



**Tanco Development, Ltd.**  
**OR 3056-625**  
**All of: 44-48-01-18-003**  
**+/-0.138 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Southwest Quarter of Section 22, Township 2, Range 8. Being part of the land now owned by Tanco Development, Ltd., as recorded in OR 3056-625 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference at an existing stone at the Southeast corner of the aforesaid Southwest Quarter; thence N 13°53'21" W a distance of 896.73 feet to an iron pin found (biedenbach) at the southeast corner of the lands now owned by Nathan Stubbs & Chelsey Stubbs (OR 2947-522); thence with the east line of said Stubbs' lands, N 02°00'28" E a distance of 117.24 feet to a point on the south line of the lands now owned by Daniel C. Pottmeyer & Cheryl D. Pottmeyer Co Trustees of the Daniel and Cheryl Pottmeyer Trust (OR 3267-186), said point is referenced by an iron pin found (5/8", bent and spun) that bears, N 36°48'09" E a distance of 0.28 feet; thence with the north line of said Tanco Development, Ltd.'s lands, S 87°55'06" E a distance of 50.19 feet to an iron pin set at the northwest corner of the lands now owned by Edgar A. Butler & Cari A. Butler (OR 2987-854); thence with the west line of said Butler's lands, S 02°04'53" W a distance of 130.16 feet to an iron pin set on the north line of the cul-de-sac for North Park Drive ( PB 18, Pg. 21); thence with the north line of said cul-de-sac on a curve to the left having a radius of 60.00 feet, an arc distance of 53.54 feet and a chord that bears, N 73°26'23" W a distance of 51.68 feet to the place of beginning, containing 0.138 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 0.138 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 6<sup>th</sup>, 2025.



DESCRIPTION

APPROVED

By: D.M. Barnhard  
8-12-2025

SITUATED IN

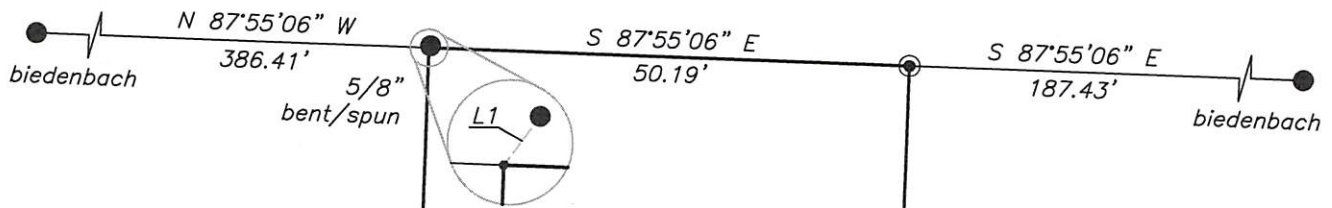
The State of Ohio, County of Muskingum, Township of Muskingum, Southwest Quarter of Section 22, T2, R8.

BASIS OF BEARING

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

RE~SURVEY

DANIEL C. POTTMEYER & CHERYL D. POTTMEYER  
CO-TRUSTEES OF THE DANIEL AND CHERYL POTTMEYER TRUST  
OR 3267-186

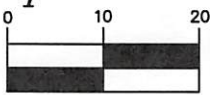


NATHAN STUBBS &  
CHELSEY STUBBS  
OR 2947-522

All of: 44-48-01-18-003  
**TANCO DEVELOPMENT, LTD.**  
OR 3056-625  
±0.138 Ac.

EDGAR A. BUTLER &  
CARI A. BUTLER  
OR 2987-854

Graphic Scale



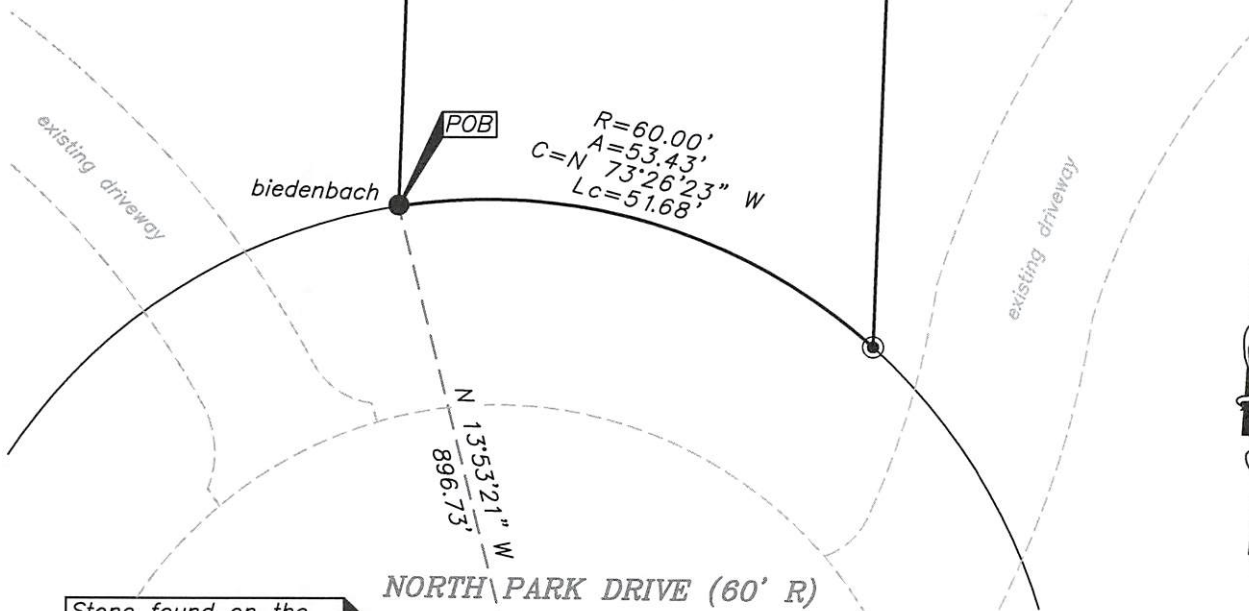
( IN FEET )  
1 inch = 20 ft.

DESCRIPTION  
APPROVED

By: D.M. Barnhard  
8-12-2025

LEGEND

- Unmarked Point
- Iron Pin Found
- ⊠ Stone Found
- ⊙ Iron Pin Set



Stone found on the  
Southeast Corner of  
the Southwest Quarter  
of Section 22

NORTH PARK DRIVE (60' R)  
PLAT (PB 18, PG. 21) LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°48'09" E	0.28'

REFERENCES

\* As Noted on Plat  
[www.muskingumcountyauditor.org](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>  
Previous survey by: Biedenbach, Job No.4190



OFFICE COPY  
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

[www.mcpecklandsurveying.com](http://www.mcpecklandsurveying.com)  
email: [brian@mcpecklandsurveying.com](mailto:brian@mcpecklandsurveying.com)  
1705 East Pike, \* Zanesville, Oh 43701 \* 740.704.6073