



Carl A. Arnold, Sr. Family Farm, Inc.
 All of: 73-60-01-03-000
OR 1980-942
 +/-40.907 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Northeast Quarter of Section 1, T11N, R 13W, more fully described as follows.

Beginning for reference at an iron pin found (5/8") at the northeast corner of said northeast quarter; thence S 72°47'15" W a distance of 299.52 feet to a point at the northeast corner of said Carl A. Arnold, Sr. Family Farm, Inc's lands, also being in the center of Millers Lane (CR-193/CR-73), the principal place of beginning; thence with the center of said Millers Lane (CR-73) the following three (3) courses:

1. S 41°43'17" E a distance of 165.28 feet to a point;
2. with a curve to the right having a radius of 596.26 feet, an arc distance of 460.47 feet and a chord that bears S 19°42'49" E a distance of 449.11 feet to a point on the east line of said quarter section; thence with the east line of said quarter section, S 02°13'16" W a distance of 778.19 feet to a point at the northeast corner of the lands now owned by William H. & Betty Kaye Nabb (OR 2087-920);

thence with the north line of said Nabb's lands, S 68°06'40" W a distance of 1298.25 feet to an iron pin found (harkness) at the southeast corner of the lands now owned by Jay F. Watts (OR 2406-267), passing an iron pin set at 21.93 feet;

thence with the east line of said Watts' lands, N 02°13'18" E a distance of 1789.12 feet to a point on the north side of Wayne Ridge Road (CR-73), said point being on the south line of the lands now owned by Joseph A. Dutro (DR 1141-719), passing an iron pin set at 1749.12 feet;

thence with the north line of said Wayne Ridge Road the following five (5) courses:

1. S 82°52'41" E a distance of 45.27 feet to an iron pin found (biedenbach);
2. S 86°29'31" E a distance of 260.17 feet to an iron pin found (biedenbach);
3. N 88°54'24" E a distance of 178.92 feet to an iron pin found (biedenbach);
4. N 84°47'40" E a distance of 39.60 feet to a point at the southeast corner of said Dutro's lands;
5. N 84°49'33" E a distance of 382.61 feet to the place of beginning, containing 40.907 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 40.907 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 16th, 2025.

OFFICE COPY
~~NOT RECORDED~~



Date 1/20/26

DESCRIPTION

APPROVED

By: D.M. Barnhard
 1-23-2026

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Wayne, being part of the Northeast
Quarter of Section 1, T11N, R13W.

BASIS OF BEARING

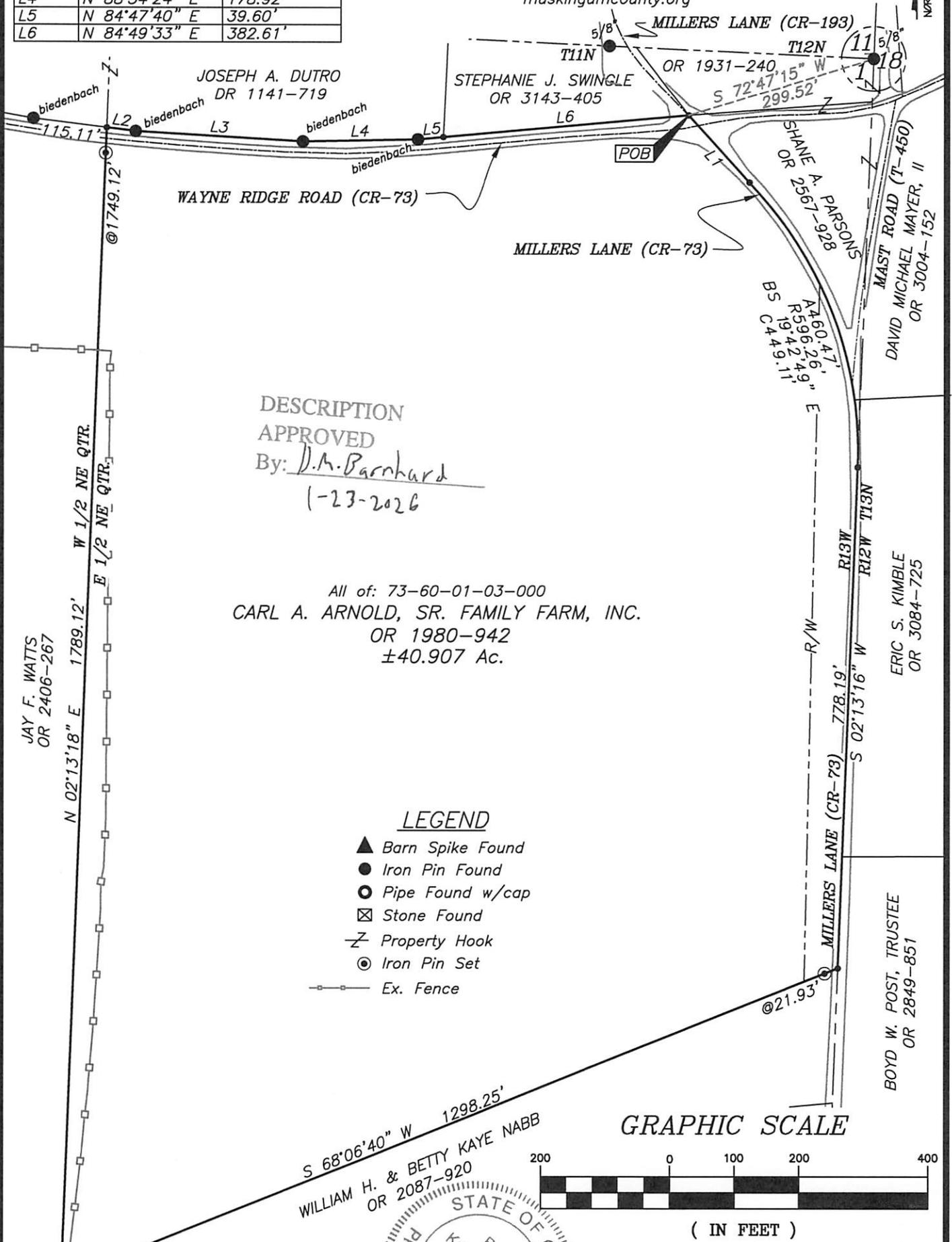
Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°43'17" E	165.28'
L2	S 82°52'41" E	45.27'
L3	S 86°29'31" E	260.17'
L4	N 88°54'24" E	178.92'
L5	N 84°47'40" E	39.60'
L6	N 84°49'33" E	382.61'

REFERENCES

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



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APPROVED
By: D.M. Barnhard
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All of: 73-60-01-03-000
CARL A. ARNOLD, SR. FAMILY FARM, INC.
OR 1980-942
±40.907 Ac.

LEGEND

- ▲ Barn Spike Found
- Iron Pin Found
- Pipe Found w/cap
- ⊠ Stone Found
- Z- Property Hook
- Iron Pin Set
- Ex. Fence

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NOT RECORDABLE



Brian Kelly McPeck
Reg. Surveyor No. 8517
Date 1/20/26

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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