

83-19-01-45-000



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Cottonwood Property Management, LLC
OR 2499-737
+/- 0.309 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, part of Lots 36 & 34 of Cliffwood Addition (RP 1, Page 92) and being all of the lands now owned by Cottonwood Property Management, LLC as recorded in OR 2499-737 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at a point at the northwest corner of said Lot 36, thence with the south line of the land now owned by Kelscon Enterprises, LLC S 87°33'31" E a distance of 69.78 feet to a point;

Thence N 02°26'29" E a distance of 3.13 feet to an axle found;

Thence S 87°28'25" E a distance of 9.24 feet to an iron pin set on the northeast corner of the land now owned by Total Property Resources (OR 2814-109), the principal place of beginning;

Thence with the south line of said Kelscon Enterprises, LLC's lands, S 87°28'25" E a distance of 147.37 feet to an axle found on the west line of Oak Avenue (66');;

Thence with the west line of said Oak Avenue, S 05°46'03" E a distance of 32.60 feet to an iron pin set where the west line of said Oak Avenue meets the north line of said Bates Avenue (66');;

Thence with the north line of said Bates Avenue, S 56°24'30" W a distance of 191.55 feet to a 1.5" pipe found (bent and spun) on the southeast corner of said Total Property Resources lands;

Thence leaving the north line of said Bates Avenue and going with the east line of said Total Property Resources lands, N 03°34'44" E a distance of 145.19 feet to the principal place of beginning, containing a total of 0.309 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 0.309 acre tract is based on a field survey made by McPeek Land Surveying, LLC on December 1, 2020.

Brian Kelly McPeek, PS 8517

Date

12/1/20

Parcel No.

All of: 83-19-01-45-000(+/- 0.309 Ac.)



DESCRIPTION

APPROVED

By:

12/1/2020