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**Jeff Robert Beam & Jack W. McClelland, Co-Trustees**  
**OR 2513-625**  
**+/-203.41 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Perry and a part of Quarter Township 3, Township 1 North, Range 6 West and being all of Tracts Four, Five, Six, Seven and Twelve and part of Tract Two of the lands of Jeff Robert Beam & Jack W. McClelland, Co-Trustees (OR 2513-625) as recorded in the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found at the southwest corner of the northwest quarter of Quarter Township 3, thence going with the half-quarter township line, S87°34'10"E, a distance of 843.95 feet to an iron pin set at the southeast corner of the lands of R. Terry Dutro & Carolyn Sue Dutro (DR 738-343), also being the southwest corner of said Beam/McClelland's lands and the **principal place of beginning**;

thence with the west lines of tracts seven, two and five of said Beam/McClelland's lands, N39°32'13"E, a distance of 2715.50 feet to an iron pin found at the southeast corner of the lands now owned by John Downing & Justina Strohacker (OR 2729-749), passing a pipe found at 892.71 feet and a pipe found at 2532.67 feet, 0.70 right;

thence with the common line of said Downing/Strohacker and Beam/McClelland's lands, N40°11'42"W, a distance of 303.78 feet to a point in the center of East Pike (SR-22/US-40), passing an iron pin at 262.15 feet;

thence with the center of said East Pike the following three (3) courses:

1. N60°42'53"E, a distance of 245.27 feet to a point;
2. with a curve turning to the right with an arc length of 477.23 feet, a radius of 2864.93 feet and a chord bearing of N65°29'12"E, 476.68 feet;
3. N71°41'31"E, a distance of 234.80 feet to a point at the northwest corner of the land now owned by Ulysses Wayne Clark (OR 2562-117), also being the northeast corner of tract five of said Beam/McClelland's lands;

thence leaving said center of East Pike and going with the east line of said tract five the following five (5) courses:

1. S02°44'54"W, a distance of 264.12 feet to an iron pin found, passing an iron pin found at 51.04 feet;
2. S02°46'45"W, a distance of 361.21 feet to an iron pin found;
3. S02°46'00"W, a distance of 436.82 feet to an iron pin found, passing an iron pin found at 25.75 feet;
4. S02°45'47"W, a distance of 75.47 feet to a pipe found;
5. S02°45'58"W, a distance of 532.48 feet to a pipe found at the southwest corner of the lands now owned by Derry G. Null & Connie S. Null, TOD (OR 2649-292), also being the southeast corner of said tract five and the northwest corner of the lands now owned by BGT Rentals, LLC (OR 2624-733);

thence with the common line of tract two of said Beam/McClelland's lands and said BGT Rentals, LLC's lands the following two (2) courses:

1. S01°13'22"W, a distance of 103.48 feet to an iron pin set;
2. S87°42'02"E, a distance of 250.20 feet to a point in the center of Hicks Road (CR-52), passing an axle found at 233.26 feet;

thence with the center of said Hicks Road and going through said tract two the following two (2) courses:

1. S00°52'11"W, a distance of 287.54 feet to a point;
2. S00°12'51"W, a distance of 509.63 feet to a point, said point being the northeast corner of tract three of said Beam/McClelland's lands;

thence continuing with the center of said Hicks Road, also being the east line of said tract three the following two (2) courses:

1. S04°26'52"W, a distance of 50.19 feet to a point;
2. S16°30'33"W, a distance of 38.81 feet to a point at the northeast corner of the lands now owned by Howard M. Murphy, Jr.;

thence leaving the center of said Hicks Road and going with the common line of said Beam/McClelland and Murphy, Jr. the following four (4) courses:

1. N84°06'40"W, a distance of 310.66 feet to an iron pin found, passing an iron pin found at 32.32 feet;
2. S32°08'30"W, a distance of 182.33 feet to an iron pin found;
3. S48°14'00"E, a distance of 100.76 feet to an iron pin found;

4. S81°07'00"E, a distance of 135.54 feet to a point in the center of said Hicks Road, passing an iron pin found at 88.99 feet;

thence with the center of said Hicks Road the following five (5) courses:

1. S55°56'21"W, a distance of 263.08 feet to a point;
2. S45°39'31"W, a distance of 91.57 feet to a point;
3. S30°18'19"W, a distance of 94.39 feet to a point;
4. S11°03'05"W, a distance of 97.06 feet to a point;
5. S02°25'24"W, a distance of 3239.52 feet to a point at the intersection of the center of said Hicks

Road and the center of Old Wheeling Road (CR-42);

thence with the center of said Old Wheeling Road the following five (5) courses:

1. S83°34'55"W, a distance of 166.79 feet to a point;
2. S87°22'34"W, a distance of 222.29 feet to a point;
3. S81°09'11"W, a distance of 132.71 feet to a point;
4. S77°36'56"W, a distance of 150.60 feet to a point;
5. S74°14'15"W, a distance of 140.49 feet to a point at the southeast corner of the lands now owned

by Dale O. Hartberger (OR 2121-434), also being the southwest corner of tract twelve of said Beam/McClelland's lands;

thence leaving the center of said Old Wheeling Road and going with the common line of said Hartberger and Beam McClelland's lands the following two (2) courses:

1. N17°13'32"W, a distance of 170.91 feet to a pipe found, passing an iron pin set at 34.10 feet;
2. N57°12'08"W, a distance of 598.72 feet to an iron pin found on the southeast corner of the lands now owned by Scott A. Merry & Cynthia K. Merry (OR 1930-874);

thence with the common line of said Beam/McClelland and said Merry's lands the following two (2) courses:

1. N02°12'56"E, a distance of 3390.97 feet to an iron pin set on the half-quarter township line;
2. N87°34'10"W, a distance of 642.07 feet along said half-quarter township line to the place of

beginning, containing 203.41 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 203.41 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on September 5th, 2017.

**OFFICE COPY  
NOT RECORDABLE**  
Brian Kelly McPeck, PS 8517  
Date 10/16/17



**Parcel No.**

All of: 51-60-03-01-000 (+/- 2.55 Ac.)  
All of: 51-62-01-62-000 (+/- 29.62 Ac.)  
Part of: 51-62-01-41-000 (+/- 28.54 Ac.)  
All of: 51-62-01-49-000 (+/- 4.29 Ac.)  
All of: 51-62-01-50-000 (+/- 21.34 Ac.)  
All of: 51-62-01-51-000 (+/- 0.82 Ac.)  
All of: 51-70-03-13-000 (+/- 115.43 Ac.)  
All of: 51-70-03-16-002 (+/- 0.82 Ac.)  
Total +/- 203.41 Ac.

**DESCRIPTION**

**APPROVED**

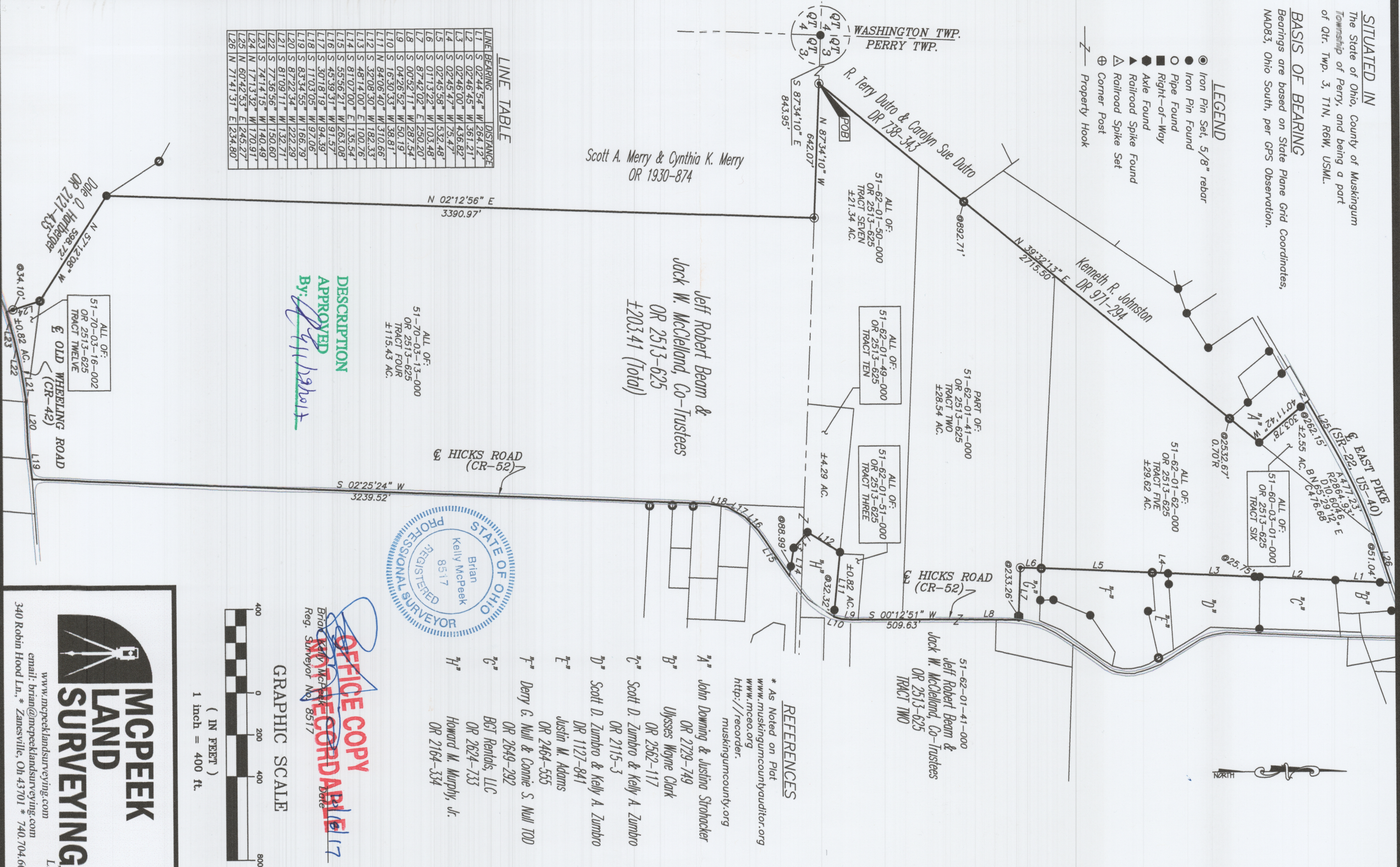
By: [Signature]

The State of Ohio, County of Muskingum  
Township of Perry, and being a part  
of Qtr. Twp. 3, T1N, R6W, USML.

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

● Iron Pin Set, 5/8" rebar

- *Iron Pin Found*
- *Pipe Found*
- *Right-of-Way*
- ⬢ *Axle Found*
- ▲ *Railroad Spike Found*
- △ *Railroad Spike Set*
- ⊕ *Corner Post*
- *Property Hook*



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

A" John Downing & Justin Strohecker  
OR 2729-749

B" Ilysses Wayne Clark  
OR 2562-117

C" Scott D. Zumbo & Kelly A. Zumbo  
OR 2115-3

D" Scott D. Zumbo & Kelly A. Zumbo  
DR 1127-841

E" Justin M. Adams  
OR 2464-555

F" Derry G. Null & Connie S. Null TOD  
OR 2649-292

G" BCI Rentals, LLC  
OR 2624-733

H" Howard M. Murphy, Jr.  
OR 2164-334

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NOT RECORDED  
Bridg. Kelly McPeak  
Reg. Surveyor No. 8517  
Date 12/18/17

( IN FEET )  
1 inch = 400 ft.



**MCPEE  
LAND  
SURVEYING**

LLC  
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