

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

51-31-02-52-001

4375 SHIMODA LN

**SURVEY DESCRIPTION
FOR
Jay Gruenebaum
Parcel 2**

PART OF AUDITORS PARCELS
51-31-02-53-001 (0.88 Acres)
51-31-02-55-001 (0.46 Acres)
Total 1.34 Acres

APPROVED FOR CLOSURE

AMB 5-6-2005

Situated in Quarter Township 3, T-1-N, R-6-W, U.S.M.L., Perry Township, Muskingum County, Ohio. Being part of the lands of Jay and Lois Gruenebaum conveyed in Deed Book 1151 Page 831 of the Muskingum County Deed Records, and being described as follows:

Commencing at an iron pin found marking the Northeast corner of Lot "C" of Durbin Heights, NO. 2, (P.B. 15, Pg. 47); Thence, N.68°02'57"E. a distance of 119.63 feet along the South line of Shimoda Lane to a point; thence, N.21°57'03"W. a distance of 50.32 feet across said Lane to a found iron pin on the Southeast corner of the lands, now or formerly, owned by E. Opdyke (521/012); Thence, N.68°02'57"E. a distance of 139.93 feet along the North line of Shimoda Lane to a found iron pin, BEING THE POINT OF BEGINNING;

Thence, N.17°04'13"W. a distance of 409.26 feet through the lands of J. & L. Gruenebaum (1151/831) to a set rebar on the South line of the lands, now or formerly, owned by E. Opdyke (521/012);

Thence, S.89°12'47"E. a distance of 111.99 feet along said Opdyke lands to a found iron pin;

Thence, N.49°27'25"E. a distance of 90.00 feet along said Opdyke lands to a point in the center of Little Salt Creek, passing a found iron pin at 70.00 feet;

Thence, S.06°44'22"E. a distance of 407.46 feet through the lands of J. & L. Gruenebaum (1151/831) to a set rebar on the North line of Shimoda Lane, passing a set rebar at 107.46 feet;

Thence, S.68°02'57"W. a distance of 116.50 feet along said lane to the point of beginning.

The above described parcel contains 1.34 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.

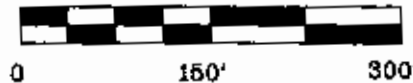
Description was prepared from an actual field survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. April 27, 2005.

**OFFICE COPY
NOT RECORDABLE**

SURVEY PLAT FOR JAY GRUENEBAUM

SITUATED IN THE QUARTER TOWNSHIP 3, T-1-N, R-6-N, U.S.M.L.,
PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO. BEING THE LANDS OF
JAY AND LOIS GRUENEBAUM CONVEYED IN DEED BOOK 1151 PAGE 831 OF
THE MUSKINGUM COUNTY DEED RECORDS.

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



APPROVED FOR CLOSURE

[Signature] 5-6-2005

AUDITORS PARCELS

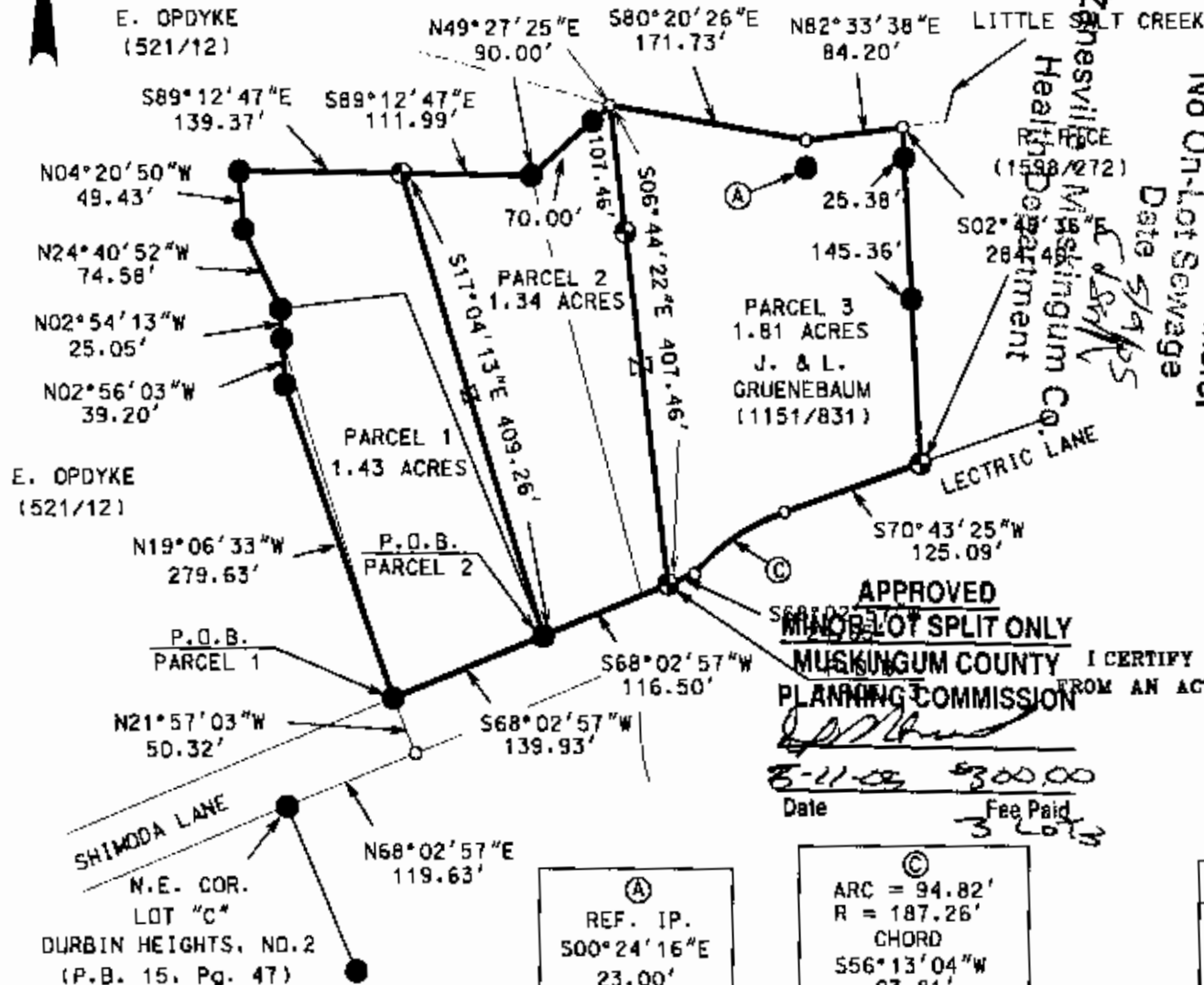
51-31-02-54-000
51-31-02-53-001
51-31-02-55-001



LEGEND

- IRON PIN FOUND
- ⊙ 3/4" X 30" REBAR SET W/ I.D. CAP
- POINT

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APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

[Signature]

5-11-05 \$300.00

Date Fee Paid

3 Lots

Ⓐ
REF. IP.
S00°24'16"E
23.00'

Ⓒ
ARC = 94.82'
R = 187.26'
CHORD
S56°13'04"W
93.81'

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

JOB: M-05156 DATE: 04/26/05