

DEED DESCRIPTION

4.98 ACRES

LOT #14 [part] = 2.50 ACRES

LOT #13 [entire] = 2.48 ACRES

DOGWOOD ESTATES SUBDIVISION [PART]

AUDITOR'S PARCEL # 62 - 20 - 01 - 39 - 000 { ENTIRE }

AUDITOR'S PARCEL # 62 - 20 - 01 - 38 - 000 { ENTIRE }

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 ESTATE SUBDIVISION OF PLAT BOOK 18, PAGE 85 AND A PART OF THE PROPERTY OF MAXSVILLE DEVELOPMENT LTD OF OFFICIAL RECORD BOOK 1674, PAGE 558 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 4.98 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF DAVID B. and VICTORIA M. THOMAS OF OFFICIAL RECORD BOOK 1879, PAGE 736, BOUNDED ON THE EAST BY THE PROPERTIES OF SCOTT L. and ERIN S. WEBB OF OFFICIAL RECORD BOOK 1763, PAGE 822 AND BY DOUGLAS J. WRIGHT OF OFFICIAL RECORD BOOK 1930, PAGE 463, BOUNDED ON THE SOUTH BY THE PROPERTY OF JOHNATHAN S. and ALENA K. BROWN OF OFFICIAL RECORD BOOK 1783, PAGE 267 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF ROBERT A. and CONNIE S. CROCK OF OFFICIAL RECORD BOOK 1833, PAGE 778, ALL OF THE MUSKINGUM COUNTY RECORDER]

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF LOT #13 IN SAID "DOGWOOD ESTATES SUBDIVISION";

THENCE N 23° 33' 15" E 388.28 FEET, IN THE WEST LINES, RESPECTIVELY, OF SAID "LOT #13 and LOT #14" AND IN THE EAST BOUNDARY OF THE AFORESAID "CROCK" PROPERTY, TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT #13 AT 191.45 FEET;

THENCE, LEAVING SAID "CROCK" PROPERTY AND THE "WEST LINE OF LOT # 14", S 69° 32' 00" E 548.78 FEET TO A POINT IN THE CENTERLINE OF, 50.00 FEET WIDE, COUNTRY WOOD DRIVE, PASSING AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" AT 523.78 FEET;

THENCE S 20° 28' 00" W 387.72 FEET, IN THE CENTERLINE OF "COUNTRY WOOD DRIVE" AND IN SAID "WEBB" and "WRIGHT" BOUNDARIES, RESPECTIVELY, TO A POINT IN THE SOUTHEAST CORNER OF LOT # 13, PASSING THROUGH THE SOUTHEAST CORNER OF LOT #14 AT 196.54 FEET;

THENCE, LEAVING "COUNTRYWOOD DRIVE" AND SAID "WRIGHT" PROPERTY, N 69° 32' 00" W 569.69 FEET, IN THE SOUTH LINE OF "LOT #13" AND IN THE AFORESAID "BROWN", NORTH, BOUNDARY, TO AN "EXISTING IRON PIN" MARKING THE SOUTHWEST CORNER OF "LOT #13" AND THE "PLACE OF BEGINNING" OF THIS 4.98 ACRE PARCEL, PASSING EXISTING IRON PINS AT 25.00 FEET { THE WESTERLY RIGHT OF WAY LINE OF "COUNTRYWOOD DRIVE" } AND 182.31 FEET.

THE PARCEL AS DESCRIBED CONTAINS **4.98 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 4.98 ACRES PARCEL THERE ARE 2.50 ACRES OFF THE SOUTH SIDE OF LOT #14 AND ALL OF LOT #13 [2.48 ACRES] IN SAID "DOGWOOD ESTATES SUBDIVISION".

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 DECEMBER 4, 2003. 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

PH:

A & E SURVEYING

P. O. BOX 420

SOMERSET, OHIO 43783

PH: 743-2201 FAX: 743-2660

**OFFICE COPY
NOT RECORDABLE**

OHIO REGISTERED SURVEYOR # 7231

DATE: AUGUST 31, 2006

EXEMPT FROM
PLANNING COMMISSION

A.L. Swinehart

9-7-2006 CLS

A. L. Swinchart
9-7-2006 CLS

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 PART OF "DOGWOOD ESTATES SUBDIVISION" OF PLAT BOOK 18, PAGE 85 AND BEING PART OF THE PROPERTY, WHICH WAS FORMERLY, OF MAYSVILLE DEVELOPMENT LTD. OF OFFICIAL RECORD BOOK 1674, PAGE 558 AND THE PROPERTY OF DAVID B. and VICTORIA M. THOMAS OF OFFICIAL RECORD BOOK 1879, PAGE 736, BOTH OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL #62-20-01-40-001, #62-20-01-39-001, #62-20-01-39-000 and #62-20-01-38-000.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED & PLAT 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.

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. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:

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

APPROVED FOR CLOSURE

A. L. Swinchart
9-7-2006 CLS

JASON A. & JULIE L. LEE PROPERTY
O.R. 1903, PAGE 888

LEONARD &
MARY PLETCHER
PROPERTY
D.B. 1120
PAGE 25

RICHARD SPRANKLE
PROPERTY
DEED BOOK 795
PAGE 282

S/W CORNER
OF LOT #15

ROBERT A. & CONNIE S.
CROCK PROPERTY
O.R. 1833, PAGE 778

S/W CORNER
OF LOT #13

SURVEY FOR:

MAYSVILLE DEVELOPMENT Ltd.

DAVID B. & VICTORIA M. THOMAS PROPERTY
O.R. 1879, PAGE 736

5.01 Acres Total

2.50 Acres Off Of The
South Side Of Lot #15

Parcel #62-62-20-01-40-001

N/W CORNER
OF LOT #14

2.51 Acres Off Of The
North Side Of Lot #14
Parcel #62-62-20-01-39-001

N/W CORNER OF
LOT #13 & THE
S/W CORNER
OF LOT #14

Dogwood Estates Subdivision { part }
Plat Book 18, page 85 { part }

4.98 Acres Total

2.50 Acres Off Of The
South Side Of Lot #14

MAYSVILLE DEVELOPMENT LTD
O.R. 1674, PAGE 558
Parcel #62-62-20-01-39-000

Lot #14
Lot #13

Dogwood Estates Subdivision { part }
Plat Book 18, page 85 { part }

Parcel #62-62-20-01-38-000

LOT #12

JOHNATHAN S. & ALENA K. BROWN PROPERTY
O.R. 1783, PAGE 267

JOB #F200231P6

R/W Line

LOT #15 [part]

S 86°28'38" E 477.95' = total
449.96'

LOT #3

MAYSVILLE DEVELOPMENT LTD
O.R. 1674, PAGE 558

ELIZABETH A.
BURTON PROP.
O.R. 1873
PAGE 342

LOT #4

Westerly R/W Line Of
"Country Wood Drive"

N/E CORNER OF LOT #14 &
S/E CORNER LOT #15

CH= S 1°22'00" E 95.66'
Δ=43°40'06" R=128.60'
L=98.01'

Centerline

"DOGWOOD ESTATES
SUBDIVISION" { part }

SCOTT L. & ERIN S.
WEBB PROPERTY
O.R. 1763, PAGE 822

COUNTRY WOOD DRIVE
{ Asphalt Surfaced }
{ R/W = 50.00' wide }

LOT #5

N/E CORNER
OF LOT #13 &
S/E CORNER
OF LOT #14

DOUGLAS J. WRIGHT PROPERTY
O.R. 1930, PAGE 463

LOT #6

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Fax: 743-2660
OFFICE COPY
NOT REPRODUCIBLE
WAYNE A. KNISLEY
OHIO P.S. #7231
DATE: AUGUST 31, 2006

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]

GRAPHIC SCALE
1 INCH = 100 FEET

