



DENGA, LLC
OR 3167-722
Total +/-0.366 Ac.
All of: 63-09-02-10-000 (+/-0.007 Ac.)
All of: 63-09-02-11-000 (+/-0.359 Ac.)

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville, being part of Lots 867 & 866 of Beechwood Park (PB 2, Pg. 99) of the Muskingum County Recorder's Office more particularly described as follows.

Beginning at a pipe found at the southwest corner of Lot 865 of said Beechwood Park, thence with the north line of Audubon Drive the following four (4) courses:

1. with a curve to the left having a radius of 100.00 feet, an arc distance of 46.45 feet and a chord bearing S 56°51'46" W a distance of 46.03 feet to a point;
2. with a reverse curve having a radius of 57.66 feet, an arc distance of 55.44 feet and a chord that bearing S 71°34'26" W and a distance of 53.33 feet to a point;
3. thence N 80°53'00" W a distance of 33.34 feet to a point;
4. with a curve to the right having a radius of 30.00 feet, an arc distance of 47.12 feet and a chord bearing N 36°04'07" W a distance of 42.43 feet to a point on the east line of Petoskey Avenue;

thence with the east line of said Petoskey Avenue, N 08°55'53" E a distance of 97.99 feet to an axle found at the southwest corner of the land now owned by Brian M. McCort (OR 2930-920);

thence with the south line of said McCort's lands, S 83°27'21" E a distance of 117.48 feet to a point on the west line of said Lot 865, reference by an axle found distance 1.00 feet;

thence with the west line of said Lot 865, S 10°34'19" E a distance of 82.37 feet to the place of beginning, containing a total of 0.366 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" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described 0.366 acre parcel is based on a field survey made by McPeek Land Surveying on January 12th, 2023 and January 30th, 2024.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

1/31/24

DESCRIPTION
APPROVED

By: D.M. Barnhard

2-5-2024