



Connie J. Baker
OR 2260-725
All of: 17-61-04-56-000
+/-1.099 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, 3rd Quarter Township, Township 1, Range 7, United States Military Lands and being all of the lands now owned by Connie J. Baker as recorded in OR 2260-725, more fully described as follows.

Beginning for reference an iron pin found (5/8") at the northwest corner of Lot 22, Harding Heights Subdivision (Plat Book 8, Page 52), thence S 87°21'50" E a distance of 424.60 feet to an axle found and the principal place of beginning;

thence with the south line of lot 48 and continuing with the south line of the lands now owned by Sean B. Barnes & Megan K. Barnes (OR 2643-652), S 87°21'50" E a distance of 383.74 feet to a point in the center of Dresden Road (CR-2), passing a concrete monument at 48.32 feet, 0.31 feet left of line, being the southeast corner of said lot 48 and an iron pipe found (1") at 349.84 feet;

thence with the center of said Dresden Road, S 05°32'25" W a distance of 125.85 feet to a point at the northeast corner of the lands now owned by Mark A. Watson & Kathy A. Watson, Trustees (OR 2514-489);

thence with the north line of said Watson, Trustees' lands, N 87°23'22" W a distance of 377.31 feet to an iron pin set at the southeast corner of the lands now owned by Mary Ann Goetz (OR 2668-723), passing a pk nail set at 30.00 feet;

thence with the east line of said Goetz's lands, N 02°36'38" E a distance of 125.86 feet to the place of beginning, containing 1.099 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract is a utility easement four (4) feet in width as shown on the accompanying plat and described in the prior deed reference (OR 2260-725, Parcel 2).

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 1.099 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 10th, 2025.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeek, PS 8517
Date 1/13/25

DESCRIPTION

APPROVED

By:

[Signature]

