

LEGAL DESCRIPTION OF A 0.574 ACRE PARCEL

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being a part of the Southwest Quarter of Section 21, Township-2, Range-8, United States Military Lands, and being part of that 26.90 acre tract (Parcel No. 44520104002) as conveyed to Richvale, LLC by deed of record in Official Record 2123, Page 900, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 0.574 acre parcel being more particularly bounded and described as follows:

Commencing at an iron pin found at the northwest corner of the Southwest Quarter of Section 21, said iron pin found being in Richvale Road;

Thence along the northerly line of said Southwest Quarter, **South 87°36'15" East, 191.61 feet** to a point at the northeasterly corner of said 26.90 acre tract;

Thence along the westerly line of said 26.90 acre tract, **South 1°58'35" West, 449.08 feet** to the **Point of Beginning** for the **0.574 acre** tract herein described;

Thence across said 26.90 acre tract **South 87°36'15" East, 139.23 feet** to a point;

Thence southeasterly along a curve to the right (**Radius = 47.53', Delta = 89°57'34"**) a chord bearing and distance of **South 42°36'37" East, 67.19 feet** to a point on a westerly line of The Village of Wellington Place Condominiums Condominium Property, Phase 1, recorded in Plat Book 19, Page 144;

Thence along said westerly line of Phase 1 the following two (2) courses and distances:

South 14°29'12" West, 37.90 feet to a point; and . . .

South 1°51'06" West, 55.44 feet to a point;

Thence across said 26.90 acre tract **North 87°36'15" West, 178.31 feet** to a point on the westerly line of said tract;

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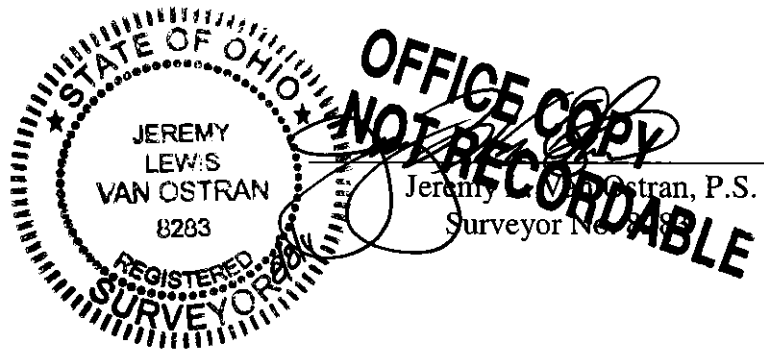
Thence along the westerly line of said 26.90 acre tract **North 1°58'35" East, 140.00 feet** to the **Point of Beginning**, and containing **0.574 acres** more or less, according to a previous survey performed by Jobes Henderson & Associates in October of 2000.

The bearings in the above description are based on bearing taken from the description of that 26.90 acre tract as conveyed to Richvale, LLC by deed of record in Official Record 2123, Page 900.

Subject to all valid and existing easements, restrictions and conditions of record.

June 30, 2011

S:/11-049/Survey/legals/Wellington/0.574 acres



DESCRIPTION

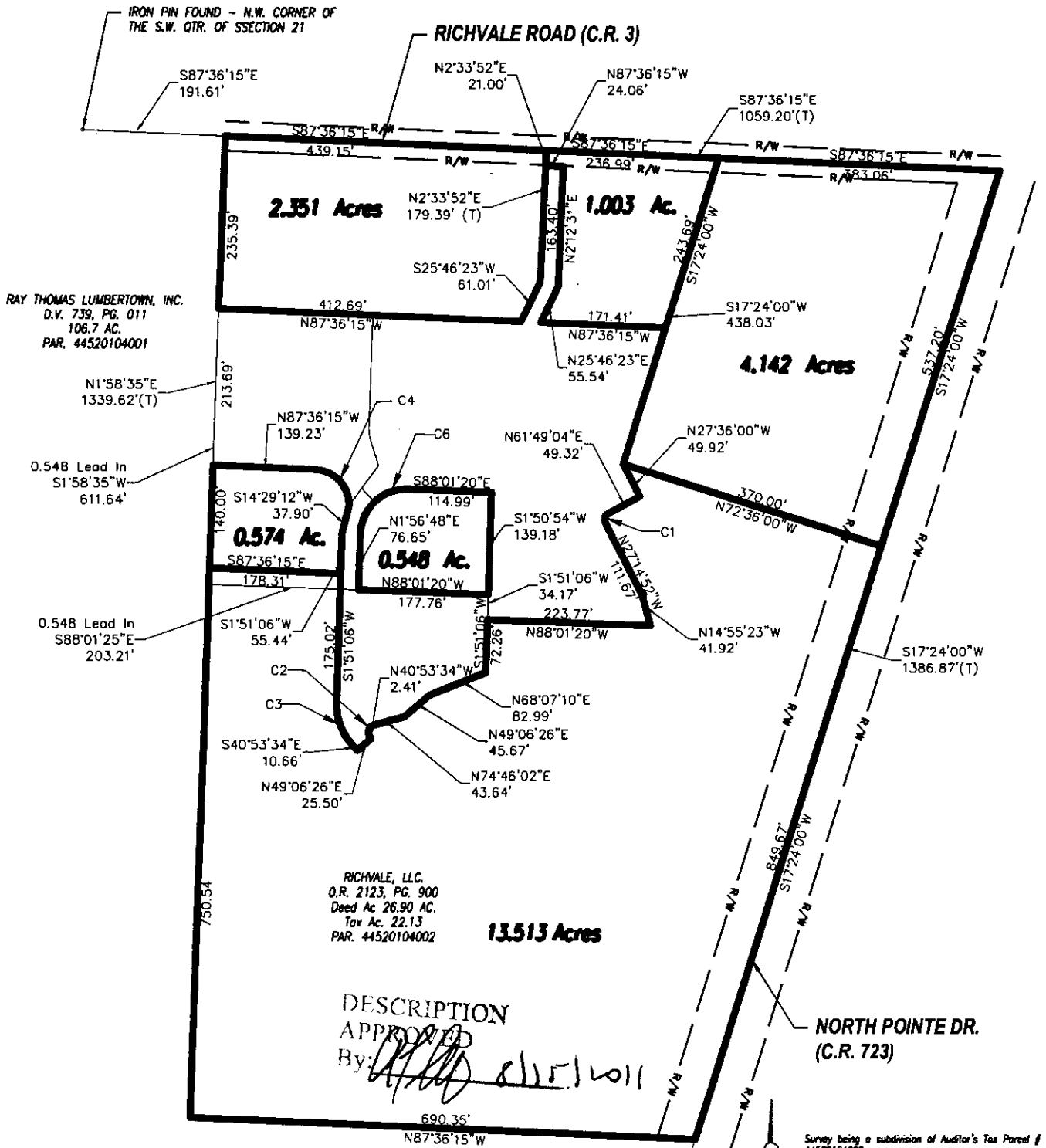
APPROVED

By: *[Signature]* 8/12/11

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING LOCATED IN THE S.W. QTR. OF SEC. 21, TOWNSHIP-2, RANGE-8

PERTINENT DOCUMENTS USED
MUSKINGUM COUNTY TAX MAPS
MUSKINGUM COUNTY PLAT RECORDS
MUSKINGUM COUNTY CONDOMINIUM DOCUMENTS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.



Curve Table					
Curve #	Length	Radius	Delta	CH	CH Dist
C1	14.77	9.50	89°03'36"	S 17°17'06" W	13.33
C2	20.19	10.00	115°39'36"	S 16°56'14" W	16.93
C3	63.65	85.32	42°44'40"	S 19°31'14" E	62.19
C4	74.62	47.53	89°57'34"	N 42°36'37" W	67.19
C6	98.21	62.50	90°01'32"	N 46°57'44" E	88.41

SCALE 1"=150 FT.

0 150' 300'

BASIS OF BEARINGS:
BEARINGS HEREIN ARE BASED ON BEARINGS TAKEN
FROM THE DESCRIPTION OF THAT 26.90 ACRE TRACT
AS CONVEYED TO RICHVALE, LLC. AS RECORDED IN
OFFICIAL RECORDS 2123, PAGE 900

This Survey Prepared For:

RICHVALE, LLC.
JEREMY LEWIS
VAN OSTRAN
8283

RECERTIFIED

Final Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
8/11/11-049/dwg/basemap/	11.049.dwg
REVISOR	DRAWN: JLK
CHECKED: JLV	
F.B.	

Jobes Henderson & ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451
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59 Grant Street
Newark, Ohio 43055

www.jobeshenderson.com

DATE: 8-08-11

ORDER NO. 11-049

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NOT RECORDED