



David Dailey
OR 3171-231
Part of: 85-04-01-02-000 (+/-0.044 Ac.) & Part of: 85-04-01-01-000 (+/-0.057 Ac.)
Total +/-0.101 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, part of Lot 9 of Boggs Farm No. 3 (Plat Book 2, Page 143) and being part of the lands now owned by David Dailey as recorded in OR 3171-231 of the Muskingum County Recorder's Office, more fully described as follows.

Beginning at a point at the northeast corner of said Lot 9, being at the intersection of the west line of an alley (16') and the south line of Van Horn Avenue, thence with the east line of said lot, S 28°09'13" W a distance of 80.00 feet to an iron pin set;

thence going through said Lot 9 the following three (3) courses:

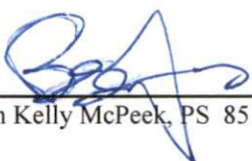
1. N 61°49'34" W a distance of 50.99 feet to an iron pin set;
2. N 29°23'25" E a distance of 24.47 feet to an iron pin set;
3. N 61°21'46" W a distance of 63.31 feet to an iron pin set on the south line of said Van Horn Avenue;

thence with the south line of said Van Horn Avenue, S 87°38'27" E a distance of 126.36 feet to the place of beginning, containing 0.101 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 0.101 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 2nd, 2023.


Brian Kelly McPeek, PS 8517



11/14/23
Date

DESCRIPTION
APPROVED

By: D. M. Barnhard
1-11-2024

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