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Troy L. Howard
OR 2024-532
+/-0.579 Ac.
Part of: 10-08-71-05-000

Being a part of Lot 19 & 20, George Adams Subdivision in the First Quarter Township (PB 2, Pages 6 & 7), Township 3, Range 8, Cass Township, Muskingum County, State of Ohio also being part of the lands now owned by Troy L. Howard as recorded in OR 2024-532 of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference at a stone found at the southwest corner of said Lot 19, thence N 85°15'09" E a distance of 793.12 feet to an iron pin set on the northwesterly line of said Howard's lands, also being the southeasterly line of Dresden Road (CR-706), the principal place of beginning;

Thence going through said Howard's lands, S 49°06'34" E a distance of 444.99 feet to an iron pin set on north line of the lands now owned by Conrail Railroad;

Thence with the north line of said Conrail Railroad, S 76°12'21" W a distance of 69.13 feet point at the southwest corner of said Howard's lands;

Thence with the westerly line of said Howard's lands, N 50°07'08" W a distance of 399.32 feet to an iron pin found (5/8" no cap) on the southerly line of said Dresden Road, passing an iron pin found (5/8" no cap) at 113.85 feet;

Thence with the south line of said Dresden Road, N 35°41'39" E a distance of 63.71 feet to the principal place of beginning, containing 0.579 acres more or less, subject to all legal highways and easements of record.

All bearings & distances 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.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

The above described 0.579 acre parcel is based on a field survey made by McPeek Land Surveying on May 9th, 2021.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



5/26/21
Date

DESCRIPTION
APPROVED

By: 5/27/21



5/27/21
Date

Fee Paid