

62-20-01-40-001
1045 COUNTRYWOOD DR
62-20-01-39-001

DEED DESCRIPTION

5.01 ACRES

LOT #15 [part] = 2.50 ACRES 62-20-01-40 (PT.)

LOT #14 [part] = 2.51 ACRES 62-20-01-39 (PT.)

DOGWOOD ESTATES SUBDIVISION [PART]

~~AUDITOR'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 DOGWOOD ESTATE SUBDIVISION OF PLAT BOOK 18, PAGE 85 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 5.01 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE 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. ALL OF THE MUSKINGUM COUNTY RECORDER]

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" E 215.40 FEET, 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, COUNTRYWOOD DRIVE, PASSING AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY LINE OF "COUNTRYWOOD DRIVE" AT 449.96 FEET;

THENCE THE FOLLOWING THREE [3] COURSES ARE TO POINTS IN THE CENTERLINE OF "COUNTRYWOOD DRIVE" :

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

COURSE #2 = 98.01 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 128.60 FEET AND WITH A CHORD OF WHICH BEARS S 1° 22' 00" E 95.66 FEET,

COURSE #3 = S 20° 28' 00" W 157.69 FEET;

THENCE, LEAVING COUNTRY WOOD DRIVE, 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 "ROBERT A. CROCK" PROPERTY AND IN THE WEST LINE OF LOT # 14, PASSING AN IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF "COUNTRY WOOD DRIVE" 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 "CROCK" PROPERTY AND IN THE SOUTH BOUNDARY OF "LOT # 15";

THENCE, LEAVING "LOT # 14", N 86° 58' 46" W 71.62 FEET TO AN "EXISTING IRON 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 S 3° 11' 17" W i.e. 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.

OFFICE SURVEYING
BOX 420
CONVERSE, OHIO 43783
PH: (740) 743-2200 FAX: 743-2660
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: DECEMBER 4, 2003

DEPOSITS AFFIXED
FOR ALDERS TRANSFER

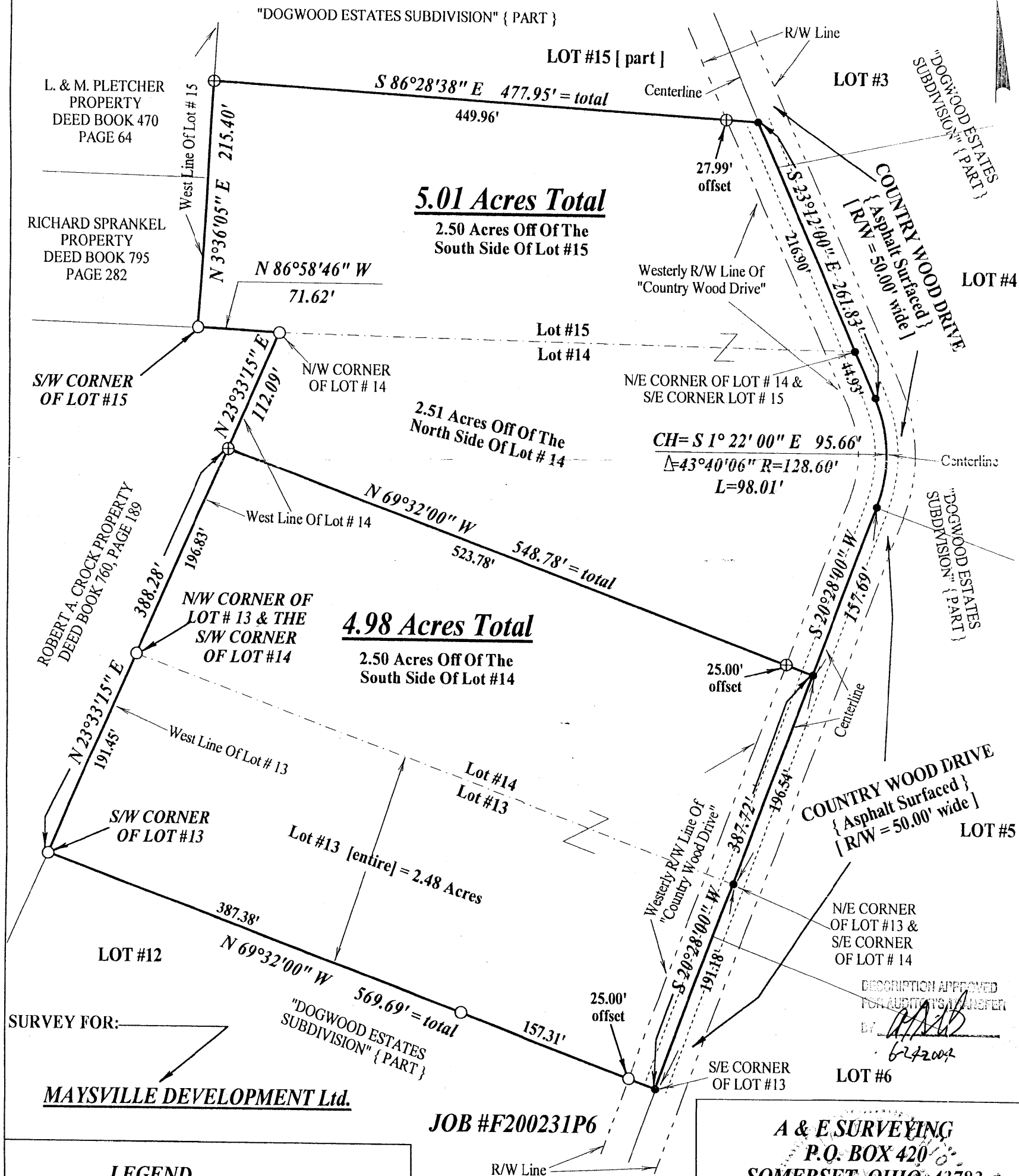
6-29-2004

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- ## BASIS - OF - BEARINGS

NOTES:

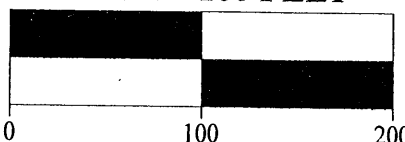
- 1- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 2- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN



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

JOB #F200231P6

GRAPHIC SCALE
1 INCH = 100 FEET



A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 FAX: 743-2060
WAYNE A. KNISLEY
7231 P.S. #7231
DATE: DECEMBER 4, 2003