

17-84-01-08-000
17-84-01-09-000

Parcel 1

Situated in the State of Ohio, County of Muskingum, Township of Falls, being a part of Lot 231 in Licking View Subdivision, as recorded in Plat Book 5, Page 97, being all of the tract as described as Parcel 1 in Deed Book 2650, Page 512 (all of Auditor's Parcel 17-84-01-08-000) to David Michael Harrier, Deena Alford, Zachariah Fountain, Kylie Fountain, and Kagnie Anderson (record references to those of the Records Office, Muskingum County, Ohio), and being more particularly bounded and described as follows:

Commencing at a p.k. nail set at the southeast corner of said Lot 231, being in the centerline of Highland Road (Township Road 602), being the True Point of Beginning:

Thence westerly along the centerline of said road and south line of said Lot 231, North $83^{\circ}22'00''$ West, 100.00 feet to a point, being the southeastern corner of a 0.70 acre tract as described in Deed Book 2648, Page 299 to Pauline R. Parsons

Thence northerly along the eastern line of said 0.70 acre tract, North $06^{\circ}28'00''$ East, 210.00 feet to a found 1" iron pin, passing a found $5/8''$ iron pin at 27.40 feet, being the northeastern corner of said 0.70 acre tract, being on a southern line of a 8.60 acre tract as described in Deed Book 2697, Page 475 to Kendra Jo Hannan and Marcus Korey Hannan;

Thence easterly along a southern line of said 8.60 acre tract, South $83^{\circ}22'00''$ East, 100.00 feet to a set iron pin, being on the east line of Lot 231, being on the southern line of said 8.60 acre tract, being the northwestern corner of a 0.231 acre tract, referred to as Parcel 2, as described in Deed Book 2650, Page 512 to David Michael Harrier, Deena Alford, Zachariah Fountain, Kylie Fountain, and Kagnie Anderson;

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Thence southerly along the eastern line of Lot 231 and western line of said 0.231 acre tract, South $06^{\circ}28'00''$ West, 210.00 feet, to the True Point of Beginning, containing 0.482 acres of land, more or less.

Parcel 2

Situated in the State of Ohio, County of Muskingum, Township of Falls, being a part of Lot 230 in Licking View Subdivision, as recorded in Plat Book 5, Page 97, being all of the tract as described as Parcel 2 in Deed Book 2650, Page 512 (all of Auditor's Parcel 17-84-01-09-000) to David Michael Harrier, Deena Alford, Zachariah Fountain, Kylie Fountain, and Kagnie Anderson (record references to those of the Records Office, Muskingum County, Ohio), and being more particularly bounded and described as follows:

Commencing at a p.k. nail set at the southwest corner of said Lot 230, being in the centerline of Highland Road (Township Road 602), being the True Point of Beginning:

Thence northerly along the eastern line of a 0.482 acre tract, referred to as Parcel 1, as described in Deed Book 2650, Page 512 to David Michael Harrier, Deena Alford, Zachariah Fountain, Kylie Fountain, and Kagnie Anderson, North $06^{\circ}28'00''$ East, 210.00 feet to a iron pin set, being the northeast corner of said 0.482 acre tract, being on a southern line of a 8.60 acre tract as described in Deed Book 2697, Page 475 to Kendra Jo Hannan and Marcus Korey Hannan;

Thence easterly along a southern line of said 8.60 acre tract, South $83^{\circ}22'00''$ East, 48.00 feet to a set iron pin, being a northwest corner of a 0.48 acre tract as described in Deed Book 1811, Page 285 to Shirley T. Hackler;

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Thence southerly along the western line of said 0.48 acre tract, South $06^{\circ}28'00''$ West, 210.00 feet, passing a found 1" iron pin at 182.28 feet, to a point on the southern line of Lot 230; being in the center of Highland Road (Township Road 602);

Thence westerly along the southern line of Lot 230 and along the centerline of Highland Road, North $83^{\circ}22'00''$ West, 48.00 feet to the True Point of Beginning; containing 0.231 acres of land, more or less.

All iron pins set are #5 rebar 30 inches long with yellow I.D. cap labeled "PECK S-8324".

Basis of Bearings for the above legal description are based upon the south line of Lot 231 being North $83^{\circ}22'00''$ West as delineated in the recorded plat of Licking View Subdivision in Plat Book 5, Page 97.

This description is based on a field survey of the premises performed under my supervision, Jason M. Peck, Professional Land Surveyor No.8324 in April 2017.

Subject to all legal easement, restriction, and right-of-ways of record.



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NOT RECORDABLE
17-84-01-08-000 B
Jason M. Peck
Professional Land Surveyor
Ohio Registration No. 8324

DESCRIPTION
APPROVED
By: [Signature]

17-84-01-08-000 C

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PECK SURVEYING, LLC

(614) 348-9503

PECKSURVEYING@GMAIL.COM

BASIS OF BEARINGS

Bearings are based upon the South Line of Lot 230 being North 83°32'00" West as delineated in the recorded plat of Licking View Subdivision in Plat Book 5, Page 97.



Kendra Jo Hannan
Marcus Korey Hannan
8.60 ACRES
Book 2697 Page 475

LOT 231

LOT 230

100.00'
S 83°22'00" E

48.00'
S 83°22'00" E

David Michael Harrier
Deena Alford
Zachariah Fountain
Kylie Fountain
Kagnie Andersen
Book 2650 Page 512

AUDITOR PARCEL #
17-84-01-09-000

Pauline R. Parsons
0.70 ACRES
Book 2648 Page 299

210.00'
N 06°28'00" E

AUDITOR PARCEL #
17-84-01-08-000

PARCEL 1
0.482 ACRES

210.00'
N 06°28'00" E

PARCEL 2
0.231 ACRES

210.00'
S 06°28'00" W

Shirley T. Hackler
0.48 ACRES
Book 1811 Page 285

27.40'

100.00'
N 83°22'00" W

TRUE
POB

48.00'
N 83°22'00" W

27.72'

HIGHLAND ROAD (TOWNSHIP ROAD 602)
(40' ROW)

LEGEND

- ✕ FOUND 5/8" IRON PIN
- ⊕ FOUND 1" IRON PIN
- SET IRON PIN
- △ SET P.K. NAIL

DESCRIPTION
APPROVED
By: *[Signature]*

OCCUPATION IN GENERAL FITS SURVEY

IRON PINS SET ARE 5/8" REBAR WITH YELLOW ID CAP (PECK S-8324)

SUBJECT TO ALL LEGAL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD AND THOSE THAT MAY BE IMPLIED

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in April, 2017.

OFFICE COPY**NOT RECORDABLE**

Jason M. Peck, Ohio Surveyor No. 8324
April, 13, 2017

Survey of 2465 Highland Road Zanesville, Ohio 43701

Situated in State of Ohio, County of Muskingum, Township of Falls, being a part of Lots 230 and 231 in Licking View Subdivision, as recorded in Plat Book 5, Page 97 of the Muskingum County's Recorder's Office.

