

33-30-08-16  
603 HIGH ST

Description for conveyance

Being a Part of the Samuel Washington Adams 2<sup>nd</sup> Subdivision as recorded in Plat book 1 page 7 and being situated in the town of Dresden, Muskingum County, State of Ohio and also being a part of the lands last transferred to T. & B. Corners Inc. as recorded in deed books 1082 page 70 and volume 1083 page 488 of the said county records and being further described as follows.

Beginning for reference at an axle found on the Southwest corner of lot 6 of said subdivision. Thence along the west line of said lot North 23 degrees 00 minutes 00 seconds West a prorated distance of 181.90 feet to a 60 penny spike set, said spike being the place of beginning for the tract herein described. Thence North 67 degrees 00 minutes 00 seconds East 70.41 feet to a point. Thence North 22 degrees 09 minutes 26 seconds West 67.72 feet to an iron pin set passing an iron pin set at 1.59 feet. Thence South 67 degrees 24 minutes 28 seconds West 21.99 feet to an iron pin set. Thence North 22 degrees 28 minutes 44 seconds West 11.28 feet to an iron pin set. Thence South 66 degrees 45 minutes 43 seconds West 49.52 feet to an iron pin set on the east line of a 16.5 foot alley. Thence along said alley South 23 degrees 00 minutes 00 seconds East 78.95 feet to the place of beginning and containing 0.1231 of an acre more or less with 0.0789 acre being from parcel number 33-30-08-15-000 and 0.0178 acre being from parcel number 33-30-08-16-000, 0.0241 acre being from parcel number 33-30-08-01-000 and 0.0023 acre being from parcel number 33-30-08-02-000. Subject to all right of ways and easements either written or implied. All iron pins set are 5/8" by 30" rebar with I.D. caps. Bearings based on plat book 1 page 7 and are for angular calculations only. Description prepared by Steven B. Walton, Ohio Professional Surveyor S-7675 on the 1<sup>st</sup> day of April 2000.

~~OFFICE COPY~~  
~~NOT RECORDABLE~~

DESCRIPTION APPROVED  
FOR RECORDATION  
BY *[Signature]*  
4-12-2000



603 HIGH ST.

33-30-08-15

DESCRIPTION OF A 0.077 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Village of Dresden, and being part of Lot # 9 of Samuel and Washington Adams Second Subdivision (Plat Book # 1, Page 7), Township 3 North, Range 8 West in the United States Military District and being all of the T. and B. Corners property recorded in Volume # 1149, Page 206 and Volume 1082, Page 70, and being all of Parcel # 33-30-08-15 of Muskingum County records and being more particularly described as follows ;

Beginning at the Southeast Corner of Lot # 9, South 67 degrees 00 minutes 00 seconds West 61.60 feet to an iron pin set ; thence along Emily Bellew property and crossing Lot # 9, North 22 degrees 09 minutes 23 seconds West 54.98 feet to an iron pin found ; thence along Glenn E. Newman and Karen Y. Van Camp property (Volume 1656, Page 505) North 67 degrees 25 minutes 35 seconds East 60.79 feet to an iron pin set on the west right of way of High Street ; thence along said right of way, South 23 degrees 00 minutes 00 seconds East 54.52 feet to an iron pin set at the Place of Beginning .

Containing 0.077 acres or 3349.993 square feet, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879".

Bearings contained on this plat are assumed on the west right of way of High Street as being South 23 degrees 00 minutes 00 seconds East and are for angular calculation only.

This description was written from an actual survey completed by Binckley Land Surveying in December 15th, 2002.

~~OFFICE COPY~~

Done at \_\_\_\_\_ Binckley, H.P.S. 7978 Date \_\_\_\_\_

**NOT RECORDABLE**

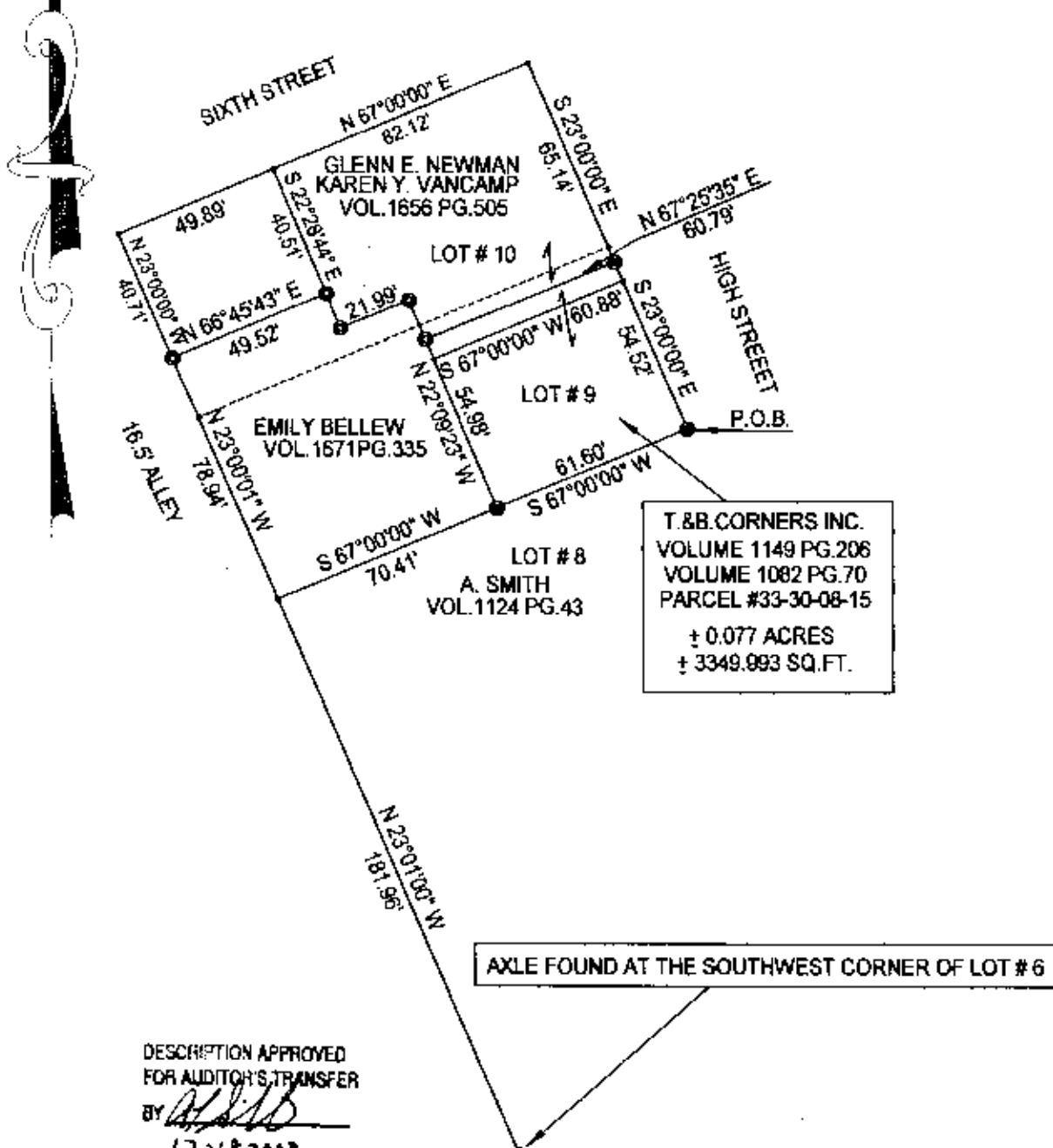
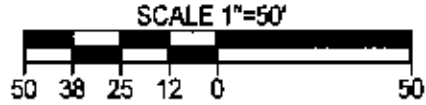
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*

12-18-2002

**BINCKLEY LAND SURVEYING**

6375 WINDSONG WAY NASHPORT OHIO 43830  
 PHONE (740) 455-3736 FAX (740)455-9149



T.&B.CORNERS INC.  
 VOLUME 1149 PG.206  
 VOLUME 1082 PG.70  
 PARCEL #33-30-08-15  
 ± 0.077 ACRES  
 ± 3349.993 SQ.FT.

AXLE FOUND AT THE SOUTHWEST CORNER OF LOT # 6

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY *[Signature]*  
 12-18-2002

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, VILLAGE OF DRESDEN, AND BEING ALL OF PARCEL # 33-30-08-15 AND PART OF LOT # 9 OF SAMUEL WASHINGTON ADAM'S SECOND SUBDIVISION PLAT BOOK # 1, PAGE 7 OF MUSKINGUM COUNTY RECORDS, WHICH WAS LAST CONVEYED TO T. AND B. CORNERS INC. IN DEED VOLUME 1149, PAGE 206 AND DEED VOLUME 1082, PAGE 70 OF MUSKINGUM COUNTY RECORDS.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PLAT OF SAMUEL AND WASHINGTON ADAMS SECOND SUBDIVISION (PB. # 1, PG. 7), AND PREVIOUS SURVEYS BY STEVEN B. WALTON DATED 11-16-2000 AND 3-4-2001.

BASIS OF BEARINGS : BEARINGS ON THIS PLAT ARE ASSUMED ON THE WEST LINE OF HIGH STREET AS BEING S 23°00'00" E AND ARE FOR ANGULAR CALCULATIONS ONLY.

NOTE : THE DISTANCES ON THIS PLAT ARE MEASURED DISTANCES BASED ON PRORATED DISTANCES WHICH WERE MEASURED BETWEEN EXISTING MONUMENTATION.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING ON THIS 15TH DAY OF DECEMBER, 2002.

**OFFICE COPY**

DONALD E. BINCKLEY, P.S. 1781 D.E.  
**NOT RECORDABLE**