



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

Half Century, Ltd.

OR 3157-89, OR 2608-528, OR 2697-826, OR 2769-643, OR 2670-666, OR 2683-721, OR 2654-868,
OR 2630-475, OR 2879-684, OR 2573-295, OR 2548-828 & OR 2552-176

Tract One

Being all of Muskingum County Parcel No's.:

83-27-07-09-000 (+/-0.054 Ac), 83-22-01-08-000 (+/-0.045 Ac), 83-22-01-09-000 (+/-0.179 Ac), 83-22-01-07-000 (+/-0.078 Ac), 83-22-01-06-000 (+/-0.149 Ac), 83-22-01-05-000 (+/-0.142 Ac), 83-22-01-04-000 (+/-0.169 Ac), 83-27-07-05-000 (+/-0.206 Ac), 83-27-07-04-000 (+/-0.178 Ac), 83-27-07-03-000 (+/-0.091 Ac), 83-27-07-02-000 (+/-0.078 Ac), 83-27-07-01-000 (+/-0.201 Ac), 83-28-05-03-000 (+/-0.128 Ac), 83-28-05-02-000 (+/-0.128 Ac), 83-22-01-01-000 (+/-0.057 Ac), 83-28-05-04-000 (+/-0.128 Ac) & 83-28-05-05-000 (+/-0.128 Ac)

Total +/-2.139 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lots 1, 2, 4, all of Lots 3 & 5 of the Plat of Springfield (now Putnam) as recorded in Plat Book A-O, Page 2, also being all of Lots 1 & 4 of Dugan's Sub of Lot 4 as recorded in Plat Book 1, Page 332 & RePlat Book 1, Page 279 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a drill hole placed in concrete at the southwest corner of Lot 1 of said Springfield, being at the intersection of the north line of Vine Street and the east line of Luck Avenue, thence with the east line of said Luck Avenue, N 03°27'19" E a distance of 143.50 feet to a point on the southwest corner of the lands now owned by Raymond D. & Darlene Gheen (DR 1124-475);

thence with the common line of said Gheen and Half Century, Ltd.'s lands the following six (6) courses:

1. S 87°15'37" E a distance of 55.00 feet to a point, passing an iron pin found (5/8") at 0.96 feet;
2. S 03°27'19" W a distance of 42.87 feet to an iron pin set, passing an iron pin set at 5.00 feet;
3. S 87°15'37" E a distance of 19.00 feet to a point;
4. S 03°27'19" W a distance of 1.03 feet to an iron pin set;
5. S 86°57'09" E a distance of 48.32 feet to an iron pin set;
6. N 03°27'19" E a distance of 124.16 feet to an iron pin found (harkness) on the south line of W. Muskingum Avenue, referenced by an iron pin found (harkness), bearing N 03°27'19" E a distance of 8.64 feet;

thence with the south line of said W. Muskingum Avenue, S 87°15'36" E a distance of 366.63 feet to an iron pin set at the northwest corner of the lands now owned by St. Paul AME Church (DR 1152-579), also being the northwest corner of Lot 6 of said Springfield, passing iron pins found (harkness) at 66.90 feet and 187.07 feet;

thence with the west line of said St. Paul AME Church's lands and onto the west line of the lands now owned by Lillie M. Boyd (DR 571-891), S 02°35'30" W a distance of 226.13 feet to a point on the north line of Vine Street, passing an iron pin found (mcpeek) at 113.08 feet, said point is referenced by a pipe found (1") bearing S 02°35'30" W a distance of 0.38 feet;

thence with the north line of said Vine Street, N 86°57'09" W a distance of 124.01 feet to an iron pin set at the southeast corner of Lot 2 in Dugan's Sub of Lot 4 (PB 1, Page 332 and RP 1, Page 279);

thence with the east line of said Lot 2, N 02°47'37" E a distance of 100.00 feet to an iron pin set at the northeast corner of said Lot 2, being on the south line of Lot 4 in Dugan's;

thence with the north line of said Lot 2 in Dugan's, N 86°57'19" W a distance of 44.45 feet to an iron pin set at the southwest corner of said Lot 2;

thence with the west line of said Dugan's Sub of Lot 4, S 02°32'24" W a distance of 100.00 feet to a drill hole found at the southeast corner of Lot 4 of Springfield, also being on the north line of said Vine Street;

thence with the north line of said Vine Street, N 86°57'09" W a distance of 324.32 feet to the place of beginning, passing iron pins found (5/8") at 66.00 feet, 127.78 feet and 192.42 feet, containing 2.139 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.

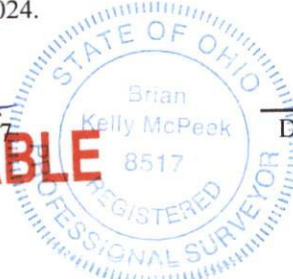
All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 2.139 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



7/25/24
Date

DESCRIPTION
APPROVED

By: D.M. Barnhart

7-31-2024