

Property Split for William and Connie Hamilton

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 found on the southeast corner of Lot 3;

Thence along the east line of Lot 3, North 21 degrees 43 minutes 00 seconds West, 67.71 feet to an iron pin set and the principal place of beginning;

Thence through Lot 3, South 65 degrees 30 minutes 07 seconds West, 31.58 feet to an iron pin set on the east line of the right of way of the abandoned Cincinnati and Muskingum Valley Railroad;

Thence along said previous right of way North 21 degrees 43 minutes 00 seconds West, 82.40 feet to a point in the sidewalk, on the south line of Tenth Street, passing an iron pin found at 80.40 feet;

Thence along said south line, North 68 degrees 26 minutes 00 seconds East, 31.54 feet to a point in the sidewalk at the northeast corner of Lot 3;

Thence along said east line of Lot 3, South 21 degrees 43 minutes 00 seconds East, 80.79 feet to the principal place of beginning, passing an iron pin found at 3.00 feet, containing 0.06 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 March 20, 2006 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome Reg. No. 7321

3-20-06
Date

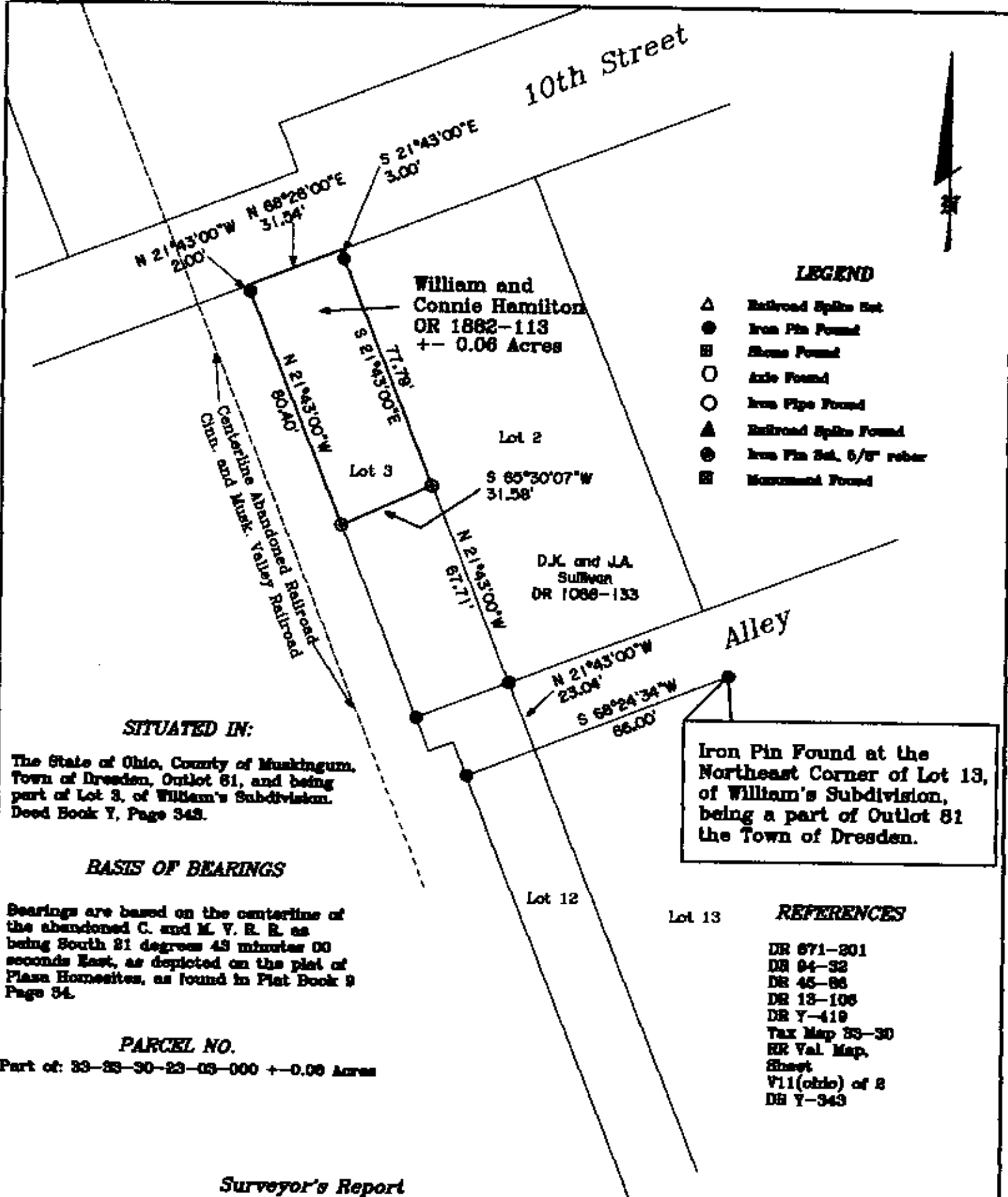


PARCEL NO.

Part of Parcel No.; 33-33-30-23-03-000 (0.06Acres)

APPROVED FOR CLOSURE
[Signature] 3/22/2006

EXEMPT FROM
PLANNING COMMISSION
[Signature] 3/22/2006



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 343.

BASIS OF BEARINGS

Bearings are based on the centerline of the abandoned C. and M. V. R. R. as being South 81 degrees 43 minutes 00 seconds East, as depicted on the plat of Plaza Homesites, as found in Plat Book 9 Page 34.

PARCEL NO.

Part of: 33-23-30-23-03-000 +- 0.06 Acres

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.

APPROVED FOR CLOSURE

[Signature] 3/22/2006

EXEMPT FROM PLANNING COMMISSION

[Signature] 3/22/2006



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

Lot 13

REFERENCES

- DR 671-301
- DR 94-32
- DR 45-86
- DR 13-106
- DR Y-419
- Tax Map 33-30
- RR Val. Map, Sheet V11(Ohio) of 8
- DR Y-343



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Reg. Surveyor No. 7031