



John C. Wilcox, Rebecca Burwell & Thomas A. Wilcox
OR 3326-341

All of: 33-50-13-06-000 (+/-0.190 Ac.), All of: 33-50-13-08-001 (+/-0.100 Ac.), All of: 33-50-13-08-000 (+/-0.200 Ac.) & All of: 33-50-13-09-000 (+/-0.200 Ac.)
Total +/-0.690 Ac.

Situated in the State of Ohio, County of Muskingum, Village of Dresden, being part of Lot 15 and vacated Cass Street (33') (DR 477-160) in the Dorsey's Addition, recorded in RePlat Book 1, Page 118 and Lots 3 & 4 in Ellis Addition, recorded in RePlat Book 1, Page 97, also being all of the lands now owned by John C. Wilcox, Rebecca Burwell Thomas A. Wilcox as recorded in OR 3326-341 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at southeast corner of said Lot 4, being on the west line of Chestnut Street (66'), thence with the south line of said lot, S 67°22'32" W a distance of 132.00 feet to an iron pin set on the east line of East Street, also being the southwest corner of said lot;

thence with the east line of said East Street, N 22°37'28" W a distance of 227.67 feet to an iron pin set at the northwest corner of said Lot 15;

thence with the north line of said Lot 15, N 67°22'32" E a distance of 132.00 feet to an iron pin set on the west line of said Chestnut Street, also being the northeast corner of said Lot 15;

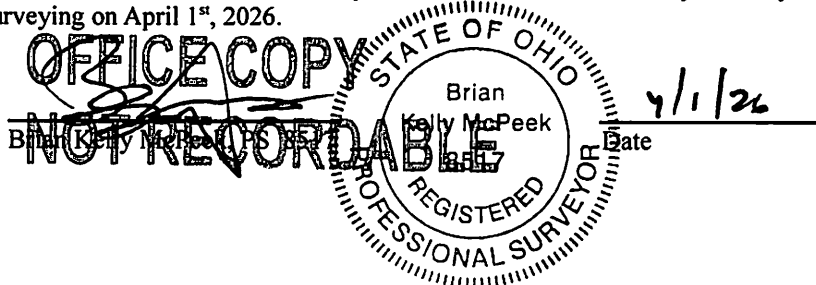
thence with the west line of said Chestnut Street, S 22°37'28" E a distance of 227.67 feet to the principal place of beginning, containing a total of 0.690 acres more or less, subject to all legal highways and easements of record.

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 0.690 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on April 1st, 2026.



DESCRIPTION
APPROVED

By: A.M. Barabard
4-9-2026

SITUATED IN

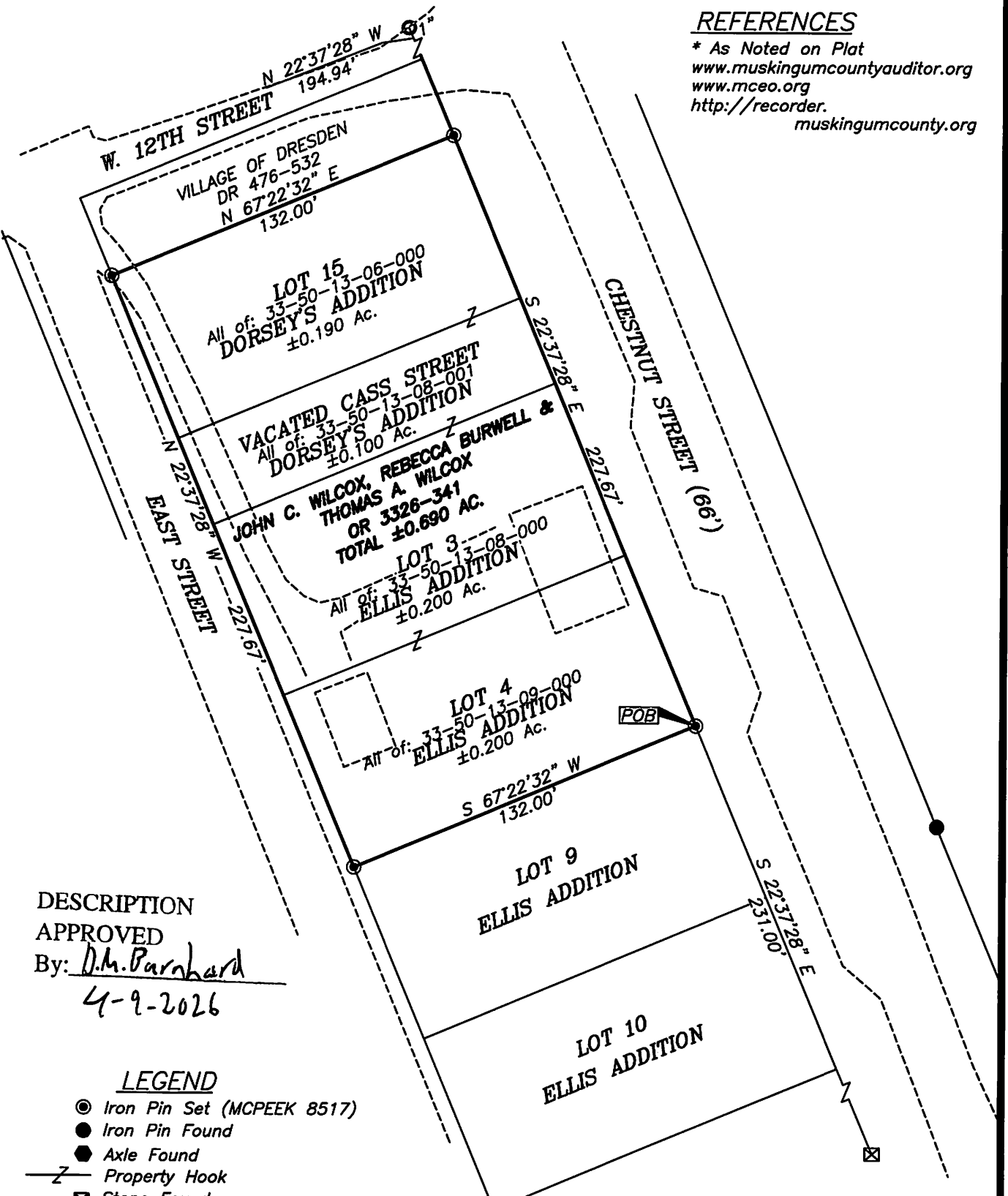
The State of Ohio, County of Muskingum, Village of Dresden,
being Lot 15 and vacated Cass Street (DR 477-160)
Dorsey's Addition, RP1, PG. 118 & Lots 3 & 4 Ellis Addition, RP1, PG. 97.

BASIS OF BEARING

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

REFERENCES

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



DESCRIPTION
APPROVED

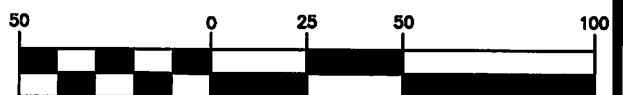
By: D.M. Barnhard

4-9-2026

LEGEND

- Iron Pin Set (MCPEEK 8517)
- Iron Pin Found
- Axle Found
- Z- Property Hook
- ⊠ Stone Found
- Pipe Found
- △ Spike Set

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

OFFICE COPY

NOT RECORDABLE



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.



**MCPEEK
LAND
SURVEYING**

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