

BOWMAN SURVEYING  
38 N. 4<sup>th</sup> 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 Gruenbaum 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.

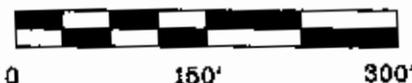
Description was prepared from an actual field survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. April 27, 2005.

**OFFICE COPY  
NOT RECORDABLE**

**SURVEY PLAT FOR JAY GRUENEBAUM**

SITUATED IN THE QUARTER TOWNSHIP 3, T-1-N, R-8-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**

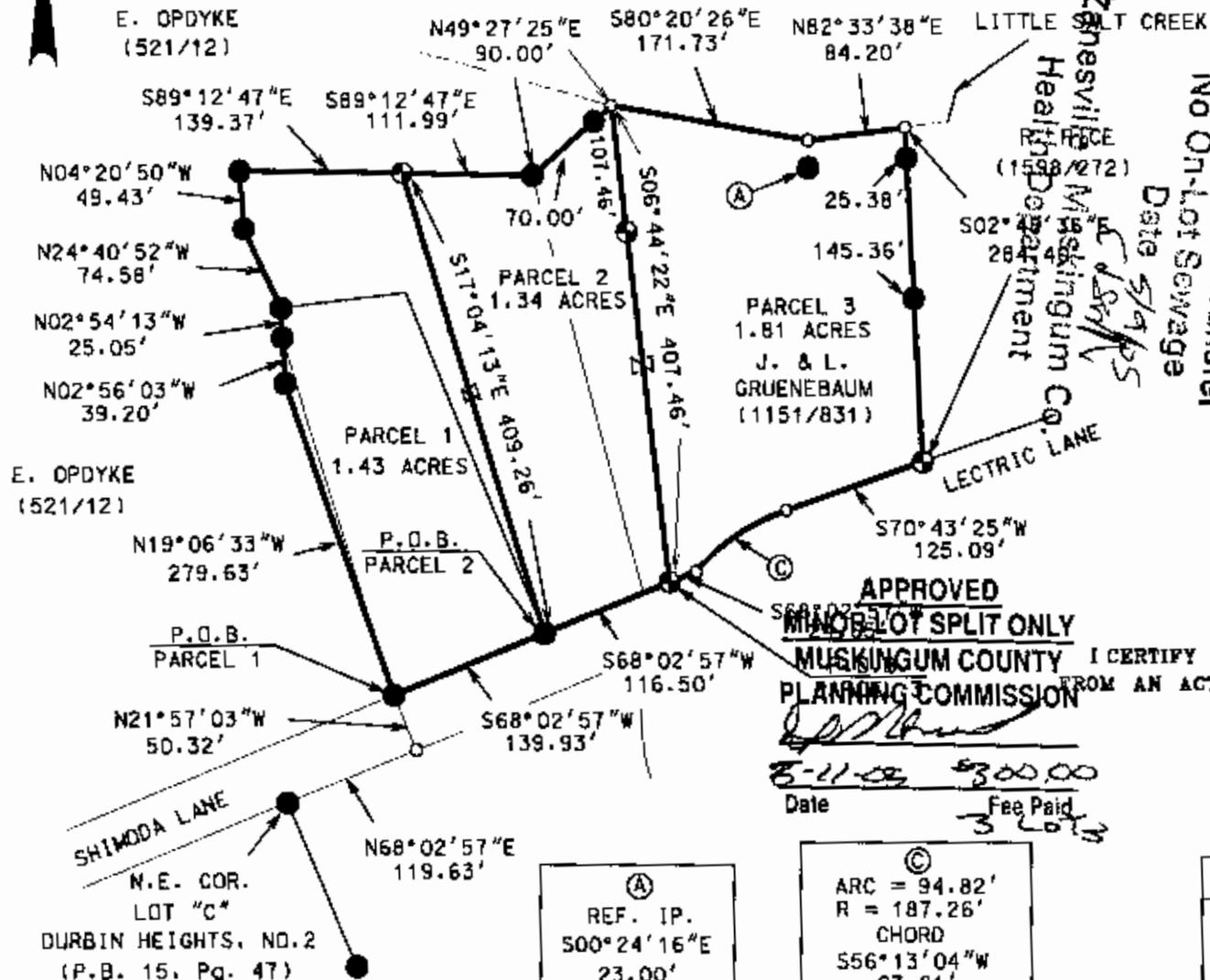
- 51-31-02-54-000
- 51-31-02-53-001
- 51-31-02-55-001



**LEGEND**

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

**OFFICE COPY NOT RECORDABLE**



Approved For Transfer  
 No On-Lot Sewage  
 Date 5/4/05

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

*[Signature]*  
 Date 5-11-05 Fee Paid \$300.00  
 3 Lots

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

*[Signature]*  
 STEPHEN M. BOWMAN, P.S. #7135

Ⓐ REF. IP.  
 500°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