

BOWMAN SURVEYING
38 N. 4TH STREET, RM. 103
ZANESVILLE, OHIO
PH./FAX (740) 454-0496

35-10-41-29-009

N/A

SURVEY DESCRIPTION
FOR
Tri-Valley Builders, Inc.
Parcel 2

PART OF AUDITORS PARCEL
35-10-41-29-007 (10.97 Acres)

Situated in Lot 7, Quarter Township 1, T-2-N, R-9-W, U.S.M.L., Licking Township, Muskingum County, Ohio. Being part of the lands of Tri-Valley Builders, Inc. conveyed in Deed Book 2014 page 846 of the Muskingum county deed records and being described as follows;

Beginning at the Northwest corner of Lot 12 of Stagecoach Pass, Phase 1, (P.B. 18, Pg. 122);

Thence, **S.16°47'00"W.** a distance of **254.31 feet** along said subdivision to a set rebar;

Thence, **S.16°46'45"W.** a distance of **192.99 feet** along said subdivision to a set rebar on the southwest corner of lot 14 of said subdivision;

Thence, **N.67°33'33"W.** a distance of **494.41 feet** through the lands of Tri-Valley Builders, Inc. (2014/846) to a set rebar;

Thence, **S.20°39'32"W.** a distance of **234.62 feet** through said Builders lands to a set rebar;

Thence, **S.66°31'55"E.** a distance of **724.30 feet** through said Builders lands to a point in the center of Old Stagecoach Road, passing a set rebar at 694.30';

Thence, **S.28°07'45"W.** a distance of **118.41 feet** along said centerline to a point;

Thence, **S.48°04'22"W.** a distance of **54.40 feet** along said centerline to a point;

Thence, **S.81°17'31"W.** a distance of **67.91 feet** along said centerline to a point;

Thence, **N.87°08'35"W.** a distance of **110.36 feet** along said centerline to a point;

Thence, **N.87°44'12"W.** a distance of **121.44 feet** along said centerline to a point;

Thence, **N.87°27'15"W.** a distance of **117.98 feet** along said centerline to a point on the Southeast corner of the lands, now or formerly, owned by M. Lones (1937/912);

Thence, **N.37°16'54"E.** a distance of **26.28 feet** along said Lones lands to a set rebar;

Thence, **N.56°27'20"W.** a distance of **257.46 feet** along said Lones lands to a set rebar;

Thence, **N.73°40'06"W.** a distance of **101.83 feet** along said Lones lands to a set rebar;

Thence, **S.82°41'35"W.** a distance of **145.79 feet** along said Lones lands to a set rebar;

Thence, **N.09°22'47"E.** a distance of **560.07 feet** along said Lones lands to a set rebar on the South line of the lands, now or formerly, owned by J. Campbell (1958/946);

Thence, **N.79°43'36"E.** a distance of **881.20 feet** along said Campbell lands to The point of beginning.

The above described parcel contains **10.97 acres**, more or less, 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 of property from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S., April 17, 2006.

**OFFICE COPY
NOT RECORDABLE**
APPROVED FOR CLOSURE
ASB 4/21/2006

**EXEMPT FROM
PLANNING COMMISSION**
ASB 5/2/2006

SURVEY PLAT FOR TRI-VALLEY BUILDERS, INC.

SITUATED IN LOT 7, QUARTER TOWNSHIP 1, T-2-N, R-9-W, U.S.M.L., LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO.

PART OF AUDITORS PARCEL

35-10-41-29-007

NORTH IS BASED UPON
AN ASSUMED MERIDIAN
SCALE 1" = 250'



~~MINOR LOT SPLIT ONLY~~
MUSKINGUM COUNTY
PLANNING COMMISSION

Ed Swickard 3/21/06
5/12/2006 *yes*

STAGECOACH PASS, PHASE 1
(P.B. 18, Pg. 122)
LOT 10

Approved For Transfer
On-Lot Sewage O.K.
Date *4/27/06*
E. Swick
Zanesville - Muskingum Co.
Health Department

JAMES CAMPBELL
(1958/946)

TRI-VALLEY BUILDERS, INC.
(2014/846)
PARCEL 2
10.97 ACRES

P.O.B.
N.W. COR.
LOT 12

LOT 14

C/L
OLD STAGECOACH ROAD

PARCEL 1
4.14 ACRES

APPROVED FOR CLOSURE

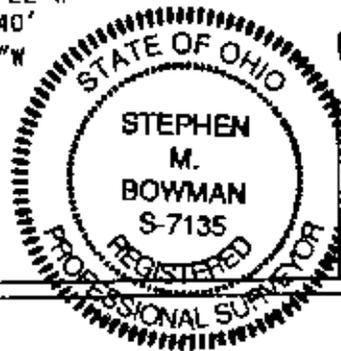
Ed Swick 4/27/06

LEGEND

- IRON PIN FOUND
- ⊙ 3/4" 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 SURVEYING
38 N. 4th STR., RM 103
ZANESVILLE, OHIO 43701
PHONE/FAX 740-454-0496

JOB: M-06147 DATE: 04/17/06

N09°22'47"E
560.07'

M. LONES
(1937/912)

N20°39'32"E
234.62'

N79°43'36"E
881.20'

S16°47'00"W
254.31'

S67°33'33"E
494.41'

S16°46'45"W
192.99'

S74°24'38"E
246.96'

S21°39'31"W
96.61'

N73°40'06"W
101.83'

S25°26'22"W
180.60'

N56°27'20"W
257.46'

694.30'

724.30'

S28°07'45"W
118.41'

S82°41'35"W
145.79'

N37°16'54"E
26.28'

N87°44'12"W
121.44'

S48°04'22"W
54.40'

C/L
OLD STAGECOACH ROAD

N87°27'15"W
117.98'

N87°08'35"W
110.36'

S81°17'31"W
67.91'