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

Brenwood, Ltd.
All of: 84-22-01-16-000
OR 2265-102
+/-0.517 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being all of lots 12, 13, part of lots 14, 15, 16 and all of a vacated alley in Boggs Farm Sub. (PB2, Page 143) and being all of the lands now owned by Brenwood, Ltd. as recorded in OR 2265-102 in the Muskingum County Recorder's Office, more particularly described as follows.

Beginning at an axle found at the northeast corner of said Lot 12, thence with the west line of an alley (16'), S 25°20'23" W a distance of 171.04 feet to an iron pin set on the north line of Adair Avenue (Varies);

thence with the north line of said Adair Avenue the following two (2) courses:

1. N 87°06'37" W a distance of 107.75 feet to an pk nail set;
2. N 43°20'10" W a distance of 15.20 feet to a pk nail set at the intersection of the north line of said Adair Avenue and the east line of Bluff Street (60');

thence with the east line of said Bluff Street, N 23°49'12" E a distance of 205.00 feet to an axle found at the northwest corner of said Lot 12;

thence with the north line of said Lot 12, S 65°29'28" E a distance of 119.19 feet to the place of beginning, containing 0.517 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 0.517 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 23rd, 2026.

OFFICE COPY
NOT RECORDABLE

STATE OF OHIO
Brian
Kelly McPeek
8517
REGISTERED
PROFESSIONAL SURVEYOR

Brian Kelly McPeek, PS 8517 — 2/23/26
Date

DESCRIPTION
APPROVED
By: D.M. Barnhard
2-26-2026

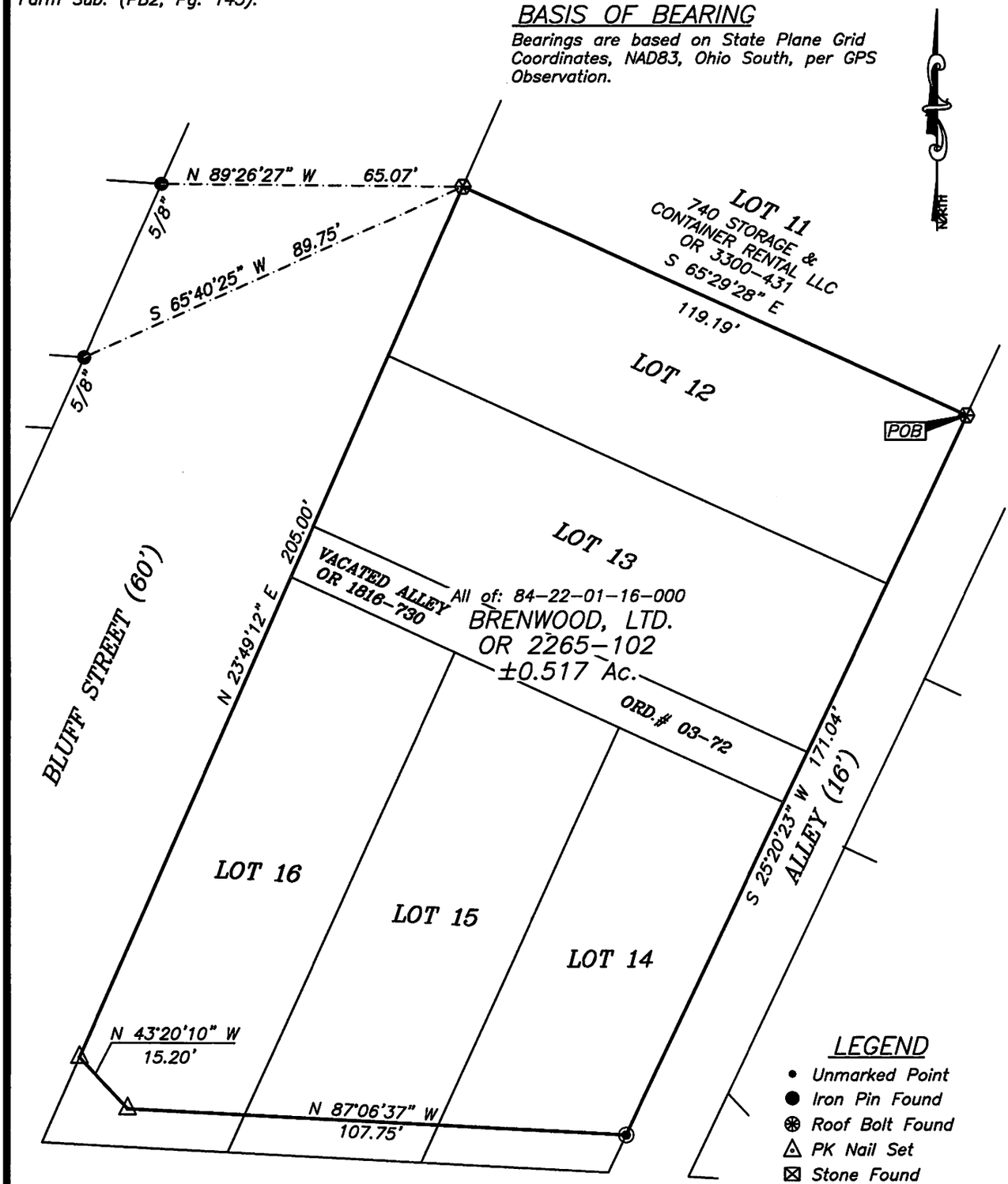
ReSurvey

SITUATED IN

The State of Ohio, County of Muskingum, City of Zanesville, and being all of lots 12, 13, part of lots 14, 15, 16 and all of a vacated alley of Boggs Farm Sub. (PB2, Pg. 143).

BASIS OF BEARING

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



ADAIR AVENUE (VARIES)

DESCRIPTION APPROVED
By: D.A. Barnhardt
2-26-2026

LEGEND

- Unmarked Point
- Iron Pin Found
- Roof Bolt Found
- PK Nail Set
- Stone Found
- Property Hook
- Axle Found
- Iron Pipe Found
- Iron Pin Set

REFERENCES

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

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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NOT RECORDABLE

2/25/26
Brian Kelly McPeek Date
Reg. Surveyor No. 8517

STATE OF OHIO
Brian Kelly McPeek
8517
REGISTERED PROFESSIONAL SURVEYOR

This plat was prepared by McPeek 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.

MCPEEK LAND SURVEYING LLC
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