



www.mcpeeklandsurveying.com LLC
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 340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Ryan P., LLC

OR 2045-639

+/- 1.547 Acres

Situated in the State of Ohio, County of Muskingum, Township of Springfield, being in the part of the Southwest Quarter of Section 15, Township 12, Range 13 and being all of the land now owned by Ryan P., LLC recorded in OR 2045-639 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an stone found on the Southwest Corner of the Southwest Quarter of said Section 15, thence with the south section line of said section, South 87 degrees 02 minutes 50 seconds East, 1228.73 feet to a railroad spike found in the road bed of Old River Road (CR-6);

thence with the center of said road the following two (2) courses:

1. North 00 degrees 08 minutes 10 seconds West, 110.71 feet to a point
2. North 06 degrees 07 minutes 48 seconds East, 79.34 feet to a pk nail set, being the northwest corner of the land now owned by Robert W. & Dorothy L. Havens (OR 2223-665) and the principal place of beginning;

thence continuing with the center of said road, North 06 degrees 07 minutes 48 seconds East, 25.44 feet to a pk nail set;

thence leaving center of said road and going with the common line of said road and the lands now owned by said Ryan P., LLC the following six (6) courses:

1. North 86 degrees 57 minutes 10 seconds East, 20.80 feet to a pk nail set;
2. with a curve turning to the right with an arc length of 261.79 feet, with a radius of 458.34 feet, with a chord bearing of North 29 degrees 30 minutes 07 seconds East, with a chord length of 258.25 feet to a pk nail set;
3. North 45 degrees 51 minutes 53 seconds East, 63.12 feet to an iron pin set;
4. North 58 degrees 31 minutes 20 seconds East, 92.98 feet to a point;
5. South 44 degrees 35 minutes 47 seconds East, 10.00 feet to a point;
6. North 45 degrees 24 minutes 13 seconds East, 93.01 feet to a point on the west line of the Chessie System Railroad (formerly B&O Railroad);

thence with the west line of said Chessie System Railroad's lands, South 10 degrees 55 minutes 17 seconds East, 79.22 feet to a point in the middle of Moxahala Creek (aka Jonathan Creek);

thence with the center of said creek the following three (3) courses:

1. South 28 degrees 17 minutes 10 seconds West, 259.61 feet to a point;
2. South 02 degrees 09 minutes 06 seconds East, 50.80 feet to a point;
3. South 10 degrees 39 minutes 55 seconds West, 61.33 feet to a point on the northeast corner of said Haven's lands;

thence leaving the center of said creek and going with the north line of said Haven's lands, North 86 degrees 08 minutes 38 seconds West, 231.58 feet to the place of beginning, passing a an iron pin set at 102.58 feet, and an iron pin found at 201.58 feet, containing 1.547 acres more or less, where 0.819 acres more or less lies in Muskingum County Parcel No.: 62-58-02-34-000, 0.499 acres more or less lies in Muskingum County Parcel No.: 62-58-02-35-000 and

62-58-02-35-000 A

0.229 acres more or less lies in Muskingum County Parcel No.: 62-58-02-33-001 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.

The above described 1.547 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 1st, 2015.



Parcel No.

All of: 62-58-02-33-001 (+/- 0.229 Ac.)

All of: 62-58-02-34-000 (+/- 0.819 Ac.)

All of: 62-58-02-35-000 (+/- 0.499 Ac.)

Total +/- 1.547 Ac.

DESCRIPTION
APPROVED
By: *[Signature]* 7/7/15

RESURVEY

SITUATED IN

The State of Ohio, County of Muskingum
Township of Springfield, being part of the SW
Qtr. Sec. 15, T12, R13 and all of the lands
now owned by Ryon P., LLC (OR 2045-639).

BASIS OF BEARING

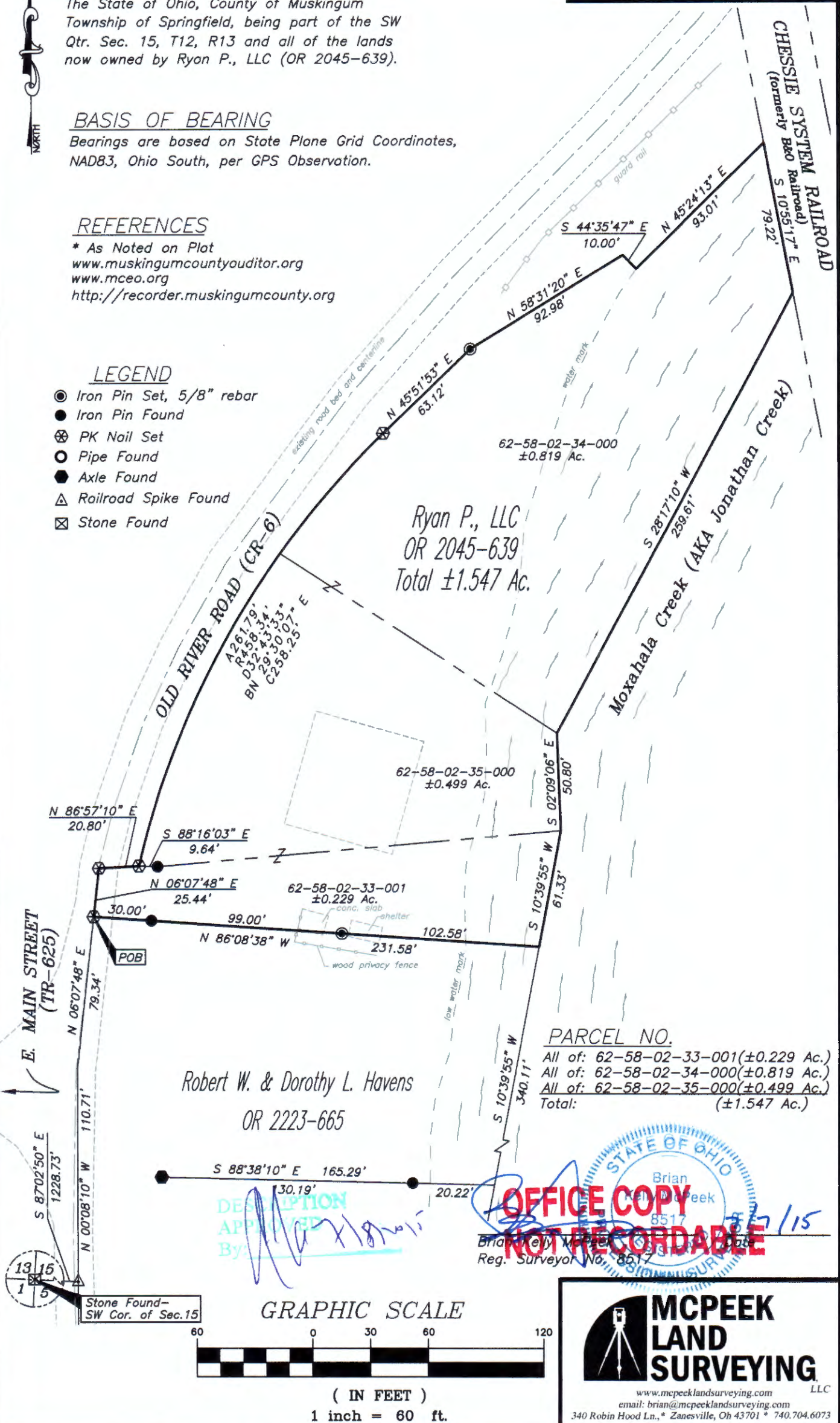
Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- ⊗ PK Nail Set
- Pipe Found
- Axle Found
- △ Railroad Spike Found
- ⊠ Stone Found



PARCEL NO.

All of: 62-58-02-33-001 (±0.229 Ac.)
All of: 62-58-02-34-000 (±0.819 Ac.)
All of: 62-58-02-35-000 (±0.499 Ac.)
Total: (±1.547 Ac.)

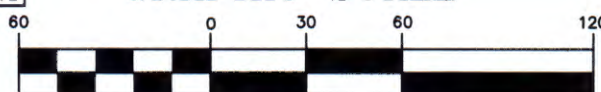
Robert W. & Dorothy L. Havens
OR 2223-665

DESCRIPTION
APPROVED
By: [Signature]

OFFICE COPY
NOT RECORDABLE

Brian McPeak
Reg. Surveyor No. 8517

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

**MCPEEK
LAND
SURVEYING**

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