



Wilma Good
DR 1037-569
All of: 81-50-98-18-000
+/-0.246 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Section 5, T12, R13, Congress Lands East of the Scioto River and being all of the lands now owned by Wilma Good (DR 1037-569) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at the southeast corner of Lot 3, Linser's First Subdivision (PB 5, Pg. 67), thence with the west line of Wayne Avenue (49.5'), S 06°02'48" E a distance of 134.35 feet to an axle found and principal place of beginning;
thence continuing with the west line of said Wayne Avenue, S 06°59'43" E a distance of 55.22 feet to an iron pin found (5/8" bent and spun);
thence leaving said west line and going with the north line of the lands now owned by Patricia A. Hicks (OR 2641-288), S 88°27'52" W a distance of 180.92 feet to a point at the low watermark of the Muskingum River, passing an iron pin found (cannon) at 98.18 feet;
thence with the low water mark of said Muskingum River, N 29°02'49" W a distance of 63.49 feet to a point at the southwest corner of the lands now owned by MJJR Properties, Inc. (DR 1132-746);
thence with the south line of said MJJR Properties, Inc.'s lands, N 88°50'19" E a distance of 205.00 feet to the place of beginning, passing an iron pin found (cannon) at 148.20 feet, containing a total of 0.246 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, Grid North 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 0.246 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on July 1st, 2024.

Brian Kelly McPeek, PS 8517

Date

7/1/24

DESCRIPTION

APPROVED

By: MK 7/15/24

