

Situated in the State of Ohio, County of Muskingum, Town of Dresden, William's Subdivision, a part of Outlot 81(Plat Book 2, page 128), bounded and described as follows:

Being part of Lot 3, of William's Subdivision, as depicted in Deed Book Y, Page 343, and more particularly described as follows:

Beginning for reference at an iron pin found at the northeast corner of Lot 13, of William's Subdivision, Deed Book Y, page 343, thence along the south side of an alley, South 68 degrees 24 minutes 34 seconds West, 66.00 feet to a point, thence across said alley North 21 degrees 43 minutes 00 seconds West, 23.04 feet to an iron pin set on the southeast corner of Lot 3 and the principal place of beginning; thence along the south side of Lot 3 South 68 degrees 26 minutes 00 seconds West, 31.54 feet to an iron pin set; thence through Lot 3 North 21 degrees 43 minutes 00 seconds West, 148.50 feet to a point in the sidewalk, passing an iron pin set at 146.50 feet; thence along the north line of Lot 3, and the south line of 10th Street North 68 degrees 26 minutes 00 seconds East, 31.54 feet to a point in the sidewalk; thence along the east line of said Lot 3 South 21 degrees 43 minutes 00 seconds East, 148.50 feet to the principal place of beginning, passing an iron pin set at 3.00 feet, containing 0.11 acres more or less. Subject to all legal easements and right of ways, written, or implied.

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

Bearings are based on the centerline of the abandoned Cinn. And Musk. Valley Railroad, being South 21 degrees 43 minutes 00 seconds East, as depicted on the plat of Plaza Homesites, as found in Plat Book 9, Page 34.

This description is written based on a field survey completed on August 30, 2004 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
**NOT RECORDABLE**  
Jack D. Newcome Reg. No. 7321 \_\_\_\_\_ Date 8-22-04



PARCEL NO.  
All of Parcel No.; 33-33-30-23-03-000 (0.11 Acres)

DESCRIPTION APPROVED  
FOR AND TO BE TRANSFER  
BY [Signature]  
8-31-2004

ADDRESS N/A

10th Street

N 21°43'00"W 2.00'  
N 68°26'00"E 31.54'  
S 21°43'00"E 3.00'

William and  
Connie Hamilton  
OR 1882-113  
+-0.11 Acres

Lot 2  
D.K. and J.A.  
Sullivan  
DR 1068-133

Centerline Abandoned Railroad  
Cinn. and Musk. Valley Railroad

Lot 3  
N 21°43'00"W 148.30'  
S 21°43'00"E 148.50'

S 68°26'00"W 31.54'

Alley  
N 21°43'00"W 23.04'  
S 68°24'34"W 66.00'

- LEGEND**
- △ Railroad Spike Set
  - Iron Pin Found
  - ⊕ Stone Found
  - Aisle Found
  - Iron Pipe Found
  - ▲ Railroad Spike Found
  - ⊙ Iron Pin Set, 1/8" rebar
  - ⊞ Monument Found

**SITUATED IN:**

The State of Ohio, County of Muskingum, Town of Dresden, Outlot 81, and being part of Lot 3, of William's Subdivision. Deed Book Y, Page 843.

**BASIS OF BEARINGS**

Bearings are based on the centerline of the abandoned C. and M. V. R. R. as being South 21 degrees 43 minutes 00 seconds East, as depicted on the plat of Plaza Homesites, as found in Plat Book 9 Page 54.

**PARCEL NO.**

All of: 33-33-30-29-03-000 (0.11 Acres)

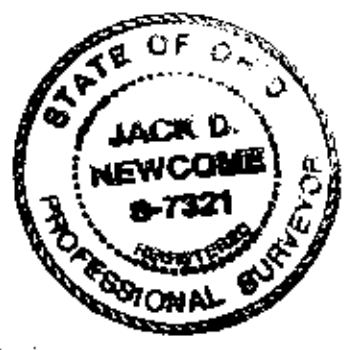
Iron Pin Found at the Northeast Corner of Lot 13, of William's Subdivision, being a part of Outlot 81 the Town of Dresden.

- REFERENCES**
- Lot 13
  - DR 671-201
  - DR 94-32
  - DR 45-88
  - DR 19-100
  - DR Y-419
  - Tax Map 33-30
  - RR Val. Map, Sheet
  - V11(Ohio) of 2
  - DR Y-845

**Surveyor's Report**

The deed describes the parcel as "all of Lot 3", which would be a width of sixty-six feet, and a length of one-hundred and forty-eight and half feet. My survey of the lot depicts a width of thirty-one and fifty-four one hundredths feet due to the Cinn. and Musk. Valley Railroad going through the lot, as delineated on existing and previous tax maps, and railroad valuation maps. Researching the parcel back to its creation, (1840), no easement or deed for the right of way from the previous owners to the railroad was found in the Muskingum County records. The railroad valuation map did not show a right of way line, only the centerline, and the lot decreased in size to its approximate present dimensions. Obviously the railroad had a right of way, perhaps verbal or unrecorded, since the railroad was there. Now that the railroad is no longer in use, abandoned, the owner's may have a claim of title to the entire sixty-six feet. If said owner would wish to pursue this matter, and attorney should be acquired for consultation.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
8-31-2007



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NOT RECORDABLE  
9-22-07  
Jack D. Newcome  
Reg. Surveyor No. 7321

