Corrective Survey of William R. and Dawna Walters and Audrey McElroy Lands in the Village of Dresden

Situated in the State of Ohio, County of Muskingum, Village of Dresden, and being all of Lot 20, and all of Lot 31 and a portion of Vacated 4th Street, (Ord. No. 93-8, DR 1082-635), lying north of the north line of High Street, of Woodbridges Addition to Dresden, (Pl. Bk. A-O, Pg. 133), and an area of land lying north of the dimensioned lots of Woodbridges Addition, and the south line of former Canal Lands, presently owned by the Village of Dresden, (OR 2460-747), and being all the lands presently owned by William R. and Dawna Walters, and Audrey McElroy, as per Official Record 3263, Page 538, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found on the southeast corner of Lot 31, Woodbridges Addition to Dresden, (Pl. Bk. A-O, Pg. 133);

Thence along the north line of High Street, (R\W 66'), North 51 degrees 35 minutes 14 seconds West, 204.35 feet to an iron pin set, on the southeast corner of lands presently owned by Stephen A. Williams, (OR 3235-180);

Thence along the east line of said Williams lands, North 38 degrees 05 minutes 54 seconds East, 218.94 feet to a point, on the south line of lands presently owned by the Village of Dresden, (OR 2460-747), from which an iron pin found bears North 38 degrees 05 minutes 54 seconds East, 0.21 feet;

Thence along the south line of the said Village of Dresden lands, the following two courses:

- 1.) South 67 degrees 12 minutes 24 seconds East, 141.59 feet to an iron pin found;
- 2.) South 42 degrees 33 minutes 42 seconds East, 70.04 feet to a point, on the northwest corner of lands presently owned by Chris and Kelly Miller, (DR 1080-237);

Thence along the west line of said Kelly lands, South 38 degrees 24 minutes 31 seconds West, 246.07 feet to the principal place of beginning, passing an iron pin found at 1.02 feet, containing 1.14 acres, more or less, and being all of Auditor's Parcel Numbers 33-10-10-13-001 (+- 0.95 Acres), and 33-10-19-01-000, (+- 0.19 Acres).

Note: The survey correction was the southwest corner was moved one foot east along the south line.

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 G.P.S. observations.

This description is written based on a field survey completed on Aug. 8, 2025 by Jack D. Newcome, Reg. No. 7321.

THE PROFIT

Jack D. Newcome S-7321

Date

DESCRIPTION

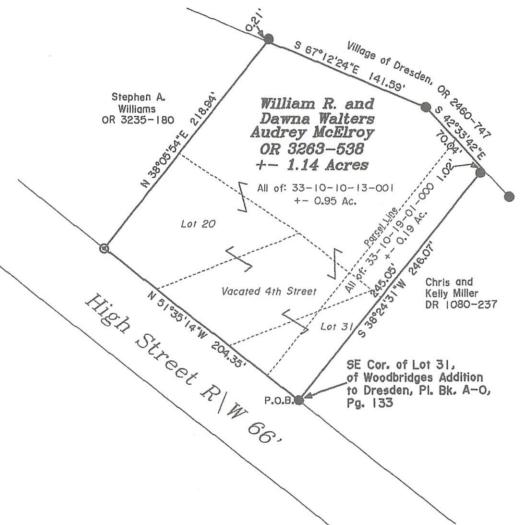
APPROVED
By: J.M. Barnhard
F-15-2025

Corrective Survey of William R. and Dawna Walters, and Audrey McElroy Lands

Surveyor's Note:
The Plat of Woodbridges
Addition shows the Subdivision
line and the south line of the
canal lands as being one and
the same, but in the field a
large area exists between the
dimensioned lots and the
actual canal line. The Auditor's
office is recognizing the area
north of the lots as being part
of the individuals lands and
they are taxed for said lands.
The plat was drawn in 1829,
and obviously was in error.

Note: The survey correction was the southwest corner was moved one foot to the east along the south line.

Graphic Scale in Feet, 1" = 80'



Addition to Dresden, (Pl. Bk. A-O, Pg. 133), and an area of land lying north of the dimensioned lots of Woodbridges Addition, and the south line of former Canal Lands, presently owned by the Village of Dresden, (OR 2460-747)

SITUATED IN:

State of ohio, County of Muskingum, Village of Dresden, and being all of Lot 20, all of Lot 31, and the portion of

Vacated 4th Street, (Ord. No. 93-8, DR 1082-635), lying north of the north line of High Street of Woodbridges

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 84(2011), South Zone, Grid North, as per GPS observations.

REFERENCES

Pl. Bk. A-O, Pg. 133 Previous surveys by H. Derwacter, and J. D. Newcome

LEGEND

A Railroad Spike Set

Iron Pin Found

⊞ Stone Found

Axle Found

O Iron Pipe Found

Railroad Spike Found

From Pin Set, 5/8" rebar 30" Long

Monument Found

OFFICE COPY

NOTORECORDABLE

INONAL SUN

DESCRIPTION

By: 8-15-2025

n M. Barnhard

APPROVED

Reg. Surveyor No. 7321

Newcome Surveying Company 6515 Ballard Road Nashport, Ohio 740-452-5796