



2855 DRESDEN RD

# Know all Men by these Presents

That JOYCE L. BRUNE, Unmarried

of Muskingum County, State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to ROGER J. BALOGH and ROCHELLE L. BALOGH

whose tax mailing address is 2855 Dresden Road  
Zanesville, Ohio 43701

the following real property:

Situated in the north half of the third quarter of Township 1, Range 7, U.S. Military Lands, Falls Township, Muskingum County, Ohio, bounded and described as follows:

Beginning at a concrete monument found at the southeast corner of Lot 48 in Harding Heights First Addition as recorded in Plat Book 9, Page 8, said monument also being the southwest corner of a 1.61 acre parcel conveyed to Joyce L. Brune by deed recorded in Deed Book 921, Page 7; along the east line of said Lot 48 north 11 degrees 38 minutes east 228.27 feet to the northeast corner of said Lot 48; thence south 78 degrees 22 minutes east 330 feet to a point in the center of Dresden Road; thence along said Dresden Road south 11 degrees 38 minutes west 197.20 feet to a point; thence north 83 degrees 44 minutes 45 seconds west 331.45 feet to the place of beginning, containing one and sixty one hundredths (1.61) acres more or less.

Subject to the easements of Dresden Road.

This description written by L. Peter Dinan, Registered Surveyor #5451, August 10, 1987.

Together with an easement for ingress and egress through and over Lot 48 of the Subdivision known as Harding Heights First Addition, which lot lies adjacent to the land herein conveyed on the west, said easement being more particularly described as follows, to-wit:

Beginning at the northeast corner of Lot 48; thence north 80 degrees 46' west along the north line of said Lot 47.45 feet to a corner of said lot; thence south 09 degrees, 14' West 30 feet; thence south 80 degrees 46' East to the east line of said lot; thence north 09 degrees 14' East 30 feet to the place of beginning, being a strip thirty (30) feet wide off the northernmost part of said Lot 48;

Also together with an easement for sewer purposes from the terminal of the present sewer located approximately 24 feet north of and 2 1/2 feet east of the southwest corner of Lot 48 of the Subdivision known as Harding Heights First Addition, to a point on the east line of said Lot 10 feet north of the southeast corner of said Lot 48;

Together with the right to enter upon said premises for the purposes of installing, maintaining, replacing, repairing or servicing said sewer line; provided, however, that the Grantees herein, their heirs and assigns will return said premises to their original condition if the surface is disturbed for installing, maintaining, replacing or servicing said sewer line;

Both of said easements above described having been reserved by the Grantors herein to their heirs and assigns, in a certain warranty deed dated June 30, 1966 to Philip Konrad and Jean G. Konrad, which deed is recorded in Muskingum County Deed Records, in Volume 544, Page 173.

Being the same real estate described in a deed to Dominic B. Brune and Joyce L. Brune from W. Vincent Hollingsworth and Lillian M. Hollingsworth, husband and wife, recorded in Volume 555, at Page 319 of the Deed Records of Muskingum County, Ohio.

Subject to all easements, leases, rights of way, conditions, covenants, records and reservations of record.

Auditor's Parcel No. 8-19-61-04-57.

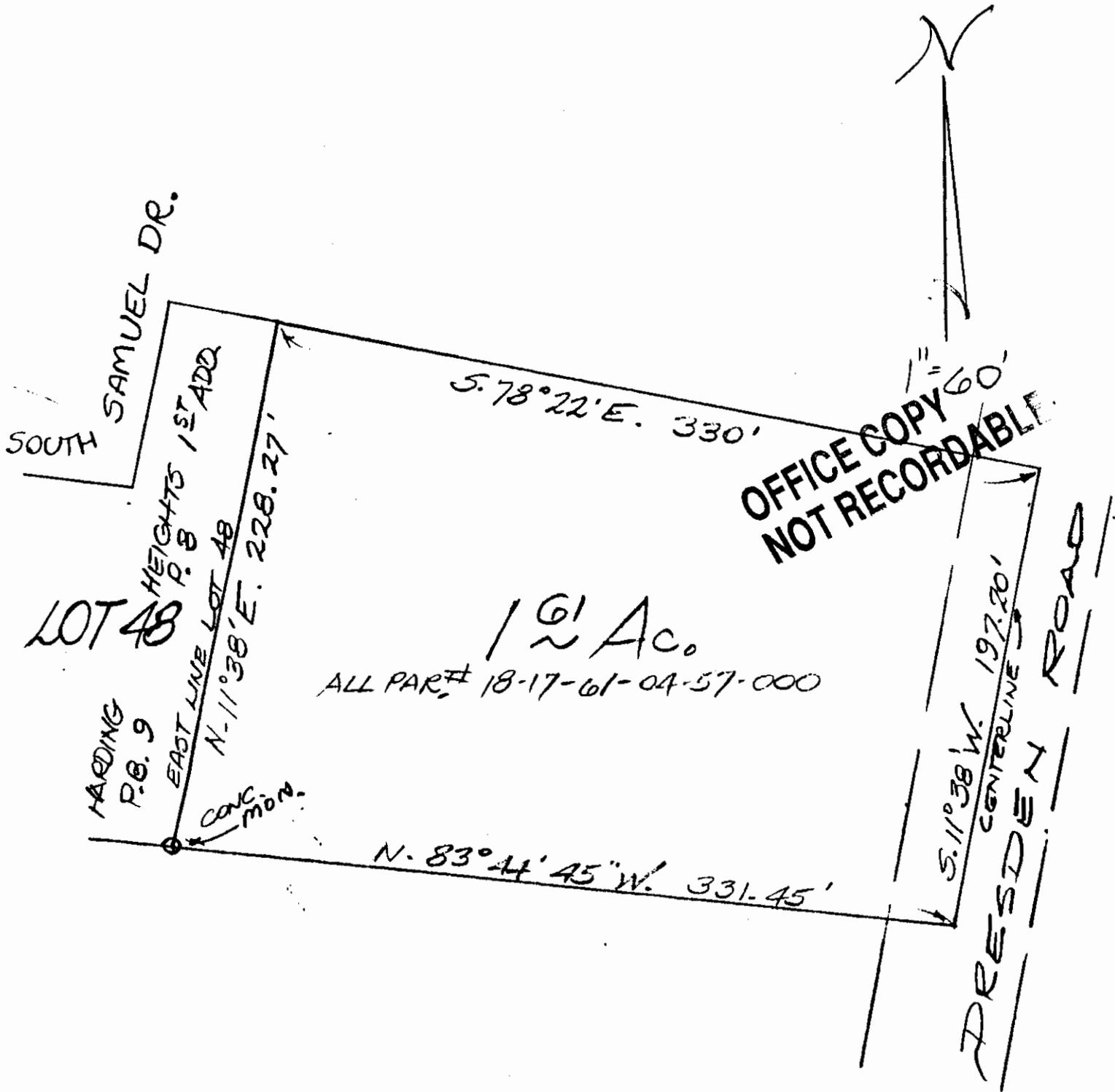
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DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Hambl  
8-31-87



L. PETER DINAN & ASSOCIATES  
 27 SOUTH SIXTH STREET  
 ZANESVILLE, OHIO



PART OF  
 QTR. TWP 3, TWP 1, R. 7  
 FALLS TOWNSHIP  
 MUSKINGUM CO. OHIO  
 Aug. 10, 1987

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER

BY J. L. Hambley  
 8-21-87