



Linn Engineering, Inc.

Civil Engineering Consultants

614-452-7434 • FAX 614-452-5198

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

Situated in the State of Ohio, County of Muskingum, Village of Dresden bounded and described as follows:

Being a part of Outlot 81 of the Village of Dresden and being part of lands now owned by Charles Mitchell, Jr., as described in Muskingum County Deed Record 566, Page 242, and more particularly described as follows:

Beginning for reference at an iron pin found on the northeast corner of Lot 23 of Mitchell Hill Subdivision as designated and delineated on Muskingum County Plat Book 16, Pages 114 and 115 and the south line of lands now owned by Charles Mitchell, Jr. (Deed Record 566-242); thence along the north line of said Lot 23 South 82 degrees 26 minutes 00 seconds East 51.83 feet to a point and the principal place of beginning; thence North 29 degrees 26 minutes 05 seconds West 62.61 feet to an iron pin set; thence North 82 degrees 26 minutes 00 seconds West 81.47 feet to an iron pin set on the east line of lands now owned by J. and K. Tignor (Deed Record 468-641); thence along the said east line of said Tignor's lands North 01 degrees 22 minutes 45 seconds West 173.66 feet to an iron pipe found on the northeast corner of said Tignor's lands; thence along the south line of lands now owned by J. and K. Tignor (Deed Record 468-641) North 84 degrees 26 minutes 20 seconds East 240.85 feet to an iron pin set; thence through said Mitchell's land South 07 degrees 34 minutes 00 seconds West 226.25 feet to an iron pin set; thence continuing along said line South 07 degrees 34 minutes 00 seconds West 50.00 feet to a point on the north line of the right of way of Nicholas Lane, and Mitchell Hill Subdivision, and the south line of said Mitchell's lands as designated and delineated on said Mitchell Hill Subdivision Plat; thence North 82 degrees 26 minutes 00 seconds West 40.30 feet to an iron pipe found from which an iron pin set bears North 07 degrees 34 minutes 00 seconds East 50.00 feet, (for reference due to future construction); thence continuing along said line North 82 degrees 26 minutes 00 seconds West 48.10 feet to the principal place of beginning; containing 1.14 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Appended to the above described tract is the following AUGMENTING EASEMENT for the purposes of ingress and

OFFICE COPY
NOT RECORDABLE

Mitchell, Jr.
66-242

FD IN
Town of Dresden, Muskingum
County of Ohio.



ENCES

42
41

16, Page 114 & 115

NOS.

3-33-30-29-10-000 (±1.14 Ac.)

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gress only and being more particularly described as follows:

Beginning at an iron pin found on the northeast corner of Lot 23 of Mitchell Hill Subdivision as designated and delineated on Muskingum County Plat Book 16, Pages 114 and 115 and the south line of lands now owned by Charles Mitchell, Jr. (Deed Record 566-242); thence along the north line of said Lot 23 North 82 degrees 26 minutes 00 seconds West 59.45 feet to an iron pipe found on the southeast corner of lands now owned by J. and K. Tignor (Deed Record 468-641); thence along the east line of said Tignor's lands North 01 degrees 22 minutes 45 seconds West 50.62 feet to an iron pin set; thence South 82 degrees 26 minutes 00 seconds East 81.47 feet to an iron pin set; thence South 29 degrees 26 minutes 05 seconds East 62.61 feet to a point on the north right of way line of Nicholas Lane as designated and delineated on said Mitchell Hill Subdivision; thence along the north line of said Nicholas Lane North 82 degrees 26 minutes 00 seconds West 51.83 feet to the place of beginning; containing 0.11 acres, more or less, subject to all legal road right of ways and applicable easements, 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 south line of Outlot 81 as bearing North 82 degrees 26 minutes 00 seconds West as depicted on the Mitchell Hill Subdivision Plat as recorded Muskingum County Plat Book 16, Page 114.

This description is written based on a survey completed April 26, 1995 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome
Jack D. Newcome
Reg. No. 7321

05/02/95
Date



PARCEL NO.:
Part of Parcel No.: 33-33-30-29-10-000 (1.14 ac.)

DESCRIPTION APPROVED
FOR ADDITION'S TRANSFER

[Signature]

5-22-95

Mitchell, Jr.
566-242

ED IN

Town of Dresden, Muskingum
County, Ohio.



INCHES

42
41

16, Page 114 & 115

1 NOS.

3-33-30-29-10-000 (1.14 Ac.)

[Signature]
J. D. Newcome
Date 5-5-95
Reg. No. 7321

Engineering, Inc. 614-452-7494
Surveying Consultants
Zanesville, Ohio 43702-2671

33-30-29-10-005

2531 NICHOLAS LN

BASIS OF BEARING

Bearings are based on the south line of
Outlot 81, as depicted on the plat of
"Mitchell Hill Subdivision" as being N 82°26'00" W.

SITUATED IN

Outlot 81, Town of Dresden, Muskingum
County, State of Ohio.

J. & K. Tignor
DR 468-641

OUTLOT 81

Charles Mitchell, Jr.
DR 566-242
± 1.14 Acres

Charles Mitchell, Jr.
DR 566-242

J. & K. Tignor
DR 468-641

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

[Signature]
5-22-95



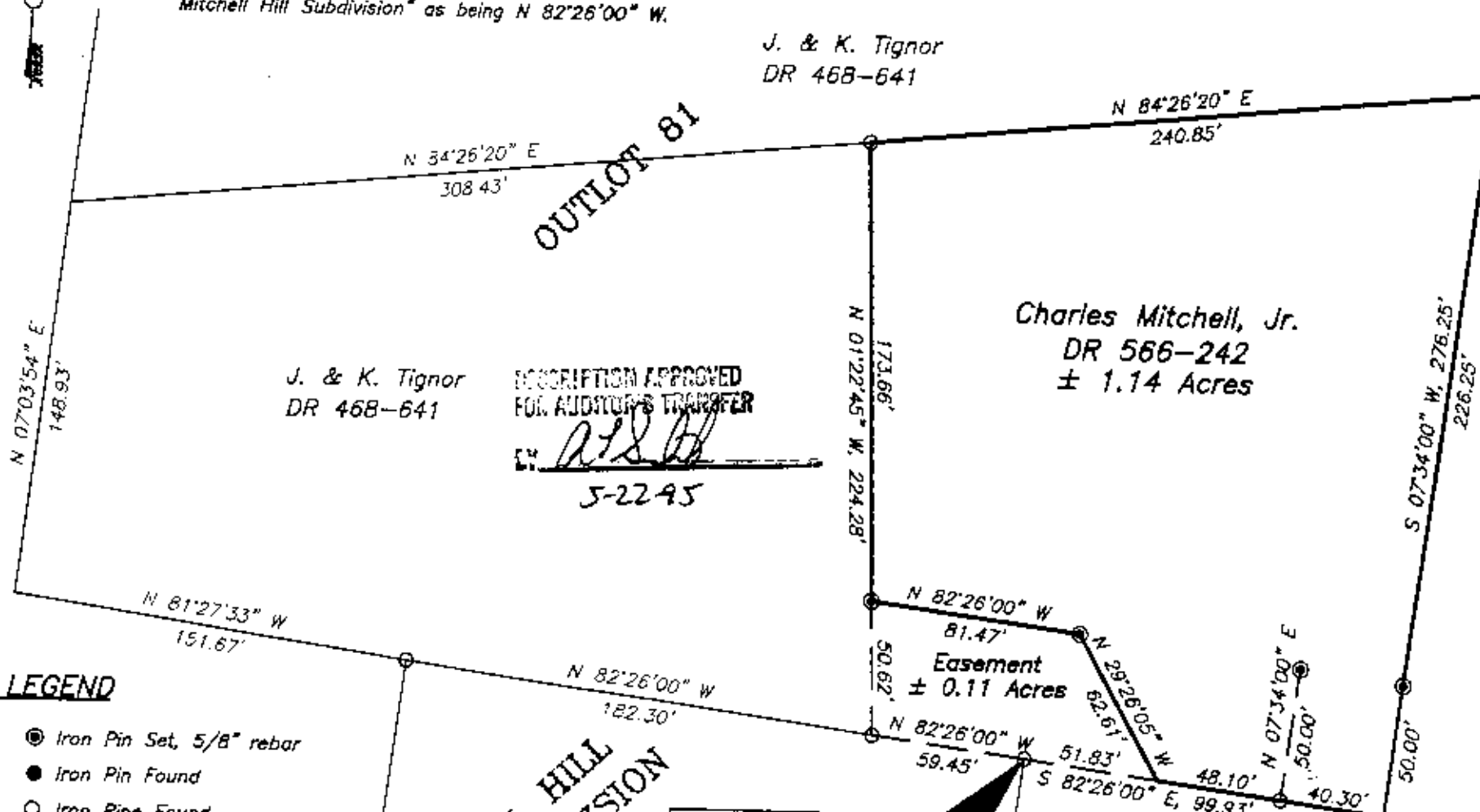
REFERENCES

DR 566-242
DR 468-641
Plat Book 16, Page 114 & 115

PARCEL NOS.

Part of: 33-30-29-10-000 (±1.14 Ac.)

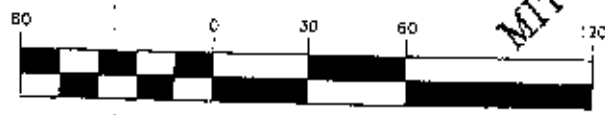
**OFFICE COPY
NOT RECORDABLE**
Date 5-5-95
Jack D. Newcome
Reg. Surveyor No. 7321



LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Iron Pipe Found

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

**MITCHELL HILL
SUBDIVISION**

Northeast Corner
of Lot No. 23 of
Mitchell Hill Subdivision
P.B. 16, Pg. 114 & 115

23

NICHOLAS
LANE (50' R/W)

26



Linn Engineering, Inc. 814-452-7434
Civil Engineering Consultants
P.O. Box 2671 Lancaster, Ohio 43702-2671