

70-80-08-05-001



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

The Downing Company
OR 1730-56
+/- 5.037 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of the 4th Quarter Township, Township 1, Range 7, being part of the lands now owned by The Downing Company as recorded in OR 1730-56 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found, 165 feet right, I-70, Station 83+81.10, as shown on Plat Book 10, Page 50, thence N26°22'50"E, 221.11 feet to an iron pin set in the median of Interstate 70 and the principal place of beginning;

thence with the common line of the lands now owned by Henry's Rentals, LLC and said The Downing's lands, N02°35'22"E, a distance of 477.44 feet to an iron pin found on the south line of the lands now owned by BGT Rentals, LLC, passing a t-post found on line at 195.78 feet;

thence with the north line of said The Downing Company's lands, N87°02'12"E, a distance of 544.10 feet to an iron pin found on the northeast corner of said The Downing Company's lands;

thence with the line of said The Downing Company's lands, S00°05'08"E, a distance of 318.62 feet to an iron pin set in the median of Interstate 70;

thence going through said The Downing Company's lands, S71°44'53"W, a distance of 595.37 feet to the place of beginning, containing a total of 5.037 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.

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 iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 5.037 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 9th, 2018.

Parcel No.

Part of: 70-80-08-05-000 (+/- 5.037 Ac.)

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

DESCRIPTION

APPROVED

By: [Signature] 5/16/18



5/14/18

Date

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

5/17/18
Date

Fee Paid

70-80-08-05-001 A

SITUATED IN

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

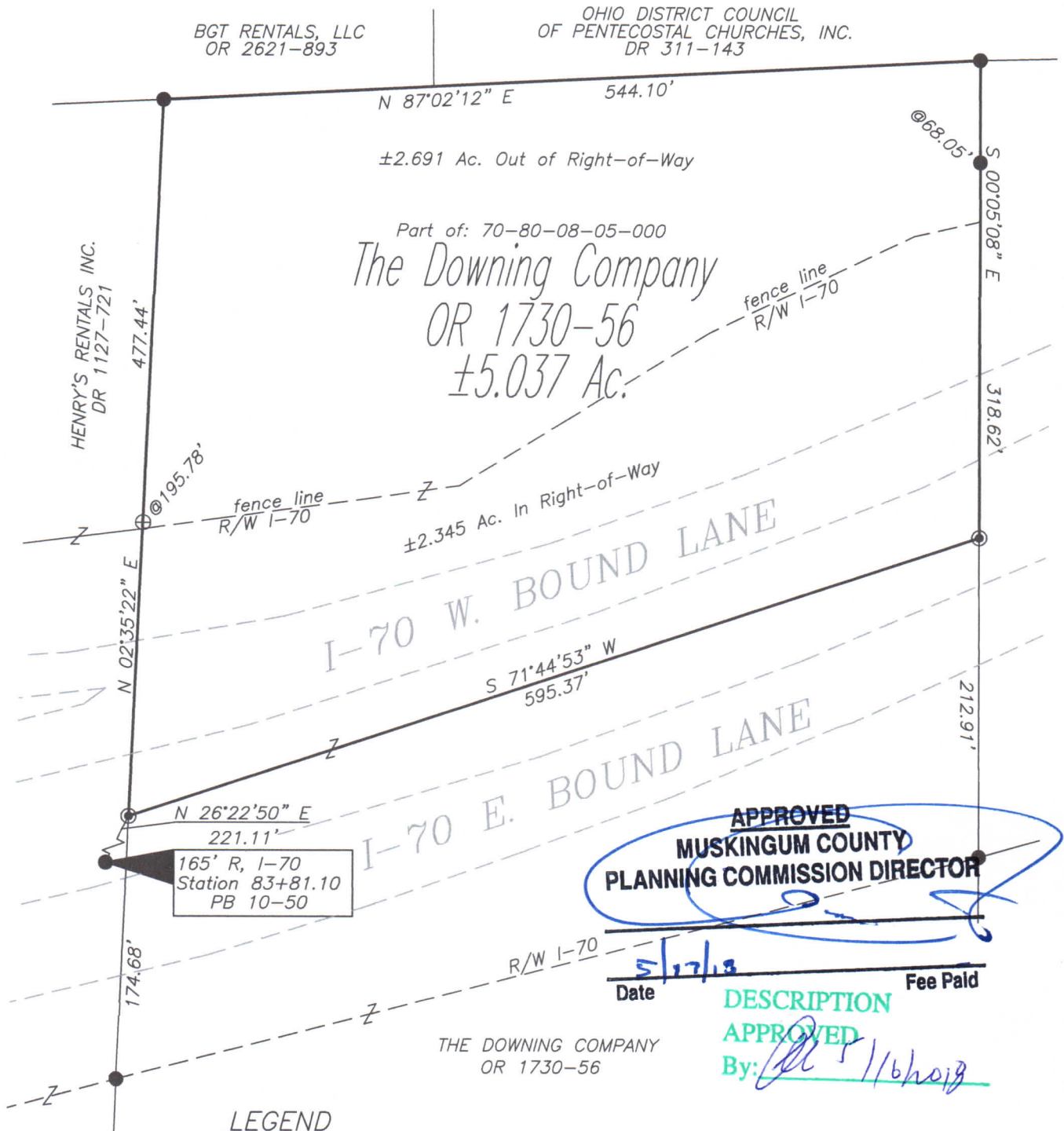
BASIS OF BEARING

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>

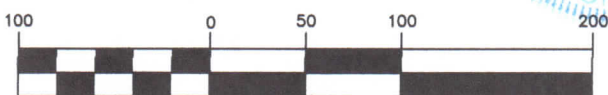
NORTH



LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- ⊕ T-Post Found
- Z— Property Hook

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeck
Reg. Surveyor No. 8517

Date



**MCPEEK
LAND
SURVEYING**

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LLC

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.