

63-10-01-13-000



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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Terry R. Guss, Sr.
DR 863-146
+/-0.90 Ac.

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville, being part of Lot 1 of Wingeier's First Subdivision (PB 4, Pg. 95) and also a portion of vacated Shandon Avenue (PB 2, Pg(s). 99-100) of the Muskingum County Recorders Office more particularly described as follows.

Beginning at the southeast corner of Lot 1 of said Wingeier's First Subdivision, also being the northeast corner of the lands now owned by 1710 South River, LLC (OR 2493-797), thence with the north line of said 1710 South River, LLC's lands, North 81 degrees 12 minutes 20 seconds West, 80.24 feet and iron pin set on the southeast corner of the lands now owned by Delbert L. Adolph & Linda E. Adolph (DR 567-83);

thence with the east line of said Adolph's lands, North 08 degrees 54 minutes 39 seconds East, 349.06 feet to a drill hole on the south line of Clay Street;

thence with the south line of said Clay Street, South 86 degrees 29 minutes 40 seconds East, 110.75 feet to an iron pin set at the intersection of the south line of said Clay Street and the center of vacated Shandon Avenue, passing the northeast corner of said Lot 1 at 80.62 feet;

thence with the center of said vacated Shandon Avenue, also being the west line of the lands now owned by David Labaki & Denise J. Labaki (OR 2542-877), South 08 degrees 54 minutes 52 seconds West, 359.27 feet to an iron pin set on the west line of the lands now owned by Marilyn K. Labaki (OR 2499-407), passing an iron pin found at 5.13 feet;

thence leaving the centerline of said vacated Shandon Avenue, North 81 degrees 12 minutes 20 seconds West, 30.00 feet to the point of beginning, containing a total of 0.90 acres more or less, 0.65 acres being in the original fractional portion of Lot 1 (OR 863-146) and 0.25 acres being a 30 foot wide strip portion of vacated Shandon Avenue (PB 2, Pg(s). 99-100), 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" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described 0.90 acre parcel is based on a field survey made by McPeek Land Surveying on January 30th, 2015.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517



2/2/15
Date

Parcel No.
All of :63-10-01-13-000 (+/- 0.65 Ac.)
Portion of vacated Shandon Ave. (+/- 0.25 Ac.)
Total (+/- 0.90 Ac.)

DESCRIPTION
APPROVED

By: [Signature] 2/2/15

63-10-01-13-000 A

ReSurvey

SITUATED IN

The State of Ohio, County of Muskingum
Village of Zanesville, being part of Lot 1
of Wingeier's First Sub. (PB 4, Pg. 95) and also a portion of
vacated Shandon Ave. (PB 2, Pg(s) 99-100).

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
Surveys by: Newcome, Daniels & Dinan

63-10-01-14-001
DAVID LABAKI &
DENISE J. LABAKI
OR 2542-877

63-10-01-14-000
MARILYN K. LABAKI
OR 2499-407

PLAT BOOK 4, PAGE 95
WINGEIER'S FIRST SUB.
LOT 1

63-10-01-13-000
TERRY R. GUSS, SR.
DR 863-146
±0.90 Ac. (Total)

0.65 Ac.

0.25 Ac.

SE Cor. Lot 1

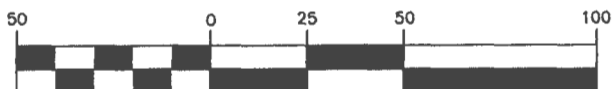
63-10-04-22-000
1710 SOUTH RIVER, LLC
OR 2493-797

DESCRIPTION
APPROVED
By: *[Signature]*

PARCEL NO.

All of: 63-10-01-13-000 (±0.65 Ac.)
Portion of Vacated Shandon Ave. (±0.25 Ac.)
Total (±0.90 Ac.)

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- ⊕ Drill Hole
- Z— Property Hook

**OFFICE COPY
NOT RECORDABLE**
Date 2/2/15
Brian Kelly McPeck
Reg. Surveyor No. 8517



**MCPEEK
LAND
SURVEYING**

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