

DESCRIPTION OF A 0.484 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Springfield, and being part of the Northeast Quarter of Section # 8, Township 16 North, Range 14 West in the Congress Lands East of the Scioto River and being part of Parcel # 62-20-01-07, which was last conveyed to Maysville Development Ltd. in Volume # 1674, Page 558 of Muskingum County records and being more particularly bounded and described as follows ;

Beginning at a $\frac{3}{4}$ " pipe found at the Northwest corner of Lot # 15 of Dogwood Estates Subdivision (Plat Book # 18, Page 85), thence along the north line of Michael G. and Valerie J. Montgomery property, North 86 degrees 28 minutes 38 seconds West 205.38 feet to an iron pin found in the east right of way line of Lent Road (Township Road # 144); thence along the east right of way line of Lent Road, North 03 degrees 36 minutes 05 seconds East 12.54 feet to an iron pin found ; thence continuing along said line, North 33 degrees 34 minutes 31 seconds East 113.01 feet to an iron pin found ; thence continuing along said right of way line, North 03 degrees 09 minutes 58 seconds East 4.65 feet to an iron pin set ; thence leaving said right of way line of Lent Road along a new line crossing Maysville Development Ltd. property (Volume 1674, Page 558), South 86 degrees 50 minutes 14 seconds East 155.83 feet to an iron pin set ; thence along a new line South 06 degrees 59 minutes 23 seconds West 116.20 feet to an $\frac{3}{4}$ " iron pipe found at the Place of Beginning .

Containing 0.484 acres, more or less, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow identification cap labeled " BINCKLEY S- 7879".

Bearings on this description are assumed on the North Line of Lot # 15 of Dogwoods Estates Subdivision (Plat Book # 18, Page 85) as being South 86 degrees 28 minutes 38 seconds East and are for angular calculation only.

This description is based on a survey completed by Binckley Land Surveying in October, 2004.

 Donald E. Binckley II P.S. 7879 Date

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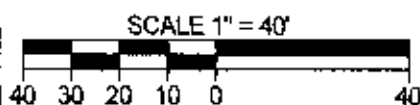
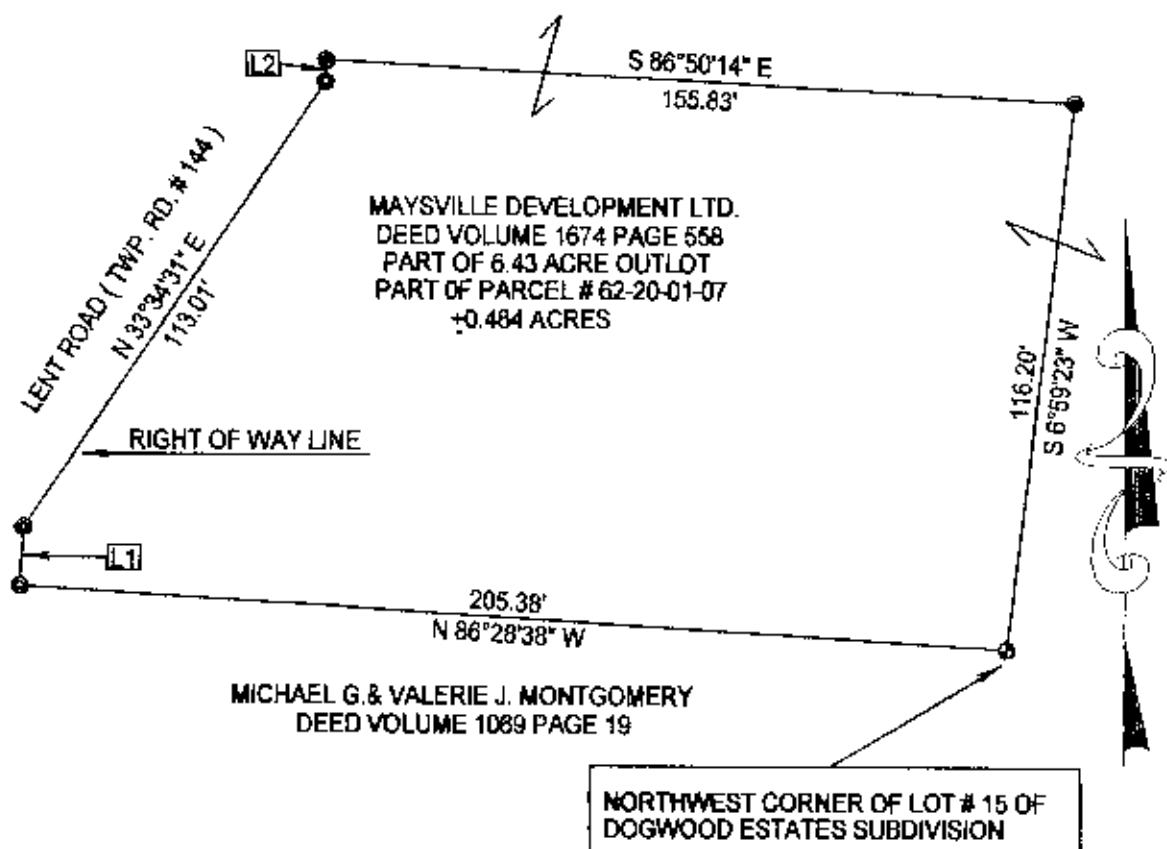
10-29-2004

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830
PHONE (740) 455-3736 FAX (740) 455-9149

SURVEY FOR MICHAEL MONTGOMERY

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF SPRINGFIELD, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION #8, TOWNSHIP 16 NORTH, RANGE 14 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING PART OF A 6.43 ACRE OUTLOT RECORDED ON THE PLAT OF DOGWOOD ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK # 18, PAGE 85 OF MUSKINGUM COUNTY RECORDS, WHICH WAS LAST CONVEYED TO MAYSVILLE DEVELOPMENT LTD. IN DEED VOLUME 1674, PAGE 558 OF MUSKINGUM COUNTY RECORDS.



LINE DATA		
Id	Bearing	Distance
L1	N 3°36'05" E	12.54'
L2	N 3°09'58" E	4.65'

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BY *[Signature]*
10-29-2004

LEGEND
• POINT
⊙ IRON PIPE FOUND
⊙ IRON PIN FOUND
⊙ IRON PIN SET

NOTE : ALL IRON PINS SET ARE A 30" LONG X 5/8" REBAR WITH A YELLOW IDENTIFICATION CAP LABELED "BINCKLEY" S-7879.

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE BASED ON THE NORTH LINE OF LOT # 15 OF DOGWOOD ESTATES SUBDIVISION AS BEING S 86°28'38" E AND ARE ASSUMED FOR ANGULAR CALCULATION ONLY.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PLAT OF DOGWOOD ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK # 18, PAGE 85

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN OCTOBER, 2004

DONALD E. BINCKLEY JR. P.E. DATE

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NOT RECORDABLE