

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

SURVEY DESCRIPTION
FOR
Breckenridge Group, Ltd
Parcel 1

PART OF AUDITORS PARCEL
17-30-02-05-003 (2.16 ACRES)

Situated in Quarter Township 2, T-1-N, R-8-W, U.S.M.L., Falls Township, Muskingum County, Ohio. Being part of the lands of the Breckenridge Group, Ltd, (1874/538) and being described as follows;

Commencing the Southwest corner of Quarter township 2; Thence, N.00°00'00"E. a record distance of 4960.00 feet along the West line of quarter township to a point in the center of Twin Hills Drive; Thence, S.85°42'00"E. a record distance of 59.00 feet along the center of said road to a point; Thence, N.42°46'00"E. a record distance of 278.00 feet along the center of said road to a point; Thence, N.52°24'00"E. a record distance of 422.00 feet along the center of said road to a point; Thence, S.75°42'00"E. a record distance of 321.50 feet along the center of said road to a point; Thence, S.77°03'34"E. a record distance of 253.69 feet along the center of said road to a point, and BEING THE POINT OF BEGINNING;

Thence, **S.77°02'32"E.** a distance of **311.34** feet along the center line of said road to a point;

Thence, **S.11°47'24"W.** a distance of **300.04** feet through the lands of Breckenridge Group, Ltd (1874/538) to a set rebar on the North line of the lands, now or formerly, owned by Weiser Family Trust (1571/839) passing a set rebar at 30.00';

Thence, **N.77°02'45"W.** a distance of **317.25** feet along said Weiser lands to a found iron pin on the Southeast corner of the lands, now or formerly, owned by M. Krause (622/13);

Thence, **N.12°55'07"E.** a distance of **300.00** feet along said Krause lands to the point of beginning, passing a found iron pin at 279.86';

The above described parcel contains 2.16 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. December 26, 2006.

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APPROVED FOR CLOSURE

[Signature] 1/12/2007

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

SURVEY DESCRIPTION
FOR
Breckenridge Group, Ltd
Parcel 2

PART OF AUDITORS PARCEL
17-30-02-05-003 (2.19 ACRES)

Situated in Quarter Township 2, T-1-N, R-8-W, U.S.M.L., Falls Township, Muskingum County, Ohio. Being part of the lands of the Breckenridge Group, Ltd, (1874/538) and being described as follows;

Commencing the Southwest corner of Quarter township 2; Thence, N.00°00'00"E. a record distance of 4960.00 feet along the West line of quarter township to a point in the center of Twin Hills Drive; Thence, S.85°42'00"E. a record distance of 59.00 feet along the center of said road to a point; Thence, N.42°46'00"E. a record distance of 278.00 feet along the center of said road to a point; Thence, N.52°24'00"E. a record distance of 422.00 feet along the center of said road to a point; Thence, S.75°42'00"E. a record distance of 321.50 feet along the center of said road to a point; Thence, S.77°03'34"E. a record distance of 253.69 feet along the center of said road to a point; Thence, S.77°02'32"E. a record distance of 311.34 feet along the center of said road to a point, and BEING THE POINT OF BEGINNING;

Thence, on a curve to the left an arc distance of 228.58' with a radius of 654.85' whose chord bears S.87°03'00"E. a distance of 227.42 feet along the center line of said road to a point;

Thence, N.82°57'00"E. a distance of 34.11 feet along said road to a point;

Thence, S.07°03'00"E. a distance of 300.31 feet along the West of the lands, now or formerly, owned by C. & L. Carpenter (1785/285), to a found iron pin on the North line of the lands, now or formerly, owned by Weiser Family Trust (1571/839) passing a found iron pin at 19.76';

Thence, S.82°56'35"W. a distance of 201.53 feet along said Weiser lands to a found iron pin;

Thence, N.77°02'45"W. a distance of 163.29 feet along said Weiser lands to a set rebar;

Thence, N.11°47'24"E. a distance of 300.04 feet through the lands of Breckenridge Group, Ltd (1874/538) to the point of beginning, passing a set rebar at 270.04'

The above described parcel contains 2.19 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. December 26, 2006.

EXEMPT FROM
PLANNING COMMISSION

[Signature] 1/12/2007

APPROVED FOR CLOSURE

[Signature] 1/12/2007

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SURVEY PLAT FOR THE BRECKENRIDGE GROUP, LTD

**SITUATED IN QUARTER TOWNSHIP 2, T-1-N, R-8-W, U.S.M.L, FALLS TOWNSHIP,
MUSKINGUM COUNTY, OHIO.**

AUDITORS PARCEL

17-30-02-05-003

Approved For Transfer
On Lot Sewage Proposed
Date 1/9/07

EJSW

Zanesville-Muskingum County
Health Department

C. & L. CARPENTER
(1785/285)

**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION**

Stephen M. Bowman
Date 1/12/2007 Fee Paid *yes*

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

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NOT RECORDABLE**
STEPHEN M. BOWMAN, P.S. #7136

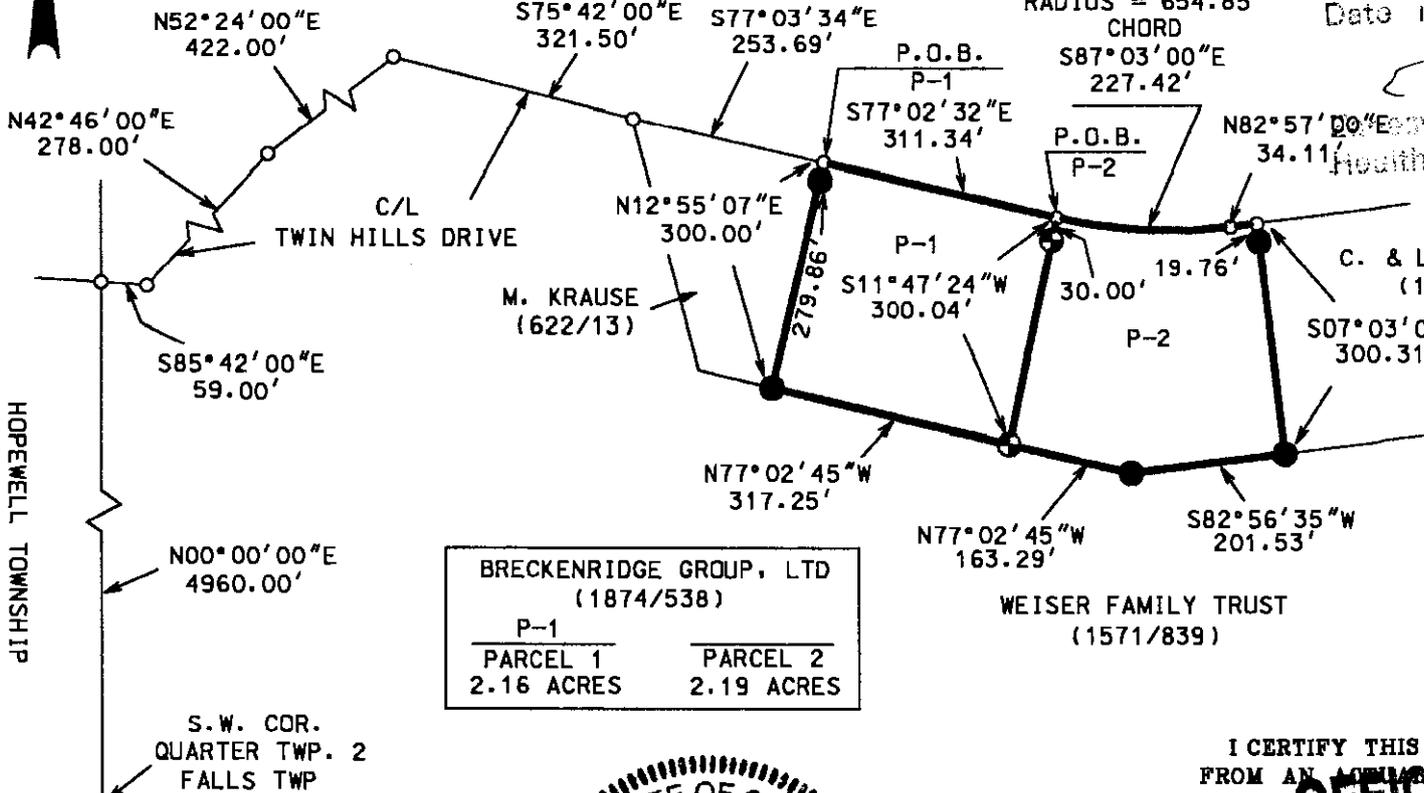
BOWMAN SURVEYING

P.O. BOX 3261
ZANESVILLE, OHIO 43702
PHONE 740-454-0496

JOB: M-06453 DATE: 12/26/06

NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 250'



BRECKENRIDGE GROUP, LTD (1874/538)	
P-1	P-2
PARCEL 1 2.16 ACRES	PARCEL 2 2.19 ACRES

LEGEND

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



APPROVED FOR CLOSURE
ASB 1/12/2007