



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

**M. Joanne Pollock  
DR 1144-962  
+/- 22.678 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of the 4<sup>th</sup> Quarter Township, Township 1, Range 7, being all of the lands now owned by M. Joanne Pollock as recorded in DR 1144-962, Parcels No.'s 70-80-01-31-000, 70-80-01-43-000 & 70-80-01-24-000 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a point 45 feet right, SR-93 CL Station 28+29.38, as shown on MUS-93-13.03, Page 7 of 11, thence South 74 degrees 58 minutes 22 seconds East, 553.53 feet to a stone found on the southeast corner of the lands now owned by Zemba Farms, Ltd., and the **principal place of beginning;**

thence with said Zemba's line the following three (3) courses:

1. **North 01 degrees 16 minutes 38 seconds East, 540.54 feet** to an iron pin found;
2. **South 73 degrees 46 minutes 38 seconds West, 205.26 feet** to an iron pin found;
3. **North 68 degrees 43 minutes 22 seconds West, 253.97 feet** to a point in the center of Boggs Road (CR-108), passing an iron pin set at 231.50 feet;

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

1. **North 51 degrees 15 minutes 24 seconds East, 192.56 feet** to a point;
2. **North 47 degrees 48 minutes 12 seconds East, 194.04 feet** to a point;
3. **North 44 degrees 59 minutes 04 seconds East, 104.45 feet** to a point, said point also being the northwest corner of the lands now owned by Ohio Rentals, LLC (OR 1880-123);

thence with the southwesterly line of said Ohio Rentals, LLC, **South 45 degrees 16 minutes 16 seconds East, 387.62 feet** to a pipe found on the westerly line of the lands now owned by Norman T. & Shirley E. McCallister (DR 636-128), said pipe is referenced by a pipe found that bears, North 02 degrees 45 minutes 44 seconds East, 46.97 feet;

thence with said McCallister's line the following two (2) courses:

1. **South 02 degrees 45 minutes 44 seconds West, 174.05 feet** to an iron pin set;
2. **North 57 degrees 11 minutes 42 seconds East, 262.32 feet** to an axle found, said axle is referenced by an iron pin found that bears, South 23 degrees 15 minutes 52 seconds East, 13.58 feet;

thence continuing with said McCallister's line and with the easterly line of Michael W. McHenry, Etal, **North 07 degrees 03 minutes 18 seconds East, 660.69 feet** to an axle found on the most southerly corner of the lands now owned by Janet S. Bohn (DR 1156-912);

thence with said Bohn's line the following two (2) courses:

1. **North 42 degrees 53 minutes 15 seconds East, 379.50 feet** to an iron pin set;
2. **North 60 degrees 58 minutes 04 seconds West, 187.12 feet** to a point in the center of said Boggs Road, passing an iron pin set at 164.78 feet;

thence with the center of said Boggs Road, **North 43 degrees 15 minutes 03 seconds East, 26.85 feet** to a point on the northwest corner of the lands now owned by Gary E. Littick (OR 1095-103);

thence leaving the center of said Boggs Road and going with the south line of said Littick's lands, **South 61 degrees 21 minutes 57 seconds East, 595.80 feet** to a point on the west line of the lands now owned by the Ohio District Council of Pentecostal Churches, Inc. (DR 311-143), passing an axle at 19.80 feet, an axle at 507.80 feet and an iron pin set at 581.49 feet;

thence with the said Ohio District Council of Pentecostal Churches, Inc.'s lands the following four (4) courses:

1. **South 25 degrees 50 minutes 24 seconds West, 286.95 feet** to an iron pin set;
2. **South 19 degrees 52 minutes 59 seconds West, 260.04 feet** to an iron pin set;
3. **South 53 degrees 10 minutes 03 seconds West, 272.25 feet** to an iron pin set;
4. **South 00 degrees 25 minutes 33 seconds East, 731.72 feet** to an iron pin set on the

north line of the lands now owned by the Downing Co. Inc., (OR 1730-56);  
thence with the south line of said Pollocks lands the following three (3) courses:

1. **South 87 degrees 57 minutes 10 seconds West, 175.55 feet** to an iron pin found;
2. **South 83 degrees 12 minutes 43 seconds West, 184.53 feet** to an iron pin found;
3. **South 88 degrees 03 minutes 03 seconds West, 161.74 feet** to an iron pin set on the east line of the lands now owned by Kenneth R. Johnston (DR 1095-432), passing an iron pin found at 90.00 feet;

thence with said Johnson's line the following two (2) courses:

1. **North 01 degrees 12 minutes 23 seconds East, 22.26 feet** to an iron pin set;
2. **North 74 degrees 58 minutes 22 seconds West, 212.12 feet** to the **place of beginning**, containing a **total of 22.678 acres** more or less, where 5.897 acres more or less lies in Muskingum County Parcel No.: 70-80-01-31-000, 7.662 acres more or less lies in Muskingum County Parcel No.: 70-80-01-43-000 and 9.119 acres more or less lies in Muskingum County Parcel No.: 70-80-01-24-000, subject to all legal highways and easements of record.

**Appended to** the above described 22.678 acre parcel is an existing easement for the purpose of ingress/egress recorded in DR 828-155.

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 22.678 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 24<sup>th</sup>, 2015.

**Parcel No.**

**All of: 70-80-01-31-000 (+/-5.897 Ac.)**

**All of: 70-80-01-43-000 (+/-7.662 Ac.)**

**All of: 70-80-01-24-000 (+/-9.119 Ac.)**

**Total of: (+/-22.678 Ac.)**



**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

Date

9/9/15

**DESCRIPTION**  
**APPROVED**

By: *[Signature]* 9/10/2015

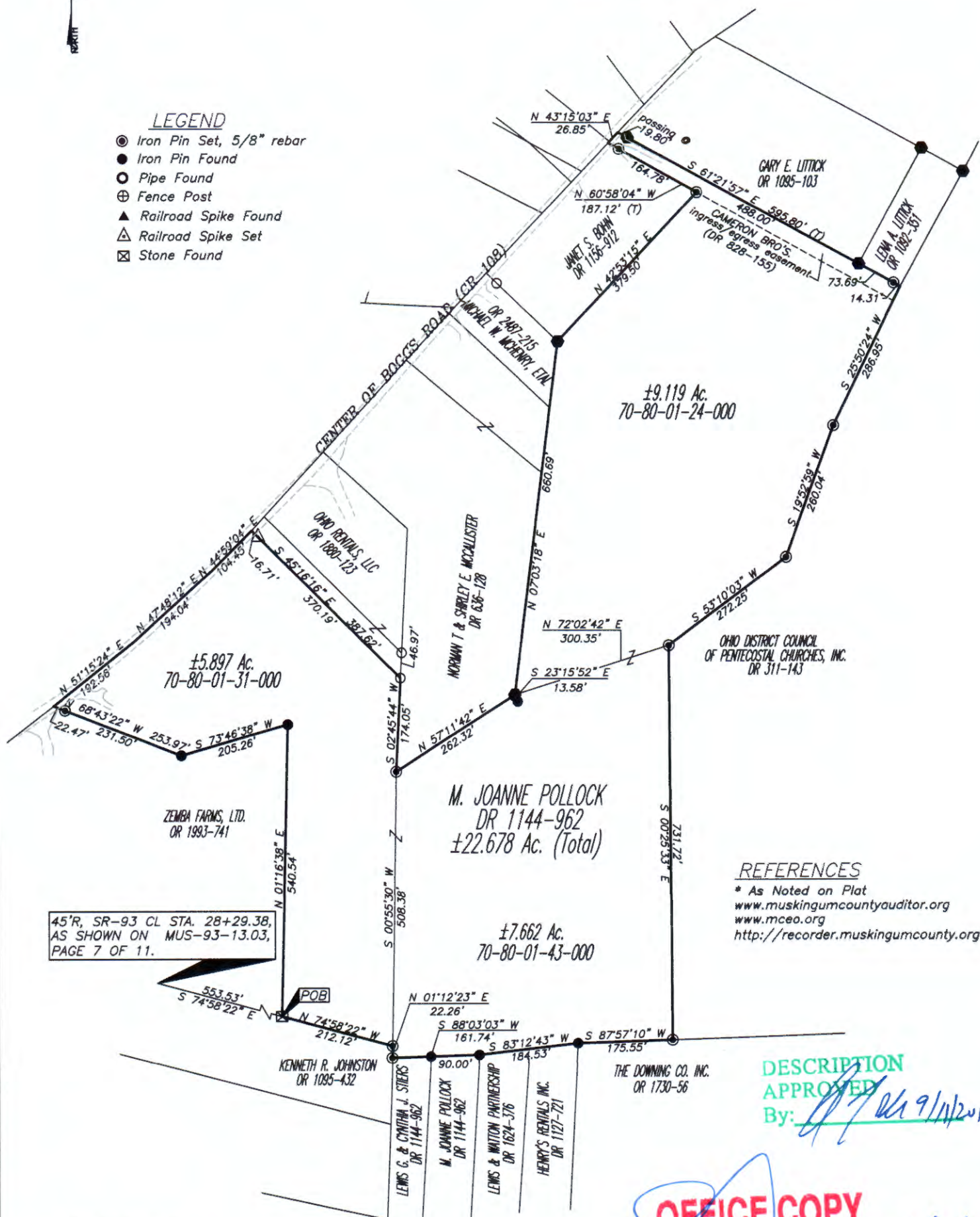


*The State of Ohio, County of Muskingum  
Township of Washington, and being a part of the  
4th Quarter Twp., T1, R7.*

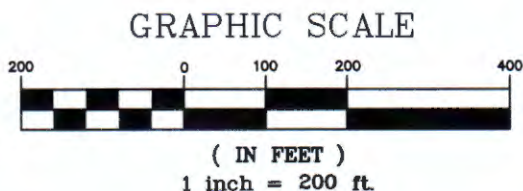
Reduced copy, not to scale, Larger  
copy available in the Muskingum  
County Engineer's Map Dept.

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

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- ⊕ Fence Post
- ▲ Railroad Spike Found
- △ Railroad Spike Set
- ⊠ Stone Found



All of: 70-80-01-31-000 ( $\pm 5.897ac.$ )  
 All of: 70-80-01-43-000 ( $\pm 7.662ac.$ )  
All of: 70-80-01-24-000 ( $\pm 9.119ac.$ )  
 Total ( $\pm 22.678ac.$ )



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

DESCRIPTION  
APPROVED  
By: [Signature]

**OFFICE COPY**  
**NOT RECORDABLE**

*Erin Kelly McPeck* Date *9/6*  
Reg. Surveyor No. 8517



# MCPEEK LAND SURVEYING

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