



Scott M. Zemba
OR 3271-331
Part of: 70-85-02-01-000
+/-1.905 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Washington, Fourth Quarter Township, T1, R7, being part of the lands now owned by Scott M. Zemba as recorded in OR 3271-331 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (mcpeek) at Station 115+05.54, 184.75 Rt on the Location Plan (MUS-40-14.09) I.R. 70;

thence going through said Zemba's lands, S 49°10'51" E a distance of 857.32 feet to an iron pin set, the principal place of beginning;

thence continuing through said Zemba's lands, S 87°21'53" E a distance of 154.81 feet to an iron pin set on the west line of the lands now owned by Kristie Anne Pollock & Teresa Ellen Schucht (OR 2532-467);

thence with the west line of said Pollock & Schucht's lands, S 02°38'07" W a distance of 285.34 feet to a point in the center of East Pike (U.S. 40), passing an axle found at 216.24 feet;

thence with the center of said East Pike, S 49°12'59" W a distance of 232.02 feet to a point;

thence leaving the center of said East Pike and going through said Zemba's lands the following six (6) courses:

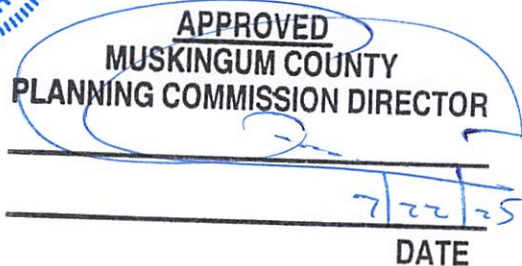
1. N 31°23'31" W a distance of 67.39 feet to an iron pin set, passing a railroad spike set at 20.00 feet;
2. N 23°30'23" W a distance of 70.17 feet to an iron pin set;
3. with a curve to the right having an arc length of 76.30 feet, a radius of 124.74 feet and a chord bearing N 02°14'24" W a distance of 75.12 feet to an iron pin set;
4. N 12°11'05" E a distance of 120.31 feet to an iron pin set;
5. with a curve to the right having an arc length of 89.00 feet, a radius of 208.59 feet and a chord bearing N 24°19'27" E a distance of 88.33 feet to an iron pin set;
6. N 38°15'43" E a distance of 62.02 feet to the place of beginning, containing a total of 1.905 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, Grid North per GPS Observation.

Appended to the above described parcel is an easement for the purpose of ingress/egress as shown on the attached plat.

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

The above described 1.905 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on June 10th, 2025.



DESCRIPTION

APPROVED

By: D.M. Barnard
7-23-2025

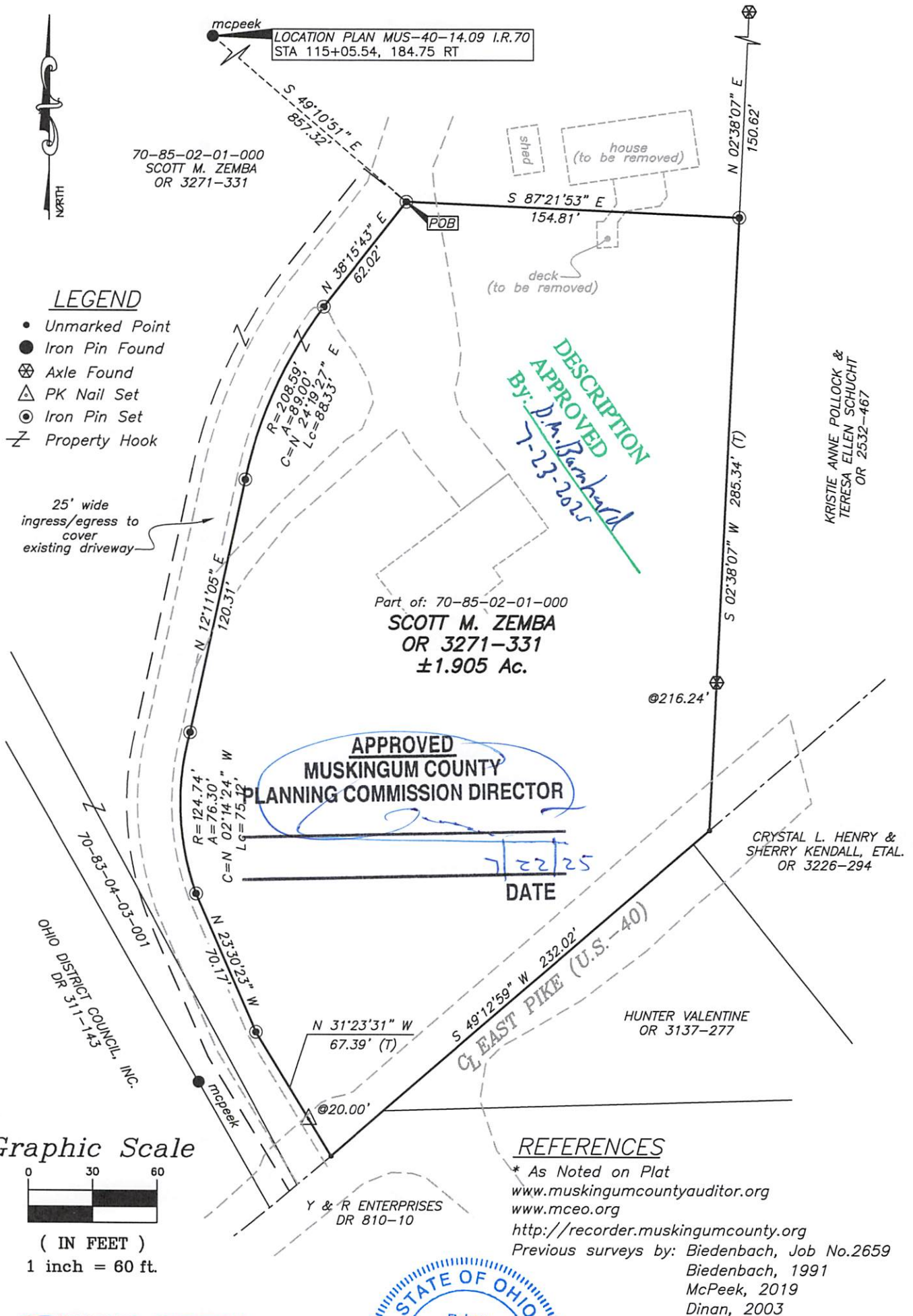
SITUATED IN

The State of Ohio, County of
Muskingum, Township of Washington,
Fourth Quarter Township, T1, R7.

BASIS OF BEARING

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

Survey Split



OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

3/6/25
Date

This plat was prepared by McPeck 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.

**MCPECK
LAND
SURVEYING** LLC

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