SITUATED IN

The State of Ohio, County of Muskingum, Township of Hopewell
SE Qtr. of Sec. 23, T1, R9, U.S.M.L.

BASIS OF BEARING

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

REFERENCES

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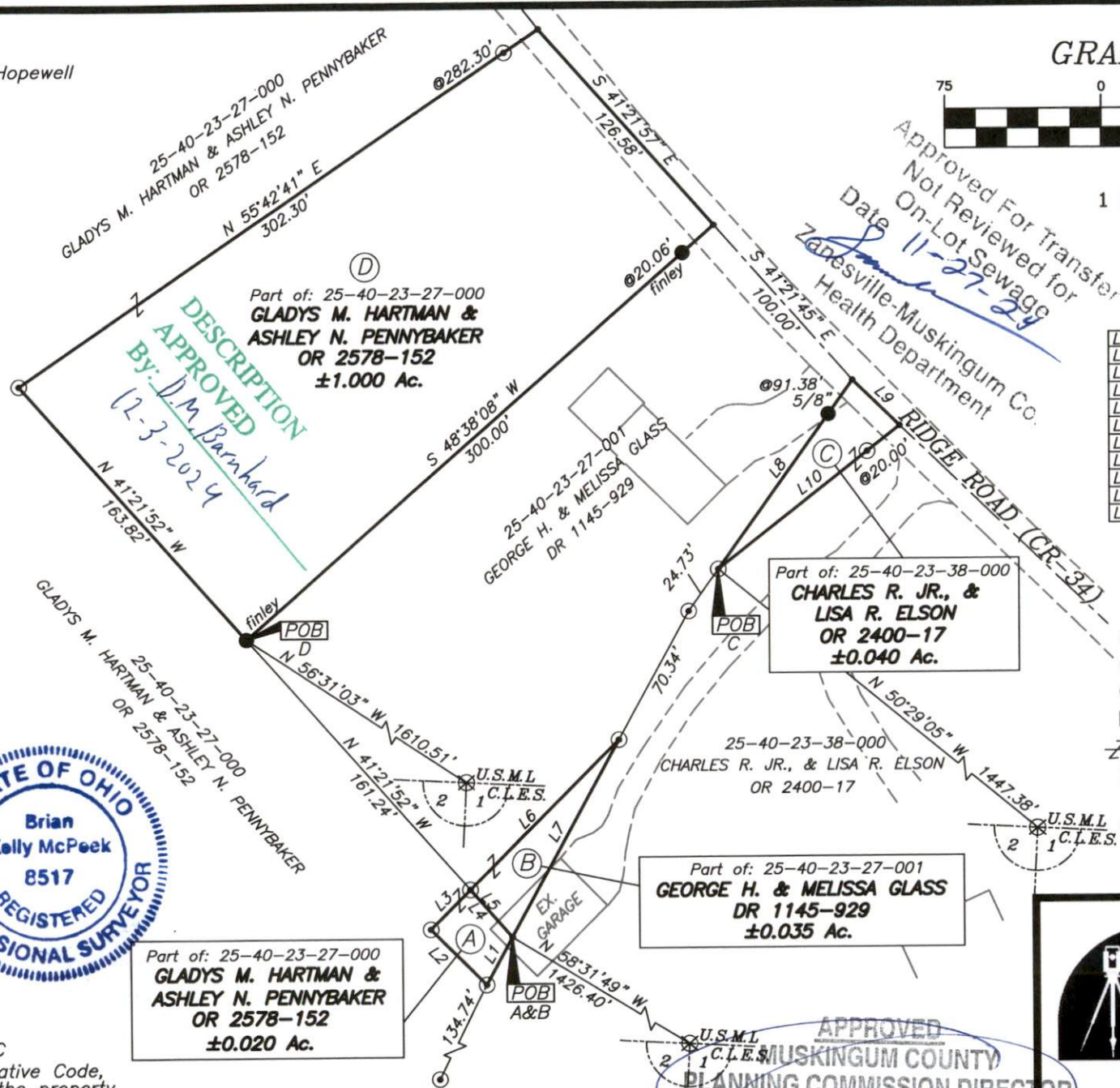www.mceo.org
http://recorder.muskingumcounty.org

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
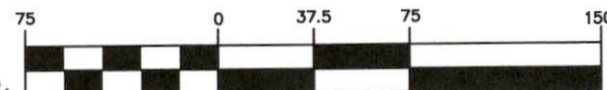applicable subdivision regulations.

Ⓐ to be transferred to 25-40-23-38-000

Ⓑ to be transferred to 25-40-23-38-000

Ⓒ to be transferred to 25-40-23-27-001

Ⓓ to be transferred to 25-40-23-27-001

STATE OF OHIO
Brian
Kelly McPeek
8517
REGISTERED
PROFESSIONAL SURVEYOR

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek   Date 11/22/24
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.

GRAPHIC SCALE

75   0   37.5   75   150

(IN FEET)
1 inch = 75 ft.

Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 11-27-24
Zanesville-Muskingum Co.
Health Department

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°46'03" W	26.07'
L2	N 44°53'14" W	37.69'
L3	N 45°06'46" E	26.88'
L4	S 41°21'52" E	30.41'
L5	N 41°21'52" W	30.41'
L6	N 45°06'46" E	101.53'
L7	S 28°45'08" W	107.76'
L8	N 35°26'08" E	111.38'
L9	N 45°50'57" E	31.65'
L10	S 51°47'46" W	111.08'

LEGEND

⊙ Iron Pin Set ("McPeek" 8517)
● Iron Pin Found
○ Pipe Found w/cap
⊠ Stone Found
Ɀ Property Hook
⊠ Roof Bolt Found
• Point Not Marked
⊗ Axle Found

NORTH

25-40-23-27-000
GLADYS M. HARTMAN & ASHLEY N. PENNYBAKER
OR 2578-152

N 55°42'41" E 302.30'

@282.30'

S 41°21'57" E 126.58'

Ⓓ
Part of: 25-40-23-27-000
GLADYS M. HARTMAN &
ASHLEY N. PENNYBAKER
OR 2578-152
±1.000 Ac.

DESCRIPTION APPROVED
By: D.M. Barnhard
12-3-2024

@20.06' finley

S 41°21'45" E 100.00'

S 48°38'08" W 300.00'

N 41°21'52" W 163.82'

GLADYS M. HARTMAN & ASHLEY N. PENNYBAKER
OR 2578-152
25-40-23-27-000

finley
POB
Ⓓ

N 56°31'03" W 1610.51'

N 41°21'52" W 161.24'

U.S.M.L.
C.L.E.S.
2 1

25-40-23-27-001
GEORGE H. & MELISSA GLASS
DR 1145-929

@91.38'
5/8"

Ⓒ
Ɀ @20.00'

RIDGE ROAD (CR-34)

L8
L10
L9

24.73'

Part of: 25-40-23-38-000
CHARLES R. JR., &
LISA R. ELSON
OR 2400-17
±0.040 Ac.

POB
Ⓒ

70.34'

25-40-23-38-000
CHARLES R. JR., & LISA R. ELSON
OR 2400-17

N 50°29'05" W 1447.38'

U.S.M.L.
C.L.E.S.
2 1

L6
L7

Ɀ
Ⓑ

L3
L5 L4
Ⓐ

Ɀ
EX. GARAGE

Part of: 25-40-23-27-001
GEORGE H. & MELISSA GLASS
DR 1145-929
±0.035 Ac.

N 58°31'49" W 1426.40'

POB
Ⓐ&Ⓑ

L2 L1

134.74'

Part of: 25-40-23-27-000
GLADYS M. HARTMAN &
ASHLEY N. PENNYBAKER
OR 2578-152
±0.020 Ac.

U.S.M.L.
C.L.E.S.
2 1

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

MCPEEK LAND SURVEYING

LLC
www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
4705 East Pike,* Zanesville, Oh 43701 * 740.704.6073

12/3/24
DATE