

## DEED DESCRIPTION

1.482 ACRES

PARCEL #4 { part of auditor's parcel # 62 - 20 - 01 - 07 - 000 }

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 MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 558 OF THE MUSKINGUM COUNTY RECORDER ] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

{ THE FOLLOWING 1.482 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE **NORTH** BY THE AFORESAID "MAYSVILLE DEVELOPMENT Ltd.", BOUNDED ON THE **EAST** BY THE DOGWOOD ESTATES SUBDIVISION OF PLAT BOOK 18, PAGE 85, BOUNDED ON THE **SOUTH** BY THE PROPERTY OF SCOTTY L. GUSSLER OF DEED BOOK 2032, PAGE 446 AND IS BOUNDED ON THE **WEST** BY THE EAST LINE OF LENT ROAD AND THE PROPERTIES OF HELEN L. KREPS OF DEED BOOK 1138, PAGE 374 AND BY LORETTA LINCICOME OF DEED BOOK 1138, PAGE 143, ALL OF THE MUSKINGUM COUNTY RECORDER }

**BEGINNING** AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF, 30.00 FEET WIDE, "LENT ROAD" {a. k. a. COUNTY ROAD #144} AND BEING THE NORTHWEST CORNER OF THE 1.482 ACRES PARCEL HEREIN TO BE DESCRIBED {SAID "BEGINNING POINT" BEARS S 41° 07' 02" W 2855.18 FEET FROM AN EXISTING, WOODEN, CORNER POST MARKING THE NORTHEAST CORNER OF SECTION #8};

THENCE, LEAVING LENT ROAD, S 87° 02' 37" E 348.13 FEET TO AN IRON PIN SET IN THE WEST LINE OF LOT # 11 OF THE SAID "DOGWOOD ESTATES SUBDIVISION", PASSING AN IRON PIN SET AT 15.00 FEET;

THENCE S 25° 07' 32" W 209.66 FEET, IN SAID "WEST LINE OF LOT # 11", TO AN EXISTING IRON PIN {THE NORTHEAST CORNER OF THE AFORESAID "GUSSLER" PROPERTY};

THENCE, LEAVING SAID "DOGWOOD ESTATES SUBDIVISION" PROPERTY, N 87° 02' 37" W 317.00 FEET, IN SAID "GUSSLER" NORTH BOUNDARY, TO A POINT IN THE EAST RIGHT OF WAY LINE OF "LENT ROAD", PASSING AN IRON PIN SET AT 302.00 FEET;

THENCE, LEAVING SAID "GUSSLER" PROPERTY, N 16° 50' 17" E 200.00 FEET, IN THE EAST RIGHT OF WAY OF "LENT ROAD", TO A "POINT" AND THE "PLACE OF BEGINNING" OF THIS 1.482 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.482 ACRES, 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 THE EAST LINE OF SECTION #8 AS BEING S 3° 11' 17" W ie. 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 27, 2004. SEE THE PLAT ATTACHED  
THE ABOVE DESCRIPTION WAS REVISED ON OCTOBER 11, 2007

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

A & E SURVEYING  
P. O. BOX 420\*  
SOMERSET, OHIO 43783  
PH: (716) 743-2221 FAX: 743-2660

**OFFICE COPY  
NOT RECORDABLE**

WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: JANUARY 27, 2004  
REVISED DATE: OCTOBER 11, 2007

APPROVED FOR CLOSURE

Dennis Smith 10/11/07  
AS

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

11/30/07  
Date

Fee Paid

**APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY**

**PLANNING COMMISSION DIRECTOR**

**PLAT - OF - SURVEY**

P. O. B. OF 1.482 ACRES  
THIS POINT BEARS S 41° 07' 02" W  
2855.18' FROM AN EXISTING WOODEN  
CORNER POST MARKING THE  
N/E CORNER OF SECTION #8

Date 11/30/07

Fee Paid

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 558 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A  
PART OF AUDITOR'S PARCEL # 62-20-01-07-000.

Helen I. Kropp Prop.  
Deed Book 1138  
Page 374  
Aud. Par. #62-20-01-17-000

Mayville Development Ltd. Prop.  
Deed Book 1674, Page 558  
Auditor's Parcel #62-20-01-07-000 (part)

**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  
L. PETER DINAN P.S. #5451 ON MAY 30, 2002. ALL BEARINGS  
SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE  
USED TO DENOTE ANGLES ONLY.

**LENT ROAD**  
[ asphalt surfaced ]  
[ R/W = 30' wide ]

P/L

Loretta Livonius Prop.  
Deed Book 1138, Page 163  
Auditor's Par. #62-20-01-18-000

East R/W Of  
"Lent Rd."

**PARCEL #4**  
**1.482 Acres**

Auditor's Parcel  
# 62 - 20 - 01 - 07 - 000 (part)

Sooty L. & Molly S. Gussler Prop.  
O.R. 2032, Page 446  
Auditor's Par. #62-20-01-16-001

Existing Pavement

REVISED ON: October 14, 2007

Approved For Transfer  
On Lot Sewage Proposed  
Date 11/27/07

SURVEY FOR:

Zanesville-Muskingum County  
Health Department

**MAYSVILLE DEVELOPMENT Ltd.**

**JOB #F200231P15**

**A & E SURVEYING**

P.O. BOX 43  
SOMERSET, OHIO 43086

PH: (740) 743-2200 FAX: (740) 743-2660

**ONE A. KNISLEY**

O.R. P.S. #7231

DATE: JANUARY 27, 2004

**LEGEND**

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH  
PLASTIC ID. CAP MARKED KNISLEY 7231
- ⊙ IRON PIN FOUND [set by A & E on 2-24-2003]
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- POINT [nothing set]

**GRAPHIC SCALE**  
**1 INCH = 100 FEET**

|      |      |
|------|------|
| 100' | 100' |
| 200' |      |

**NOTES:**

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

APPROVED FOR CLOSURE

*Denis Swartz 10/2/07*  
AS