

Re-Survey of Estelle V. Dinan Lands in Falls Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being part of Quarter township 1, Township 1, Range 8, United States Military Lands, and being all the lands presently owned by Estelle V. Dinan as per Deed Record 1159, Page 419, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found at the northwest corner of Lot 1, of The Woods Subdivision, (Pl. Bk. 16, Pg. 149);

Thence along the west line of Lot 1, and presently being owned by Frederick and Elizabeth Bronkar, DR 1596-217, South 03 degrees 10 minutes 23 seconds West, 157.60 feet to a point in Richey Road, (Twp. Rd. 147, R\W 55") passing an iron pin found at 132.60 feet;

Thence along the road, North 87 degrees 18 minutes 44 seconds West, 112.50 feet to a point on the southeast corner of lands presently owned by John A. and Deann F. Mercer, (OR 2134-134);

Thence along the east line of said Mercer lands, North 02 degrees 59 minutes 27 seconds East, 290.44 feet to an iron pin found, on the south line of lands presently owned by Teresa Polen, (OR 3185-530), and being Lot 28, of said subdivision, passing an iron pin found at 25.00 feet;

Thence along the south line of said Polen lands, and the south line of lands presently owned by Jeremy and Amy Morland, (OR 3227-873), and being Lot 3, of said subdivision, South 87 degrees 22 minutes 08 seconds East, 113.71 feet to an iron pipe found on the northwest corner of said Bronkar lands, and also being the northwest corner of Lot 1, of said subdivision;

Thence along said Bronkar lands South 03 degrees 17 minutes 39 seconds West, 132.96 feet to the principal place of beginning, containing 0.75 acres, more or less, and being all of Auditor's Parcel Number 17-21-01-61-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

This description is written based on a field survey completed June 2, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE



6-3-25
Date

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

6-11-2025

SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, Part of Quarter Township 1, Township 1, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.



Teresa Polen
OR 3185-530

Jeremy and
Amy Morland
OR 3227-873

The Woods Subdivision
Pl. Bk. 16, Pg. 149

Lot 28

Lot 3

S 87°22'08"E 113.71'

Estelle V. Dinan
DR 1159-419
+- 0.75 Acres

Frederick and
Elizabeth Bronkar
OR 1596-217

Lot 2

John A. and
Deann F. Mercer
OR 2134-134

All of: 17-21-01-61-000

P.O.B.

NW Cor. of Lot 1, of The Woods
Subdivision, (Pl. Bk. 16, Pg.
149)

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
30" Long
- ⊠ Monument Found

N 02°59'27"E 290.44'
265.44'

S 03°17'39"W 132.96'

Lot 1

DESCRIPTION
APPROVED

By: D.M. Barnhard
6-11-2025

132.60'
S 03°10'23"W 157.60'

25.00'

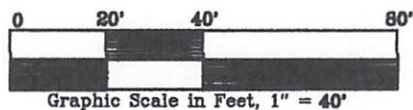
N 87°18'44"W 112.50'

25.00'

Richey Road, (Twp. Rd. 147, R\W 55')

REFERENCES

All deed records shown on this plat, and
The Woods Subdivision plat, Pl. Bk. 16,
Pg. 149



OFFICE COPY
Jack D. Newcome 6-3-25
NOT RECORDABLE
Reg. Surveyor No. 7321

Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio
740-452-5708