

08-60-29-15-000
08-80-03-07-000



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

James B. & Gail E. Swingle
OR 1596-66
+/-151.271 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek and being a part of the Southwest Quarter of Section 29, Township 11, Range 13 and part of the Northwest Quarter of Section 3, Township 10, Range 13 and being all of the lands now owned by James B. & Gail E. Swingle (OR 1596-66) of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at an iron pin set at the southeast corner of the southwest quarter of Section 29, thence with the south line of said section, N86°59'33"W, a distance of 346.50 feet to an iron pin set and the principal place of beginning, said iron pin set is referenced by an iron pin found (daniels) that bears, S43°51'08"W, a distance of 24.04 feet;

thence continuing with the south line of said Section 29 and the common line of said Swingle's lands and the lands now owned by Patricia S. Kinnaird, ETAL (OR 2656-398), N86°59'33"W, a distance of 960.96 feet to an iron pin set on the north east corner of Muskingum County Parcel No.: 08-80-03-07-000, said iron pin set is referenced by an iron pin found (daniels) that bears, S46°21'21"W, a distance of 12.76 feet;

thence leaving the south line of said Section 29, going into Section 3 and with the common line of said Swingle/Kinnaird's lands the following two (2) courses:

1. S02°54'26"W, a distance of 1344.26 feet to an iron pin set, referenced by an iron pin found (daniels) that bears, S13°00'05"E, a distance of 8.50 feet;
2. N87°13'21"W, a distance of 1297.76 feet to an iron pin set on the west line of said Section 3, reference by an iron pin found that bears, N06°18'13"E, a distance of 8.29 feet and a stone found that bears, S02°29'43"W, a distance of 1349.65 feet;

thence with the west line of said Section 3, N02°29'43"E, a distance of 1349.51 feet to a point at the northwest corner of said Section 3, referenced by an iron pin found (daniels) that bears, N 02°58'31" E, a distance of 1.89 feet;

thence with the west line of said Section 29, N03°51'36"E, a distance of 2050.53 feet to a railroad spike set in the center of Virginia Ridge Rd (CR-66), referenced by a railroad spike found that bears, N 80°08'22" W, a distance of 2.29 feet;

thence with the center of said Virginia Ridge Rd., the following six (6) courses:

1. S63°21'10"E, a distance of 279.47 feet to a point;
2. S67°12'37"E, a distance of 125.08 feet to a point;
3. thence with a curve to the left with an arc length of 141.71 feet, a radius of 165.93 feet, a chord bearing of N88°19'25"E, a chord length of 137.44 feet to a point;
4. N63°13'01"E, a distance of 140.00 feet to a point;
5. thence with a curve to the right, an arc length of 161.67 feet, a radius of 215.50 feet, a chord bearing of N84°42'32"E, a chord length of 157.90 feet to a point;
6. S66°49'29"E, a distance of 179.42 feet to a point at the intersection of said Virginia Ridge Rd. and Butterbean Ridge Rd. (CR-68);

thence with the center of said Butterbean Ridge Rd., the following two (2) courses:

1. N36°12'18"E, a distance of 206.96 feet to a point;
2. thence with a curve to the right, an arc length of 135.87 feet, a radius of 283.84 feet, a chord bearing of N49°55'05"E, a chord length of 134.57 feet to a point;

thence leaving the center of said Butterbean Ridge Rd. and going with the north line of said Swingle's lands the following two (2) courses:

1. S58°02'14"E, a distance of 393.02 feet to a stone found, passing an iron pin found (daniels) at 25.03 feet;
2. S71°54'38"E, a distance of 1120.33 feet to an iron pin found (daniels) on the east line (mid-section line) of the northwest quarter of said Section 29;

thence with the said mid-section line, S03°19'46"W, a distance of 1038.98 feet to an iron pin set on the most northern point of the lands now owned by Patricia S. Kinnaird, ETAL (OR 2656-398, Parcel One);

thence leaving said mid-section line and going with the common line of said Swingle/Kinnaird the following two (2) courses:

1. S52°01'01"W, a distance of 369.35 feet to an iron pin set, referenced by an iron pin found (daniels) that bears, N 46°18'22" W, a distance of 17.42 feet;
2. S12°14'57"W, a distance of 445.50 feet to the place of beginning containing 153.071 acres, more

08-60-29-15-000 A
08-80-03-07-000 A

or less, **EXCEPTING +/-1.800 Acres conveyed to President of the Board of Trustees of Ohio University Athens (DR 1014-277)**, leaving a total of 151.271 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.

The above described 151.271 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on March 9th, 2018

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

9/26/18
Date

Parcel No.

All of: 08-60-29-15-000 (+/-110.994 Ac.)

All of: 08-80-03-07-000 (+/- 40.277 Ac.)

Total 151.271 Ac.

DESCRIPTION

APPROVED

By: [Signature] 9/26/18

08-60-29-15-000 B
08-80-03-07-000 B

ReSurvey

SITUATED IN

The State of Ohio, County of Muskingum,
Township of Brushcreek and being part of the
SW Qtr. of Sec. 29, T11, R13 and part of the NW Qtr. of Sec. 3, T10, R13.

BASIS OF BEARING

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

(60' R/W)
E BUTTERBEAN
RIDGE RD (CR-68)

Old Gaysport and Stovertown Rd
E VIRGINIA RIDGE RD (60' R/W)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	141.71'	165.93'	54.3693	N 88°19'25" E	137.44'
C2	161.67'	215.50'	47.7594	N 84°42'32" E	157.90'
C3	135.87'	283.84'	30.4732	N 49°55'05" E	134.57'

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 67°12'37" E	125.08'
L3	N 63°13'01" E	140.00'
L4	S 66°49'29" E	179.42'
L5	N 36°12'18" E	206.96'
L6	N 03°15'42" W	128.74'
L7	N 21°53'12" E	136.77'
L1	S 63°21'10" E	279.47'

All of: 08-60-29-15-000
(±110.994 Ac.)

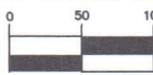
James B. & Gail E. Swingle
OR 1596-66
±151.271 Ac.

DESCRIPTION
APPROVED
By: *[Signature]*

REFERENCES

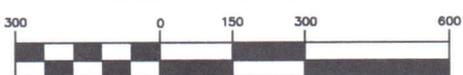
* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

GRAPHIC SCALE
FOR DETAIL AREA

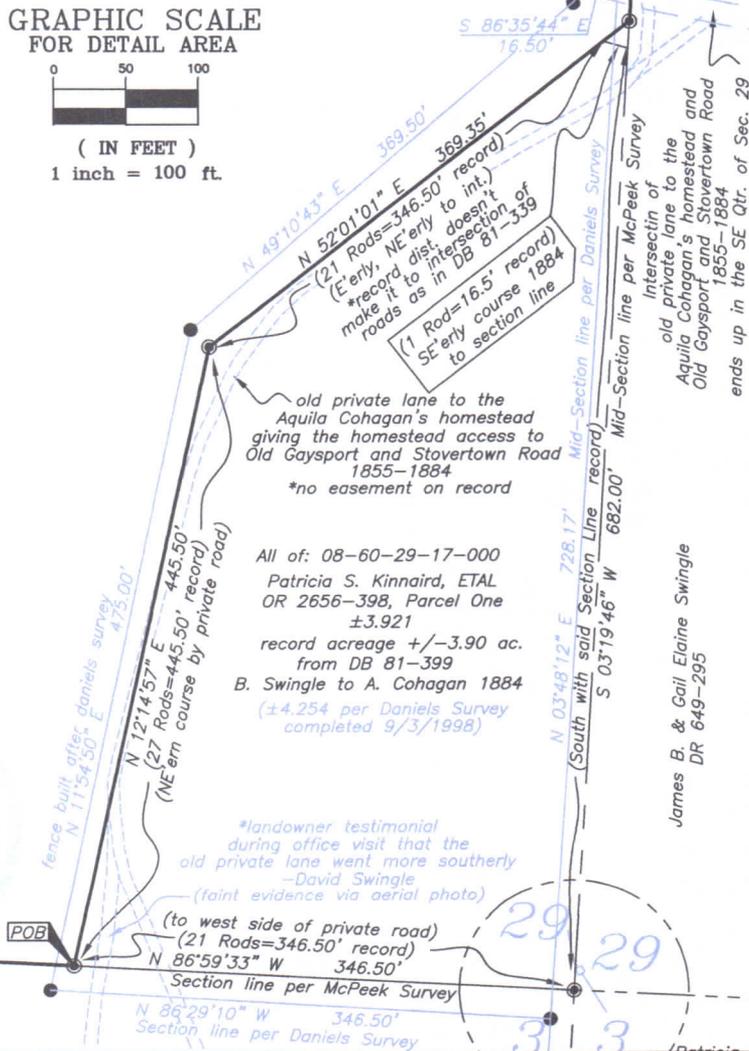


(IN FEET)
1 inch = 100 ft.

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



James R. Rodgers, ETAL
OR 2380-923

Jeffrey Showers, ETAL
OR 2230-391

Chad & Catherine Ann Rodgers
OR 2750-367

Easement Ref. in
DR 1057-598

President & Bd.
of Trustees
of Ohio University
Athens
DR 1014-277

James B. & Gail Elaine Swingle
DR 649-295

Robert B. Kent, ETAL
DR 1134-60

All of: 08-80-03-07-000
(±40.277 Ac.)

NW 1/4, NW 1/4
SEC. 3, T10, R13

Patricia S. Kinnaird, ETAL
OR 2656-398

Patricia S. Kinnaird, ETAL
OR 2656-398

All of: 08-60-29-17-000
Patricia S. Kinnaird, ETAL
OR 2656-398, Parcel One
±3.921
record acreage +/-3.90 ac.
from DB 81-399
B. Swingle to A. Cohagan 1884
(±4.254 per Daniels Survey
completed 9/3/1998)

old private lane to the
Aquila Cohagan's homestead
giving the homestead access to
Old Gaysport and Stovertown Road
1855-1884
*no easement on record

All of: 08-60-29-17-000
Patricia S. Kinnaird, ETAL
OR 2656-398, Parcel One
±3.921
record acreage +/-3.90 ac.
from DB 81-399
B. Swingle to A. Cohagan 1884
(±4.254 per Daniels Survey
completed 9/3/1998)

*landowner testimonial
during office visit that the
old private lane went more southerly
-David Swingle
(faint evidence via aerial photo)

(to west side of private road)
(21 Rods=346.50' record)
N 86°59'33" W 346.50'
Section line per McPeek Survey

OFFICE COPY
NOT RECORDABLE
9/26/16

Brian Kelly McPeek
Reg. Surveyor No. 8517
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.



"REDUCED N.T.S."
Not to Scale

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

08-60-29-15-000 C

08-80-03-07-000 C

ReSurvey

SITUATED IN

The State of Ohio, County of Muskingum, Township of Brushcreek and being part of the SW Qtr. of Sec. 29, T11, R13 and part of the NW Qtr. of Sec. 3, T10, R13.

BASIS OF BEARING

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

(60' R/W) BUTTERBEAN RIDGE RD (CR-68)

Old Gaysport and Stovertown Rd. VIRGINIA RIDGE RD (60' R/W)

CURVE TABLE

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L8	S 63°21'10" E	279.47'

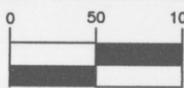
All of: 08-60-29-15-000 (±110.994 Ac.)

James B. & Gail E. Swingle OR 1596-66 ±151.271 Ac.

REFERENCES

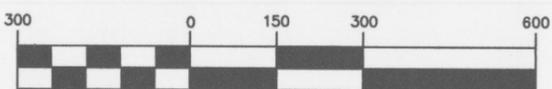
* As Noted on Plat www.muskingumcountyauditor.org www.mceo.org http://recorder.muskingumcounty.org

GRAPHIC SCALE FOR DETAIL AREA



(IN FEET) 1 inch = 100 ft.

GRAPHIC SCALE



(IN FEET) 1 inch = 300 ft.

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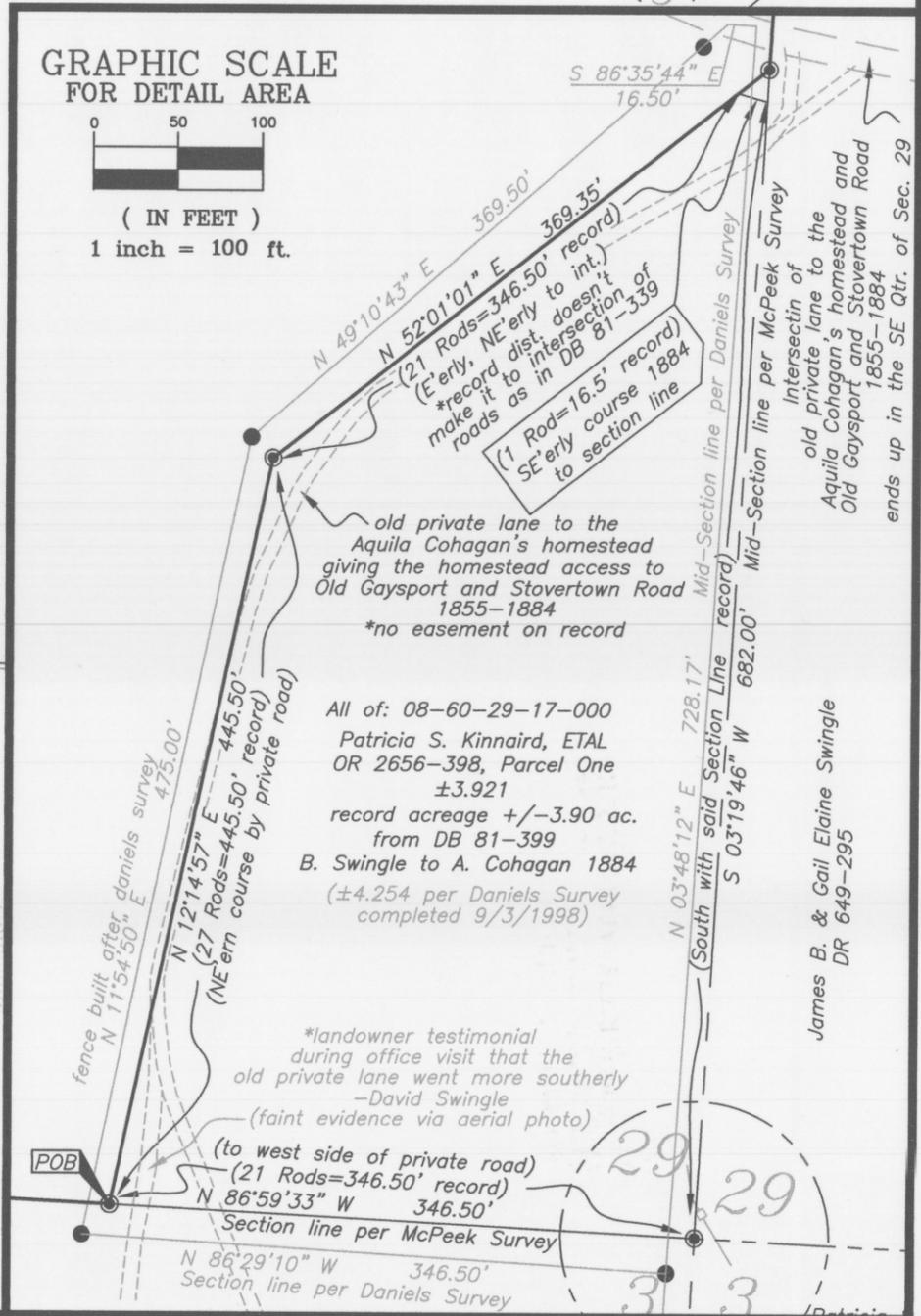
Brian Kelly McPeek Reg. Surveyor No. 8517

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.

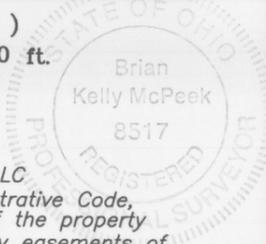


DESCRIPTION APPROVED

By: [Signature] 10/1/2018



James B. & Gail Elaine Swingle DR 649-295



Bennett Swingle et al.

PARCEL #
08-60-29-15 ✓
Virginia R.D. 22

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Township 11, Range 13,
Section 29 and Section 3, bounded and described as follows:
Being all of Parcel Nos. 08-60-29-15-000, 08-60-29-16-000 and 08-80-03-07-000.

08-80-03-07-000

Beginning at an iron pin found at the Southwest Corner of the Southwest Quarter of Section 29; Thence North 00°24'05" East along James Rodgers Vol. 1057, Page 598 and Bennett Swingle Vol. 700, Page 270, 2048.88 feet to a rail road spike found in center of Virginia Ridge Road; Thence along center of Virginia Ridge Road and D&S Swingle Vol. 553, Page 574, the next 10 courses and distances South 66°51'24" East 282.55 feet to a point, South 72°45'34" East 153.99 feet to a point, North 84°16'32" East 80.79 feet to a point, North 62°28'34" East 115.30 feet to a point, North 60°09'02" East 64.15 feet to a point, North 65°56'54" East 35.05 feet to a point, North 74°28'41" East 37.55 feet to a point, North 86°26'38" East 29.89 feet to a point, South 80°21'06" East 49.51 feet to a point, and South 70°15'13" East 176.80 feet to a rail road spike set at the intersection of Butterbean Ridge Road; Thence along Butterbean Ridge Road and D&S Swingle the next 2 courses and distances: North 33°30'30" East 252.09 feet to a point and North 52°28'20" East 90.23 feet to a point; Thence leaving Butterbean Ridge Road and along L&M Morrison Vol. 1029, Page 565 the next 2 courses and distances South 61°28'48" East 392.92 feet to a stone found passing an iron pin set at 25.00 feet, and South 75°21'49" East 1119.82 feet to an iron pin set; Thence South 00°24'08" West along J&G Swingle Vol. 649, Page 295, 1015.00 feet to a point in Virginia Ridge Road passing an iron pin set at 993.00 feet; Thence North 90°00'00" West 16.50 feet to a point; Thence leaving Virginia Ridge Road and along James Swingle Vol. 1068, Page 646, the next 2 courses and distances: South 45°46'27" West 369.50 feet to an iron pin set passing an iron pin set at 20.00 feet and South 08°30'34" West 475.00 feet to an iron pin set from which an iron pin set at the Southeast Corner of the Southwest Quarter of Section 29 bears South 89°53'26" East 346.50; Thence continuing along James Swingle Vol. 1068, Page 646, the next three courses and distances North 89°53'26" West 953.50 feet to an iron pin set at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 3; Thence South 00°59'02" East along the East line of said Quarter Section 1342.41 feet to an iron pin set, and North 89°53'26" West along the South line of said Quarter of the Quarter Section 1300.00 feet to an iron pin found; Thence North 00°59'02" West along James Rodgers Vol. 1057, Page 598 and West line of Section 3, 1342.41 feet to the place of beginning containing 152.87 acres excepting the following:

Except from above description the following 1.00 acre area including the home place.

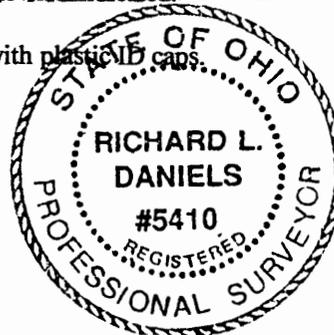
Commencing at an iron pin found at the Southwest Corner of the Southwest Quarter of Section 29; Thence North 00°24'05" East 2048.88 feet to a rail road spike in Virginia Ridge Road; Thence South 83°42'52" East 964.15 feet to a rail road spike at the intersection of the center of Butterbean Road the place of beginning; Thence along center of Butterbean Ridge Road North 33°30'30" East 114.90 feet to a point; Thence leaving said road South 54°20'52" East 402.81 feet to an iron pin set passing an iron pin set at 25.00 feet; Thence South 35°38'57" West 101.41 feet to the center of Virginia Ridge Road passing an iron pin set at 90.41 feet; Thence along center of Virginia Ridge Road North 56°16'23" West 398.73 feet to the place of beginning containing 1.00 acres more or less: Being part of Parcel No. 08-60-29-16-000.

Also excepting 1.80 acres being the Ohio University Tower Area described in Deed Vol. 1014, Page 277.

Bearings are based on the West line of the Southwest Quarter of Section 29 bearing North 00°24'05" East.

Above description is based on the survey by J.L. Daniels, Registered Surveyor No. 5410, Sept. 3, 1998 and is intended for legal transfer of property described and does not intend to describe all or any easements of record nor encroachments unless otherwise stated.

Iron pins set are No. 5 reinf. bars 30 inches long with plastic ID caps.
Ref. Vol. 534, Page 90.



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A.L. Swinehart
9-9-98 KB