62-20-01-39-001 62-20-01-39-001

DEED DESCRIPTION 5.01 ACRES

LOT #15 (part) = 2.50 ACRES 62-20-01-90 (PT.) LOT #14 [part] = 2.51 ACRES 62-20-01-39 (PT.) DOGWOOD ESTATES SUBDIVISION [PART] ALIDITOR'S PARCEL #62-20-01-07-000 (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 <u>DOGWOOD ESTATE SUBDIVISION</u> OF PLAT BOOK 18, PAGE 85 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE FOLLOWING 5.0) ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THI-NORTH, THE EAST and THE SOUTH BY THE AFORESAID "DOGWOOD ESTATES SUBDIVISION" AND IS BOUNDED ON THE WEST BY THE PROPERTIES OF ROBERT A. CROCK OF DEED BOOK 760, PAGE 189, BY RICHARD SPRANKEL OF DEED BOOK 795, PAGE 282 AND BY L. & M. PLETCHER OF DEED BOOK 470, PAGE 64, ALE OF THE MUSKINGUM COUNTY RECORDER 1

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF LOT #15 IN SAID "DOGWOOD ESTATES SUBDIVISION" AND ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID "RICHARD SPRANKEL" PROPERTY.

THENCE N 3° 36' 05" & 215.40 PEET, IN THE WEST LINE OF SAID "LOT # 15" AND IN THE EAST BOUNDARIES OF SAID "SPRANKEL" AND SAID "PLETCHER" PROPERTY, TO AN IRON PIN SET;

THENCE, LEAVING SAID "PLETCHER" PROPERTY AND THE "WEST LINE OF LOT # 15", S 86° 28' 38" E 477.95 FEET TO A POINT IN THE CENTERLINE OF, 50.00 FEET WIDE, <u>COUNTRY WOOD DRIVE</u>, PASSING AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY LINE OF "<u>COUNTRY WOOD DRIVE</u>" AT 449 96 FEET;

THENCE THE FOLLOWING THREE [3] COURSES ARE TO POINTS IN THE CENTERLINE OF <u>"COUNTRY WOOD DRIVE</u>":

COURSE #1 = 8 23° 12° 00" E 261.83 FEET, PASSING THROUGH THE SOUTHUAST CORNER OF LOT #15 AND ENTERING INTO LOT #14 AT 216.90 FEET;

<u>COURSE #2</u> = 98.01 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 128.60 FEET AND WITH A CHORD OF WHICH BEARS \$ 1° 22′ 00° E 95.66 FEET.

COURSE #3 = $$20^{\circ}28' 00" \text{ W } 157.69 \text{ FEET}$

THENCE, LEAVING <u>COUNTRY WOOD DRIVE</u>, N 69° 32' 00" W 548.78 FEET, WITH A NEW LINE THROUGH "LOT # 14, TO AN IRON PIN SET IN THE EAST BOUNDARY OF THE AFORESAID "<u>ROBERT A. CROCK</u>" PROPERTY AND IN THE WEST LINE OF LOT # 14, PASSING AN IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF "<u>COUNTRY WOOD DRIVE</u>" AT 25.00 FEET;

THENCE N 23° 33' 15" E 112.09 FEET TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF SAID LOT #14. THE NORTHEAST CORNER OF SAID "L'AQCA" PROPERTY AND IN THE SOUTH BOUNDARY OF "LOT # 15";

THENCE, LEAVING "LOT # 14", N 86° 58' 46" W 71.62 FEET TO AN "EXISTING IROA" PIN" MARKING THE SOUTHWEST CORNER OF "LOT #15" AND THE "PLACE OF BEGINNING" OF THIS 5.01 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 5.01 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 5.01 ACRES PARCEL THERE ARE 2.50 ACRES OUT OF LOT #15 AND 2.51 ACRES OUT OF LOT #14 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 \$ 3° H1 17" W &. 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 & F. 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.

BOX 420

7H: (740) 7/9 220 (74X: 743) 266

OHIO REGISTERED SUR TOOR # 7231

629-2004

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 ESTATE SUBDIVISION" OF PLAT BOOK 18, PAGE 85 AND BEING PART OF THE PROPERTY, WHICH WAS FORMERLY, OF MAYSVILLE DEVELOPMENT Ltd. OF DEED BOOK 1674, PAGE 0558 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL#62-20-01-95-000. \$ 62-20-01-90-000 **BASIS - OF - BEARINGS** PERTINENT DOCUMENTS AND ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE **SOURCES OF DATA USED:** OF SECTION #8 AS BEING S 3° 11' 17" W AS ESTABLISHED BY A 1- DEED & PLAT REFERENCES AS SHOWN HEREON SURVEY MADE BY L. PETER DINAN P.S. #5451 ON MAY 30, 2002. 2- SPRINGFIELD TOWNSHIP TAX MAPS ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN 3- U.S.G.S. MAPS [ZANESVILLE WEST OUAD,] AND ARE USED TO DENOTE ANGLES ONLY. 4- VARIOUS SURVEY RECORDS FOUND IN THE NOTES: OFFICE OF THE MUSKINGUM COUNTY 1- THIS PROPERTY IS SUBJECT TO ALL LEGAL ENGINEER, ZANESVILLE, OHIO. 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. "DOGWOOD ESTATES SUBDIVISION" { PART } R/W Line LOT #15 [part] **LOT #3** $S 86^{\circ}28'38''E \quad 477.95' = total$ L. & M. PLETCHER Centerline Line Of Lot # 15 **PROPERTY** 215.40' 449.96 **DEED BOOK 470** PAGE 64 27.99 offset 3°36'05" E 5.01 Acres Total RICHARD SPRANKEL 2.50 Acres Off Of The **PROPERTY** South Side Of Lot #15 **DEED BOOK 795** Westerly R/W Line Of N 86°58'46" W **LOT #4 PAGE 282** "Country Wood Drive" 71.62' Lot #15 Lot #14 N/W CORNER N/E CORNER OF LOT # 14 & S/W CORNER OF LOT # 14 S/E CORNER LOT # 15 2.51 Acres Off Of The **OF LOT #15** North Side Of Lot # 14 $CH = S \ 1^{\circ} \ 22' \ 00'' \ E \ 95.66'$ Centerline ∆=43°40'06""R=128.60" L=98.01'West Line Of Lot # 14 548.78' = total N/W CORNER OF OT # 13 & THE 4.98 Acres Total S/W CORNER 2.50 Acres Off Of The 25.00' South Side Of Lot #14 offset West Line Of Lot # 13 COUNTRY WOOD DRIVE {Asphalt Surfaced} {Asphalt Surfaced} {R/W = 50.00' wide} S/W CORNER Lot #13 lentire] = 2.48 Acres **LOT #5 OF LOT #13** N/E CORNER OF LOT #13 & N 69°32'00" W 191:181 S/E CORNER LOT #12 OF LOT # 14 DESCRIPTION APPROVED 569.69, total "DOGWOOD ESTATES 25.00' SUBDIVISION" { PART } offset 157.31' SURVEY FOR:-6-2420042 S/E CORNER **LOT#6** OF LOT #13 MAYSVILLE DEVELOPMENT Ltd. JOB #F200231P6 A & ESURVEYING P.O. BOX 420 R/W Line SOMERSET, OHIO 43783 *LEGEND* PH: (740) 743-2201 FAX: 743-2660 ⊕ IRON.PIN SET = 5/8" x 30" STEEL ROD W/ **GRAPHIC SCALE** PLASTIC ID. CAP MARKED KNISLEY 7231 1 INCH = 100 FEETO IRON PIN FOUND set on 2 - 24 2003 by A & E Surveying **HIO** P.S. #7231 • POINT [nothing set] **DECEMBER 4, 2003** 100 200