

305 CHESTNUT ST

Legal Description of Robert E. Peffer Property

Situated in the State of Ohio, County of Muskingum, Town of Dresden, and being all of Lot 36 of Brown's Addition to Dresden, and part of Lot 12 of Woodbridge's Addition to Dresden, Plat Book A-O, Page 133, presently owned by Robert E. Peffer(OR 1513-638), and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pin set at the southwest corner of Lot No. 35, on the east line of an alley and the southwest corner of lands presently owned by E. A. and A. J. Roush(DR 830-78);

Thence along the south line of said Roush lands, and the north line of Lot 35, of Brown's Addition, and the extension there of, through Lot 12 of Woodbridge's Addition, North 64 degrees 54 minutes 35 seconds East, 132.00 feet to an iron pin set on the northeast corner of this property being described and the west line of Chestnut Street, passing the subdivision line at 115.50 feet;

Thence along said west line, and the east line of Lot 12, South 25 degrees 00 minutes 00 seconds East, 66.67 feet to a PK nail found, (and replaced by a larger PK nail), on the northeast corner of lands presently owned by J. R. the Third, and S. L. House(DR 1108-54);

Thence along the north line of said House lands, and through Lot 12 of Woodbridge's Addition, and through Lot 36 of Brown's Addition, South 64 degrees 54 minutes 35 seconds West, 132.00 feet to a point on the east line of an alley, passing the subdivision line at 47.62 feet, and an iron pipe found at 131.60 feet;

Thence along said east line North 25 degrees 00 minutes 00 seconds West, 66.67 feet to the principal place of beginning, containing 0.20 acres more or less, subject to all legal right of ways and applicable easements, written or implied.

Bearings are based on the west line of Chestnut Street as being North 25 degrees 00 minutes 00 seconds West, as per the "Plat of the Town of Dresden", Plat Book 2, Page 128.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

This description is written based on a field survey completed on October 4, 2006 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome Reg. No. 7321

10-05-06
Date

All of: 33-33-10-13-10-000 +/- 0.20 Acres



EXEMPT FROM
PLANNING COMMISSION

APPROVED FOR CLOSURE
[Signature] 10/10/06

[Signature] 10/10/06

SITUATED IN:

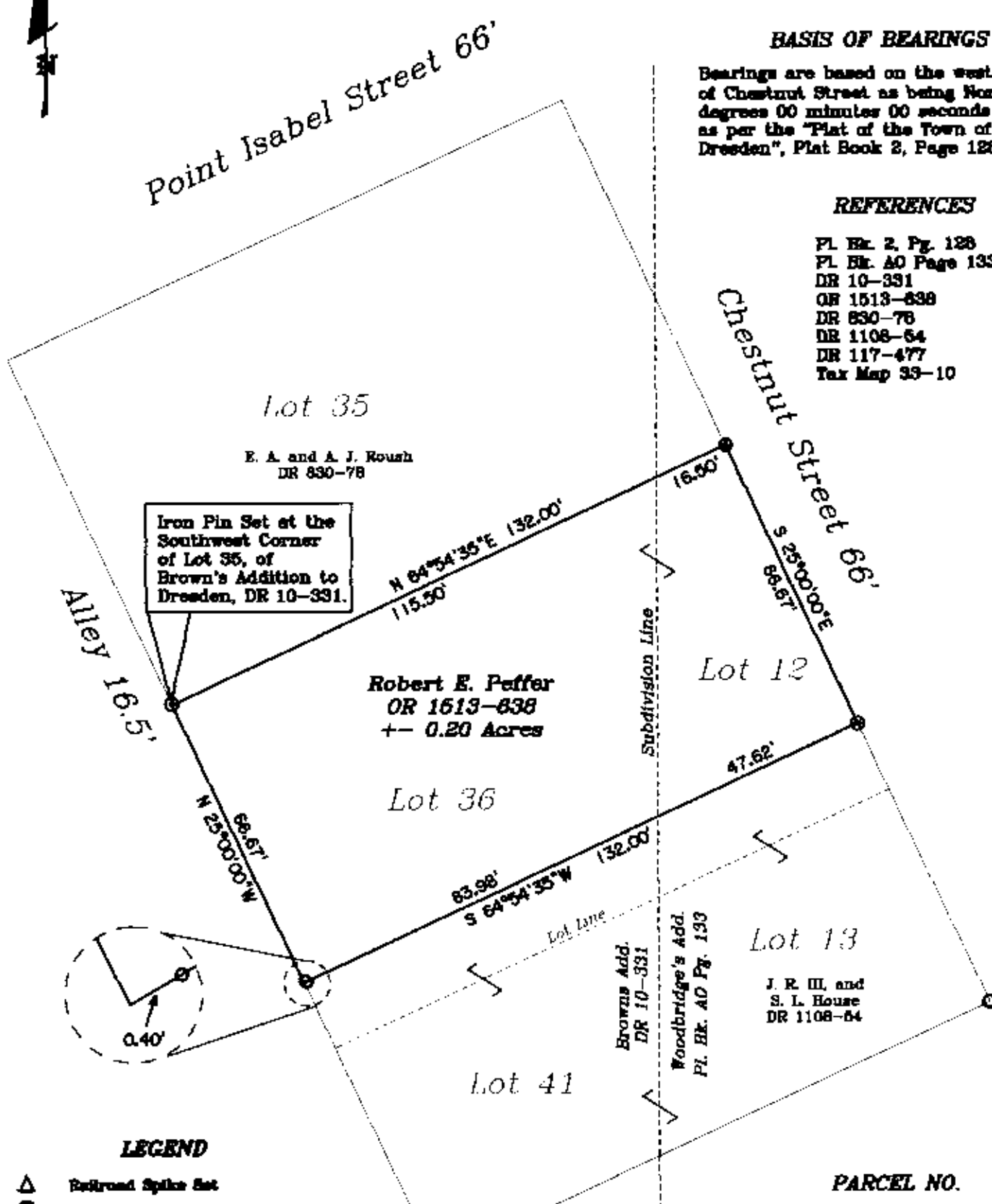
State of Ohio, County of Muskingum, Town of Dresden, and being all of Lot 36, of Brown's Addition to Dresden, DR 10-331, and part of Lot 13 of Woodbridge's Addition to Dresden, Plat Book "AO", Page 133.

BASIS OF BEARINGS

Bearings are based on the west line of Chestnut Street as being North 25 degrees 00 minutes 00 seconds West, as per the "Plat of the Town of Dresden", Plat Book 2, Page 123.

REFERENCES

- Pl. Bk. 2, Pg. 123
- Pl. Bk. AO Page 133
- DR 10-331
- OR 1513-838
- DR 830-78
- DR 1108-64
- DR 117-477
- Tax Map 33-10



LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Aisle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- Iron Pin Set, 6/8" rebar
- ⊞ Monument Found
- ⊙ PK Nail Found



PARCEL NO.

All of: 33-33-10-13-10-000 +- 0.20 Acres

NOTE: The current deed description of the property does not include part of Lot 12, but in researching the deed back through previous owners, the correct description was found in DR 117-477.

EXEMPT FROM PLANNING COMMISSION

[Signature] 10/10/2006

APPROVED FOR CLOSURE

[Signature] 10/10/2006

OFFICE COPY NOT RECORDABLE

Jack D. Newcome
Reg. Surveyor No. 7321



Newcome Surveying Company
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