

Buckeye Land Surveying, Inc.

GEORGE W. JOHNSON
PROFESSIONAL LAND SURVEYOR

215 South Fifth Street, R. • Coshocton, Ohio 43812

(614) 622-4210

"Service is more than a promise"

CHARLES MITCHELL, JR. and CAROL J. MITCHELL

33-30-29-10-003

ADDRESS N/A

4.433 Acres +/-

Part of Auditor's Parcel #33-33-30-29-10 and #33-33-30-29-09.

Real Estate situated in the Town of Dresden, in the County of Muskingum, and in the State of Ohio and bounded and described as follows:

Being a part of Out Lot #81 on the Town plat of Dresden, as shown in Plat Book A-0, page 128 and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the Northeast corner of Lot #8 of the Mitchell Hill Subdivision, as said subdivision is recorded in Plat Book 16, pages 114 and 115, Muskingum County Plat Records, said 1/2 inch rebar found being the TRUE PLACE OF BEGINNING of the land herein described;

thence, with the line between Jefferson Township and the Village of Dresden, the following two courses:

1. thence, with the North line of said Lot #8, N.82°26'00"W. 240.00 feet to a 1/2 inch rebar found;
2. thence, with the North line of Lot #33 of the said subdivision, N.82°26'00"W. 133.50 feet to a point;

thence, with the property lines of Mitch A. & Valeria S. Mitchell, (D.B. 906, pg. 247), the following five courses:

1. thence, N.76°16'52"E. 28.05 feet to a 3/4 inch iron pipe found;
2. thence, N.10°12'40"W. 129.35 feet to a 3/4 inch iron pipe found;
3. thence, N.15°32'00"W. 79.13 feet to a 3/4 inch iron pipe found;
4. thence, S.77°32'30"W. 93.84 feet to a 3/4 inch iron pipe found bent;
5. thence, S.77°57'21"W. 74.91 feet to a 3/4 inch iron pipe found;

thence, through the property of Charles Mitchell, Jr., et. ux., (D.B. 566, pg. 242) and (D.B. 532, pg. 105), the following four courses:

1. thence, N.12°23'24"E. 110.94 feet to a 1/2 inch rebar set;
2. thence, N.19°24'33"E. 199.56 feet to a 1/2 inch rebar set;
3. thence, S.45°32'00"E. 95.84 feet to a 1/2 inch rebar set;
4. thence, S.60°59'10"E. 133.34 feet to a 3/4 inch iron pipe found;

thence, with the property lines of Kenneth E. & Mary Ann Wolford, (D.B. 640, pg. 115), the following two courses:

1. thence, S.30°26'42"E. 237.50 feet to a 1/2 inch rebar set;
2. thence, N.75°23'18"E. 127.05 feet to a 1/2 inch rebar set;

thence, with the West right-of-way line of State Route #60, the following three courses:

1. thence, S.12°05'26"W. 161.51 feet to a 1/2 inch rebar set;
2. thence, S.00°57'11"W. 121.00 feet to a 1/2 inch rebar set;
3. thence, S.17°04'24"E. 151.50 feet to the TRUE PLACE OF BEGINNING, containing about acres, more or less, being subject to all easements and restrictions of record or implied, if any.

The above described tract contains 4.406 acres, more or less, in Auditor's Parcel #33-33-30-29-10-003, and about acres, more or less, in Auditor's Parcel #33-33-30-29-09-001.

The above bearings are based on Deed Book 906, page 247, Muskingum County Deed Records.

All 1/2 inch rebars set are 30" long or longer.

Prior Deed References: Deed Book 532, page 105 and Deed Book 566, page 242, Muskingum County Deed Records.

Partient documents: (D.B. 532, pg. 105), (D.B. 566, pg. 242), (D.B. 906, pg. 247), (D.B. 640, pg. 115), (P.B. A-0, pg. 128), (P.B. 16, pgs. 114 & 115), Muskingum County Deed and Plat Records.

The above description is based on a survey made by Buckeye Land Surveying, Inc., George W. Johnson, P.E., #5345, on 10/30/90.

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY AJ Namble 10/30/90

Buckeye Land Surveying, Inc.

George W. Johnson 215 South Fifth Street, E. • Columbus, Ohio 43212 (614) 622-4200
 Professional Land Surveyor "Service is more than a promise"

CHARLES MITCHELL, Jr.
 & CAROL J. MITCHELL
 4.433 Ac. +/-

Part of Aud. # 33-33-30-29-10 = 4.406
 Part of Aud. # 33-33-30-29-09 = 0.027

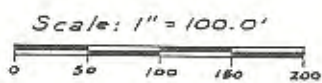
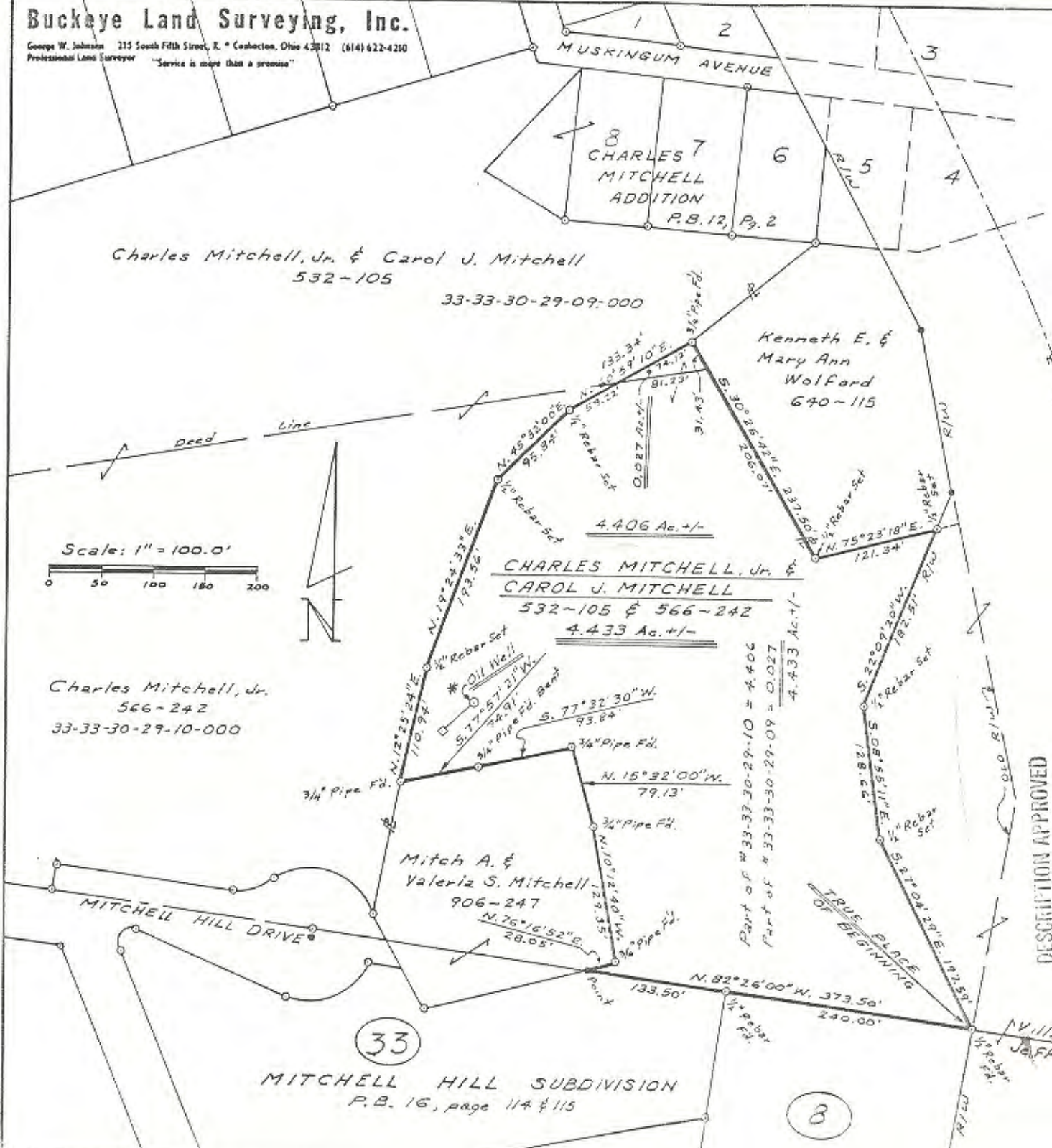
Being a part of Out-Lot #81 of the
 Town plat of Dresden, as shown
 in Plat Book "A-0", page 128; in
 the Town of Dresden, in the
 County of Muskingum, and in the
 State of Ohio.

Scale: 1" = 100.0' Date: April, 1990

* Oil Well

NOTES:

- ◊ Bearings & North Arrow are based on Deed Book 906, page 247, Muskingum County Deed Records.
- ◊ All 1/2 inch rebars set are 30 inches long or longer.
- ◊ This property is subject to all rights-of-way, easements, and restrictions of record or implied, if any, and are not necessarily shown on this plat.



DESCRIPTION APPROVED
 FOR ADDRESSEE'S TRANSFER

W. J. Johnson
 4-30-90

I hereby certify this plat
 to be correct to the best of
 my knowledge and belief.
 Buckeye Land Surveying, Inc.



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 NOT RECORDABLE**

12.95
 4.40

33

8

Charles Mitchell, Jr.
 566-242
 33-33-30-29-10-000

Charles Mitchell, Jr. & Carol J. Mitchell
 532-105
 33-33-30-29-09-000

CHARLES MITCHELL, Jr. &
 CAROL J. MITCHELL
 532-105 & 566-242
 4.433 Ac. +/-

Part of # 33-33-30-29-10 = 4.406
 Part of # 33-33-30-29-09 = 0.027

Kenneth E. &
 Mary Ann
 Wolford
 640-115

Mitch A. &
 Valerie S. Mitchell
 906-247

MITCHELL HILL SUBDIVISION
 P.B. 16, page 114 & 115

Village of Dresden
 Jefferson Township