



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.**



DESCRIPTION

APPROVED

By: Brian Kelly McPeek



SITUATED IN

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

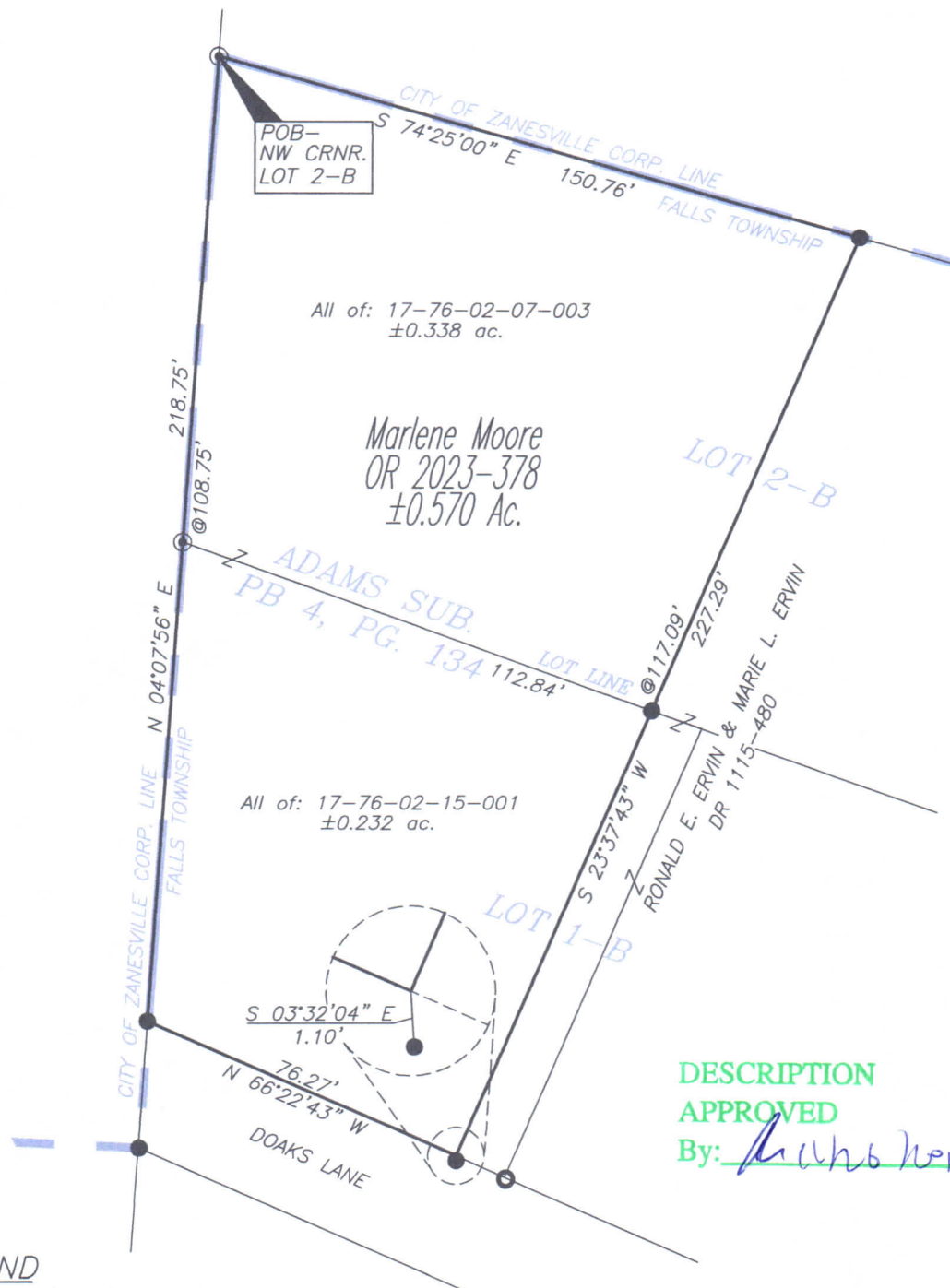
RE~SURVEY

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.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

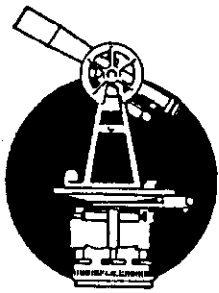
This plat was prepared by McPeck Land Surveying, LLC
in accordance with Chapter 4733-37 of the Administrative Code,
and is intended to be used for the legal transfer of the property
described and does not intend to describe all or any easements of
record, nor encroachments unless otherwise intended.



**MCPECK
LAND
SURVEYING**

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

17-76-02-15-001
1607 DOAKS LN



L. Peter Dinan & Associates

27 South Sixth Street

P. O. Box 55, Zanesville, Ohio 43701

SURVEYING & MAPPING

Ronald E. Ervin
Part of Parcel #17-17-76-02-15
0.23 Acres

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

Being a part of Lot 1-B in Adams Subdivision as recorded in Plat Book 4,
Page 134 bounded and described as follows:

Commencing at an iron pipe found at the Northeast Corner of Lot 7 in Adams Subdivision; thence north 65 degrees 20 minutes 43 seconds west 593 feet to an iron pin and the true place of beginning of the premises herein intended to be described; thence north 65 degrees 20 minutes 43 seconds west 76.27 feet to an iron pin found at the southwest corner of Lot 1-B; thence along the west line of Lot 1-B north 5 degrees 10 minutes east 108.75 feet to an iron pin found at the northwest corner of said Lot 1-B; thence along the north line of said Lot 1-B south 69 degrees 15 minutes east 112.84 feet to an iron pin; thence south 24 degrees 39 minutes 17 seconds west 110.19 feet to the true place of beginning, containing twenty-three hundredths (0.23) of an acre more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, December 11, 1991.

**OFFICE COPY
NOT RECORDABLE**

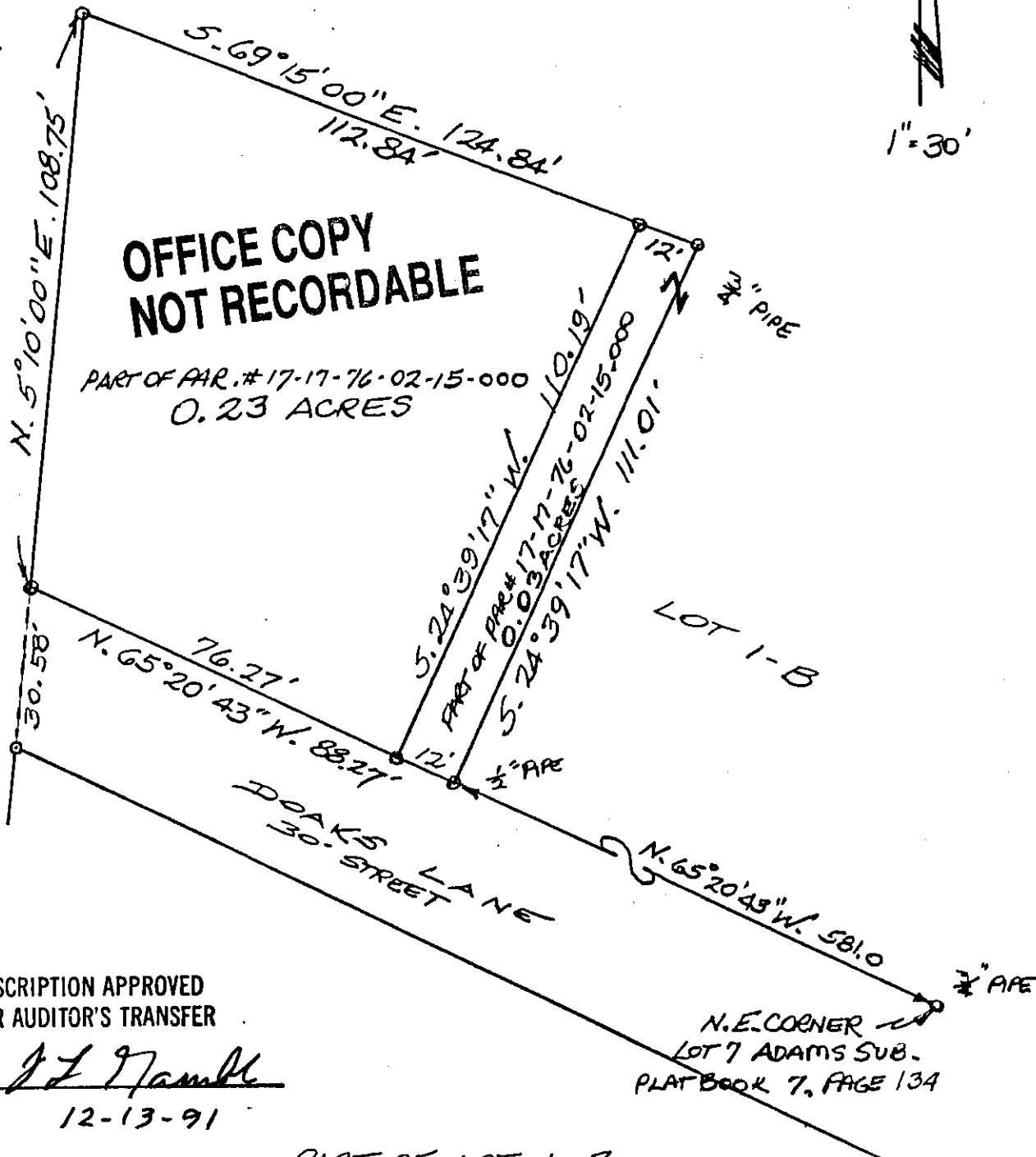
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *JL Namb*
12-13-91



L. PETER DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO

17-76-02-15



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hamble

12-13-91

PART OF LOT 1-B
ADAMS SUBDIVISION
QTR. TWP. 4, TWP. 1, RANGE 8
FALLS TOWNSHIP
MUSKINGUM COUNTY, OHIO
DEC. 10, 1991