



# CANNON LAND SURVEYING

7945 TWP RD. 114 NE  
NEW LEXINGTON, OHIO 43764  
614-342-2835

## DEED DESCRIPTION

OFFICE COPY  
NOT RECORDABLE

Situated in the State of Ohio, County of Washington,  
Township of Falls, T-1, R-8, being a part of O. & H.  
Coulter V 487 P 18 & part of V 559 P 765, being part of  
Quarter Township 4, and more particularly described as  
follows:

( TRACT 3 ) Beginning at an iron pin found at the Southwest  
Corner of Lot 13 of Dillon Falls Drive # 2 Plat Book 8,  
Page 49; thence South 87 Degrees 59 Minutes 11 Seconds West  
70.62 feet to an iron pin set and the place of beginning;  
thence South 87 Degrees 59 Minutes 11 Seconds West 341.48  
feet to the low water mark of the Licking River, passing an  
iron pin set at 183.78 feet in the centerline of a 12.00  
feet easement, being the old abandoned Columbus, Newark &  
Zanesville Electric Railway and an iron pin set at 291.48  
feet; thence along said low water mark the following 5  
courses to points: North 47 Degrees 44 Minutes 48 Seconds  
East 60.60 feet; thence North 43 Degrees 24 Minutes 12  
Seconds East 169.57 feet; thence North 01 Degrees 58  
Minutes 07 Seconds East 99.80 feet; thence North 12 Degrees  
30 Minutes 47 Seconds West 129.22 feet; thence North 24  
Degrees 24 Minutes 13 Seconds West 26.57 feet; thence  
leaving said river North 84 Degrees 49 Minutes 44 Seconds  
East 141.41 feet to an iron pin set on the centerline of  
said 12 feet easement and abandoned railway, passing an  
iron pin set at 50.00 feet; thence along said centerline  
South 11 Degrees 55 Minutes 30 Seconds West 70.98 feet to  
an iron pin set; thence leaving said centerline North 87  
Degrees 59 Minutes 11 Seconds East 110.45 feet to an iron  
pin set on the West line of Arrow Point Drive ( 60.00 feet  
wide scaled ); thence along said line south 09 Degrees 27  
Minutes 54 Seconds East 138.77 feet to an iron pin set;  
thence along said line South 11 Degrees 41 Minutes 13  
Seconds West 216.82 feet to the place of beginning,  
containing 2.13 acres, more or less, subject to all legal  
highways and easements.



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See plat attached.

Subject to any Right of Way of the abandoned Columbus,  
Newark & Zanesville Electric Railway.

Iron pins set are 5/8 inch rebar with plastic  
identification caps.

Bearings are based on the South line of Lot 13 as being  
South 87 Degrees 59 Minutes 11 Seconds West.

This survey is subject to any facts that may be disclosed  
by a full and accurate title search.

This description was written from a survey made July 9,  
1992.

Part of Parcel # 17-17-53-01-09, Part of 17-17-53-01-07  
0.82 acres

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NOT RECORDABLE

7/9/92  
Date

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

*J. L. Hambl*

7-17-92

