

62-20-01-07-002
1060 LENT RD

DEED DESCRIPTION

1.983 ACRES

{ part of auditor's parcel # 62 - 20 - 01 - 07 - 000 }

MAYSVILLE DEVELOPMENT Ltd. PROPERTY [PART]

BEING A PART OF THE EAST HALF OF SECTION # 8, TOWNSHIP 16 NORTH, RANGE 14 WEST, CONGRESS LANDS, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 558 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 1.983 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and SOUTH BY THE AFORESAID "MAYSVILLE DEVELOPMENT Ltd." PROPERTY, BOUNDED ON THE EAST BY THE DOGWOOD ESTATES SUBDIVISION OF PLAT BOOK 18, PAGE 85, AND IS BOUNDED ON THE WEST BY THE PROPERTY OF DAVID F. CALENDINE OF DEED BOOK 1106, PAGE 528 AND BY DAVID F. CALENDINE, Jr. OF DEED BOOK 1119, PAGE 313, ALL OF THE MUSKINGUM COUNTY RECORDER]

BEGINNING AT A POINT IN THE CENTER OF, ASPHALT SURFACED, LENT ROAD {a. k. a. TOWNSHIP ROAD #144} AND BEING THE NORTHWEST CORNER OF THE 1.983 ACRES PARCEL HEREIN TO BE DESCRIBED {SAID BEGINNING "POINT" BEARS S 45° 48' 51" W 2525.85 FEET FROM AN EXISTING WOODEN CORNER POST MARKING THE NORTHEAST CORNER OF SECTION #8};

THENCE, FROM SAID "PLACE OF BEGINNING", LEAVING "LENT ROAD", S 87° 02' 37" E 462.32 FEET TO AN IRON PIN SET IN THE WESTERLY BOUNDARY OF LOT # 11 IN THE AFORESAID "DOGWOOD ESTATES SUBDIVISION", PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE S 25° 07' 32" W 213.73 FEET, IN THE WESTERLY BOUNDARY "LOT # 11" OF SAID "DOGWOOD ESTATES SUBDIVISION", TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 197.53 FEET;

THENCE, LEAVING SAID "DOGWOOD ESTATES SUBDIVISION" PROPERTY, N 87° 02' 37" W 410.36 FEET TO A POINT IN THE CENTER OF "LENT ROAD" AND IN THE EASTERLY BOUNDARY OF THE AFORESAID "DAVID F. CALENDINE, Jr." PROPERTY, PASSING AN IRON PIN SET AT 380.36 FEET;

THENCE N 11° 12' 14" E 200.00 FEET, IN THE CENTER OF "LENT ROAD" AND IN THE EASTERLY BOUNDARIES, RESPECTIVELY, OF SAID "DAVID F. CALENDINE, Jr." AND SAID "DAVID F. CALENDINE", TO A "POINT" AND THE "PLACE OF BEGINNING" OF THIS "1.983 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 1.983 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF SECTION #8 AS BEING S 3° 11' 17" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JANUARY 27, 2004. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF LENT ROAD IS 30.00 FEET.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PH: (743) 743-2221 FAX: 743-2660
**OFFICE COPY
NOT RECORDABLE**
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR 231
DATE: MARCH 28, 2005

APPROVED FOR CLOSURE

W.A. Knisley 4-7-2005

BASIS - OF - BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION #8 AS BEING S 3° 11' 17" W AS ESTABLISHED BY L. PETER DINAN P.S. #5451 ON MAY 30, 2002. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PLAT - OF - SURVEY

BEING A PART OF THE EAST HALF OF SECTION #8, TOWNSHIP 16 NORTH, RANGE 14 WEST, CONGRESS LANDS, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 558 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL # 62-20-01-07-000.

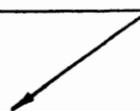
P. O. B. OF 1.983 ACRE
THIS POINT BEARS S 45° 48' 51" W 2525.85'
FROM AN EXISTING WOODEN CORNER POST
MARKING THE N/E CORNER OF SECTION #8

MAYSVILLE DEVELOPMENT Ltd. PROPERTY
 DEED BOOK 1674, PAGE 558 — Auditor's Parcel # 62-20-01-07-000 {part}

S/W CORNER OF LOT #12
 N/W CORNER OF LOT #11
 P/L

DAVID F. CALENDINE PROP.
 DEED BOOK 1106, PAGE 528
 AUDITOR'S PAR. #62-20-01-15-002

DAVID F. CALENDINE, Jr. PROP.
 DEED BOOK 1119, PAGE 313
 AUDITOR'S PAR. #62-20-01-15-001

SURVEY FOR:

MAYSVILLE DEVELOPMENT Ltd.

N 87°02'37" W 462.32' = total
 432.32'

1.983 Acres

Auditor's Parcel # 62 - 20 - 01 - 07 - 000 {part}

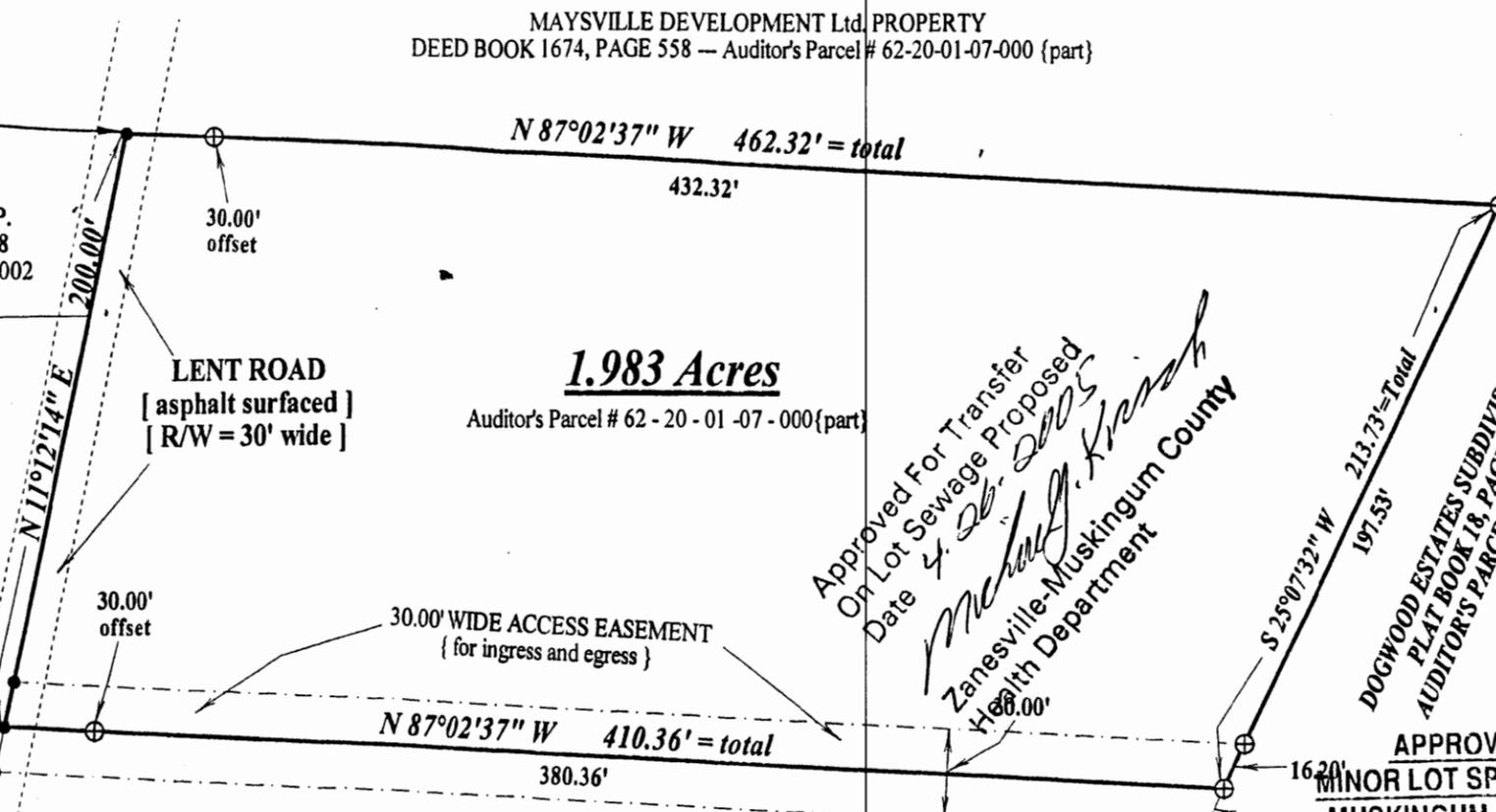
Approved For Transfer
 On Lot Sewage Proposed
 Date 4-26-2005
Michael G. Krensch
 Zanesville-Muskingum County
 Health Department

DOGWOOD ESTATES SUBDIVISION
 PLAT BOOK 18, PAGE 85
 AUDITOR'S PARCEL #62-20-01-36
LOT # 11

APPROVED
 MINOR LOT SPLIT ONLY
 MUSKINGUM COUNTY
 PLANNING COMMISSION
[Signature]
 Date 4-27-05 Fee Paid \$100.00

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN
- 2- SPRINGFIELD TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS [ZANESVILLE WEST QUAD.]
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.



MAYSVILLE DEVELOPMENT Ltd. PROPERTY
 DEED BOOK 1674, PAGE 558 — Auditor's Parcel # 62-20-01-07-000 {part}

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD W/ PLASTIC ID. CAP MARKED KNISLEY 7231
- ⊙ IRON PIN FOUND [set by A & E on 2-24-2003]
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- POINT [nothing set]

A & E SURVEYING
 P.O. BOX 420
 SOMERSET, OHIO 43783
 PH: (740) 743-2201 FAX: 743-2660
OFFICE COPY
NOT RECORDABLE
 W. A. KNISLEY
 OHIO P.S. #7231
 DATE: MARCH 28, 2005

APPROVED FOR CLOSURE

[Signature] 4-7-2005

JOB #F200231P11

NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

GRAPHIC SCALE
 1 INCH = 60 FEET

