

Don R. Wallick Auctions, Inc.

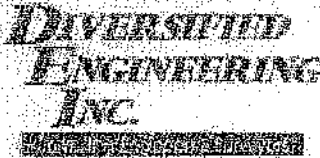
965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



NEW SURVEY 1

Client	CITY OF NEW PHILADELPHIA-SERVICE DIRECTOR		
Property Address	BOWERS AVE NW & KELLY AVE NW		
City	NEW PHILADELPHIA	County TUSCARAWAS	State OH Zip Code 44663
Owner	CITY OF NEW PHILADELPHIA		



304 East High Avenue
New Philadelphia, Ohio 44663

Phone: (330) 264-1631
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DESCRIPTION OF A 0.6152 ACRE TRACT

Situated in the City of New Philadelphia, County of Tuscarawas and the State of Ohio.

Being part of the First Quarter of Township 8, Range 2 and being part of a 0.75 acre tract as conveyed to The City of New Philadelphia by a deed as recorded in Volume 565, Page 928 of the Tuscarawas County Deed Records, Auditor's Parcel No. 43-06781,000 and being more fully described as follows:

Beginning at an iron pin (set) on the northeasterly line of Lot 6048 of Lawyer Subdivision as recorded in Plat Book 25, Page 30 of the Tuscarawas County Plat Records and on the southwesterly line of a proposed street, said iron pin being located N 47° 40' 02" W, 9.18 feet from a 5/8" iron pin (found) stamped "SMITH" at the northeast corner of Lot 6048;

thence with the southwesterly line of said proposed street and the southwesterly line of Bowers Avenue, NW and with a curve to the left having a radius of 441.77 feet (Chord Bearing S 71° 43' 29" E, 360.38 feet) and an arc distance of 571.20 feet to a 3/4" iron pin (found) at the northeast corner of the aforementioned 0.75 acre tract and the southwest intersection of Bowers Avenue, NW and Kelly Street, NW;

thence with the east line of said 0.75 acre tract and the west line of said Kelly Street, NW, S 65° 33' 47" E, 219.11 feet to a 3/4" iron pin (found) at the southeast corner of said 0.75 acre tract and on the northeasterly line of a 9.999 acre tract as conveyed to M & M New Phila. Limited Liability Company (Volume 748, Page 602);

thence with the southwesterly line of said 0.75 acre tract, the northeasterly line of said 9.999 acre tract, the northeasterly line of a 0.758 acre tract as conveyed to Donald W. and Linda F. Dunfee (O.R. 1076, Page 1403) and the northeasterly line of Lots 6032, 6031, 6050, 6049 & 6048 of said Lawyer Subdivision, N 47° 40' 02" W, 491.64 feet to the Place of Beginning, containing 0.6152 of an acre (26,800 square feet), more or less, but subject to all

Professional Engineers & Surveyors

NEW SURVEY 2

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Owner	CITY OF NEW PHILADELPHIA		

legal highways, easements, reservations and restrictions of record.

Bearings are oriented to Lawver Subdivision as recorded in Plat Book 25, Page 30 of the Tuscarawas County Plat Records.

All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "D. A. Bower, 5753".

Description prepared from a field survey by D.A. Bower, Registered Surveyor No. 5753 in April 2006.

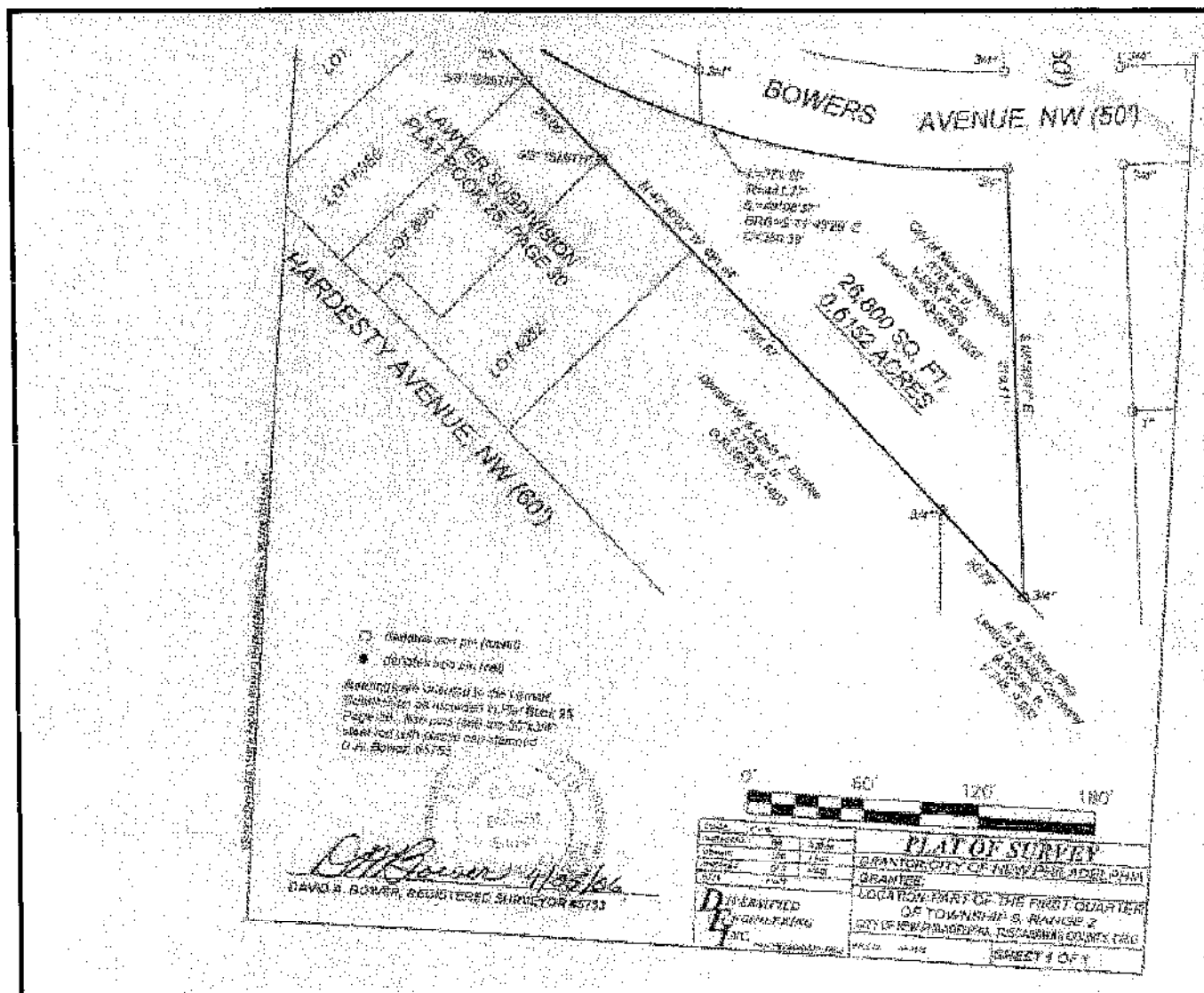


D.A. Bower 4/05/06

David A. Bower, Registered Surveyor
No. 5753

Plat Map

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City	NEW PHILADELPHIA	County	TUSCARAWAS
Owner	CITY OF NEW PHILADELPHIA	State	OH
		Zip Code	44663



Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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