

**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.

OFFICE COPY

Jack D. Newcome
NOT RECORDABLE

8-8-25

Date



DESCRIPTION

APPROVED

By: P.M. Barnhard
8-15-2025

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

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 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)

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

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- ⬡ Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar 30" Long
- ⊠ Monument Found

DESCRIPTION

APPROVED

By: 8-15-2025
D.M. Barnhardt



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Jack D. Newcome 8-8-25
Reg. Surveyor No. 7321

Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio
740-452-5796

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 1820, and obviously was in error.

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

