

DEED DESCRIPTION

2.17 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 2.17 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE AFORESAID "MAYSVILLE DEVELOPMENT LTD," PROPERTY, 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 PROPERTY OF ELIZABETH A. BURTON OF OFFICIAL RECORD BOOK 1873, PAGE 342 AND IS BOUNDED ON THE WEST BY THE PROPERTIES OF DAVID B. and VICTORIA M. THOMAS OF OFFICIAL RECORD BOOK 1879, PAGE 736 AND BY 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 SOUTHEAST CORNER OF LOT #3 IN SAID "DOGWOOD ESTATES SUBDIVISION";

THENCE S 78° 17' 40" W 580.92 FEET, IN THE NORTH BOUNDARY OF SAID "BURTON" PROPERTY AND IN THE NORTH LINE OF LOT # 4 IN SAID "DOGWOOD ESTATES SUBDIVISION", TO A POINT IN THE CENTERLINE OF, 50.00 FEET WIDE, COUNTRY WOOD DRIVE MARKING THE SOUTHWEST CORNER OF LOT #3, PASSING EXISTING IRON PINS AT 425.79 FEET, 527.68 FEET AND 555.41 FEET [THE EASTERLY RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE"]

THENCE, LEAVING SAID "BURTON" PROPERTY, N 23° 12' 00" W 241.67 FEET, IN THE CENTERLINE OF "COUNTRY WOOD DRIVE" AND IN THE AFORESAID "THOMAS" BOUNDARY AND THE AFORESAID "LEE" BOUNDARY, TO A POINT;

THENCE, LEAVING "COUNTRY WOOD DRIVE" AND SAID "LEE" PROPERTY, N 85° 58' 00" E 303.71 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AT 26.47 FEET;

THENCE S 73° 00' 00" E 378.46 FEET TO AN IRON PIN SET IN THE EAST LINE OF SECTION #8, IN THE EAST LINE OF LOT # 3 AND IN SAID "POLK", WEST, BOUNDARY;

THENCE S 3° 11' 17" W 15.00 FEET, IN THE EAST LINE OF SECTION #8 AND IN SAID "POLK" BOUNDARY, TO AN "EXISTING IRON PIN" MARKING THE SOUTHEAST CORNER OF "LOT #3" AND THE "PLACE OF BEGINNING" OF THIS 2.17 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 2.17 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIBED 2.17 ACRES PARCEL IS TO BE USED AS AN ADD-ON TO THE PROPERTY OF ELIZABETH A. BURTON OF OFFICIAL RECORD BOOK 1873, PAGE 342.

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

PHONE: 743-2660 FAX: 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

PLAT OF SURVEY

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.

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 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.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 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.

NOTES:

- 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.

Special Note:

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.

EXEMPT FROM
PLANNING COMMISSION

A & E SURVEYING

P.O. BOX 420

SOMERSET, OHIO 43783

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

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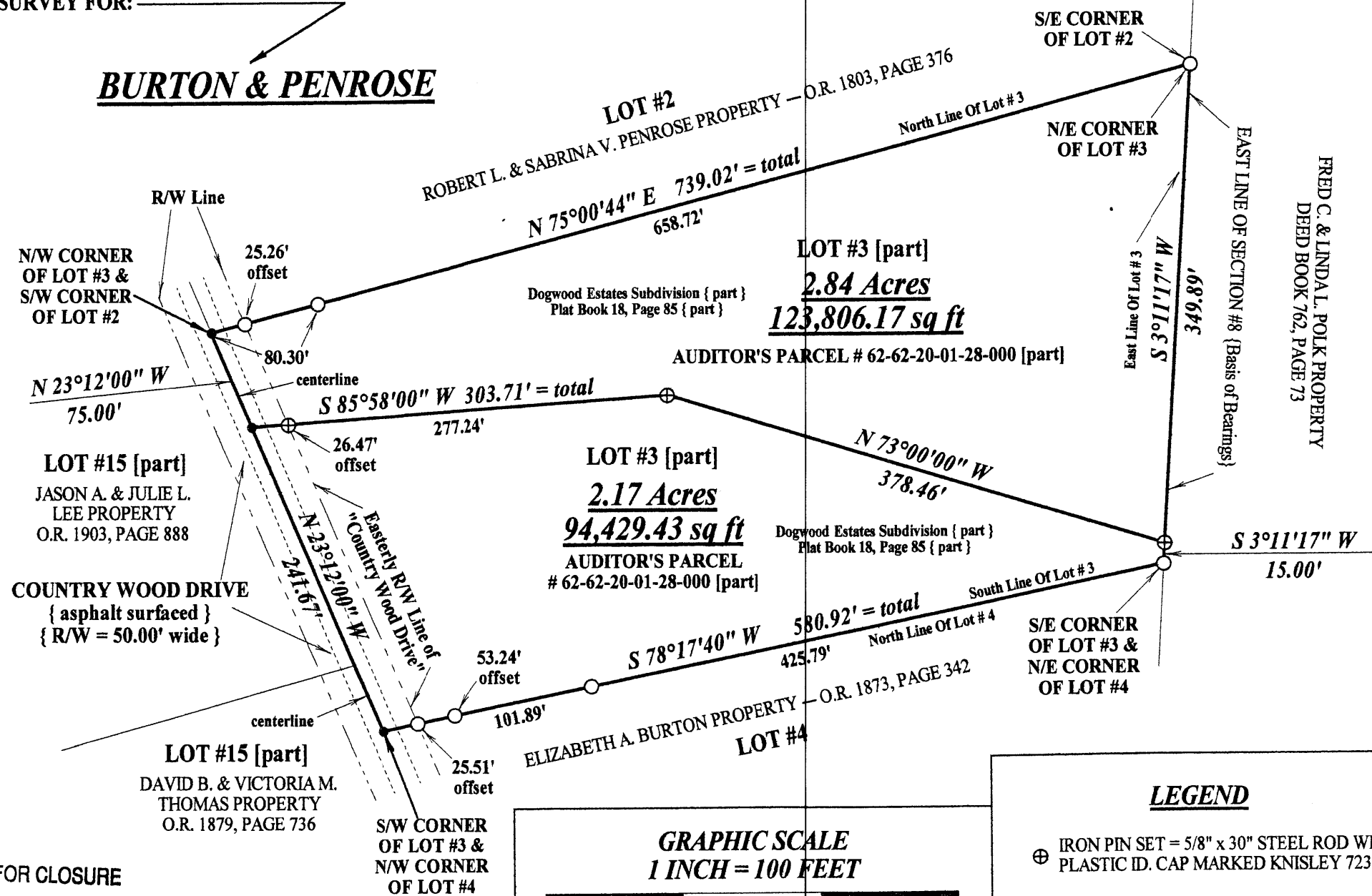
OHIO P.S. #7231

DATE: SEPTEMBER 1, 2006

SURVEY FOR:

BURTON & PENROSE

JOB # F200231P13



LEGEND

- ⊕ 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 }