

40-8

Fres Drive

W.M.

17-57-03-16

ADDRESS N/A

Diane
Cummins Jr

Situated in the State of Ohio, County of Muskingum, Township of Falls, Third Quarter of Falls Township, Township 1-N, Range 8 W, and being a part of Lot 17 of Monroe and Duncan's Subdivision--plat recorded in Deed Book P, page 519 of Muskingum County Records and being further described as follows:

Commencing at an existing iron pin on the North line of Lot 18 of said Monroe and Duncan's Subdivision, said iron pin being also the Northeast corner of a parcel of land of Clayton E. and Josephine V. Cummins, recorded in Volume 405, page 56, thence, North $85^{\circ} 13' 00''$ West, 294.30 feet along the north line of said Lot 18 to a point at the Northeast corner of said Lot 17, thence, continuing North $85^{\circ} 13' 00''$ West, 969.12 feet along the North line of said Lot 17 of Monroe and Duncan's Subdivision to a point at the place of beginning of the parcel herein intended to be conveyed, passing an iron pin at 960.03 feet; thence, South $25^{\circ} 07' 00''$ West, 62.61 feet with the centerline of a drive to a point; thence, South $31^{\circ} 45' 33''$ West, 155.59 feet with the centerline of a drive to a point on the tangent line of Township Road 409--Twin Hills Drive--passing an iron pin at 135.06 feet; thence, North $15^{\circ} 10' 23''$ West, 209.98 feet with said tangent line to an iron pin on the North line of said Lot 17; thence, South $85^{\circ} 13' 00''$ East, 164.00 feet with the North line of said Lot 17 to the place of beginning;

containing 0.384 acres more or less.

Prior Deed Reference Volume 405, page 56

Surveyed by

William J. Orwacter

Registered Surveyor #5437

Oct 8, 1979

OFFICE COPY
NOT RECORDABLE

NORTHEAST
CORNER L

S 85°13'00" E
164.00'

969.12' 960.03'

9.09'

0.384 Ac.±

SCALE 1"=50'

● IRON PINS SET

LOT 17

APPROVED FOR TRANSFER
NO SEWAGE TO BE INSTALLED AT PRESENT.
MUST HAVE PERCOLATION TEST BEFORE ANY
SEWAGE SYSTEM CAN BE INSTALLED
10-9-79

Dana F. Kniceley Sanitarian

TWIN HILLS DRIVE

TWP. RD. 409.

20.53'

DRIVE

S 25°07'00" W
62.61'

S 31°45'33" W
155.59'

N 15°10'23" W
209.98'

LOCATED IN
COUNTY OF MUSKINGUM
TOWNSHIP OF FALLS
THIRD QUARTER FALLS TWP.
TOWNSHIP 1-N, RANGE 8-W

MONROE AND DUNCANS SUBD.
LOT 17 DEED BOOK "P", PAGE 519

PRIOR DEED
VOL. 405, PAGE 56