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LLC

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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Part of:
John Offenbacher & Linda Offenbacher
OR 1698-41
+/-2.899 Ac.

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville, being part of the southwest quarter of Section 15, T12, R13 and being part of the land now owned by John Offenbacher & Linda Offenbacher as recorded in OR 1698-41 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron set on the northwest corner of Lot 11, Dunbar Acres #1 (PB8, Page 37), said iron pin being on the corporation line of the Village of South Zanesville, thence leaving said corporation line and going through said Offenbacher's lands the following two (2) courses:

1. N 21°37'43" E a distance of 345.71 feet to an iron pin set;
2. N 53°26'19" E a distance of 256.22 feet to an iron pin found on the northwesterly corner of the lands now owned by Patricia A. Twyman (DR 889-5), also being on the corporation line of said Village of South Zanesville;

Thence with the corporation line, S 24°03'43" E a distance of 479.59 feet to an iron pin found on the west line of the lands now owned by Muskingum County Commissioners (DR 735-90);

Thence leaving the corporation line and going through said Offenbacher's lands the following two (2) courses:

1. N 71°16'16" W a distance of 314.26 feet to an iron pin set;
2. S 08°12'55" W a distance of 149.69 feet to an iron pin found on the north line of said Dunbar Acres #1;

Thence with the north line of said Dunbar Acres #1, N 86°57'12" W a distance of 210.05 feet to the principal place of beginning, containing 2.899 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 2.899 acre tract is based on a field survey made by McPeek Land Surveying, LLC on September 16th, 2020.

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 McPeek, PS 8517



Date

9/16/20

Parcel No.

Part of: 62-58-02-04-000 (+/- 2.899 ac.)

**DESCRIPTION
APPROVED**

By: *[Signature]* 9/30/2020