



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

Marlene Moore
OR 2023-378
+/-0.570 Acres

Situated in the State of Ohio, County of Muskingum, Township of Falls, Part of Lots 1-B and 2-B of Adams Subdivision (PB 4, Pg. 134) and being all of the lands now owned by Marlene Moore as recorded in OR 2023-378 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin set at the northwest corner of Lot 2-B, thence with the north line of said lot and the corporation line for the City of Zanesville, S 74°25'00" E a distance of 150.76 feet to an iron pin found on the northwest corner of the lands now owned by Ronald E. Ervin & Marie L. Ervin (DR 1115-480);

thence leaving said north line and going with the common line of said Moore/Ervin's lands, S 23°37'43" W a distance of 227.29 feet to a point on the southeast corner of said Moore's lands on the north line of Doaks Lane, passing an iron pin found at 117.09 feet, said point is referenced by an iron pin found that bears S 03°32'04" E a distance of 1.10 feet;

thence with the north line of said Doaks Lane, N 66°22'43" W a distance of 76.27 feet to an iron pin found at the southwest corner of said Moore's lands, also being on the corporation line of said City of Zanesville;

thence with said corporation line, N 04°07'56" E a distance of 218.75 feet to the place of beginning, passing in iron pin set at 108.75 feet, containing 0.570 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 0.570 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November, 8th, 2018.

Parcel No.

All of: 17-76-02-07-003 (+/-0.338 Ac.)
 All of: 17-76-02-15-001 (+/-0.232 Ac.)
Total +/-0.570 Ac.



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NOT RECORDABLE

11/20/18

Date

DESCRIPTION
APPROVED

By: *[Signature]*

RE~SURVEY

SITUATED IN

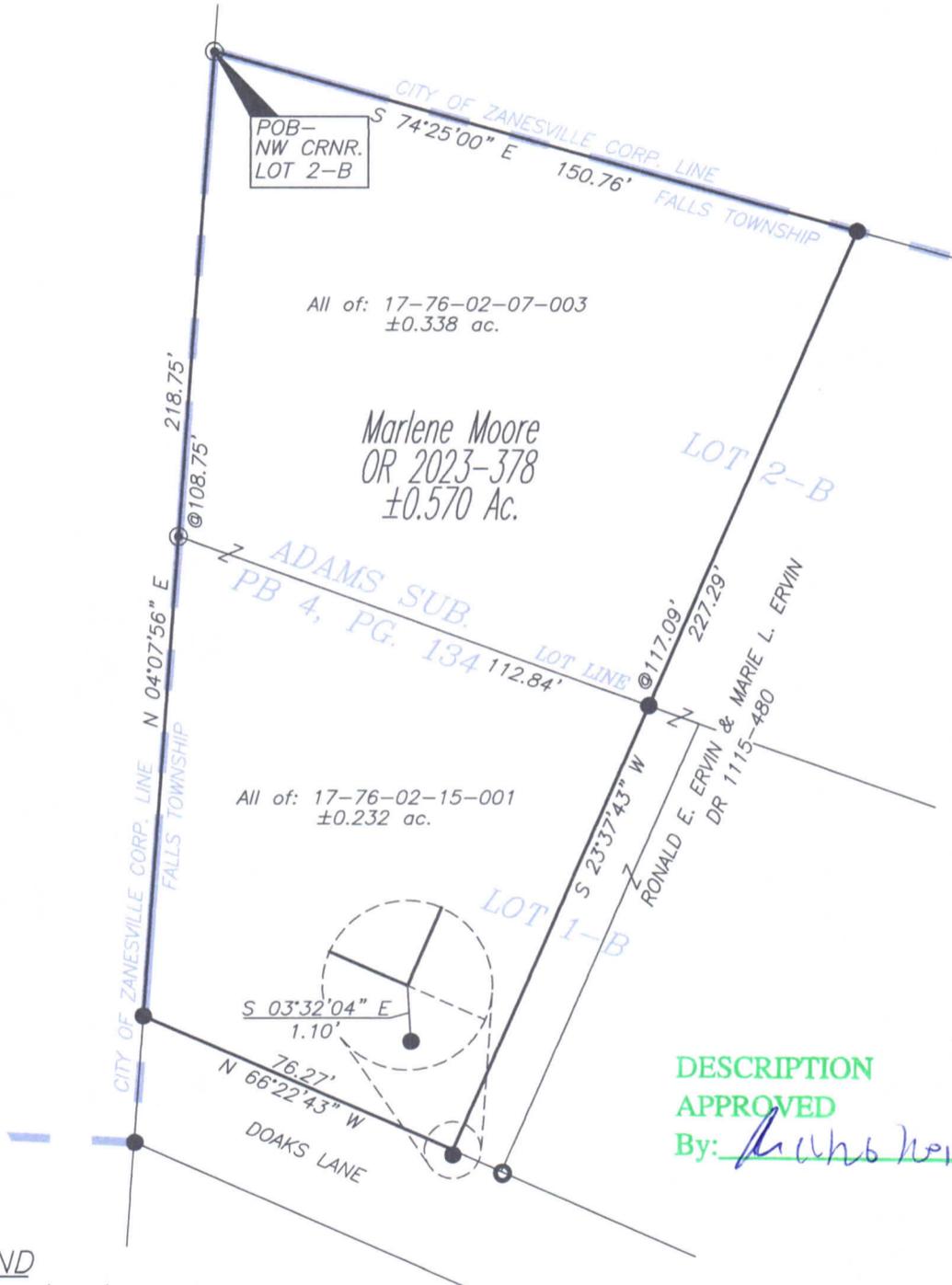
The State of Ohio, County of Muskingum,
Falls Township, Part of Lots 1-B & 2-B,
Adams Subdivision (PB 4, Pg. 134).

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org

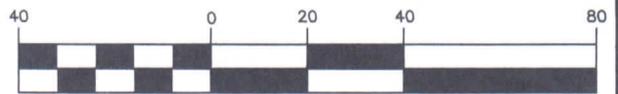


LEGEND

- Iron Pin Set (8517)
- Iron Pin Found
- Pipe Found w/cap
- ⊗ Axle Found
- ⌞ Property Hook



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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Brian Kelly McPeek
Reg. Surveyor No. 8517

This plat was prepared by McPeek Land Surveying, LLC
in accordance with Chapter 4733-37 of the Administrative Code,
and is intended to be used for the legal transfer of the property
described and does not intend to describe all or any easements of
record, nor encroachments unless otherwise intended.

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

17-76-02-07-003
1607 DOAKS

ORDER TO COMPLY WITH THE PROVISIONS
OF THE REAL PROPERTY ACT, INCLUDING THIS PROVISION
ON THE PART OF THE GRANTEE OR GRANTEE
IN ANY INSTRUMENT THAT THE INFORMATION
HEREIN IS TRUE AND CORRECT.

Gift to Men by these Presents

Chat Edward E. Gramlich & Geraldine E. Gramlich, Husband and Wife

of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to Donald K. Clark & Sandra J. Clark, for their
joint lives and the remainder to the survivor
of them.

whose tax mailing address is 1607 Doaks Lane
Zanesville, Ohio 43701

the following real property:

Situated in the State of Ohio, County of Muskingum,
Township of Falls.
Being a part of Lot 2B in Adams Subdivision as recorded
in Plat Book 4, Page 134 bounded and described as follows:
Beginning at a concrete monument found at the Northwest
Corner of said Lot 2B; thence along the north line of said
Lot 2B south 73 degrees 23 minutes east 150.76 feet to an
iron pin; thence south 24 degrees 39 minutes 17 seconds west
117.09 feet to an iron pin found; thence north 69 degrees 15
minutes west 112.84 feet to an iron pin found at the
southwest corner of said Lot 2B; thence along the west line
of said Lot 2B north 5 degrees 10 minutes east 110 feet to
the place of beginning, containing thirty-four hundredths
(0.34) of an acre more or less.

Part of Parcel No. 17-76-02-07-000
This description written from a survey made by P. Peter
Dinan, Registered Surveyor #5451, June 1, 1992

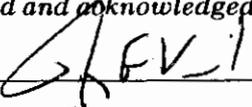
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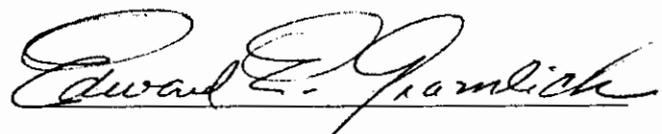
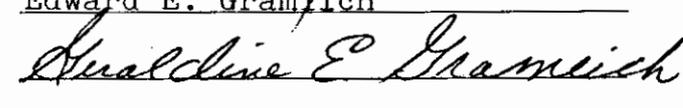
Prior Instrument Reference: Volume _____, Page _____
wifel/husband of the grantor, releases all rights of dower therein.

Witness their hands this 27th day of June

19 92.

Signed and acknowledged in presence of



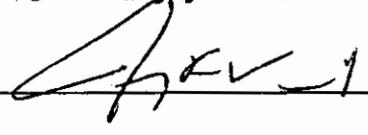


Edward E. Gramlich

Geraldine E. Gramlich

State of Ohio, } ss. Before me, a Notary Public
Muskingum County, } in and for said County and State, personally appeared the above named
Edward E. Gramlich & Geraldine E. Gramlich, Husband & Wife

who acknowledged that they did sign the foregoing instrument and that the same is their free
act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Zanesville, Ohio

JAY F. VINSEL, ATTORNEY AT LAW
Notary Public - State Of Ohio
My Commission has no expiration date.
Section 147.03 R.C.

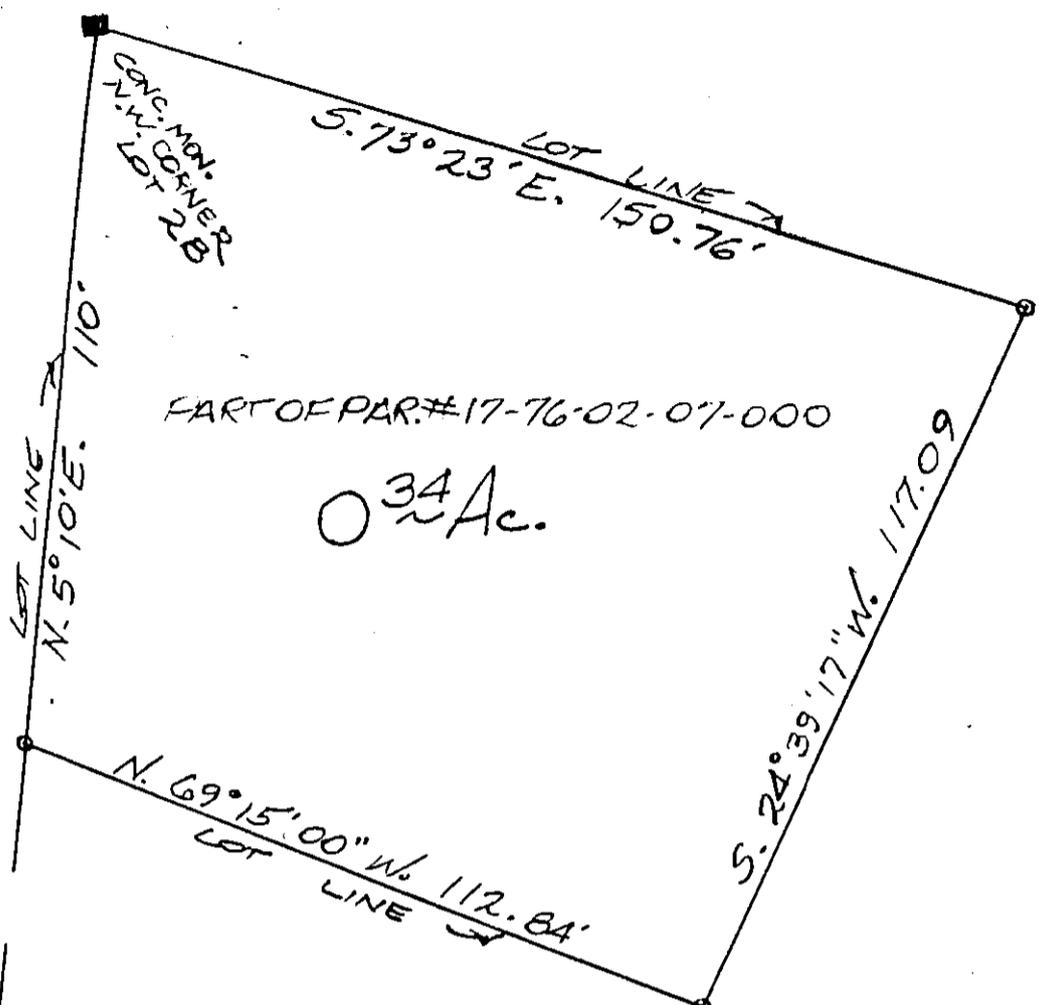
this 27th day of June A. D. 1992


This instrument prepared by Jay F. Vinsel, Attorney at Law

Map

TO
J. Clark
E. Gramlich &
D. Clark

DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO



PART OF PAR. #17-76-02-07-000

34 Ac.

N



1"=30'

DONALD CLARK

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PART OF LOT 2B
ADAMS SUBDIVISION
QTR. TWP. 4, TWP. 1, RANGE 8
FALLS TOWNSHIP
MUSKINGUM COUNTY, OHIO

JUNE 1, 1992

DOAKS LANE
30' STREET