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Karla E. Leckrone

DR 998-196

+/-3.399 Acres

All of: 17-24-01-24-000 (+/-2.538 Ac.), 17-24-01-18-000 (+/-0.149 Ac.), 17-24-01-17-000 (+/-0.097 Ac.), 17-24-01-16-000 (+/-0.368 Ac.) & 17-24-01-25-000 (+/-0.247 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Falls, part of Lot 4 of Underwoods Sub. (DB "E", Pg. 61), 2nd Qtr. Township, T1, R7, USML.

Beginning at a point at the northwest corner of Lot 1, Hill Top Subdivision (Plat Book 8, Pg. 59), thence S 20°05'59" E a distance of 1738.27 feet to a point in the center of Dresden Road (CR-2), being the southwest corner of the lands now owned by Sarah B. Bronson (OR 2861-582), the principal place of beginning;

thence with the south line of said Bronson's lands, S 86°29'51" E a distance of 546.94 feet to an iron pin set on the west line of the lands now owned by Michael J. & Michelle A. Jones (OR 1758-122), passing an iron pin set at 26.90 feet;

thence with the west line of said Jones' lands and then onto the west line of the lands now owned by Christopher E. & Martha L. Nash (DR 1054-421), S 02°58'20" W a distance of 326.11 feet to an iron pin found (3 point iron);

thence with the north line of said Nash's lands, N 86°30'28" W a distance of 221.83 feet to a pipe found (2") on the northeast corner of the lands now owned by Rebecca M. Hartman (OR 1752-867);

thence with the north line of said Hartman's lands, N 85°59'20" W a distance of 327.36 feet to a point in the center of said Dresden Road, passing an iron pin found (5/8") at 288.33 feet;

thence with the center of said Dresden Road, N 03°21'53" E a distance of 67.23 feet to a point;

thence leaving the center of said Dresden Road and going with the perimeter of said Leckrone's parcel No.: 17-24-01-19-000, the following three (3) courses:

1. S 86°29'51" E a distance of 208.35 feet to an iron pin set, passing an iron pin set at 27.28 feet;
2. N 03°15'09" E a distance of 145.00 feet to an iron pin set;
3. N 86°29'51" W a distance of 208.06 feet to a point in the center of said Dresden Road, passing an iron pin set at 183.03 feet;

thence with the center of said Dresden Road, N 03°21'53" E a distance of 111.00 feet to the principal place of beginning, containing 3.399 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 3.399 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 21st, 2022.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



10/21/22
Date

DESCRIPTION

APPROVED

By: DWS 10-24-2022