

DEED DESCRIPTION  
 2.84 ACRES  
 LOT #3 [part]  
 DOGWOOD ESTATES SUBDIVISION [ PART ]  
 AUDITOR'S PARCEL # 62 - 62 - 20 - 01 - 28 - 000 { 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 DOGWOOD ESTATES SUBDIVISION OF PLAT BOOK 18, PAGE 85 AND A PART OF THE PROPERTY OF MAYSVILLE DEVELOPMENT LTD OF OFFICIAL RECORD BOOK 1674, PAGE 558 OF THE MUSKINGUM COUNTY RECORDER ] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[ THE FOLLOWING 2.84 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF ROBERT L. and SABRINA V. PENROSE OF OFFICIAL RECORD BOOK 1803, PAGE 376, BOUNDED ON THE EAST BY THE PROPERTY OF FRED C. and LINDA L. POLK OF DEED BOOK 762, PAGE 73, BOUNDED ON THE SOUTH BY THE AFORESAID "MAYSVILLE DEVELOPMENT LTD" PROPERTY AND IS BOUNDED ON THE WEST BY THE PROPERTY OF JASON A. and JULIE L. LEE OF OFFICIAL RECORD BOOK 1903, PAGE 888, ALL OF THE MUSKINGUM COUNTY RECORDER ]

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF LOT #3 IN SAID "DOGWOOD ESTATES SUBDIVISION";

THENCE S 3° 11' 17" W 349.89 FEET, IN THE EAST LINE OF SECTION #8 AND IN THE WEST BOUNDARY OF THE AFORESAID "POLK" PROPERTY, TO AN IRON PIN SET;

THENCE, LEAVING THE EAST LINE OF SECTION #8 AND SAID "POLK" PROPERTY, N 73° 00' 00" W 378.46 FEET TO AN IRON PIN SET;

THENCE S 85° 58' 00" W 303.71 FEET TO A POINT IN THE CENTERLINE OF, 50.00 FEET WIDE, COUNTRYWOOD DRIVE, PASSING AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY LINE OF "COUNTRYWOOD DRIVE" AT 277.24 FEET;

THENCE N 23° 12' 00" W 75.00 FEET, IN THE CENTERLINE OF "COUNTRYWOOD DRIVE" AND IN THE AFORESAID "LEE" BOUNDARY, TO A POINT MARKING THE NORTHWEST CORNER OF LOT #3;

THENCE, LEAVING "COUNTRYWOOD DRIVE" AND SAID "LEE" PROPERTY, N 75° 00' 44" E 739.02 FEET, IN THE NORTH LINE OF "LOT #3" AND IN THE AFORESAID "PENROSE" BOUNDARY, TO AN "EXISTING IRON PIN" MARKING THE NORTHEAST CORNER OF "LOT #3" AND THE "PLACE OF BEGINNING" OF THIS 2.84 ACRE

PARCEL, PASSING EXISTING IRON PINS AT 25.26 FEET { THE EASTERLY RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" } AND 80.30 FEET.

THE PARCEL AS DESCRIBED CONTAINS 2.84 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIBED 2.84 ACRES PARCEL IS TO BE USED AS AN ADD-ON TO THE PROPERTY OF ROBERT L. and SABRINA V. PENROSE OF OFFICIAL RECORD BOOK 1803, PAGE 376.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. ALL EXISTING IRON PINS WERE SET PREVIOUSLY BY A & E SURVEYING ON FEBRUARY 24, 2003.

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 SEPTEMBER 1, 2006. SEE THE PLAT ATTACHED.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL RULES, REGULATIONS AND RESTRICTIVE COVENANTS THAT WERE ESTABLISHED BY THE DEDICATION OF THE "DOGWOOD ESTATES SUBDIVISION" OF PLAT BOOK 18, PAGE 85 OF THE MUSKINGUM COUNTY RECORDER.

APPROVED FOR CLOSURE

A.L. Swinehart  
9-7-2006 CLS

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PH: (614) 231-743-2660  
**OFFICE COPY**  
**NOT RECORDABLE**  
WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231  
DATE: SEPTEMBER 1, 2006

EXEMPT FROM  
PLANNING COMMISSION

A.L. Swinehart  
9-7-2006 CLS

BEING A PART OF THE EAST HALF OF SECTION #8, TOWNSHIP 16 NORTH, RANGE 14 WEST, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING LOT #3 OF "DOGWOOD ESTATES SUBDIVISION" OF PLAT BOOK 18, PAGE 85 AND BEING A PART OF THE PROPERTY OF MAYSVILLE DEVELOPMENT LTD OF OFFICIAL RECORD BOOK 1674, PAGE 558 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING AUDITOR'S PARCEL #62-62-20-01-28-000.

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

1- DEED REFERENCES AS SHOWN HEREON  
2- SPRINGFIELD TOWNSHIP TAX MAPS  
3- U.S.G.S. MAPS [ Zanesville West Quad. ]  
4- VARIOUS SURVEY RECORDS FOUND IN  
THE OFFICE OF THE MUSKINGUM COUNTY  
ENGINEER, ZANESVILLE, OHIO.

- 1- This plat is a derivative of a field 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.**

**THE TWO PARCELS { 2.84 ACRES & 2.17 ACRES } SHOWN  
HEREON ARE NOT TO BE USED AS SEPARATE BUILDING  
SITES NOR TRANSFERED AS INDEPENDENT PARCELS, IN  
THE FUTURE, WITHOUT PLANNING COMMISSION APPROVAL.**

**A & E SURVEYING**  
**P.O. BOX 420**  
**OMERSET, OHIO 43783**

**Ph: (740) 743-2201 Fax: 743-2660**

OFFICE COPY  
NOT RECORDABLE

**OHIO P.S. #7231**

**DATE: SEPTEMBER 1, 2006**

**BURTON & PENROSE**

**LOT #3 [part]**  
2.84 Acres  
123,806.17 sq ft

**LOT #3 [part]**  
2.17 Acres  
94,429.43 sq ft

**AUDITOR'S PARCEL # 62-62-20-01-28-000 [part]**

**AUDITOR'S PARCEL # 62-62-20-01-28-001 [part]**

**LOT #15 [part]**  
 JASON A. & JULIE L. LEE PROPERTY  
 O.R. 1903, PAGE 888

**LOT #15 [part]**  
 DAVID B. & VICTORIA M. THOMAS PROPERTY  
 O.R. 1879, PAGE 736

**COUNTRY WOOD DRIVE**  
 { asphalt surfaced }  
 { R/W = 50.00' wide }

**LEGEND**  
 ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD W/ PLASTIC ID. CAP MARKED KNISLEY 723

**GRAPHIC SCALE**  
 1 INCH = 100 FEET

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

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

