



S.A. ENGLAND SURVEYING

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Legal Description

0.608 Acres

All of Carol Ann McCabe Parcel: O.R. Book 2306, Page 809

Situated in the Township of Muskingum, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of Section 20, Township 2N, Range 8W, and being more particularly described as follows;

Being a Re-Survey of a 0.60 Acre parcel conveyed to Carol Ann McCabe, as recorded in O.R. Book 2306, Page 809, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 44-40-02-08-000, and further described as follows;

Commencing at a point marking the Northeast Quarter of the Southwest Quarter of Section 20;

Thence, N 84°30'00" W 940.00 feet with the "East-West" Half Section Line of Section 20, to a point;

Thence, S 05°04'00" E 195.10 feet with the centerline of Old Dresden Road (Co. Road 2), to a point marking the Southeast corner of a 0.579 Acre parcel conveyed to Total Property Resources, LLC, as recorded in O.R. Book 2672, Page 476, and being the **PRINCIPAL PLACE OF BEGINNING** of the 0.608 Acre parcel herein to be described;

Thence, S 05°04'00" E 100.48 feet continuing with the centerline of Old Dresden Road, to a point marking the Northeast corner of a 1.34 Acre parcel conveyed to Robert C. Willis, Jr. & Peggy A. Willis, as recorded in O.R. Book 985, Page 381;

Thence, S 73°55'22" W 213.79 feet leaving Old Dresden Road with the North line of said parcel conveyed to Wills, to a 5/8" o.d. iron pin found on the East line of a 4.00 Acre parcel conveyed to David W. & Evelyn A. Kuehner, as recorded in O.R. Book 2552, Page 270, and passing over a 5/8" o.d. iron pin found at 20.00 feet;

Thence, N 07°37'46" W 147.63 feet with the East line of said parcel conveyed to Kuehner, to a 3/4" o.d. iron pipe found marking the Southwest corner of said parcel conveyed to Total Property Resources, LLC;

Thence, N 86°34'01" E 216.54 feet with the South line of said parcel conveyed to Total Property Resources, LLC, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 0.608 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the centerline of Old Dresden Road (Co. Road 2), as being S 05°04'00" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2022.

Dated 4/26/22

Job No. 3902-22MU

**OFFICE COPY
NOT RECORDABLE**

Scott A. England P.S.

Ohio Registered Surveyor #7452

DESCRIPTION

APPROVED

By: [Signature] 4/28/22

