

13-60-14-13-000



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

Carol Sue Dreier & Forrest Dreier
OR 2778-342
+/- 0.876 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Clay, NW Quarter of Section 14, T14, R14, Congress Lands East of the Scioto River and being all of the lands now owned by Carol Sue Dreier & Forrest Dreier as recorded in OR 2778-342 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at the southeast corner of the northwest quarter of Section 14, thence N44°40'14"W, a distance of 2168.05 feet to an iron pin set at the principal place of beginning; thence with a westerly line of the lands now owned by The Gay F. Rhodes Family Trust (DR 1147-778) the following two (2) courses:

1. S17°14'03"W, a distance of 61.39 feet to a iron pin set;
2. S03°52'26"E, a distance of 111.13 feet to an iron pin found on the northeast corner of the lands now owned by Ronald D. Supplee & Vonda K. Supplee, Trustees of the Ron & Vonda Supplee Trust dated the 20th day of March, 2017 (OR 2714-206);

thence with the common line of aforesaid Trust and said Dreier's lands, S73°52'53"W, a distance of 211.06 feet to a point on the east line of East Athens Road (CR-87);

thence with the east line of said East Athens Road, N21°25'34"W, a distance of 159.76 feet to a point; thence leaving the east line of said East Athens Road and going with the north line of said Dreier's lands, N73°43'02"E, a distance of 283.16 feet to the place of beginning, containing a total of 0.876 acres more or less, passing an iron pin set at 1.69 feet, 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 0.876 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on April 25th, 2018.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck, PS 8517



Date

5/7/18

Parcel No.

All of: 13-60-14-13-000 (+/-0.876 Ac.)

DESCRIPTION

APPROVED

By: Brian Kelly McPeck

SITUATED IN

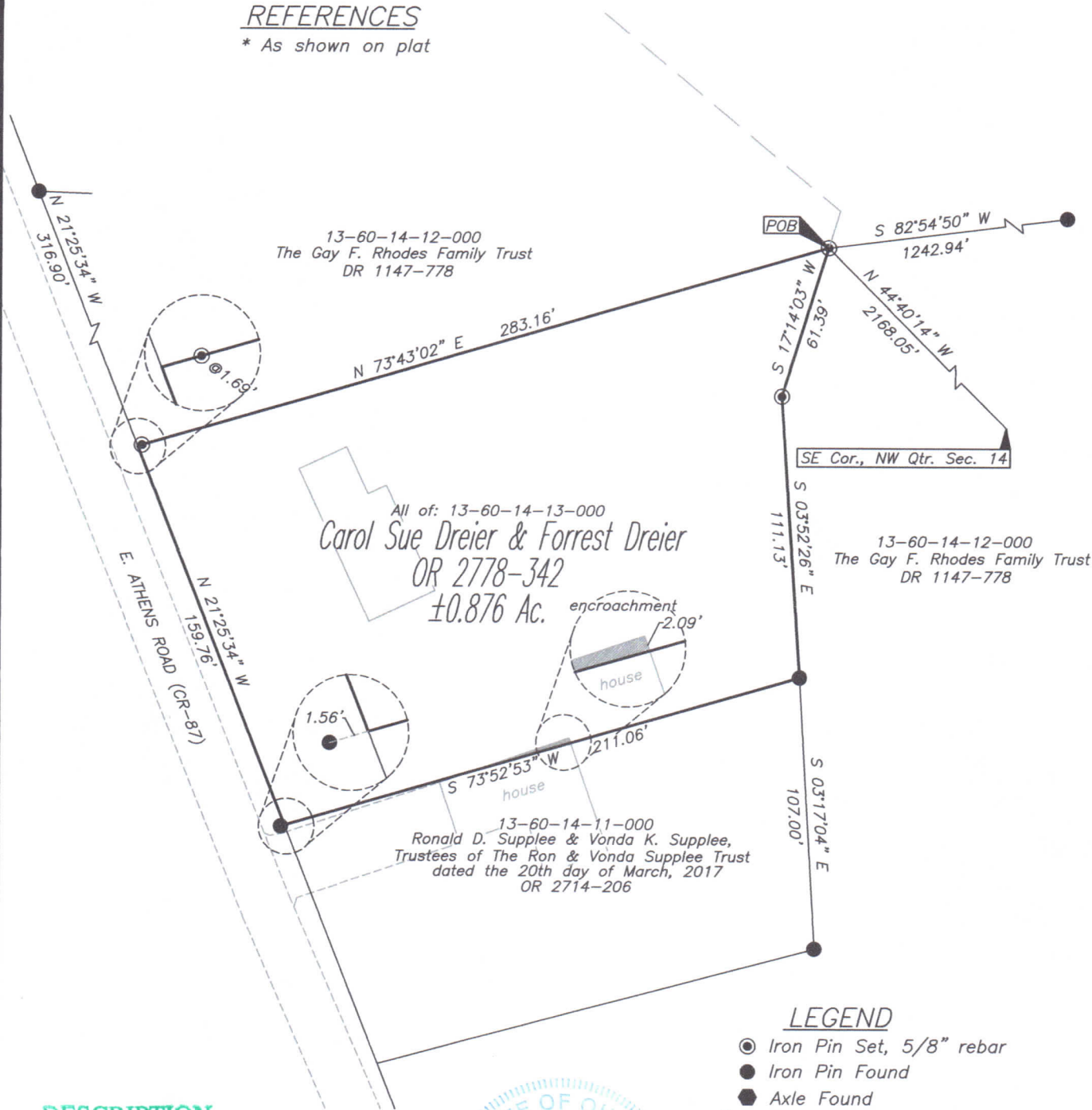
The State of Ohio, County of Muskingum
Township of Clay, NW Qtr. Sec. 14,
T14, R14, Congress Lands East of the Scioto River.

BASIS OF BEARING

Bearings are based on the Ohio State
Plane Grid Coordinates, NAD83, Ohio South,
per GPS Observation on 06/18/2012.
(previous survey by McPeck Land Surveying)

REFERENCES

* As shown on plat



LEGEND

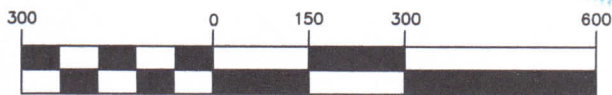
- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- Z— Property Hook
- Pipe Found
- ⊠ Stone Found

DESCRIPTION

APPROVED

By: *[Signature]*

GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.



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NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

Date *5/7/18*



**MCPECK
LAND
SURVEYING**

www.mcpecklandsurveying.com
email: brian@mcpecklandsurveying.com

340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

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.

13-60-14-13-001



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

Debbie Osborn
OR 2788-175
+/- 0.207 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Clay, NW Quarter of Section 14, T14, R14, Congress Lands East of the Scioto River and being all of the lands now owned by Debbie Osborn as recorded in OR 2788-175 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at the southeast corner of the northwest quarter of Section 14, thence N44°40'14"W, a distance of 2168.05 feet to an iron pin found;
thence with a westerly line of the lands now owned by The Gay F. Rhodes Family Trust (DR 1147-778) the following two (2) courses:

1. S17°14'03"W, a distance of 61.39 feet to a iron pin found;
2. S03°52'26"E, a distance of 57.45 feet to point and the principal place of beginning;

thence continuing with said Rhodes Family Trust's line, S03°52'26"E, a distance of 57.68 feet to an iron pin found on the northeast corner of the lands now owned by Ronald D. Supplee & Vonda K. Supplee, Trustees of the Ron & Vonda Supplee Trust dated the 20th day of March, 2017 (OR 2714-206);

thence with the common line of aforesaid Osborn/Supplee's lands, S73°52'53"W, a distance of 211.06 feet to a point on the east line of East Athens Road (CR-87);

thence with the east line of said East Athens Road, N21°25'34"W, a distance of 26.91 feet to a point;

thence leaving the east line of said East Athens Road and going through said Osborn's lands, N 66°25'17" E, a distance of 227.71 feet to the place of beginning, passing an iron pins set at 0.81 feet and 211.73 feet, containing a total of 0.207 acres more or less, passing an iron pin set at 1.69 feet, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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 0.207 acre parcel is based on a previous field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on April 25th, 2018 and a new survey done on July 2nd, 2018.

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NOT RECORDABLE
Brian Kelly McPeek, PS 8517

8/2/18

Date

Parcel No.

Part of: 13-60-14-13-000 (+/-0.207 Ac.)

DESCRIPTION

APPROVED

By: 8/13/18

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/15/18
Date

Fee Paid

13-60-14-13-001 A

SPLIT TO ADJOINER

SITUATED IN

The State of Ohio, County of Muskingum
Township of Clay, NW Qtr. Sec. 14,
T14, R14, Congress Lands East of the Scioto River.

DESCRIPTION

APPROVED

By:

[Signature] 7/18/18

BASIS OF BEARING

Bearings are based on the Ohio State
Plane Grid Coordinates, NAD83, Ohio South,
per GPS Observation on 06/18/2012.
(previous survey by McPeek Land Surveying)

REFERENCES

* As shown on plat

Approved For Transfer
No On-Lot Sewage

Date 8/10/18

[Signature]
Zanesville - Muskingum Co.
Health Department

13-60-14-12-000
The Gay F. Rhodes Family Trust
DR 1147-778

13-60-14-13-000
Debbie Osborn
OR 2788-175

Debbie Osborn
OR 2788-175

13-60-14-11-000
Ronald D. Supplee & Vonda K. Supplee,
Trustees of The Ron & Vonda Supplee Trust
dated the 20th day of March, 2017
OR 2714-206

13-60-14-12-000
The Gay F. Rhodes Family Trust
DR 1147-778

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

ADJOINER STATEMENT

Not to be used as a separate building
site or transferred as an independent
parcel in the future without planning
commission approval in accordance with
applicable subdivision regulations.

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- Z— Property Hook
- Pipe Found
- ☒ Stone Found

OFFICE COPY
NOT RECORDABLE

[Signature]
Brian Kelly McPeck
Reg. Surveyor No. 8517

Date 7/23/18

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.



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