

**Derek E. & Lori A James
House 3450 Miles Run Rd.
1.000 Ac. south part Lot 3
Parcel 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 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 in O.R. 2326, Page 164 with Parcel No. **10-34-51-57-000** at 3450 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 said Lot 4 a distance of **362.43** feet to an iron pin found at the **True Place of Beginning**; thence **S 82°04'45"W** along the south line of Lot 3 and the north line of Lot 4 owned by Michael and Debra Seward (O.R. 2326, Pg. 166) a distance of **194.89** feet to an iron pin set and passing through an iron pin found at **164.31** feet; thence **N 00°20'27"E** along Miles Run Road **242.26** feet to a point and passing an iron pin set at **224.28** feet; thence **S 88° 13'59"E** and through Lot 3 a distance of **192.93** feet to an iron pin set on the east line of said Lot 3; thence **S 00°20'30"W** along the east line of said Lot 3 and the west line of property owned by Gary and Teresa Callihan (O.R. 1675, Pg. 621) a distance of **209.45** feet to The **True Place of Beginning** containing **1.000** acre.

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**



**DESCRIPTION
APPROVED**

By: DWG 12-18-2023

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date

Fee Paid