



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

**David J. Devault & Terri L. Devault
OR 2659-212**

All of: 33-30-21-02-000 (+/-0.269 Ac.)

All of: 33-30-21-03-000 (+/-0.017 Ac.)

Total +/-0.286 Ac.

Situated in the State of Ohio, County of Muskingum, Village of Dresden, Part of Outlot 70, being part of Lot 14, Newcome's Subdivision (Plat Book 10, Page 5) and being all of the lands now owned by David J. Devault & Terri L. Devault as recorded in OR 2659-212 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the northeast corner of Lot 14 of said Newcome's Subdivision, thence with the south line of said Mountain Street/9th Street (66') also being the north line of Outlot 70, N 67°23'49" E a distance of 80.00 feet to an axle found at the northwest corner of the lands now owned by David J. Devault & Terri L. Devault (OR 2698-117);

Thence leaving the south line of said 9th Street and going with the west line of said Devault/Devault's lands, S 22°36'11" E a distance of 190.00 feet to an iron pin set on the south line of said Lot 14, passing an iron pin set at 172.00 feet;

Thence with the south line of said Lot 14, being the north line of an alley (16.5'), S 67°23'49" W a distance of 40.23 feet to a fence post on the east line of the limited access right of way of State Route 60 from the centerline survey as recorded in Plat Book 12, Page 9;

Thence with said limited access right of way line the following two (2) courses:

1. N 39°01'18" W a distance of 140.72 feet to a fence post, passing an axle found at 18.44 feet;
2. N 22°36'11" W a distance of 55.02 feet to the principal place of beginning, containing 0.286 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.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.286 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 25th, 2022.

