

63-11-03-01-001

Sandra Peterson
OR 2573-870
±0.073 Acres

Situated in the State of Ohio, County of Muskingum, Village of South of Zanesville, bounded and described as follows:

Being a part of Lot 821 of Beechwood Park Addition as the same is designated and delineation on Muskingum County Plat Book 2, Page 99, and being part of the lands now owned by Sandra Peterson as recorded in Muskingum County Official Record 2573-870, more particularly described as follows:

Beginning at an iron pin found on the southeast corner of Lot 821 of said of Beechwood Park Addition and the southwest corner of lands now owned by James Bradley, Jr. and Cheryl Bradley (OR 2452-332);

thence along the north line of N. Montague Avenue and the south line of lands now owned by said Sandra Peterson, North 52 degrees 30 minutes 50 seconds West 22.96 feet to an iron pin set, from which an iron pin found on the southwest corner of Lot 821 bears North 52 degrees 30 minutes 50 seconds West 80.97 feet;

thence through said Peterson's lands, North 31 degrees 20 minutes 32 seconds East 99.10 feet to an iron pin set on the south line of undeveloped Superior Street, from which an iron pin found on the northwest corner of Lot 821 bears North 86 degrees 40 minutes 49 seconds West 114.07 feet;

thence along the south line of said undeveloped Superior Street, South 86 degrees 40 minutes 49 seconds East 41.18 feet to an iron pin found on the northwest corner of said Bradley's lands and said Lot 822;

thence along the line common to Lots 821 and 822 and said Bradley's lands, South 37 degrees 43 minutes 27 seconds West 121.66 feet to the place of beginning, containing 0.073 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate system, NAD 83, South Zone, Grid South, as per GPS observations made on April 27, 2021.

This description is written based on a survey completed April 29, 2021 by Timothy H. Linn, Reg. No. 7113.

OFFICE COPY

NOT RECORDABLE

Timothy H. Linn, PS, Reg. No. 7113

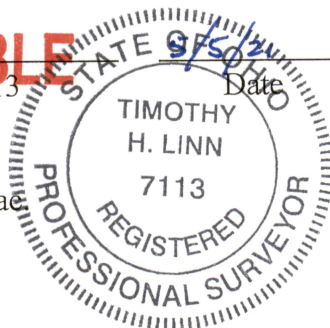
PARCEL NO.:

Part of: 63-11-03-01-000 ±0.073 ac

DESCRIPTION

APPROVED

By: Mc 5/6/2021



"Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be assigned by Muskingum County Auditor's Office."