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Troy L. Howard
OR 2024-532
+/-0.645 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 south line of Dresden Road (CR-706), the principal place of beginning;

Thence with the southeasterly line of said Dresden Road, N 35°41'39" E a distance of 63.72 feet to an iron pin found (5/8" no cap), being the northeasterly corner of said Howards lands;

Thence with the northeasterly line of said Howard's lands, S 48°17'15" E a distance of 490.78 feet to point on the north line of the lands now owned by Conrail Railroad, passing an iron pin found (5/8" no cap) at 430.09 feet;

Thence with the north line of said Conrail Railroad, S 76°12'21" W a distance of 69.13 feet to an iron pin set;

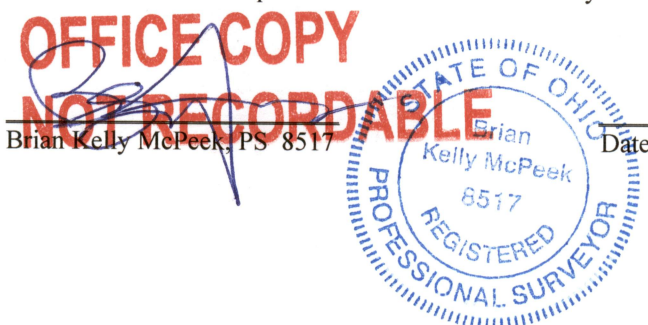
Thence leaving the north line of said Conrail Railroad and going through said Howard's lands, N 49°06'34" W a distance of 444.99 feet to the place of beginning, containing 0.645 acres more or less, subject to all legal highways and easements of record.

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 0.645 acre parcel is based on a field survey made by McPeek Land Surveying on May 9th, 2021.



Date 5/26/21

DESCRIPTION
APPROVED

By: [Signature] 5/27/2021

