



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

Larry K. McGrath
OR 579-227
All of: B01-001-003-930.2
+/-24.958 Ac.

Situated in the State of Ohio, County of Athens, Township of Alexander, Section 2, Lease Lot 4, T8N, R14W, The Ohio Company Lands and being all of the lands now owned by Larry K. McGrath as recorded in OR 579-227, Parcel No.: B01-001-003-930-.2 of the Athens County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the southwest corner of said Lease Lot 4, thence with the east line of the lands now owned by David A. Chase (OR 566-2648), N 03°37'48" E a distance of 54.27 feet to an iron pin found at the southwest corner of the lands now owned by Tyler C. Willoughby (OR 572-611);

thence with the common line of said Willoughby/McGrath's lands the following two courses:

1. S 85°53'17" E a distance of 156.51 feet to an iron pin found;
2. N 04°07'58" E a distance of 629.61 feet to an iron pin found at the southeast corner of the lands now owned by Michelle Stutler (OR 443-2163), passing iron pins set at 229.26 feet and 260.29 feet;

thence with the common line of said Stutler/McGrath's lands, N 12°03'27" E a distance of 220.33 feet to an iron pin found on the south line of the lands now owned by Portia Yiamouyiannis (OR 583-1744);

thence with the south line of said Yiamouyiannis' lands, S 86°09'22" E a distance of 1183.25 feet to an iron pin set on the east line of said Lease Lot 4;

thence with the east line of said Lease Lot 4, S 03°33'26" W a distance of 878.35 feet to a point on the south line of said Section 2, passing iron pin set at 702.62 feet, 728.04 feet and 866.41 feet;

thence with the south line of said Section 2, N 87°06'23" W a distance of 1378.78 feet to the principal place of beginning, containing 24.958 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 on 2/16/2022.

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

The above described 24.958 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 16th, 2022.


 Brian Kelly McPeek, PS 8517




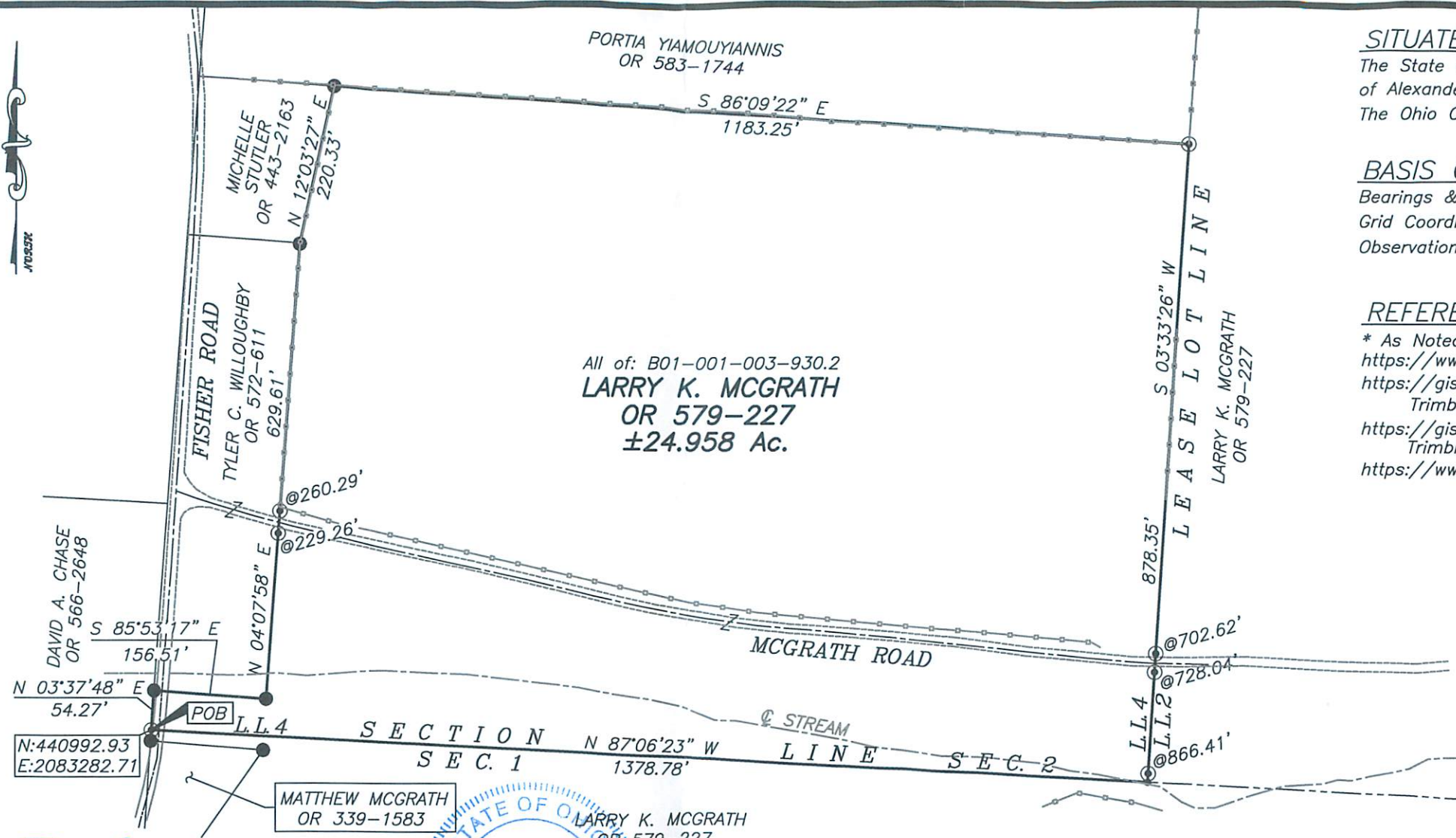
2/23/22
 Date

Legal Description Pre-Approval
APPROVED
 All transfers are subject to
 Athens County Conveyance Standards

FEB 25 2022

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: 
 DATE: 2/25/22



PORTIA YAMOUYIANNIS
OR 583-1744

MICHELLE
STUTLER
OR 443-2163

TYLER C. WILLOUGHBY
OR 572-611

DAVID A. CHASE
OR 566-2648

All of: B01-001-003-930.2
LARRY K. MCGRATH
OR 579-227
±24.958 Ac.

LEASE LOT LINE
LARRY K. MCGRATH
OR 579-227

SECTION N 87°06'23" W
SEC. 1 LINE SEC. 2
1378.78'

MATTHEW MCGRATH
OR 339-1583

LARRY K. MCGRATH
OR 579-227

SITUATED IN
The State of Ohio, County of Athens, Township
of Alexander, Section 2, Lease Lot 4, T8N, R14W,
The Ohio Company Lands.

BASIS OF BEARING
Bearings & distances are based on State Plane
Grid Coordinates, NAD83, Ohio South, per GPS
Observation.

REFERENCES
* As Noted on Plat
<https://www.athenscountyauditor.org/>
[https://gis.athensoh.org/oldtaxmaps/
Trimble%20Sec%2008.pdf](https://gis.athensoh.org/oldtaxmaps/Trimble%20Sec%2008.pdf)
[https://gis.athensoh.org/currenttaxmaps/
Trimble%20Twp_Sec%2008.pdf](https://gis.athensoh.org/currenttaxmaps/Trimble%20Twp_Sec%2008.pdf)
[https://www.arcgis.com/apps/
webappviewer/](https://www.arcgis.com/apps/webappviewer/)

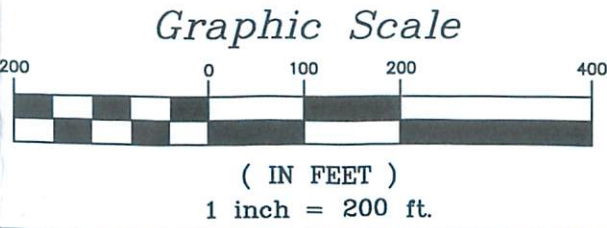
- LEGEND
- Iron Pin Found
 - Pipe Found w/cap
 - ⊠ Stone Found
 - ⌘ Property Hook
 - ⊙ Iron Pin Set
 - Point Not Marked



Brian Kelly McPeek
Brian Kelly McPeek
Reg. Surveyor No. 8517

2/23/22
Date

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.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian Kelly McPeek*
DATE: 2/23/22

**MCPEEK
LAND
SURVEYING**
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