



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

**A & G Holding Company, LLC
OR 2900-689**

All of: 84-21-02-02-000 (+/-0.182 Ac.)

All of: 84-21-02-03-000 (+/-0.185 Ac.)

All of: 84-21-02-04-000 (+/-0.188 Ac.)

All of: 84-21-02-06-000 (+/-0.378 Ac.)

Total +/- 0.933 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being all of Lots 14 & 15 and part of Lots 16, 17 & 18 of Ball's Subdivision (Plat Book 1, Page 232) and all of the lands now owned by A & G Holding Company, LLC as recorded in OR 2900-689 (Parcels 84-12-02-02-000, 84-12-02-03-000, 84-12-02-04-000 & 84-21-02-06-000) of the Muskingum County Recorder's Office more fully described as follows.

Beginning at an iron pin set at the southwest corner of said Lot 14, also being on the east line of Peters Alley, thence with the east line of said Peters Alley, N 28°15'16" E a distance of 250.00 feet to a drill hole set at the northwest corner of said Lot 18;

thence with the north line of said Lot 18, S 61°44'44" E a distance of 159.00 feet to point on the west line of Linden Avenue at Station 8+30.30, 36 feet left of centerline from ODOT's centerline survey of SR60, Section 16.88 (Plat Book 13, Page 34), passing a drill hole set at 154.77 feet;

thence with westerly line of said Linden Ave the following three (3) courses:

1. S 28°15'28" W a distance of 50.00 feet to a drill hole set;
2. S 24°49'14" W a distance of 100.18 feet to an iron pin set at the southeast corner of said Lot 16;
3. S 28°15'16" W a distance of 100.00 feet to an iron pin set at the southeast corner of said Lot 14;

thence with the south line of said Lot 14, being the north line of an alley, N 61°44'44" W a distance of 165.00 feet to the principal place of beginning, containing a total of 0.933 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 0.933 acre parcel is based on a field survey made by McPeek Land Surveying on September 12th, 2022.


Brian Kelly McPeek, PS 8517

**OFFICE COPY
NOT RECORDABLE**



Date

9/13/22

DESCRIPTION

APPROVED

By:  9-16-2022