

KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Situated in the State of Ohio, County of Muskingum, Village of Roseville, being a resurvey of Dorothy Sowers Vol. 3204 Pg. 641, being part of Lot 28 of Dr. Little's Addition & Lenhart Brown's Addition to Roseville (Vol. S Pg. 386), and more particularly described as follows:

Beginning at a mag nail set at the Southwest Corner of Lot 28; thence along the East Line of Perry Street North 03 Degrees 54 Minutes 57 Seconds East 39.00 feet to an IPS;

Thence South 85 Degrees 44 Minutes 54 Seconds East 99.00 feet to an IPS;

Thence South 03 Degrees 54 Minutes 57 Seconds West 27.00 feet to a mag nail set;

Thence 17.90 feet on a curve to the right, having a 15.50 foot radius, the chord bears South 49 Degrees 05 Minutes 02 Seconds West 16.92 feet to a mag nail set;

Thence along the North Line of Pace Alley North 85 Degrees 44 Minutes 54 Seconds West 87.00 feet to the place of beginning, containing 0.088 acres, more or less, subject to all legal highways and easements.

See plat attached.

Iron pins set are 5/8" rebar 30 inches long, capped KCS 7224.

Bearings are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)

This description was written from a survey made by Kevin Cannon PS 7224, June 26, 2024.

Parcel # All 13-20-30-12-000

OFFICE COPY
NOT RECORDABLE
KEVIN CANNON
REG. NO. 7224

6/26/24
DATE

DESCRIPTION
APPROVED

By: J. M. Barnhard
7-1-2024

