

47-42-04-01-000



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Donald & Burdeen Higginbotham
OR 2375-617
+/- 0.466 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton, Village of White Cottage and all of the lands now owned by Donald & Burdeen Higginbotham as recorded in OR 2375-617 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin found at the southeast corner of Lot 9, Ensminger's First Addition to the Village of Newtonville (DV1, Page 308), thence with the easterly line of said Ensminger's First Addition, N 26°23'52" E a distance of 198.00 feet to an iron pin set at the northeast corner of Lot 8, passing an iron pin set at 167.58 feet;

thence with a projection of the northern line of said Ensminger's First Addition, Lots 6, 7 & 8 in a southeasterly direction, S 63°38'01" E a distance of 93.29 feet to a point in the center of the bridge crossing over Jonathan Creek at the center of said creek;

thence with the center of said creek, S 21°05'23" W a distance of 198.84 feet to a point at the northeast corner of the lands now owned by Scott Dalzell (OR 2500-99);

thence leaving the center of said creek and going with the north line of said Dalzell's lands, N 63°38'01" W a distance of 111.68 feet to the place of beginning, passing an iron pin found at 55.91 feet, containing a total of 0.466 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 per GPS Observation.

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

The above described 0.466 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on August 13th, 2019.

Parcel No.

All of: 47-42-04-01-000 (+/-0.466 Ac.)

