

Derek E. & Lori A. James
1.2146 Ac. 3456 Miles Run Rd.
All Lot 2- Par. 10-34-51-56-000
Part Lot 3- Par. 10-34-51-57-000

Situated in The State of Ohio, County of Muskingum, Township of Cass.
Being a part of Lot 15 in Quarter Township 4, Township 3, Range 8 of The United States Military Lands and all of Lot 2 and Part of Lot 3 of Miles Run Subdivision in Plat File 1, Page 129-A and owned by Derek E James and Lori A James Lot 2 in O.R.2326, Page 894 with All Parcel No. **10-34-51-56-000** and Part Lot 3 in O.R. 2326, Page 164 with Part Parcel No. **10-34-51-57-000** on Miles Run Road, Dresden, Ohio 43821 in said Cass Township Muskingum County, Ohio described as follows:
Commencing at an iron pin found at the southwest corner of said Lot 15; thence **S 88°17'53"E** (The Base of Bearings is Grid From NAD 83 South Ohio State Plane Coordinate System) along the south line of said Lot 15 a distance of **1642.80** feet to an axle found at the southeast corner of Lot 4 of said Miles Run Subdivision; thence **N 00°20'30"E** along the east line of Lot 4 and part of Lot 3 in said Subdivision a distance of **571.88** feet to an iron pin set at the **True Place of Beginning**; thence **N 88°13'59"W** and through Lot 3 owned by Derek E. and Lori A. James a distance of **192.93** feet to a point on the east line of Miles Run Road; thence **N 00°20'27"E** along the east line of said road **262.72** feet to an iron pin found and passing through a point at the northwest corner of said Lot 3 and the southwest corner of Lot 2 at **52.72** feet; thence **N 84°53'48"E** along the north line of said Lot 2 and the south line of Lot 1 owned by Danny and Lori Birkhimer (Vol. 1157, Pg. 648) **193.75** feet to a rebar found in a ditch and passing through an iron pin set at 181.00 feet; thence **S 00°20'30"W** along the east line of said Lot 2 and part of Lot 3 and the west line of property owned by Gary and Teresa Callihan (O.R. 1675, Pg. 621) a distance of **285.90** feet to the **True Place of Beginning** and passing through an iron pin found at **228.34** feet at the southeast corner of Lot 2 and the northeast corner of Lot 3 containing **1.2146** acres.

0.9705 of an acre is all of Lot 2 and all of Parcel No. **10-34-51-56-000**.

0.2441 of an acre is part of Lot 3 and part of Parcel No. **10-34-51-57-000**.

Subject to all legal right of ways and easements on record.

Base of Bearings is Grid from NAD 83 South Ohio State Plane Coordinate System.

Iron Pins set are 5/8 rebar capped Graves No. 5792.

Description written July 18, 2023 from a field survey by Richard Max Graves Reg. Surveyor 5792.

OFFICE COPY
NOT RECORDABLE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

12/18/23

Fee Paid

DESCRIPTION
APPROVED

By: MB 12-18-2023