

Know all Men by these Presents

That ⁷¹¹⁰ ADAH R. LAMBERT, an unmarried widow

of Muskingum County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to SHARMA M. BROWN, a married woman

whose tax mailing address is

the following real property:

Situated in the West half of Section 19, Township 15N, Range 14W, Newton Township, Muskingum County, Ohio, and being more particularly described as follows:

Being a survey of a part of a parcel conveyed to Lester A. Lambert, as recorded in Deed Volume 555, Page 91, in the Muskingum County Recorder's Office, and further described as follows:

Beginning at P.K. Nail set marking the intersection of the centerlines of Old Town Road (Muskingum Co. Road 652), and Hoover Avenue (Muskingum Co. Road 653): Said P.K. Nail bears N 82° 07' 25" W 1885.50 feet from the Southeast corner of the Northwest quarter of Section 19;

Thence with the centerline of Old Town Road N 55° 00' 00" W 98.71 feet to a P.K. Nail set at the northeast corner of a 0.2 acre parcel conveyed to Lester A. Lambert, as recorded in Deed Volume 555, Page 91, and being the southeast corner and principle place of beginning of the tract herein to be described;

Thence leaving the centerline of Old Town Road with the line between the two Lambert parcels S 54° 03' 53" W 169.57 feet to an iron pin found at the northwest corner of said 0.2 acre parcel conveyed to Larimer, and passing over reference iron pin found at 23.89 feet;

Thence S 55° 43' 14" W 35.85 feet to an iron pin set at the northwest corner of a 0.11 acre parcel conveyed to James F. Weller, as recorded in Deed Volume 859, Page 204, and being the Southwest corner of the tract herein described;

Thence N 36° 15' 03" W 65.70 feet to an iron pin set on the west line of the original parcel conveyed to Lambert, and being the Northwest corner of the tract herein described;

Thence with a line across said original parcel conveyed to Lambert N 54° 03' 53" E 182.70 feet to a P.K. nail set in the centerline of Old Town Road, being the Northeast corner of the tract herein described, and passing over a reference iron pin found at 154.20 feet;

Thence with the centerline of Old Town Road S 55° 00' 00" E 70.61 feet to the place of beginning, and containing 0.2968 acres, more or less, subject to all legal easements and right of ways of record.

The bearings of the above description are based on the centerline of old town road (Muskingum Co. Road 653) as N 55° 00' 00" W.

All iron pins set are 5/8 inch reinforcing bars with yellow caps labeled "Dennis Hagen #6917".

Subject to all easements, restrictions and other filings of record.

The above description is based on an actual field survey by Dennis P. Hagan, P.E., P.S., Ohio Registered Surveyor #6917 on January 20, 1989.

Auditor's Parcel No.

**OFFICE COPY
NOT RECORDABLE**

47-47-56-02-11

35 Ac. in
parent tract

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

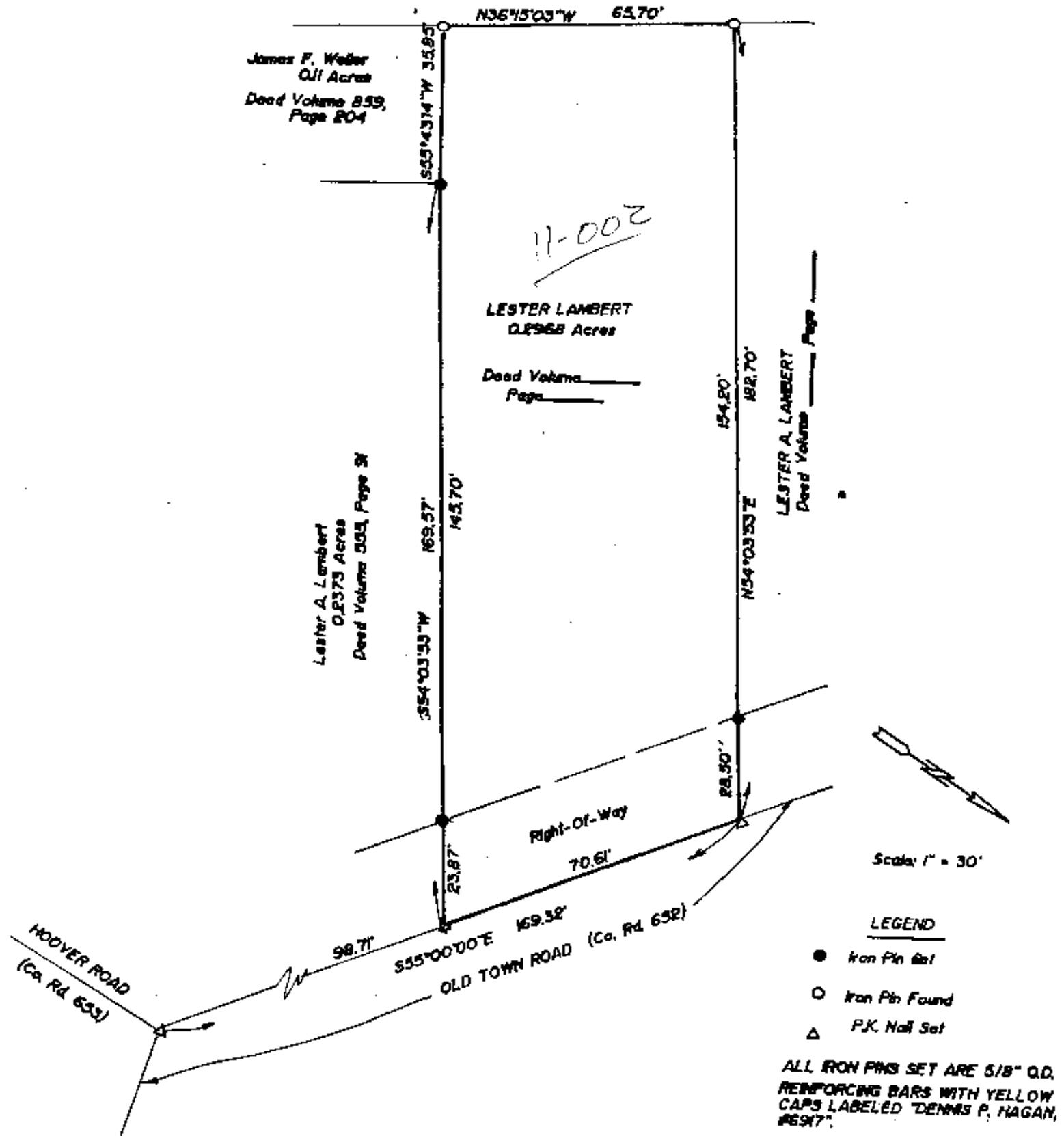
BY D. J. Hagan
3-13-89

PROPERTY LOCATION:

SITUATED IN THE WEST HALF OF SECTION 13,
TOWNSHIP 15N, RANGE 14W, NEWTON TOWNSHIP,
MUSKINGHAM COUNTY, OHIO.

ALLEN BEAVER
7090 OLD TOWN RD.
FULTONHAM, OHIO

PLAT PREPARED BY:
D.P.H. SURVEYING, INC.
P.O. Box 429
Thornville, Ohio 43071
Phone: 864-9925



HEREBY CERTIFY THAT A SURVEY
WAS MADE OF THE PREMISES AND THAT
THE ATTACHED PLAT IS CORRECT TO
THE BEST OF MY KNOWLEDGE.

**OFFICE COPY
NOT RECORDABLE**

DATED: 1/30/89

DENNIS P. HAGAN, P.S. #6917
OHIO REGISTERED SURVEYOR

Being 6 feet perpendicular to and on both sides of the following described centerline;

Beginning at a P.K. Nail set marking the southeast corner of the above described 0.2373 acre parcel thence leaving the centerline of Old Town Road along part of the south line of said Parcel S 56° 34' 28" W 159.03 feet to an iron pin found, and being the terminus point for this easement.

The bearings of the above description are based on the centerline of Old Town Road (Muskingum Co. Road 653) as N55° 00' 00" W.

All iron pins set are 5/8 reinforcing bars with yellow caps labeled "Dennis Hagan #6917".

Subject to all easements, restrictions and other filings of record.

The above description is based on an actual field survey by Dennis P. Hagan, P.E., P.S., Ohio Registered Surveyor #6917 on January 20, 1989.

Auditor's Parcel No.

The property benefits from an easement reserved by Adah R. Lambert and Lester A. Lambert, husband and wife, in a conveyance to Harry V. Rambo filed October 6, 1967 and recorded in Muskingum County Deed Record Volume 555, page 188.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hagan
3-13-89

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PLAT PREPARED

ALLEN BEAVER
7090 OLD TOWN RD.
FULTONHAM, OHIO

PLAT PREPARED BY:

D.P.H. SURVEYING, INC.
P.O. Box 429
Thornville, Ohio 4307
Phone: 864-9925

PROPERTY LOCATION:

SITUATED IN THE WEST HALF OF SECTION 19,
TOWNSHIP 15N, RANGE 14W, NEWTON TOWNSHIP,
MUSKINGHAM COUNTY, OHIO.

James F. Weller
O.B. Access
Deed Volume 859, Page 204

N35°19'38"W 52.26'

538°35'33"W 32.7'

11.001

LESTER A. LAMBERT
Deed Volume 555, Page 21
0.6373 Acres

12' EASEMENT

William, Sr. & Viola Larimer
O.B. Access
Deed Volume 906, Page 58

159.03'

134.75'

556°34'28"W

24.28'

143.69'

169.57'

N54°03'33"E

23.89'

Right-of-Way

65.39'

98.77'

33.32'

S55°00'00"E

OLD TOWN ROAD (Co. Rd. 652)

HOOVER AVE.
(Co. Rd. 653)

Lester A. Lambert
Deed Volume _____ Page _____



Scale: 1" = 30'

LEGEND

- Iron Pin Set
- Iron Pin Found
- △ P.K. Nail Set

ALL IRON PINS SET ARE 5/8" O.D.
REINFORCING BARS WITH YELLOW
CAPS LABELED "DENNIS P. HAGAN,
RESIT".

THE BEARINGS OF THIS PLAT ARE
BASED ON THE CENTERLINE OF OLD
TOWN ROAD AS S55°00'00"W.

I HEREBY CERTIFY THAT A SURVEY
WAS MADE OF THE PREMISES AND THAT
THE ATTACHED PLAT IS CORRECT
TO THE BEST OF MY KNOWLEDGE.

OFFICE COPY
NOT RECORDABLE

DATED: 1/30/89

DENNIS P. HAGAN, P.S. #6317