



**Mar Ott of SEO, LLC**  
**OR 3150-794**  
**All of: 85-31-04-18-000 (+/-0.121 Ac.)**  
**Part of: 85-31-04-19-000 (+/-0.043 Ac.)**  
**+/-0.164 Acres**  
**Tract Two**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lot 17 and All of Lot 18, Plat of West View (Plat Book 2, Page 113) and being part of the land now owned by Mar Ott of SEO, LLC as recorded in OR 3150-794 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found (5/8") at the southeast corner of said Lot 18, thence with the north line of an alley (16.0'), N 86°58'43" W a distance of 54.10 feet to an iron pin set;

thence going through said Lot 17, N 03°14'13" E a distance of 131.56 feet to an iron pin set on the south line of Kinzel Avenue (33');

thence with the south line of said Kinzel Avenue, S 87°25'10" E a distance of 54.11 feet to a pipe found (1") at the northeast corner of said Lot 18;

thence with the east line of said Lot 18, S 03°14'27" W a distance of 131.97 feet to the principal place of beginning, containing a total of 0.164 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, Grid North 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 0.164 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying on July 18<sup>th</sup>, 2023.

**OFFICE COPY**  
 Brian Kelly McPeck, PS 8517  
**NOT RECORDABLE**



10/8/23  
 \_\_\_\_\_  
 Date

DESCRIPTION  
 APPROVED  
 By: CK 10/17/23

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