

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

SURVEY DESCRIPTION
FOR
Jay Gruenebaum
Parcel 3

PART OF AUDITORS PARCELS

51-31-02-55-001 (1.81 Acres) SNR

Total 1.81 Acres

APPROVED FOR CLOSURE

ASB 5-6-2005

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 Jay and Lois Gruenebaum conveyed in Deed Book 1151 Page 831 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 Southeast corner of the lands, now or formerly, owned by E. Opdyke (521/012); Thence, N.68°02'57"E. a distance of 256.43 feet along the North line of Shimoda Lane to a set rebar, BEING THE POINT OF BEGINNING;

Thence, N.06°44'22"W. a distance of 407.46 feet through the lands of J. & L. Gruenebaum (1151/831) to a point in the center of Little Salt Creek, passing a set rebar at 300.00 feet;

Thence, S.80°20'26"E. a distance of 171.73 feet along the center of said Creek to a point, referenced by a found iron pin bearing S.00°24'16"E. at 23.00 feet;

Thence, N.82°33'38"E. a distance of 84.20 feet along said creek to a point on the Northwest corner of the lands, now or formerly, owned by R. Rice (1598/272);

Thence, S.02°48'36"E. a distance of 284.40 feet along said Rice lands to a Set rebar on the North line of Llectric Lane, passing a found iron pin at 25.38 and at 145.36 feet;

Thence, S.70°43'25"W. a distance of 125.09 feet along the North line of Llectric Lane to a point;

Thence, on a curve to the left an arc distance of 94.82 feet, with a raduis 187.26 feet, whose chord bears S.56°13'04"W. a distance of 93.81 feet along said Electric lane to a point at the intersection with the North line of Shimoda Lane;

Thence, S.68°02'57"W. a distance of 24.65 feet along said lane to the point of beginning.

The above described parcel contains 1.81 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. April 27, 2005.


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NOT RECORDABLE

BOWMAN SURVEYING
P.O. Box 3261
Zanesville, Ohio 43702
PH. (740) 454-0496

SURVEY DESCRIPTION
FOR
Lorena Nelson

AUDITORS PARCELS

ALL 51-31-02-53-001 (1.34 Acres)
ALL 51-31-02-53-006 (0.01 Acres)
PART 51-31-02-55-001 (0.06 Acres)
Total 1.41 Acres

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/15/02
Date
Fee Paid

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 Lorena Nelson conveyed in Deed Book 2117 Page 239 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 Southeast corner of the lands, now or formerly, owned by E. Opdyke (521/012); Thence, N.19°06'33"W. a distance of 279.63 feet along said Opdyke lands to a found iron pin; Thence, N.02°56'03"W. a distance of 39.20 feet along said Opdyke lands to a found iron pin; Thence, N.02°54'13"W. a distance of 25.05 feet along said Opdyke lands to a found iron pin; Thence, N.24°40'52"W. a distance of 74.58 feet along said Opdyke lands to a found iron pin; Thence, N.04°20'50"W. a distance of 23.68 feet along said Opdyke lands to a set rebar, BEING THE POINT OF BEGINNING;

Thence, N.04°20'50"W. a distance of 25.75 feet along said Opdyke lands to a found iron pin;

Thence, N.86°13'58"E. a distance of 43.00 feet along said Opdyke lands to a found iron pin;

Thence, S.81°01'07"E. a distance of 23.95 feet along said Opdyke lands to a found iron pin;

Thence, S.89°12'47"E. a distance of 184.79 feet along said Opdyke lands to a found iron pin;

Thence, N.49°27'25"E. a distance of 90.00 feet along said Opdyke lands to a point in the center of Little Salt Creek, passing a found iron pin at 70.00 feet;

Thence, **S.06°44'22"E.** a distance of **407.46** feet along the west line of the lands, now or formerly, owned by N. Harlan and J. Swain (1956/694) to a found iron pin on the North line of Shimoda Lane, passing a found iron pin at 107.46 feet;

Thence, **S.68°02'57"W.** a distance of **116.50** feet along said lane to a found iron pin;

Thence, **N.17°04'13"W.** a distance of **386.03** feet through the lands of L. Nelson (2117/239) to a set rebar;

Thence, **N.89°12'47"W.** a distance of **99.18** feet through said Nelson lands to a set rebar;

Thence, **S.86°18'01"W.** a distance of **45.15** feet through said Nelson lands traversing between 2 garages to the point of beginning.

The above described parcel contains 1.41 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.

Attached to the above described parcel is a 20 foot wide right of way upon and along the east side of the lands, now or formerly, owned by E. Opdyke, Jr., described in deed book 2117 page 234.

Attached to and reserving from the above described parcel is a 2 foot wide easement along and perpendicular the entire last call, S.86°18'01"W. a distance of 45.15 feet, for the purpose of maintenance, repairs and access to the existing garages which the new property line goes between.

Description was prepared from an actual field survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. May 29, 2009.

DESCRIPTION

APPROVED

By: *[Signature]* 6/8/2009



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[Signature]

SURVEY PLAT FOR LORENA NELSON

SITUATED IN QUARTER TOWNSHIP 3, T-1-N, R-6-W,
U.S.M.L., PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

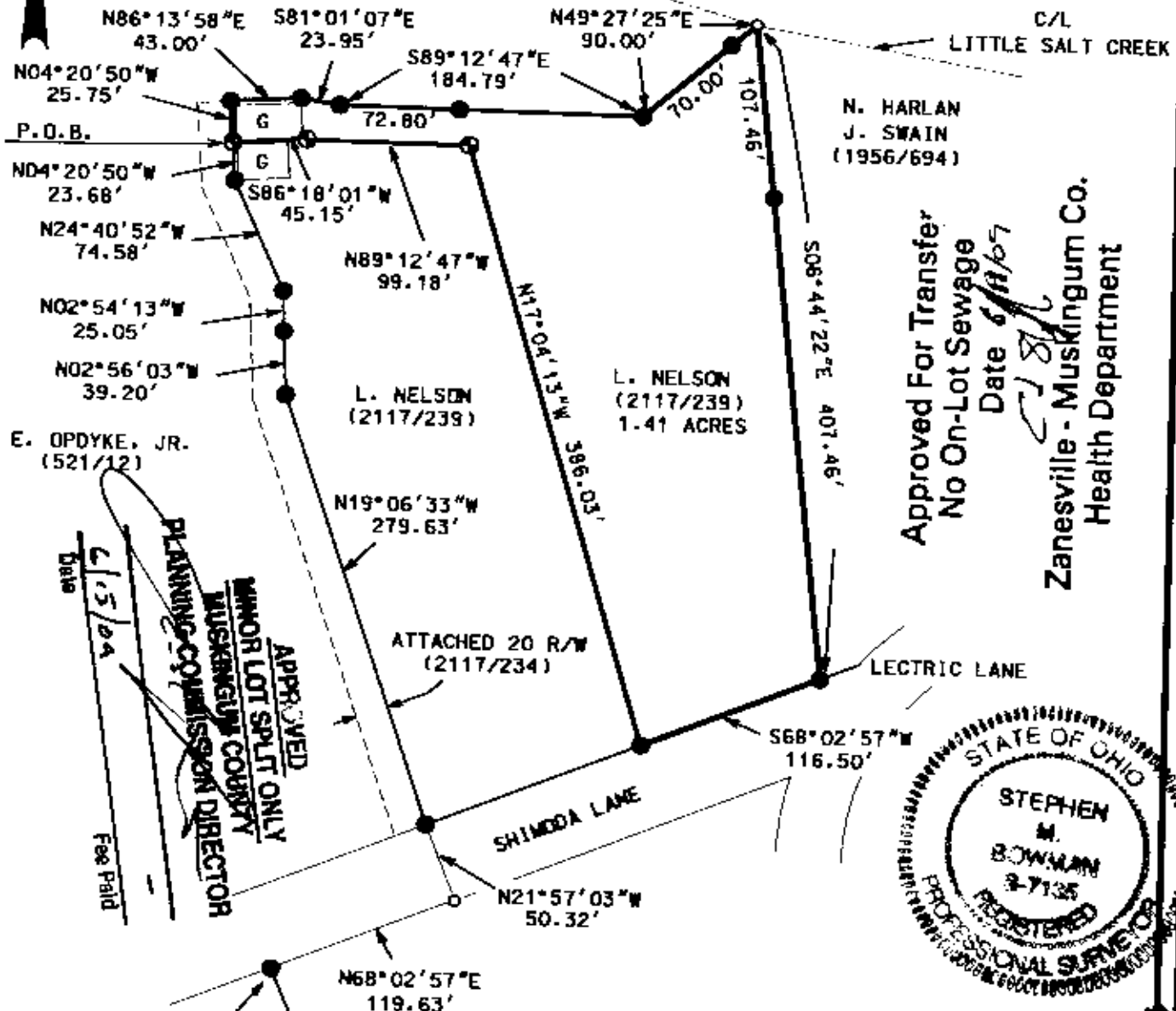
NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 100'



AUDITORS PARCELS

51-31-02-53-001	(1.34 ACRES)
51-31-02-53-006	(0.01 ACRES)
51-31-02-55-001	(0.06 ACRES) PART



Approved For Transfer
No On-Lot Sewage
Date 6/11/09
Zanesville - Muskingum Co.
Health Department

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 6/15/09
Fee Paid



I CERTIFY THIS DRAWING WAS PREPARED
FROM A FIELD SURVEY I CONDUCTED
**OFFICE COPY
NOT RECORDABLE**
STEPHEN M. BOWMAN, P.S. #7135

DESCRIPTION

APPROVED
By: *[Signature]*

LEGEND

- IRON PIN FOUND
- ⊕ 3/4" X 30" REBAR SET W/ LD. CAP
- POINT
- G GARAGE

BOWMAN SURVEYING
P.O. BOX 3261
ZANESVILLE, OHIO 43702
PHONE/FAX 740-454-0496
JOB: M-09021 DATE: 05/29/09