

DEED DESCRIPTION

0.042 ACRE

Auditor's Parcel # 62 - 20 - 01 - 07 - 000 [PART]

1811.26 Sq. Feet

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 THE PROPERTY OF MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 0558 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 0.04 ACRE PARCEL(1811.26 Sq. Ft.) TO BE DESCRIBED IS BOUNDED ON THE NORTH, EAST and SOUTH BY THE AFORESAID "MAYSVILLE DEVELOPMENT Ltd." PROPERTY AND IS BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY OF, 30 FEET WIDE, LENT ROAD]

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

THENCE, ALONG THE NORTH LINE OF SECTION #8, N 86° 22' 18" W 1204.54 FEET TO AN EXISTING IRON PIN { 5/8" STEEL ROD, IN GOOD CONDITION, FLUSH WITH THE GROUND SURFACE, AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID "LENT ROAD" AND THE NORTH RIGHT OF WAY LINE OF, 50.00 FEET WIDE, COUNTRY WOOD DRIVE { FOR REFERENCE TO SAID "DRIVE", SEE THE DOGWOOD ESTATES SUBDIVISION OF PLAT BOOK 18, PAGE 85 };

THENCE, LEAVING THE NORTH LINE OF SECTION #8, S 3° 09' 58" W 25.00 FEET, IN THE EAST RIGHT OF WAY LINE OF "LENT ROAD" TO A POINT IN THE INTERSECTION OF THE CENTERLINE OF SAID "COUNTRY WOOD DRIVE" AND THE **PRINCIPAL PLACE OF BEGINNING** OF THE PARCEL HEREIN TO BE DESCRIBED;

THENCE, ALONG THE CENTERLINE OF "COUNTRY WOOD DRIVE", S 86° 22' 18" E 31.75 FEET TO A POINT;

THENCE, LEAVING "COUNTRY WOOD DRIVE", S 4° 00' 00" W 56.62 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET, IN THE SOUTH RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE," AT 25.00 FEET;

THENCE S 89° 14' 00" W 31.00 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF "LENT ROAD";

THENCE, ALONG THE EAST RIGHT OF WAY OF "LENT ROAD", N 3° 09' 58" E 59.00 FEET TO A "POINT" IN THE CENTERLINE OF COUNTRY WOOD DRIVE AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 0.042 ACRE (1811.26 Sq. Ft.) PARCEL,

PASSING AN EXISTING IRON PIN IN THE SOUTH RIGHT OF WAY LINE OF
"COUNTRY WOOD DRIVE" AT 13.84 FEET.

THE PARCEL AS DESCRIBED CONTAINS 0.042 ACRES (1811.26 Sq. Ft.), 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 EAST LINE OF
SECTION #8 AS BEING S 3° 11' 17" W AS ESTABLISHED BY PETER DINAN, P.S. #5451
ON MAY 30, 2002. 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 17, 2006. SEE THE PLAT ATTACHED.

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

THE RIGHT OF WAY WIDTH OF "COUNTRY WOOD DRIVE" IS 50.00 FEET

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH (614) 820-1111 FAX (614) 743-2660
OFFICE COPY
NOT RECORDABLE
OHIO REGISTERED SURVEYOR # 7231
DATE: JANUARY 17, 2006

APPROVED FOR CLOSURE

[Signature] 6/28/2007

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 L.L.C. OF DEED BOOK 1674, PAGE 0558, SHOWN AS AUDITOR'S PARCEL # 62-20-01-07-000 (Part)

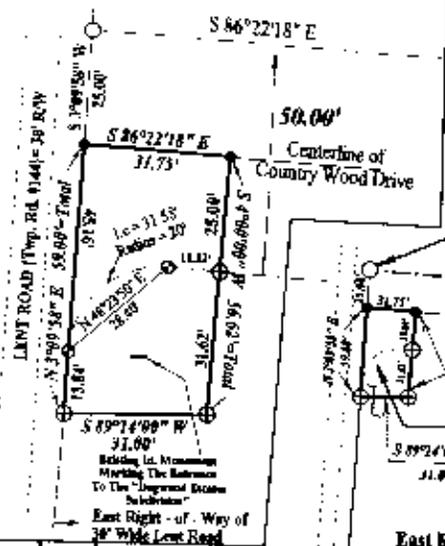
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN.
- 2 - SPRINGFIELD TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAP (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 LAST LINE OF SECTION #8 AS BEING S 3° 11' 17" W AS ESTABLISHED BY A SURVEY MADE BY PETER DINAN, P.S. #5451 ON MAY 30, 2002. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

DETAIL #1
(not to scale)



THIS IRON PIN FOUND BEARS N 86° 22' 18" W 1704.54' FROM A WOODEN CORNER POST Pa. MARKING THE NE CORNER OF SECTION #8

WOODEN CORNER POST Pa. MARKING THE N/E CORNER OF SECTION #8 (established by Peter Dinan P.S. #5451 on 5/30/02)

Fred C. & Linda L. Polk Property
Deed Book 762, Page 67

NW Cor. of LOT #1

0.042 Acres
1811.26 sq ft
SEE DETAIL #1

THIS POINT BEARS S 67° 50' 46" W 802.61' FEET FROM A WOODEN CORNER POST Pa. MARKING THE NE CORNER OF SECTION #8

5.48 Acres (remains in this parcel)
MAYSVILLE DEVELOPMENT L.L.C.
DEED BOOK 1674, PAGE 0558
Auditor's Parcel # 62-20-01-07-000 (part)

LOT #1
DOGWOOD ESTATES
SUBDIVISION
PLAT BOOK 18
PAGE 85

LOT #2
DOGWOOD ESTATES
SUBDIVISION
PLAT BOOK 18
PAGE 85

LOT #3
DOGWOOD ESTATES
SUBDIVISION
PLAT BOOK 18
PAGE 85

Approved For Transfer
No On-Lot Sewage
Date 8/15/07
Zanesville - Muskingum Co. Health Department

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Albert J. & Rita E. Crook Trustees
Deed Book 760
Page 184

Michael G. & Valerie J. Montgomery Prop.
O.R. 1915, Pg. 666
0.084 Acres

Michael G. & Valerie J. Montgomery Prop.
Deed Book 1069, Pg. 19

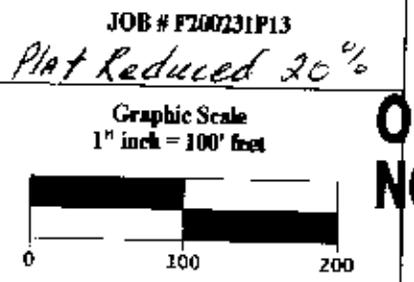
SURVEY FOR:

MAYSVILLE DEVELOPMENT L.L.C.

Note:
All area calculations shown hereon are figured from the centerline of, 50' feet wide, "Country Wood Drive"

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

- LEGEND**
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
 - ⊙ IRON PIN PREVIOUSLY SET BY A & E SURVEYING, 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
 - IRON PIN FOUND
 - POINT (nothing set)



A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
Tel: 740-743-7381 Fax: 743-2660
OFFICE COPY NOT RECORDABLE
OHIO P.S. #7231
DATE: January 17, 2006

APPROVED FOR CLOSURE
[Signature]
042a.