

44-34-0443

3127 CREAMERY RD

description for conveyance  
Tract #3

Being a part of lot 24 of the Lebar Subdivision as recorded in plat book 12 pages 41 and 42, situated in Section 18, Township 2, North, Range 8, West, Muskingum Township, Muskingum County, State of Ohio and being parts of the tract last transferred to Todd A. and Donna L. Hanks as recorded in deed book 1132 page 938 of the said county records and being further described as follows.

Beginning at a 3/4" iron pipe found at the Southwest corner of lot 24 of said subdivision. Thence along the West line of said lot North 00 degrees 17 minutes 36 seconds East 191.97 feet to an iron pin set on the West line of lot 24. Thence leaving said west line South 89 degrees 43 minutes 42 seconds East 109.79 feet to an iron pin set on the East line of said lot 24. Thence along the said East line South 00 degrees 21 minutes 43 seconds West 238.84 feet to a 3/4" iron pipe found on the Southeast corner of said lot and the North line of county Road #500 (Creamery Road). Thence along the said north line of Creamery road North 66 degrees 33 minutes 08 seconds West 119.09 feet to the place of beginning. Containing 0.5423 of an acre (23,620.6729 square feet), and being a part of parcel number 44-34-04-43-000. Subject to all right of ways, easements and restrictions that apply. All iron pins set are 5/8" by 30" rebar with I.D. caps stamped Walton S-7675. Bearings based on the East line of Rollins Drive as recorded in plat book 12 pages 41 and 42 and are for angular calculation only. Description prepared by Steven B. Walton, Ohio Professional Surveyor, S-7675 on the 5th day of April, 1999.

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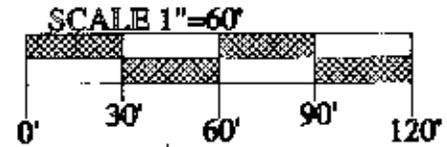
TO BE RECORDABLE

Steven B. Walton Ohio Professional Surveyor S-7675

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *W.B.*  
4-7-99

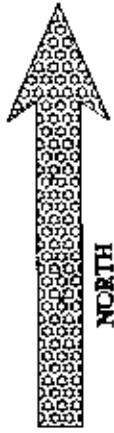


Being Parts of Lots 23 & 24 of the Lebar Subdivision  
 as Recorded in Plat Book 12, Pages 41 & 42  
 Situated in Section 18, Township 2, North; Range 8, West  
 Muskingum Township, Muskingum County, State of Ohio



bearings based on the East line of Rollins Drive  
 as recorded in plat book 12 pages 41 & 42  
 and are for angular calculation only

REFERENCES  
 deeds as noted  
 Lebar Subdivision plat  
 plat book 12 pages 41 & 42  
 county tax records



ROLLINS DRIVE 50' WIDE

LOT 21

LOT 22

LOT 27

LOT 26

part of parcel.  
 44-34-04-44-000  
 LOT 25

part of parcel.  
 44-34-04-43-000

N.E. Corner  
 Lot 24

235.28 (235.40' plat)  
 90.00'  
 235.28  
 N00°-17'-00"E

S89°-43'-42"E 219.97'  
 110.08' TRACT #1 109.89'

±0.4544 ac.  
 19,791.8288 sq. ft.

part of LOT 23  
 ±0.2274 ac. lot 23

part of LOT 24  
 ±0.2270 ac. lot 24

N89°-43'-42"W 110.06'

S89°-43'-42"E 109.79'

TRACT #2  
 ±0.4260 ac.  
 ±13,556.6516 sq. ft.  
 part of parcel.  
 44-34-04-44-000  
 part of LOT 23

TRACT #3  
 ±0.5423 ac.  
 ±23,620.6729 sq. ft.  
 part of parcel.  
 44-34-04-43-000  
 part of LOT 24

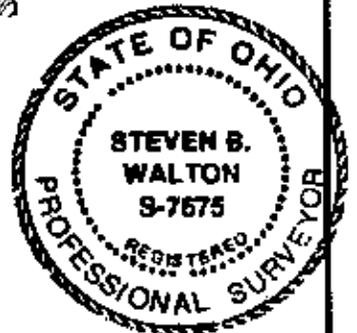
DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY *[Signature]*  
 4-7-99

Creamery Road (Co. Rd. #500)  
 N66°-44'-01"W 119.52'  
 (119.47' plat)

S00°-17'-36"W 191.97'  
 N00°-17'-36"E 191.97'

90.00'  
 328.84' (328.63' plat)  
 S00°-21'-43"W 238.84'

N66°-33'-08"W 119.09'  
 (119.47' plat)  
 S.W. corner  
 Lot 24



Todd A. & Donna L. Hanks  
 deed vol. 1132 page 938  
 lots 23 & 24  
 Lebar Subdivision

LEGEND

- ⊙ = 3/4" iron pipe found
- = 5" iron pin set with I.D. cap

I hereby certify to the best of my knowledge and belief  
 the foregoing plat to be correct as prepared by me on  
 this 5th day of *April* 1999

**OFFICE COPY**  
**NOT RECORDABLE**

Steven B. Walton Ohio Professional Surveyor 9-7675

STEVEN B. WALTON  
 SURVEYING & MAPPING  
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