



Clarence R. Gatchell
OR 3178-927
All of: 47-16-01-07-000
+/-1.313 Acres

Situated in the State of Ohio, County of Muskingum, Township of Newton, Section 1, T15, R14, Village of South Zanesville, Part of Lots 733, 734 & 735 of the Plat of South Zanesville (PB 2, Pg. 95) and being all of the lands now owned by Clarence R. Gatchell as recorded in OR 3178-927 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the southwest corner of Lot 733 of said Plat of South Zanesville, thence with the northwest line of said lot, being the southerly line of Greenhouse Road, N 66°04'23" E a distance of 176.77 feet to an iron pin set at the northeast corner of the lands now owned by Catherine A. Short & Sherry Short (OR 3002-129), the principal place of beginning;

thence continuing with the southern line of said Greenhouse Road the following two (2) courses:

- 1. N 66°4'23" E a distance of 147.76 feet to a point;
- 2. S 85°55'46" E a distance of 65.14 feet to a roof bolt found at the northwest corner of the lands now owned by Kelly L. Davis (OR 1520-388);

thence with the west line of said Davis' lands, S 06°28'53" E a distance of 375.95 feet to an iron pin set on the south line of said Village of South Zanesville's Corporation Line, also being on the western line the lands now owned by C. & M. V. Railroad;

thence with said corporation line, N 58°36'30" W a distance of 288.59 feet to an iron pin set at the southeast corner of said Short & Short's lands;

thence with the east line of said Short & Short's lands the following two (2) courses:

- 1. N 68°35'00" E a distance of 59.00 feet to an iron pin set;
- 2. N 19°13'37" W a distance of 155.03 feet to the place of beginning, containing a total of 1.313 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, Grid North 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 1.313 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on March 21st, 2024.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeek, PS 8517
Date 3/21/24

DESCRIPTION

APPROVED

By: [Signature] 3/21/2024