

84-38-01-09-000



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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Jeanne L. Dittmar
DR 1060-348
+/- 0.109 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lot 46 in Blandy's Hill Addition, Plat Book 2, Page 18 and being all of the lands now owned by Jeanne L. Dittmar as recorded in DR 1060-348 of the Muskingum County Recorders Office and more fully described as follows.

Beginning at an iron pin set on the southwest corner of Lot 46, being the common corner of said Dittmar's lands and the lands now owned by James F. Madden (OR 2080-415);

thence with the west line of said Lot 46, North 21 degrees 11 minutes 54 seconds East, 125.21 feet to an iron pin set on the south line of Blandy Avenue (60');

thence with the south line of said Blandy Avenue, South 57 degrees 50 minutes 43 seconds East, 34.22 feet to an iron pin set on the northwest corner of the lands now owned by Tom Withers, Tr (OR 1620-635);

thence with going through said Lot 46 and the common line of said Withers & Dittmar's lands, the following two (2) courses:

1. South 21 degrees 12 minutes 38 seconds West, 93.00 feet to an iron pin set;
2. South 57 degrees 50 minutes 43 seconds East, 33.00 feet to an iron pin set on the west line of an alley vacated by Auditors Letter on November 19th, 1963;

thence with the west line of said vacated alley, South 21 degrees 01 minutes 59 seconds West, 16.51 feet to an iron pin found on the northeast corner of Lot 48, also being the northeast corner of the lands now owned by Scott A. Leach & Linda M. Leach (DR 1082-372);

thence with the north line of said Lot 48, North 71 degrees 20 minutes 24 seconds West, 66.09 feet to the place of beginning, containing 0.109 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 0.109 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 31st, 2015.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517



Parcel No.

All of: 84-38-01-09-000 (+/- 0.109 Ac.)

DESCRIPTION
APPROVED
By: *[Signature]* 8/5/2015

RESURVEY

SITUATED IN

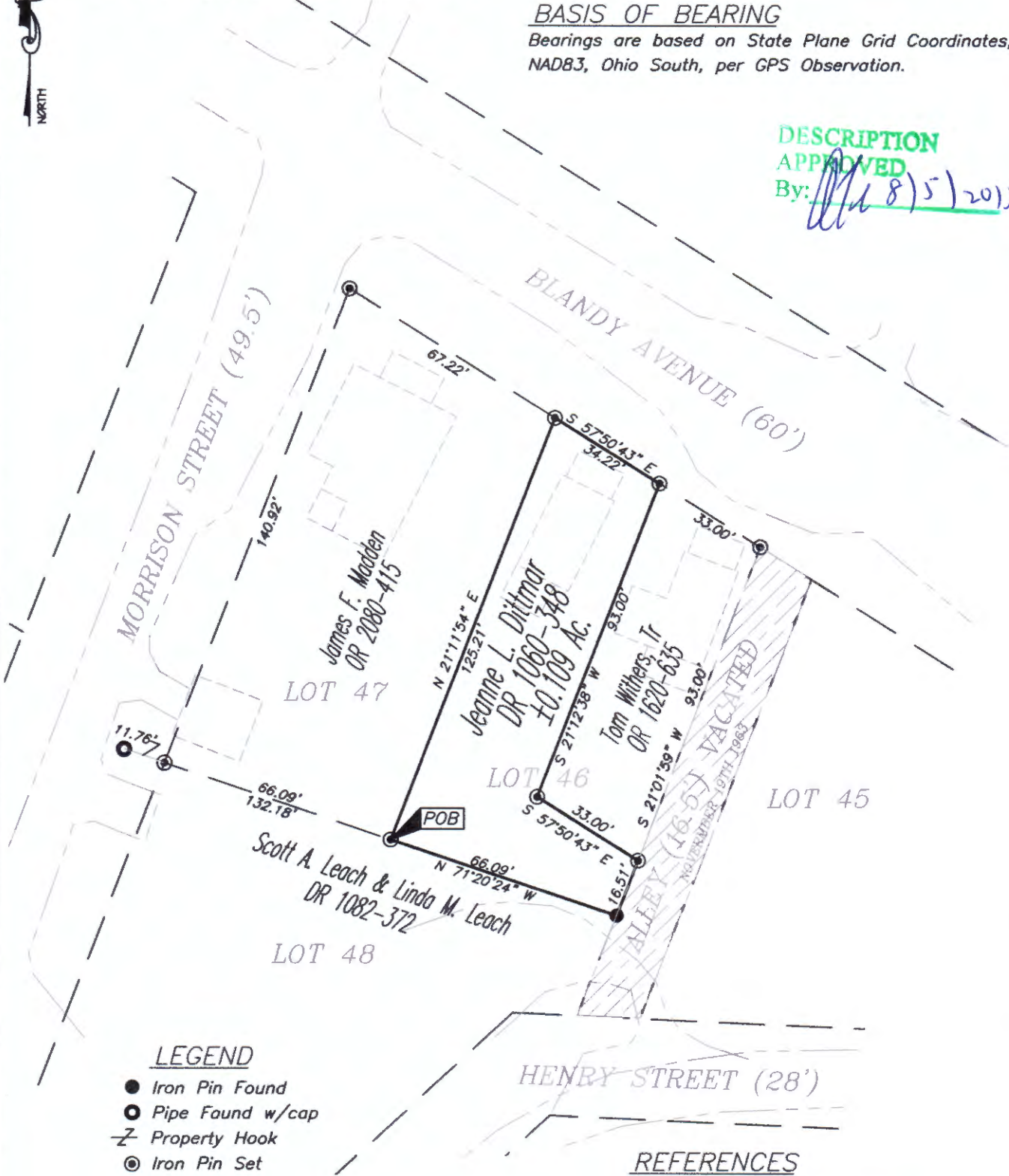
The State of Ohio, County of Muskingum
City of Zanesville and being part of Lot 46
in the Blandy's Hill Addition, PB 2, Pg. 18.

BASIS OF BEARING

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

DESCRIPTION
APPROVED

By: *[Signature]* 8/5/2015



LEGEND

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

NOTE

Curb lines, center of roads, alleys and lines of occupation were used to assist in calculating the property lines for this survey and confirm the two monuments found.

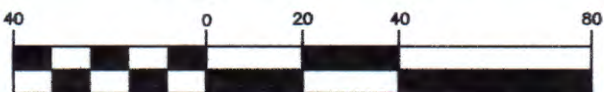
PARCEL NO.

All of: 84-38-01-09-000(±0.109 Ac)

REFERENCES

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

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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Brian Kelly McPeck
Reg. Surveyor No. 8517



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