

81-02-0402-000



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Judith M. Lynn / Judith M. Dixon
DR 961-48 / OR 2365-724
+/- 0.064 Acres & +/- 0.003 Acres
Total +/- 0.067 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being in the part of Lot 55 in the Town of Springfield (PB A-O, Pg. 2) and all of the lands now owned by Judith M. Lynn (DR 961-48 and part of the lands now owned by the Judith M. Dixon as recorded in OR 2365-724 of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at an iron pin set on the northwest corner of Lot 55 in the Town of Springfield (PB A-O, Pg. 2) and going with the south line of Jefferson Street (66'), North 87 degrees 53 minutes 32 seconds East, 40.00 feet to an iron pin set and the principal place of beginning;

thence with the north line of said Dixon's lands, North 87 degrees 53 minutes 32 seconds East, 42.50 feet to an iron pin set;

thence leaving the north line and going the following (3) three courses:

1. South 02 degrees 08 minutes 35 seconds East, 69.00 feet to an iron pin set, passing an iron pin set at 66.00 feet;
2. South 87 degrees 53 minutes 32 seconds West, 42.50 feet to an iron pin set;
3. North 02 degrees 08 minutes 35 seconds West, 69.00 feet to an iron pin set, to the place of beginning, passing an iron pin set at 3.00 feet, containing 0.067 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 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 0.067 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 24th, 2016.



Parcel No.

Part of: 81-02-04-20-000 (+/- 0.003 Ac.)


All of: 81-02-04-02-000 (+/- 0.064 Ac.)

Total +/-0.067 Ac.

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

 8-16-16

DESCRIPTION
APPROVED

By:  8/31/2016

81-02-04-02-000A

SITUATED IN

The State of Ohio, County of Muskingum
City of Zanesville and being part of Lot 55
of the Town of Springfield, PB A-0, Pg. 2.

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

[Signature] 8-16-16

BASIS OF BEARING

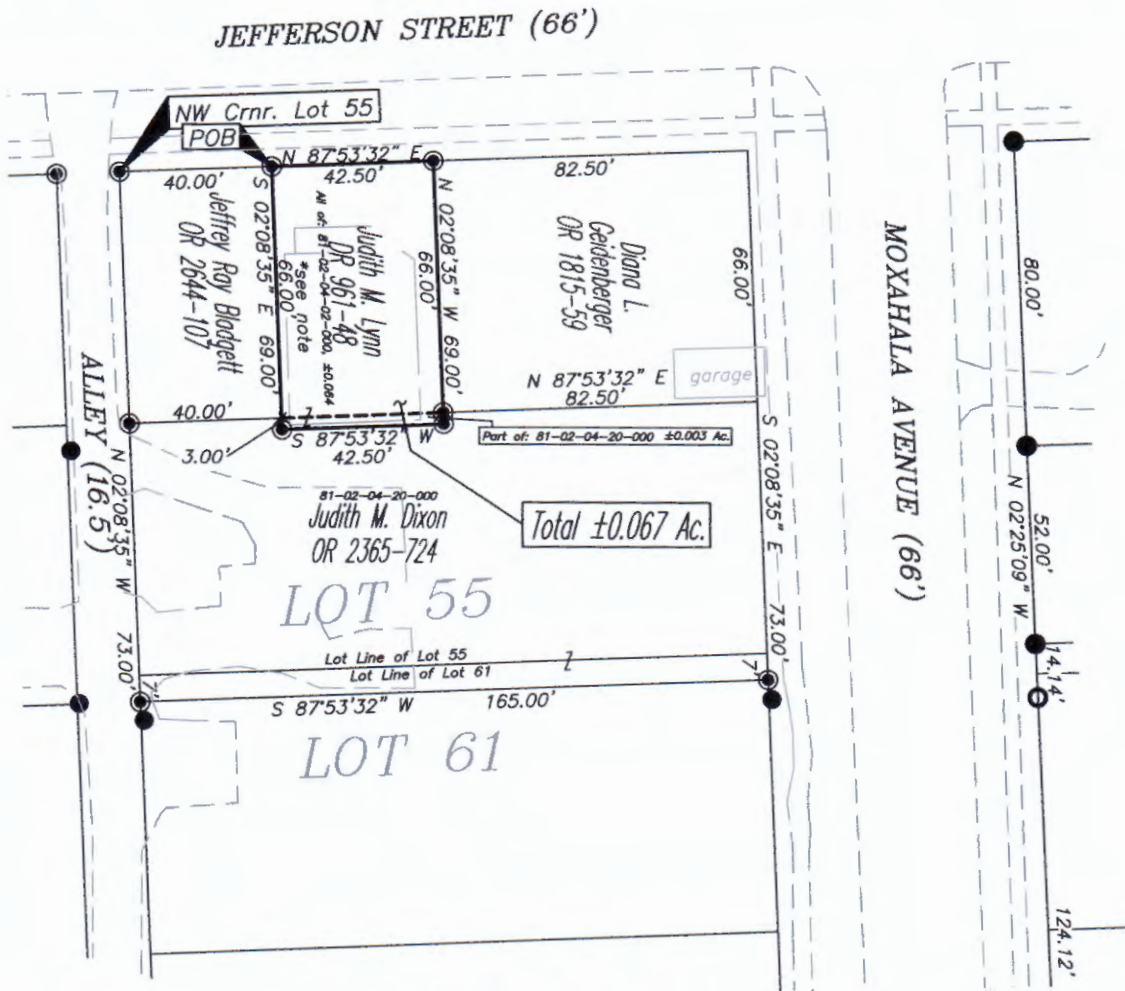
Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

NOTE:

*per DR 961-48, OR 2644-107 & OR 2365-724
there are ingress/egress easements attached to
west and south side of 81-02-04-02-000 &
north side of 81-02-04-20-000.



DESCRIPTION
APPROVED

By: *[Signature]*

PARCEL NO.

Part of: 81-02-04-20-000(0.003 Ac.)
All of: 81-02-04-02-000(0.064 Ac.)
Total ±0.067 Ac.



OFFICE COPY

NOT RECORDED

[Signature]
Reg. Surveyor No. 8517

8/29/16

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- x "x" Chisled in Conc.
- Pipe Found

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



**MCPEEK
LAND
SURVEYING**

LLC

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