



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

James R. Cavanaugh
OR 2661-807
+/-4.666 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, being part of Fractional Section 15, Township 12, Range 13, Congress Lands East of the Scioto River and more particularly described as follows:

Beginning at a point in the center of South River Road (STA. 200+65.88, MUS-60 (8.11-13.08)), thence with the north line of the lands now owned by Judith K. Cox, N 88°22'53" W, 67.47 feet to a point on the east side of the Muskingum River;

thence with the east side of said Muskingum River, N 01°21'39" E, 288.78 feet to a point on the southwest corner of the lands now owned by Dolly Lynn Trustee (OR 2475-47);

thence leaving the east side of said Muskingum River and going with the common line of said Dolly Lynn Trustee's/Cavanaugh's lands, S 87°40'42" E, 673.20 feet to an iron pin set, passing an iron pin set at 96.06 feet and being referenced by two (2) iron pins found which bear, S 60°30'49" W, 16.89 feet & S 01°17'11" E, 5.65 feet;

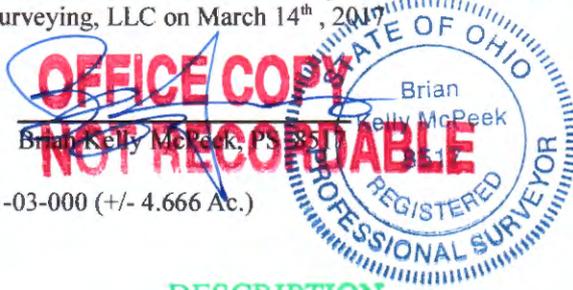
thence continuing with said common line the following two (2) courses:

1. S 15°19'08" E, 253.41 feet to an iron pin found;
2. S 03°21'56" E, 38.24 feet to an iron pin found on the northeast corner of said Cox's lands;

thence with the north line of said Cox's lands, N 88°22'53" W, 681.53 feet to the place of beginning, passing an iron pin found at 628.29 feet, containing a total of 4.666 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.

The above described 4.666 acre survey is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on March 14th, 2017



3/14/17
Date

Parcel No.
All of: 73-33-01-03-000 (+/- 4.666 Ac.)

DESCRIPTION
APPROVED
By: [Signature]

SITUATED IN

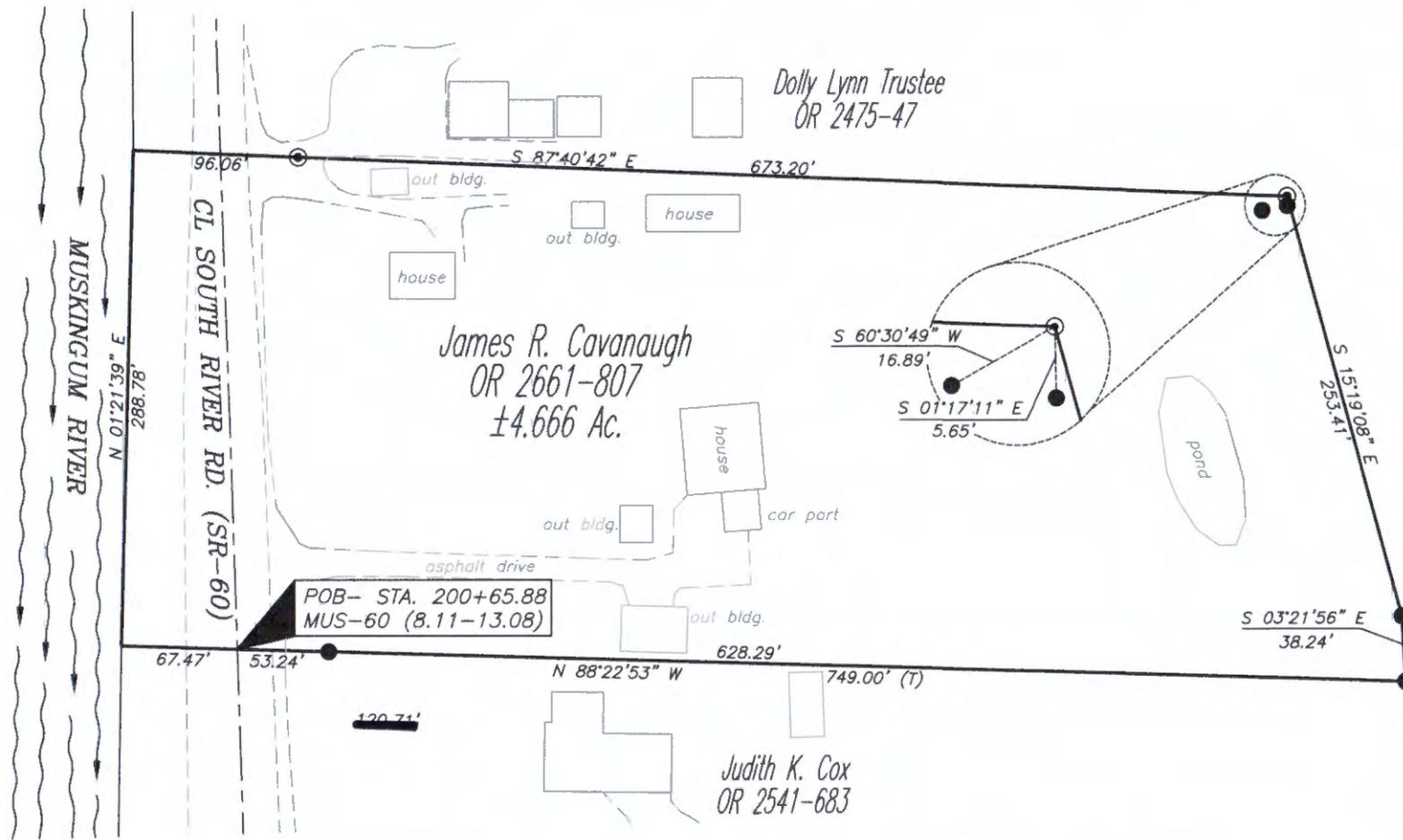
The State of Ohio, County of Muskingum
Township of Wayne, being part of Fractional Sec. 15,
T12, R13.

BASIS OF BEARING

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

REFERENCES

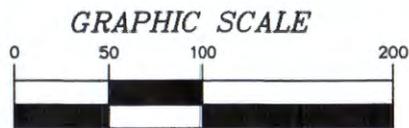
* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org



DESCRIPTION
APPROVED
By: *[Signature]* 3/15/2017

LEGEND

- Iron Pin Found
- ⌘ Property Hook
- ⊙ Iron Pin Set



(IN FEET)
1 inch = 100 ft.

PARCEL NO.

All of: 73-33-01-03-000(±4.666 Ac)

[Signature]
OFFICE COPY 3/14/17
Date
Brian Kelly McPeck
Reg. Surveyor No. 8517
NOT RECORDABLE

**MCPEEK
LAND
SURVEYING** LLC
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