



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

Jeffrey W. Hoover, Jr. & Diane Brock
OR 2130-62
All of: 82-21-03-09-000
+/-0.118 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being all of Lot 9 in an unrecorded plat of Lot 11 in the lands of John Sevall and being all of the lands now owned by Jeffrey W. Hoover, Jr. & Diane Brock as recorded in OR 2130-62 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (graves) at the southwest corner of said Lot 32 of H.G. Slack's Sub. (PB. 6, Pg. 10), thence S 27°45'32" W a distance of 168.95 feet to an iron pin set at the northwest corner of the lands now owned by Julie L Chandler (OR 3152-842), also being on the south line of Fess Street (24'), the principal place of beginning;

thence with the west line of said Chandler's lands, S 03°06'38" W a distance of 92.07 feet to an iron pin set on the north line of the lands now owned by Richard E. Lanning, Jr. (OR 2002-755);

thence with the south line of said Hoover, Jr. & Brock's lands, N 86°58'07" W a distance of 59.27 feet to an iron pin set at the southeast corner of the lands now owned by Michelle R Riley (OR 3192-259);

thence with the east line of said Riley's lands, N 03°06'38" E a distance of 67.00 feet to a gin pin set on the south line of S. Luck Avenue (24"), said south line was created by the road vacation as recorded in DR 950-287;

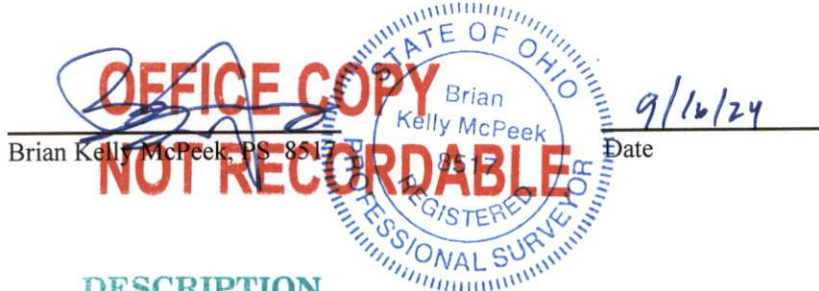
thence with the common line of said Luck Avenue and Hoover, Jr. & Brock's lands the following two (2) courses:

1. S 86°58'07" E a distance of 11.77 feet to an iron pin set;
2. N 03°06'38" E a distance of 25.14 feet to an pin set at the intersection of the east line of said Luck Avenue and the south line of Fess Street;

thence with the south line of said Fess Street, S 86°53'25" E a distance of 47.50 feet to the place of beginning, containing a total of 0.118 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 0.118 acre parcel is based on a field survey made by McPeek Land Surveying on February 2nd, 2021 and September 16th, 2024.



DESCRIPTION

APPROVED

By: AS 10/1/2024