

44-88-02-24-000
44-58-01-01-000



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John Gorman, ETAL
OR 2716-60
+/-102.100 Ac.

Situated in the State of Ohio, Muskingum County, Muskingum Township, 2nd Quarter Township & 3rd Quarter Township, Township 2, Range 7 of the United States Military Lands and being all of the lands now owned by John Gorman, ETAL OR 2716-60 of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at the southwest corner of Lot 4 of said Copelands's Subdivision ("A-O", Page 89), thence S88°26'13"E a distance of 4459.15 feet to an iron pin found on a southeastern corner of the lands now owned by Muskingum Valley Park District (OR 2630-117) and the principal place of beginning;

thence with the common line of said Muskingum Valley Park District and John Gorman, ETAL's lands the following three (3) courses:

1. with a curve turning to the left having an arc length of 419.61 feet, with a radius of 2850.04 feet, with a chord bearing of N11°13'50"E and a chord length of 419.23 feet to an iron pin set;
2. N07°02'45"E, a distance of 133.23 feet to an iron pin found;
3. S88°26'13"E, a distance of 1447.75 feet to a point at the low water mark on the west bank of the Muskingum River, passing an iron pin found at 1394.00 feet;

thence with the low water mark on the west bank of the Muskingum River the following seven (7) courses:

1. S16°08'45"E, a distance of 572.81 feet to a point;
2. S11°49'30"E, a distance of 57.34 feet to a point;
3. S13°31'13"E, a distance of 637.12 feet to a point;
4. S03°10'47"E, a distance of 442.83 feet to a point;
5. S15°07'05"W, a distance of 435.19 feet to a point;
6. S40°37'54"W, a distance of 346.00 feet to a point;
7. S58°25'35"W, a distance of 447.49 feet to an iron pin set, being the northeast corner of the lands now owned by Franklin Real Estate (DR 275-566);

thence with the common line of said Franklin Real Estate and John Gorman, ETAL's lands, N60°31'27"W, a distance of 1921.50 feet to an iron pin set;

thence S29°27'55"W, a distance of 562.00 feet to an iron pin found on the north line of the lands now owned by Ellis Land LTD. (OR 2711-29), passing an iron pin found at 262.00 feet;

thence with the north line of said Ellis Land LTD., N60°21'37"W, a distance of 45.58 feet to an iron pin set on the east line of the lands now owned by Commissioners of the Muskingum Valley Park District (DR 1153-567);

thence with the common line of said John Gorman, ETAL and Commissioners of the Muskingum Valley Park District lands the following two (2) courses:

1. N29°38'23"E, a distance of 1125.65 feet to an iron pin set;
2. thence with a curve turning to the left having an arc length of 678.58 feet, with a radius of 2785.94 feet, with a chord bearing of N22°48'51"E and a chord length of 676.91 feet to the place of beginning, containing a total of 102.100 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 102.100 acre parcel is based on a field survey made by McPeek Land Surveying on April 27th, 2016.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Kelly McPeek
8517
PROFESSIONAL SURVEYOR
STATE OF OHIO
Date 5/8/16

Parcel No.

All of: 44-08-02-24-000 (+/- 19.661 ac.) & All of: 44-58-01-01-000 (+/- 82.439 ac.)

Total of: 102.100 ac.

DESCRIPTION
APPROVED

By: Brian Kelly McPeek

44-08-02-24-000 A
44-58-01-01-000 A

SITUATED IN

The State of Ohio, County of Muskingum, Township of Muskingum,
2nd Qtr. Twp. & 3rd Qtr. Twp., T2, R7, United States Military Lands.

RE~SURVEY

REFERENCES

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

BASIS OF BEARING

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

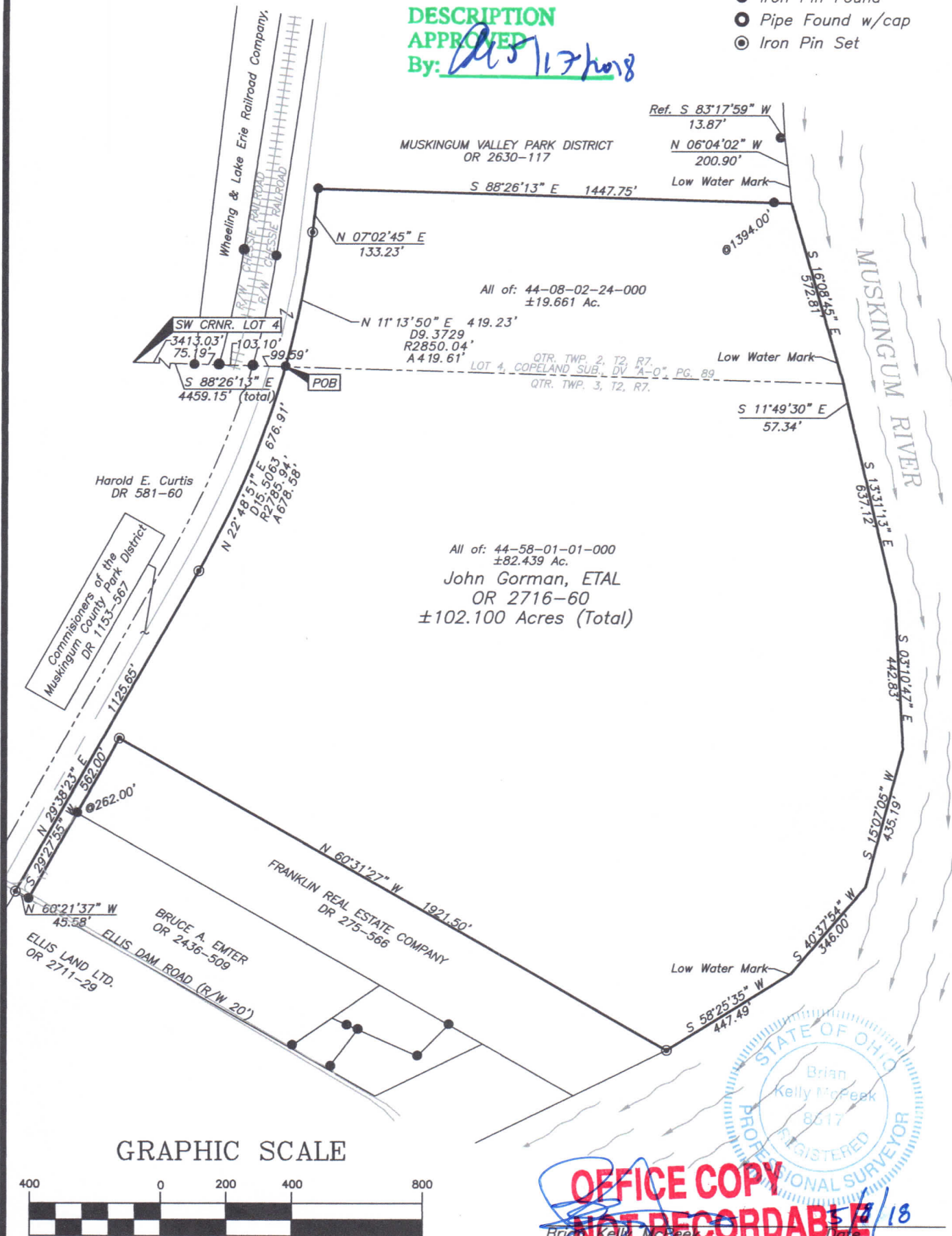
LEGEND

- Iron Pin Found
- Pipe Found w/cap
- Iron Pin Set

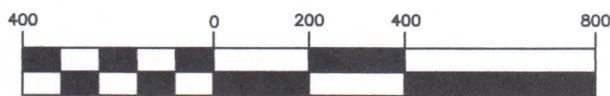
DESCRIPTION

APPROVED

By: 2/17/18



GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

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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 easements of
record, nor encroachments unless otherwise intended.



**MCPECK
LAND
SURVEYING**

LLC

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