



**MCPEEK  
LAND  
SURVEYING**  
mcpeeklandsurveying.com  
423 Smithfield Ave., Zanesville, Ohio 43701  
**740.704.6073**

**Kathy A. Dunn, TOD**  
**OR 1903-585**  
**+/-0.395Ac.**

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being all of the lands now owned by Kathy A. Dunn, TOD (OR 1903-858, parcel no.: 84-11-02-31-000) as recorded in the Muskingum County Recorders Office and being more particularly described as follows.

Beginning for references at the southwest corner of Lot 40, Ball's Sub., of Lot 42 of McIntire Terrace No. 2, PB 1, Pg. 2, also being the intersection of the northerly line of Ball Street and the easterly line of Maple Ave.;

thence with the northerly line of Ball Street, South 79 degrees 59 minutes 30 seconds East, 196.84 feet to an axle found;

thence leaving the north line of said Ball street and going with the common line of said Dunn's lands and the lands now owned by Daniel A. & Velma R. Linscott, Trustee, Etal (OR 2211-812), North 10 degrees 01 minutes 21 seconds East, 131.67 feet to an axle found and the principal place of beginning ;

thence along the northerly line of said Linscott's lands, North 79 degrees 56 minutes 21 seconds West, 48.33 feet to an iron pin found on the east line of a vacated alley (16' per plat, monumentation found varies) by Ord #68-71 on 8/13/68;

thence continuing with the north line of said Linscott's lands, North 88 degrees 05 minutes 08 seconds West, 7.62 feet to a point in the center of said vacated alley;

thence with the center of said vacated alley, also being the common line of said Dunn and the lands now owned by Anna M. Labaki (DR 1123-487), North 02 degrees 05 minutes 13 seconds East, 123.35 feet to a point on the north line of an un-named road (aka) Abbey Place (50');

thence with the southerly line of said Abbey Place the following two (2) courses:

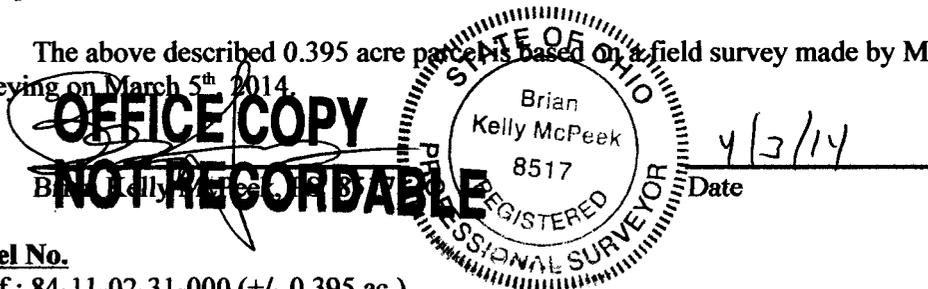
1. South 87 degrees 07 minutes 06 seconds East, 8.49 feet to a pipe found;
2. South 87 degrees 09 minutes 58 seconds East, 123.52 feet to a pipe found on the northwest corner of the lands now owned by Susan B. Powelson (DR 1162-293);

thence with the common line of said Dunn and Powelson's lands, South 02 degrees 14 minutes 24 seconds West, 139.00 feet to an axle found;

thence leaving said common line, North 79 degrees 54 minutes 58 seconds West, 76.90 feet to the point of beginning, containing a total of 0.395 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.

The above described 0.395 acre parcels based on a field survey made by McPeek Land Surveying on March 5<sup>th</sup> 2014.



**Parcel No.**  
All of : 84-11-02-31-000 (+/- 0.395 ac.)

DESCRIPTION  
APPROVED  
By: *[Signature]* 4/14/14

SITUATED IN

The State of Ohio, County of Muskingum  
 City of Zanesville and being all of the lands  
 now owned by Kathy A. Dunn, TOD, OR 1903-858.

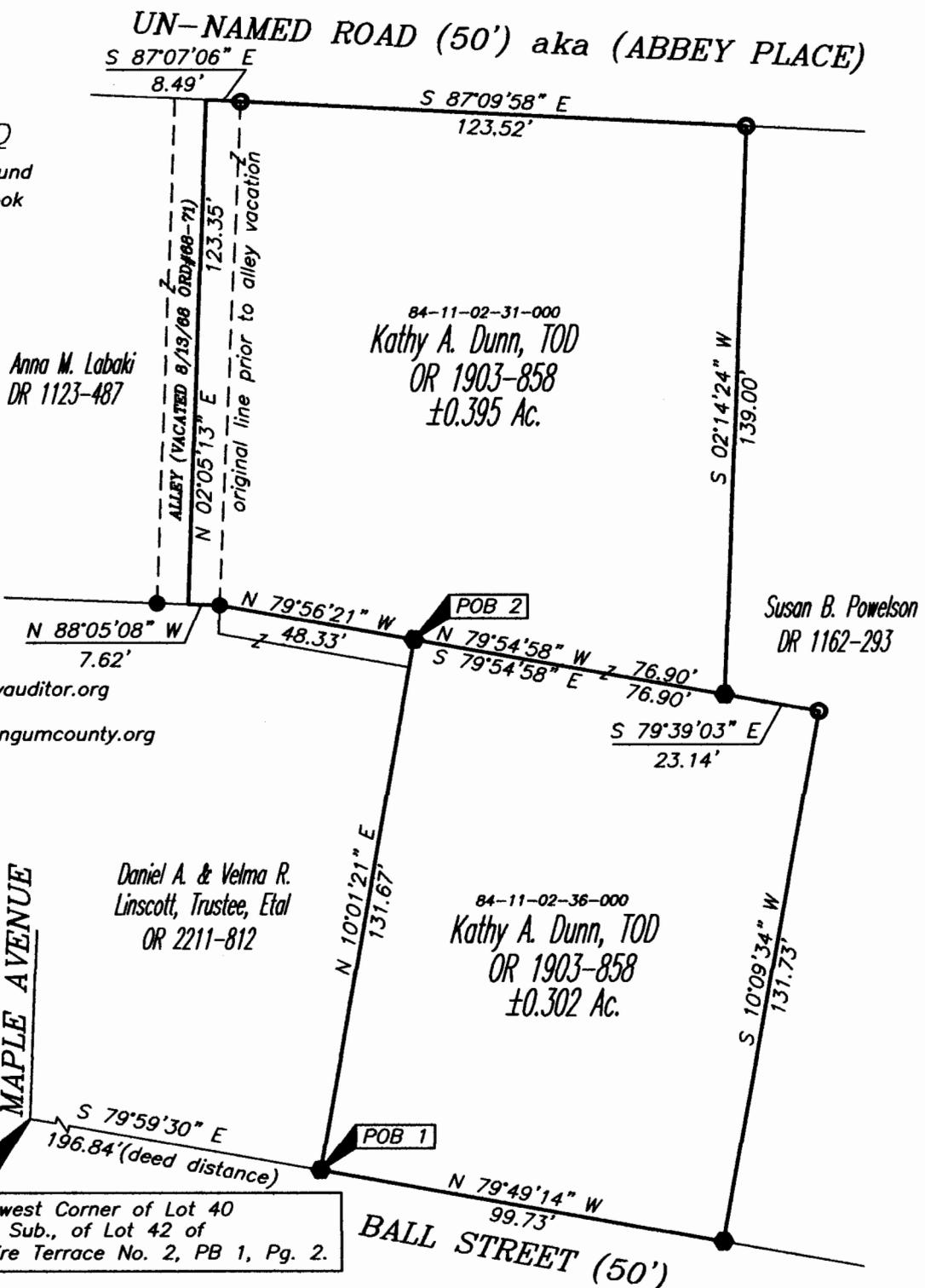
**RESURVEY**

BASIS OF BEARING

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

**UN-NAMED ROAD (50') aka (ABBEY PLACE)**

- LEGEND**
- Iron Pin Found
  - Z— Property Hook
  - Pipe Found
  - Axle Found



REFERENCES

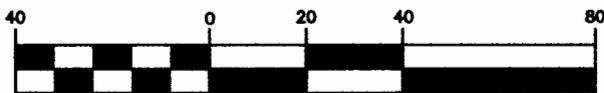
\* As Noted on Plat  
[www.muskingumcountyauditor.org](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>

PARCEL NO.

All of: 84-11-02-31-000(0.395 Ac.)  
 All of: 84-11-02-36-000(0.302 Ac.)

**OFFICE COPY**  
**NOT RECORDABLE**

GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.



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