SITUATED IN 5/8" @210.09' N 87°32'08" W The State of Ohio. County of 300.09' (T) Muskingum, Township of Falls, and being part of 2nd Quarter Township, T1, R7, United BROADVIEW AVENUE (40') States Military Lands. BASIS OF BEARING S 87'32'08" E 288.48' (T) 148.79 Bearings & distances are based on State Plane Grid 139.69 POB Coordinates, NAD83, Ohio South, per GPS Observation. REFERENCES * As Noted on Plat www.muskingumcountyauditor.org www.mceo.org All of: 17-39-04-45-000 http://recorder. ,80,65. (±0.479 Ac.) muskingumcounty.org All of: 17-39-04-46-000 DAVID E. MORTIMER & (±0.506 Ac.) SEBAUGH AMY E. COMBS KILGORE LEGEND OR 3191-344 Unmarked Point TOTAL ±0.985 Ac. Iron Pin Found DESCRIPTION O Pipe Found DRIVE Gin Pin Set Property Hook Z Property Hook TE OF ON 0.17' L finley @140.17' finley N 87.06'40" W 288.97 (T) N 02.59'08" E Kelly McPeek JOAN BENINCASA @39.95 97.91' DR 957-196 ROBERT BALLENGER, TRUST. OR 3189-511 Graphic Scale 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 (IN FEET) or any easements of record, nor encroachments unless otherwise intended. 1 inch = 40 ft.1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

5/8"

47'38

5/8"

M&R INVESTMENTS OHIO, LLC

OR 2287-764

www.mcpeeklandsurveying.com email: brian@mcpeeklandsurveying.com

ADAM SHAYE N. OR