of Ohio, County of Muskingum
Township of Salem, and being a part of
SW Qtr. of Sec. 19, T2, 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
Previous surveys by: Daniels, 1985
McPeck, 2023

BJ & LJ INVESTMENTS, LLC
OR 3133-734

mcpeek
N 44°48'33" E 153.27'
mcpeek
N 61°36'17" E 200.39'
mcpeek
N 56°35'38" E 226.41'
mcpeek

Part of: 56-80-19-05-000
RONALD L. MADDEN & KIMBERLY B. MADDEN
OR 2720-175
±18.352 Ac.

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

DESCRIPTION
APPROVED

By: D.M. Barnhard
7-22-2025

remainder
Part of: 56-80-19-05-000
RONALD L. MADDEN & KIMBERLY B. MADDEN
OR 2720-175
±3.736 Ac.

JEFF M. SHOEMAKER &
DEBRA J. SHOEMAKER
OR 1614-93

Survey Split



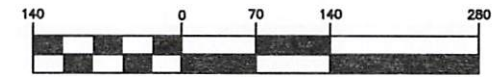
LEGEND

- Unmarked Point
- Iron Pin Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set
- Z- Property Hook

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°10'18" E	29.91'
L2	S 21°54'42" E	112.30'
L3	S 37°14'30" E	44.83'
L4	S 76°18'29" E	60.56'
L5	N 87°02'13" E	117.12'
L6	S 85°34'56" W	149.92'

GRAPHIC SCALE



(IN FEET)
1 inch = 140 ft.

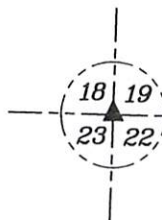


www.mcpecklandsurveying.com
email: brian@mcpecklandsurveying.com
1705 East Pike, Zanesville, OH 43701 • 740.704.6073

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.



DAVID A. WEAVER
OR 2004-335

SECTION LINE
NORFIELD ROAD
(CR-64)

MURPHY HILL ROAD
(TR-82)