

84-31-01-03-000



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Ronald E. Driscoll
OR 2762-592
+/-0.209 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Quarter Township Three, Township 1, Range 7 and being all of the lands now owned by Ronald E. Driscoll (OR 2762-592) as recorded in the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at the intersection of the south line of Eastman Street and the west line of Beulah Avenue, thence N 64°55'20" W a distance of 118.77 feet to an iron pin set on the north line of said Eastman Street and the principal place of beginning.

thence with the north line of said Eastman Street, N 87°12'39" W a distance of 48.00 feet to point at the southeast corner of the lands now owned by Sharon L. Lagrange (OR 1720-709);

thence with the common line of said Driscoll/Lagrange, N 02°31'51" E a distance of 190.26 feet to an iron pin found on the south line of the lands now owned by SBA Land, LLC (OR 2526-804), passing an iron pin found at 1.88 feet;

thence with the common line of said Driscoll/SBA Land, LLC, S 84°57'56" E a distance of 48.05 feet to a point on the northwest corner of the lands now owned by Jeffrey A. Efaw (OR 2149-779);

thence with the common line of said Driscoll/Efaw, S 02°31'51" W a distance of 188.38 feet to the point of beginning, passing in iron pin set at 28.69 feet, containing 0.209 acres more or less, subject to all legal highways and easements of record.

Bearings are based on 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 MCPECK PS8517.

The above described 0.209 acre survey is based on a field survey made by McPeck Land Surveying, LLC on May 21st, 2018.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, MS 8517
Date 5/29/18

All of: 84-31-01-03-000 (+/- 0.209 Ac.)

DESCRIPTION
APPROVED
By: 6/1/18

SITUATED IN

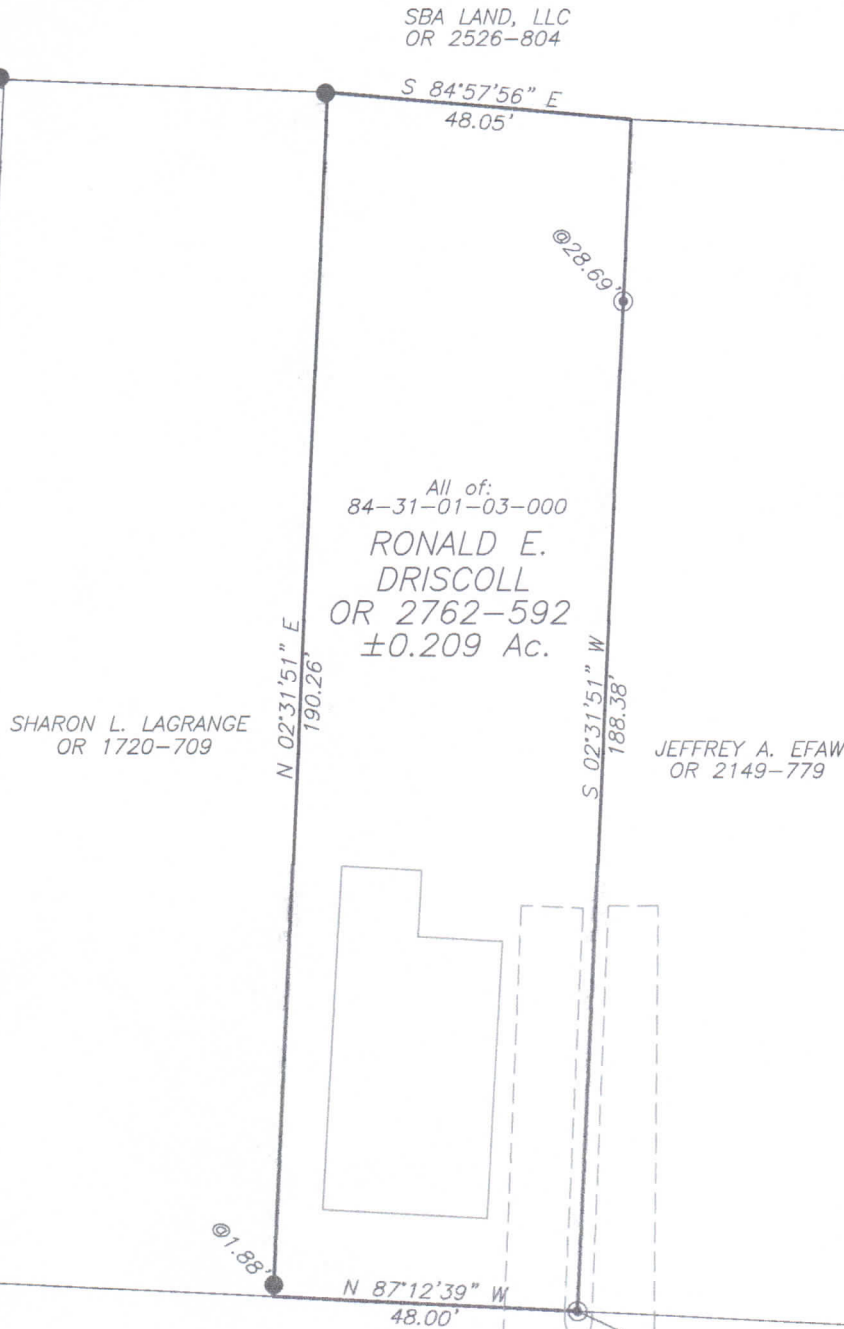
The State of Ohio, County of Muskingum
City of Zanesville and being part of the
Qtr. Twp. 3, T1, R7.

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 Found
- Pipe Found w/cap
- ⌵ Property Hook
- ⊙ Iron Pin Set

EASTMAN STREET (33')

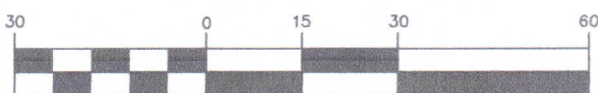
INTERSECTION, S LINE OF EASTMAN ST. AND THE W LINE OF BEULAH AVE.

DESCRIPTION

APPROVED

By: *[Signature]* 5/31/2018

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

OFFICE COPY

NOT RECORDABLE 5/22/18

Brian Kelly McPeck
Reg. Surveyor No. 8517



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