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Matthew E. & Marc E. Warner
OR 2452-944
+/-43.098 Ac.

Being the remainder of the original OR 2452-944 that was split by prior survey, done by McPeek Land Surveying on 10/03/14, being an 77.843 acres split to be conveyed to the Muskingum Valley Park District.

Situated in the State of Ohio, Muskingum County, Muskingum Township, part of Lots 3 and 4 of Copelands's Subdivision (DV "A-O", Page 89), 2nd Quarter Township, Township 2, Range 7 of the United States Military Lands and being all of the lands now owned by Matthew E. & Marc E. Warner (OR 2452-944) of the Muskingum County Records Office and more fully described as follows.

Beginning for reference at the southwest corner of Lot 4 of said Copelands's Subdivision, thence South 88 degrees 26 minutes 13 seconds East, 3865.22 feet to an iron pin found on the southeast corner of the lands now owned by John Wyer & Mimi Wyer (DR 1147-34) and the principal place of beginning;

thence with the common line of said Wyer's and Warner's lands the following three (3) courses:

1. North 03 degrees 37 minutes 09 seconds West, 407.26 feet to an iron pin found;
2. North 54 degrees 21 minutes 39 seconds West, 420.50 feet to an iron pin found;
3. South 88 degrees 39 minutes 47 seconds West, 85.33 feet to an iron pin found on the east line of the lands now owned by Lester J. Vandembark (DR 785-99);

thence with the common line of said Vandembark's and Warner's lands, North 02 degrees 03 minutes 49 seconds East, 1469.63 feet to a point on the southwest corner of the land now owned by Matthew E. & Marc E. Warner (DR 1135-25);

thence with the common line of said Warner's (2452-944) and Warner's (DR 1135-25) lands the following four (4) courses:

1. South 84 degrees 21 minutes 41 seconds East, 738.48 feet to an iron pin set, passing an iron pin found at 9.89 feet;
2. North 82 degrees 54 minutes 22 seconds East, 199.37 feet to a pipe found on the westerly right of way for the Chessie Railroad;
3. thence with said common line and the said westerly right of way with a curve turning to the left with an arc length of 239.25 feet, with a radius of 2768.47 feet, with a chord bearing of North 15 degrees 27 minutes 44 seconds West, with a chord length of 239.17 feet to a point;
4. North 17 degrees 56 minutes 17 seconds West, 476.49 feet to an iron pin found on the south line of said Vandembark's lands;

thence with the south line of said Vandembark's lands, South 88 degrees 54 minutes 06 seconds East, 105.79 feet to an iron pin found on the easterly right of way of said Chessie Railroad's lands;

thence with the said easterly right of way line the following six (6) courses:

1. South 17 degrees 56 minutes 16 seconds East, 444.21 feet to a point;
2. with a curve turning to the right with an arc length of 249.51 feet, with a radius of 2868.47 feet, with a chord bearing of South 15 degrees 24 minutes 06 seconds East, with a chord length of 249.43' to an iron pin found;
3. South 08 degrees 37 minutes 18 seconds East, 548.33 feet to an iron pin found;
4. with a curve turning to the right with an arc length of 390.03 feet, with a radius of 2109.86 feet, with a chord bearing of South 03 degrees 17 minutes 24 seconds West, with a chord length of 389.48 feet to an iron pin found;
5. South 08 degrees 35 minutes 02 seconds West, 846.66 feet to an iron pin found;
6. with a curve turning to the right with an arc length of 341.83 feet, with a radius of 2979.63 feet, with a chord bearing of South 11 degrees 54 minutes 56 seconds West, with a chord length of 341.64 feet to an iron pin found on the common corner of the lands now owned by the Commissioners of the Muskingum County Park District (DR 1153-567) and the lands now owned by Harold E. Curtis (DR 581-60);

thence North 88 degrees 26 minutes 13 seconds West, 103.01 feet to an iron pin set on the north line of said Curtis' lands and the southeast corner of the lands now owned by Wheeling & Lake Erie Railroad Company (DR 238-20);

thence with the common line of said Warner's lands and said Wheeling & Lake Erie Railroad Company's lands the following five (5) courses:

1. with a curve turning to the left with an arc length of 357.66 feet, with a radius of 2879.39 feet,

with a chord bearing of North 12 degrees 07 minutes 37 seconds East, with a chord length of 357.43 feet to an iron pin set;

2. North 08 degrees 35 minutes 02 seconds East, 843.57 feet to an iron pin set;
3. with a curve turning to the left with an arc length of 365.83 feet, with a radius of 2009.86 feet, with a chord bearing of North 03 degrees 22 minutes 17 seconds East, with a chord length of 365.33 feet to an iron pin set;
4. North 88 degrees 26 minutes 13 seconds West, 120.00 feet to an iron pin set;
5. South 06 degrees 32 minutes 30 seconds West, 1559.65 feet to an iron pin set on the north line of said Curtis' lands;

thence North 88 degrees 26 minutes 13 seconds West, 316.15 feet to the place of beginning, containing 43.098 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 43.098 acre parcel is based on a field survey made by McPeek Land Surveying on February 12th, 2015.



Parcel No.

Part of: 44-08-22-05-000 (+/- 43.098 ac.)

Being the remainder of the original OR 2452-944 that was split by prior survey, done by McPeek Land Surveying on 10/03/14, being an 77.843 acres split to be conveyed to the Muskingum Valley Park District.

DESCRIPTION
APPROVED
By: M. B. G. [signature]

SITUATED IN

The State of Ohio, County of Muskingum, Township of Muskingum and being part of Lots 3 & 4, Copelands Sub., (DV "A-0", Pg. 89) 2nd Qtr. Twp., T2, R7, United States Military Lands.

RESURVEY

BASIS OF BEARING

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

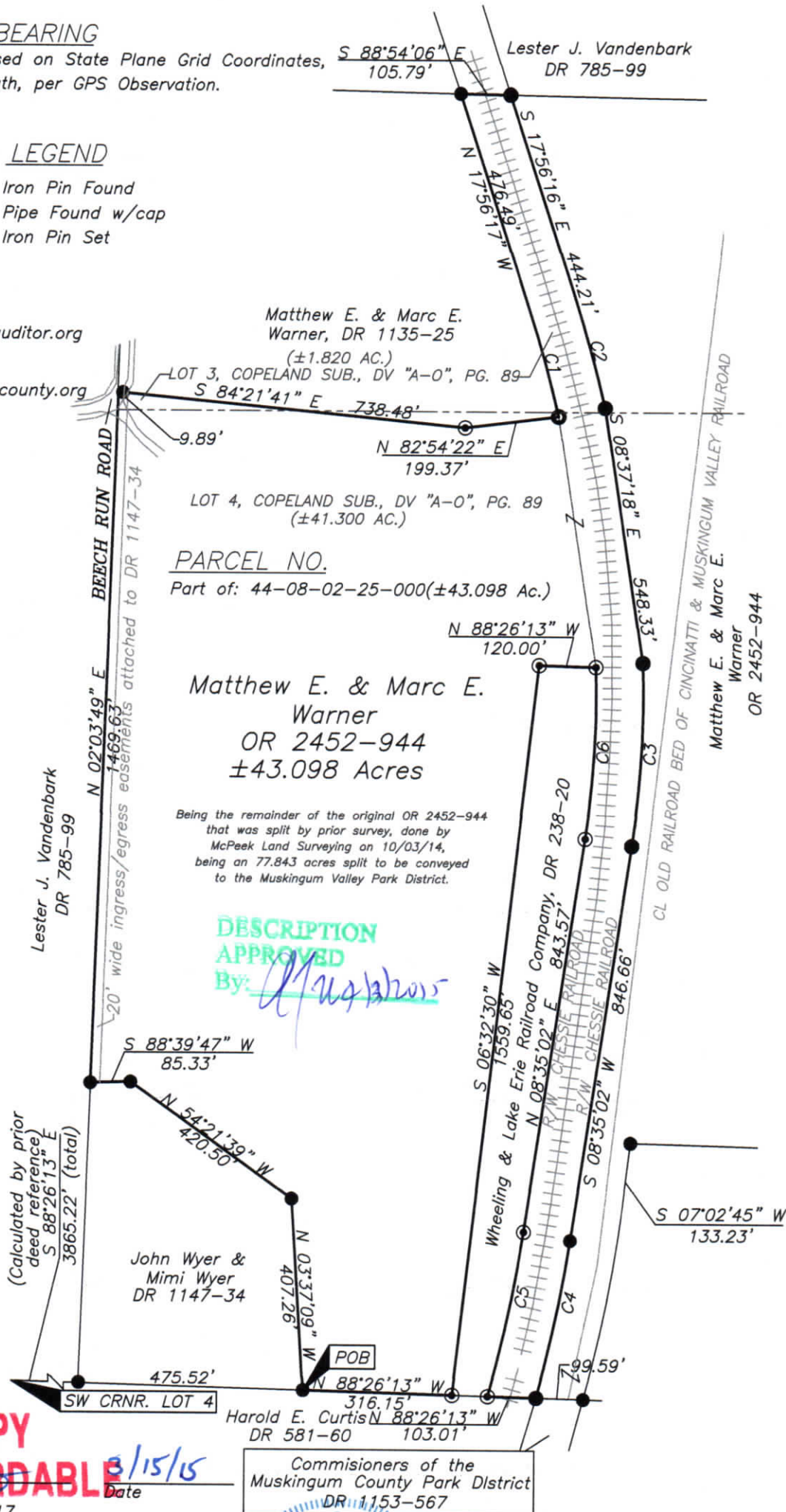
LEGEND

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

REFERENCES

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2768.47'	239.25'	239.17'	N 15°27'44" W	4°57'05"
C2	2868.47'	249.51'	249.43'	S 15°24'06" E	4°59'02"
C3	2109.86'	390.03'	389.48'	S 03°17'24" W	10°35'30"
C4	2979.63'	341.83'	341.64'	S 11°54'56" W	6°34'23"
C5	2879.39'	357.66'	357.43'	N 12°07'37" E	7°07'01"
C6	2009.86'	365.83'	365.33'	N 03°22'17" E	10°25'44"

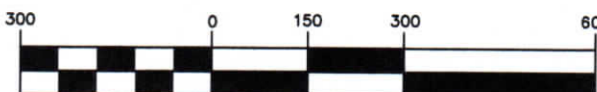


CURVE TABLE

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



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