



Mar Ott of SEO, LLC
OR 3150-794
All of: 85-31-04-22-000 (+/-0.261 Ac.)
All of: 85-31-04-20-000 (+/-0.121 Ac.)
Part of: 85-31-04-19-000 (+/-0.078 Ac.)
+/-0.460 Acres
Tract One

Situated in the State of Ohio, County of Muskingum, City of Zanesville, All of Lots 14, 15 & 16 and Part of Lot 17, Plat of West View (Plat Book 2, Page 113) and being part of the lands now owned by Mar Ott of SEO, LLC as recorded in OR 3150-794 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found (5/8") at the southwest corner of said Lot 14, thence with the east line of an alley (16.0'), N 02°21'47" E a distance of 130.38 feet to a point, said point being the northwest corner of said lot; thence with the south line of Kinzel Avenue (33'), S 87°25'10" E a distance of 154.00 feet to an iron pin set, passing a gin pin set at 2.00 feet;

thence going through said Lot 17, S 03°14'13" W a distance of 131.56 feet to an iron pin set on the north lie of an alley (16.0');

thence with the north line of said alley, N 86°58'43" W a distance of 152.00 feet to the principal place of beginning, passing a pipe found (1") at 24.66 feet, containing a total of 0.460 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, Grid North 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 0.460 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying on July 18th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 10/8/23
STATE OF OHIO
Brian Kelly McPeck
PS 8517
REGISTERED
PROFESSIONAL SURVEYOR
DESCRIPTION
APPROVED
By: [Signature]

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
[Signature]