



Justin James Donovan
OR 3078-447 & OR 3028-791
All of: 83-14-01-14-000
+/-0.144 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being part of the Southeast Quarter of Section 2, Township 16, Range 14, Congress Lands East of the Scioto River. Also being all of Lots 17 & 18 in Hall's New Addition, an un recorded subdivision, being all of the lands now owned by Justin James Donovan as recorded in OR 3078-447 & 3028-791 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found (harkness) at the intersection of the north line of Ridge Ave. and the west line of Stewart St.;

thence N 02°01'19" E a distance of 585.69 feet to an iron pin found (linn), being the northeast corner of the lands now owned by Betty Wilkins (OR 2184-717), the principal place of beginning;

thence with the north line of said Wilkins' lands, N 85°03'44" W a distance of 98.85 feet to an iron pin found (linn) on the east line of the lands now owned by Brockway Glass Company (DR 548-186);

thence with the east line of said Brockway Glass Company's lands, N 35°13'46" E a distance of 95.44 feet to an iron pin found (vance) at the southwest corner of the lands now owned by Maraia D. Mayle (OR 3083-837);

thence with the south line of said Mayle's lands, S 84°27'33" E a distance of 53.41 feet to a point on the west line of said Stewart St., referenced by a pipe found (1") that bears, S 84°27'33" E a distance of 2.12 feet;

thence with the west line of said Stewart St. S 06°49'44" W a distance of 81.89 feet to the place of beginning, containing 0.144 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 0.144 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 5th, 2026.



DESCRIPTION
APPROVED
By: D.M. Barnhard
5-19-2026

SITUATED IN

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and being part of the Southeast Quarter of Section 2,
Township 16, Range 14, Congress Lands East of the Scioto River.
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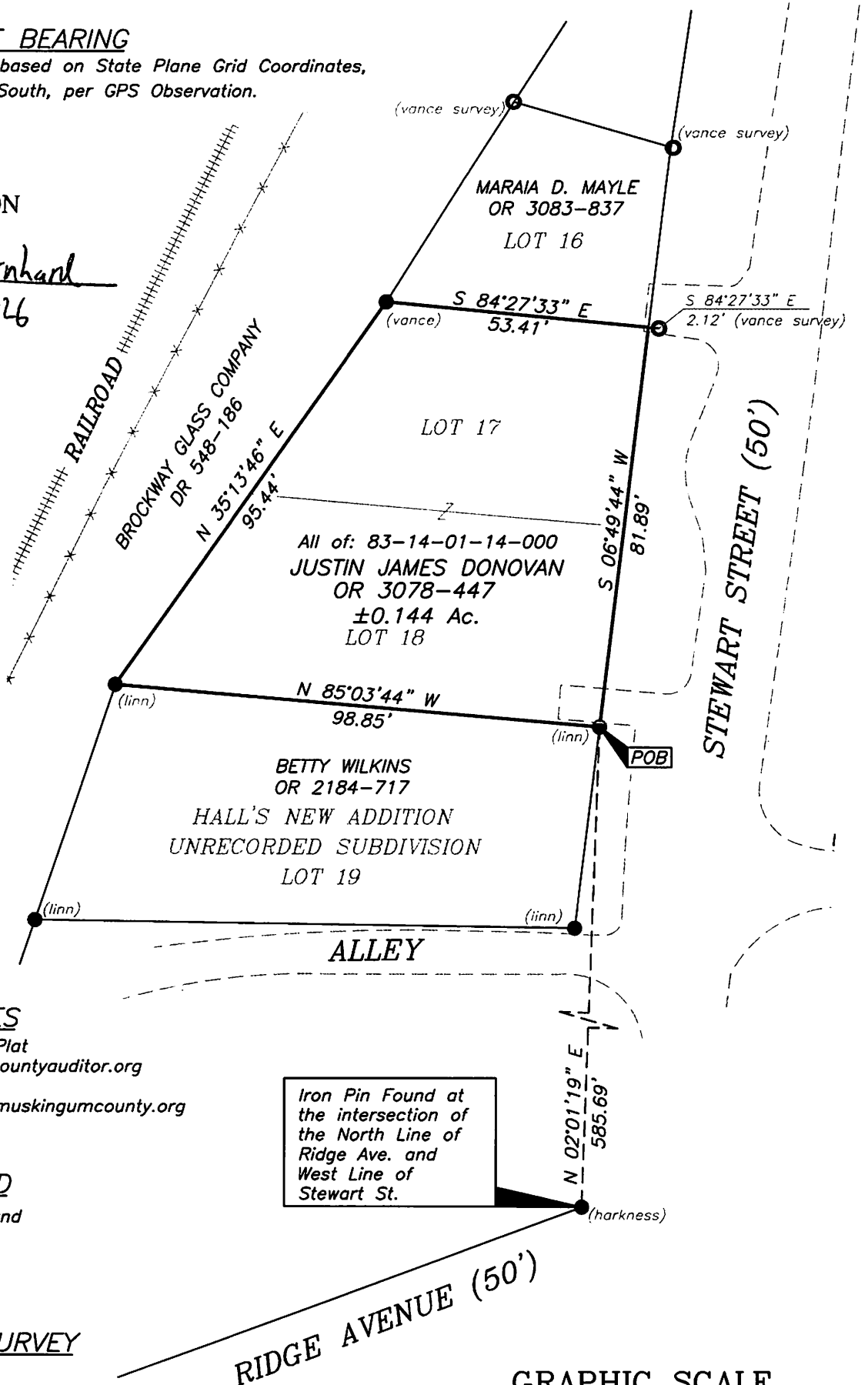
BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

DESCRIPTION

APPROVED

By: D.M. Barnhard
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REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

LEGEND

- Iron Pin Found
- Pipe Found

DATE OF SURVEY

May 5, 2026

OFFICE COPY

NOT RECORDABLE



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 LLC

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