



www.mcpeeklandsurveying.com ^{LLC}
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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

**Sonora Properties, LLC
OR 1836-91
+/-0.046Ac.**

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being all of the lands now owned by Sonora Properties, LLC as recorded in OR 1836-91 of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference at the northeast corner of Eastman's Addition (RP 1, Pg. 245) and going with the projected south line of Eastman Street (33'), across Lafayette Street (30'), South 87 degrees 23 minutes 41 seconds East, 30.00 feet to an iron pin found and the principal place of beginning;

thence continuing with the south line of said Eastman Street, South 87 degrees 23 minutes 41 seconds East, 33.99 feet to an iron pin found on the west side of the lands now owned by Sirrom Rentals, LLC (OR 2559-658);

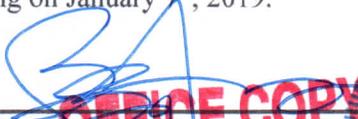
thence leaving the south line of said Eastman Street and going with the common line of said Sirrom Rentals, LLC/Sonora Properties, LLC's lands the following two (2) courses:

1. S 02°29'45" W a disantance of 60.02 feet to an iron pin found;
2. N 87°23'41" W a distance of 33.42 feet to an iron pin found on the east line of Lafayette Street (30');

thence with the east line of said Lafayette Street (30'), N 01°57'08" E a disnance of 60.03 feet to the point of beginning, containing a total of 0.046 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 0.046 acre parcel is based on a field survey made by McPeek Land Surveying on January 7th, 2019.


 Brian Kelly McPeek, PS 8517
OFFICE COPY NOT RECORDABLE
 STATE OF OHIO
 Brian Kelly McPeek
 8517
 REGISTERED PROFESSIONAL SURVEYOR
 Date 1/7/19

Parcel No.
All of : 84-31-02-56-000 (+/-0.046 Ac.)

DESCRIPTION
APPROVED
By: 

Re~Survey

SITUATED IN

The State of Ohio, County of Muskingum
City of Zanesville and being all of lands
now owned by Sonora Properties, LLC
OR 1836-91



BASIS OF BEARING

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

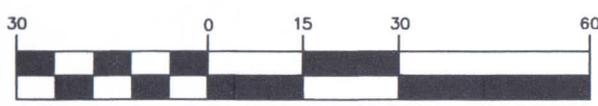
REFERENCES

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

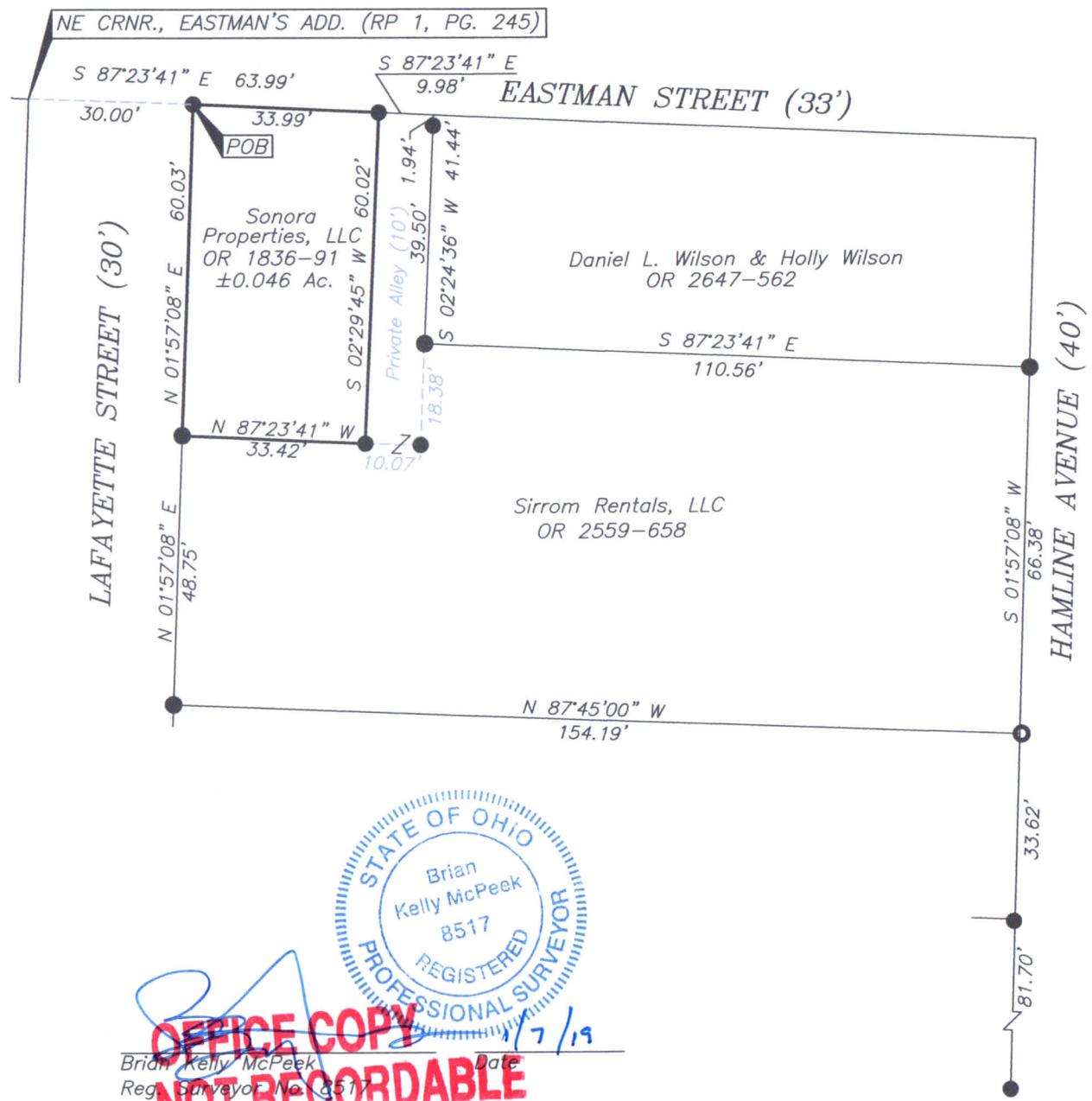
PARCEL NO.

All of: 84-31-02-56-000(±0.046 Ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LEGEND

- Iron Pin Found
- Pipe Found w/cap
- ⌘ Property Hook
- ⊙ Iron Pin Set

DESCRIPTION
APPROVED

By: *[Signature]* 11/14/2019



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Date: 11/7/19



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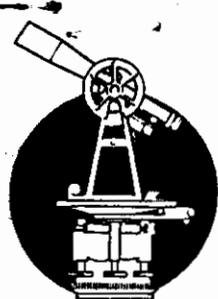
B4-31-0256

1254 EASTMAN ST

L. Peter Dinan & Associates

14 South Fifth Street

Zanesville, Ohio



SURVEYING & MAPPING

Description For Conveyance
Sadie Kirby

Situating in the State of Ohio, County of Muskingum, City of Zanesville..

Being a part of Third Ward bounded and described as follows:

Commencing at the northeast corner of Lot 1 of Eastmans Addition as recorded in Plat Book 1, Page 245; thence crossing Lafayette Street east 30 feet to an iron pin and the true place of beginning of the premises herein intended to be described and also being the northwest corner of the lands formerly owned by Quinter N. Kerlin (see Deed Book 68, Page 130); thence east along the south line of Eastman Street 34 feet to an iron pin; thence south 60 feet to an iron pin; thence west 34 feet to an iron pin on the east line of Lafayette Street; thence along said east line north 60 feet to the true place of beginning, containing five hundredths (0.05) of an acre more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, July 26, 1979.

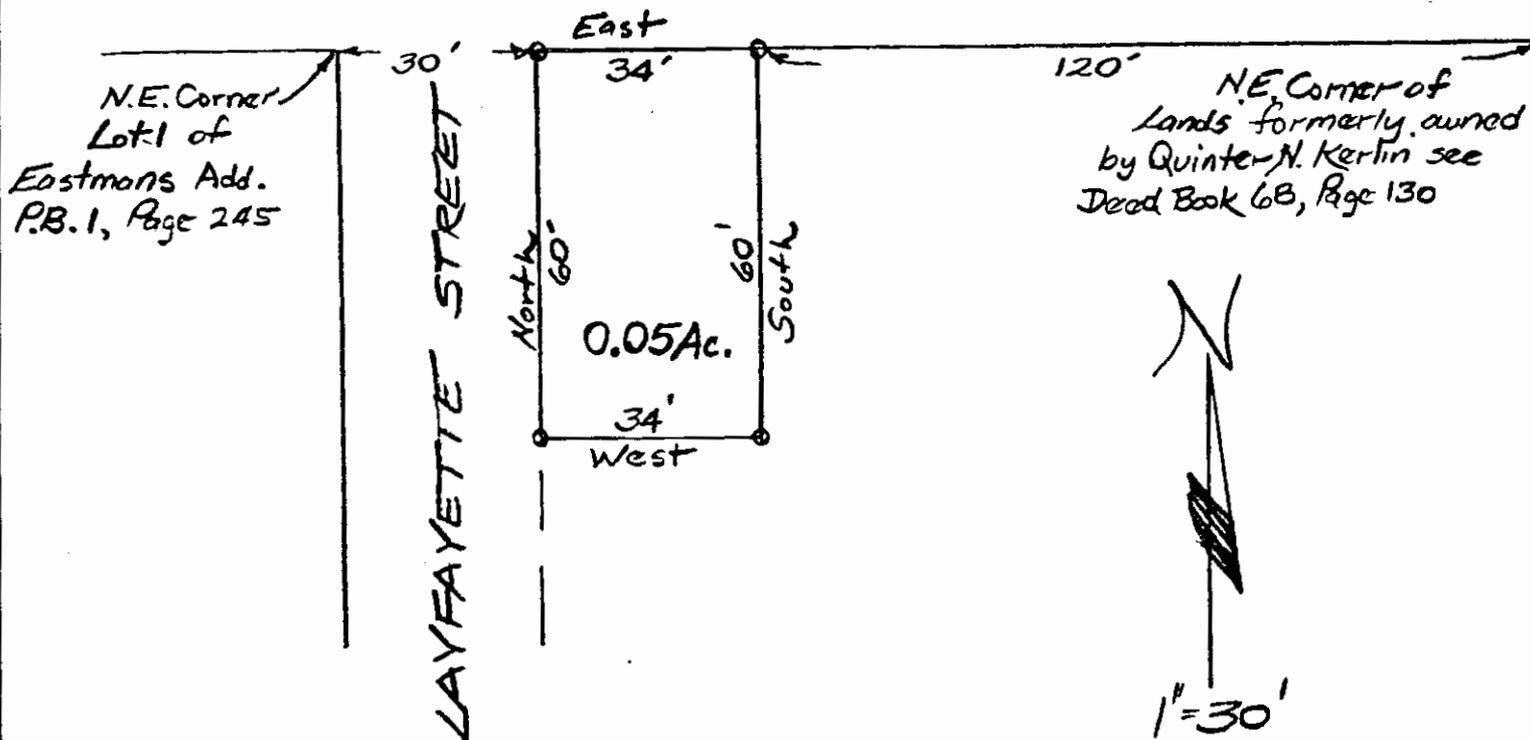
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DESCRIPTION APPROVED
for Auditor's transfer

By W. M. Bell 6-9-80

L. PETER DINAN & ASSOCIATES
14 SOUTH FIFTH STREET
ZANESVILLE OHIO

EASTMAN STREET



DESCRIPTION APPROVED
for Auditor's transfer
BY W. H. [Signature] 10-8-86

SURVEY FOR SADIE KIRBY
AT 1254 EASTMAN STREET
THIRD WARD
CITY OF ZANESVILLE

July 23, 1979

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NOT RECORDABLE