

47-17-01-05-006



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

Leslyn, LLC
OR 2731-940
+/-20.014 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton, part of the southeast quarter of Section 1, Township 15, Range 14 and being part of the lands now owned by Leslyn, LLC as recorded in OR 2731-940 of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference a iron pin found at the southwest corner of the southeast quarter of section 1, thence N50°37'52"E a distance of 1597.11 feet to an iron pin set on the interior of said Leslyn, LLC's lands and the principal place of beginning;

thence going through said Leslyn, LLC's lands the following four (4) courses;

1. N50°17'46"W a distance of 85.33 feet to an iron pin set;
2. N32°23'18"W a distance of 95.94 feet to an iron pin set;
3. N15°44'58"W a distance of 89.74 feet to an iron pin set;
4. N07°39'00"W a distance of 228.00 feet to an iron pin found on a southern corner of the lands now owned by Bayden L. Chandler (OR 2661-168);

thence with the common line of said Leslyn, LLC/Chandler the following three (3) courses:

1. S80°55'09"E a distance of 241.55 feet to an iron pin found, passing an iron pin found at 162.66 feet;
2. N24°12'36"E a distance of 257.61 feet to an iron pin found;
3. N56°00'01"W a distance of 239.04 feet to an iron pin found on the east line of the land now owned by Norman E. & Mary C. Watts (DR 1099-576);

thence with the common line of said Leslyn, LLC/Watts, N58°51'46"E a distance of 348.91 feet to an iron pin found on the southerly line of an abandon rail road bed, also being the southerly line of the land now owned by Jordan A. James (OR 2731-655);

thence with the common line of said Leslyn, LLC/James the following two (2) courses:

1. S57°01'34"E a distance of 954.06 feet to an iron pin found;
2. S64°20'08"E a distance of 513.25 feet to an iron pin found on common line of Newton and Springfield Townships, also being the northeast corner of said Leslyn, LLC's lands;

thence with the above said township line, S02°59'54"W a distance of 49.67 feet to an iron pin set;

thence going through said Leslyn, LLC's lands the following two (2) courses:

1. S80°34'10"W a distance of 795.17 feet to an iron pin set;
2. S87°08'41"W a distance of 749.78 feet to the the point of beginning, containing a total of 20.014 acres more or less, subject to all legal highways and easements of record.

Subject to an easement for the purpose of ingress/egress as recorded in OR 2661-168.

Appended to the above described tract is an easement for the purpose if ingress/egress as recorded in OR 2731-940, OR 2661-168.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 20.014 acre parcel is based on a field survey made by McPeek Land Surveying, LLC on August 3rd, 2017.

OFFICE COPY NOT RECORDABLE

Brian Kelly McPeek, PS 8517

8/8/17 Date

Parcel No.
Part of: 47-17-01-05-003 (+/-20.014 Ac.)

DESCRIPTION
APPROVED
By: *[Signature]* 8/10/2017

47-17-01-05-006 A

SITUATED IN

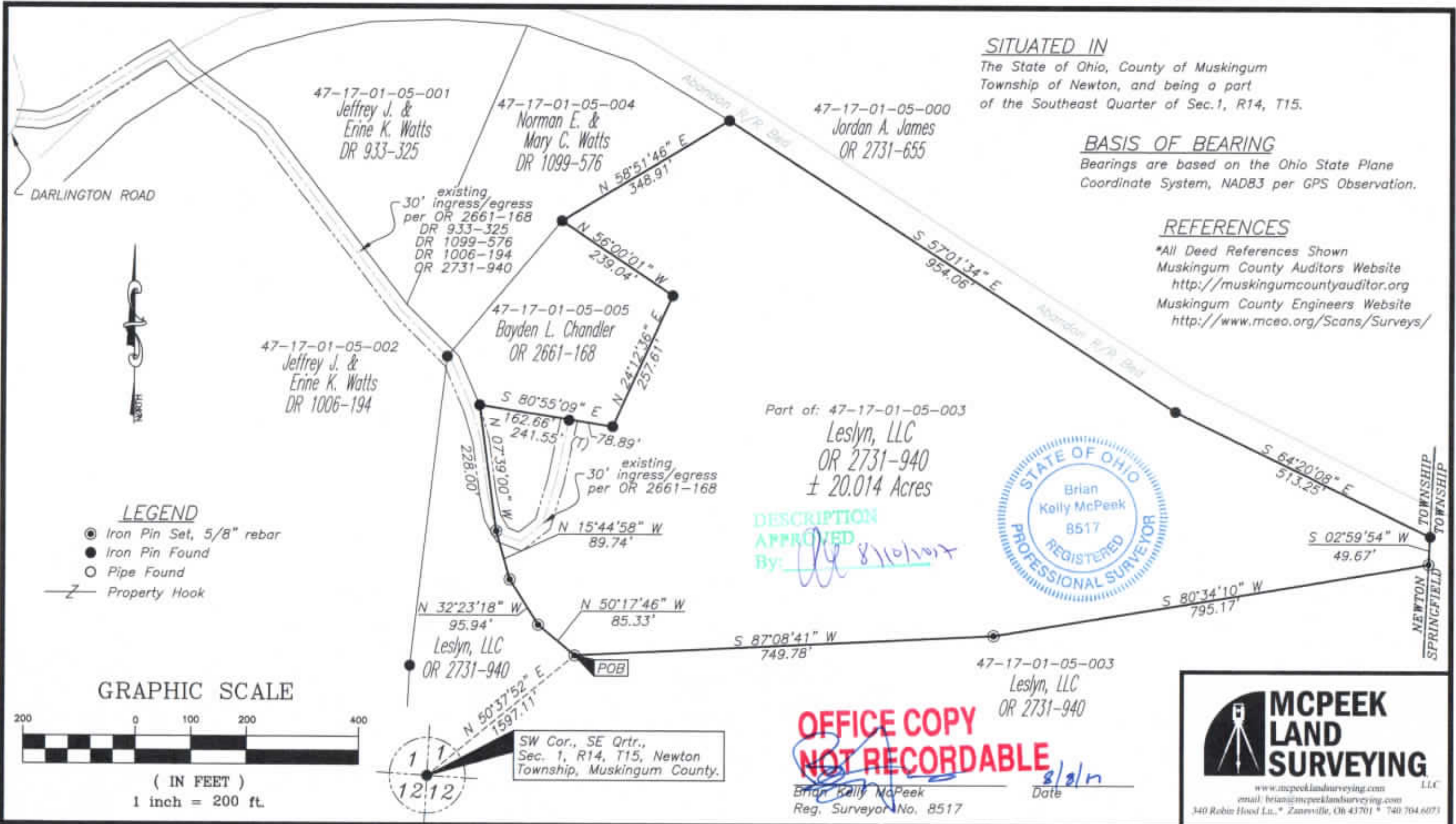
The State of Ohio, County of Muskingum
Township of Newton, and being a part
of the Southeast Quarter of Sec. 1, R14, T15.

BASIS OF BEARING

Bearings are based on the Ohio State Plane
Coordinate System, NAD83 per GPS Observation.

REFERENCES

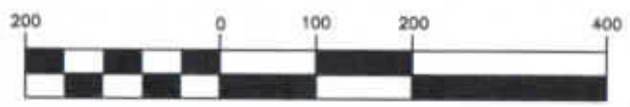
*All Deed References Shown
Muskingum County Auditors Website
<http://muskingumcountyauditor.org>
Muskingum County Engineers Website
<http://www.mceo.org/Scans/Surveys/>



LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Part of: 47-17-01-05-003
Leslyn, LLC
OR 2731-940
± 20.014 Acres

DESCRIPTION
APPROVED
By: *[Signature]* 8/10/2017



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NOT RECORDABLE**

Brian Kelly McPeck
Reg. Surveyor No. 8517
Date: 8/10/17

**MCPEEK
LAND
SURVEYING** LLC

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