

85-04-01-22-000  
84-23-02-20-000



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**The 3 F's, LLC  
OR 1930-533**

**Parcel One**

Being all of Lot 55, Park Place Addition (PB 2, Pg. 37), City of Zanesville, Muskingum County, also being all of the lands now owned by The 3 F's, LLC (OR 1930-533, Tracts 1 & 3) of the Muskingum County Recorders Office and more fully described as follows.

Beginning at the southwest corner of said Lot 55 at a drill hole found in concrete at the intersection of the north line of Sheridan St. (40') and the east line of Linden Ave. (66') and going with the east line of said Linden Ave., North 28 degrees 10 minutes 28 seconds East, 75.03 feet to a drill hole found on the southwest corner of the land now owned by Patricia Ann Nocera (DR 1086-405), also being the northwest corner of said Lot 55;

thence leaving the east line of said Linden Ave. and going with the north line of said Lot 55, South 61 degrees 50 minutes 27 seconds East, 120.00 feet to an iron pin found on the northeast corner of said Lot 55, being the southeast corner of said Nocera's lands and being on the west line of an alley (16');

thence with the west line of said alley, South 28 degrees 10 minutes 28 seconds West, 30.04 feet to an iron pin found on the southeast corner of said Lot 55, also being on the north line of said Sheridan St., passing a pipe found at 14.37 feet, 0.46 feet right of line;

thence with the common line of said Lot 55 and Sheridan St., North 82 degrees 23 minutes 21 seconds West, 128.17 feet to the place of beginning, containing 0.145 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 0.145 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on April 8<sup>th</sup>, 2015.

**Parcel No.**

**All of: 85-04-01-21-000 +/-0.097 Ac. & 85-04-01-22-000 +/-0.048 Ac. (Total +/- 0.145 ac.)**

**Parcel Two**

Being all of Lot 30, Park Place Addition (PB 2, Pg. 37), City of Zanesville, Muskingum County, also being all of the lands now owned by The 3 F's, LLC (OR 1930-533, Tracts 2 & 4) of the Muskingum County Recorders Office and more fully described as follows.

Beginning at the southwest corner of said Lot 30 at an iron pin found at the intersection of the north line of Sheridan St. (40') and the east line of an alley (16') and going with the east line of said alley, North 28 degrees 07 minutes 05 seconds East, 86.14 feet to an iron pin found on the southwest corner of the land of Joshua Allen (OR 2560-167), also being the northwest corner of said Lot 30;

thence leaving the east line of said alley and going with the north line of said Lot 30, South 61 degrees 50 minutes 40 seconds East, 120.01 feet to an iron pin found on the west line of Central Ave. (40'), also being the northeast corner of said Lot 30;

thence with the east line of said Lot 30, South 28 degrees 16 minutes 05 seconds West, 41.22 feet to an iron pin found on the southeast corner of said Lot 30, also being on the north line of said Sheridan St.,

thence with the north line of said Sheridan St., North 82 degrees 23 minutes 21 seconds West, 128.02 feet to the place of beginning, containing 0.175 acres more or less, subject to all legal highways and easements of record.

85-04-01-22-000 A  
84-23-02-20-000 A

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 0.175 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on April 8<sup>th</sup>, 2015.

**Parcel No.**

All of: 84-23-02-21-000 +/-0.058 Ac. & 84-23-02-20-000 +/-0.117 Ac. (Total +/- 0.175 ac.)



DESCRIPTION  
APPROVED

By:

*[Signature]* 4/8/15



85-04-01-22-000 B

84-23-02-20-000 B

RE~SURVEY

SITUATED IN

The State of Ohio, County of Muskingum  
City of Zanesville being all of Lots 30 & 55  
of Park Place Addition, PB 2, Pg. 37, as  
described in OR 1930-533 (Tracts 1-4).

BASIS OF BEARING

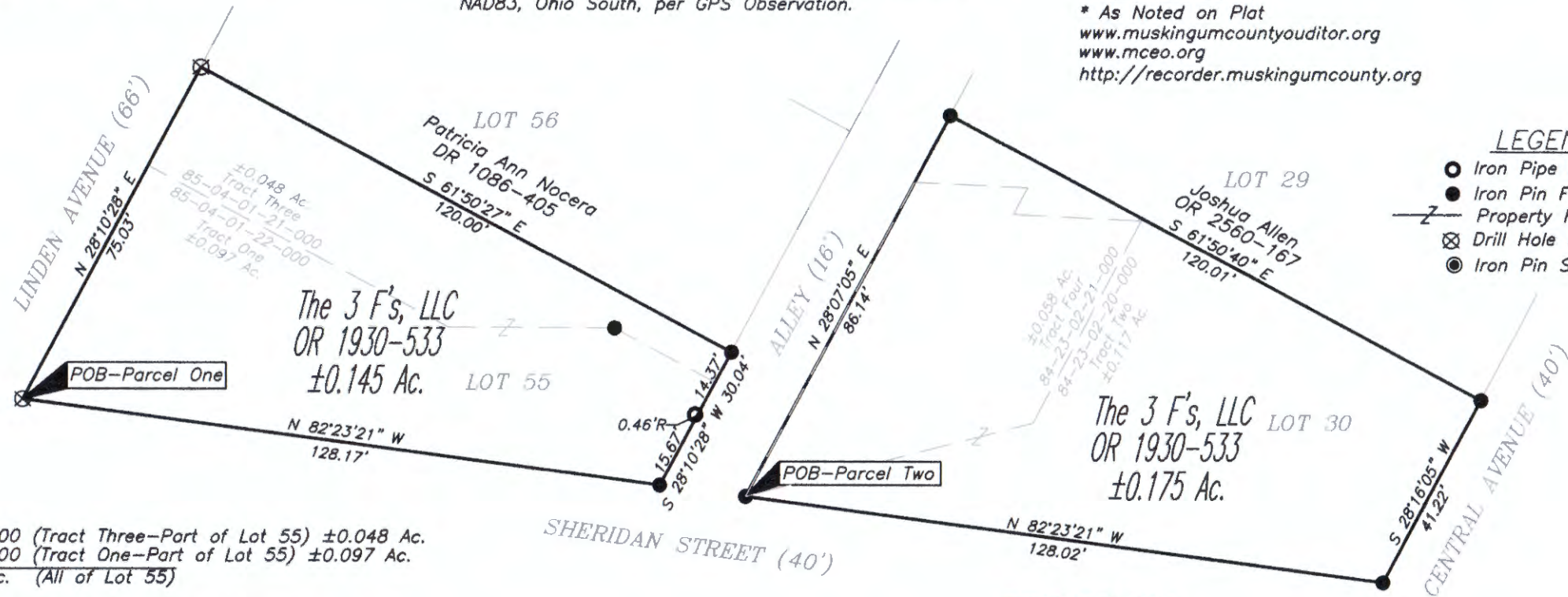
Bearings are based on State Plane Grid Coordinates,  
NAD83, Ohio South, per GPS Observation.

REFERENCES

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

LEGEND

- Iron Pipe Found
- Iron Pin Found
- Z— Property Hook
- ⊗ Drill Hole Found
- Iron Pin Set

PARCEL NO.

## Parcel One

All of: 85-04-01-22-000 (Tract Three-Part of Lot 55) ±0.048 Ac.

All of: 85-04-01-21-000 (Tract One-Part of Lot 55) ±0.097 Ac.

Total ±0.145 Ac. (All of Lot 55)

## Parcel Two

All of: 84-23-02-20-000 (Tract Four-Part of Lot 30) ±0.058 Ac.

All of: 84-23-02-21-000 (Tract Two-Part of Lot 30) ±0.117 Ac.

Total ±0.175 Ac. (All of Lot 30)

DESCRIPTION

APPROVED

By:

*[Signature]* 4/8/15



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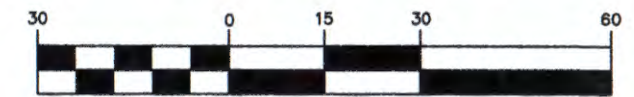
NOT RECORDABLE

Date

4/8/15



GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.