

17-03-02-05-001

4448 BACKERS RUN RD

**BOWMAN & ASSOCIATES**  
59 SECOND STREET  
FRAZEYSBURG, OHIO 43822  
PH./FAX (614) 828-2204

**SURVEY DESCRIPTION**  
**FOR**  
**Thelma Cohagan**  
**Parcel 2**

**PART OF PARCEL**  
17-03-02-05-000 (0.442 Acres)

Situated in quarter Township 2, T-1-N, R-8-W, Falls Township, Muskingum County, Ohio. Being part of the lands of Thelma Cohagan as conveyed Deed Book 1077 page 472 of the Muskingum County Deed Records, and being described as follows:

Commencing at the Northeast corner of quarter Township 2; thence, S.01°36'17"E. a calculated distance of 3,155.34 feet along the East line of said quarter township to a set rebar on the Southeast corner of the lands, now or formerly, owned by L. Polk, Et Al, (1077/147); thence, N.89°47'57"W. a distance of 602.01 feet along the South line of said Polk lands to a set rebar, BEING THE POINT OF BEGINNING;

thence, N.89°47'57"W. a distance of 177.60 feet along the South line of said Polk lands to a set rebar;

thence, S.02°11'20"E. a distance of 113.46 feet through the lands of T. Cohagan (1077/472) to a set rebar;

thence, N.83°00'07"E. a distance of 202.03 feet through the lands of T. Cohagan (1077/472) to a set rebar;

thence, N.17°11'08"W. a distance of 92.26 feet through said Cohagan lands to the point of beginning.

The above described parcel contains 0.442 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. Note: This is based upon an assumed meridian.

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NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY ATSD

4-23-97

Page 2  
Cohagan Property

Also attached to the above described parcel is a 25 foot wide right of way from County Road 407 (Barkers Run Road) across the lands of T. Cohagan (1077/472) for the purpose of ingress and egress, said right of way is located south of and along the following described lines:

Commencing at the Northeast corner of quarter Township 2; thence, S.01°36'17"E. a calculated distance of 3,155.34 feet along the East line of said quarter township to a set rebar on the Southeast corner of the lands, now or formerly, owned by L. Polk, Et Al, (1077/147); thence, N.89°47'57"W. a distance of 602.01 feet along the South line of said Polk lands to a set rebar; thence, S.17°11'08"E. A distance of 92.26 feet through the lands of T. Cohagan (1077/472) to a set rebar, BEING THE Northeast corner of the attached right of way:

thence, S.83°00'07"W. a distance of 202.03 feet through said Cohagan lands and along the south line of a 0.442 acre parcel to a set rebar;

thence, S.89°21'19"W. a distance of 60.44 feet through said Cohagan lands and along the south line of a 0.538 acre parcel to a set rebar;

thence, N.82°15'22"W. a distance of 172.53 feet through said Cohagan lands and along the south line of a 0.538 acre parcel to a set rebar on the Southeast corner of the lands, now or formerly, owned by T. Taft (844/313);

thence, S.41°22'18"W. a distance of 177.82 feet through said Cohagan lands to a point in the center of County Road 407 (Barkers Run Road) being the terminus point of the attached right of way.

Description was prepared from an actual survey by Bowman & Associates, Stephen M. Bowman, P.S.#7135. April 14, 1997.

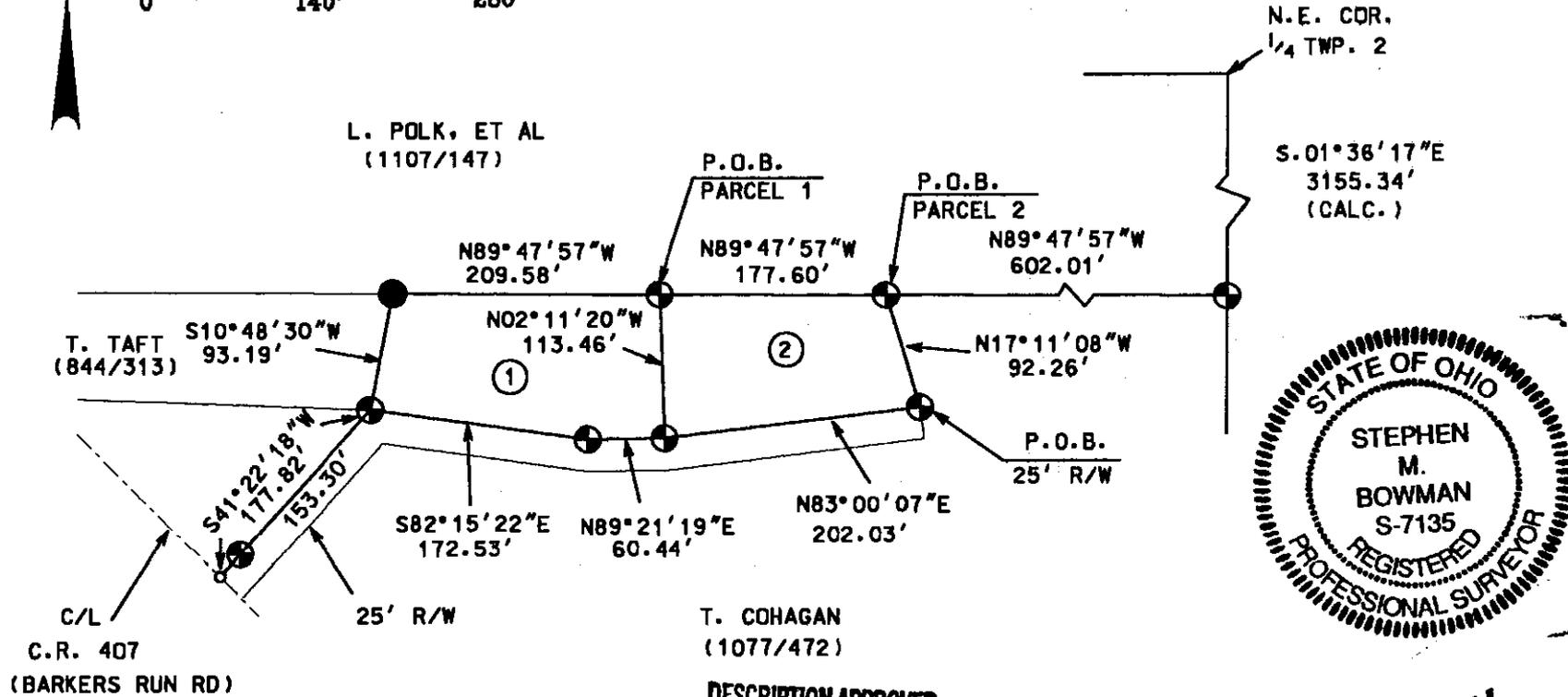
NORTH IS BASED UPON  
AN ASSUMED MERIDIAN

SCALE 1" = 140'



**SURVEY PLAT FOR THELMA COHAGAN**

SITUATED IN QUARTER TOWNSHIP 2, T-1-N, R-8-W, FALLS TOWNSHIP,  
MUSKINGUM COUNTY, OHIO. BEING PART OF THE LANDS OF THELMA  
COHAGAN AS CONVEYED IN PARCEL 1 OF DEED BOOK  
1077 PAGE 472 OF THE MUSKINGUM COUNTY DEED RECORDS.



T. COHAGAN (1077/472)

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY *APSD*  
4-23-97

I CERTIFY THIS DRAWING WAS PREPARED  
FROM AN ACTUAL FIELD SURVEY CONDUCTED  
ON APRIL 04, 1997

**OFFICE COPY  
NOT RECORDABLE**

STEPHEN M. BOWMAN, P.S. #7135

**LEGEND**

- IRON PIN FOUND
- ⊕ 5/8" X 30" REBAR SET W/ I.D. CAP
- POINT

PART OF AUDITORS PARCEL  
17-03-02-05-000

PARCEL 1	PARCEL 2
T. COHAGAN (1077/472)	T. COHAGAN (1077/472)
0.538 ACRES MORE OR LESS	0.442 ACRES MORE OR LESS

**BOWMAN & ASSOCIATES**  
59 SECOND STREET  
FRAZEYSBURG, OHIO 43822  
PHONE/FAX 614-828-2204  
JOB: M-97051      DATE: 04/04/97