



General Warranty Deed

**ELMER O. HOLBEIN and VIRGINIA B. HOLBEIN, Trustees of
The Living Revocable Trust of Elmer O. Holbein and Virginia B. Holbein,**

*of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty
covenants, to* **STEPHEN G. WAHL and HOLLY J. WAHL**

whose tax mailing address is **4032 Holbein Drive
Zanesville, Ohio 43701**

the following real property:

BEING A SURVEY OF A PART OF A 40 ACRE PARCEL CONVEYED TO ELMER O. AND VIRGINIA B. HOLBEIN, AS RECORDED IN DEED VOLUME 1033 PAGE 300, AND BEING AUDITOR'S PARCEL NO. 17-12-02-000 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 2, TOWNSHIP-1N, RANGE-8W, TOWNSHIP OF FALLS, COUNTY OF MUSKINGUM, STATE OF OHIO, AND BEING MORE FURTHER DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A STONE FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 2, THENCE FROM SAID STONE N 87°30'00" W 3870.00 FEET TO AN IRON PIN FOUND IN THE CENTERLINE OF BAUGHMAN ROAD (TWP. RD. #148) SAID POINT BEING THE NORTHEAST CORNER OF THE AFORESAID HOLBEIN PARCEL, AND BEING THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO RONALD E. LYNN AS RECORDED IN DEED VOLUME 912 PAGE 175, AND BEING AUDITOR'S PARCEL NO. 17-03-02-32-000, PASSING OVER A CORNERPOST FOUND AT THE SOUTHEAST CORNER OF SAID LYNN PARCEL AT A DISTANCE OF 3550.80 FEET, THENCE WITH THE CENTERLINE OF BAUGHMAN ROAD S 16°26'19" W 103.04 FEET TO A POINT IN SAID CENTERLINE, THENCE AGAIN WITH SAID CENTERLINE S 22°40'13" W 97.11 FEET TO A POINT IN SAID CENTERLINE AND BEING THE NORTHWEST CORNER AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, THE FOLLOWING THREE (3) COURSES AND DISTANCES ARE NEW LINES THROUGH AND SEVERING THE AFORESAID HOLBEIN PARCEL;

- 1) S 45°58'09" E 145.87 FEET TO AN IRON PIN SET (PASSING AN IRON PIN SET AT 24.78 FEET), THIS BEING THE NORTHEAST CORNER OF THIS PARCEL;
- 2) S 09°56'48" E 385.26 FEET TO AN IRON PIN SET, THIS BEING THE SOUTHEAST CORNER OF THIS PARCEL;
- 3) N 60°54'18" W 345.69 FEET TO A POINT IN THE CENTERLINE OF BAUGHMAN ROAD (PASSING AN IRON PIN SET AT 321.53 FEET), THIS BEING THE SOUTHWEST CORNER OF THIS PARCEL AND BEING ON THE WEST PROPERTY LINE OF THE AFORESAID HOLBEIN PARCEL, AND BEING ON THE EAST PROPERTY LINE OF A PARCEL CONVEYED TO D. AND R. BAUGHMAN AS RECORDED IN DEED VOLUME 523 PAGE 817;

THENCE, WITH THE WEST LINE OF HOLBEIN AND THE EAST LINE OF BAUGHMAN, AND THE CENTERLINE OF BAUGHMAN ROAD N 22°40'13" E 338.95 FEET TO THE PLACE OF BEGINNING.

THE PARCEL AS SURVEYED CONTAINS 1.7159 ACRES OR 74,743 SQUARE FEET MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 2 (TWO) AS BEING; N 86°30'00" W.

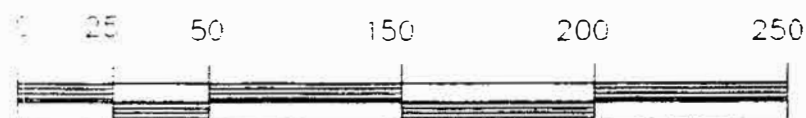
ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #6917 IN AUGUST, 1996.

Parcel No. 17-17-12-02-02-000 (Part)

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY A.L. Swinehart
11-4-96

GRAPHIC SCALE 1" = 50'



BASIS OF BEARING:
BEARINGS OF THIS PLAT ARE BASED ON THE
NORTH LINE OF THE SOUTHEAST QUARTER
OF QUARTER TOWNSHIP 2 AS BEING
N 87° 30' 00" W

DALE J. & NAN
PHILLIS

DEED VOL. 749 PAGE 124
PARCEL #17-03-02-31-000

RONALD E. LYNN

DEED VOL. 912 PAGE 175
PARCEL #17-03-02-32-000

NORTHEAST CORNER OF THE
SOUTHEAST QUARTER OF
QUARTER TOWNSHIP #2
TWP-1N RANGE-8W

N 87°30'00" W 319.20

N 87°30'00" W 3870.00'

P.O.B.

D. & R. BAUGHMAN

DEED VOL. 523 PAGE 817

ELMER O. & VIRGINIA B.
HOLBEIN

DEED VOL. 1033 PAGE 300
PARCEL #17-12-02-02-000

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- - POINT
- ☼ - TREE
- - STONE
- ⊙ - CORNER POST



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS
MADE OF THE PREMISES AND THAT THIS PLAT IS
CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 9/23/96
DENNIS P. HAGAN, P.E., P.S.
OHIO REGISTERED SURVEYOR #6917

1.7159 AC
OP
74,743 SF

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY 11-4-96

ELMER O. & VIRGINIA B.
HOLBEIN

DEED VOL. 1033 PAGE 300
PARCEL #17-12-02-02-000

PREPARED BY

PERRY ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

PO BOX 429 THORNVILLE, OHIO 43076 PHONE 246-4491 OR 800-648-8151

PROPERTY LOCATION

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF FALLS, AND BEING A PART OF LOT 2 TWP. 1N, R. 8W,
QUARTER TWP. 1-2 OF JOHN ROBERTS SURVEY DEED VOL. 2 PG. 366,
BEING A SURVEY OF A PART OF A 40 ACRE PARCEL CONVEYED TO
ELMER O. & VIRGINIA B. HOLBEIN AS FOUND IN DEED VOL.
1033 PAGE 300 IN THE MUSKINGUM COUNTY RECORDERS OFFICE.

PREPARED FOR

STEVE & HOLLY WAHL
4032 HOLBEIN DRIVE
ZANESVILLE, OHIO 43701

THIS SURVEY IS SUBJECT TO ALL
LEGAL UTILITY EASEMENTS AND
ROAD RIGHT-OF-WAYS OF RECORD.
THIS SURVEY IS SUBJECT TO ALL
LEGAL FACTS THAT A FULL TITLE
RESEARCH MAY REVEAL.

FILE NO. 90-090M (part of)
INVOICE NO. 96-10161

FW TM\BF 9-96
DRAWING BY TM
CALCS. BY DPH\TM
CHECKED BY DPH

ALL IRON PINS SET ARE
5/8" O.D. REINFORCING BARS
WITH YELLOW CAPS LABELED:

DENNIS P. HAGAN #6917