



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

Marlene Moore
OR 2023-378
+/-0.570 Acres

Situated in the State of Ohio, County of Muskingum, Township of Falls, Part of Lots 1-B and 2-B of Adams Subdivision (PB 4, Pg. 134) and being all of the lands now owned by Marlene Moore as recorded in OR 2023-378 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin set at the northwest corner of Lot 2-B, thence with the north line of said lot and the corporation line for the City of Zanesville, S 74°25'00" E a distance of 150.76 feet to an iron pin found on the northwest corner of the lands now owned by Ronald E. Ervin & Marie L. Ervin (DR 1115-480);

thence leaving said north line and going with the common line of said Moore/Ervin's lands, S 23°37'43" W a distance of 227.29 feet to a point on the southeast corner of said Moore's lands on the north line of Doaks Lane, passing an iron pin found at 117.09 feet, said point is referenced by an iron pin found that bears S 03°32'04" E a distance of 1.10 feet;

thence with the north line of said Doaks Lane, N 66°22'43" W a distance of 76.27 feet to an iron pin found at the southwest corner of said Moore's lands, also being on the corporation line of said City of Zanesville;

thence with said corporation line, N 04°07'56" E a distance of 218.75 feet to the place of beginning, passing in iron pin set at 108.75 feet, containing 0.570 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.

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

The above described 0.570 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November, 8th, 2018.

Parcel No.

All of: 17-76-02-07-003 (+/-0.338 Ac.)

All of: 17-76-02-15-001 (+/-0.232 Ac.)

Total **+/-0.570 Ac.**



OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

Date

11/20/18

DESCRIPTION

APPROVED

By: 11/26/2018



SITUATED IN

The State of Ohio, County of Muskingum,
Falls Township, Part of Lots 1-B & 2-B,
Adams Subdivision (PB 4, Pg. 134).

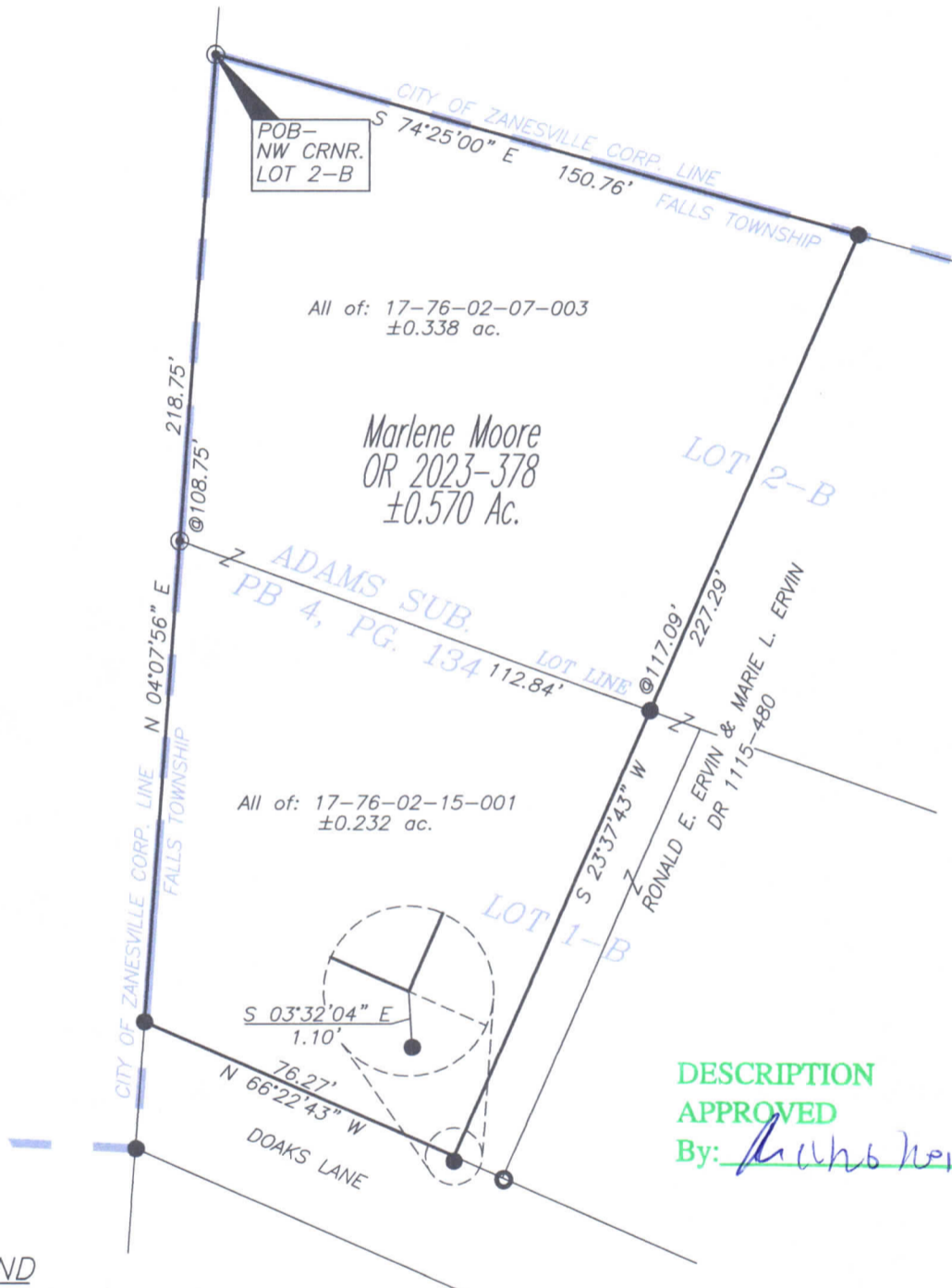
RE~SURVEY

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 (8517)
- Iron Pin Found
- Pipe Found w/cap
- ⊗ Axle Found
- Property Hook



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

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Brian Kelly McPeck
Reg. Surveyor No. 8517

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**

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17-76-02-07-003

1607 DOAKS

Gift of Men by these Presents

Gift of Edward E. Gramlich & Geraldine E. Gramlich, Husband and Wife

of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to Donald K. Clark & Sandra J. Clark, for their
joint lives and the remainder to the survivor
of them.

whose tax mailing address is 1607 Doaks Lane
Zanesville, Ohio 43701

the following real property:

Situated in the State of Ohio, County of Muskingum,
Township of Falls.

Being a part of Lot 2B in Adams Subdivision as recorded
in Plat Book 4, Page 134 bounded and described as follows:

Beginning at a concrete monument found at the Northwest
Corner of said Lot 2B; thence along the north line of said
Lot 2B south 73 degrees 23 minutes east 150.76 feet to an
iron pin; thence south 24 degrees 39 minutes 17 seconds west
117.09 feet to an iron pin found; thence north 69 degrees 15
minutes west 112.84 feet to an iron pin found at the
southwest corner of said Lot 2B; thence along the west line
of said Lot 2B north 5 degrees 10 minutes east 110 feet to
the place of beginning, containing thirty-four hundredths
(0.34) of an acre more or less.

Part of Parcel No. 17-76-02-07-000

This description written from a survey made by E. Peter
Dinan, Registered Surveyor #5451, June 1, 1992

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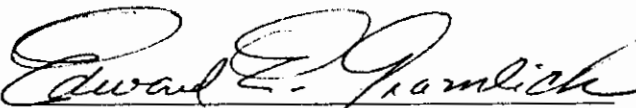
Prior Instrument Reference: Volume , Page

wife/husband of the grantor, releases all rights of dower therein.

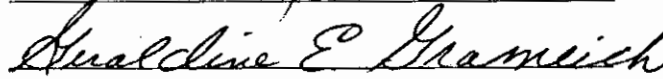
Witness their hands this 27th day of June

19 92.

Signed and acknowledged in presence of



Edward E. Gramlich



Geraldine E. Gramlich

State of Ohio, } ss. Before me, a Notary Public

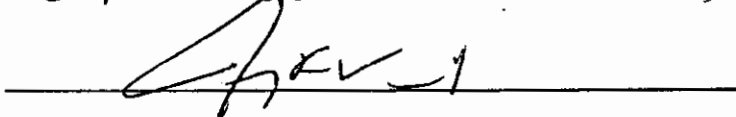
Muskingum County, } in and for said County and State, personally appeared the above named
Edward E. Gramlich & Geraldine E. Gramlich, Husband & Wife

who acknowledged that they did sign the foregoing instrument and that the same is their free
act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Zanesville, Ohio

JAY F. VINSEL, ATTORNEY AT LAW
Notary Public - State Of Ohio
My Commission has no expiration date.
Section 147.03 R.C.

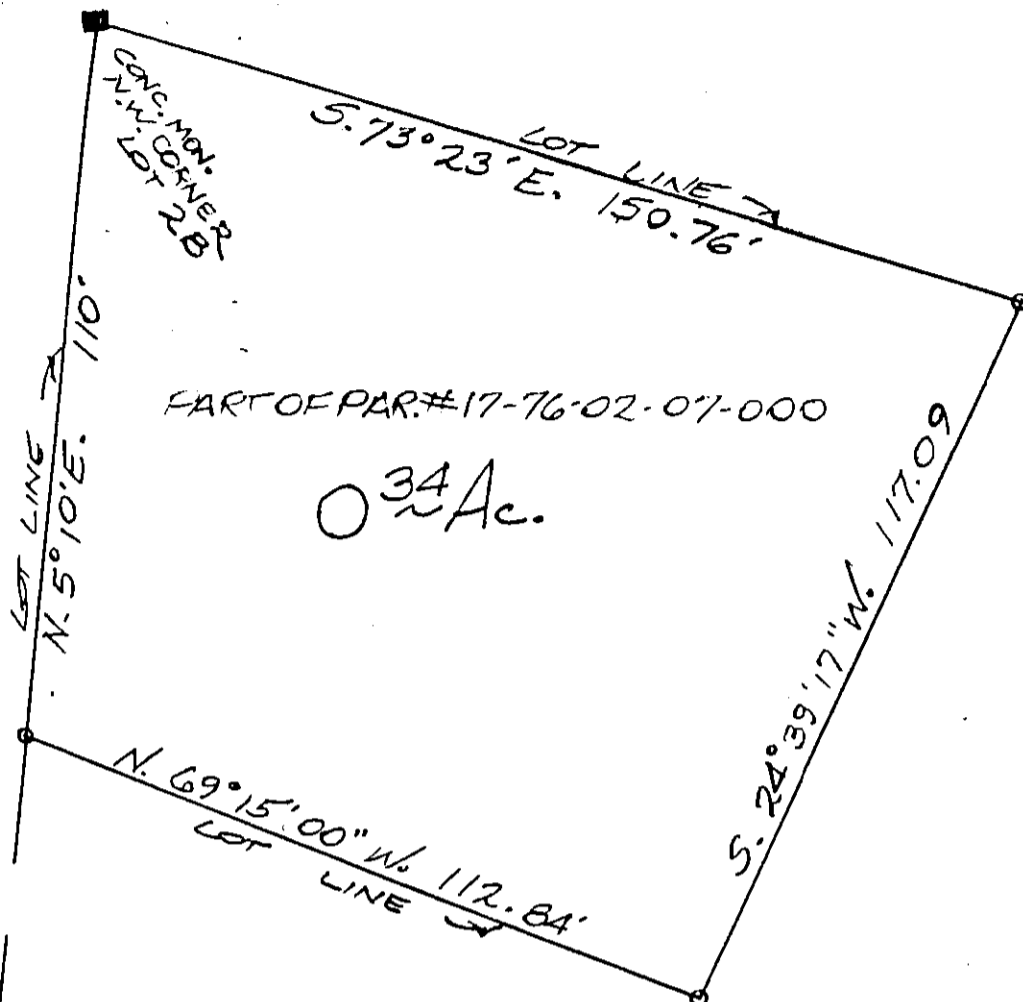
27th day of June A. D. 1992



This instrument prepared by Jay F. Vinsel, Attorney at Law

TO
K. Clark
J. Clark
E. Gramlich &
J. Gramlich

DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO



PART OF PAR. #17-76-02-07-000

0.34 Ac.

DONALD CLARK

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PART OF LOT 2B
ADAMS SUBDIVISION
QTR. TWP. 4, TWP. 1, RANGE 8
FALLS TOWNSHIP
MUSKINGUM COUNTY, OHIO

JUNE 1, 1992

DOAKS LANE
30' STREET