

KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Situated in the State of Ohio, County of Muskingum, Township of Newton, Village of Fultonham, T-17, R-15, being a part of River Oak Investments, LLC Vol. 3138 Pg. 701, being a part of the Northwest Quarter of Section 24, and more particularly described as follows:

Beginning at a stone found at the Northwest Corner of Section 24; thence along the West Line of Section 24 South 03 Degrees 26 Minutes 58 Seconds West 1706.29 feet to an inaccessible point in a small creek and the place of beginning;

Thence North 65 Degrees 42 Minutes 07 Seconds East 383.00 feet to an IPS, passing an IPS at 5.91 feet;

Thence South 36 Degrees 37 Minutes 49 Seconds East 444.03 feet to an IPS;

Thence South 37 Degrees 34 Minutes 19 Seconds West 450.25 feet to a point in the centerline of Twp. Rd. 272 (Carson Rd.), passing an IPS at 433.25 feet;

Thence along said centerline North 74 Degrees 54 Minutes 45 Seconds West 81.38 feet to a point;

Thence along said centerline North 77 Degrees 21 Minutes 07 Seconds West 296.38 feet to a point;

Thence along the West Line of Section 24 North 03 Degrees 26 Minutes 58 Seconds East 470.37 feet to the place of beginning, passing a 5/8" IPF, capped KCS at 15.74 feet, containing 7.047 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Twp. Rd. 272 (Carson Rd.) 40' R/W.

Iron pins set are 5/8" rebar 30 inches long, capped KCS 7224.

Bearings are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)

This description was written from a survey made by Kevin Cannon PS 7224, June 1, 2023.

Parcel # Part 47-54-02-01-000 (6.565) Part 47-54-02-28-000 (0.482 Acres)

OFFICE COPY
NOT RECORDABLE
KEVIN CANNON
REG. NO. 7224
DATE 6/1/23

DESCRIPTION
APPROVED
By: 6/1/23 hcs

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/15/23
Date Fee Paid

