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Judith M. Dixon
OR 2365-724
+/- 0.274 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being in the part of Lot 55 & 61 in the Town of Springfield (PB A-O, Pg. 2) and all of the lands now owned by 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 east line of an alley (16.5'), South 02 degrees 08 minutes 35 seconds East, 66.00 feet to an iron pin found and the principal place of beginning;

thence with the north line of said Dixon's lands the following five (5) courses:

1. North 87 degrees 53 minutes 32 seconds East, 40.00 feet to an "X" etched in concrete;
2. South 02 degrees 08 minutes 35 seconds East, 3.00 feet to an iron pin found;
3. North 87 degrees 53 minutes 32 seconds East, 42.50 feet to an iron pin found;
4. North 02 degrees 08 minutes 35 seconds West, 3.00 feet to an iron pin found;
5. North 87 degrees 53 minutes 32 seconds East, 82.50 feet to an "X" etched in an existing stairway, being on the west line of Moxahala Avenue (66');

thence with said west line of Moxahala Avenue, South 02 degrees 08 minutes 35 seconds East, 73.00 feet to an iron pin found, passing the common line of lots 55 & 61 @ 66.00';

thence with the south line of said Dixon's lands, South 87 degrees 53 minutes 32 seconds West, 165.00 feet to an iron pin found on the east line of said alley (16.5');

thence with the east line of said alley (16.5'), North 02 degrees 08 minutes 35 seconds West, 73.00 feet to the place of beginning, passing the common line of lots 61 & 55 @ 7.00 feet, containing 0.274 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 0.274 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on June 24th, 2016.



Parcel No.

All of: 81-02-04-20-000 (+/- 0.274 Ac.)

DESCRIPTION
APPROVED
By: 3/27/17