

### **LEGAL DESCRIPTION OF A 13.513 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 13.513 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, **South 87°36'15" East, 191.61 feet** to a point at the northeasterly corner of said 26.90 acre tract;

Thence along the westerly line of said 26.90 acre tract, **South 1°58'35" West, 589.09 feet** to the **Point of Beginning** for the **13.513 acre** tract herein described;

Thence across said 26.90 acre tract **South 87°36'15" East, 178.31 feet** to a point on a westerly line of The Village of Wellington Place Condominiums Condominium Property, Phase 1, recorded in Plat Book 19, Page 144;

Thence along said Phase 1 the following sixteen (16) courses and distances:

**South 1°51'06" West, 175.02 feet** to a point;

Southeasterly along a curve to the left (**Radius = 85.32'**, **Delta = 42°44'40"**) a chord bearing and distance of **South 19°31'14" East, 62.19 feet** to a point;

**South 40°53'34" East, 10.66 feet** to a point;

**North 49°06'26" East, 25.50 feet** to a point;

**North 40°53'34" West, 2.41 feet** to a point;

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Northeasterly along a curve to the right (**Radius = 10.00'**, **Delta = 115°39'36"**) a chord bearing and distance of **North 16°56'14" East, 16.93 feet** to a point;

**North 74°46'02" East, 43.64 feet** to a point;

**North 49°06'26" East, 45.67 feet** to a point;

**North 68°07'10" East, 82.99 feet** to a point;

**North 1° 51'06" East, 72.26 feet** to a point;

**South 88°01'20" East, 223.77 feet** to a point;

**North 14°55'23" West, 41.92 feet** to a point;

**North 27°14'52" West, 111.67 feet** to a point;

Northeasterly along a curve to the right (**Radius = 9.50'**, **Delta = 89°03'56"**) a chord bearing and distance of **North 17°17'06" East, 13.33 feet** to a point;

**North 61°49'04" East, 49.32 feet** to a point; and . . .

**North 27°36'00" West, 49.92 feet** to a point;

Thence across said 26.90 acre tract **South 72°36'00" East, 370.00 feet** to a point in the centerline of North Point Drive (County Road 723);

Thence along said centerline and an easterly line of said 26.90 acre tract **South 17°24'00" West, 849.67 feet** to a point marking the southeasterly corner of said 26.90 acre tract;

Thence along the southerly line of said 26.90 acre tract **North 87°36'15" West, 690.35 feet** to a point marking the southwesterly corner of said tract;

Thence along the westerly line of said 26.90 acre tract **North 1°58'35" East, 750.54 feet** to the **Point of Beginning**, and containing **13.513 acres** more or less, according to a previous survey performed by Jobes Henderson & Associates in October of 2000.

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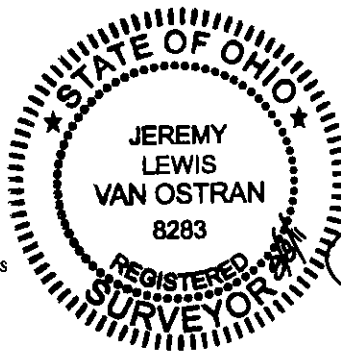
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The bearings in the above description are based on bearing taken from the description of that 26.90 acre tract as conveyed to Richvale, LLC by deed of record in Official Record 2123, Page 900.

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

June 30, 2011

S:/11-049/Survey/legals/Wellington/13.513 acres



**OFFICE COPY  
NOT RECORDED**

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

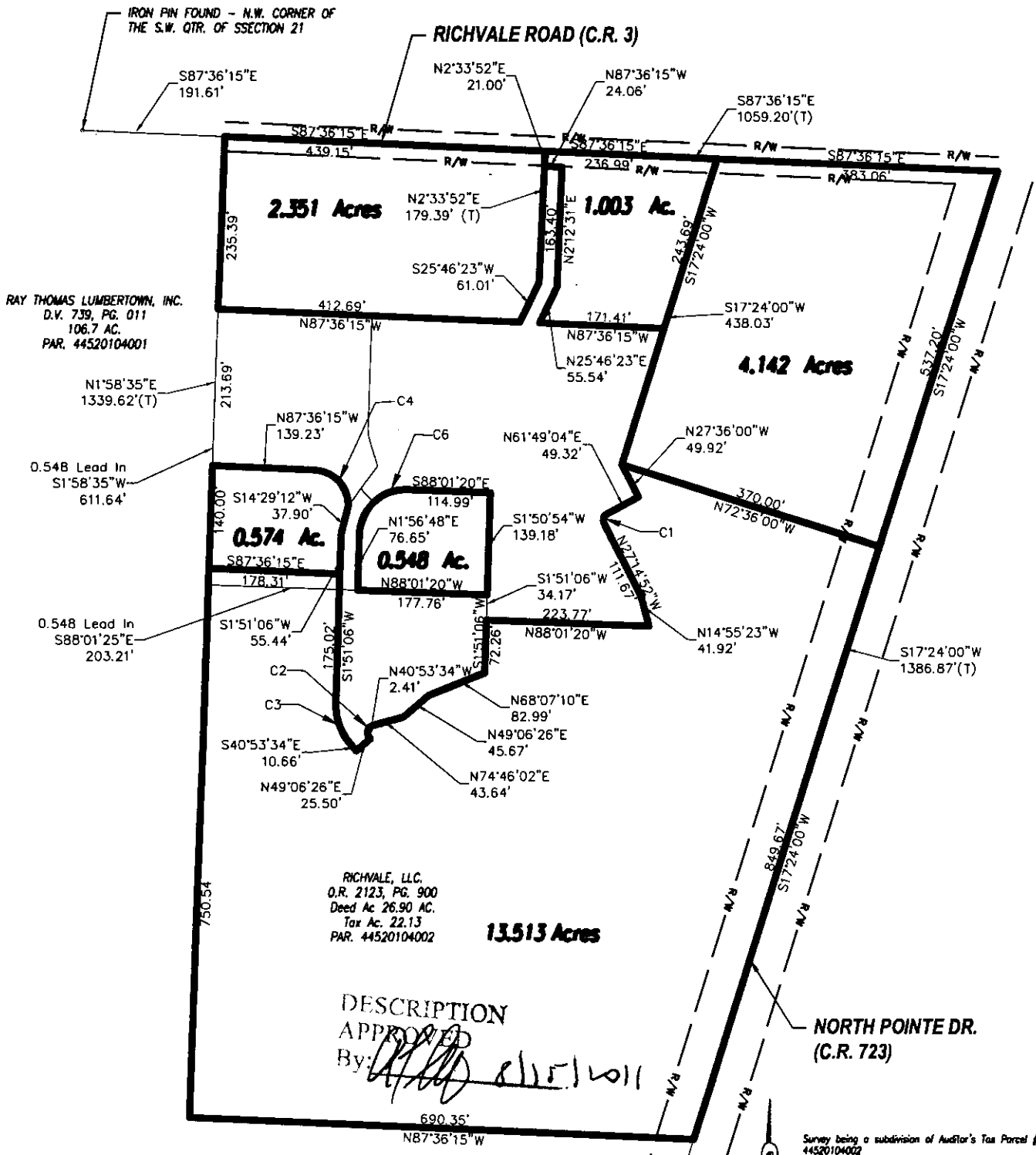
DESCRIPTION  
APPROVED

By: *[Signature]* 8/15/2011

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

Survey being a subdivision of Auditor's Tax Parcel # 44520104002

BASES 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

SCALE 1"=150 FT.

This Survey Prepared For:

RICHVALE, LLC.  
D.R. 2123, PG. 900  
Deed Ac. 26.90 AC.  
Tax Ac. 22.13  
PAR. 44520104002

DESCRIPTION  
APPROVED  
By: *[Signature]* 8/15/2011

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

	Jobes Henderson & ASSOCIATES	Tel: 740.344.5451 Fax: 740.344.5746
	Breaking Ground   Breaking Boundaries	59 Grant Street Newark, Ohio 43055
	DATE: 8-08-11	ORDER NO. 11-049

OFFICE COPY  
NOT RECORDED

STATE OF OHIO  
JEREMY LEWIS  
VAN OSTRAN  
8283  
SURVEYOR