



**Elizabeth A. Bateman**  
**OR 2131-421**  
**All of: 47-20-01-03-000**  
**+/- 32.431 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Newton, Northeast Quarter of Section 7, T15, R14, Congress Lands East of the Scioto River and being all of the lands now owned by Elizabeth A. Bateman as recorded in OR 2131-421 (47-20-01-03-000) of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference at an iron pin found (5/8) at the northeast corner of the northeast quarter of said Section 7, thence with the north line of said section, N 87°06'58" W a distance of 203.37 feet to an iron pin found (biedenbach) at the northeast corner of said Bateman's lands, the principal place of beginning;

thence with the east line of said Bateman's lands the following two (2) courses:

1. S 14°03'24" W a distance of 1117.44 feet to a pipe found (1"), passing iron pins found (5/8") at 565.67 feet and 930.40 feet, 2.41 feet east of line;
2. S 00°02'31" E a distance of 258.86 feet to a pipe found at the southwest corner of the lands now owned by Shane M. Stephenson & Hope Stephenson (OR 3162-819), also being the southeast corner of said Bateman's lands, passing an iron pin found (5/8" bent and spun) at 234.18 feet;

thence with the south line of said Bateman's lands the following two (2) courses:

1. N 87°57'37" W a distance of 140.46 feet to an iron pin found (5/8") at the northeast corner of the lands now owned by Rodger D. Carson & Deborah J. Carson, Trust (OR 2022-502);
2. N 88°35'38" W a distance of 831.52 feet to an iron pin found (5/8") on the east line of the lands now owned by Joseph M. Mattingly & Rebecca A. Mattingly (OR 1734-638);

thence with the east line of said Mattingly's lands, N 03°54'34" E a distance of 1378.52 feet to an iron pin set at the northeast corner of said Mattingly's lands, passing an iron pin found (5/8") at 572.63 feet;

thence with the north line of said Section 7, S 87°06'58" E a distance of 1150.34 feet to the place of beginning, passing an iron pin found (biedenbach) at 1144.92 feet, containing 32.431 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based State Plane Grid Coordinates, NAD 83, 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 32.431 acre parcel is based on a field survey made by McPeek Land Surveying on October 23<sup>rd</sup>, 2024.

**OFFICE COPY**  
**NOT RECORDABLE**  
Brian Kelly McPeek, PS 8517  
Date 10/23/24  
**DESCRIPTION APPROVED**  
By: [Signature]