

Situated in the 4th Quarter of Township 3 North, Range 8 West of the United States Military Lands in the Village of Dresden, Muskingum County, Ohio and being a part of Lot 44 as shown on the "Plan of the Town of Dresden" as recorded in Deed Book E, page 452 and also being all of the property conveyed to Gregory A. Morrison by a deed recorded in Official Record Book 1105, page 26 (Aud. Par. #33-30-17-12-000, all) and being further bounded and described as follows:

Beginning at an iron pin set at the southeast corner of the aforementioned Lot 44, said point also being the intersection of the west line of a 16.5 foot alley and the north line of W. 9th Street (66');;

thence South 65° 00' 45" West, along the north line of West 9th Street (66'), a distance of 50.00 feet to a point;

thence North 24° 59' 15" West, through said Lot 44 and along the east line of a tract conveyed to Jill N. Schlaegel by a deed recorded in Official Record Book 2923, page 739 and along the east line of a tract conveyed to Jeffrey W. Garver by a deed recorded in Official Record Book 1103, page 285 and passing an iron pin set at a distance of 3.00 feet, a total distance of 82.50 feet to an iron pin set;

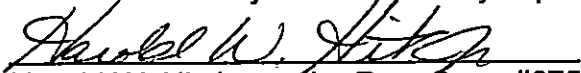
thence North 65° 00' 45" East, along the north line of said Lot 44 and the south line of a tract conveyed to Jeffrey W. Garver by a deed recorded in Official Record Book 994, page 205, a distance of 50.00 feet to an iron pin set;

thence South 24° 59' 15" East, along the west line of a 16.5 foot alley, a distance of 82.50 feet to the place of beginning.

Containing 0.0947 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in the deed to Jacobs Vanaman Properties LTD as recorded in Official Record Book 2718, page 175. Pertinent documents are all deeds and plat mentioned; and the online Muskingum County Real Estate Map. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during November of 2021.


Harold W. Hitchens, Jr., Reg. Surv. #6751
November 9, 2021

JOB # 5706-10-21

DESCRIPTION
APPROVED

By: 