

## DEED DESCRIPTION

**5.94 ACRES**

MAYSVILLE DEVELOPMENT Ltd. Property {PART}

AUDITOR'S PARCEL # 62-20-01-07-00 { PART }

BEING A PART OF THE EAST HALF OF SECTION # 8, TOWNSHIP 16 NORTH, RANGE 14 WEST, CONGRESS LANDS, SPRINGFIELD TOWNSHIP. { ALSO BEING A PART OF THE PROPERTY OF MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 0558, SHOWN AS AUDITOR'S PARCEL # 62 - 20 - 01 - 07 - 000 } AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE,** AT AN EXISTING CORNER POST MARKING THE NORTHEAST CORNER OF SECTION #8;

THENCE, ALONG THE NORTH LINE OF SECTION #8 AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF FRED C. and LINDA L. POLK OF DEED BOOK 762, PAGE 67, N 86° 22' 18" W 915.76 FEET TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT #1 OF THE DOGWOOD ESTATES SUBDIVISION OF PLAT BOOK 18, PAGE 85 AND THE PRINCIPAL PLACE OF BEGINNING OF THE 5.94 ACRES PARCEL TO BE DESCRIBED;

THENCE, LEAVING THE NORTH LINE OF SECTION # 8 AND SAID "POLK" PROPERTY, S 3° 37' 42" W 25.00 FEET TO A POINT IN THE CENTERLINE OF, 50.00 FEET WIDE, COUNTRY WOOD DRIVE;

THENCE THE FOLLOWING FOUR { 4 } COURSES ARE TO POINTS IN THE CENTERLINE OF SAID "COUNTRY WOOD DRIVE" { SAID "4 COURSES" }, TO BE DESCRIBED, ALSO ARE IN THE WESTERLY BOUNDARIES OF LOT # 1 AND LOT # 2, RESPECTIVELY, IN SAID "DOGWOOD ESTATES SUBDIVISION" }:

COURSE # 1 = 293.38 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 162.35 FEET AND WITH A CHORD OF WHICH BEARS S 34° 36' 09" E 255.06 FEET;

COURSE # 2 = S 17° 10' 00" W 210.78 FEET;

COURSE # 3 = 95.83 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 136.02 FEET AND WITH A CHORD OF WHICH BEARS S 3° 01' 00" E 93.86 FEET;

COURSE # 4 = S 23° 12' 00" E 158.22 FEET {THE NORTHEAST CORNER OF LOT # 15 IN SAID "DOGWOOD ESTATES SUBDIVISION"};

THENCE, LEAVING "COUNTRY WOOD DRIVE", N 86° 28' 38" W 326.10 FEET, IN THE NORTH LINE OF "LOT # 15", TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF "LOT # 15" AND IN THE SOUTHEAST CORNER OF THE PROPERTY OF

MICHAEL G. and VALERIE J. MONTGOMERY OF OFFICIAL RECORD BOOK 1915, PAGE 666;

THENCE, LEAVING "LOT # 15", THE FOLLOWING TWO { 2 } COURSES ARE IN THE AFORESAID "MONTGOMERY" BOUNDARY, COURSE # 1 = N 6° 59' 23" E 116.20 FEET TO AN EXISTING IRON PIN;

COURSE # 2 = N 86° 50' 14" W 155.83 FEET TO AN EXISTING IRON IN THE EAST LINE OF, 30.00 FEET WIDE, "LENT ROAD" { THE NORTHWEST CORNER OF THE AFORESAID "MONTGOMERY" PROPERTY };

THENCE, LEAVING SAID "MONTGOMERY" PROPERTY, N 3° 09' 58" E 550.58 FEET, IN THE EAST LINE OF "LENT ROAD" TO AN EXISTING IRON PIN IN THE NORTH LINE OF SECTION # 8 AND IN THE AFORESAID "POLK" PROPERTY BOUNDARY, PASSING AN EXISTING IRON PIN AT 480.42 FEET AND PASSING THROUGH THE CENTERLINE OF "COUNTRY WOOD DRIVE" AT 525.58 FEET.

THENCE, LEAVING "LENT ROAD", S 86° 22' 18" E 288.78 FEET, IN THE NORTH LINE OF SECTION # 8 AND IN THE SOUTH BOUNDARY OF SAID "POLK" PROPERTY, TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 5.94 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 5.94 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL IRON PINS, SET PREVIOUSLY BY A & E SURVEYING, 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 i.e. 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 APRIL 5, 2005. SEE THE PLAT ATTACHED.

APPROVED FOR CLOSURE

W.A. Knisley 4-27-2005

A & E SURVEYING  
P. O. BOX 430, SOMERSET, OHIO 43783  
PHONE 740-775-2201 FAX 740-743-2660

**OFFICE COPY  
NOT RECORDABLE**

WAYNE A. KNISLEY  
OHIO P. S. 7231  
DATE: APRIL 5, 2005

# 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 0558 OF THE MUSKINGUM COUNTY RECORDER.  
 AUDITOR'S PARCEL #62-20-01-07-000{Part}.

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

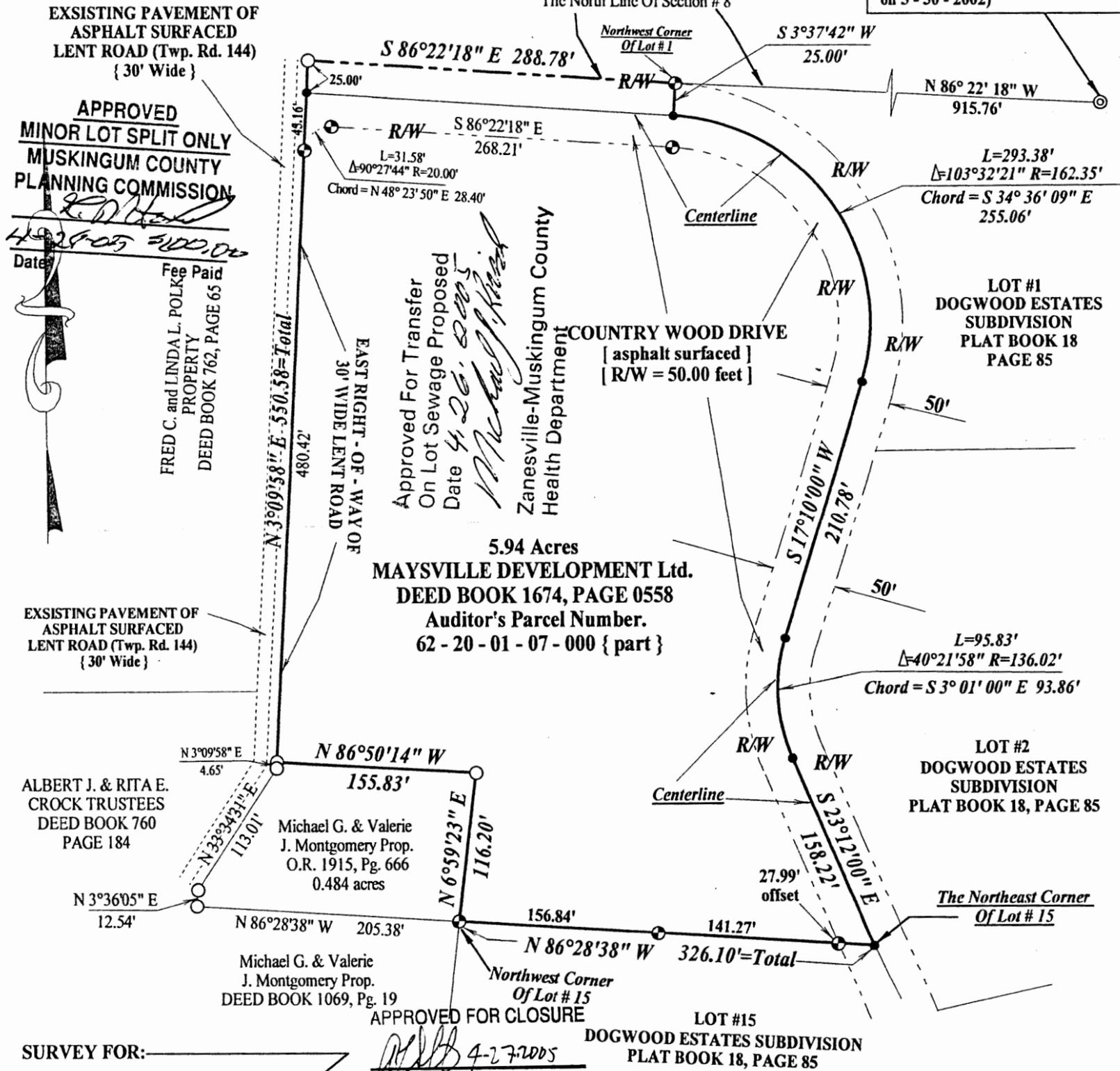
- 1- DEED REFERENCES AS SHOWN
- 2- SPRINGFIELD TAX MAPS
- 3- U.S.G.S. MAPS [ZANESVILLE WEST QUAD.]
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO.

## 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 A SURVEY MADE 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.

FRED C. & LINDA L. POLK PROPERTY  
 DEED BOOK 762, PAGE 67

WOODEN CORNER POST Fd. MARKING THE N/E CORNER OF SECTION #8 ( established by Peter Dinan P.S. #5451 on 5 - 30 - 2002)



**APPROVED MINOR LOT SPLIT ONLY MUSKINGUM COUNTY PLANNING COMMISSION**

*[Signature]*  
 Date: 4-27-2005 Fee Paid: \$400.00

FRED C. and LINDA L. POLK PROPERTY DEED BOOK 762, PAGE 65

Approved For Transfer On Lot Sewage Proposed Date 4-26-2005

*[Signature]*  
 Zanesville-Muskingum County Health Department

EXISTING PAVEMENT OF ASPHALT SURFACED LENT ROAD (Twp. Rd. 144) { 30' Wide }

ALBERT J. & RITA E. CROCK TRUSTEES DEED BOOK 760 PAGE 184

Michael G. & Valerie J. Montgomery Prop. O.R. 1915, Pg. 666 0.484 acres

Michael G. & Valerie J. Montgomery Prop. DEED BOOK 1069, Pg. 19

SURVEY FOR: *[Signature]* 4-27-2005

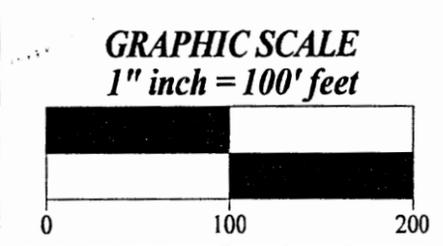
**MAYSVILLE DEVELOPMENT Ltd.**

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

**A & E SURVEYING**  
 P.O. BOX 420  
 SOMERSET, OHIO 43783  
 PH: (740) 743-2201 FAX: 743-2660

**OFFICE COPY NOT RECORDABLE**  
 WATSON KNISLEY  
 OHIO P.S. #5451  
 DATE: APRIL 5, 2005

JOB # F200231P12



**LEGEND**

- IRON PIN PREVIOUSLY SET BY A & E SURVEYING, 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABELED KNISLEY 7231.
- IRON PIN FOUND
- POINT { nothing set }