



www.mcpecklandsurveying.com
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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Board Of Education of The City of Zanesville
DR 527-316
+/-2.058 Ac.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Quarter Township Three, Township 1, Range 7 and also being a part of Tannehill's Subdivision of Lots No. 9 & 10 of Boyd's Subdivision and being all of the lands now owned by Board of Education of The City of Zanesville (DR 527-316) as recorded in the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found at the southwest corner of Lot 1 of Tannehill's Subdivision of Lots No. 9 & 10 of Boyd's Subdivision, also being the intersection of the north line of Englewood Avenue and the east line of Dresden Road, thence with the east line of said Dresden Road, **N29°41'08"E, a distance of 380.50 feet** to a point where the south line of Stephen G. & Tamara S. Vincent (DR 1116-435) intersects with the east line of said Dresden Road, said point is referenced by drill hole found in the sidewalk that bears, **N60°23'31"W, a distance of 9.30 feet;**

thence with the south line of said Vincent's lands, **S60°23'31"E, a distance of 346.60 feet** to an iron pin found on the northeast corner of said Board of Education of The City of Zanesville's lands (BOE);

thence with the easterly line of BOE's lands, **S19°24'51"W, a distance of 25.72 feet** to an iron pin found on the north line of an undeveloped alley 14.5 feet in width;

thence with the north line of said alley, **N86°31'33"W, a distance of 143.95 feet** to an iron pin found at a point at the northeast corner of where said alley was vacated by ordinance 15-56 (OR 2602-699);

thence with the east side of the vacated portion of said alley, **S14°57'05"W, a distance of 14.90 feet** to an iron pin found at the southeast corner of said vacated portion of the alley, referenced by a pipe found that bears **N83°04'16"W, a distance of 1.50 feet;**

thence with the south line of the unvacated portion of said alley, **S86°34'52"E, a distance of 39.98 feet** to a iron pin found at the northwest corner of the lands now owned by David & Kimberly Miller (OR 1589-416);

thence with the west line of said Miller's lands, **S14°55'50"W, a distance of 153.03 feet** to an iron pin found on the north line of said Englewood Avenue;

thence with the north line of said Englewood Avenue, **N86°25'44"W, a distance of 334.83 feet** to the point of beginning, containing **2.058 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 2.085 acre survey is based on a field survey made by McPeck Land Surveying, LLC on December 4th, 2014 and field data reobserved and collected on November 22nd, 2017.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeck, PS 8517



11/22/17
Date

All of: 85-26-02-02-000 (+/- 1.913 Ac.)

All of: 85-26-02-03-000 (+/- 0.145 Ac.)

Total +/- 2.058 Ac.

**DESCRIPTION
APPROVED
By:**

[Signature]

85-26-02-02-000



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Vacation
A Portion of an (Un-Developed) Alley 14.5' in width
+/-0.0825 Ac.

Being a part of Tannehill's Sub-division of Lots No. 9 & 10 of Boyds Subdivision (Plat Book 3, Pages 98-99) in Muskingum County, City of Zanesville, more particularly described as follows.

Beginning at the northeast corner of Lot 4, Tannehill's Subdivision of Lots No. 9 & 10 of Boyd's Sub-division, thence along the south line of said alley, North 86 degrees 35 minutes 52 seconds West, 250.01 feet to a point on the east line of Dresden Road;

thence with the said east line of Dresden Road, North 30 degrees 04 minutes 42 seconds East, 16.23 feet to a point where the north line of said alley and the east line of said Dresden Road intersect;

thence leaving said east line of Dresden Road and going with the north line of said alley, South 86 degrees 35 minutes 52 seconds East, 245.51 feet to a point;

thence leaving the north line and then going through said alley, South 14 degrees 16 minutes 36 seconds West, 14.77 feet to the point of beginning, containing 0.0825 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are assumed and are to denote angular measurements only.

The above described 0.0825 acre parcel known as a portion of an (Un-Developed) Alley 14.5' in width is based on a field survey made by McPeek Land Surveying on December 4th, 2014.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS, 8517



1/7/15
Date

Parcel No.: 85-26-02-02-000 to gain 0.0825 Ac.

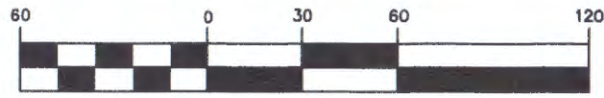
Total Vacated Area (+/- 0.0825 Ac.)

DESCRIPTION
APPROVED
By:

[Signature] 6/17/15

85-26-02-02-000 A

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

~PLAT OF ALLEY VACATION~

Being a portion of a 14.5' wide Alley in Tannehill's Subdivision of
Lots No: 9 & 10 of Boyds Subdivision. Plat Book 3, Page(s) 98-99.

City of Zanesville, Muskingum County.

THE VACATED PORTION OF THE ALLEY
IS TO BE ADDED TO MUSKINGUM COUNTY PARCEL NO.:
85-26-02-02-000

REFERENCES

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

DESCRIPTION
APPROVED

By:

NOTE

Dashed lines represent the original
subdivision lot lines as platted in PB3, Pg 98.
Solid lines are the actual property lines
derived by using other surveys of record and
monumentation found in the field.

BASIS OF BEARINGS

All bearings described herein are assumed
and are to denote angular measurements only.

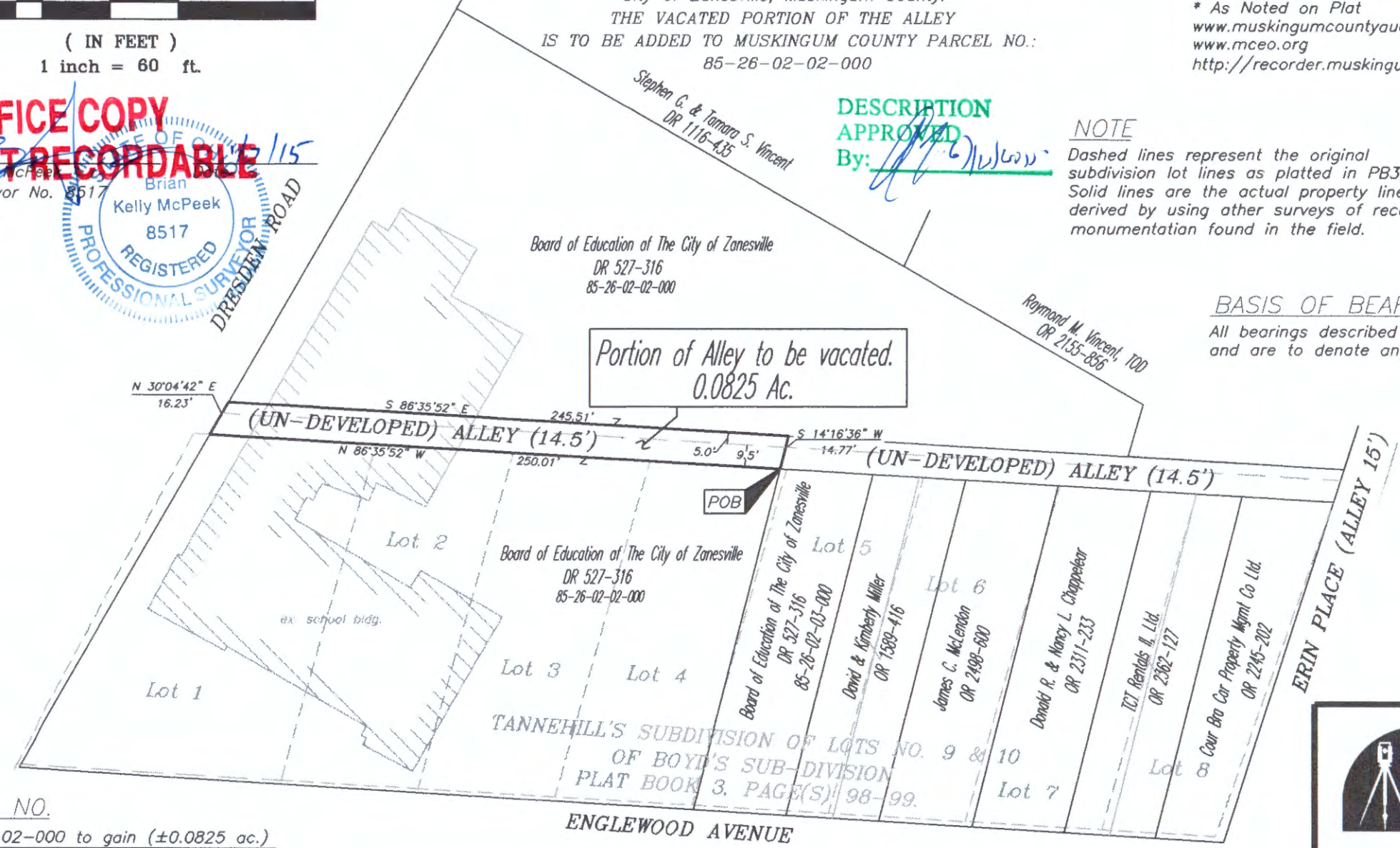
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NOT RECORDABLE**

Brian Kelly McPeck
Reg. Surveyor No. 8517

**REGISTERED
PROFESSIONAL SURVEYOR**

Kelly McPeck
8517

DRESDEN ROAD



PARCEL NO.
85-26-02-02-000 to gain (±0.0825 ac.)
Total Vacated Area (±0.0825 ac.)

**MCPEEK
LAND
SURVEYING**
LLC

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