

44-52-01-04-007

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 0.548 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  $87^{\circ}36'15''$  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  $1^{\circ}58'35''$  West, 611.64 feet to a point; Thence across said 26.90 acre tract and The Village of Wellington Place Condominiums Condominium Property Phase 1 as recorded in Plat Book 19, Page 144, South  $88^{\circ}01'25''$  East, 203.21 feet to a point on an interior line of said Phase 1, said point being the Point of Beginning for the 0.548 acre tract herein described;

Thence along said Phase 1 interior lines the following five (5) courses and distances:

North  $1^{\circ}56'48''$  East, 76.65 feet to a point;

Northeasterly along a curve to the right (Radius = 62.50', Delta =  $90^{\circ}01'52''$ ) a chord bearing and distance of North  $46^{\circ}57'44''$  East, 88.41 feet to a point;

South  $88^{\circ}01'20''$  East, 114.99 feet to a point;

South  $1^{\circ}50'54''$  West, 139.18 feet to a point; and...

North  $88^{\circ}01'20''$  West, 177.76 feet to the Point of Beginning, and containing 0.548 acre 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 bearings 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.

Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283  
June 10, 2011

Prior Deed Reference: Volume 2353 Page 232  
Parcel Number: 44-520104-007

OFFICE COPY  
NOT RECORDABLE

DESCRIPTION  
APPROVED

By:

A. L. Swinehart  
4-8-2013 CLS  
44-52-01-04-007  
(BLDG 19 only)

S.E. QUARTER SECTION 22  
N.E. QUARTER SECTION 21  
S.W. QUARTER SECTION 21  
N.W. QUARTER SECTION 21

S87°36'15"E  
191.61'

RAY THOMAS LUMBERTOWN, INC.  
D.V. 739, PG. 011  
106.7 AC  
PAR. 44520104001

S01°58'40"W  
611.64'

25' SETBACK

THE VILLAGE OF WELLINGTON PLACE  
CONDOMINIUMS SECOND AMENDMENT  
PHASE III - 2.140 ACRES  
PB 20, PG 34

THE VILLAGE OF WELLINGTON PLACE  
CONDOMINIUMS FIRST AMENDMENT  
PHASE II - 1.069 ACRES  
PB 20, PG 4

THE VILLAGE OF WELLINGTON PLACE  
CONDOMINIUMS PHASE I - 2.883 ACRES  
(PART A) PB 19, PG 144

EJ ZANESVILLE PARTNERS LLC  
1.003 ACRES, O.R. 2353, PG. 227

EJ ZANESVILLE PARTNERS LLC  
O.R. 2400, PG. 571  
4.142 ACRES  
PAR. 44520104003

EJ ZANESVILLE PARTNERS LLC  
0.574 ACRES, O.R. 2353, PG. 227  
PAR. 44520104005

S88°01'25"E  
178.35'

S88°01'25"E  
24.86'  
EJ ZANESVILLE PARTNERS, LLC  
O.R. 2400, PG. 571  
13.513 ACRES  
PAR. 44520104004

THE VILLAGE OF WELLINGTON PLACE  
CONDOMINIUMS PHASE I - 2.883 ACRES  
(PART B) PB 19, PG. 144

THIRD AMENDMENT  
PHASE IV  
0.548 AC  
EJ ZANESVILLE PARTNERS LLC  
0.548 ACRES, O.R. 2353, PG. 227  
PN 44520104007

RICHVALE ROAD (C.R. 3)

WELLINGTON PLACE

SANITARY SEWER EASEMENT

EAST SHEFFIELD CIRCLE

WEST SHEFFIELD CIRCLE

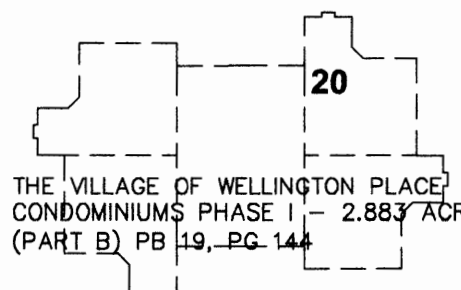
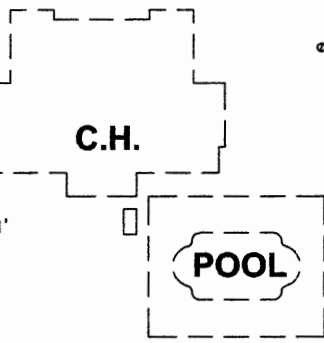
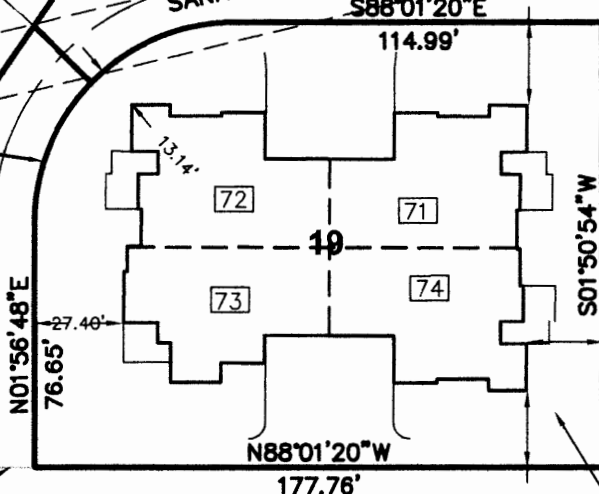
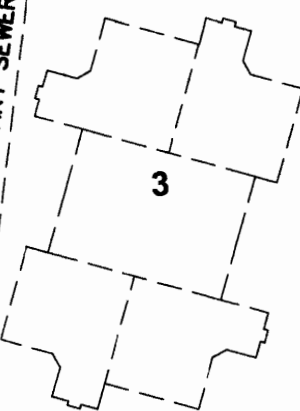
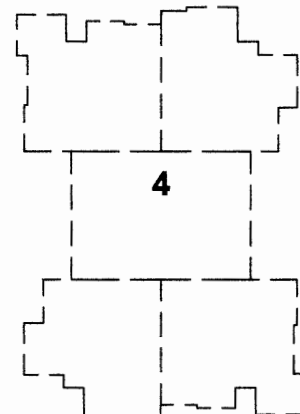
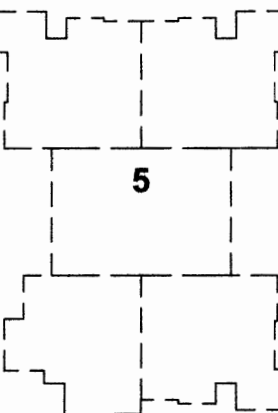
25' SETBACK

25' SETBACK

5

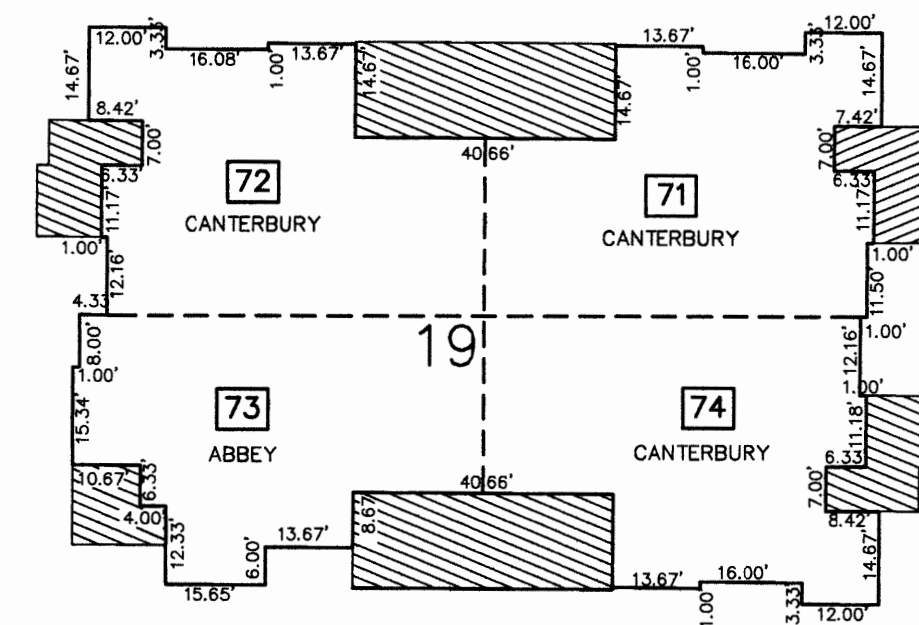
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# THE VILLAGE OF WELLINGTON PLACE CONDOMINIUM DOCUMENT THIRD ADMENDMENT, PHASE IV

SITUATED IN THE CITY OF ZANESVILLE, COUNTY OF MUSKINGHAM, STATE OF OHIO  
BEING PART OF SECTION 21, TOWNSHIP 2, RANGE 8  
UNITED STATES MILITARY LANDS

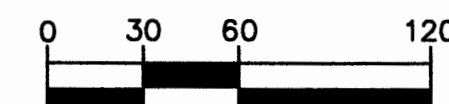


BUILDING DETAILS  
SCALE 1"=30'

LIMITED COMMON ELEMENT

UNIT 71- 5336 WEST SHEFFIELD CIRCLE  
UNIT 72- 5338 WEST SHEFFIELD CIRCLE  
UNIT 73- 5334 WEST SHEFFIELD CIRCLE  
UNIT 74- 5332 WEST SHEFFIELD CIRCLE

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

BASIS OF BEARING:  
Bearings are based on S 87° 36' 15" E as given for the  
northerly line of that 26.90 acre tract conveyed in O.R.  
2123, Page 900, Recorder's Office, Muskingum County, Ohio

## LEGEND

- 3/4" Iron Pin Found
- 5/8" Iron Pin Found

Architects Seal

Surveyors Seal

## Architects Certification

I do hereby certify that these drawings consisting of 3 sheets,  
accurately reflects the location of improvements and recorded  
easements of the 3rd Amendment to the drawings for the Village  
of Wellington Place, Phase IV-Condominium with respect to the  
property shown on the drawing for the sole purpose of complying  
with 5311.07 of the Ohio Revised Code.

Donald Schofield

## Surveyors Certification

I do hereby certify that these drawings consisting of 3 sheets,  
accurately reflects the location of improvements and recorded  
easements of the 3rd Amendment to the drawings for the Village  
of Wellington Place, Phase IV-Condominium with respect to the  
property shown on the drawing for the sole purpose of complying  
with 5311.07 of the Ohio Revised Code.

Todd D. Willis, PS  
Reg. No. S-7996

**WILLIS**  
ENGINEERING & SURVEYING

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