



**Ronnie Y. Mock**  
**OR 3056-528**  
**All of: 70-85-03-20-000**  
**+/-1.474 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Washington, being Lot 9 of an unrecorded plat of Washington Heights Subdivision, Quarter Township 4, T1, R7, all of the land now owned by Ronnie Y. Mock as recorded in OR 3056-528 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a point (unmarked) at the northwest corner of Lot 9, East Haven Estates Subdivision (P.B. 10, Pg. 49) per previous survey;  
thence N 87°29'39" W a distance of 1109.01 feet to an iron pin set at the southwest corner of the lands now owned by Melissa M. Sellars & Michael Sellars (OR 3111-428), the principal place of beginning;  
thence continuing N 87°29'39" W along the north line of the land now owned by William David Michael (OR 2333-737) a distance of 103.57 feet to an iron pin found (5/8") at the southeast corner of the lands now owned by All About The Animals Veterinary Clinic, Inc. (OR 3184-93);  
thence with the east line of said All About The Animals Veterinary Clinic, Inc.'s lands, N 03°50'10" W a distance of 657.46 feet to a point on the south line of Old National Road (U.S. Route 40/22/East Pike), passing an iron pin found (5/8") at 620.82 feet;  
thence with the south line of said Old National Road along a curve having a radius of 1432.69 feet, an arc length of 89.92 feet, a delta angle of 3°35'45" and a chord bearing N 75°38'51" E a distance of 89.90 feet to a point at the northwest corner of said Sellars lands;  
thence with the west line of said Sellars lands, S 05°03'07" E a distance of 685.45 feet to the place of beginning, passing an iron pin set at 20.00 feet, containing a total of 1.474 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, 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 1.474 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on April 22<sup>nd</sup>, 2025.

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



Date

4/22/25

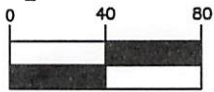
**DESCRIPTION**

**APPROVED**

By: D.M. Barnhard

5-7-2025

# Graphic Scale



( IN FEET )  
1 inch = 80 ft.

## LEGEND

- Unmarked Point
- Iron Pin Found
- Iron Pipe Found
- ⊙ Iron Pin Set

## MOCK RESURVEY

### SITUATED IN

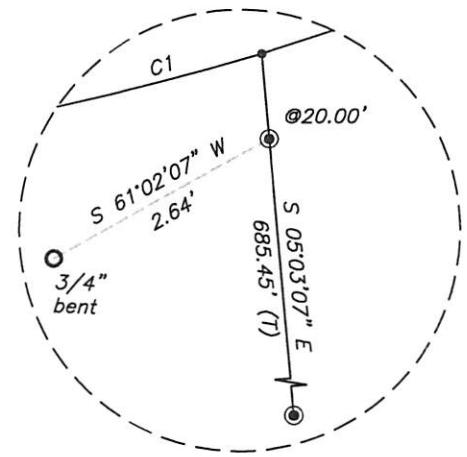
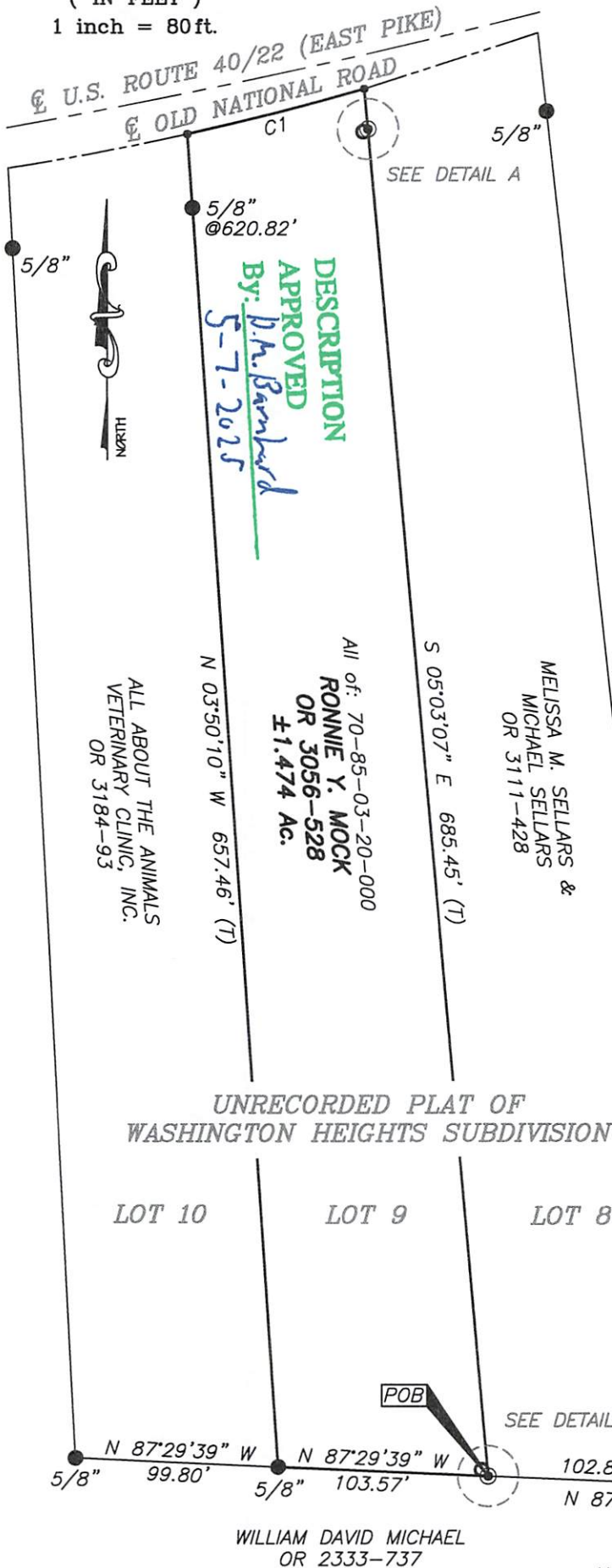
The State of Ohio, County of Muskingum, Township of Washington, being Lot 9 of an unrecorded plat of Washington Heights Subdivision, Quarter Township 4, T1, R7.

### BASIS OF BEARING

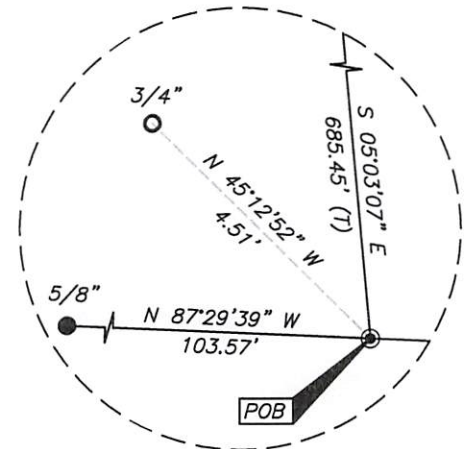
Bearings are based on State Plane Grid Coordinates, NAD83, Ohio South, per GPS Observation.

### REFERENCES

\* As Noted on Plat  
www.muskingumcountyauditor.org  
www.mceo.org  
http://recorder.muskingumcounty.org  
Previous surveys by: Baseline, Job No.5797  
Finley, 2003



DETAIL A  
N.T.S.



DETAIL B  
N.T.S.

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1432.69'	89.92'	89.90'	N 75°38'51" E	3°35'45"

**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 encroachments of record, nor encroachments unless otherwise intended.



**MCPECK  
LAND  
SURVEYING**

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