

**BOWMAN SURVEYING**  
P.O. Box 207  
FRAZEYSBURG, OHIO 43822  
PH./FAX (740) 828-2204

parcel #  
10-08-71-19-004  
12220 Bottom  
Ad

**SURVEY DESCRIPTION**  
**FOR**  
**John Henifin**

**REMAINING LANDS OF PARCEL**  
**10-08-71-19-000 (0.293 Acres)**

Situated in Quarter Township 1, T-3, R-8, Cass Township, Muskingum County, Ohio. Being part of the lands of John and Sherry Henifin as conveyed in Deed Book 1140 page 311 of the Muskingum County Recorders Office, and being more particularly described as follows:

Commencing at the Northwest corner of lot 1 of George Adams Subdivision (P.B. 2, Pg. 6); thence, N.88°16'34"W. a distance of 910.87 feet to a point; thence, N.89°49'37"W. a distance of 177.40 feet to a point in bottom road right of way; thence, S.11°55'23"W. a distance of 788.92 feet to a point in Bottom road right of way, on the west line of the lands of J. & S. Henifin (1140/311) **BEING THE POINT OF BEGINNING;**

thence, **S.74°42'02"E.** a distance of **90.27** feet through said Henifin lands to a set rebar on the West line of an abandon Railroad, passing a set rebar at 11.27 feet;

thence, **S.29°52'10"W.** a distance of **292.45** feet along said Railroad to to a found iron pin;

thence, **N.11°55'23"E.** a distance of **283.54** feet to the point of beginning.

The above described parcel contains 0.293 acres, more or less, and is subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

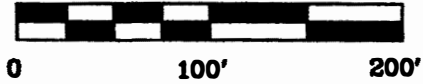
Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. March 30, 1999

**OFFICE COPY**  
**NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY                       
4-9-99

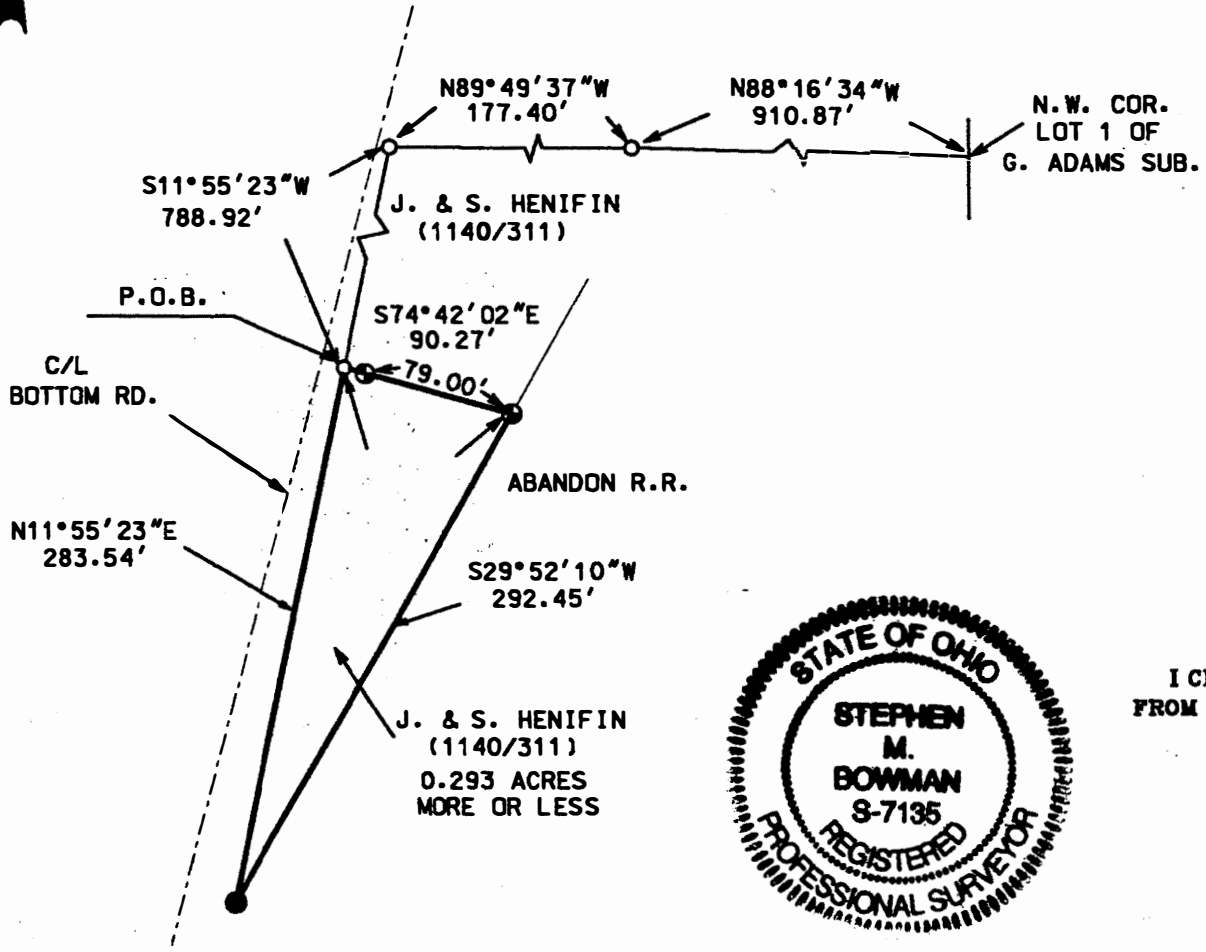


NORTH IS BASED UPON  
AN ASSUMED MERIDIAN  
SCALE 1" = 100'



**SURVEY PLAT FOR JOHN HENIFIN**  
SITUATED IN QUARTER TOWNSHIP 1, T-3, R-8, CASS TOWNSHIP, MUSKINGUM  
COUNTY, OHIO. BEING PART OF THE LANDS OF JOHN AND SHERRY HENIFIN AS  
CONVEYED IN DEED BOOK 1140 PAGE 311 OF THE MUSKINGUM COUNTY  
DEED RECORDS.

PART OF AUDITORS PARCEL  
10-08-71-19-000  
(ALL REMAINING LANDS)



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
4-9-99

**LEGEND**

- IRON PIN FOUND
- ⊙ 5/8" X 30" REBAR SET W/ I.D. CAP
- POINT

I CERTIFY THIS DRAWING WAS PREPARED  
FROM AN ACTUAL FIELD SURVEY I CONDUCTED



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STEPHEN M. BOWMAN, P.S. #7135

<b>BOWMAN SURVEYING</b>	
P.O. BOX 207	
FRAZEYSBURG, OHIO 43822	
PHONE/FAX 740-828-2204	
JOB: M-99070	DATE: 03/30/99



### General Warranty Deed\*

RONALD L. BICE and CAROL L. BICE,  
husband and wife, of Muskingum County,

for valuable consideration paid, grant(s) with general warranty covenants, to

JAMES A. BICE and TRACY A. BICE, husband and wife, whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of \_\_\_\_\_ in the State  
of Ohio and in the \_\_\_\_\_ of \_\_\_\_\_

Situated in the State of Ohio, County of Muskingum, Township of Cass.

Being a part of George W. Adams Subdivision in Quarter Township 1, Township 3,  
Range 8 bounded and described as follows:

Commencing at the Northwest Corner of Lot 1 of George W. Adams Subdivision as  
recorded in Plat Book 2, Page 6; THENCE North 88 degrees 16 minutes 34 seconds  
west 910.87 feet to a point; THENCE North 89 degrees 49 minutes 37 seconds west  
177.40 feet to a point; THENCE South 11 degrees 55 minutes 23 seconds west  
194.72 feet to a point in Bottom Road and the true place of beginning of the  
premises herein intended to be described; THENCE South 78 degrees 17 minutes  
56 seconds east 284.23 feet to an iron pin; THENCE South 29 degrees 52 minutes  
18 seconds west 922.41 feet to an iron pin in the base of a stump on the east  
side of Bottom Road; THENCE North 11 degrees 55 minutes 23 seconds east 816.43  
feet to the true place of beginning, containing two and eighty-six hundredths  
(2.86) acres more or less.

Subject to the easements of Bottom Road.

This description written from a survey made by L. Peter Dinan, Registered Surveyor  
#5451, February 27, 1989.

Tax Parcel No. 10-10-08-71-19-000

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DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. Y. Hahn  
5-18-89

Prior Instrument Reference: Volume 703 Page 19 of the Deed Records of Muskingum  
County, Ohio. \_\_\_\_\_ wife (husband) of the

Grantor, releases all rights of dower therein. Witness their hand(s) this 21st day  
of April, 19 89

Signed and acknowledged in presence of:

Mary E. Hahn  
Anna B. Speker

Ronald L. Bice  
Carol L. Bice  
Ronald L. Bice  
Carol L. Bice

State of Ohio County of Muskingum ss.

BE IT REMEMBERED, That on this 21st day of April, 1989, before me,  
the subscriber, a Notary Public in and for said state, personally came,  
RONALD L. BICE and CAROL L. BICE, husband and wife the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal  
on the day and year last aforesaid.

Mary E. Hahn  
MARY E. HAHN  
Notary Public, State of Ohio  
My Commission Expires 9-18-93

This instrument was prepared by Graham, McClelland, McCann & Ransbottom, P.A.  
400 First Nat'l Bnk Bldg., P.O. Box 669, Zanesville, OH 43702-

(\*) Name of Grantor(s) and marital status. \_\_\_\_\_ 0669  
Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.  
which ever does not apply.  
tion in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

12220 Bottom Rd.

PARCEL # 10-08-71-19-004



L. PETER DINAN & ASSOCIATES

27 SOUTH SIXTH STREET

ZANESVILLE, OHIO

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NOT RECORDABLE

