

BOWMAN SURVEYING
38 N. 4th Street, Rm. 103
Zanesville, Ohio 43701
PH. (740) 454-0496

17-96-01-04-010

N/A

**SURVEY DESCRIPTION
FOR
Ron Ritchie
PARCEL 2**

PART OF AUDITORS PARCEL
17-96-01-04-009 (1.105 Acres)

Situated in Quarter Township 4, T-1-N, R-8-W, U.S.M.L., Falls Township, Muskingum County, Ohio. Being part of the lands of G. Speedy and R. Ritchie, conveyed in deed book 1779 page 28 of the Muskingum County Deed Records, and being described as follows:

Commencing at a found iron pin marking the Northwest corner of lot 215 of Licking View Subdivision; Thence, S.88°04'26"W. a distance of 42.15 feet through the road right of way of Highland Road to a point; Thence, N.57°57'43"W. a distance of 521.35 feet through the road right of way of Highland Road to a point, BEING THE POINT OF BEGINNING;

Thence, S.27°41'31"W. a distance of 325.32 feet through the lands of G. Speedy and R. Ritchie (1779/028) to a set rebar passing a set rebar at 18.36 feet;

Thence, N.56°41'21"W. a distance of 149.51 feet through said Speedy lands to a set rebar on the East line of the lands of Fashion Lids, LLC (1151/535);

Thence, N.27°42'53"E. a distance of 321.98 feet along said Fashion Lids lands to a point in the road right of way of Highland Road, passing a set rebar at 307.60 feet;

Thence, S.57°57'43"E. a distance of 149.09 feet along said Highland Road to the point of beginning.

The above described parcel contains 1.105 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 field survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. September 2, 2003.

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NOT RECORDABLE**

ASLB
9-3-2003

SURVEY PLAT FOR RON RITCHIE

SITUATED IN QUARTER TOWNSHIP 4, T-1-N, R-8-W, U.S.M.L, FALLS TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

PART AUDITORS PARCEL

17-96-01-04-009

NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 200'



(A) N27°41'31"E 325.32'

FASHION LIDS, LLC
(1151/535)

N27°42'53"E
321.88'

S57°57'43"E
149.09'

P.O.B.
PARCEL 2

S87°57'43"E
150.05'

P.O.B.
PARCEL 1

N57°57'43"W
371.30'

S88°04'26"W
42.15'

C/L
HIGHLAND ROAD
(T.R. 602)

N.W. COR.
LOT 215
LICKING VIEW
SUBDIVISION

LOT 215

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

LEGEND

- IRON PIN FOUND
- ⊕ ½" X 30" REBAR SET
W/ I.D. CAP
- POINT

N56°41'21"W
151.51'

G. SPEEDY
R. RITCHIE
(1779/028)

S27°29'18"W
328.78'

241.78'

306.96'

18.06'

307.60'

(A)

(2)

(1)

①

PARCEL 1
1.128
ACRES

②

PARCEL 2
1.105
ACRES

AS-11
9-3-2003

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NOT RECORDABLE
STEPHEN M. BOWMAN, P.S. #7135
BOWMAN SURVEYING

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ZANESVILLE, OHIO 43702
PHONE 740-819-1087

JOB: M-03352

DATE: 08/26/03