



James A. Dover
DR 980-451
All of: 60-70-01-25-000
+/-0.731 Acres

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, Section 14, T13, R12, Congress Lands East of the Scioto River and being all of the lands now owned by James A. Dover (DR 980-451) of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found at the southeast corner of said Section 14, thence N 20°18'48" W a distance of 2598.90 feet to an iron pin set at the southeast corner of said Dover's lands, the principal place of beginning;

thence with the south line of said Dover's lands, N 72°32'09" W a distance of 192.93 feet to a stone found at the south east corner of the lands now owned by Kyle Ery Garner (OR 3131-194);

thence with the east line of said Garner's lands, N 17°27'57" E a distance of 165.00 feet to a point on the south line of Chandlersville Road (SR-146), passing an iron pin found (finley) at 159.74 feet;

thence with the south line of said Chandlersville Road, S 72°32'09" E a distance of 192.93 feet to a point on the northwest corner of the lands now owned by Jame C. & Linda L. Dudley (DR 664-186);

thence with the west line of said Dudley's lands, S 17°27'57" W a distance of 165.00 feet to the place of beginning, passing an iron pin set at 5.00 feet, containing 0.731 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, Grid North 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 0.731 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on October 10th, 2022 & September 9th, 2023.



DESCRIPTION

APPROVED

By: 10/13/2023