

83 27-03-14-000



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**Sally A. Woodruff, Etal**  
**OR 2559-887**  
**+/-0.331 Ac.**

Situated in the City of Zanesville, Muskingum County, State of Ohio, being part of Haslett's Lot of Sullivan's 2<sup>nd</sup> Addition (PB 1, Pg. 148 (RPB 1, Pg. 26)) also being all of parcels six, seven, eight and four now owned by Sally A. Woodruff, etal (OR 2559-887) of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at an iron pin set at the northeast corner of said Haslett's Lot, also being the intersection of the south line of Pear Street and the west line of Beaumont Street, thence with the west line of said Beaumont Street, South 21 degrees 40 minutes 06 seconds West, 178.46 feet to a railroad spike set and the principal place of beginning, passing an iron pin set at 161.96 feet;

thence continuing with the west line of said Beaumont Street, South 21 degrees 40 minutes 06 seconds West, 64.00 feet to a railroad spike set on the northeast corner of the lands now owned by Orville G. Paxson & Martha Paxson (DR 1005-43);

thence leaving the west line of said Beaumont Street and going with said Paxson's line the following two (2) courses:

1. North 68 degrees 15 minutes 54 seconds West, 31.96 feet to a railroad spike set;
2. South 21 degrees 42 minutes 17 seconds West, 68.96 feet to a point on the west line of an existing building where the building line and the north line of West Main Street (US-40) intersect, said point is referenced by a railroad spike set which bears South 65 degrees 08 minutes 36 seconds West, 15.34 feet;

thence with the north line of said West Main Street, North 68 degrees 17 minutes 43 seconds West, 93.20 feet to a point on the southeast corner of the lands now owned by Louise Bollinger (OR 2002-226);

thence leaving the north line of said West Main Street and going with said Bollinger's east line, North 21 degrees 42 minutes 31 seconds East, 132.95 feet to an iron pin found on the south line of an Alley 16.5' in width;

thence with the south line of said Alley, South 68 degrees 17 minutes 43 seconds East, 125.11 feet to the place of beginning, containing 0.331 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 0.331 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on April 4<sup>th</sup>, 2016



**Parcel No.**

All of: 83-27-03-13-000 (+/- 0.137 ac.)

All of: 83-27-03-14-000 (+/- 0.069 ac.)

All of: 83-27-03-15-000 (+/- 0.078 ac.)

All of: 83-27-03-17-000 (+/- 0.047 ac.)

Total (+/-0.331 ac.)

DESCRIPTION

APPROVED

By: 4/4/16



**SITUATED IN**

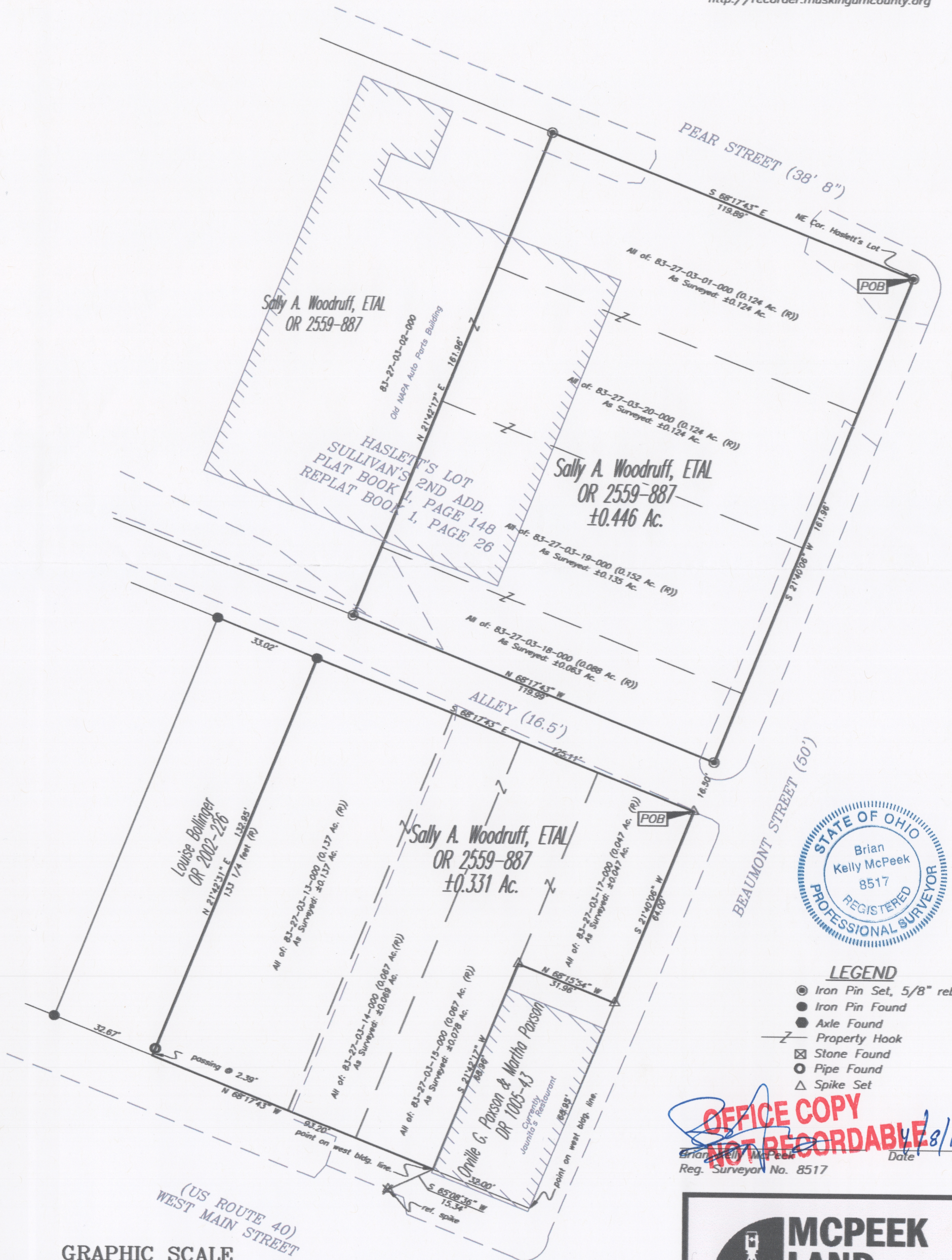
The State of Ohio, County of Muskingum  
City of Zanesville.

**BASIS OF BEARING**

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

**REFERENCES**

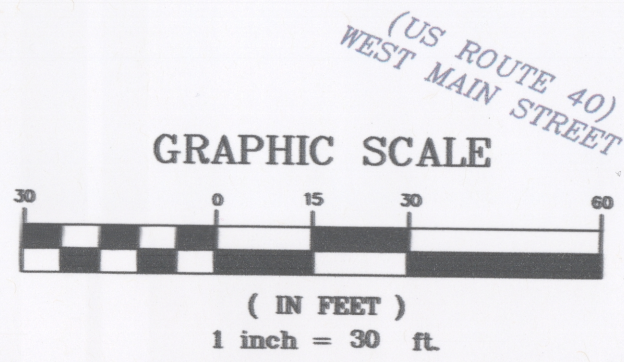
\* As Noted on Plat  
www.muskingumcountyauditor.org  
www.mceo.org  
http://recorder.muskingumcounty.org




**LEGEND**

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- Z- Property Hook
- ⊠ Stone Found
- Pipe Found
- △ Spike Set

**OFFICE COPY**  
**NOT RECORDABLE** 8/16  
Date  
Reg. Surveyor No. 8517



DESCRIPTION  
APPROVED  
By: [Signature] 9/15/16



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LLC