

Brannon's Cafe LTD. (Martha M. Brannon)
to

Being a parcel of land located in Lot No.9, Buckingham's First Addition (Plat Recorded in Deed Book 14, Page 441) to the Village of Duncan Falls, Southeast Quarter of Section No.30, Township 13 North, Range 12 West, Wayne Township, Muskingum County, Ohio and bounded and described as follows:

Commencing at a railroad spike found locating the Northeast corner of Lot No.10 in Buckingham's First Addition to the Village of Duncan Falls;

thence North 50deg. 45min. 04sec. West 114.38 feet along the North line of Lot Nos.9, and 10 and the South side of a 16 foot alley to a railroad spike found locating the Northwest corner of a 0.333 acre tract belonging to Randy Murgittroyd (reference- Official Record 1574, Page 929) for the point of beginning;

thence from this true point of beginning South 38deg. 40min. 43sec. West 132.00 feet along the West line of said Randy Murgittroyd's 0.333 acre tract to a railroad spike found locating the Southwest corner and being in the South line of said Lot No.9 and the North side of Main Street;

thence North 50deg. 45min. 04sec. West 14.33 feet along the South line of said Lot and the North side of Main Street to a point locating the Southwest corner of Lot No.9;

thence North 27deg. 47min. 57sec. East 134.67 feet along the West line of said Lot to a point locating the Northwest corner of Lot No.9;

thence South 50deg. 45min. 04sec. East 39.75 feet along the North line of said Lot No.9 and the South side of a 16 foot alley to the point of beginning and containing 3569.1 square feet or 0.0819 acres, more or less.

This legal description prepared by John G. Eppley Reg. Sur. No.6410, based on an actual field survey in April, 2004.

Reference- Official Record 1817, Page 419

The bearings for this survey are for angle calculations only and are based on the North side of Lot Nos.9 and 10, as surveyed by William H. Derwacter as being North 50deg. 45min. 04sec. West.'

Subject to all easements, right of ways, restrictions, reservations, etc. of record and those that maybe implied.

73-13-90-02-15

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY albb
4-30-2004

**OFFICE COPY
NOT RECORDABLE**

DATA REFERENCES

TAX MAPS, DEEDS OF RECORD, PLATS

O.R. 1817, P. 419

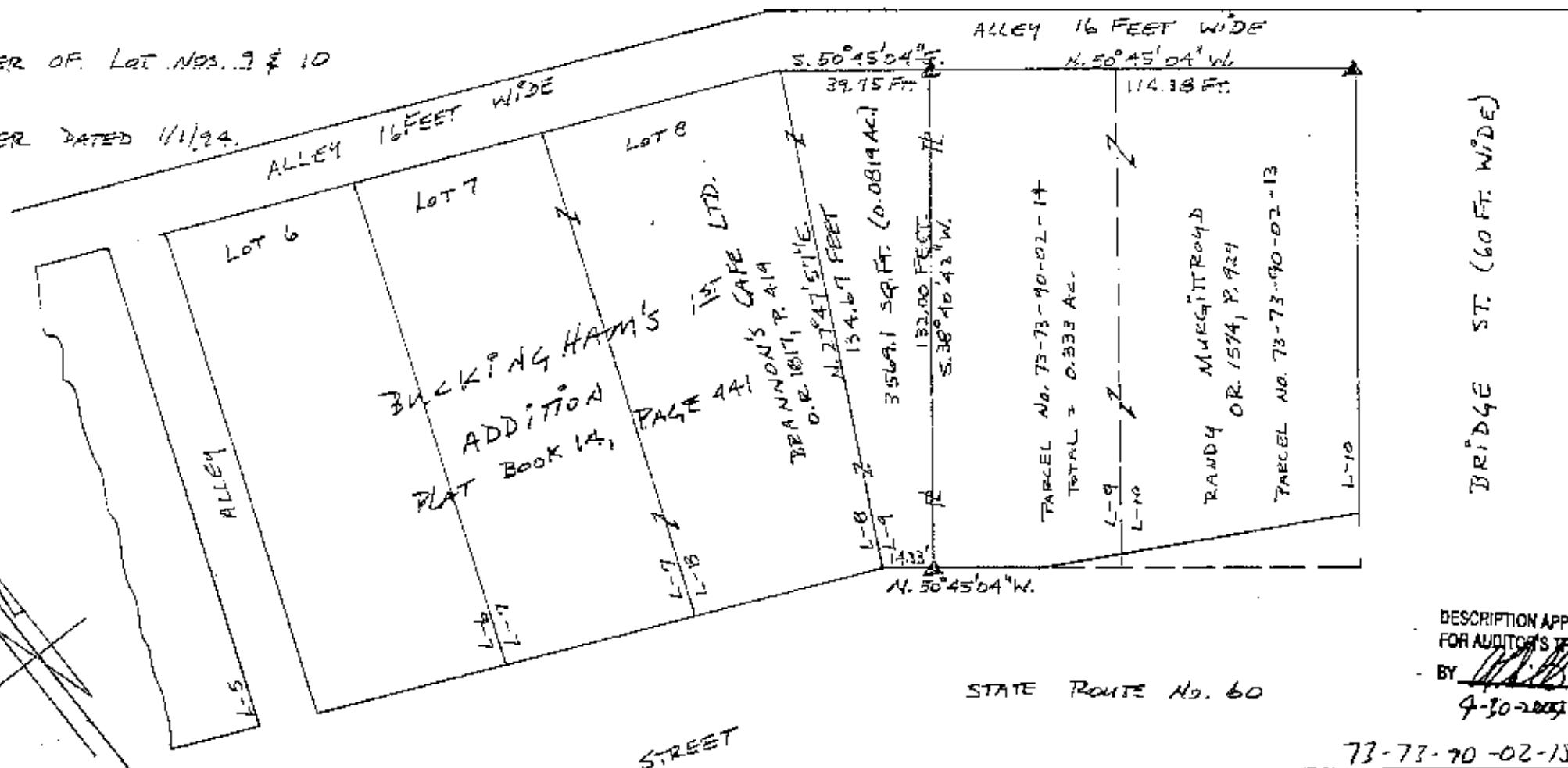
" 1574, " 929

PLAT BY DERWATER OF LOT NOS. 9 & 10

DATED 11/31/97.

PLAT BY SNOUFFER DATED 1/1/94.

SCALE: 1 INCH = 40 FEET

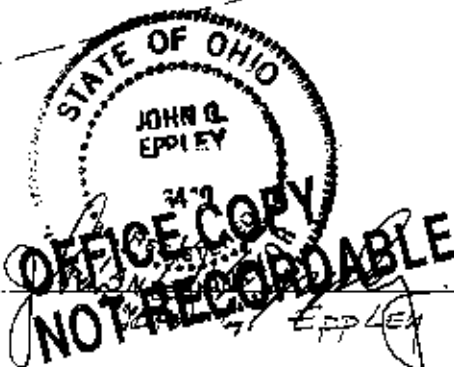


DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
4-30-2004

LEGEND

- ▲ - RAILROAD SPIKES FOUND
- ℞ - PROPERTY LINE

- THE BEARINGS FOR THIS SURVEY ARE
BASED ON NORTHEAST SIDE OF LOT NOS. 9 &
10 AS SURVEYED BY WILLIAM H. DERWATER
AS BEING N. 50° 45' 04" W.



STATE ROUTE No. 60

73-73-70-02-15

BEING A PARCEL OF LAND LOCATED IN
LOT NO. 9, BUCKINGHAM'S 1ST ADDITION,
VILLAGE OF DUNCAN FALLS, SE 1/4 SECTION
No. 30, T-13 N, R-12 W, WAYNE TOWNSHIP,
MUSKINGUM COUNTY, OHIO.
BEING THE MARTHA M. BRAUNOW PROP.
REFERENCE - OFFICIAL RECORD 1817, P. 419.
SCALE: 1 INCH = 40 FEET
DATE - APRIL, 2004
DRAWN BY - J.G. EPPLEY

6410
REG. SUR. No.