

LEGAL DESCRIPTION OF A 4.142 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 4.142 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 and said Richvale Road, **South 87°36'15" East, 867.75 feet** to the **Point of Beginning** for the **4.142 acre** tract herein described;

Thence continuing along the northerly line of said Southwest Quarter and said road **South 87°36'15" East, 383.06 feet** to a point in the centerline of North Point Drive (County Road 723);

Thence along the centerline of said North Point Drive, **South 17°24'00" West, 537.20 feet** to a point;

Thence leaving said centerline across said 26.90 acre tract **North 72°36'00" West, 370.00 feet** to a point at an easterly corner of The Village of Wellington Place Condominiums Condominium Property, Phase 1, recorded in Plat Book 19, Page 144;

Thence along an easterly line of said Phase 1 and across said 26.90 acre tract, **North 17°24'00" East, 438.03 feet** to the **Point of Beginning**, and containing **4.142 acres** more or less, according to a previous survey performed by Jobes Henderson & Associates in June of 2011.

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.

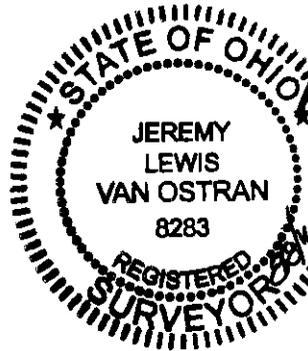
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Subject to all valid and existing easements, restrictions and conditions of record.

June 30, 2011

S:/11-049/Survey/legals/Wellington/4.142 acres



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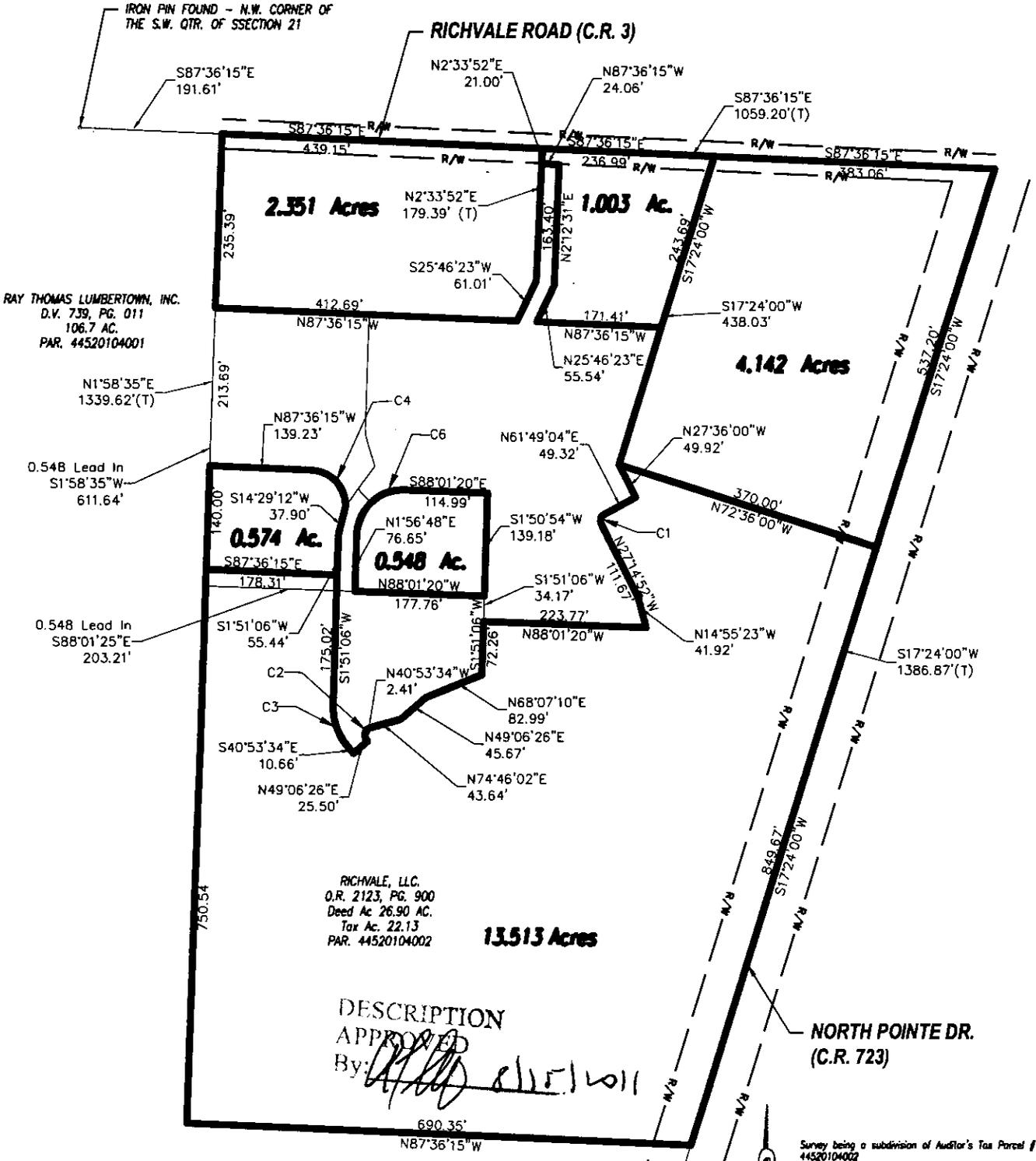
Jeremy Lewis Ostran, P.S.
Surveyor No. 8283

DESCRIPTION
APPROVED
By *[Handwritten signature]* 6/30/11

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:

JEREMY LEWIS VAN OSTRAN
 8283

RECEIVED	
Original Survey	Final Survey
Ord. No.	Date:
Drawn	11/11-049/dwg/basemap/11.049.dwg
REVISION	
DRAWN: JLK	
CHECKED: JLV	
F.R.	

Jobes Henderson & ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451
 Fax: 740.344.5746

59 Grant Street
 Newark, Ohio 43055

www.jobeshenderson.com

DATE: 8-08-11 ORDER NO. 11-049

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