



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

Half Century, Ltd.

OR 2024-916

All of Muskingum County Parcel No.: 83-28-04-19-000

+/-0.169 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being all of Lot 4 in W. T. Perry's Addition as recorded in Plat Book 4, Page 93 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a point at the southwest corner of said Lot 4, thence with the common line of said Lot 4 and Lot 3 the following two (2) courses:

1. N 21°55'05" E a distance of 111.68 feet to a point, passing a pipe found (1") at 0.81 feet and an iron pin set at 61.26 feet;

2. N 63°37'20" E a distance of 92.14 feet to a point on the south bank of the Muskingum River; thence with the south bank of the Muskingum River, S 34°13'12" E a distance of 30.00 feet to a point, said point being the northeasterly corner of Lot 5;

thence with the common line of said Lots 4 & 5 the following two (2) courses:

1. S 54°20'30" W a distance of 86.19 feet to a point;

2. S 21°55'05" W a distance of 91.00 feet to an iron pin set at the southeast corner of said Lot 4, also being on the north line of Muskingum Avenue, passing an iron pin set at 37.00 feet;

thence with the north line of said Muskingum Avenue, N 68°04'55" W a distance of 40.00 feet to the place of beginning, containing 0.169 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 0.169 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 23rd, 2024.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

7/29/24

DESCRIPTION

APPROVED

By: D.M. Burnhard

7-31-2024