



www.mcpeeklandsurveying.com
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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Carl Rittberger, Sr., Inc.
DR 816-284
+/-172.321 Acres

Situated in the State of Ohio, County of Muskingum, Township of Wayne, being part of the West Half of Section 7 and also being part of the City of Zanesville, NE Quarter of Section 6, Township 12, Range 13, being all of the lands now owned by Carl Rittberger, Sr., Inc. in DR 816-284 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found at the northeast corner of the southwest quarter of said Section 7, thence in a southerly direction with the mid-section line, S02°31'25"W, a distance of 1542.98 feet to an iron pin found on the northeast corner of the land now owned by Michael W. Cline & Michelle A. Cline (OR 2327-394, passing iron pins at 264.14 feet and 549.14 feet;

thence leaving said mid-section line and going with the north line of said Cline's lands, S83°46'44"W, a distance of 881.14 feet to an iron pin found on the east line of the lands now owned by Wm. F. Longshore (DR 549-398);

thence with the common line of said Longshore/Rittberger's lands the following two (2) courses:

1. N03°59'15"E, a distance of 309.55 feet to a stone found;
2. N87°16'42"W, a distance of 1732.35 feet to a white oak tree on the common line of said Sections 6 and 7, also being on the corporation line of the City of Zanesville, passing an iron pin set at 1729.35 feet;

thence with the common line of said Sections 6 and 7 in a northerly direction, N03°34'36"E, a distance of 1708.65 feet to an iron pin found on the northeast corner of the lands now owned by Kasey E. & Jessica A. Porter (OR 2265-851), passing an iron pin set on the mid-section line at 1390.29 feet;

thence leaving said common line of said Sections 6 and 7 and going into the City of Zanesville, N86°56'16"W, a distance of 757.49 feet to an iron pin found on the southeast corner of the lands now owned by Carolyn Sue Warden, ETAL (DR 1044-141), passing an iron pin found at 377.07 feet;

thence with the common line of said Warden, ETAL/Rittberger's lands, N03°25'32"E, a distance of 1232.89 feet to a point on the south line of Salina Avenue (Dillon Road), passing an iron pin set at 1058.81 feet;

thence with the south line of said Dillon Road, S78°35'00"E, a distance of 767.89 feet to an iron pin set where the south line of said Dillon Road meets the corporation line of the City of Zanesville;

thence with said corporation line in a northerly direction, N03°01'08"E, a distance of 77.49 feet to a pipe found on the southeast corner of the lands now owned by Martha Lee Hansel (OR 1920-231);

thence leaving said corporation line and going back into said Section 7, with north line of said Rittberger's lands the following two (2) courses:

1. S74°22'15"E, a distance of 518.36 feet to an axle found;
2. S87°00'03"E, a distance of 599.98 feet to a point in the center of Lutz Lane (T-483), passing an iron pin found at 579.68 feet;

thence with the center of said Lutz Lane the following ten (10) courses:

1. S11°12'30"W, a distance of 58.51 feet to a point;
2. thence with a curve turning to the left with an arc length of 88.92 feet, with a radius of 54.53 feet, with a chord bearing of S34°25'11"E, a distance of 79.39 feet to a point;
3. S81°03'26"E, a distance of 55.81 feet to a point;
4. thence with a curve turning to the right with an arc length of 119.59 feet, with a radius of 190.37 feet, with a chord bearing of S64°03'39"E a distance of 117.64 feet to a point;
5. S43°53'35"E, a distance of 86.34 feet to a point;
6. S37°16'00"E, a distance of 120.50 feet to a point;
7. S24°52'14"E, a distance of 171.26 feet to a point;
8. thence with a curve turning to the left with an arc length of 289.24 feet, with a radius of 291.51 feet, with a chord bearing of S51°35'53"E a distance of 277.52 feet to a point;
9. thence with a compound curve turning to the left with an arc length of 167.31 feet, with a radius of 620.44 feet, with a chord bearing of S87°40'46"E a distance of 166.80 feet to a

point;
10. N86°42'12"E, a distance of 259.24 feet to a point, said being being the northwest corner of the lands now owned by Kelsey Reynolds, ETAL (OR 2653-936);
thence leaving the center of said Lutz Lane and going with the common line of said Reynolds, ETAL/Rittberger's lands the following three (3) courses:
1. S04°56'50"W, a distance of 213.67 feet to an iron pin set, passing an iron pin set at 33.00 feet;
2. S88°53'30"E, a distance of 145.40 feet to an iron pin set;
3. S83°32'20"E, a distance of 242.89 feet to a point on the mid-section line of said Section 7, passing an iron pin set at 222.30 feet;
thence with said mid-section line, S03°37'04"W, a distance of 582.31 feet to the principal place of beginning, containing a total of +/- 172.321 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 +/- 172.321 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on November 1st, 2018.

Parcel No.

All of: 73-18-04-69-000 (+/-54.933 Ac.)

All of: 73-18-04-70-000 (+/-65.152 Ac.)

All of: 73-18-04-71-000 (+/-18.696 Ac.)

All of: 73-18-04-72-000 (+/-13.029 Ac.)

All of: 81-36-01-01-000 (+/-20.511 Ac.)

Total +/-172.321 Ac.

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Brian Kelly McPeck, PS 8517



11/5/18
Date

DESCRIPTION

APPROVED

By: [Signature]

SITUATED IN

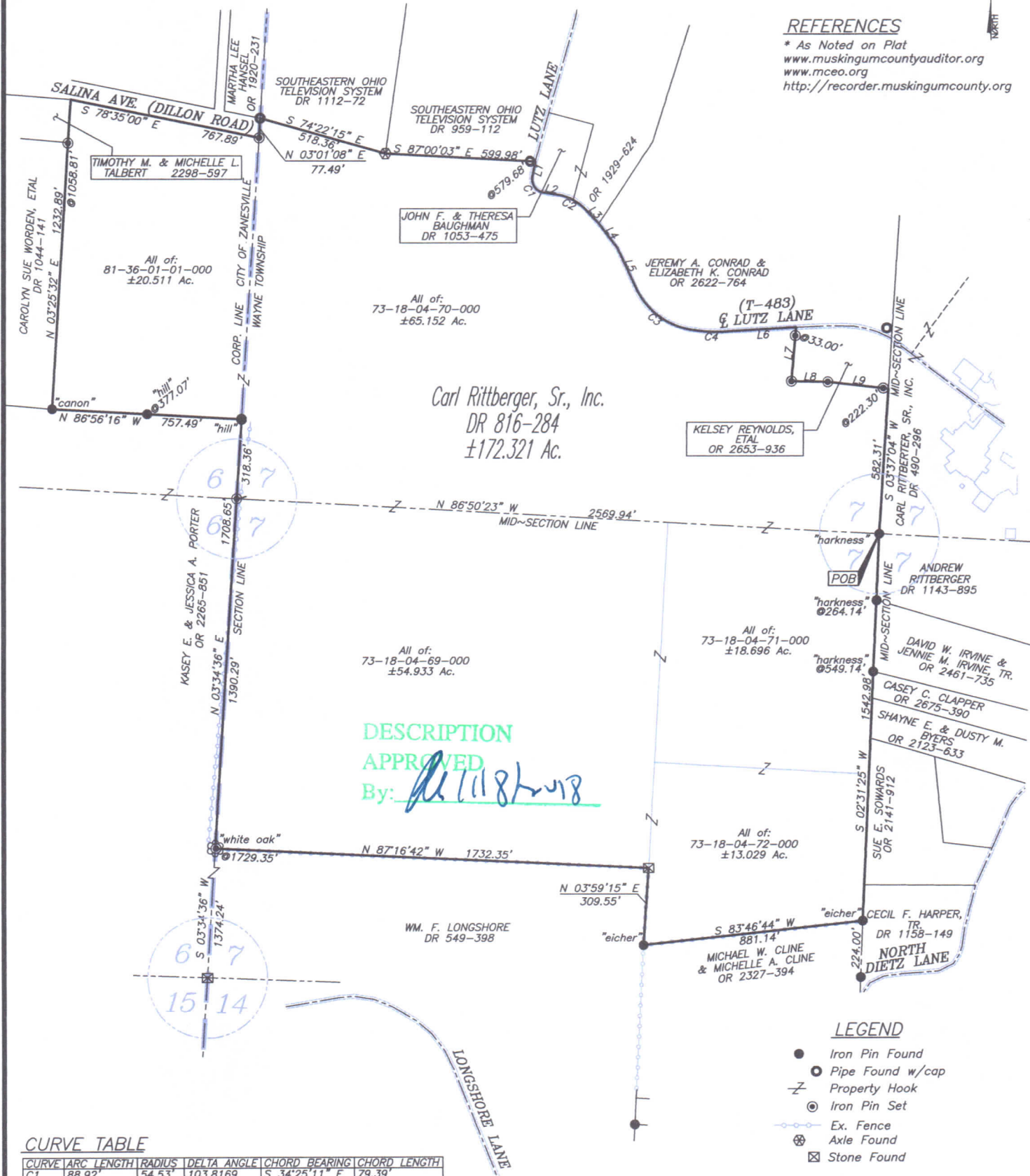
The State of Ohio, County of Muskingum,
Township of Wayne, Part of the W1/2 of Sec. 7 and
also being in a portion of the City of Zanesville,
NE Qtr. Sec. 6, T12, R13, USML.

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



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.92'	54.53'	103.8169	S 34°25'11" E	79.39'
C2	119.59'	190.37'	39.9933	S 64°03'39" E	117.64'
C3	289.24'	291.51'	63.1657	S 51°35'53" E	277.52'
C4	167.31'	620.44'	17.1669	S 87°40'46" E	166.80'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°12'30" W	58.51'
L2	S 81°03'26" E	55.81'
L3	S 43°53'35" E	86.34'
L4	S 37°16'00" E	120.50'
L5	S 24°52'14" E	171.26'
L6	N 86°42'12" E	259.24'
L7	S 04°56'50" W	213.67'
L8	S 88°53'30" E	145.40'
L9	S 83°32'20" E	242.89'

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

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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.



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SITUATED IN

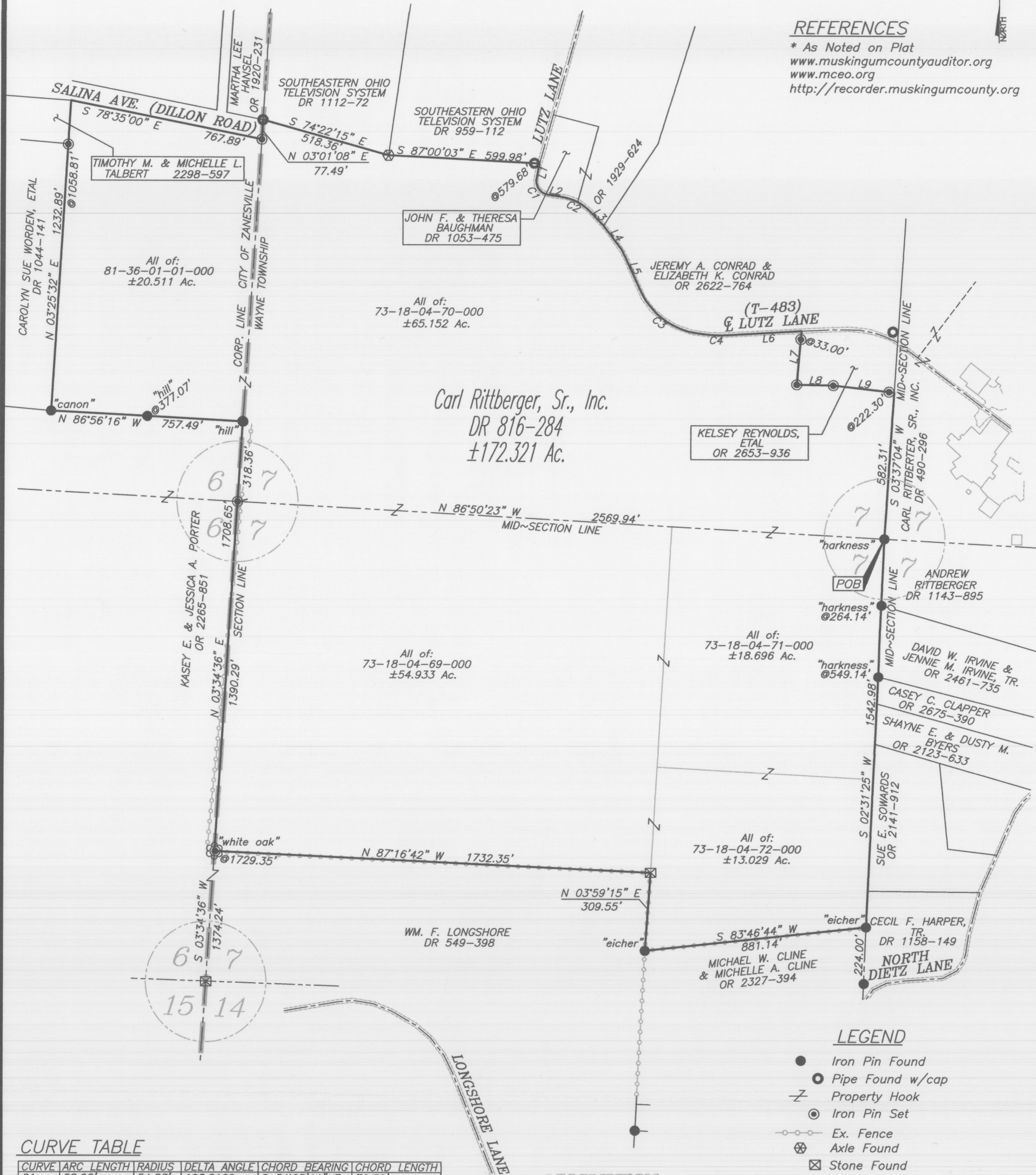
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APPROVED

By: *[Signature]*

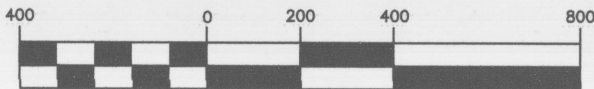
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LEGEND

- Iron Pin Found
- Pipe Found w/cap
- Z- Property Hook
- ⊙ Iron Pin Set
- Ex. Fence
- ⊗ Axle Found
- ⊠ Stone Found

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