

Survey Split 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 part of Lot 46 of Woodbridge's Addition, (Pl. Bk. A-O, Pg. 133), Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by Johnnie L. and Joanna E. Moreland as per 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 southeast corner of Lot 46 of Woodbridge's Addition, (Pl. Bk. A-O, Pg. 133);

Thence along the north line of Canal Street, North 51 degrees 36 minutes 11 seconds West, 40.87 feet to an iron pin set;

Thence through said Moreland lands, North 57 degrees 03 minutes 03 seconds East, 114.82 feet to an iron pin set on the west line of the Ohio Central Railroad Inc., (DR 1012-74);

Thence along the right of way of said railroad the following two courses:

- 1.) South 06 degrees 42 minutes 08 seconds West, 29.25 feet to an iron pin set;
- 2.) South 18 degrees 58 minutes 32 seconds West, 41.39 feet to an iron pin set on the north line of Fifth Street;

Thence along the north line of said street, South 67 degrees 30 minutes 57 seconds West, 51.36 feet to the principal place of beginning, containing 0.09 acres, more or less, and being part of Auditor's Parcel Number 33-10-19-06-000.

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.

This description is written based on a field survey completed June 14, 2022 by Jack D. Newcome, Reg. No. 7321

OFFICE COPY
Jack D. Newcome
Jack D. Newcome, Reg. No. 7321
NOT RECORDABLE

6-20-22
Date



DESCRIPTION

APPROVED

By: DM 6-29-2022