



Richard W. & Rita M. Parsons
DR 1085-577

**All of: 33-50-03-08-000 (+/-0.054 Ac.) & All of: 33-50-03-09-000 (+/-0.079 Ac.)
+/-0.133 Ac.**

Situated in the State of Ohio, County of Muskingum, Village of Dresden, being part of Lots 69 & 64 in the Town of Dresden, recorded in Plat Book E, Page 452 and RePlat Book A-O, Page 128, also being all of the lands now owned by Richard W. & Rita M. Parsons as recorded in DR 1085-577 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at a pinch pipe found (2") at the northwest corner of Lot 63;
thence going across Main Street (66'), S 26°58'27" W a distance of 87.06 feet to a pk nail set at the southeast corner of the lands now owned by James Robert Lepi (DR 834-278), also being on the west line of said Main Street, the principal place of beginning;
thence with the west line of said Main Street, S 22°33'50" E a distance of 44.00 feet to a pk nail set at the northeast corner of the lands now owned by Bryan K. Miller & Julie R. Crossley (OR 2910-270);
thence leaving the west line of said Main Street and with the north line of said Miller & Crossley's lands, S 67°26'10" W a distance of 132.00 feet to an iron pin set on the east line of an alley (16.5'), being said Miller & Crossley's northwest corner;
thence with the east line of said alley, N 22°33'50" W a distance of 44.00 feet to a pk nail set, being the southwest corner of said Lepi's lands;
thence with the south line of said Lepi's lands, N 67°26'10" E a distance of 132.00 feet to the principal place of beginning, containing a total of 0.133 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South, Grid North per GPS Observation.

Appended to the above described parcel is an easement for the purpose of ingress/egress as shown on the attached plat.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.133 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on July 1st, 2025.

OFFICE COPY
NOT RECORDABLE



Date

DESCRIPTION

APPROVED

By: D.A. Barnhart

7-16-2025

SITUATED IN

The State of Ohio, County of Muskingum, Village of Dresden, being part of Lots 69 & 64 in the Town of Dresden, recorded in Plat Book E, Page 452 and RePlat Book A-0, Page 128.

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates, NAD83, Ohio South, per GPS Observation.

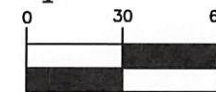
LEGEND

- Unmarked Point
- Iron Pin Found (as noted)
- ⊗ Axle Found
- △ PK Nail Set
- ⊙ Iron Pin Set (mcpeek 8517)
- ⌵ Property Hook
- Pipe Found (as noted)

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>

Graphic Scale



(IN FEET)
1 inch = 60 ft.

DESCRIPTION
APPROVED

By: *D.M. Barnhart*
7-16-2020



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Brian Kelly McPeck
Reg. Surveyor No. 8517

Date

7/7/25

This plat was prepared by McPeck Land Surveying, LLC in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise intended.



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LLC

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