

73-90-05-06
243 MILL ST

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NAOMI BETZ AND JOHN C. PAUL
AUDITORS PARCEL NUMBER 73-73-90-05-06-000 (ALL)

BEING A PART OF THE VILLAGE OF DUNCAN FALLS, SITUATED IN SECTION 30, TOWNSHIP 13,
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP,
MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1 INCH SOLID ROD IN CONCRETE) AT THE
SOUTHWEST CORNER OF LOT 4 OF HARTMANS SUBDIVISION (PLAT BOOK 10, PAGE 41);

THENCE WITH THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 85 DEGREES 37 MINUTES 34
SECONDS EAST 291.40 FEET (BY DEED) TO A POINT IN THE CENTER OF MILL STREET, PASSING AN
EXISTING IRON PIN (3/4 INCH PIPE) AT 100.00 FEET AND AN IRON PIN SET AT 265.60 FEET;

THENCE WITH THE SAID CENTERLINE, SOUTH 03 DEGREES 00 MINUTES 16 SECONDS WEST 61.00
FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH SAID STREET, SOUTH 02 DEGREES 57 MINUTES 44 SECONDS WEST
61.38 FEET TO A POINT;

THENCE LEAVING SAID STREET AND WITH THE NORTH LINE OF A TRACT CONVEYED TO NAOMI
BETZ (DEED BOOK VOLUME 1095, PAGE 18), NORTH 86 DEGREES 42 MINUTES 29 SECONDS WEST
191.39 FEET TO A POINT;

THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO
DANIEL L. AND CONNIE M. HILTY (DEED BOOK VOLUME 1155, PAGE 551), NORTH 03 DEGREES 00
MINUTES 16 SECONDS EAST 70.99 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN AT
5.99 FEET;

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO
MARGUERITE ROBERTS (DEED BOOK VOLUME 1159, PAGE 483) SOUTH 85 DEGREES 37 MINUTES 27
SECONDS EAST 37.86 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE, SOUTH 27 DEGREES 10 MINUTES 20 SECONDS EAST 7.04
FEET TO AN IRON PIN SET;

THENCE SOUTH 85 DEGREES 37 MINUTES 34 SECONDS EAST, PASSING AN IRON PIN SET AT 124.20
FEET, A TOTAL DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.283 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF
COUNTY ROAD 44 (MILL STREET) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS
(BIEDENBACH PS6923-PS7923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.188 ACRE BY WILLIAM H. DERWACTER,
DATED SEPTEMBER 2, 1992.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF SEPTEMBER 2001.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. COOLES
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY RLB-15

10-18-2001

SURVEY FOR NAOMI BETZ

AUDITORS PARCEL NUMBER
73-73-90-05-06-000 (ALL)

BEING A PART OF SECTION 30, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, VILLAGE OF DUNCAN FALLS, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.188 ACRES AS DESCRIBED IN DEED BOOK VOLUME 1155, PAGE 551 OF THE MUSKINGUM COUNTY DEED RECORDS.

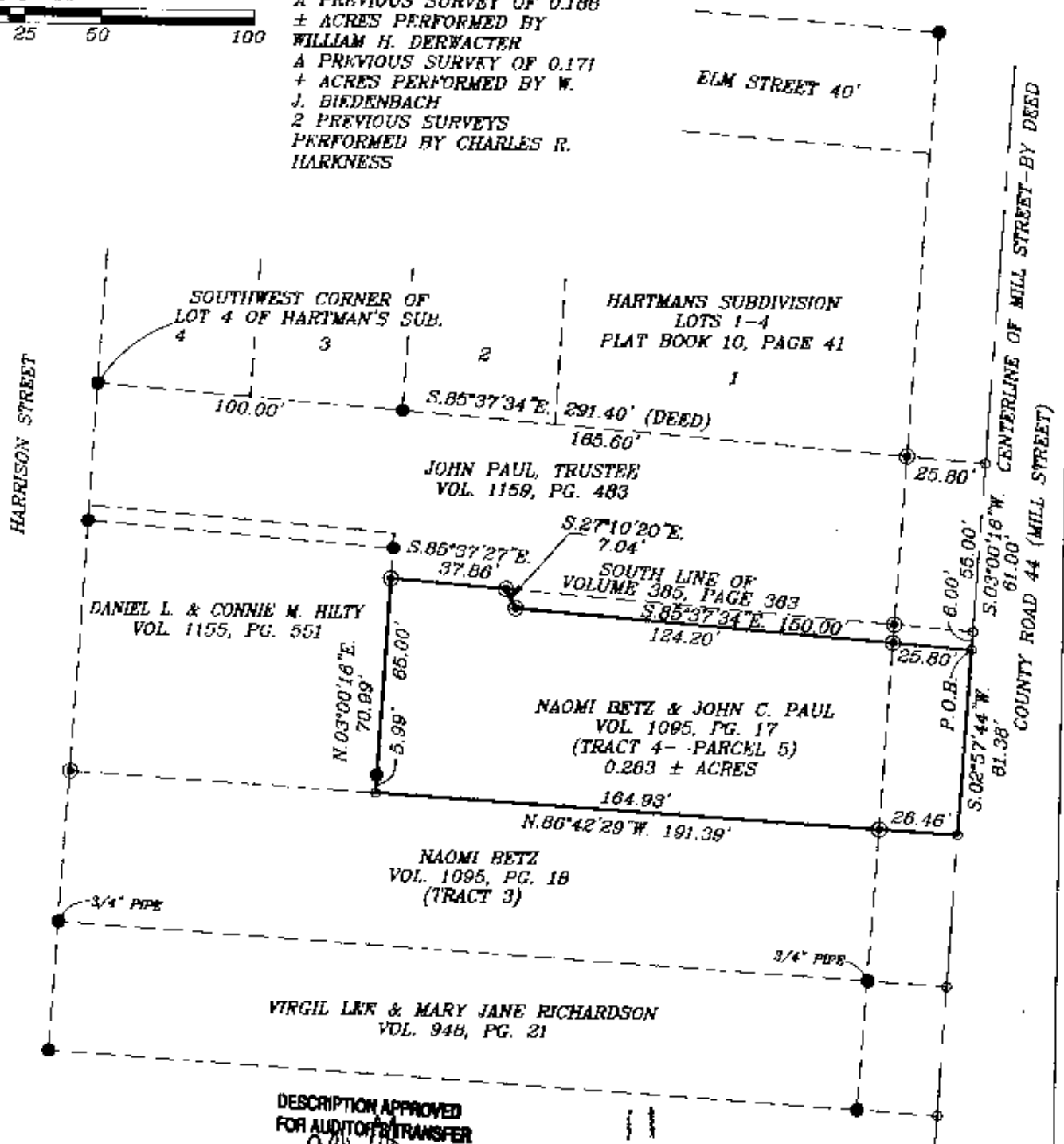
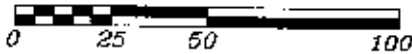
RESEARCH:

VOL. 300, PGS. 86-87
VOL. 385, PG. 363
VOL. 576, PG. 44
VOL. 698, PG. 84
VOL. 739, PGS. 83-84
VOL. 1095, PGS. 18-22
VOL. 1159, PGS. 483-484
A PREVIOUS SURVEY OF 0.17
± ACRES PERFORMED BY
DOUGLAS R. DAVIS
A PREVIOUS SURVEY OF 0.188
± ACRES PERFORMED BY
WILLIAM H. DERWACHTER
A PREVIOUS SURVEY OF 0.171
± ACRES PERFORMED BY W.
J. BIEDENBACH
2 PREVIOUS SURVEYS
PERFORMED BY CHARLES R.
HARKNESS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=50'



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

10-18-2001

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECTLY PREPARED BY ME,
THIS 24th DAY OF SEPTEMBER, 2001.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL J. NICHOLS
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: AJS	DATE: 09-24-01
SCALE: 1"=50'	CHECKED BY: MDN
JOB NO: 4735	DRAWING NO: D:\4695\4695