



**Half Century, Ltd.
OR 2024-916**

**All of Muskingum County Parcel No.'s: 83-28-04-16-000 (+/-0.081 Ac.) & 83-28-04-17-000 (+/-0.106 Ac.)
+/-0.187 Acres**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being all of Lots 1 and 2 in W. T. Perry's Addition as recorded in Plat Book 4, Page 93 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 1, thence with the north line of said lot, also being the south line of a platted right of way, 12 feet in width, N 63°38'35" E a distance of 156.00 feet to an iron pin found (harkness) at the northeast corner of Lot 2, passing an iron pin found (harkness) at 99.59 feet;

thence with the common line of Lots 2 & 3 the following two (2) courses:

1. S 46°05'33" E a distance of 2.65 feet to an iron pin found (harkness);
2. S 21°55'05" W a distance of 134.56 feet to an iron pin found on the north line of Muskingum Avenue, also being the southeast corner of said Lot 2;

thence with the north line of said Muskingum Avenue N 68°04'55" W a distance of 85.00 feet to an iron pin set, where the north line of said Muskingum Avenue intersects the east line of Pine Street, passing an iron pin found (harkness) at 40.00 feet;

thence with the east line of said Pine Street, N 26°08'44" W a distance of 28.61 feet to the place of beginning, containing 0.187 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 0.187 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 23rd, 2024.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



7/29/24
Date

DESCRIPTION

APPROVED

By: D.M. Bushard

7-31-2024