

62-20-01-40

1605 COUNTRY WOOD DR.

DEED DESCRIPTION

2.78 ACRES

LOT #15 [part]

DOGWOOD ESTATES SUBDIVISION [ PART ]

AUDITOR'S PARCEL # 62 - 20 - 01 - ~~07~~ - 000 ~~[PART]~~  
40

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 LOT # 15 OF THE DOGWOOD ESTATES SUBDIVISION OF PLAT BOOK 18, PAGE 85 OF THE MUSKINGUM COUNTY RECORDER ] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[ THE FOLLOWING 2.78 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH, THE EAST and THE SOUTH BY THE AFORESAID "DOGWOOD ESTATES SUBDIVISION" AND IS BOUNDED ON THE WEST BY THE PROPERTIES OF L. & M. PLETCHER OF DEED BOOK 470, PAGE 64 AND BY MICHAEL MONTGOMERY OF DEED BOOK 1069, PAGE 19, ALL OF THE MUSKINGUM COUNTY RECORDER ]

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT #15 IN SAID "DOGWOOD ESTATES SUBDIVISION" AND ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID "MICHAEL MONTGOMERY" PROPERTY;

THENCE S 86° 28' 38" E 326.10 FEET, IN THE NORTH LINE OF LOT # 15, TO A POINT IN THE CENTERLINE OF, 50.00 FEET WIDE, COUNTRY WOOD DRIVE and IN THE NORTHEAST CORNER OF LOT # 15, PASSING EXISTING IRON PINS AT 156.84 AND 298.11 FEET [ THE WESTERLY RIGHT OF WAY LINE OF COUNTRY WOOD DRIVE ];

THENCE S 23° 12' 00" E 336.78 FEET, IN THE CENTERLINE OF COUNTRY WOOD DRIVE and IN THE EAST LINE OF LOT # 15, TO A POINT;

THENCE, LEAVING COUNTRY WOOD DRIVE AND THE EAST LINE OF LOT # 15, N 86° 28' 38" W 477.95 FEET TO AN IRON PIN SET IN THE EAST BOUNDARY OF THE AFORESAID "L. & M. PLETCHER" PROPERTY AND IN THE WEST LINE OF LOT #15 [said "iron pin set" bears N 3° 36' 05" E 215.40 feet from an existing iron pin marking the southwest corner of lot #15], PASSING AN IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AT 27.99 FEET;

THENCE N 3° 36' 05" E 300.81 FEET, IN THE WEST LINE OF LOT #15 AND IN SAID "L. & M. PLETCHER" AND SAID "MICHAEL MONTGOMERY" EAST BOUNDARIES, RESPECTIVELY, TO AN "EXISTING IRON PIN" MARKING THE NORTHWEST CORNER OF SAID "LOT #15", AND THE "PLACE OF BEGINNING" OF THIS 2.78 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 2.78 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

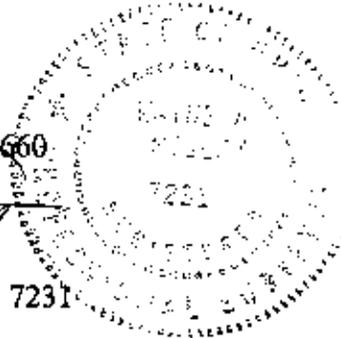
ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. ALL EXISTING IRON PINS, DESCRIBED HEREIN, WERE SET PREVIOUSLY BY A & E SURVEYING, PRIOR TO FEBRUARY 24, 2003.

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 DECEMBER 4, 2003. SEE THE PLAT ATTACHED.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL RULES, REGULATIONS AND RESTRICTIVE COVENANTS THAT WERE ESTABLISHED BY THE DEDICATION OF THE "DOGWOOD ESTATES SUBDIVISION" OF PLAT BOOK 18, PAGE 85 OF THE MUSKINGUM COUNTY RECORDER.

A & E SURVEYING  
P. O. BOX 420  
CANTON, OHIO 43783  
PH: 740-743-2200 FAX: 743-2660  
*Wayne A. Knisley*  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: DECEMBER 4, 2003



DESCRIPTION APPROVED  
FOR AUDIT/TRANSFER  
BY *WLB*  
10-21-2004

# 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 PART OF "DOGWOOD ESTATE SUBDIVISION" OF PLAT BOOK 18, PAGE 85 AND BEING PART OF THE PROPERTY, WHICH WAS FORMERLY, OF MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 0558 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A ~~RECORDED~~ AUDITOR'S PARCEL # 62-20-01-~~1~~400.

40

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED & PLAT REFERENCES AS SHOWN HEREON
- 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.

## BASIS - OF - BEARINGS

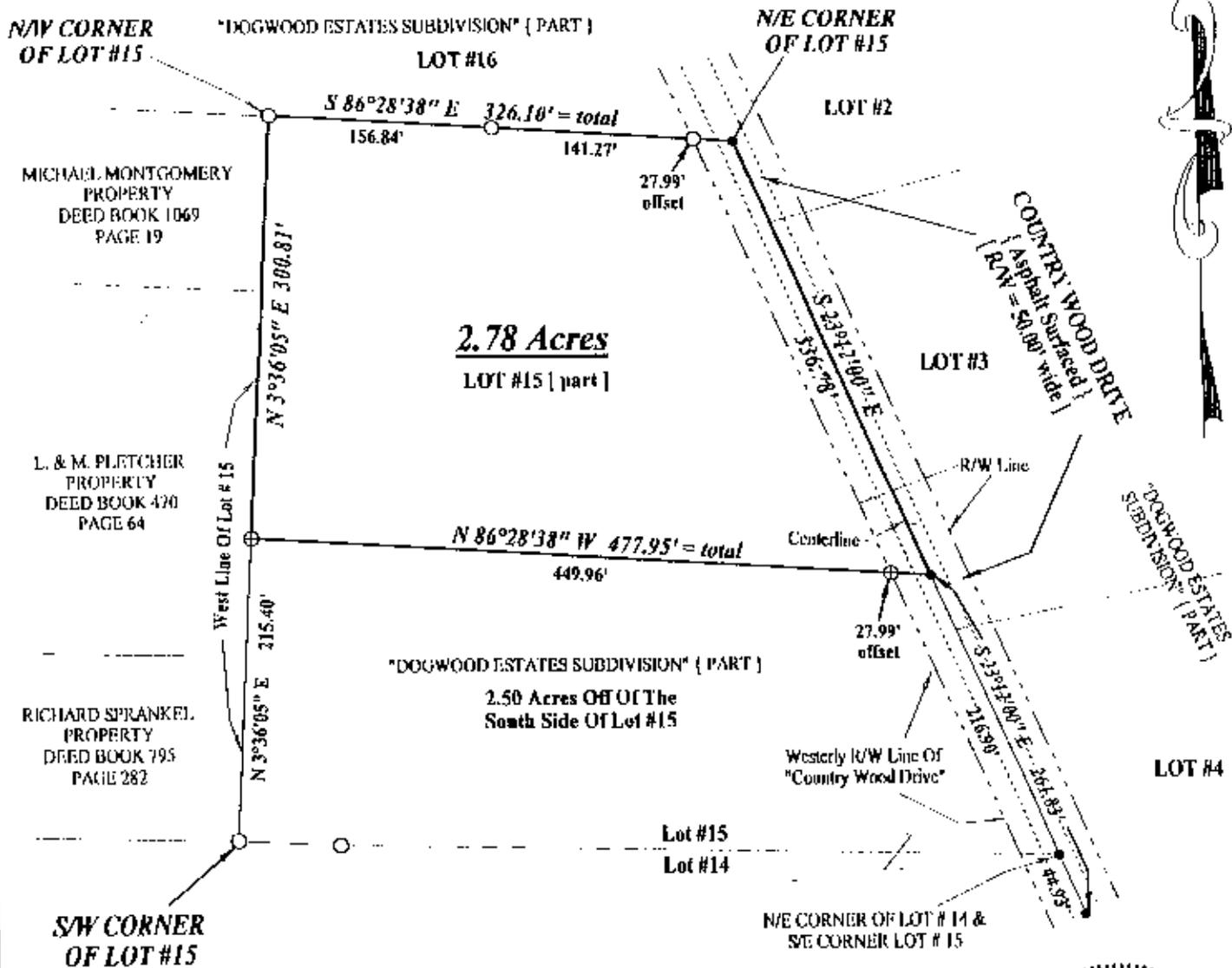
ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION #8 AS BEING S 3° 11' 17" W AS ESTABLISHED BY A SURVEY MADE BY J. PETER DINAN P.S. #5451 ON MAY 30, 2002. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

### 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.

SURVEY FOR:

MAYSVILLE DEVELOPMENT Ltd.



REVISION APPROVED FOR RECORD TRANSFER BY *[Signature]*

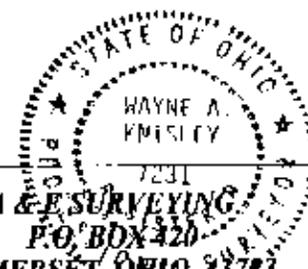
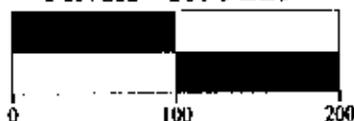
10-25-2002

JOB #F200231P9

### LEGEND

- ⊙ IRON PIN SET - 5/8" x 30" STEEL ROD W/ PLASTIC ID. CAP MARKED KNISLEY 7231
- IRON PIN FOUND [ previously set by A & E Surveying ]
- POINT [ nothing set ]

GRAPHIC SCALE  
1 INCH = 100 FEET



A & E SURVEYING  
P.O. BOX 420  
SOMERSET, OHIO 42783  
PH: (740) 743-2200 FAX: 743-2660  
**OFFICE COPY  
NOT RECORDABLE**  
OHIO P.S. #7231  
DATE: DECEMBER 4, 2003