



17-12-02-22-005
3895 HOLBEIN DR

Know all Men by these Presents

That ELMER O. and VIRGINIA HOLBEIN, husband and wife,
of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to

RONALD E. and BETH FRAME,
whose tax mailing address is
3895 Holbein Drive, Zanesville, Ohio 43701,
the following real property:

SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1N, RANGE 8W, FALLS TOWNSHIP,
MUSKINGUM COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SURVEY OF A PART OF A PARCEL CONVEYED TO ELMER O. AND VIRGINIA HOLBEIN,
AS RECORDED IN DEED VOLUME 727, PAGE 212, IN THE MUSKINGUM COUNTY RECORDER'S
OFFICE, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTH RIGHT OF WAY LINE OF HOLBEIN
DRIVE (TOWNSHIP ROAD 691) MARKING THE NORTHEAST CORNER OF LOT 10 OF HOMECROFT
ACRES SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 18, AND BEING ON THE NORTH
LINE OF A PARCEL CONVEYED TO CHARLES W. AND DORIS M. WILSON, AS RECORDED IN DEED
VOLUME 370, PAGE 109, BEING ON THE SOUTH LINE OF SAID PARCEL OF WHICH THIS
DESCRIPTION IS A PART, AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE TRACT
HEREIN TO BE DESCRIBED;

THENCE WITH THE NORTH LINE OF LOT 10, THE SAME BEING THE SOUTH RIGHT OF WAY LINE
OF HOLBEIN DRIVE AND THE SOUTH LINE OF SAID PARCEL OF WHICH THIS DESCRIPTION IS
A PART N 50°39'00"W 42.18 FEET TO A POINT, AND BEING THE SOUTHWEST CORNER OF THE
TRACT HEREIN DESCRIBED;

THENCE LEAVING SAID CENTERLINE WITH A LINE ACROSS SAID PARCEL CONVEYED TO
ELMER O. AND VIRGINIA HOLBEIN THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 37°33'18" E 318.91 FEET TO AN IRON PIN SET, BEING THE NORTHWEST CORNER
OF THE TRACT HEREIN DESCRIBED, AND PASSING OVER A REFERENCE IRON PIN
SET AT 51.05 FEET
- 2) S 58°42'00" E 80.00 FEET TO AN IRON PIN SET, AND BEING THE NORTHEAST
CORNER OF THE TRACT HEREIN DESCRIBED
- 3) S 24°26'53" W 312.97 FEET TO A NAIL SET IN THE CENTERLINE OF HOLBEIN DRIVE,
BEING ON THE NORTH LINE OF SAID PARCEL CONVEYED TO WILSON, BEING ON
THE SOUTH LINE OF SAID PARCEL CONVEYED TO ELMER O. AND VIRGINIA
HOLBEIN BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,
AND PASSING OVER A REFERENCE IRON PIN SET AT 287.97 FEET;

THENCE WITH THE NORTH LINE OF SAID PARCEL CONVEYED TO WILSON, THE SAME BEING
THE SOUTH LINE OF SAID PARCEL CONVEYED TO ELMER O. AND VIRGINIA HOLBEIN N 65°00'00"
W 110.99 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.8496 ACRES, MORE OR LESS,
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIPTION ARE BASED ON THE BEARINGS OF THE PLAT OF
HOMECROFT ACRES SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 18, IN THE
MUSKINGUM COUNTY RECORDER'S OFFICE.

THE ABOVE DESCRIPTION WAS PREPARED BY J.H. SURVEYING, INC., UNDER THE
SUPERVISION OF DENNIS P. HAGAN, OHIO REGISTERED SURVEYOR NO. 6917, ON JULY 28, 1990.

AUDITOR'S PARCEL NO. Part of 17-12-02-22-000

OFFICE COPY
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

4-10-95

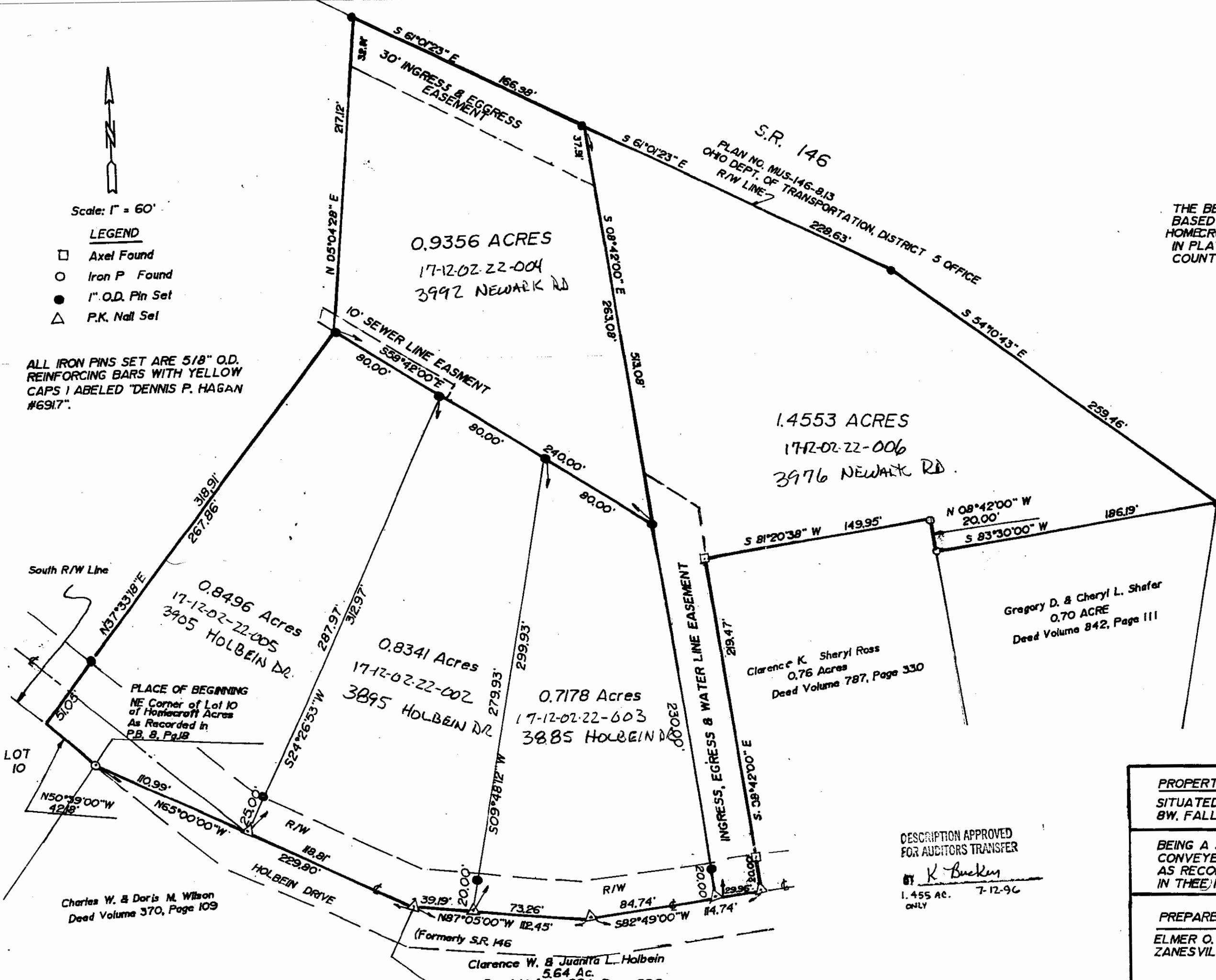


Scale: 1" = 60'

LEGEND

- Axel Found
- Iron P. Found
- 1" O.D. Pin Set
- △ P.K. Nail Set

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



THE BEARINGS FOR THE ABOVE PLAT ARE BASED ON THE BEARINGS OF THE PLAT OF HOMECROFT ACRES SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 18, IN THE MUSKINGUM COUNTY RECORDER'S OFFICE.

Approved For Transfer
On Lot Sewage Proposed
Date 7-12-96

Michael J. Knoch
Zanesville-Muskingum County
Health Department



I HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE PREMISES AND THAT THE ABOVE PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.
DATED: 7-12-96
DENNIS P. HAGAN, P.S. #6917
OHIO REGISTERED SURVEYOR

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *K. Buckner*
1.455 AC. 7-12-96
ONLY

PROPERTY LOCATION
SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP IN, RANGE
BW. FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEING A SURVEY OF A PART OF A PARCEL
CONVEYED TO ELMER O. & VIRGINIA HOLBEIN,
AS RECORDED IN DEED VOLUM 727 PAGE 212,
IN THE MUSKINGUM COUNTY RECORDER'S OFFICE.

PREPARED FOR: ELMER O. HOLBEIN ZANESVILLE, OHIO	PREPARED BY: DPH SURVEYING, INC. P.O. BOX 429, THORNVILLE, OH
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