

1-17-90

Buckeye Land Surveying, Inc.

GEORGE W. JOHNSON
PROFESSIONAL LAND SURVEYOR
RES. 614/622-4210

215 South Fifth Street, R. • Coshocton, Ohio 43812
(614) 622-4210

R. WAYNE LIGHT
PROFESSIONAL LAND SURVEYOR
RES. 614/622-7272

"Service is more than a promise"

2 BR

54 10th ST.

FIRST NATIONAL BANK
422 MAIN STREET
ZANESVILLE, OHIO 43701

CHARLES MITCHELL, Jr., and CAROL J. MITCHELL

0.42 Acre +/-

Auditor's Parcel No. 33-33-30-29-22

Real Estate situated in the Town of Dresden, in the County of Muskingum, and in the State of Ohio and bounded and described as follows:

Being a part of Out-Lot No. Eighty-One (81) of the Town plat of Dresden as shown in Plat Book "A-0", Page 128, Muskingum County Plat Records, and being more particularly bounded and described as follows:

Commencing at a 1/2 inch rebar set at the Southeast corner of Out-Lot No. 71 of said Town plat of Dresden, said 1/2 rebar set being the following two courses from the Southwest corner of Lot 5 in Newcome's Subdivision as delineated in Plat Book 10, Page 5, Muskingum County Plat Records:

1. thence, with the South line of said Lot 5, N.65°00'00"E. 26.50 feet to a point;
2. thence, S.25°00'00"E. 10.00 feet to said 1/2 inch rebar set at the South East corner of Out-Lot 71, and on the North line of said Out-Lot 81;

thence, with the North line of Out-Lot 81 and the South line of Out-Lot 71, S.65°00'00"W. 259.50 feet to a point, said point being the TRUE PLACE OF BEGINNING of the land herein described, said TRUE PLACE OF BEGINNING being N.65°00'00"E. 120.00 feet from a 1/2 inch rebar set at the Southwest corner of said Out-Lot 71;

thence, from the TRUE PLACE OF BEGINNING, and continuing with the North line of Out-Lot 81, S.65°00'00"W. 100.00 feet to a point;

thence, thru the property of Charles Mitchell, Jr. and Carol J. Mitchell, (D.B. 532, Pg. 105), the following three courses:

1. thence, S.25°00'00"E. 33.00 feet to a 1/2 inch rebar set on the South right-of-way line of South Tenth Street;
2. thence, continuing S.25°00'00"E. 150.00 feet to a point, said point being S.25°00'00"E. 1.92 feet from a one inch pinched-top iron pipe found;
3. thence, N.65°00'00"E. 100.00 feet to a point, said point being S.25°00'00"E. 1.21 feet from a one inch pinched top iron pipe found;

thence, with the West property line of Danny E. and Alice E. Fulks, (D.B. 944, Pg. 175), N.25°00'00"W. 150.00 feet to a 1/2 rebar set on the South right-of-way of South Tenth Street;

thence, continuing with the West property line of Danny E. and Alice E. Fulks, (D.B. 944, Pg. 175), N.25°00'00"W. 33.00 feet to the TRUE PLACE OF BEGINNING, containing 0.42 acre, more or less, including all public street right-of-ways and being subject to all easements of record.

The above described 0.42 acre tract being all of Auditor's Parcel Number 33-33-30-29-22.

The bearings are based on Plat Book 10, page 5, Muskingum County Plat Records.

All 1/2 inch rebars set are 30" long or longer.

Prior Deed Reference: Deed Book 532, page 105, Muskingum County Deed Records.

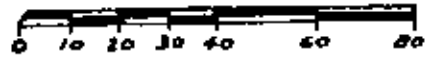
The above description is based on a survey made by Buckeye Land Surveying, Inc., George W. Johnson, P.S. #5252, in October, 1987.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *[Signature]*
1-27-90

OFFICE COPY
NOT RECORDABLE

Scale: 1" = 40.0'



F. & M. Bice
422 ~ 419

Dorothy Elaine James
849 ~ 078

Newcome's Subdivision
P.B. 10, P. 5

LOT 8

LOT 6

LOT 5

DRIVE

N. 65°00'00"E. 40.00' 200.00'

O.L. 71

O.L. 70

O.L. 72

O.L. 71

S. 65°00'00"W. 87.70' O.L. 81

S. 65°00'00"W. 100.00' 10th STREET

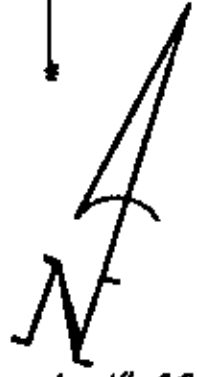
59.5' 39.50' O.L. 81 WEST

James D. & Donna J. Tigner
547 ~ 066

C. & C. Mitchell
532 ~ 105
0.42 Ac. +/-
33-33-30-29-22

Danny E. & Alice E. Fulks
944 ~ 175

Scale: 1" = 40.0'



True Place of Beginning



NOTE:
Bearings & North Arrow are based on Plat Book 532, page 105, Muskingum County Plat Records.

All 1/2 inch rebar set are 30 inches long or longer.

This property is subject to all rights-of-way easements, and restrictions of record or implied, if and, and are not necessarily shown on this plat.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY J. L. Gamble
1-24-90

Buckeye Land Surveying, Inc.

George W. Johnson 215 South Fifth Street, E. • Columbus, Ohio 43212 (614) 622-4790
Professional Land Surveyor "Serving it more than a partner"



OFFICE COPY NOT RECORDABLE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT SURVEY BY GEORGE W. JOHNSON No. 5252

Charles Mitchell, Jr.
and
Carol J. Mitchell

0.42 Ac. +/-

Auditor's Parcel # 33-33-30-29-22

Being a part of Out-Lot No. 81 of the Town plat of Dresden as shown in Plat Book "A-0", Page 12B, in the Town of Dresden, in the County of Muskingum, and in the State of Ohio.

Scale: 1" = 40.0'

Date: Oct., 1987