



Donald J. & Shantay Bates
DR 1099-196
All of: 84-39-01-03-000
+/-1.018 Ac.

Situated in the City of Zanesville, Muskingum County, State of Ohio and being all of the lands now owned by Donald J. & Shantay Bates as recorded in DR 1099-196 of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference at an iron pin found (3/4") at southeast corner of Lot 3 in Blandy's Hill Addition to Zanesville (PB 2, Pg. 18), being on the north line of Playford Avenue, thence with the north line of said Playford Avenue, S 87°36'59" E a distance of 66.13 feet to an iron pin set, the principal place of beginning;

thence continuing with the north line of said Playford Avenue extended, also being the south line of the lands now owned by Daniel Lane Wilson & Holly Jeanne Wilson (OR 2502-301), S 87°36'59" E a distance of 70.09 feet to an iron pin found (3/4") at said Wilson's southeast corner;

thence with the east line of said Wilson's lands, N 16°16'55" E a distance of 143.33 feet to a pipe found (1") at the southwest corner of the lands now owned by M. Frank Peterson, Tr (OR 2333-672);

thence with the south line of said Peterson's land, S 87°27'05" E a distance of 161.89 feet to a 4" steel post found on the west line of the lands now owned by Jean Dianne Fletcher (OR 2232-426);

thence with said Fletcher's west line the following two (2) courses:

1. S 04°37'07" W a distance of 138.77 feet to a pipe found (1");
2. S 04°25'37" W a distance of 42.42 feet to an iron pin found (england) at the southwest corner of said Fletcher's lands, being on the north line of the lands now owned by Paul L. Brent & Janet L. Brent (DR 735-167) also being on the south line of Playford Avenue extended;

thence with the south line of said Playford Avenue extended, N 87°23'20" W a distance of 261.00 feet to an iron pin set at the southwest corner of said Bates' lands, passing an iron pin found (cannon) at 59.02 feet and an iron pin found (5/8") at 168.98 feet, 0.16 feet north;

thence with the west line of said Bates' lands, N 04°28'30" E a distance of 41.39 feet to the place of beginning, containing 1.018 acres more or less, subject to all legal highways and easements of record.

The above described parcel of land is subject to an easement for the purpose of ingress/egress, 40 feet in width and 261.00 feet in length, Playford Avenue extended, also known as the Parcel Two as recorded in DR 1099-196;

All bearings described herein are based on an assumed north and are used to denote angles only.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 1.018 acre parcel is based on a field survey made by McPeek Land Surveying on October 8th, 2013 and July 18th, 2024..

OFFICE COPY
NOT RECORDABLE



7/18/24
Date

DESCRIPTION

APPROVED

By: D.M. Barnhard
7-31-2024