



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Mary E. Murphy & William Murphy, Jr.

OR 2272-520

+/-0.197 Ac.

**All of: 82-11-01-19-000 (+/-0.107 Ac., Lot 19), 82-11-01-20-000 (+/-0.027 Ac.), 82-11-01-21-000 (+/-0.019 Ac.),
81-11-01-22-000 (+/-0.023 Ac.) & 81-11-01-23-000 (+/-0.021 Ac., Lot 20)**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, all of Lots 19 & 20 and vacated portions of Kimble Street in the Linn Addition to the Lindberg Allotment (PB 7, Pg. 32), part of the lands now owned by Mary E. Murphy & William Murphy, Jr. as recorded in OR 2272-520 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning at an iron pin set at the northeast corner of Lot 19 of said Linn Addition, thence with the east line of said lot, S 02°27'11" W a distance of 114.00 feet to an iron pin set on the northerly line of a platted alley (20');

Thence with the northerly line of said alley, N 45°29'27" W a distance of 123.36 feet to an iron pin set at the most northerly point of said alley;

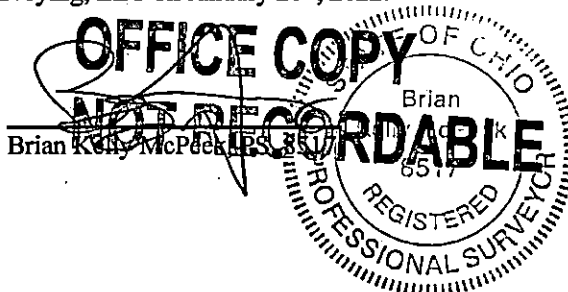
Thence with the west line of said alley, S 02°31'33" W a distance of 26.91 feet to an iron pin set on the northerly line of the land now owned by Brockway Realty Company (DR 878-11);

Thence with the northerly line of said Brockway Realty Company's lands, N 45°29'27" W a distance of 88.08 feet to a point at the northwesterly corner of Lot 20 of said Linn Addition, passing an iron pin set at 83.05 feet;

Thence with the north line of said Lot 20, being the south line of Eppley Ave. (50'), S 87°16'48" E a distance of 157.03 feet to the principal place of beginning, passing an iron pin set at 5.01 feet, containing 0.197 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 0.197 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on January 20th, 2022.



1/20/22
Date

DESCRIPTION

APPROVED

By: *[Signature]* 1/27/22