



Michael R. Dickson  
OR 1994-74  
+/-0.825 Ac.  
All of: 73-72-07-15-000

Situated in the State of Ohio, County of Muskingum, Township of Wayne and being part of Fractional Section 7, T11, R13, also being all of the lands now owned by Michael R. Dickson as recorded in OR 1994-74 of the Muskingum County Recorders Office and being more particularly described as follows.

Beginning for reference at an axle found at the Northwest Corner of Lot 9, Culbertson's Subdivision (RP 1, Pg. 276), thence S 63°15'42" W a distance of 1259.93 feet to an iron pin set and the principal place of beginning;

thence with the common line of said Dickson's lands and the lands now owned by Hillary D. Swingle & Justin Whitman (OR 2879-132) S 37°08'34" W a distance of 448.57 feet to a point on the east bank of the Muskingum River at the low water mark, passing an iron pin found at 326.74 feet, 0.69 feet north of line;

thence with the said low water mark the following two (2) courses:

1. N 50°31'39" W a distance of 39.47 feet to a point;
2. N 55°35'41" W a distance of 40.88 feet to a point, being the southeasterly corner of the lands now owned by Sara A. Pfaff, Etal (OR 2409-805);

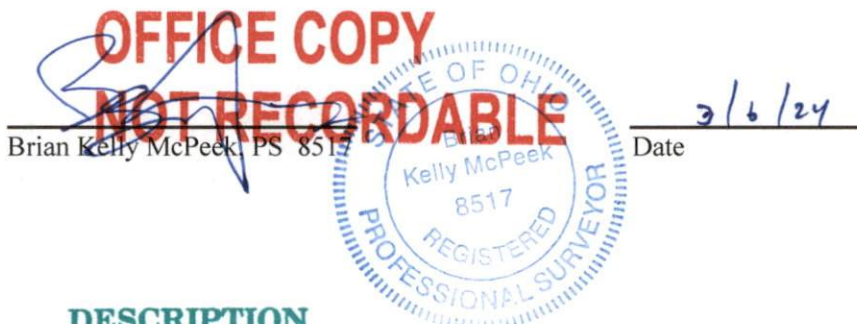
thence leaving said low water mark and going with the east line of said Pfaff, Etal's lands, N 37°10'59" E a distance of 450.63 feet to an iron pin set at the northwest corner of said Dickson's lands, passing an iron pin set at 121.83 feet;

thence with the south line of the lands now owned by Robert L. Sharp (OR 1856-698), S 51°37'48" E a distance of 79.98 feet to the principal place of beginning, containing 0.825 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 0.825 acre parcel is based on a field survey made by McPeek Land Surveying, LLC on May 10<sup>th</sup>, 2019 and March 1<sup>st</sup>, 2024



DESCRIPTION  
APPROVED

By: AM 3/12/24