

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

**SURVEY DESCRIPTION  
FOR  
Warren Van Wye**

ALL OF AUDITORS PARCEL  
17-52-03-33-000 (32.51 Acres)

Situated in Quarter Township 3, T-1-N, R-8-W, U.S.M.L., Falls Township, Muskingum County, Ohio. Being the remaining lands of Warren Van Wye conveyed in Deed Book 1012 page 33 of the Muskingum County Deed Records, and being described as follows:

Commencing at the Southeast corner of Lot 8 of Kingsview Subdivision (P.B. 14, Pg. 19); Thence, **N.72°42'46"E.** a distance of 236.84 feet along the North line of the lands of J. Allen conveyed in parcel 2 of deed book 1865 page 333 to a point, BEING THE POINT OF BEGINNING;

Thence, **N.31°57'55"W.** a distance of **685.27** feet along the East lines of the lands of J. Allen (1865/333), D. Cole (1095/027) and J. Brinckerhoff (1162/021) to a found iron pin on the South line of the lands of C. Vousden (1899/720);

Thence, **N.87°53'47"E.** a distance of **1,851.74** feet along the South line of said Vousden lands to a point in the center of Dillion Falls Road, passing a set rebar at 1,830.75';

Thence, **S.02°56'33"E.** a distance of **418.46** feet along said road way and along the West line of the lands of S. Smith to a point on the Northeast corner of the lands of W. & S. Vanwye (553/941);

Thence, **S.51°55'26"W.** a distance of **304.58** feet along the North line of said Vanwye lands to a set rebar, passing a found iron pin at 29.27';

Thence, **S.53°21'44"W.** a distance of **120.00** feet along the North line of the Lands of A. Coles (2094/238) to a set rebar;

Thence, **S.33°52'46"E.** a distance of **168.69** feet along the West line of said Coles lands to a point in the center of Dillon Falls Road, passing a set rebar at 143.71';

Thence, **S.54°38'50"W.** a distance of **119.88** feet along the center of Dillon Road to a point;

Thence, **N.36°16'38"W.** a distance of **169.50** feet along the East line of the Lands of R. Mock, Et Al (972/003) to a set rebar, passing a set rebar at 19.49';

Thence, **S.56°07'37"W.** a distance of **120.04** feet along the North line of said Mock lands to a set rebar;

Thence, **S.36°22'59"E.** a distance of **166.20** feet along the West line of said Mock lands to a point in the center of Dillon Falls Road, passing a set rebar at 141.20';

Thence, **S.64°26'02"W.** a distance of **644.06** feet along the centerline of said Road to a point;

Thence, **N.25°54'46"W.** a distance of **22.82** feet along the lands of R. Van Wye (2056/134) to a found iron pin;

Thence, **N.15°09'01"E.** a distance of **128.04** feet along said Van Wye lands to a found iron pin;

Thence, **N.86°27'48"W.** a distance of **11.41** feet along said Van Wye lands to a found iron pin;

Thence, **S.17°16'28"W.** a distance of **108.37** feet along said Van Wye lands to a wood post;

Thence, **N.25°54'46"W.** a distance of **143.82** feet along said Van Wye lands to a found iron pin;

Thence, **N.29°40'47"W.** a distance of **183.30** feet along said Van Wye lands to a found iron pin;

Thence, **S.60°19'18"W.** a distance of **133.86** feet along said Van Wye lands to a found iron pin on the East line of the lands of J. Allen (1865/333);

Thence, **N.31°57'55"W.** a distance of **372.22** feet along said Allen lands to the point of beginning.

The above described parcel contains 32.51 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. May 07, 2007.

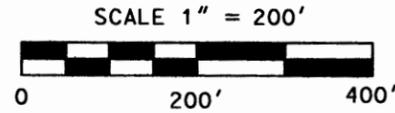
APPROVED FOR CLOSURE  
*ASB* 5/11/2007

EXEMPT FROM  
PLANNING COMMISSION  
*ASB* 5/11/2007

**OFFICE COPY  
NOT RECORDABLE**

**SURVEY PLAT FOR WARREN VAN WYE**  
 SITUATED IN QUARTER TOWNSHIP 3, T-1-N, R-8-W, U.S.M.L.,  
 FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

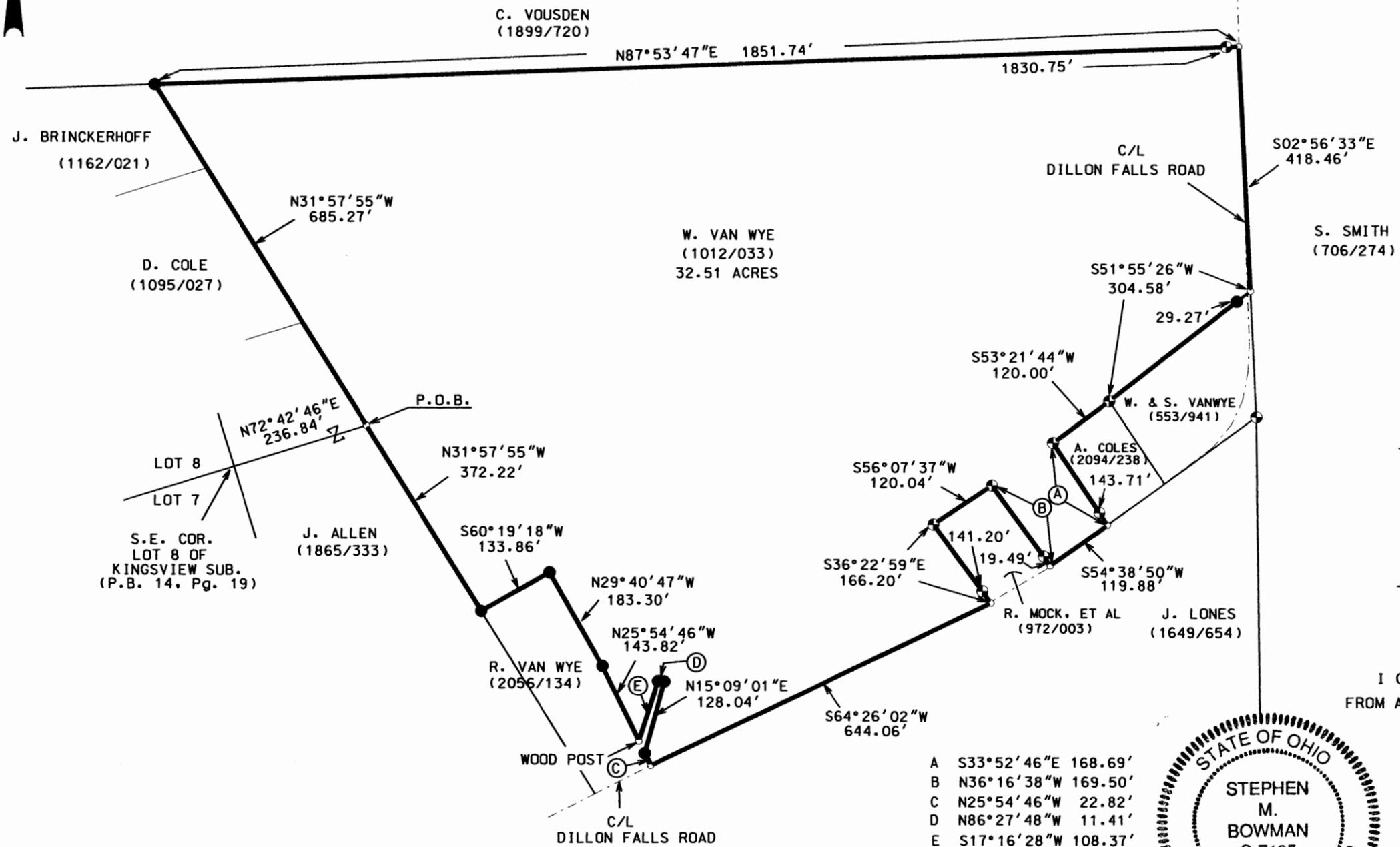
NORTH IS BASED UPON  
 AN ASSUMED MERIDIAN



ALL OF AUDITORS PARCEL  
 17-52-03-33-000 (32.51 ACRES)

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

- A S33°52'46"E 168.69'
- B N36°16'38"W 169.50'
- C N25°54'46"W 22.82'
- D N86°27'48"W 11.41'
- E S17°16'28"W 108.37'

I CERTIFY THIS DRAWING WAS PREPARED  
 FROM AN ORIGINAL SURVEY I CONDUCTED

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 STEPHEN M. BOWMAN, P.S. 71135



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 JOB: M-07062      DATE: 05/07/07