

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

17-06-01-02
4930 FRAZEYSBURG RD

SURVEY DESCRIPTION
FOR
TRI-VALLEY BUILDERS
PARCEL 2

Part of Auditors Parcel
17-06-01-02-000 (5.70 ACRES)

Situated in Bank Lot 6, Quarter Township 1, T-1, R-8, Falls Township, Muskingum County, Ohio. Being part of the lands of Tri-Valley Builders, Inc. as conveyed in Deed Book 1830 Page 596 of the Muskingum County Deed records, and being described as follows;

Commencing at the Southeast corner of Bank Lot 6; Thence, N.04°23'00"E. a record distance of 2000.52 feet along the East line of said lot to a found axle on the Northeast corner of the lands of Melhorn Family Partnership (1505/141), BEING THE POINT OF BEGINNING;

Thence, N.84°44'30"W. a distance of 497.77 feet through the lands of Tri-Valley Builders, Inc. (1830/596) to a found rebar on the Northeast corner of Northside Garden Center, Inc. (1155/380);

Thence, N.85°28'52"W. a distance of 290.46 feet along said Garden Center lands to a found rebar on the East Right of Way line of State Route 60 (Frazeyburg Road);

Thence, N.04°45'54"W. a distance of 309.65 feet along said Right of Way to a found iron pin on the South line of the lands of S. Smith (1142/269);

Thence, S.85°10'23"E. a distance of 837.43 feet along said Smith lands to a found rebar on the East line of Lot 6;

Thence, S.04°23'00"W. a distance of 307.52 feet along said lot line to the point of beginning.

The above described parcel contains 5.70 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 survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135, January 2004.

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ASB

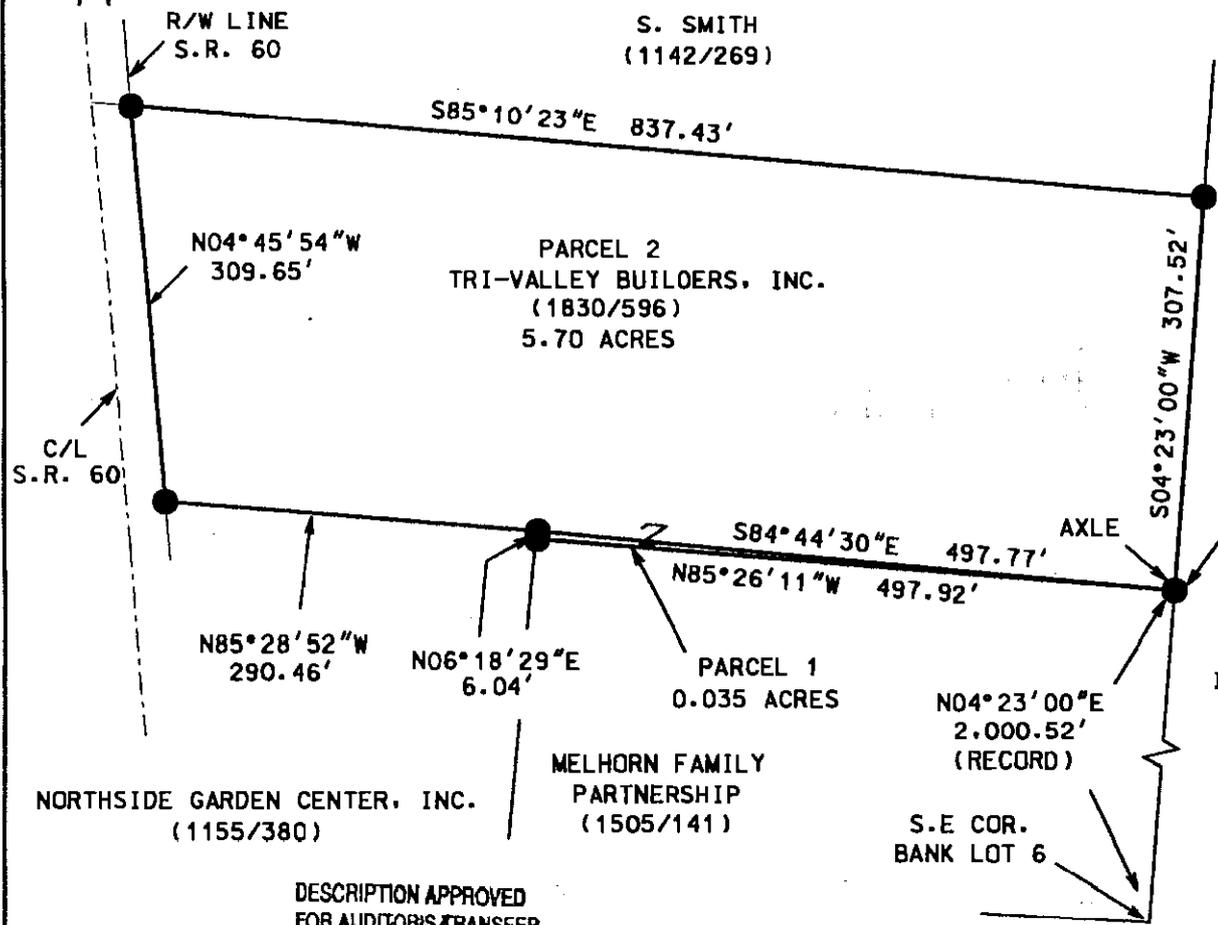
4-22-2009

SURVEY PLAT FOR TRI-VALLEY BUILDERS, INC.

**SITUATED IN BANK LOT 6, QUARTER TOWNSHIP 1, T-1, R-8, FALLS TOWNSHIP,
MUSKINGUM COUNTY, OHIO.**

**AUDITORS PARCEL
17-06-01-02-000**

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



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

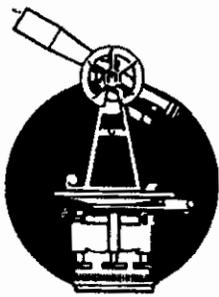
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STEPHEN M. BOWMAN, P.S. #7135

BOWMAN SURVEYING	
38 N. 4th STR., RM 103 ZANESVILLE, OHIO 43701 PHONE/FAX 740-454-0496	
JOB: M-04005	DATE: 01/08/04

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
 BY *[Signature]*
 4-22-2004

NORTHSIDE GARDEN CENTER, INC. (1155/380)



Phone and Fax: 740-453-8448

L. Peter Dinan & Associates

27 South Sixth Street

P.O. Box 55, Zanesville, Ohio 43702-0055

SURVEYING & MAPPING

Ruth Henery
All of Parcels
#17-17-06-01-02-000
#17-17-06-01-03-000

Situated in the State of Ohio, County of Muskingum, Township of Falls.

Being a part of Bank Lot 6 in Quarter Township 1, Township 1, Range 8 bounded and described as follows:

Commencing at a stone found at the southeast corner of said Lot 6; thence along the east line of Bank Lot 6 north 4 degrees 23 minutes east 2000.52 feet to an axle found and the true place of beginning of the premises herein intended to be described; thence north 85 degrees 26 minutes 36 seconds west 497.53 feet to an iron pin placed; thence north 4 degrees 33 minutes 24 seconds east 6.00 feet to an iron pin found; thence north 85 degrees 27 minutes 29 seconds west 290.69 feet to an iron pin found; thence along the east line of State Route #60 north 4 degrees 44 minutes 12 seconds west 309.61 feet to an iron pin found; thence south 85 degrees 10 minutes 22 seconds east 837.30 feet to an iron pin found; thence south 4 degrees 23 minutes west 307.52 feet to the true place of beginning, containing five and seventy-three hundredths (5⁷³/₁₀₀) acres more or less.

This description written from a survey by L. Peter Dinan, Registered Surveyor #5451, November 2003.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY APD

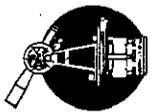
11-24-2003

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4930 FRATERSBURG RD

17-06-01-02

L. PETER DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
11-24-2003

STATE ROUTE #60

N. 1° 44' 12" W. 309.61'

S. SMITH DB. 1142, P. 269
S. 85° 10' 22" E. 837.30'

5⁷³ Ac.

ALL OF PARCELS #17-17-06-01-02-000
17-17-06-01-03-000

N. 85° 27' 29" W. 290.69'
NORTHSIDE GARDEN CTR. INC.
DB. 1155, P. 380

N. 4° 33' 24" E
6.00'

N. 85° 26' 36" W. 497.53'

MELHORN FAMILY PARTNERSHIP
DB. 1505, P. 141

AXLE
FND.

S. 4° 23' 00" W. 307.52'

CENTRAL TRUST (TRUSTEE)
DB. 826, P. 130

1" = 100'

- ⊙ AXLE FOUND
- ⊠ STONE FOUND
- IRON PIN FOUND
- IRON PIN SET

A PART OF BANK LOT 6
CTR. TWP. 1, TWP. 1, RA. 8
FALLS TOWNSHIP
MUSKINGUM COUNTY, OHIO
NOV. 19, 2003

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L. PETER DINAN
REGISTERED SURVEYOR #5451

SOUTHEAST CORNER
U.S. BANK LOT 6
DEED BOOK K, PAGE 644

EAST LINE U.S. BANK LOT 6
N. 4° 23' 00" E. 2000.52'

N