

# Know all Men by these Presents

**That** VIVIAN B. FUSNER, a widow, unmarried

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to DAVID B. DINCEY

whose tax mailing address is Fulkerson Lane  
Zanesville, Ohio 43701

the following real property:

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

Being a part of Quarter Township 4, Township 1, Range 7, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at the Northeast Corner of Clearlake Acres and the centerline of Township Road Number 193 as recorded in Plat Book 13, Page 49 of the Muskingum County Plat Records; thence following the centerline of Township Road 193 the next three courses and distances:

- 1) North 18 degrees 33 minutes 35 seconds East 385.58 feet to a point;
- 2) North 02 degrees 20 minutes 02 seconds East 329.40 feet to a point;
- 3) North 03 degrees 15 minutes 49 seconds West 316.77 feet to a point, said point being the place of beginning of this tract; thence continuing along the centerline of Township Road Number 193 North 04 degrees 00 minutes 11 seconds West 90.45 feet to a point at the Southwest Corner of a tract conveyed to D. B. Dincey as recorded in Deed Volume 890, Page 144 of the Muskingum County Deed Records; thence along the South Line of said Dincey tract North 87 degrees 03 minutes 45 seconds East 315.27 feet to a point marked by an existing  $\frac{1}{2}$  inch pipe at the Southeast corner of said Dincey tract, passing a point marked by an existing  $\frac{1}{4}$  inch pipe at 22.01 feet; thence South 10 degrees 51 minutes 49 seconds West 97.06 feet to a point marked by an iron pin set ( $\frac{5}{8}$  inch rebar); thence South 87 degrees 49 minutes 02 seconds West 290.46 feet to the place of beginning, passing a point marked by an iron pin set ( $\frac{5}{8}$  inch rebar) at 276.18 feet.

Containing 0.643 more or less acres, subject to legal road right-of-way of Township Road 193 and all applicable easements.

Bearings based on previous survey of 1.500 more or less acre tract (Volume 890, Page 144).

Auditor's Parcel Number 71-70-98-01-05 (part)

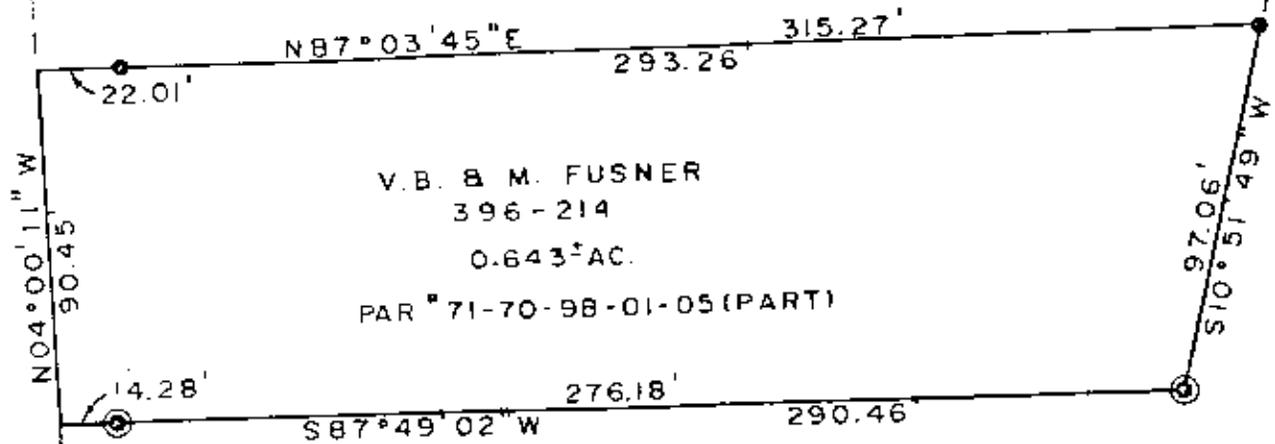
This description and plat prepared by W. J. Biedebach, Registered Surveyor #5718, this 31st day of March, 1986.

The property hereinbefore described is conveyed subject to the following restrictions, which shall remain in full force and effect from the date hereof and shall be binding upon the grantee, his heirs and assigns, and shall be fully recited in all future instruments of conveyance for this parcel or incorporated therein by reference hereto:

1. Said premises shall be used exclusively for a single family dwelling.
2. Said premises shall not be subdivided or used as a right-of-way without the written consent of the grantor.
3. Said premises shall not be used for storing wrecked, junked, or permanently disabled automobiles, or any other wrecked or used material, or for the storage of anything else that would tend to make the property unsightly.
4. The premises shall not be used for the purpose of any trade, business, or manufacture of any description.

OF W. J. BIEDEBACH  
4-14-86

D. B. DINGEY  
897-144

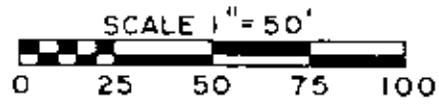


V. B. & M. FUSNER  
396-214  
0.643<sup>±</sup> AC.  
PAR # 71-70-98-01-05 (PART)

V. B. & M. FUSNER  
396-214

REFERENCES  
VOL. 89D PG. 144  
VOL. 396 PG. 214  
MUSK CO. TAX MAP

- EXISTING 1/2" PIPE
- ⊙ IRON PIN SET (5/8" REBAR)



BEARINGS BASED ON PREVIOUS SURVEY OF 1.500<sup>±</sup> AC TRACT (VOL 89D PG 144)

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

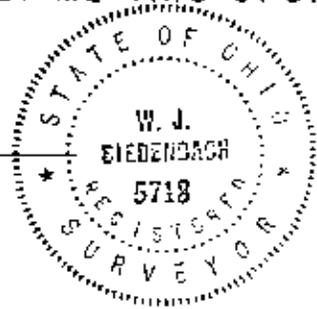
I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 31 ST DAY OF

1986.

**OFFICE COPY NOT RECORDABLE**

*W. J. Biedenbach*

W. J. BIEDENBACH  
REG. SURVEYOR N<sup>o</sup> 5718



CENTERLINE TWP. RD. 193  
NO3°15'49" W 316.77'

NO2°20'02" E 329.40'

N18°33'35" E 385.58'

WASHINGTON TWP.  
WAYNE TWP.

NORTHEAST CORNER OF  
CLEARLAKE ACRES  
PB. 13 PG. 49

<b>W. J. BIEDENBACH &amp; ASSOC.</b> Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by <b>SD</b>	Date <b>3/27/86</b>
Scale <b>1" = 50'</b>	