

17-94-02-03-004



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Margaret A. Ross
OR 2913-610
+/-23.629 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, Part of the Third Quarter, Township 1, Range 8 and being part of the lands now owned by Margaret A. Ross (OR 2913-610) of the Muskingum County Recorder's Office more particularly described as follows.

Beginning at an iron pin found at the southeast corner of Lot 8, Kingsview Subdivision (Plat Book 14, Page 19), thence S 43°34'52" E a distance of 831.77 feet to a point in the center of Dillon Falls Road (CR-144), the principal place of beginning;

Thence with the center of said Dillon Falls road the following two (2) courses:

1. N 67°21'38" E a distance of 107.30 feet to a point;
2. N 68°46'04" E a distance of 203.22 feet to a point;

Thence leaving said center of Dillon Falls Road and through said Ross' lands the following two (2) courses:

1. S 18°36'47" E a distance of 445.42 feet to an iron pin found (varner), passing an iron pin found (varner) at 27.76 feet;
2. N 67°15'17" E a distance of 246.90 feet to an iron pin found (varner) on the west line of the lands now owned by June M. Lones (OR 2522-557);

Thence with the common line of said Ross/Lones' lands the following two (2) courses:

1. S 27°03'45" E a distance of 668.24 feet to an iron pin found (varner);
2. S 83°36'17" E a distance of 139.00 feet to an iron pin found (swierz) at the northwest corner of the lands now owned by James L. McInturf & Sally A. McInturf (DR 838-134);

Thence with the west line of said McInturf's lands the following two (2) courses:

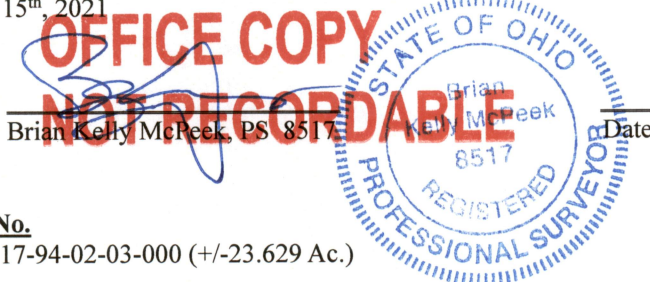
1. S 01°40'54" W a distance of 85.43 feet to an iron pin set;
2. S 22°07'28" W a distance of 475.11 feet to an existing fence post at the northeast corner of the lands now owned by Melody A. Tyne (DR 1061-359), passing an iron pin set at 473.19 feet;

Thence with the northern line of said Tyne's lands, S 64°50'54" W a distance of 657.16 feet to an iron pin found (dinan) at the southeast corner of the lands of Richard P. Vanwye & Lisa D. Vanwye (OR 2849-383);

Thence with the east line of said Vanwye's lands, N 11°16'04" W a distance of 1659.13 feet to the principal place of beginning, passing an iron pin found (dinan) at 1625.31, containing a total of 23.629 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.

The above described 23.629 acre parcel is based on a field survey made by McPeek Land Surveying on January 15th, 2021



Parcel No.
Part of: 17-94-02-03-000 (+/-23.629 Ac.)

DESCRIPTION
APPROVED

By: 1/22/21