

73-84-04-45
401 Main St

0.453 ACRES

Situated in the State of Ohio, County of Muskingum, Village of Duncan Falls, lying in Section 30, Township 13, Range 12 Congress Lands, and being all of the 0.43 acre tract conveyed to The First National Bank by deed of record in Deed Book 638, Page 115 (all references refer to the record of the Recorder's Office, Muskingum County, Ohio) and more particular described as follows:

Begin for reference, at the centerline intersection of Main Street (State Route 60) and Mound Road;

Thence North 69° 45' 00" West, a distance of 36.23 feet, with the centerline of Main Street, to a point;

Thence North 32° 41' 22" East, a distance of 30.72 feet, across the right-of-way line of Main Street to an iron pin set in the northerly right-of-way of Main Street said iron pin being the TRUE POINT OF BEGINNING of the herein described tract;

Thence North 69° 45' 00" West, a distance of 120.86 feet, with the northerly right-of-way of Main Street, to an iron pin set at a common corner of said 0.43 and a 0.20 acre tract conveyed to Ray C. Starrett and Sara Starrett by deed of record in Deed Book 1507, Page 286;

Thence North 22° 19' 07" East, a distance of 132.09 feet, with the line common to 0.43 and 0.20 acre tracts, to an iron pin set at a common corner of said 0.43 and 0.20 acre tracts, in the southerly right-of-way of an 15 foot wide Alley;

Thence South 69° 45' 00" East, a distance of 163.01 feet, with the southerly right-of-way of said Alley, to an iron pin set in the westerly right-of-way of Mound Road,

Thence the following courses and distances with the westerly right-of-way of Mound Road.

South 32° 41' 22" West, a distance of 115.73 feet, to an iron pin set;

South 69° 26' 06" West, a distance of 29.05 feet, to the TRUE POINT OF BEGINNING. Containing 0.453 acres, more or less.

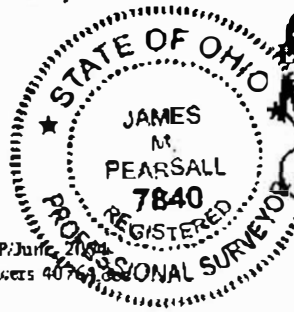
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings are based on the centerline of State Route 60, by the right-of-way plan Mus-60-(8.11.13.08).

EXEMPT FROM
PLANNING COMMISSION

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. SURRETT
6-16-2006



OFFICE COPY
NOT RECORDABLE

James M. Pearsall
Registered Surveyor No. 7840

APPROVED FOR CLOSURE

3/30/06
Date

A. L. SURRETT
6-16-2006

JDE/JMP/Jurc 2/04
0.453 Acres 40763

73-84-04-45-00

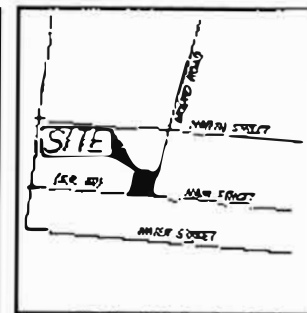
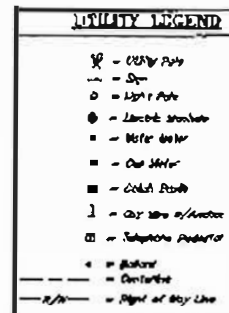
73-84-04-44-00

A. L. Servatant
6-16-2006 M

VILLAGE OF DUNCAN FALLS, MUSKINGUM COUNTY, OHIO

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. E. Swinburn

6-16-2006 M



LOCATION MAP
NOT TO SCALE

245 1015

Situated by the State of Ohio County of Washington Village of Queen
 Fork lying in Section 32 Township 13 Range 12 Congress Lands and being all
 of the said tract conveyed to the First National Bank by deed of record
 in Deed Book 632 Page 113 (see references refer to the record of the
 Recorder's Office, Washington County) and more particular described as
 follows:

Sign for reference of the centerline intersection of State Street (State Route 60) and Mount Street

Thence North $89^{\circ} 45' 00''$ West a distance of 15.23 feet with the
centerline of Main Street to a point:

Shower North 32° 41' 22" East, a distance of 30.72 feet, across the right-of-way line of Main Street to an iron stake in the northerly right-of-way of Main Street and was an being the TRUE POINT OF BEGINNING of the Ramon described tract.

Thence North 66° 45' 00" West, a distance of 120.85 feet, with the northerly right-of-way of Utah Street, to an iron pin set at a common corner of lots 0.45 and 0.20 were first conveyed to Roy E. Starratt and Sara Starratt by deed of record in Deed Book 1907, Page 286.

From North 22° 32' 07" East, a distance of 122.00 feet, with the line curving 20 0.43 and 0.20 acre tracts to an iron pile set at a corner corner of said 0.43 and 0.20 acre tracts. In the southerly right-of-way at an 15 foot wide alley.

Thence South 69° 43' 00" East, a distance of 153.01 feet, with the southerly right-of-way of said alley to an iron pin set in the westerly right-of-way of Grand Road;

There are adjoining corners and distances with the westerly right-of-way of Mound Road.

South $32^{\circ} 41' 22''$ West a distance of 115.73 feet to an iron pin set

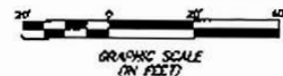
Survey 68° 26' 25" West a distance of 22.05 feet to the TRUE POINT OF BEGINNING Containing 0.493 acres, more or less.

Schedule B items from Title Commitment No. 20042778 issued by First American Title Insurance Company with an effective date of April 16, 2004 at 2:00 A.M. contains no survey related items to be individually addressed.

The utilities shown; however, have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

According to the Federal Emergency Management Agency's Flood Insurance Map dated June 3, 1988, the subject parcel shown herein lies within Zone X (areas determined to be outside 500-year flood plain). Community Panel No. 300483 0120 G.

BASIS OF BEARINGS Bearings are based on the centroid of State Route 82, by the right-of-way plan 44-82-(A); 7.5.08)



Note:
Zoning information was not made available to the respondent at the date of this survey.

Note:
This survey was prepared using documents of record,
prior plots of survey, and observable field evidence.

- * - STONE FND.
 * - MGN. FND.
 * - L.P. FND.
 * - L.P. SET
 * - WAG. NAR. FND.
 * - WAG. NAR. SET
 * - R.R. SPN. FND.
 * - R.R. SPN. SET
 * - P.N. NAR. FND.
 L.P. Set: are 51/15" I.D. Iron
 pipe with cap threaded ELAST. M.C.

087701701C 00000001/16 20160075

For The First National Bank, The Huntington National Bank, Citizens National Bank & First American Title Insurance Company

This is in conformity to the best of my knowledge, information and belief. That this map and the survey to which it is hereunto appended are made in accordance with Minimum Standard Detail Requirements for U.S. Aerial Photography.

Survey, jointly established and adopted by ALTA, ACSM and NSPS in 1989, comprises Items 1, 2, 1, 4, 5, 6, 7(a) & 8, 10, 11(a) & 13 of Table A.

ALTA, ACSM and NSPS are the American Licensure & Specifications Committee, Permanent to the Surveying and Mapping Industry, the American Society of Civil Engineers and the National Society of Professional Surveyors, respectively.

I, the undersigned, am duly qualified to make and further certify that the Partland Uncolored aerial photograph is a true and correct representation of the measurements made on the survey depicted hereon.

I, _____, declare the above Partland Uncolored.



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NOT RECORDABLE**

 EMHT INC. 1000 HICKORY AVENUE, FLORENCE, ALABAMA 36688 PHONE: 205/344-1111, 1-800-441-1111 FAX: 205/344-1111 E-MAIL: EMHT@EMHT.COM		Date: <u>March 20, 2006</u> To: <u>1st 20</u> Attn: <u>2004-0756</u> Page: <u>1</u> of <u>1</u>
RECEIVED 3/20/06		
AMOUNT DUE \$0.00	DESCRIPTION Advances per Pay Company	