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LLC

**Patsy L. Denman**  
**DR 577-414**  
**All of: 82-14-03-20-000**  
**+/-0.125 Ac.**

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being part of Lot 3 of Patty Tupper's Subdivision, DB "O", Page 515 of the Muskingum County Recorder more fully described as follows.

Beginning for reference at an iron pin found at the southeast corner of Lot 3, said iron pin being at the intersection of the west line of Maysville Ave. and the north line of Eppley Ave.

thence with the west line of said Maysville Ave., N 31°04'22" E a distance of 88.46 feet to an iron pin set at the southeast corner of said Denman's lands, the principal place of beginning;

thence leaving the west line of said Maysville Ave and going with the south line of said Denman's lands, N 87°04'20" W a distance of 149.73 feet to an iron pin set on the east line of the lands now owned by Thelma M. Ross (OR 787-220), passing iron pins found (mcpeek) at 105.73 feet & 141.73 feet;

thence with the east line of said Ross' lands, N 02°55'40" E a distance of 34.08 feet to an iron pin set at the southwest corner of the lands now owned by Jess Huey (OR 2591-249);

thence with the south line of said Huey's lands, S 87°07'00" E a distance of 168.03 feet to a point on the west line of said Maysville Ave., passing an iron pin found (5/8") at 9.31 feet and a pipe found (2") at 166.32 feet;

thence with the west line of said Maysville Ave., S 31°04'22" W a distance of 38.80 feet to the principal place of beginning, containing a total of 0.125 acres more or less, subject to all legal highways and easements of record.

Attached to the above described tract of land is an perpetual right-of-way in, to and over a 8' wide strip of land along the west end of the above described parcel.

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 0.125 acre parcel is based on a field survey made by McPeek Land Surveying on August 24<sup>th</sup>, 2022.

**OFFICE COPY**

**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



9/6/22  
Date

DESCRIPTION

APPROVED

By: MB 9-12-2022