

62-20-01-07-004

870 LENT RD

DEED DESCRIPTION

5.481 ACRES

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:

BEGINNING, FOR REFERENCE, AT AN EXISTING WOODEN CORNER POST MARKING THE NORTHEAST CORNER OF SECTION #8;

THENCE N 86° 22' 18" W 915.76 FEET, IN THE NORTH LINE OF SECTION #8, TO AN EXISTING IRON PIN {PREVIOUSLY SET BY A & E SURVEYING} MARKING THE NORTHWEST CORNER OF LOT #1 OF DOGWOOD ESTATES SUBDIVISION {OF PLAT BOOK 18, PAGE 85} AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 5.481 ACRES PARCEL;

[THE FOLLOWING 5.481 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF FRED C. and LINDA L. POLK OF DEED BOOK 762, PAGE 67, BOUNDED ON THE EAST BY LOT #1 {KEVIN W. and DEBORAH J. MCINTYRE PROPERTY OF OFFICIAL RECORD BOOK 1792, PAGE 1} AND LOT #2 {ROBERT L. and SARRINA V. PENROSE PROPERTY OF OFFICIAL RECORD BOOK 1803, PAGE 376} OF DOGWOOD ESTATES SUBDIVISION AND BY A PORTION OF THE AFORESAID "MAYSVILLE DEVELOPMENT Ltd." PROPERTY, BOUNDED ON THE SOUTH BY LOT #15 {JASON A. and JULIE L. LEE PROPERTY OF OFFICIAL RECORD BOOK 1903, PAGE 888} AND BY THE PROPERTY OF MICHAEL G. and VALERIE J. MONTGOMERY OF OFFICIAL RECORD BOOK 1915, PAGE 666 AND IS BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY OF, 30 FEET WIDE, LENT ROAD AND BY A PORTION OF THE AFORESAID "MAYSVILLE DEVELOPMENT Ltd." PROPERTY]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING" AND LEAVING THE NORTH LINE OF SECTION #8, S 3° 37' 42" W 25.00 FEET, IN THE WEST LINE OF LOT #1 OF DOGWOOD ESTATES SUBDIVISION, TO A POINT IN THE CENTERLINE OF COUNTRY WOOD DRIVE;

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS ALONG THE CENTERLINE OF "COUNTRY WOOD DRIVE" AND IN THE WEST LINE OF LOT #1 AND LOT #2 OF DOGWOOD ESTATES SUBDIVISION:

COURSE #1 = 293.38 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 162.35 FEET AND WITH A CHORD OF WHICH BEARS S 34° 36' 09" E 255.06 FEET;

COURSE #2 = S 17° 10' 00" W 161.17 FEET;

THENCE, LEAVING "COUNTRY WOOD DRIVE" AND LOT #2, N 43° 00' 00" W 204.82 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN IN THE WEST RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AT 28.82 FEET (BOTH "EXISTING IRON PINS" WERE PREVIOUSLY SET BY A & E SURVEYING);

THENCE S 30° 45' 20" W 74.71 FEET TO AN EXISTING IRON PIN (PREVIOUSLY SET BY A & E SURVEYING);

THENCE S 37° 32' 00" E 267.32 FEET TO A POINT IN THE CENTERLINE OF "COUNTRY WOOD DRIVE", PASSING AN EXISTING IRON PIN (PREVIOUSLY SET BY A & E SURVEYING) IN THE WEST RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AT 217.00 FEET;

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS ALONG THE CENTERLINE OF "COUNTRY WOOD DRIVE" AND IN THE WEST LINE OF LOT #2 OF DOGWOOD ESTATES SUBDIVISION:

COURSE #1 = 15.68 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 136.02 FEET AND WITH A CHORD OF WHICH BEARS S 19° 53' 54" E 15.67 FEET;

COURSE #2 = S 23° 12' 00" E 158.22 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT #15 OF DOGWOOD ESTATES SUBDIVISION;

THENCE, LEAVING "COUNTRY WOOD DRIVE" AND "LOT #2, N 86° 28' 38" W 326.10 FEET, IN THE NORTH LINE OF LOT #15 OF DOGWOOD ESTATES SUBDIVISION, TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT #15, PASSING EXISTING IRON PINS AT 27.99 FEET AND 169.26 FEET (ALL THREE "EXISTING IRON PINS" WERE PREVIOUSLY SET BY A & E SURVEYING);

THENCE, LEAVING LOT #15, N 6° 59' 23" E 116.20 FEET, IN THE EAST BOUNDARY OF SAID "MONTGOMERY" PROPERTY, TO AN EXISTING IRON PIN;

THENCE N 86° 50' 14" W 155.83 FEET, IN THE NORTH BOUNDARY OF SAID "MONTGOMERY" PROPERTY, TO AN EXISTING IRON PIN IN THE EAST RIGHT OF WAY LINE OF "LENT ROAD";

THENCE, LEAVING SAID "MONTGOMERY" PROPERTY, N 3° 09' 58" E 466.58 FEET, IN THE EAST RIGHT OF WAY LINE OF "LENT ROAD", TO AN EXISTING IRON PIN (PREVIOUSLY SET BY A & E SURVEYING);

THENCE, LEAVING THE EAST RIGHT OF WAY LINE OF "LENT ROAD", N 89° 14' 00" E 31.00 FEET TO AN EXISTING IRON PIN (PREVIOUSLY SET BY A & E SURVEYING);

THENCE N 4° 00' 00" E 56.62 FEET TO A POINT IN THE CENTERLINE OF "COUNTRY WOOD DRIVE", PASSING AN EXISTING IRON PIN (PREVIOUSLY SET BY A & E

SURVEYING} IN THE SOUTH RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AT 31.62 FEET;

THENCE N 86° 22' 18" W 31.75 FEET, IN THE CENTERLINE OF "COUNTRY WOOD DRIVE", TO A POINT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF "LENT ROAD" AND THE CENTERLINE OF "COUNTRY WOOD DRIVE";

THENCE N 3° 09' 58" E 25.00 FEET, IN THE EAST RIGHT OF WAY LINE OF "LENT ROAD", TO AN EXISTING IRON PIN {5/8" STEEL ROD, IN GOOD CONDITION, FLUSH WITH THE GROUND SURFACE } IN THE NORTH LINE OF SECTION # 8, AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID "LENT ROAD" AND THE NORTH RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE";

THENCE, IN THE NORTH RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AND IN THE NORTH LINE OF SECTION # 8, S 86° 22' 18" E 288.78 FEET TO AN "EXISTING IRON PIN" AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 5.481 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 5.481 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL IRON PINS SET and PREVIOUSLY SET BY A & E SURVEYING 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 MAY 2, 2007. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF "LENT ROAD" IS 30.00 FEET.

THE RIGHT OF WAY WIDTH OF "COUNTRY WOOD DRIVE" IS 50.00 FEET

APPROVED FOR CLOSURE

[Signature] 5/22/2007

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 / FAX: 743-2660

WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: MAY 2, 2007

OFFICE COPY
NOT RECORDABLE

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)

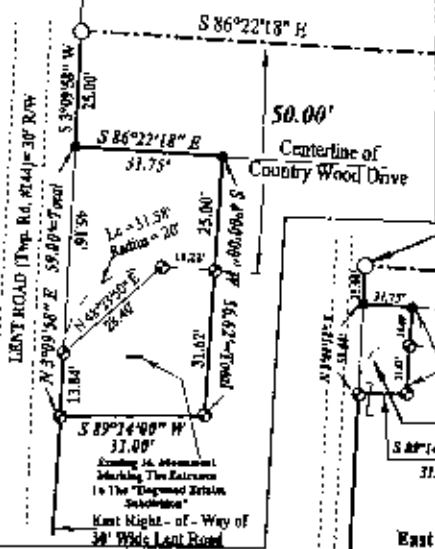
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 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 MARKING THE N/E CORNER OF SECTION #8

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

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

0.042 Acre
1,811.26 sq ft
SEE DETAIL #1

THIS POINT BEARS S 67° 58' 46" W 282.61' FEET FROM A WOODEN CORNER POST MARKING THE N/E CORNER OF SECTION #8

LOT #1
DOGWOOD ESTATES
SUBDIVISION
PLAT BOOK 18
PAGE 85

Centerline
Kevin W. & Deborah J. McIntyre Property
O.R. 1792, Page 1

LOT #2
DOGWOOD ESTATES
SUBDIVISION
PLAT BOOK 18
PAGE 85

Robert L. & Sabrina V. Penrose Prop.
O.R. 1803, Pg. 376

LOT #3
DOGWOOD ESTATES
SUBDIVISION
PLAT BOOK 18
PAGE 85

Approved For Transfer
On-Lot Sewage O.K.
Date 5.24.07
Michael G. & Valerie J. Montgomery

Zanesville - Muskingum Co
Health Department

LOT #15
DOGWOOD ESTATES SUBDIVISION
PLAT BOOK 18, PAGE 85
Jenna A. & Julie L. Lee Property
O.R. 1903, Page 688

NOTES:
1- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
2- THIS PLAT IS A DERIVATIVE OF A SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN

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 7331
- IRON PIN FOUND
- POINT (nothing set)

JOB # F200231P14

Plat Reduced 20%

Graphic Scale
1" inch = 100' feet



A & E SURVEYING
BOX 420
SOMERSET, OHIO 43783
PH: (614) 320-1000 / (614) 323-2660
WAYNE A. KNISLEY
OHIO P.S. #7231
DATE: MAY 2, 2007
NOT RECORDED

APPROVED FOR CLOSURE

Michael G. & Valerie J. Montgomery