



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

LLC

JOK Company

OR 2013-560 & OR 1999-534

All of: 85-39-03-04-000 (+/-0.123 Ac.)

All of: 85-39-03-03-000 (+/-0.152 Ac.)

All of: 85-39-03-02-000 (+/-0.110 Ac.)

All of: 85-39-03-24-000 (+/-0.112 Ac.)

All of: 85-39-03-23-000 (+/-0.141 Ac.)

All of: 85-39-03-22-000 (+/-0.079 Ac.)

All of: 85-39-03-01-000 (+/-0.117 Ac.)

All of: 85-39-03-25-000 (+/-0.119 Ac.)

+/-0.953 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being all of Lots 33, 27 and 28 and parts of Lots 26, 29, 30, 34 and 35 of H.G. Slack's 2nd Addition recorded in Plat Book 5, Page 79 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the northwest corner of said Lot 35, thence with the south line of James Street (40') S 88°14'08" E a distance of 231.17 feet to a gin pin found where the south line of said James Street intersects the west line of Balls Lane (right of way varies), passing a pk nail found at 230.96 feet;

thence with the right of way of said Balls lane the following four (4) courses:

1. S 26°29'06" E a distance of 36.66 feet to an iron pin found (5/8");
2. S 09°10'12" W a distance of 115.13 feet to an iron pin found (linn);
3. S 41°16'18" W a distance of 40.65 feet to an iron pin found (linn);
4. S 84°05'30" W a distance of 126.23 feet to an iron pin set at the southeast corner of the lands now owned by CFT NV Developments, LLC (OR 2786-615);

thence with the common line of said CFT NV Developments, LLC/JOK Company's lands the following three (3) courses:

1. N 01°18'59" W a distance of 30.99 feet to a pk nail set;
2. S 88°37'58" W a distance of 72.14 feet to a pk nail set;
3. N 01°18'59" W a distance of 167.91 feet to the principal place of beginning, containing 0.953 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 0.953 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on February 20th, 2023.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck, PS 8517

2/23/23
Date

DESCRIPTION

APPROVED

By: A. McPeck

