

BOWMAN SURVEYING  
Zanesville, Ohio 43701  
PH. (740) 819-1087

ADDRESS N/A

**SURVEY DESCRIPTION  
FOR  
SHALIMAR VENTURES, LLC**

PART OF AUDITORS PARCEL  
29-59-02-01-000 (16.05 ACRES)

Situated in the Northwest Quarter of Section 19, T-3-N, R-9-W, U.S.M.L., Village of Frazeesburg, Muskingum County, Ohio. Being part of the lands of Shalimar Ventures, LLC conveyed in Deed Book 1747 page 930 of the Muskingum County Deed records and being described as follows:

Commencing at an iron pin found marking the northwest corner of lot #1 of Hamilton's Subdivision (P.B. 9, Pg. 69); Thence, S.00°38'51"W. a distance of 474.14 feet along the projected west line of said lot line to a set rebar, being the point of beginning;

Thence, S.00°38'51"W. a distance of **1,245.31** feet along said projected lot line to a set rebar on the North line of the former P.C.C & St. Louis Rail Road;

Thence, S.65°13'52"W. a distance of **552.33** feet along the North line of said rail Road to a set rebar on the Southeast corner of the lands, now or formerly, owned by S. Price (660/162);

Thence, N.00°00'00"W. a distance of **1,522.46** feet along said Price lands to a set rebar;

Thence, S.89°21'12"E. a distance of **156.13** feet through the lands of Shalimar Ventures, LLC (1747/930) to a set rebar;

Thence, S.00°38'51"W. a distance of **40.00** feet through said Shalimar lands to a set rebar;

Thence, S.89°21'09"E. a distance of **360.00** feet through said Shalimar lands to the point of beginning.

The above described parcel contains 16.05 Acres, 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. February 15, 2005.

Attached to the above described parcel is the following described right of way.

Situated in the Northwest Quarter of Section 19, T-3-N, R-9-W, U.S.M.L., Village of Frazeyburg, Muskingum County, Ohio. Being a right of way for ingress, egress, and utility purposes across a 5.468 acre parcel now or formerly, Shalimar Ventures, LLC conveyed in Deed Book 1747 page 930 of the Muskingum County Deed records and being described as follows:

Commencing at an iron pin found marking the northwest corner of lot #1 of Hamilton's Subdivision; Thence, N.89°55'00"W. a distance of 355.02 feet along the South Right of way line of Third Street to a point, being the point of beginning;

Thence, S.00°38'51"W. a distance of 430.60 feet through the lands of Shalimar Ventures, LLC, (1747/930) to a point;

Thence, S.89°21'09"E. a distance of 355.00 feet through the lands of Shalimar Ventures, LLC, (1747/930) to a point on the East line of said Shalimar lands;

Thence, S.00°38'51"W. a distance of 40.00 feet along said East line to a set rebar on the Southeast corner of a 5.468 acre parcel;

Thence, N.89°21'09"W. a distance of 360.00 feet along the South line of said 5.468 acre parcel to a set rebar;

Thence, N.00°38'51"E. a distance of 40.00 feet along the South line of said 5.468 acre parcel to a set rebar;

Thence, N.89°21'10"W. a distance of 45.00 feet along the South line of said 5.468 acre parcel to a point;

Thence, N.00°38'51"E. a distance of 430.00 feet through said Shalimar lands to a point on the South line of Third Street;

Thence, S.89°55'00"E. a distance of 50.00 feet to the point of beginning.

The above described Right of Way covers 0.82 Acres, 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. May 5, 2003.

APPROVED FOR CLOSURE

EXEMPT FROM  
PLANNING COMMISSION

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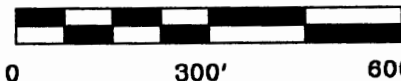
ASB 2-17-2005

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SURVEY PLAT FOR SHALIMAR VENTURES, LLC

SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, T-3-N, R-9-W, U.S.M.L.,  
VILLAGE OF FRAZEYSBURG, MUSKINGUM COUNTY, OHIO.

NORTH IS BASED UPON  
AN ASSUMED MERIDIAN  
SCALE 1" = 300'



PART OF AUDITORS PARCEL

29-59-02-01-000 (16.05 ACRES)

THRID STREET

EXEMPT FROM  
PLANNING COMMISSION

*Alb* 2-17-2005



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*Alb* 2-17-2005

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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NOT RECORDABLE**

STEPHEN M. BOWMAN, P.S. 7135

**BOWMAN SURVEYING**

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JOB: M-03139

DATE: 02/15/05

