

LEGAL DESCRIPTION

SITUATE IN THE NORTHEAST QUARTER, OF SECTION 8, OF TOWNSHIP 15, RANGE 14 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, STATE OF OHIO FURTHER BEING ALL OF THE 0.938 ACRE TRACT OF THE LANDS OF COLONIAL PLACE MFG HOUSING COMMUNITY LTD PROPERTY RECORDED IN DEED BOOK VOLUME 1141, PAGE 363 (PARCEL NUMBER 47-22-03-03-000) OF THE COUNTY'S DEED RECORDS, ON FILE IN ZANESVILLE, OHIO AND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG NAIL ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE (VARIABLE WIDTH) OF MAYSVILLE PIKE (US-22) AND THE CENTERLINE OF FOXFIRE DRIVE (UNKNOWN R/W) AND THE NORTHEASTERLY CORNER OF THE 1.000 ACRE LANDS OF H. GERALD CLOSSMAN AND PATRICIA ANN CLOSSMAN REV. LIVING TRUST AS RECORDED IN OR 2014, PAGE 185 (PARCEL NUMBER 047-22-02-13-000)

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAYSVILLE PIKE (US-22), NORTH 54°18'59" EAST, A DISTANCE OF 219.55 FEET TO A SET IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF A 0.544 ACRE (PER DEED) TRACT OF THE LANDS OF COLONIAL PLACE MFG HOUSING COMMUNITY LTD PROPERTY RECORDED IN DEED BOOK VOLUME 1141, PAGE 363 (PARCEL NUMBER 47-27-03-03-002),

THENCE ALONG SAID 0.544 ACRE TRACT OF THE LANDS OF COLONIAL PLACE MFG HOUSING COMMUNITY LTD, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 25°09'51" EAST, A DISTANCE OF 253.61 FEET TO A SET IRON PIN AND CAP,
2. SOUTH 79°46'09" WEST, A DISTANCE OF 179.02 FEET TO A SET MAG NAIL IN THE CENTERLINE OF THE AFOREMENTIONED FOXFIRE DRIVE AND THE EASTERLY LINE OF THE LANDS OF CLOSSMAN,

THENCE ALONG SAID EASTERLY LINE OF CLOSSMAN AND THE CENTERLINE OF FOXFIRE DRIVE, NORTH 39°31'57" WEST, A DISTANCE OF 172.80 FEET TO THE POINT OF BEGINNING.

CONTAINING - 0.9380 ACRES OF LAND

SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (12a) AND FURTHER BASED UPON THE O.D.O.T. V.R.S. NETWORK, COLLECTED DURING A FIELD SURVEY CONDUCTED IN SEPTEMBER OF 2021

THIS PLAN MEETS ALL OF THE BOUNDARY SURVEY STANDARDS PURSUANT O.A.C. 4733-37

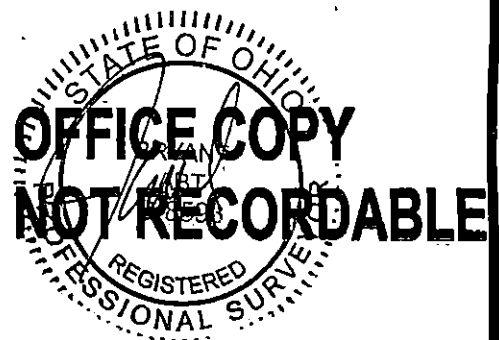
ALL MONUMENTS CALLED TO BE ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAP UNLESS NOTED OTHERWISE.

BEING ALL OF PARCEL #47-22-03-03-000

DESCRIPTION

APPROVED

By: A. H. 3/18/2022



PLAT OF SURVEY
COLONIAL HILLS COMMUNITY MHP
PROJECT #21-7972-SITE #002
NORTHEAST QUARTER OF SECTION 8 TWN 15, RNG 14,
CONGRESS LANDS
5940 FOXFIRE DRIVE
NEWTON TOWNSHIP, COUNTY OF MUSKINGUM, OH
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PLAT OF SURVEY
PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
NEXUS-CRE
EMAIL: INFO@NEXUS-CRE.COM
PHONE: (330) 777-0502
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