

Burskeye 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"

33-30-29-11

ADDRESS N/A

CHARLES MITCHELL, Jr.

0.974 Ac.

Eng. Copy
11-21-83

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

Being a part of Out Lot 81 in the Village of Dresden, Ohio and being a part of Lot 8 in the Fourth Quarter of Township Three (3) North, Range Eight (8) West, and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe set at the Northwest corner of said Lot 8;

thence, with the North line of Lot 8, S.82°26'00"E. 1,372.82 feet to a point, passing a 3/4 inch iron pipe set at 1,092.65 feet, said point being the TRUE PLACE OF BEGINNING of the land herein described;

thence, into Out Lot 81 of the Village of Dresden, the following Seven (7) courses:

1. thence, N.29°30'28"W. 26.30 feet to a 3/4 inch iron pipe set;
2. thence, N.11°32'21"E. 126.83 feet to a 3/4 inch iron pipe set;
3. thence, N.77°57'21"E. 74.91 feet to a 3/4 inch iron pipe set;
4. thence, N.77°32'30"E. 93.84 feet to a 3/4 inch iron pipe set;
5. thence, S.15°32'00"E. 79.13 feet to a 3/4 inch iron pipe set;
6. thence, S.10°12'40"E. 129.35 feet to a 3/4 inch iron pipe set;
7. thence, S.76°16'52"W. 28.05 feet to a point on the South line of Out Lot 81 in the Village of Dresden;

thence, into Jefferson Township the following Two (2) courses:

1. thence, S.76°16'52"W. 161.71 feet to a 3/4 inch iron pipe set;
2. thence, N.29°30'28"W. 73.58 feet to the TRUE PLACE OF BEGINNING containing 0.974 acre, more or less, and being subject to all easements of record.

The above described 0.974 acre tract includes 0.843 acre, more or less, in Out Lot 81 in the Village of Dresden, and 0.131 acre, more or less, in Lot 8 in Jefferson Township.

Also granting unto the Grantees, their heirs, devisees and assigns, a 60.00 foot right-of-way easement for the purpose of ingress and egress from the above described 0.974 acre parcel to State Route #60, and being bounded and described as follows:

Being a part of Out Lot 81 in the Village of Dresden, Ohio and being a part of Lot 8 in the Fourth Quarter of Township Three (3) North, Range Eight (8) West, and being more particularly described as follows:

60 foot right-of-way easement being 30 foot each side of the following described centerline:

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NOT RECORDABLE

OK WED
11-21-83

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Page Two

0.974 Ac.

Commencing at a point in the Grantor's South property line, said point being 339.33 feet left of Station 431+33.37 in the centerline of a survey made in 1968 by the Ohio Department of Highways of State Route #60, Section 31.70, in Muskingum County, as delineated on the centerline plat recorded in Plat Book 12, page 9, Muskingum County Plat Records;

thence, with the West right-of-way line of State Route #60, N.51°46'03"E. 41.39 feet to a point, said point being the TRUE PLACE OF BEGINNING of the centerline herein described;

thence, N.05°19'07"E. 170.79 feet to a point;

thence, N.05°22'53"W. 250.17 feet to a point;

thence, with a curve to the left having the following properties: Delta = 16°40'00", Degree of curve = 7°00', Radius = 818.51 feet, Tangent = 119.89 feet, Arc length = 238.09 feet, Chord length = 237.26 feet, and a Chord Bearing of N.13°42'53"W. to a point;

thence, N.22°02'53"W. 327.69 feet to a point;

thence, N.05°45'00"W. 358.44 feet to a point;

thence, N.24°30'00"W. 196.79 feet to a point;

thence, N.04°47'00"E. 123.26 feet to a point;

thence, S.82°26'00"E. 238.83 feet to a point on the West line of the 0.974 acre parcel described above, said point being S.29°30'28"E. 9.20 feet from a 3/4 inch iron pipe set, and the said point being the END of the centerline herein described.

Further granting unto the Grantees, their heirs, and assigns, the right of ingress and egress to State Route #60, as reserved in Deed Book 561, page 366, Muskingum County Deed Records.

The above bearings are based on Deed Book 796, page 201, Muskingum County Deed Records. All 3/4 inch iron pipes set are 30" long or longer.

(Prior Deed Reference: Deed Book 566, page 242, Muskingum County Deed Records.

The above description is based on a survey made by Buckeye Land Surveying, Inc. George W. Johnson, R.S. #5252, in November, 1983.

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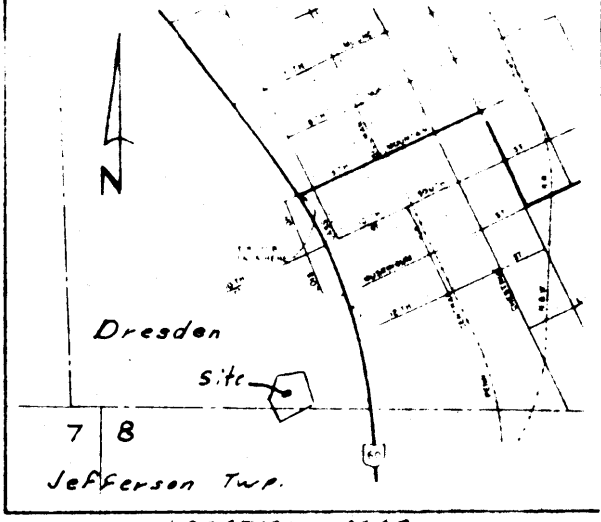
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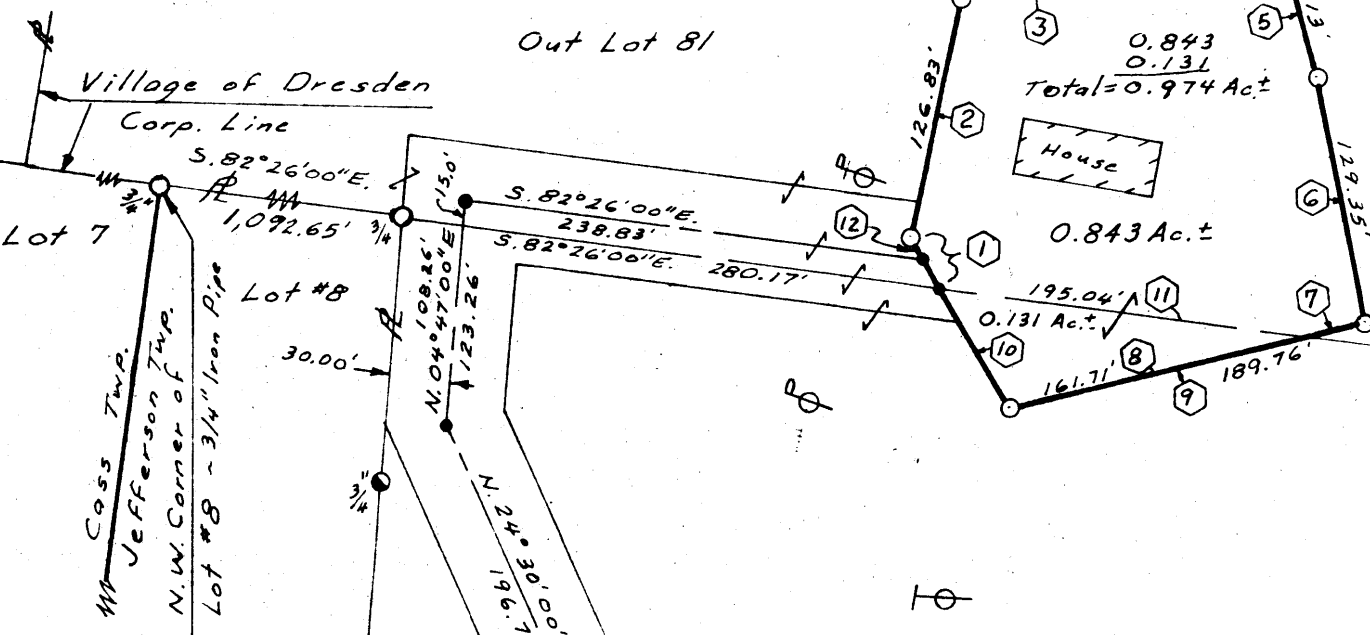
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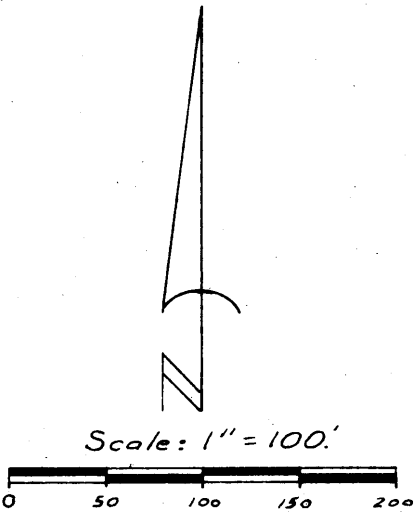


Charles Mitchell, Jr.
566-242

Out Lot 81



Line Numbers	Bearings	Distance
1	N. 29°30'28"W.	28.00'
2	N. 11°32'21"E.	126.83'
3	N. 77°57'21"E.	74.91'
4	N. 77°32'30"E.	93.84'
5	S. 15°32'00"E.	79.13'
6	S. 10°12'40"E.	129.35'
7	S. 76°16'52"W.	28.05'
8	S. 76°16'52"W.	161.71'
9	S. 76°16'52"W.	189.76'
10	N. 29°30'28"W.	73.58'
11	S. 82°26'00"E.	195.04'
12	S. 29°30'28"E.	9.20'



LEGEND

- 3/4" iron pipe set (30" longer or longer)
- iron pipes or pins found
- points
- Centerline
- Property lines
- P—P— Power lines & Poles
- T—T— Telephone lines & Poles

Note: Bearings and North Arrow are based on D.B. 796, page 201, Muskingum County Deed Records.

Note: S.R. 60
Centerline of a survey made in 1968 by the Ohio Department of Highways of State Route 60, Section 31.70, in Muskingum County, Ohio and delineated on the centerline plat recorded in Plat Book 12, page 9.

* Bearing Equation: N. 51°46'03"E = N. 51°37'20"E in Deed Book 796, page 201

I HEREBY CERTIFY THAT THIS PLAT IS A
TRUE AND CORRECT SURVEY BY
OFFICE COPY
NOT RECORDABLE

CHARLES MITCHELL, Jr.

0.974 Ac.

Being a part of Out Lot 81 in the Village of Dresden, Ohio and being a part of Lot 8 in the Fourth Quarter of Township Three (3) North, Range Eight (8) West, Jefferson Township, Muskingum County, Ohio.

Scale: 1"=100.' Date: Nov., 1983