



Shelly & Sands, Inc.
DR 407-7
All of: 84-45-02-06-000
+/-3.964 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Quarter Township 3, T1, R7, also being all of the lands now owned by Shelly & Sands, Inc. as recorded in DR 407-7 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (5/8") at the northwest corner of the Plat of Iron Addition (RP1, Page 229); thence with the west line of said Plat of Iron Addition, S 37°24'39" W a distance of 551.77 feet to an iron pin found (5/8") at the southwest corner of said addition, also being on the east line of the lands now owned by Muskingum Livestock Sales Company (OR 832-99); thence with the east line of said Muskingum Livestock Sales Company's lands the following two (2) courses:

1. N 69°22'34" W a distance of 61.99 feet to an iron pin found (5/8");
2. N 79°44'39" W a distance of 136.78 feet to a point, said point is within an existing livestock structure and also being on the east line of the lands now owned by the railroad;

thence with the common line of said railroad/Shelly & Sands, Inc. the following four (4) courses:

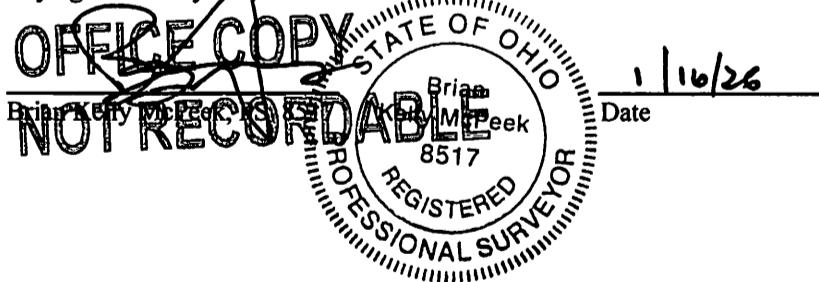
1. N 37°38'57" E a distance of 656.38 feet to an iron pin found (5/8");
2. N 51°37'30" W a distance of 212.51 feet to an iron pin found (5/8");
3. N 30°56'07" E a distance of 203.93 feet to a point, passing an iron pin set at 153.94 feet;
4. S 72°09'24" E a distance of 156.89 feet to a point at the northwest corner of the lands now owned by Pattico, LLC (OR 3280-681);

thence with the west line of said Pattico, LLC's lands, S 05°48'34" E a distance of 388.39 feet to the place of beginning, passing an iron pin set at 57.01 feet, containing a total of 3.964 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 3.964 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on January 16th 2026.



DESCRIPTION

APPROVED

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

SITUATED IN

The State of Ohio, County of Muskingum, City of Zanesville, and being part of the Quarter Township 3, 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.mceo.org
www.muskingumcountyauditor.org
<http://recorder.muskingumcounty.org>

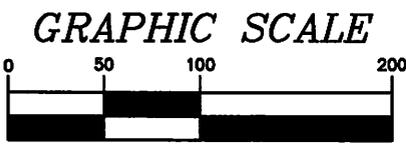
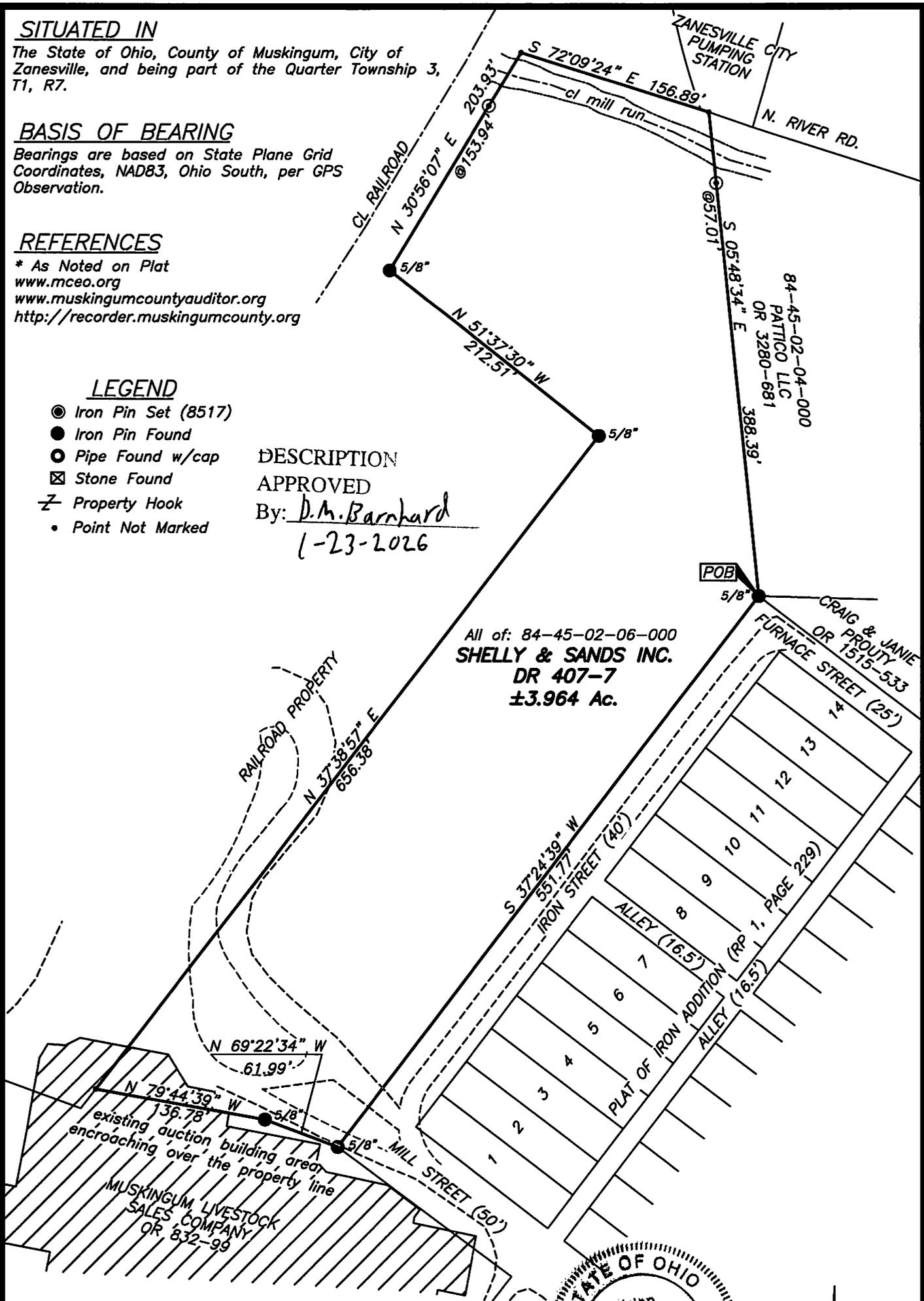
LEGEND

- Iron Pin Set (8517)
- Iron Pin Found
- Pipe Found w/cap
- ⊠ Stone Found
- Z- Property Hook
- Point Not Marked

DESCRIPTION
 APPROVED

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

All of: 84-45-02-06-000
SHELLY & SANDS INC.
 DR 407-7
 ±3.964 Ac.



(IN FEET)
 1 inch = 100 ft.



OFFICE COPY
~~NOT RECORDABLE~~ 1/26/26
 Brian Kelly McPeek
 Reg. Surveyor No. 8517

MCPEEK LAND SURVEYING LLC
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 1705 East Pike, Zanesville, Oh 43701 • 740.704.6073

This plat was prepared by McPeek 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.