

44-48-01-04-002
2175 RICHVALE RD

Know all Men by these Presents

That THOMAS H. and JENNIFER ROBERTS, husband and wife,
aka Thomas Harold Roberts III

of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to CHRIS E. COVER and JOANNA R. COVER,

whose tax mailing address is 2175 Richvale Road
Nashport, Ohio 43701

the following real property:

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

Being a part of the northeast Quarter of Section 22,
Township 2, Range 8, of the United States Military Lands,
Muskingum Township, Muskingum County, Ohio and being further
described as follows:

Commencing at an existing iron pin (3/4 inch I.D. Pipe) at
the Northwest corner of Lot Number 228 of Oakwood North Number 3
as recorded in Plat Book 14, Page 72 of the Muskingum County Plat
Records; thence North 58 degrees 07 minutes 08 seconds East 36.88
feet to a point in the center of County Road Number 3 (Richvale
Road) at the southeast corner of a 5.00 acre tract conveyed to C.
B. Godby by deed recorded in Volume 498, Page 346 of the
Muskingum County Deed Records. Said point also being the place
of beginning of the tract herein intended to be described; thence
North 05 degrees 10 minutes 52 seconds East 543.75 feet along the

(continued on the back)
Prior Instrument Reference: Volume 364 Page 171

wife/husband of the grantor, releases all rights of dower therein.

Witness their hands this 13th day of October,

19 89.

**OFFICE COPY
NOT RECORDABLE**

Signed and acknowledged in presence of

Thomas H. Roberts
Jennifer Roberts

Thomas H. Roberts by Jennifer Roberts
Thomas H. Roberts by Jennifer Roberts
Attorney in Fact

Jennifer Roberts
Jennifer Roberts

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

State of Ohio, } ss. Before me, a notary public BY J & J Nantz
Muskingum County, } in and for said County and State, personally appeared the above named
10-18-89

Thomas H. Roberts by Jennifer Roberts, Attorney in Fact, and Jennifer
Roberts, husband and wife,
who acknowledged that they did sign the foregoing instrument and that the same is their free
act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Zanesville, Ohio
this 13th day of October, A. D. 1989



J. WILLIAM MERRY
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 2 C

J. William Merry
Notary Public

This instrument prepared by GRAHAM, McCLELLAND, McCANN & RAUSBOTTOM CO., L.P.A.
400 First National Bank Bldg., P.O. Box 669
Zanesville, Ohio 43702-0669

East line of said Godby Tract to an existing iron pin (axle), passing an existing iron pin (axle) at 20.00 feet; thence South 84 degrees 24 minutes 27 seconds East 212.03 feet to an iron pin set on the West line of a tract conveyed to R. and E. Shaeffer by deed recorded in Volume 537, Page 262 of the said county records; thence South 05 degrees 28 minutes 13 seconds West, passing an existing iron pin (axle) at 523.75 feet a total distance of 544.40 feet along the said West line to a point in County Road Number 3, said point being Westerly 1178 feet (by deed) from the southeast corner of the Northeast Quarter of Section 22; thence North 84 degrees 13 minutes 40 seconds West on a line parallel with the North line of Oakwood North Number Three 209.29 feet to the place of beginning.

Containing 2.631 more or less acres, subject to all legal road right-of-way of County Road Number Three (Richvale Road) and all other applicable easements.

ALSO SUBJECT to the following ingress and egress easement:

Being a part of the Northeast Quarter of Section 22, Township 2, Range 8, of the United States Military Lands, Muskingum Township, Muskingum County, Ohio and being further described as follows:

Commencing at an existing iron pin (3/4 inch I. D. pipe) at the Northwest corner of Lot Number 228 of Oakwood North Number 3 as recorded in Plat Book 14, Page 72 of the Muskingum County Plat Records; thence North 58 degrees 07 minutes 08 seconds East 36.88 feet to a point in the center of County Road Number 3 (Richvale Road) at the Southeast corner of a 5.00 acre tract conveyed to C. B. Godby by deed recorded in Volume 498, Page 346 of the Muskingum County Deed Records, said point also being the place of beginning of this easement; thence north 05 degrees 10 minutes 52 seconds East 543.75 feet along the East line of said Godby Tract to an existing iron pin (axle), passing an existing iron pin (axle) at 20.00 feet; thence South 84 degrees 24 minutes 27 seconds East 50.00 feet to a point; thence South 05 degrees 10 minutes 52 seconds west 180.00 feet to a point; thence North 84 degrees 24 minutes 27 seconds West 25.00 feet to a point; thence South 05 degrees 10 minutes 52 seconds West 363.83 feet in said County Road Number Three; thence North 84 degrees 13 minutes 40 seconds West 25.00 feet to the place of beginning.

All iron pins set are 5/8 inch x 30 inch rebar with plastic identification caps.

Bearings are based on the plat bearing of the North line of Oakwood North Number Three (Plat Book 14, Page 72)

This survey and description prepared by W. J. Biedenbach, Registered Surveyor #5718, December 16, 1988.
Parcel No.: 44-44-48-01-04-001

RESERVING to Dorothy E. Ross, a right of ingress and egress over said property, access shall be onto the driveway on the east side of the property.

Warranty Deed

THOMAS H. ROBERTS

and

JENNIFER ROBERTS

TO

CHRIS E. COVER

and

JOANNA R. COVER

Transferred

19

COUNTY AUDITOR

Dorothy
Ross

Dorothy Ross
869 - 116

Ingress &
Egress Easement

C. B. Godby
498 - 346

Dorothy Ross
869 - 116
2.63 1/2 Acres
Per N° 44-44-48-01-04-000 (part)

R. & E. Shoeffler
537 - 262

Co. Rd. 3 (Richvale Rd.)

N. 58° 07' 08" E.
36.88'

Northwest Corner Lot #228
Oakwood North #3
Pb. 14, Pg. 72

N. 84° 13' 40" W. 209.29'

Deed 1178 to Sec. Cor.

Southeast Corner
Northeast Quarter
Section 22

Scale: 1" = 100'

0 50 100 200

Bearings are based on the Plot Bearing of
the North Line of Oakwood North Subdivision.
(Pb. 14, Pg. 72)

Being a part of the Northeast Quarter of
Section 22, Township 2, Range 8, of the United
States Military Lands, Muskingum Township,
Muskingum County, Ohio.

I hereby certify to the best of my knowledge
and belief the above plot and survey to be
correct as prepared by me, this 16th day of
December 1988.

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- Existing Iron Pin (as noted)
- ⊙ Iron Pin Set (5/8" x 30" rebar w/ plastic lid cap)

Research

Vol. 869 Pg. 116
Vol. 498 Pg. 346
Vol. 537 Pg. 262
Vol. 699 Pg. 259
Pb. 14 Pg. 72
Muskingum County Tax Map

W. J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

Drawn by: SDD	Date: 12-16-88
Scale: 1" = 100'	Checked by: SD
Job N°: 2935	Findings