



## S.A. ENGLAND SURVEYING

Professional Land Surveying

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### Legal Description

5.000 Acres

#### All of Jack E. & Gloria L. Dickerson Parcel: Deed Book 617, Page 102

Situated in the Township of Licking, County of Muskingum, State of Ohio, and being a part of the Second Quarter, Township 2N, Range 9W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a 5 Acre parcel conveyed to Jack E. & Gloria L. Dickerson, as recorded in Deed Book 617, Page 102, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 35-02-51-56-000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of Lot 20 of Vallivue Heights No. 2 Subdivision, also being the Northwest corner of Lot 21, as recorded in Plat Book 14, Page 11, in the Muskingum County Plat Records;

Thence, N 01°27'14" W 1666.10 feet to a 3/4" o.d. iron pipe found marking the Southeast corner of a 26.65 Acre parcel conveyed to Jonathan D. Wollenberg, as recorded in O.R. Book 2945, Page 434;

Thence, S 88°41'44" W 1294.20 feet with the South line of said parcel conveyed to Wollenberg, and extending along a 45.00 Acre parcel conveyed to Albert A. & Colleen E. Nader, as recorded in O.R. Book 2911, Page 456, to a point on the South line thereof, and passing over a 5/8" o.d. iron pin found at 519.75 feet;

Thence, N 01°18'16" W 1288.17 feet with an arbitrary line across said 45.00 Acre parcel conveyed to Nader, to a point marking the **PRINCIPAL PLACE OF BEGINNING** of the 5.000 Acre parcel herein to be described: said Place of Beginning bears S 27°26'33" E 0.48 feet from an "X" scribed in a large rock;

Thence, S 89°41'41" W 300.00 feet with the boundary of said 45.00 Acre parcel conveyed to Nader, to a 5/8" o.d. iron pin found on the East line of a parcel conveyed to Anna Belle Turner, as recorded in O.R. Book 1654, Page 814;

Thence, N 00°18'19" W 726.00 feet with the East line of said parcel conveyed to Turner, to a 5/8" o.d. iron pin found on the boundary of said 45.00 Acre parcel conveyed to Nader;

Thence with the boundary of said parcel conveyed to Nader, with the following two (2) courses and distances:

- 1) N 89°41'41" E 300.00 feet to a point: said point bears N 79°47'58" E 1.18 feet from a 5/8" o.d. iron pin found;
- 2) S 00°18'19" E 726.00 feet to the **PRINCIPAL PLACE OF BEGINNING**.

Said parcel as surveyed contains 5.000 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Together with a 50 foot wide Right of Way for ingress & egress along the entire North line of the above described 5.000 Acre parcel, as recorded in Deed Book 617, Page 102.

The bearings of the above description are based on the South line of a 45.00 Acre parcel conveyed to Albert A. & Colleen E. Nader, as recorded in O.R. Book 2911, Page 456, in the Muskingum County Deed Records, as being S 88°41'44" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2021.

Dated 9/10/21

Job No. 3721-21MU

DESCRIPTION

APPROVED

By: [Signature] 9/14/21

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