

DEED DESCRIPTION
0.673 Acre
Wanda W. Hannan Property

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION # 3, TOWNSHIP 14 NORTH, RANGE 14 WEST, IN THE VILLAGE OF ROSEVILLE { SEE PLAT BOOK 2, PAGE 3 }, CLAY TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING THE PROPERTY OF "WANDA W. HANNAN" OF DEED BOOK 833, PAGE 295 {entire} { auditor's parcel # 13-20-17-15-000, entire}, DEED BOOK 1024, PAGE 84 {First Parcel ie. auditor's parcel # 13-20-17-17-000, entire }and DEED BOOK 1024, PAGE 84 { Second Parcel ie. auditor's parcel # 13-20-17-16-000, entire }] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, **FOR REFERENCE**, AT AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF **LOT 20** IN THE SAID "VILLAGE OF ROSEVILLE" OF PLAT BOOK 2, PAGE 3 OF THE MUSKINGUM COUNTY RECORDER { SAID, "REFERENCE", "EXISTING IRON PIN" IS IN THE WEST LINE OF, 60.00 FEET WIDE, MAIN STREET };

THENCE S 0° 16' 08" W 89.00 FEET, IN THE "WEST LINE OF, 60.00 FEET WIDE, MAIN STREET", TO AN IRON PIN SET IN THE SOUTHEAST CORNER OF THE PROPERTY OF MOHLER ENTERPRISES, LLC, OF DEED BOOK 2169, PAGE 262 AND THE PRINCIPAL PLACE OF BEGINNING OF THE PROPERTY HEREIN TO BE DESCRIBED;

THENCE, LEAVING SAID "MOHLER ENTERPRISES, LLC," PROPERTY, S 0° 16' 08" W 103.80 FEET, IN THE WEST LINE OF SAID "MAIN STREET", TO AN IRON PIN SET IN THE NORTH LINE OF AN, 10.00 FEET WIDE, ALLEY AS DESCRIBED IN DEED BOOK 849, PAGE 179;

THENCE, LEAVING SAID "MAIN STREET", N 89° 43' 52" W 161.88 FEET, IN THE NORTH LINE OF THE, LAST MENTIONED, "ALLEY", TO AN IRON PIN SET;

THENCE, WITH SAID "ALLEY", S 74° 28' 18" W 110.28 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE EAST LINE OF AN, 22.00 FEET WIDE, ALLEY AS DELINEATED IN "PLAT BOOK 2, PAGE 3;

THENCE N 0° 16' 08" E 133.00 FEET, IN THE EAST LINE OF SAID, "22.00 FEET WIDE, ALLEY", TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF THE AFORESAID "MOHLER ENTERPRISES, LLC," PROPERTY;

THENCE, LEAVING SAID "ALLEY", S 89° 54' 25" E 268.00 FEET, IN THE SOUTH BOUNDARY OF SAID "MOHLER ENTERPRISES, LLC," PROPERTY, TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 0.673 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 0.673 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD. ACREAGE BREAKDOWN = {AUDITOR'S PARCEL #13-20-17-15-000 = 0.338 ACRE} {AUDITOR'S PARCEL # 13-20-17-16-000 = 0.249 ACRE} AND {AUDITOR'S PARCEL #13-20-17-17-000 = 0.086 ACRE}.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF "MAIN STREET" IN THE "VILLAGE OF ROSEVILLE" AS BEING S 0° 16' 08" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JUNE 17, 2011. SEE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PHONE: (740) 743-2201 FAX: 743-2498

Wayne A. Knisley
OFFICE COPY
NOT RECORDABLE
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: JUNE 17, 2011



DESCRIPTION
APPROVED
By: *[Signature]* 7/5/2011

Plat - Of - Survey

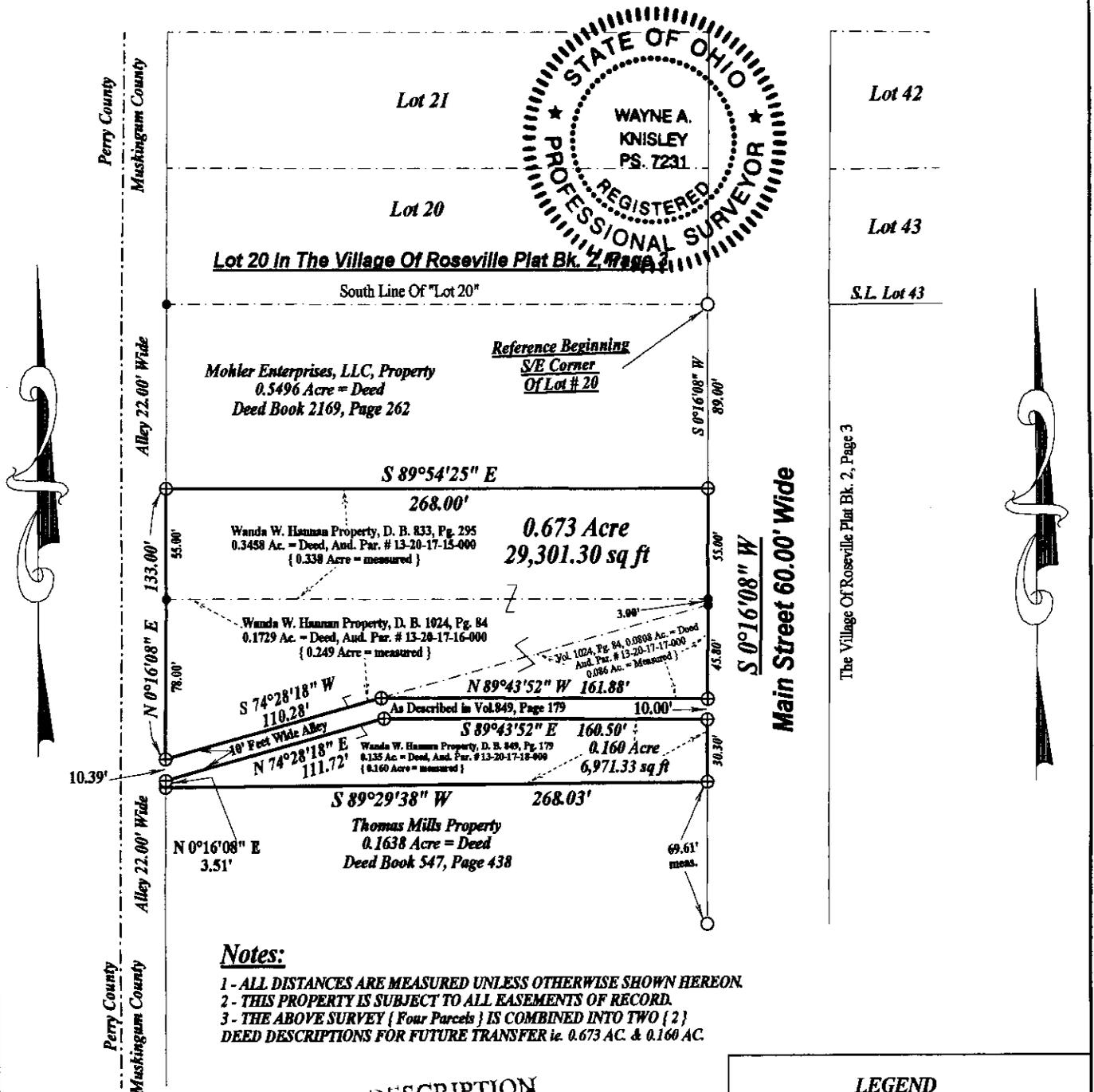
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION # 3, TOWNSHIP 14 NORTH, RANGE 14 WEST, IN THE VILLAGE OF ROSEVILLE { FOR REFERENCE SEE PLAT BOOK 2, PAGE 3 OF THE MUSKINGUM COUNTY RECORDER }, CLAY TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE PROPERTY OF WANDA W. HANNAN OF DEED BOOK 833, PAGE 295, DEED BOOK 1024, PAGE 84 { FIRST PARCEL and SECOND PARCEL } and DEED BOOK 849, PAGE 179, ALL OF THE MUSKINGUM COUNTY RECORDER.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN HEREON
- 2 - VILLAGE OF ROSEVILLE PLAT MAPS
- 3 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM CO. ENGINEER.

Basis - Of - Bearings

ALL BEARINGS SHOWN HEREON ARE BASED ON "MAIN STREET" IN THE VILLAGE OF ROSEVILLE AS BEING $S 0^{\circ} 16' 08'' W$ i.e. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



Notes:

- 1 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN HEREON.
- 2 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD.
- 3 - THE ABOVE SURVEY { Four Parcels } IS COMBINED INTO TWO { 2 } DEED DESCRIPTIONS FOR FUTURE TRANSFER i.e. 0.673 AC. & 0.160 AC.

DESCRIPTION APPROVED

By: *Wayne A. Knisley*

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- POINT {nothing set}

A & E SURVEYING
 P. O. Box 420, Somerset, Ohio 43783
 Ph (740) 743-2201, Fax 743-2498,
 Cell 605-0002

**OFFICE COPY
 NOT RECORDABLE**

Wayne A.
 Ohio P.S. # 7231
 Date: June 17, 2011

Job # H201138P

Survey For: _____

Wanda W. Hannan

Plat Reduced 20%

Graphic Scale
 1" Inch = 60' Feet

