

73-84-05-06-000



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Ashley Dutro, Etal  
OR 2950-774  
+/-0.403 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Village of Duncan Falls and being part of Section 30, T13, R12 and being all of the lands now owned by Ashley Dutro, Etal as recorded in OR 2950-774 of the Muskingum County Recorder's Office and being more particularly described as follows.

Beginning for reference at a point at Station 525+72.2 of the Centerline Survey of State Route 60 1963 (PB 11, Pages 26 & 27), thence S 12°17'50" W a distance of 16.70 feet to a point at the north west corner of the lands now owned by DOM Holdings, LLC (OR 1665-346), the principal place of beginning;

Thence with the west line of said DOM Holdings, LLC's lands and onto the west line of the lands now owned by Virgil R. Wickham, Sr. & Aldora V. Wickham (DR 1003-189), S 25°53'56" W a distance of 323.33 feet to a point in the center of Water Street, passing pipes found at 24.87 feet and 126.80 feet and a concrete monument found at 303.90 feet;

Thence with the center of said Water Street, N 77°00'46" W a distance of 49.85 feet to a point on the southwest corner of the lands now owned by Travis A. Paul (OR 2833-397);

Thence with the east line of said Paul's lands, N 23°51'26" E a distance of 321.40 feet to a point at said Paul's northeast corner, passing concrete monuments found at 19.38 feet and 297.88 feet;

Thence S 76°33'46" E a distance of 61.5 feet to the point of beginning, containing a total of 0.403 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 0.403 acre parcel is based on a field survey made by McPeek Land Surveying, LLC on January 5<sup>th</sup>, 2021.

Brian Kelly McPeek, PS 8517



1/7/21  
Date

Parcel No.

Part of: 73-84-05-06-000(+/-0.403 Ac.)

DESCRIPTION

APPROVED

By: Ashley Dutro