

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

51-31-02-53-006

**SURVEY DESCRIPTION
FOR
Jay Gruenebaum**

PART OF AUDITORS PARCEL
51-31-02-53-000 (113.6 Sq. Ft.)

Situated in Quarter Township 3, T-1-N, R-6-W, U.S.M.L., Perry Township, Muskingum County, Ohio. Being part of the lands of Patricia Ann and Eber E. Opdyke, Jr. conveyed in Deed Book 521 Page 12 of the Muskingum County Deed Records, and being described as follows:

Commencing at an iron pin found marking the Northeast corner of Lot "C" of Durbin Heights, NO. 2, (P.B. 15, Pg. 47); Thence, N.68°02'57"E. a distance of 119.63 feet along the South line of Shimoda Lane to a point; thence, N.21°57'03"W. a distance of 50.32 feet across said Lane to a found iron pin on the Southwest corner of the lands, now or formerly, owned J. Gruenebaum (1151/831); Thence, N.19°06'33"W. a distance of 279.63 feet along said Gruenebaum lands to a found iron pin; Thence, N.02°56'03"W. a distance of 39.20 feet along said Gruenebaum lands to a found iron pin; Thence, N.02°54'13"W. a distance of 25.05 feet along said Gruenebaum lands to a found iron pin; Thence, N.24°40'52"W. a distance of 74.58 feet along said Gruenebaum lands to a found iron pin; Thence, N.04°20'50"W. a distance of 49.43 feet along said Gruenebaum lands to a found iron pin, BEING THE POINT OF BEGINNING;

Thence, **N.86°13'58"E.** a distance of **43.00** feet through the lands of E. Opdyke (521/12) to a set rebar;

Thence, **S.81°01'07"E.** a distance of **23.95** feet through said Opdyke lands to a set rebar on the North line of the lands of J. Gruenebaum (1151/831);

Thence, **N.89°12'47"W.** a distance of **66.57** feet along said Gruenebaum lands to the point of beginning.

The above described parcel contains 113.6 Square Feet, 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. June 29, 2007.

Parcel is to be conveyed to an adjoining property owner. Parcel is not to be used as a separate building site, or transfer as an independent parcel in the future without M.C.P.C. approval.

APPROVED FOR CLOSURE

ASB 7/2/07

EXEMPT FROM
PLANNING COMMISSION

ASB 7/2/07

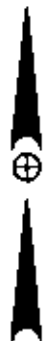
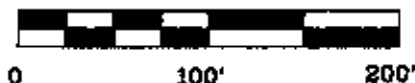
**OFFICE COPY
NOT RECORDABLE**

SURVEY PLAT FOR JAY GRUENBAUM

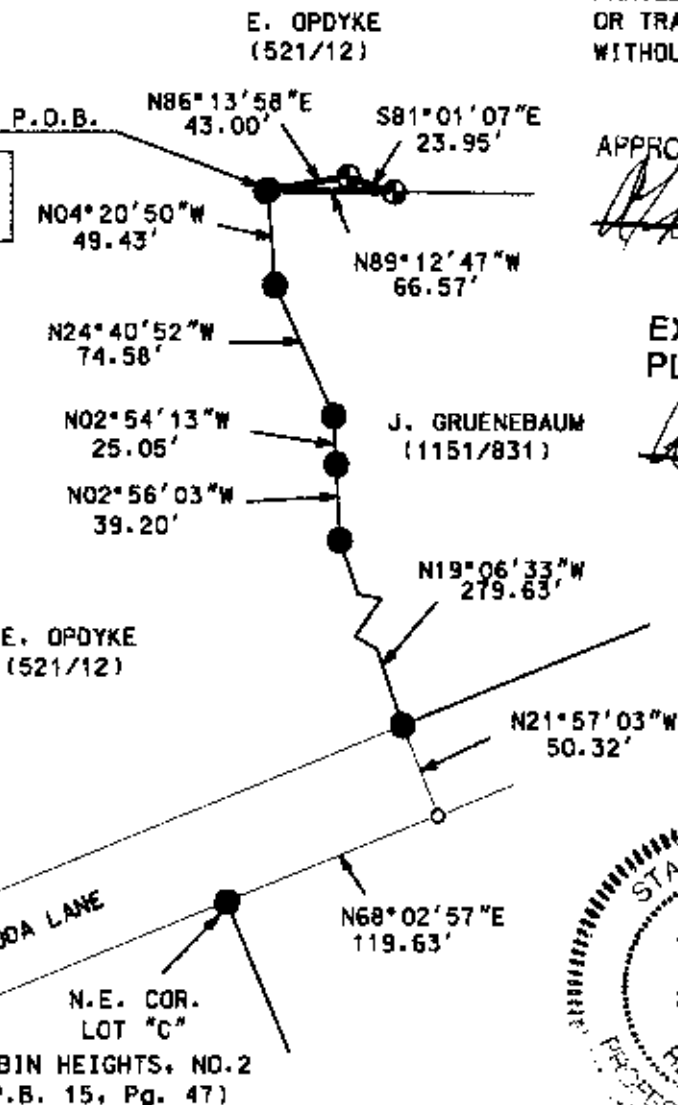
SITUATED IN THE QUARTER TOWNSHIP 3, T-1-N, R-6-N, U.S.M.L.,
 PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO. BEING THE LANDS OF
 PATRICIA ANN AND EBER E. OPDYKE, JR. CONVEYED IN DEED BOOK 621
 PAGE 12 OF THE MUSKINGUM COUNTY DEED RECORDS.

NOTE : PARCELS ARE TO BE CONVEYED TO ADJOINING PROPERTY OWNERS
 PARCELS ARE NOT TO BE USED AS SEPARATE BUILDING SITES
 OR TRANSFER AS INDEPENDENT PARCELS IN THE FUTURE
 WITHOUT M.C.P.C. APPROVAL.

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



E. OPDYKE
 (521/12)
 113.6 SQ. FT.



PART OF AUDITORS PARCEL
 51-31-02-53-000
 113.6 SQ. FT.

APPROVED FOR CLOSURE

[Signature] 7/2/07

EXEMPT FROM
 PLANNING COMMISSION

[Signature] 7/2/07

LEGEND

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

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



**OFFICE COPY
 NOT RECORDABLE**

BOWMAN SURVEYING
 P.O. BOX 3261
 ZANESVILLE, OHIO 43702
 PHONE 740-454-0496
 JOB: M-07142 DATE: 06/29/07