



**David E. Hina & Amy Lynn Dunn Revocable Living Trust**  
 Part of: 47-94-35-01-000  
 OR 2304-29  
 +/-14.000 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton, Northeast Quarter of Section 35, T15, R14, more fully described as follows.

Beginning for reference at an iron pin found (5/8") at the northeast corner of the said northeast quarter; thence with the east line of said northeast quarter, S 03°36'27" W a distance of 1101.62 feet to an iron pin set, the principle place of beginning; thence continuing with said east line, S 03°36'27" W a distance of 235.38 feet to an iron pin found (daniels) at the northeast corner of the lands now owned by Payne Road Heritage Farm, LLC (OR 2689-5); thence with the north line of said Payne Road Heritage Farm, LLC's lands, N 86°19'45" W a distance of 2593.41 feet to an iron pin found (5/8" smooth) at the northwest corner of said Payne Road Heritage Farm, LLC, also being the east line of the lands now owned by Rolland E. & Janet Spring (DR 1123-332); thence with the east line of said Spring's lands, N 04°49'45" E a distance of 235.43 feet to an iron pin set; thence going through said David E. Hina & Amy Lynn Dunn Revocable Living Trust's lands, S 86°19'45" E a distance of 2588.40 feet to the place of beginning, containing 14.000 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 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 14.000 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 7<sup>th</sup>, 2025.

**OFFICE COPY**  
 Brian Kelly McPeek, PS 8517  
**NOT RECORDABLE**  
 Brian Kelly McPeek, PS 8517  
 Date 4/7/25



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

\_\_\_\_\_  
 11/19/25  
 DATE

DESCRIPTION  
 APPROVED  
 By: D.A. Barnhard  
11-20-2025

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.

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeek  
Reg. Surveyor No. 8517



47-94-35-08-000  
GEORGE W. & JOAN V. SPRING  
DR 1128-333  
N 04°49'45" E  
1101.15'

47-94-35-08-004  
ROLLAND E. & JANET SPRING  
DR 1123-332  
304.12'  
cls

47-94-26-17-000  
JAMES C. & PATRICIA LYDIC  
DR 872-105  
S 86°20'40" E 2564.92'  
SECTION LINE

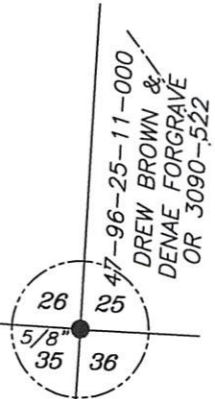
47-94-35-01-000  
DAVID E. HINA & AMY LYNN DUNN REVOCABLE LIVING TRUST  
OR 2304-29

APPROVED  
DESCRIPTION  
By: *P.M. Bland*  
11-20-2025

Part of: 47-94-35-01-000  
**±14.000 Ac.**  
S 86°19'45" E 2588.40'  
N 86°19'45" W 2593.41'

47-94-35-10-000  
PAYNE ROAD HERITAGE FARM, LLC  
OR 2689-5

- LEGEND**
- Iron Pin Set (8517)
  - Iron Pin Found
  - Pipe Found w/cap
  - ⊠ Stone Found
  - ⌵ Property Hook
  - ⊗ Axle Found



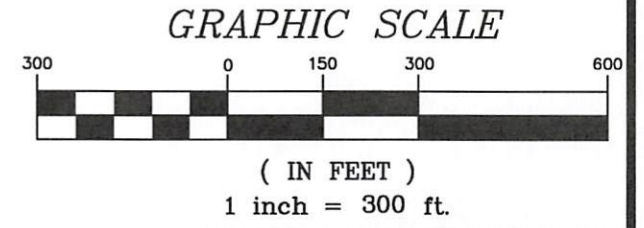
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
DATE 11/19/25

**SITUATED IN**  
The State of Ohio, County of Muskingum, Township of Newton, and being part of the Northeast Quarter of Section 35, T15, R14.

**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](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://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.



**MCPEEK LAND SURVEYING** LLC  
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