

Remainder Survey of Johnnie L. and Joanna E. Moreland Lands in Dresden, Ohio

Situated in the State of Ohio, County of Muskingum, Village of Dresden, and being all of Lot 45, and part of Lot 46 of Woodbridge's Addition, (Pl. Bk. A-O, Pg. 133), Township 3, Range 8, United States Military Lands, and being all of the lands presently owned by Johnnie L. and Joanna E. Moreland as per Official Record 2536, Page 894, and part of the lands of Official Record 2574, Page 737, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin set at the southwest corner of Lot 45 of Woodbridge's Addition, (Pl. Bk. A-O, Pg. 133);

Thence along the west line of lands presently owned by Gayle A. Miller, (OR 2115-751), North 38 degrees 29 minutes 05 seconds East, 184.37 feet to a point on the south line of Dresden Side-Cut Canal Lands, presently owned by the Village of Dresden, (DR 828-174), passing an iron pin set at 182.95 feet;

Thence along said Village of Dresden lands, the following two courses:

- 1.) South 28 degrees 35 minutes 01 seconds East, 102.64 feet to an iron pin found, passing an iron pin found perpendicular and offline to the south 0.22 feet, at 89.40 feet;
- 2.) South 23 degrees 03 minutes 32 seconds East, 35.47 feet to an iron pin found on the right of way of the Ohio Central Railroad Inc. (DR 1012-74);

Thence along said right of way, South 06 degrees 42 minutes 08 seconds West, 21.74 feet to an iron pin set;

Thence through the lands presently owned by Johnnie L. and Joanna E. Moreland, (OR 2574-737), South 57 degrees 03 minutes 03 seconds West, 114.82 feet to an iron pin set on the north line of Canal Street;

Thence along the north line of said street, North 51 degrees 36 minutes 12 seconds West, 100.60 feet to the principal place of beginning, containing 0.44 acres, more or less, and being part of Auditor's Parcel Number 33-10-19-06-000 +/- 0.12 Acres, and all of Auditor's Parcel Number 33-10-19-05-000 +/- 0.32 Acres.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations.