

### Description of Lots 58 and 59

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Township 1, Range 9, United States Military Lands, Village of Mount Sterling, and being all of Lots 58, and 59, of the Plat of Mount Sterling, as found in Plat Book A-O, Page 162, and being all of the lands presently owned by Nancy Billy, and Bonnie Kenworthy, by Official Record 2163, page 245, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin set on the north east corner of Lot No. 59, as per the Plat of Mount Sterling, Plat Book A-O, Page 162;

Thence along the east line of Lot 59, South 02 degrees 00 minutes 00 seconds West, 132.00 feet to an iron pin set on the north line of a 49.5 feet wide street.

Thence along the north line of said street and the south line of said lot the following two courses:

- 1.) North 88 degrees 00 minutes 00 seconds West, 67.87 feet to an iron pin set;
- 2.) North 74 degrees 00 minutes 00 seconds West, 49.80 feet to a point at the southeast corner of Lot 58;

Thence along the south line of Lot 58, North 74 degrees 00 minutes 00 seconds West, 66.00 feet to an iron pin set on the southwest corner of Lot 58, and the southeast corner of lands presently owned by F. Stoneburner, (OR 1769-685);

Thence along the east line of Lot 57, and said Stoneburner lands, North 16 degrees 00 minutes 00 seconds East, 132.00 feet to an iron pin set on the south line of Main Street;

Thence along the south line of Main Street the following two courses:

- 1.) South 74 degrees 00 minutes 00 seconds East, 99.59 feet to an iron pin set, passing a pipe found in concrete at the lot corner at 66.00 feet;
- 2.) South 88 degrees 00 minutes 00 seconds East, 51.66 feet to the principal place of beginning, containing 0.51 acres more or less.

The above described tract is subject to an exclusive fifteen foot wide Ingress and Egress Easement, and being more particularly described as follows:

Beginning for reference at an iron pin set on the north east corner of Lot No. 59, as per the Plat of Mount Sterling, Plat Book A-O, Page 162;

Thence along the south line of Main Street the following two courses:

- 1.) North 88 degrees 00 minutes 00 seconds West, 51.66 feet to an iron pin set;
- 2.) North 74 degrees 00 minutes 00 seconds West, 26.09 feet to a point in the centerline of said 15 feet wide easement, and the principal place of beginning.

Thence along the centerline and through Lot No. 59, South 16 degrees 00 minutes 00 seconds West, 132.00 feet, to the north line of a 49.5 feet wide street and the terminus of said easement, containing 0.05 acres more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the centerline of Main Street, as being North 74 degrees 00 minutes 00 seconds West, as per the Plat of Mount Sterling, Plat Book A-O, Page 162.

This description is written based on a field survey completed August, 20, 2008, by Jack D. Newcome, Reg. No. 7321.

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**NOT RECORDABLE**  
\_\_\_\_\_  
Jack D. Newcome, Reg. No. 7321

8-25-08  
Date



Parcel No. - All of: 25-49-03-09-000 +/- 0.20 Acres

Parcel No. - All of: 25-49-03-10-000 +/- 0.31 Acres

DESCRIPTION

APPROVED

By: [Signature] 8/25/08

# SITUATED IN:

State of Ohio, County of Muskingum, Township of Hopewell, Township 1, Range 9, U. S. M. L., and being the all of Lot 58, and 59, of the Plat of Mount Sterling, Plat Book A-O, Page 182.

Main Street 80' R/W

Centerline of Pavement

Northeast Corner of Lot No. 59.

Fredd Stoneburner  
OR 1759-685

Lot 57

Lot 58

Nancy Billy and  
Bonnie Kenworthy  
OR 2183-245  
+- 0.51 Acres

Lot 59

15 foot Wide  
Ingress Egress Easement

Lot 60

Alley 16.5' R/W

Street 49.5' R/W

## BASIS OF BEARINGS

Bearings are based on the centerline of Main Street as being North 74 degrees 00 minutes 00 seconds West, as per the Plat of Mount Sterling, Plat Book A-O, Page 182.

## PARCEL NO.S

All of: 25-49-03-09-000 +- 0.20 Acres  
All of: 25-49-03-10-000 +- 0.31 Acres

## REFERENCES

Pl. Bk. A-O, Pg. 182  
OR 1138-808  
OR 1759-685  
OR 1143-914  
OR 2183-245  
OR 1914-864  
St. Bks. 40 R/W  
Plans

## LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axis Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

## DESCRIPTION

APPROVED

By: *[Signature]*



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Date: 8-15-08  
Reg. Surveyor No. 7321



Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5799