



John A. Herron, Trustee
OR 2324-464, Parcel Two
Part of: 17-53-01-22-000
+/-1.742 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, 4th Quarter Township, Township 1, Range 8, United States Military Lands and being all of the lands now owned by John A. Herron, Trustee as recorded in OR 2324-464, Parcel Two, more fully described as follows.

Beginning for reference an iron pin found (5/8") at the northeast corner of Lot 3, Dillon Falls Drive (Plat Book 8, Page 20), thence S 61°11'43" W a distance of 460.67 feet to a railroad spike set and the principal place of beginning;

thence with the east line of said Herron, Trustee's lands the following three (3) courses:

1. S 16°34'13" E a distance of 143.70 feet to an iron pin set;
2. S 16°38'37" E a distance of 183.02 feet to a point in the road bed of Parry Drive;
3. S 15°35'17" E a distance of 44.77 feet to a railroad spike set;

thence going through said Herron, Trustee's lands, S 70°28'27" W a distance of 176.79 feet to an iron pin found (5/8") on the west line of said Herron, Trustee's lands, being on the southeast corner of the lands now owned by Property Resources, LLC (OR 2457-481);

thence with said east line N 14°21'16" W a distance of 46.70 feet to an iron pin found at the southeast corner of the lands now owned by Leigh A. Longaberger (OR 2697-370);

thence with said east line and then on to the the north line of said Longaberger's lands the following two (2) courses:

1. N 14°24'57" W a distance of 87.61 feet to a pipe found (1");
2. S 75°46'03" W a distance of 50.18 feet to a pipe found (1") at the southeast corner of the lands now owned by David L. Lighthizer & Kathy A. Lighthizer (OR 2184-761), passing an axle found at 43.34 feet;

thence with the east line of said Lighthizer's lands (OR 2184-761 & 2478-538) the following two (2) courses:

1. N 13°07'53" W a distance of 100.86 feet to a pipe found (1"), passing a pipe found (1") at 50.69 feet;
2. N 07°05'28" W a distance of 75.57 feet to an iron pin found (linn) at the southeast corner of the lands now owned by James Erik Dickson & Melissa R. Dickson (OR 2902-887);

thence with the east line of said Dickson's lands, N 05°20'35" W a distance of 87.09 feet to an iron pin set at the southwest corner of a private lane (25' in width);

thence with the south line of said private lane, N 78°25'20" E a distance of 187.39 feet to the place of beginning, containing 1.742 acres more or less, subject to all legal highways and easements of record.

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.

Subject to a utility easement ten (10) feet in width as shown on the accompanying plat

All bearings 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.

The above described 1.742 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on December 14th, 2023

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: D. M. Barnhard

11-18-2024

11/18/24
DATE