



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

LLC

Zanesville Muskingum County Port Authority
Part of: 51-70-03-13-000
OR 2794-24
+/-26.500 Acres

Situated in the State of Ohio, County of Muskingum, Township of Perry and a part of Quarter Township 3, Township 1 North, Range 6 West and being part of the lands now owned by Zanesville Muskingum County Port Authority (ZMCPA) as recorded in OR 2794-24 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin (5/8") found at the southwest corner of the northwest quarter of Quarter Township 3, thence going with the half-quarter township line, S87°34'10"E, a distance of 843.95 feet to an iron pin found (mcpeek) at the southeast corner of the lands of R. Terry Dutro & Carolyn Sue Dutro (DR 738-343), also being the southwest corner of said ZMCPA's lands and the principal place of beginning;

thence with the west lines of said ZMCPA's lands, N39°32'13"E, a distance of 1139.00 feet to an iron pin set, passing an pipe found (1") at 892.71 feet;

thence going through said ZMCPA's lands the following three (3) courses:

1. S 87°34'10" E a distance of 667.35 feet to an iron pin set;
2. S 02°17'29" W a distance of 1237.37 feet to an iron pin set;
3. N 87°34'10" W a distance of 714.20 feet to an iron pin set on the east line of the lands now owned by Cynthia K. Merry (OR 2985-199);

thence with the common line of said Merry/ZMCPA's lands the following two (2) courses:

1. N 02°12'56" E a distance of 329.00 feet to an iron pin found (mcpeek);
2. N 87°34'10" W a distance of 642.07 feet to the principal place of beginning, containing 26.500 acres more or less, subject to all legal highways and easements of record.

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.

Appended to the above described tract of land is an easement thirty (30) feet in width for the purpose of ingress/egress and its centerline is described as follows.

Beginning for reference at an iron pin set at the southeast corner of the above described 26.500 acre tract, thence S 87°34'10" E a distance of 15.00 feet to a point, the principal place of beginning for said easement centerline;

thence the following eight (8) courses:

1. N 02°17'29" E a distance of 1466.34 feet to a point;
2. N 02°49'21" E a distance of 71.69 feet to a point;
3. with a curve to the right having a radius of 856.60 feet, arc length of 423.33 feet and a chord that bears N 16°55'08" E a distance of 419.03 feet to a point;
4. N 33°23'42" E a distance of 472.30 feet to a point;
5. with a curve to the left having a radius of 602.23 feet, arc length of 172.11 feet and a chord that bears N 25°02'01" E a distance of 171.52 feet to a point;
6. N 13°59'37" E a distance of 111.36 feet to a point;
7. with a curve to the left having a radius of 328.06 feet, arc length of 196.17 feet and a chord that bears N 03°06'56" W a distance of 193.26 feet to a point;
8. N 22°25'24" W a distance of 107.81 feet to a point at the center of East Pike (SR-22, US-40), the terminus of said easement centerline;

The above described 26.500 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 15th, 2022.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

Date 6/15/22

DESCRIPTION

APPROVED

By: A. J. H. 6/15/22