



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

John N. Peshek
OR 1716-535, Parcel 2
John Peshek
OR 2457-938
All of: 84-12-01-04-000
+/- 0.140Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lots 1, 2 and 3 in Lee's Subdivision (Replat 1, Page 172) and all of the lands now owned by John N. Peshek as recorded in OR 1716-535, Parcel 2 and John Peshek (OR 2457-938) of the Muskingum County Recorder's Office, more particularly described as follows.

Beginning for reference a point at the northwest corner of Lot 4 in said Lee's Subdivision, thence with the north line of said lot, S 60°14'03" E a distance of 54.88 feet to an iron pin set at the southeast corner of the lands now owned by Stephen L. Hoffer (OR 3129-115), the principal place of beginning;
thence with the east line of said Hoffer's lands, N 29°32'41" E a distance of 150.89 feet to an iron pin set on the south line of Roosevelt Avenue;
thence with the south line of said Roosevelt Avenue, S 53°42'56" E a distance of 41.53 feet to pipe found (1") at the northwest corner of the lands now owned by Steven Douglas (DR 1157-745);
thence with the west line of said Douglas' lands, S 29°35'19" W a distance of 146.18 feet to an iron pin found (bowman) at said Douglas' southwest corner;
thence with the north line of said Lot 4, N 60°14'03" W a distance of 41.13 feet to the place of beginning, containing a total of 0.140 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 0.140 acre tract is based on a field survey made by McPeek Land Surveying, LLC on May 22nd, 2024.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 5/23/24
DESCRIPTION
APPROVED
By: [Signature] 6/18/24

