

LEGAL DESCRIPTION

SITUATE IN THE NORTHEAST QUARTER, OF SECTION 10, OF TOWNSHIP 15, RANGE 14 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, STATE OF OHIO; FURTHER BEING PART OF THE COLONIAL VILLAGE MFG HOUSING COMMUNITY LTD PROPERTY RECORDED IN DEED BOOK VOLUME 1141, PAGE 356 PART OF LOT 7 OF WYLIE'S SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 87, BEING A SUBDIVISION WITHIN THE COUNTY'S DEED AND PLAT RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE BASE OF A POST ON THE SOUTHEASTERLY CORNER OF SAID PART OF LOT 7 OF WYLIE'S SUBDIVISION AND THE WESTERLY LINE OF BRAYDAN FARMS, LTD. AS RECORDED IN OR 2967, PAGE 66 AND THE NORTHEASTERLY CORNER OF THE LANDS OF MOXIE LTD. OF SOUTHEAST OHIO, AS RECORDED IN OR 1861, PAGE 428,

THENCE ALONG SAID NORTHERLY LINE OF LANDS OF MOXIE LTD. AND IN PART ALONG THE NORTHERLY LINE OF CORNETT PROPERTIES, LLC AS RECORDED IN OR 2521, PAGE 816 AND EDWARD E. AND MARLENE J. HAMLER, AS RECORDED IN OR 2515, PAGE 938; NORTH 86°49'25" WEST, A DISTANCE OF 1030.27 FEET TO A POINT REFERENCED BY A BENT 5/8" IRON PIN ON THE EASTERLY LINE OF THE LANDS OF COLONIAL HILLS COMMUNITY LLC, AS RECORDED IN OR 2684, PAGE 464,

THENCE ALONG SAID LANDS OF COLONIAL HILLS COMMUNITY, LLC, THE FOLLOWING THREE (3) COURSES:

1. NORTH 09°56'27" EAST, A DISTANCE OF 266.62 FEET TO A SET IRON PIN AND CAP,
2. NORTH 27°15'37" EAST, A DISTANCE OF 172.31 FEET TO A SET IRON PIN AND CAP,
3. NORTH 21°36'23" WEST, A DISTANCE OF 156.52 FEET TO A SET IRON PIN AND CAP ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOXAHALA PARK RD,

THENCE ALONG SAID RIGHT-OF-WAY OF MOXAHALA PARK RD, NORTH 68°06'06" EAST, A DISTANCE OF 67.47 FEET TO A SET IRON PIN AND CAP ON THE SOUTHWESTERLY CORNER OF BILLY GLASS AND PATRICIA L. KAERCHER, AS RECORDED IN OR 1856, PAGE 427,

THENCE ALONG SAID LANDS OF GLASS-KAERCHER AND IN PART ALONG THE LANDS OF CARROLL D. AND BRENDA S. FINK, AS RECORDED IN OR 1596, PAGE 988, SOUTH 61°57'12" EAST, A DISTANCE OF 1027.72 FEET TO A SET IRON PIN AND CAP ON THE WESTERLY LINE OF THE AFOREMENTIONED LANDS OF BRAYDEN FARMS, LTD.

THENCE ALONG SAID LANDS OF BRAYDEN FARMS, LTD. SOUTH 02°56'52" WEST, A DISTANCE OF 160.55 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING - 8.7823 ACRES OF LAND

SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (12a) AND FURTHER BASED UPON THE O.D.O.T. V.R.S. NETWORK, COLLECTED DURING A FIELD SURVEY CONDUCTED IN SEPTEMBER OF 2021

THIS PLAN MEETS ALL OF THE BOUNDARY SURVEY STANDARDS PURSUANT O.A.C. 4733-37

ALL MONUMENTS CALLED TO BE ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAP UNLESS NOTED OTHERWISE.

BEING ALL OF PARCEL #47-27-04-07-000

DESCRIPTION

APPROVED

By: 12/15/2021



COLONIAL HILLS COMMUNITY MHP
PROJECT #21-7972-SITE #003
NORTHEAST QUARTER OF SECTION 10 TWN:15, RNG 14,
CONGRESS LANDS
PART OF LOT 7, WYLIE'S SUB., PB 5, PAGE 87
MOXAHALA PARK ROAD
NEWTON TOWNSHIP, OH COUNTY OF MUSKINGUM.
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PLAT OF SURVEY
PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
NEXUS-CRE
EMAIL: INFO@NEXUS-CRE.COM
PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308