

KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Situated in the State of Ohio, County of Muskingum, T-3, R-8, being a resurvey of Gregory A. Morrison OR 996 Pg. 119 & OR 996 Pg. 117, being a part of In Lot 15 of Woodbridge's Addition to Dresden Plat Book A-O Pg. 133, and more particularly described as follows:

Beginning at a 5/8" IPF at the Southwest Corner of In Lot 15; thence along the West Line of Lot 15 North 22 Degrees 36 Minutes 40 Seconds West 46.50 feet to an IPS, passing an IPS at 32.82 feet;

Thence North 67 Degrees 28 Minutes 51 Seconds East 25.00 feet to an IPS;

Thence North 22 Degrees 36 Minutes 40 Seconds West 15.00 feet to an IPS;

Thence North 67 Degrees 28 Minutes 51 Seconds East 106.35 feet to an IPS;

Thence along the East Line of In Lot 15 South 22 Degrees 03 Minutes 08 Seconds East 28.79 feet to an IPS;

Thence South 67 Degrees 31 Minutes 52 Seconds West 48.28 feet to a point, passing a 5/8" IPF at 42.28 feet;

Thence South 23 Degrees 10 Minutes 23 Seconds East 32.75 feet to a 5/8" IPF, capped 7135;

Thence along the South Line of In Lot 15 South 67 Degrees 28 Minutes 38 Seconds West 83.11 feet to the place of beginning, containing 0.140 acres total, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Main Street 66' & 16.5' Alley R/W.

Iron pins set are 5/8" rebar 30 inches long, capped KCS 7224.

Bearings are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)

This description was written from a survey made by Kevin Cannon PS 7224, September 25, 2025.

Parcel # OR 996 Pg.119 All 33-10-12-12-000 (0.078 acres)

OR 996 Pg. 117 All 33-10-12-10-000 (0.062 acres)

OFFICE COPY

NOT RECORDABLE

KEVIN CANNON
REG. NO. 7224

9/25/25
DATE

DESCRIPTION

APPROVED

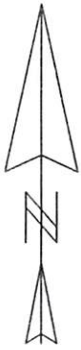
By: D.H. Barnhard

10-7-2025

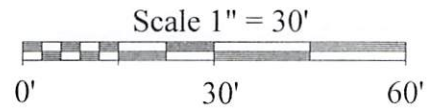


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New Lexington, Ohio 43764
(740) 342-2835



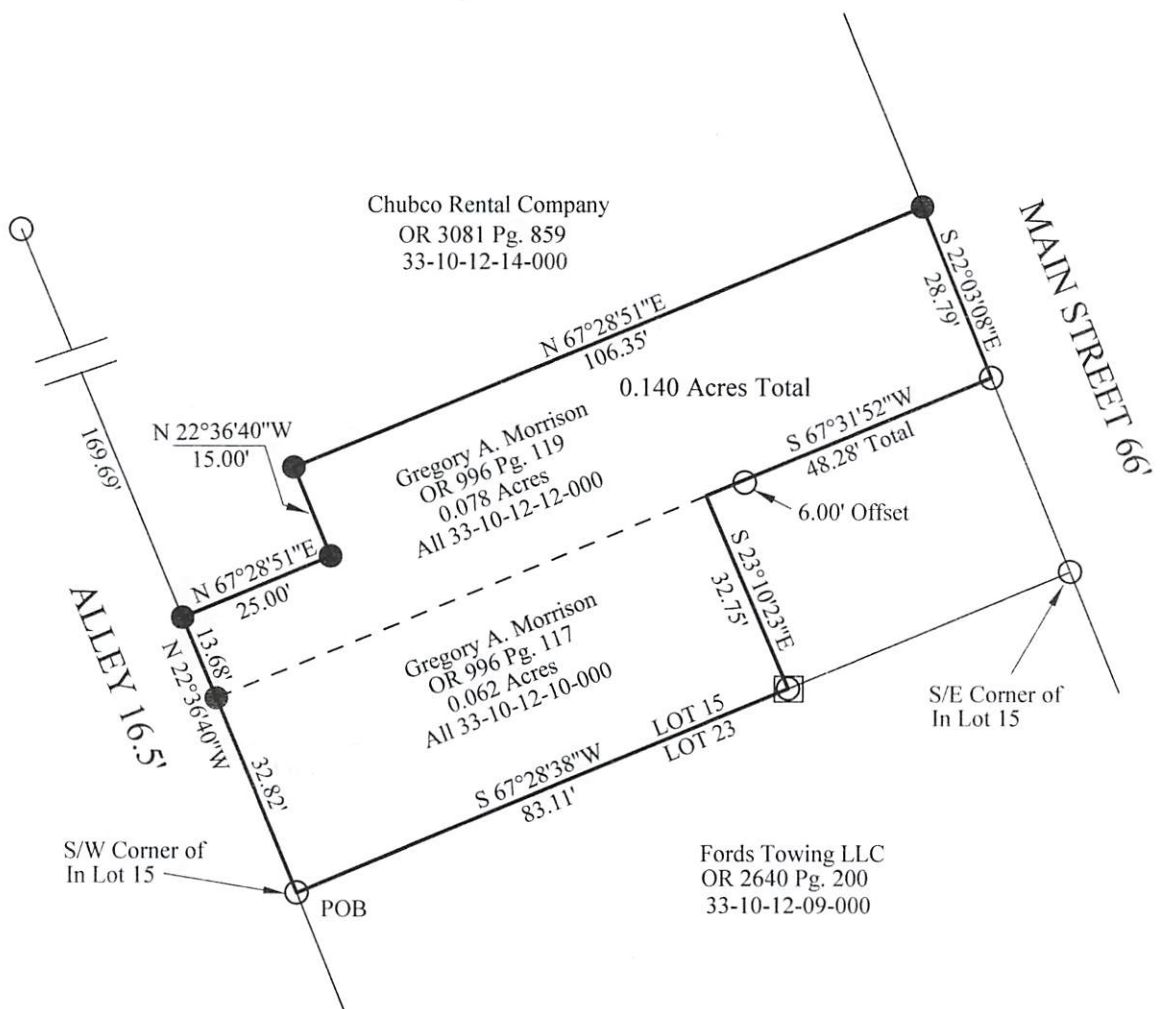
Bearings shown are based on the Ohio State Plane Coordinate System NAD 1983.
Data References: GIS, USGS maps, Tax maps, deed descriptions and existing monumentation.
This survey is subject to any facts that may be disclosed by a full and accurate title search.



DRESDEN

Woodbridge's Addition to Dresden

Plat Book A-O Pg. 133



DESCRIPTION

APPROVED

By: D.M. Barnhard
10-7-2025

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Kevin Cannon
Reg. 7224
Date

Survey for: Gregory Morrison
State: Ohio
County: Muskingum
Village of Dresden
T- 3, R- 8,
Section: 4th Quarter

LEGEND

- Iron Pin Set 5/8" Rebar With Plastic Id Stamped CLS 7224
- 5/8" IPF
- ◻ IPF, Capped 7135