



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

Steven E. Rauch

OR 2068-617

+/- 2.702 Ac.

All of: 81-34-01-04-000 (+/-1.811 Ac.) & All of: 81-34-01-05-000 (+/-0.891 Ac.)

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lots 2 & 3, Dulty's Sub. (RP 1-179) and being all of the lands now owned by Steven E. Rauch (OR 2068-617) of the Muskingum County Recorder's Office and more fully described as follows.

Beginning at an iron pin set at the southeast corner of Lot No. 3, Dulty's Sub., thence with the north line of an unnamed alley (20'), N 88°14'11" W a distance of 802.52 feet to a point in the Muskingum River being the southwest corner of Lot No. 2, passing iron pins set at 670.37 feet and 712.50 feet;

Thence N 02°52'51" W a distance of 161.41 feet to a point, being the southwest corner of Lot No. 1, also being the lands now owned by Jeffrey & Terri Frame (OR 2710-20);

Thence with the south line of said Frame's lands the following five (5) courses:

1. S 86°50'29" E a distance of 322.03 feet to an iron pin set, passing iron pins set at 78.83 feet and 167.25 feet;
2. S 03°09'31" W a distance of 12.00 feet to an iron pin set;
3. S 86°50'29" E a distance of 375.00 feet to an iron pin set;
4. N 03°09'31" E a distance of 12.00 feet to an iron pin set;
5. S 86°50'29" E a distance of 121.00 feet to a pipe found on the east line of said Lot No. 3;

Thence with the east line of said Lot No. 3, S 02°39'31" W of 140.98 feet to the place of beginning containing 2.702 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 2.702 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 13th, 2021.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 7/16/21
DESCRIPTION
APPROVED
By: Brian Kelly McPeck
STATE OF OHIO
Kelly McPeck
8517
REGISTERED
PROFESSIONAL SURVEYOR