



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

Elizabeth A. Bateman
OR 2131-421
Part of: 47-20-01-03-000
+/- 17.301 Ac.
Tract 1

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 part 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 770.21 feet to an iron pin set, the principal place of beginning;

thence going through said Bateman's lands, S 06°44'57" W a distance of 1368.10 feet to an iron pin found (biedenbach) on the north line of the lands now owned by Rodger D. Carson & Deborah J. Carson, Trustees (OR 2022-502);

thence with the north line of said Carson, Trustees' lands, N 88°35'38" W a distance of 516.12 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 583.50 feet to the place of beginning, passing an iron pin set at 514.21 feet, containing 17.301 acres more or less, 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 a planning commission approval in accordance with applicable subdivision regulations.

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 17.301 acre parcel is based on a field survey made by McPeek Land Surveying on October 23rd, 2024.

OFFICE COPY
NOT RECORDABLE

DESCRIPTION

APPROVED

By: [Signature] 11/23/24



Date 11/23/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/23/24
DATE