

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

44-06-61-12-005
7075 EAGLE POINT

SURVEY DESCRIPTION
FOR
C. I. DEVELOPMENT, LLC.
PARCEL 2

Part of Auditors Parcel
44-06-61-12-000 (1.27 ACRES)

Situated in lot 31, Quarter Township 1, T-2-N, R-8-W, U.S.M.L., Muskingum Township, Muskingum County, Ohio. Being part of the lands of C. I. Development, LLC. Conveyed in Deed Book 1722 Page 916 of the Muskingum County Records, and being more particularly described as follows;

Commencing at the Southeast corner of Lot 31; Thence, N.87°38'44"W. a distance of 701.57 feet along the South line of said lot to a point on the Southeast corner of the lands, now or formerly, owned by C. & M. Brenner (979/283); Thence, N.05°17'38"E. a distance of 483.47 feet along the East line of said Brenner lands to a found iron pin on the Northeast corner of said Brenner lands, BEING THE POINT OF BEGINNING;

Thence, N.07°08'19"W. a distance of **272.63 feet** through the lands of C. I. Development, LLC, (1722/916) to a set rebar;

Thence, S.87°58'35"E. a distance of **179.04 feet** through said Development lands to a set rebar on the West side of Eaglepoint Drive;

Thence, on a curve to the right an arc distance of 76.52 feet, on a radius of 50.00 feet, whose chord bears S.44°07'56"E. a distance of **69.27 feet** along said road to a set rebar;

Thence, S.00°17'28"E. a distance of **212.30 feet** along said road to a set rebar;

Thence, S.89°21'28"W. a distance of **194.37 feet** to the point of beginning.

The above described parcel contains **1.27 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 was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. March 23, 2004.

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NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY MSB

3-24-04

SURVEY PLAT FOR C. I. DEVELOPMENT

SITUATED IN LOT 31, QUARTER TOWNSHIP 1, T-2-N, R-9-W, U.S.M.L., MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

PART OF AUDITORS PARCEL
44-06-61-12-000

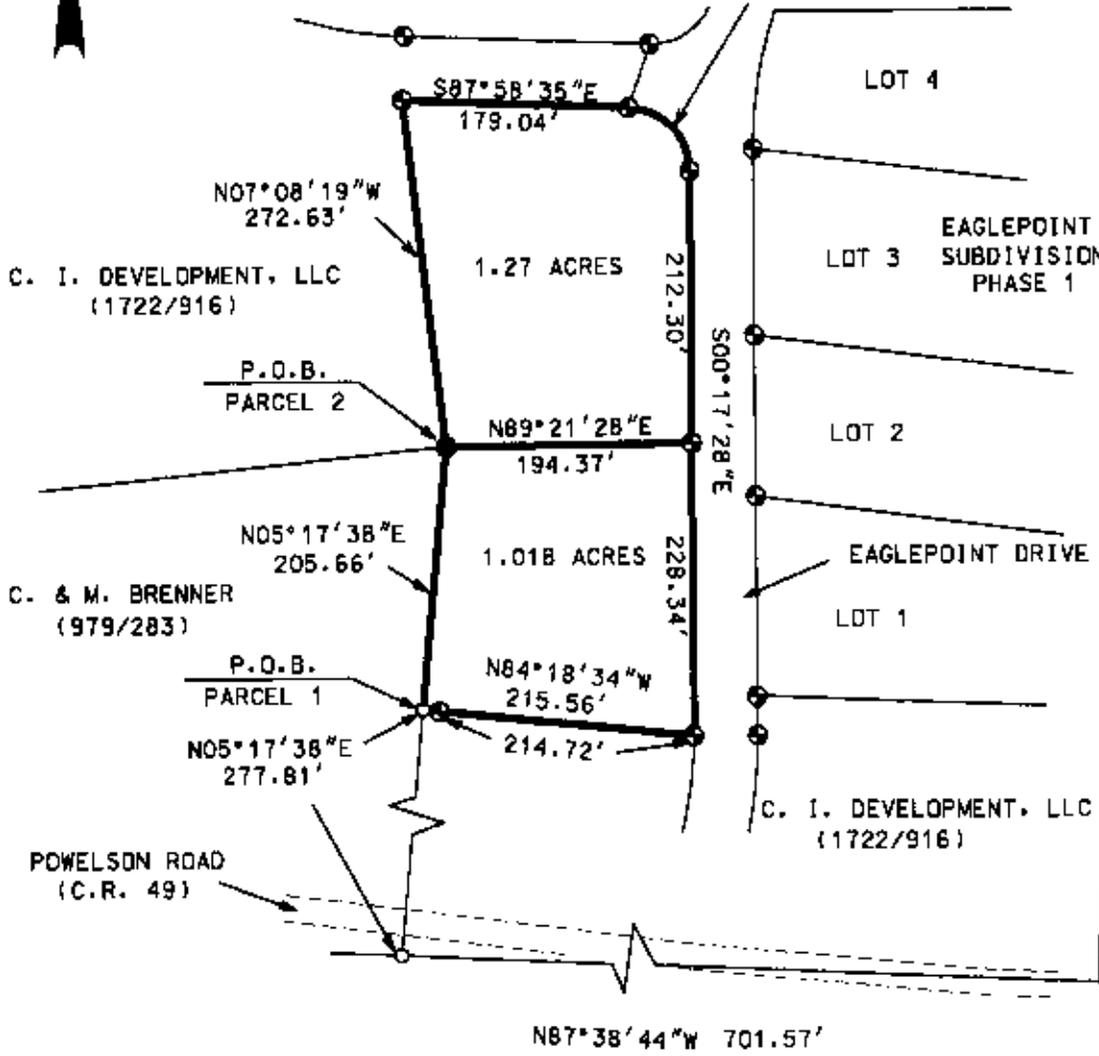
NORTH IS BASED UPON
AN ASSUMED MERIDIAN
SCALE 1" = 150'



0 150' 300'

RAD. 50.00' . ARC = 76.52'
CHORD
S44°07'56"E 69.27'

Lot Split
Approved
By *ASB*



DRAFT

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *ASB*
3-29-04

LEGEND

- IRON PIN FOUND
- 3/4" X 50" REBAR SET W/ I.D. CAP
- POINT

I CERTIFY THIS DRAWING WAS PREPARED FROM AN ACCURATE SURVEY CONDUCTED

**OFFICE COPY
NOT RECORDABLE**

STEPHEN M. BOWMAN, P.S. #7136

BOWMAN SURVEYING

38 N. 4th STR., RM 103
ZANESVILLE, OHIO 43701
PHONE/FAX 740-454-0496

JOB: M-04102 DATE: 03/23/04

S.E. COR.
LOT 31