



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

0.363 Acres

All of Trustees of M.E. Church Cannelville

Situated in the Village of Cannelville, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of Section 27, Township 11N, Range 13W, and being more particularly described as follows;

Being a Survey of a parcel conveyed to the Trustees M.E. Church Cannelville, (NO DEED RECORD FOUND), however, being all of Auditor's P.P.N. 08-36-01-24-000 and Muskingum County Auditor Transfer Book dated March 18, 1893, and further described as follows;

Commencing at a stone found on the North Right of Way Line of Main Street (40' Wide): said stone bears N 10°30'50" W 42.10 feet from a point marking the Northwest corner of Lot 63 of Webster's Second Addition, as recorded in Plat Bok 2, Page 41, in the Muskingum County Plat Records;

Thence, N 69°06'10" E 213.40 feet with the North Right of Way Line of Main Street to a 5/8" o.d. iron pin found marking the Southeast corner of a 0.30 Acre parcel conveyed to Everett Eugene & Tamara Dawn Bowers, as recorded in O.R. Book 2672, Page 357, being the PRINCIPAL PLACE OF BEGINNING of the 0.363 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 116.89 feet;

Thence, N 21°16'58" W 103.79 feet leaving Main Street with the East line of said parcel conveyed to Bowers, to a 5/8" o.d. iron pin found marking the Southwest corner of a 3.011 Acre parcel (32.838 Acres total) conveyed to Curtis A. & Carlena A. Ditter, as recorded in O.R. Book 1644, Page 387;

Thence, N 66°48'19" E 156.45 feet with the South line of said parcel conveyed to Ditter, to a 5/8" o.d. iron pin found marking the Northwest corner of a 0.1662 Acre parcel conveyed to Clement McConnell, Curt Ditter, and Carlena Ditter, as recorded in O.R. Book 1794, Page 552;

Thence, S 12°51'28" E 111.15 feet with the West line of said parcel conveyed to McConnell, Ditter & Ditter, to a 1/2" o.d. iron pin found on the North Right of Way Line of said Main Street;

Thence, S 69°06'10" W 140.08 feet with the North line of Main Street, to the PRINCIPAL PLACE OF BEGINNING, and containing 0.363 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the North Right of Way Line of Main Street (40' Wide R/W), as being N 69°06'10" 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 December of 2022.

Dated 2/6/23

Job No. 4065-23MU

OFFICE COPY

Scott A. England P.S.
Ohio Registered Surveyor #7452

NOT RECORDABLE

DESCRIPTION
APPROVED
By: A. H. 2/8/23

