

82-24-01-01-001



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Catfish, LLC
OR 1778-181
+/- 2.567 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being part of the lands now owned by Catfish, LLC as recorded in 1778-181 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the northwest corner of Lot 345 of the Plat of Brighton, thence with the east line of a vacated alley also being the west line of the lands now owned by Just One Properties, LLP (OR 2939-927), S 03°05'23" W a distance of 370.88 feet to a pk nail set on the west line of Lot 354 of said plat;

Thence leaving said west line and going through the said Catfish, LLC's lands the following three courses:

1. N 85°21'41" W a distance of 149.52 feet to a pk nail set;
2. N 02°31'38" E a distance of 233.30 feet to a pk nail set;
3. N 87°42'24" W a distance of 394.39 feet to an iron pin set on the east line of Dryden Road;

Thence with the east line of said Dryden Road, N 05°33'02" E a distance of 149.15 feet to an iron pin set at the intersection of the east line of said Dryden Road and the south line of Virginia Avenue;

Thence with the south line of said Virginia Avenue the following three (3) courses:

1. S 86°46'31" E a distance of 284.29 feet to an iron pin found;
2. S 02°05'03" W a distance of 8.92 feet to an iron pin found;
3. S 86°49'18" E a distance of 255.26 feet to the principal place of beginning, containing a total of 2.567 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 2.567 acre tract is based on a field survey made by McPeek Land Surveying, LLC on October 1st, 2020.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

Date

10/1/20

DESCRIPTION

APPROVED

By:

10/28/20

Parcel No.

Part of: 82-27-01-04-000(+/- 2.440 ac.) & Part of: 82-27-01-01-000(+/-0.127 ac.)

Total of: +/-2.567 Ac.



APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

10-30-20