

4/5/85

85-33-01-23

2657 DRESDEN RD

85-33

11 Men by these Presents

That WILLIAM P. RYAN and JOANNE M. RYAN, HUSBAND and WIFE,

of MUSKINGUM

County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to JOHN W. STACKHOUSE and CARMEN S. STACKHOUSE

whose tax mailing address is

2657 DRESDEN ROAD
ZANESVILLE, OHIO 43701

the following real property:

Being a tract in the 5th Ward of the [REDACTED] Zanesville, Muskingum County, Ohio
and being further described as follows:

Commencing at a point marked by an existing iron pin (axle) at the Northeast corner of Lot No. 18 of Harding Subdivision as delineated on the plat recorded in Plat Book 7, Page 43 of the Muskingum County Plat Records; thence North 02 degrees 38 minutes 33 seconds East 215.15 feet to a point marked by an iron pin set (5/8 inch rebar), said point being the Place of Beginning of the tract herein intended to be described; thence North 85 degrees 08 minutes 00 seconds West 132.00 feet to a point marked by an existing iron pin (1/2 inch I.D. pipe) on the east line of a 20 foot alley; thence North 02 degrees 35 minutes 55 seconds East 55.00 feet along the said east line of the alley to a point marked by an existing iron pin (axle); thence South 85 degrees 08 minutes 00 seconds East 162.04 feet to a point in the center of Dresden Road, passing a point marked by an existing iron pin (axle) at 132.04 feet; thence South 02 degrees 38 minutes 33 seconds West 55.00 feet to a point in the said center of Dresden Road; thence North 85 degrees 08 minutes 00 seconds West 30.00 feet to the Place of Beginning, CONTAINING 0.204 more or less Acres.

SUBJECT TO all legal road right-of-ways of Dresden Road and all easements or right-of-ways of record.

Previous Deed Reference: Volume 921, Page 49.

Bearings are based on the north line of the previously surveyed tract as recorded in Deed Book Volume 826, Page 149.

SURVEY AND DESCRIPTION prepared by Michael D. Nicols, Registered Surveyor No. 6923 on April 4, 1985.

SAVING and EXCEPTING taxes and assessments, if any, due and payable in June, 1985, and thereafter, which grantees assume and agree to pay.

OFFICE COPY
NOT RECORDABLEOK WAD
4-8-85

HARDING ROAD

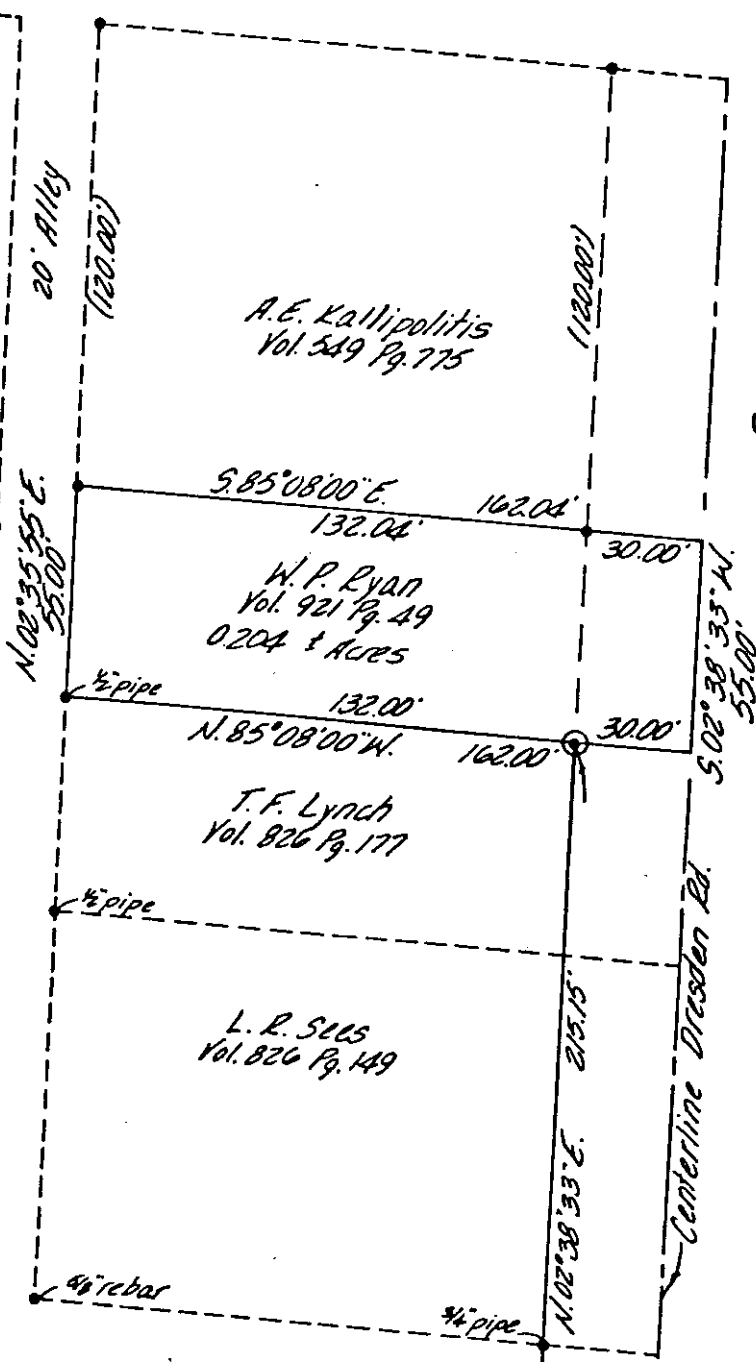
DRESDEN ROAD



Bearings are based on the north line of the previously surveyed tract recorded in Vol. 826 Pg. 149

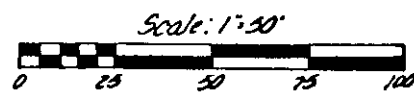
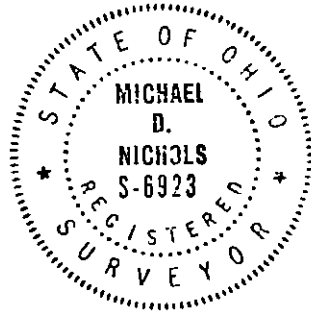
- ⊙ ~ Iron Pin Set (1 1/8" rebar)
- ~ Existing Iron Pin (Axle, unless otherwise indicated)

References:
 Plat - P.B. 7 Pg. 43
 Plat - P.B. 11 Pg. 11
 Deed - Vol. 921 Pg. 49
 Deed - Vol. 549 Pg. 775
 Deed - Vol. 826 Pg. 177
 Deed - Vol. 826 Pg. 149
 Musk. Co. Tax Map - Sheet #33



KARL DRIVE

Northeast Corner of Lot #18 of Harding Subdivision - P.B. 7 Pg. 43



Being a tract in the 5th Ward of the City of Zanesville, Muskingum County, Ohio.

I hereby certify the above plat and survey to be correct as prepared by me this 4th day of April 1985.

OFFICE COPY NOT RECORDABLE

Michael D. Nichols - Registered Surveyor #6923

W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>MDN</i>	Date: 4-4-85
Scale: 1"=50'	Checked by: <i>MDN</i>
Job No: 2127-4-85	L. Huffman (W. B. J.)