

## DEED DESCRIPTION

0.421 ACRE { 18352.93 Sq. Feet }

Auditor's Parcel # 62 - 20 - 01 - 07 - 000 { part }

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 0.421 ACRE PARCEL(18352.93 Sq. Ft.) TO BE DESCRIBED IS BOUNDED ON THE NORTH, SOUTH and the WEST BY THE AFORESAID "MAYSVILLE DEVELOPMENT Ltd" PROPERTY AND BOUNDED ON THE EAST BY THE WEST LINE OF LOT #2 IN THE DOGWOOD ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 85 OF THE MUSKINGUM COUNTY RECORDER ]

BEGINNING AT A POINT IN THE WEST BOUNDARY OF "LOT # 2" IN THE SAID "DOGWOOD ESTATES SUBDIVISION" AND IN THE CENTERLINE OF, 50.00 FEET WIDE, COUNTRY WOOD DRIVE { SAID POINT BEARS S 67° 58' 46" W 882.61 FEET FROM AN EXISTING, WOODEN, CORNER POST MARKING THE NORTHEAST CORNER OF SECTION # 8 };

THENCE, FROM SAID "BEGINNING POINT", THE FOLLOWING TWO { 2 } COURSES ARE TO POINTS IN THE CENTERLINE OF "COUNTRY WOOD DRIVE" AND ARE ALSO IN THE WEST LINE OF "LOT # 2":

COURSE #1= S 17° 10' 00" W 49.61 FEET;

COURSE #2= 80.15 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 136.02 FEET AND WITH A CHORD OF WHICH BEARS S 0° 17' 06" W 79.00 FEET;

THENCE, LEAVING "COUNTRY WOOD DRIVE", N 37° 32' 00" W 267.32 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET, IN THE WEST RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE", AT 50.32 FEET;

THENCE N 30° 45' 20" E 74.71 FEET TO AN IRON PIN SET;

THENCE S 43° 00' 00" E 204.82 FEET TO A "POINT" IN THE CENTER OF "COUNTRY WOOD DRIVE" AND THE "PLACE OF BEGINNING" OF THIS 0.421 ACRE (18352.93 Sq. Ft.) PARCEL, PASSING AN IRON PIN SET, IN THE WEST RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE", AT 176.00 FEET ;

THE PARCEL AS DESCRIBED CONTAINS 0.421 ACRE( 18352.93 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 COUNTRY WOOD DRIVE IS 50.00 FEET.

A & E SURVEYING  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PH: (614) 231-2660 FAX: 743-2660  
**OFFICE COPY  
NOT RECORDABLE**  
OHIO REGISTERED SURVEYOR #7231  
DATE: JANUARY 17, 2006

APPROVED FOR CLOSURE

*[Signature]* 8/4/2006

## 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 Ltd. OF DEED BOOK 1674, PAGE 0558, SHOWN AS AUDITOR'S PARCEL # 62-20-01-07-000{Part}

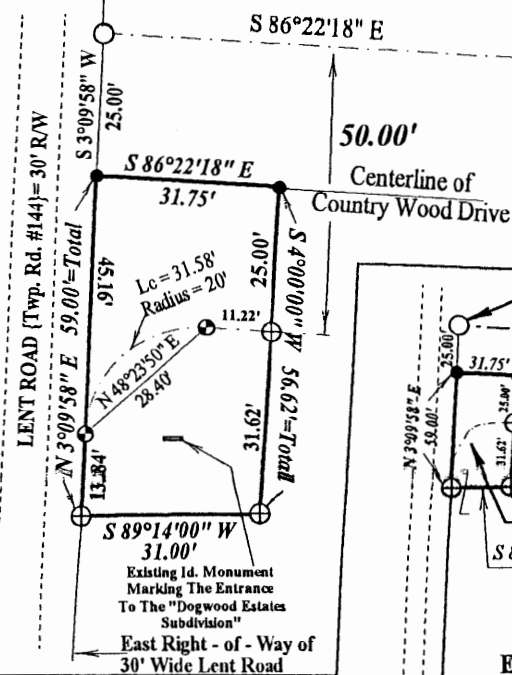
## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 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 EAST 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 1204.54' FROM A WOODEN CORNER POST Fd. MARKING THE N/E CORNER OF SECTION #8

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

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

0.042 Acre  
1811.26 sq ft  
SEE DETAIL #1

East Right - of - Way of  
30' Wide Lent Road

5.48 Acres { remainder in this parcel }  
MAYSVILLE DEVELOPMENT Ltd.  
DEED BOOK 1674, PAGE 0558  
Auditor's Parcel #  
62-20-01-07-000 {part}

Approved For Transfer  
No On-Lot Sewage  
Date 8/9/06  
S. J. Smith

Wayne A. Knisley  
Muskingum Co.  
Health Department

East Right - of - Way of  
30' Wide Lent Road

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

N 3°09'58" E  
4.65'

Michael G. & Valerie  
J. Montgomery Prop.  
O.R. 1915, Pg. 666  
0.484 Acre

N 3°36'05" E  
12.54'

N 86°28'38" W  
205.38'

N 6°59'23" E  
116.20'

5.48 Acres  
MAYSVILLE DEVELOPMENT Ltd.  
DEED BOOK 1674, PAGE 0558  
Auditor's Parcel #  
62-20-01-07-000 {part}

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

N 86°28'38" W  
156.84'

LOT #15  
DOGWOOD ESTATES SUBDIVISION  
PLAT BOOK 18, PAGE 85

LOT #2  
DOGWOOD ESTATES  
SUBDIVISION  
PLAT BOOK 18  
PAGE 85

S 17°10'00" W  
49.61'  
L=80.15'  
Δ=33°45'46" R=136.02'  
Chord = S 0° 17' 06" W 79.00'

L=15.68'  
Δ=6°36'12" R=136.02'  
Chord = S 19° 53' 54" E  
15.67'

LOT #2  
DOGWOOD ESTATES  
SUBDIVISION  
PLAT BOOK 18  
PAGE 85

### Note:

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

## SURVEY FOR:

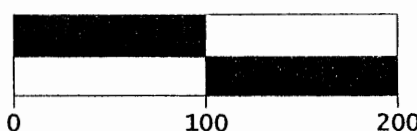
MAYSVILLE DEVELOPMENT Ltd.

### 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}

JOB # F200231P13

Graphic Scale  
1" inch = 100' feet



A & E SURVEYING  
P.O. BOX 420

SOMERSET, OHIO 43783  
PH: (740) 743-2201 Fax: 743-2660

WAYNE A. KNISLEY  
OHIO P.S. #7231

DATE: January 17, 2006

MUSKINGUM COUNTY  
PLANNING COMMISSION

8/4/2006 yes