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Beth Ellen Bird
OR 3110-880
+/-12.193 Ac.
All of: 70-15-02-39-000

Situated in the State of Ohio, County of Muskingum, Township of Washington, Northeast Quarter of Section 2, T1, R7, United States Military Lands and being all of the lands now owned by Beth Ellen Bird as recorded in OR 3110-880 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference at a concrete monument found at the northeast corner of said northeast quarter, thence with the east line of said Section 2, S 02°24'04" W a distance of 1384.82 feet to a point in the center of Burwell Road (TR-393), the principal place of beginning, passing an iron pin found (graves) at 313.36 feet; thence continuing with said section line, S 02°24'04" W a distance of 539.23 feet to an iron pin found (5/8") at the northeast corner of the lands now owned by Benton Land Holdings, LLC (OR 3128-753), passing an iron pin set at 12.53 feet;

thence with the north line of said Benton Land Holdings, LLC's lands, N 87°15'16" W a distance of 998.79 feet to a point at the southeast corner of the lands now owned by Chad Tetak & Sue Paynter (OR 2653-406);

thence with the east line of said Paynter's lands, N 05°39'33" E a distance of 546.32 feet to a point in the center of said Burwell Road, passing a pipe found (1") at 539.37 feet;

thence with the center of said Burwell Road the following six (6) courses:

1. S 86°04'30" E a distance of 138.98 feet to a point;
2. S 86°37'10" E a distance of 404.20 feet to a point;
3. S 87°18'04" E a distance of 167.72 feet to a point;
4. S 86°04'41" E a distance of 76.83 feet to a point;
5. S 88°56'47" E a distance of 75.67 feet to point;
6. S 87°20'05" E a distance of 104.49 feet to the principal place of beginning, containing 12.193 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 12.193 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on June 23rd, 2023.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeck, PS 8517
Date 6/26/23
DESCRIPTION
APPROVED
By: *[Signature]*

