

McPeck Land Surveying
MLS
Surveying & Mapping
423 Smithfield Ave., Zanesville, Ohio 43701
740.704.6073

E & J Realty
DR 625-219
0.15 Ac.

Situated in the County of Muskingum, State of Ohio and in the City of Zanesville, being all of Tract 1 as recorded in Deed Record 625-219 of the Muskingum County Records being more particularly bounded and described as follows:

Beginning at a axle found on the Southeast Corner of Lot 2 of the H.J. Bone's Subdivision as recorded in Plat Book 4, Page 115 of the Muskingum County Records, said axle found being on the Northeast Corner of the lands now owned by KSA Insurance, LLC (OR 2347-568) and on the west line of an Alley (10');

Thence leaving the west line of said Alley (10') and going with the north line of said KSA Insurance, LLC's lands, South 89 degrees 37 minutes 16 seconds West, 129.96 feet to a drill hole in concrete on the Southwest Corner of said Lot 2, also being the Northwest Corner of Lot 3 of said H.J. Bone's Subdivision, passing over and into the Right-of-Way of Maple Ave. (SR-60) as recorded in ODOT R/W Plans MUS-60-18.48 Page 8/12;

Thence going with the west line of the said H.J. Bone's Subdivision and within the said Right-of-Way of Maple Ave., North 00 degrees 34 minutes 29 seconds West, 50.50 feet to a drill hole in concrete on the west line of Lot 1 of said H.J. Bone's Subdivision, said drill hole being the Southwest Corner of the lands now owned by Jon G. Booth (OR 2029-217), passing the Southwest Corner of said Lot 1 at 48.00 feet;

Thence leaving said Right-of-Way of Maple Ave. and going through said Lot 1 and with the south line of said Jon G. Booth's lands, North 89 degrees 36 minutes 07 seconds East, 130.04 feet to an axle found on the east line of said Lot 1, also being the Southeast Corner of said Jon G. Booth's lands, also being on the west line of said Alley (10'), being referenced by an axle found which bears North 00 degrees 29 minutes 08 seconds West, 52.12 feet;

Thence going with the east line of said Lots 1 and 2, and the west line of said Alley (10'), South 00 degrees 29 minutes 08 seconds East, 50.54 feet to the point of beginning, passing the Southeast Corner of Lot 1 at 2.50 feet, containing 0.15 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on an assumed azimuth and are to be used to denote angular measurement only.

The above described 0.15 acre parcel is based on a field survey made by MLS Surveying and Mapping on February 5, 2012.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517



2/9/12
Date

DESCRIPTION
APPROVED
By [Signature] 2/13/12

Parcel No.

A/c of: 85-27-02-19-000 (+/- 0.15 Ac.)

SITUATED IN

The State of Ohio, County of Muskingum
City of Zanesville, and being all of Lot 2 and
part of Lot 1 of the HJ Bone's Subd., PB 4-115.

PLAT OF SURVEY

BASIS OF BEARING

Bearings are on an assumed azimuth
and are to be used to denote angular measurement only.

REFERENCES

DR 625-219
OR 2029-217
OR 1643-748
OR 2347-568
PB 4-115
ODOT R/W Plans
MUS-60-18.48 8/12

**H.J. BONE'S SUBDIVISION
PLAT BOOK 4, PAGE 115**

Jon G. Booth
OR 2029-217

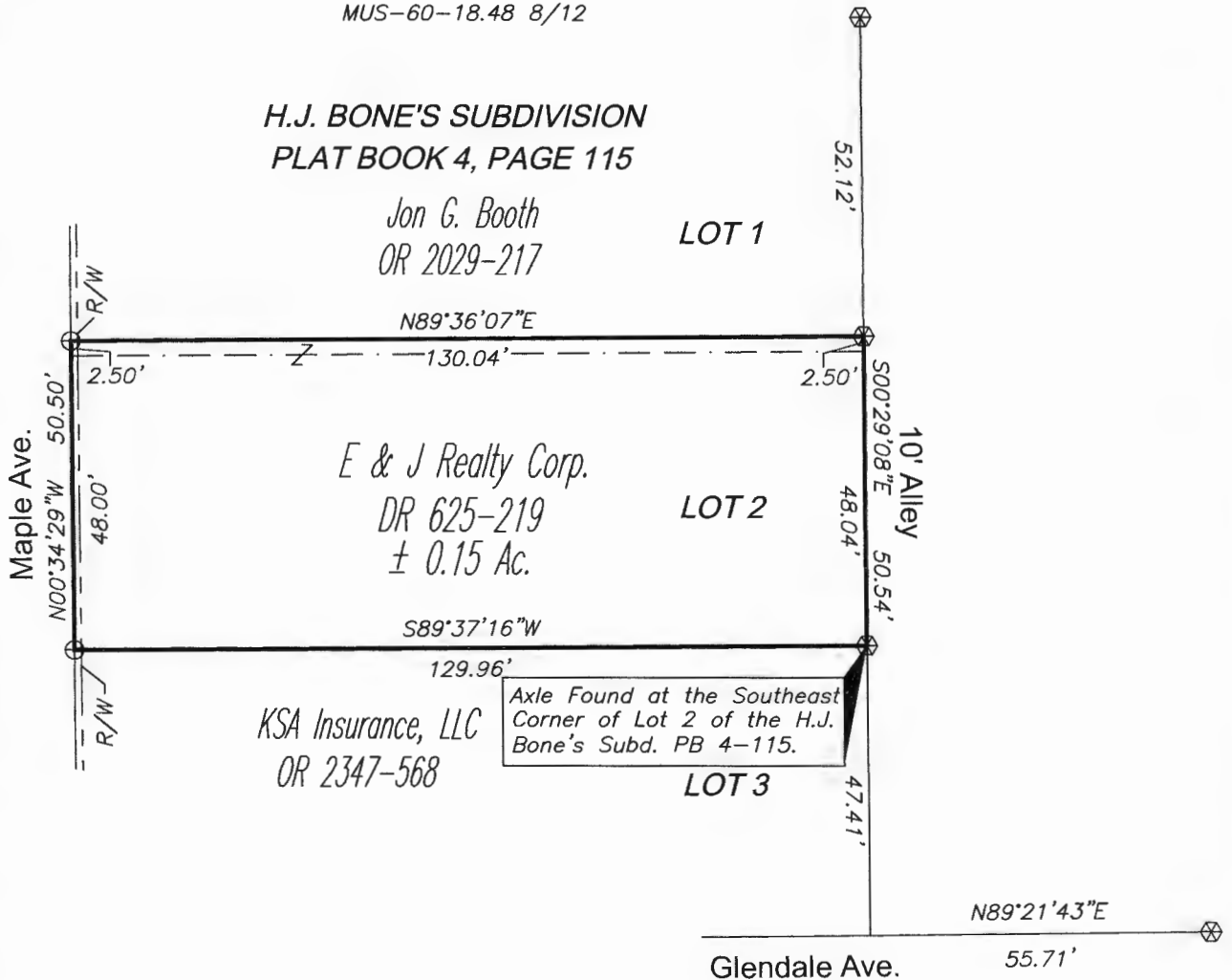
LOT 1

E & J Realty Corp.
DR 625-219
± 0.15 Ac.

LOT 2

KSA Insurance, LLC
OR 2347-568

LOT 3



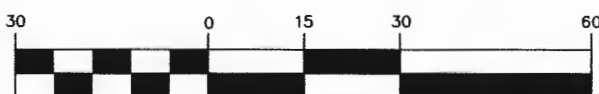
LEGEND

- Pipe Found
- ⊗ Axle Found
- ⊕ Drill Hole
- Z— Property Hook

PARCEL NO.

All of: 85-27-02-19-000(±0.15 ac.)

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

STATE OF OHIO
Brian Kelly McPeck
8517
Reg. Surveyor No. 8517
Date 2/13/2012

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