

44-48-01-04-002  
2175 RICHVALE RD

# Know all Men by these Presents

**That** THOMAS H. and JENNIFER ROBERTS, husband and wife,  
aka Thomas Harold Roberts III

of Muskingum County, State of Ohio, for valuable consideration paid, grant  
with general warranty covenants, to CHRIS E. COVER and JOANNA R. COVER,

whose tax mailing address is 2175 Richvale Road  
Nashport, Ohio 43701

the following real property:

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

Being a part of the northeast Quarter of Section 22,  
Township 2, Range 8, of the United States Military Lands,  
Muskingum Township, Muskingum County, Ohio and being further  
described as follows:

Commencing at an existing iron pin (3/4 inch I.D. Pipe) at  
the Northwest corner of Lot Number 228 of Oakwood North Number 3  
as recorded in Plat Book 14, Page 72 of the Muskingum County Plat  
Records; thence North 58 degrees 07 minutes 08 seconds East 36.88  
feet to a point in the center of County Road Number 3 (Richvale  
Road) at the southeast corner of a 5.00 acre tract conveyed to C.  
B. Godby by deed recorded in Volume 498, Page 346 of the  
Muskingum County Deed Records. Said point also being the place  
of beginning of the tract herein intended to be described; thence  
North 05 degrees 10 minutes 52 seconds East 543.75 feet along the

(continued on the back)  
Prior Instrument Reference: Volume 964 Page 171

wife/husband of the grantor, releases all rights of dower therein.

**Witness** their hands this 13th day of October,

19 89.

**OFFICE COPY  
NOT RECORDABLE**

Signed and acknowledged in presence of

Thomas H. Roberts  
Jennifer Roberts

Thomas H. Roberts by Jennifer Roberts  
Thomas H. Roberts by Jennifer Roberts  
Attorney in Fact

Jennifer Roberts  
Jennifer Roberts

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J & J Namb  
10-18-89

State of Ohio, } ss. Before me, a notary public  
Muskingum County, } in and for said County and State, personally appeared the above named

Thomas H. Roberts by Jennifer Roberts, Attorney in Fact, and Jennifer  
Roberts, husband and wife,  
who acknowledged that they did sign the foregoing instrument and that the same is their free  
act and deed.

**In Testimony Whereof**, I have hereunto set my hand  
and official seal, at Zanesville, Ohio  
this 13th day of October, A. D. 1989



J. WILLIAM MERRY  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.032 C

J. William Merry  
Notary Public

East line of said Godby Tract to an existing iron pin (axle), passing an existing iron pin (axle) at 20.00 feet; thence South 84 degrees 24 minutes 27 seconds East 212.03 feet to an iron pin set on the West line of a tract conveyed to R. and E. Shaeffer by deed recorded in Volume 537, Page 262 of the said county records; thence South 05 degrees 28 minutes 13 seconds West, passing an existing iron pin (axle) at 523.75 feet a total distance of 544.40 feet along the said West line to a point in County Road Number 3, said point being Westerly 1178 feet (by deed) from the southeast corner of the Northeast Quarter of Section 22; thence North 84 degrees 13 minutes 40 seconds West on a line parallel with the North line of Oakwood North Number Three 209.29 feet to the place of beginning.

Containing 2.631 more or less acres, subject to all legal road right-of-way of County Road Number Three (Richvale Road) and all other applicable easements.

**ALSO SUBJECT** to the following ingress and egress easement:

Being a part of the Northeast Quarter of Section 22, Township 2, Range 8, of the United States Military Lands, Muskingum Township, Muskingum County, Ohio and being further described as follows:

Commencing at an existing iron pin (3/4 inch I. D. pipe) at the Northwest corner of Lot Number 228 of Oakwood North Number 3 as recorded in Plat Book 14, Page 72 of the Muskingum County Plat Records; thence North 58 degrees 07 minutes 08 seconds East 36.88 feet to a point in the center of County Road Number 3 (Richvale Road) at the Southeast corner of a 5.00 acre tract conveyed to C. B. Godby by deed recorded in Volume 498, Page 346 of the Muskingum County Deed Records, said point also being the place of beginning of this easement; thence north 05 degrees 10 minutes 52 seconds East 543.75 feet along the East line of said Godby Tract to an existing iron pin (axle), passing an existing iron pin (axle) at 20.00 feet; thence South 84 degrees 24 minutes 27 seconds East 50.00 feet to a point; thence South 05 degrees 10 minutes 52 seconds west 180.00 feet to a point; thence North 84 degrees 24 minutes 27 seconds West 25.00 feet to a point; thence South 05 degrees 10 minutes 52 seconds West 363.83 feet in said County Road Number Three; thence North 84 degrees 13 minutes 40 seconds West 25.00 feet to the place of beginning.

All iron pins set are 5/8 inch x 30 inch rebar with plastic identification caps.

Bearings are based on the plat bearing of the North line of Oakwood North Number Three (Plat Book 14, Page 72)

This survey and description prepared by W. J. Biedenbach, Registered Surveyor #5718, December 16, 1988.  
Parcel No.: 44-44-48-01-04-001

**RESERVING** to Dorothy E. Ross, a right of ingress and egress over said property, access shall be onto the driveway on the east side of the property.

**County Clerk**

THOMAS H. ROBERTS

and

JENNIFER ROBERTS

**TO**

CHRIS E. COVER

and

JOANNA R. COVER

Transferred

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COUNTY AUDITOR

Dorothy  
8/8

Dorothy Ross  
869 - 116

Ingress &  
Egress Easement

C. B. Godby  
498 - 346

Dorothy Ross  
869 - 116  
2.63 1/2 Acres  
Part N° 44-44-48-01-04-000 (part)

R. & E. Shoetter  
537 - 262

Co. Rd. 3 (Richvale Rd.)

N.58°07'08"E.  
36.88'

3/4" pipe

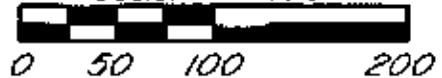
Northwest Corner Lot #228  
Oakwood North #3  
Pb. 14, Pg. 72

N.84°13'40"W. 209.29'

Deed 1178 to Sec. Cor.

Southeast Corner  
Northeast Quarter  
Section 22

Scale: 1" = 100'



Bearings are based on the Plot Bearing of  
the North Line of Oakwood North Subdivision.  
(Pb. 14, Pg. 72)

- Existing Iron Pin (as noted)
- ⊙ Iron Pin Set (5/8" x 30" rebar w/ plastic lid cap)

Being a part of the Northeast Quarter of  
Section 22, Township 2, Range 8, of the United  
States Military Lands, Muskingum Township,  
Muskingum County, Ohio.

Research

Vol. 869 Pg. 116  
 Vol. 498 Pg. 346  
 Vol. 537 Pg. 262  
 Vol. 699 Pg. 259  
 Pb. 14 Pg. 72  
 Muskingum County Tax Map

I hereby certify to the best of my knowledge  
and belief the above plot and survey to be  
correct as prepared by me, this 16th day of  
December 1988.

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



W. J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

Drawn by: SDD	Date: 12-16-88
Scale: 1" = 100'	Checked by: SD
Job N°: 2935	Findings