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

Judith M. Dixon
OR 2365-724
+/- 0.003 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 part of the land 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;

thence leaving the south line of said Jefferson Street and going with the west line of the lands now owned by Judith M. Lynn (DR 961-48), South 02 degrees 08 minutes 35 seconds East, 66.00 feet to an "X" chiseled in a concrete walk 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 through said Dixon's lands the following (3) three courses:

1. South 02 degrees 08 minutes 35 seconds East, 3.00 feet to an iron pin set;
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, 3.00 feet to the place of beginning, containing 0.003 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.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations. **Parcel to be transferred to Auditor's Parcel No.: 81-02-04-02-000**

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.003 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 24th, 2016.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

7/5/16

Parcel No.

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

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

8-18-16

DESCRIPTION
APPROVED
By:

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.

Split to Adjoiner

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:

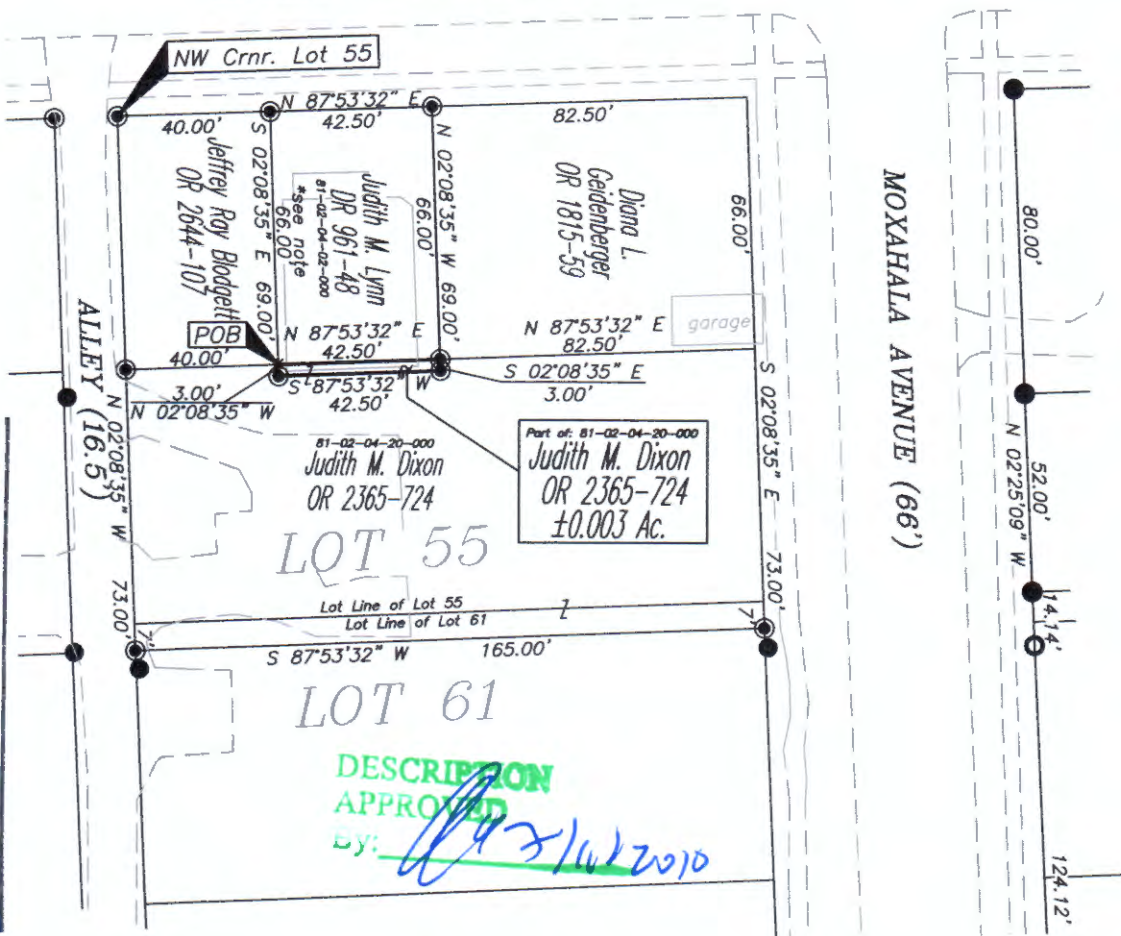
*per DR 961-48, OR 2644-107 & OR 2365-724
there are ingress/egress easements attached to
west and south side of 81-02-04-02-000 &
north side of 81-02-04-20-000.

JEFFERSON STREET (66')

MOXAHALA AVENUE (66')

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

97-91-8
8-2-16



ADJOINER STATEMENT

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.
Part of: 81-02-04-20-000 (±0.003 Ac.)
to be added to parcel no.: 81-02-04-02-000

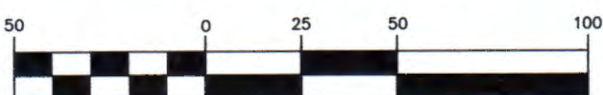
PARCEL NO.

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

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.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck
Reg. Surveyor No. 8517
Date 7/15/16



**MCPEEK
LAND
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LLC