

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 as prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S., April 17, 2006.

APPROVED FOR CLOSURE

ASB 4/21/2006

EXEMPT FROM
PLANNING COMMISSION

ASB 5/2/2006

SURVEY PLAT FOR TRI-VALLEY BUILDERS, INC.

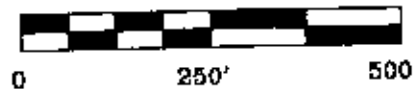
SITUATED IN LOT 7, QUARTER TOWNSHIP 1, T-2-N, R-9-W, U.S.M.L., LICKING
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

Ad. Lurehnt 30rd
5/12/2006

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

JAMES CAMPBELL
(1958/946)

N79°43'36"E 881.20'

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

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

S16°47'00"W
254.31'

LOT 14

S16°46'45"W
192.99'

C/L
OLD STAGECOACH ROAD

S74°24'38"E
246.96'

S21°39'31"W
96.61'

S25°26'22"W
180.60'

S28°07'45"W
118.41'

S48°04'22"W
54.40'

S81°17'31"W
67.91'

N87°08'35"W
110.36'

N87°27'15"W
117.98'

N37°16'54"E
26.28'

S82°41'35"W
145.79'

N73°40'06"W
101.83'

N56°27'20"W
257.46'

N87°44'12"W
121.44'

N66°31'55"W
724.30'

PARCEL 1
4.14 ACRES

S67°33'33"E 494.41'

N20°39'32"E
234.62'

N09°22'47"E
560.07'

M. LONES
(1937/912)

C/L
OLD STAGECOACH ROAD

Approved For Transfer
On-Lot Sewage O.K.
Date 4/27/06
[Signature]
Zanesville - Muskingum Co.
Health Department

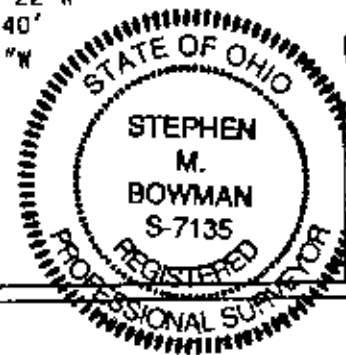
APPROVED FOR CLOSURE

[Signature] 4/27/2006

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



**OFFICE COPY
NOT RECORDABLE**

STEPHEN M. BOWMAN, P.S. #7135
BOWMAN SURVEYING
38 N. 4th STR., RM 103
ZANESVILLE, OHIO 43701
PHONE/FAX 740-454-0496

JOB: M-05147

DATE: 04/17/06