

81-04-02-05-000



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Benjamin Gruenebaum & Jay Gruenebaum
OR 1964-596
+/- 0.07 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being in the part of House Lot 102, Plat of Putnam, fka the Town of Springfield (PB A-O, Pg. 2) and all of the lands now owned by Benjamin Gruenebaum & Jay Gruenebaum as recorded in OR 1964-596 of the Muskingum County Records Office and more fully described as follows.

Beginning at a point on the northeast corner of said House Lot 102, being the intersection of the west line of an alley 16.5' in width and the south line of Van Buren Street (66'), thence with the west line of said alley, S 02°07'23" E a distance of 51.30 feet to a t-post found at the north east corner of the lands now owned by Connection Property Rentals, LLC (OR 2548-214), passing an iron pin set at 8.76 feet;

thence leaving the west line of said alley and going with the south line of said Gruenebaum's lands and to their southwest corner, S 87°56'49" W a distance of 58.98 feet to an iron pin set;

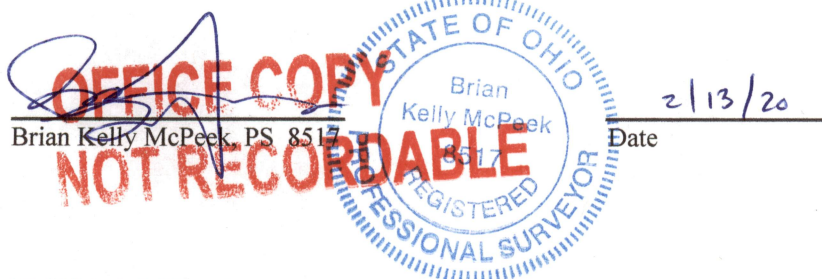
thence with the west line of said Gruenebaum's lands, N 02°07'23" W a distance of 51.30 feet to an iron pin set on the south line of said Van Buren Street, passing an iron pin found at 7.43 feet, 0.22 feet left of line;

thence with the south line of said Van Buren Street, N 87°56'49" E a distance of 58.98 feet to the place of beginning, containing 0.07 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 0.07 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on February 13th, 2020.



Parcel No.

All of: 81-04-02-05-000 (+/- 0.07 Ac.)

DESCRIPTION

APPROVED

By: B. 2/13/20