

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

51-31-02-55-001

4329 SHIMODA LN

**SURVEY DESCRIPTION
FOR
Jay Gruenebaum
Parcel 1**

ALL OF AUDITORS PARCEL
51-31-02-54-000 (0.97 Acres)
PART OF AUDITORS PARCEL
51-31-02-53-001 (0.46 Acres)
Total 1.43 Acres

APPROVED FOR CLOSURE

ASB 5-6-2005

Situated in Quarter Township 3, T-1-N, R-6-W, U.S.M.J., 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), BEING THE POINT OF BEGINNING;

Thence, N.19°06'33"W. a distance of 279.63 feet along said Opdyke lands to a found iron pin;

Thence, N.02°56'03"W. a distance of 39.20 feet along said Opdyke lands to a found iron pin;

Thence, N.02°54'13"W. a distance of 25.05 feet along said Opdyke lands to a found iron pin;

Thence, N.24°40'52"W. a distance of 74.58 feet along said Opdyke lands to a found iron pin;

Thence, N.04°20'50"W. a distance of 49.43 feet along said Opdyke lands to a found iron pin;

Thence, S.89°12'47"E. a distance of 139.37 feet along said Opdyke lands to a set rebar;

Thence, S.17°04'13"E. a distance of 409.26 feet through the lands of J. & L. Gruenebaum (1151/831) to a found iron pin on the North line of Shimoda Lane;

Thence, S.68°02'57"W. a distance of 139.93 feet along said lane to the point of beginning.

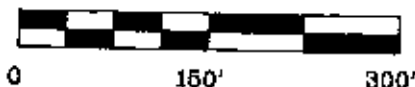
The above described parcel contains 1.43 acres, more or less, and is subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

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

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NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 150'



APPROVED FOR CLOSURE

5-6-2005

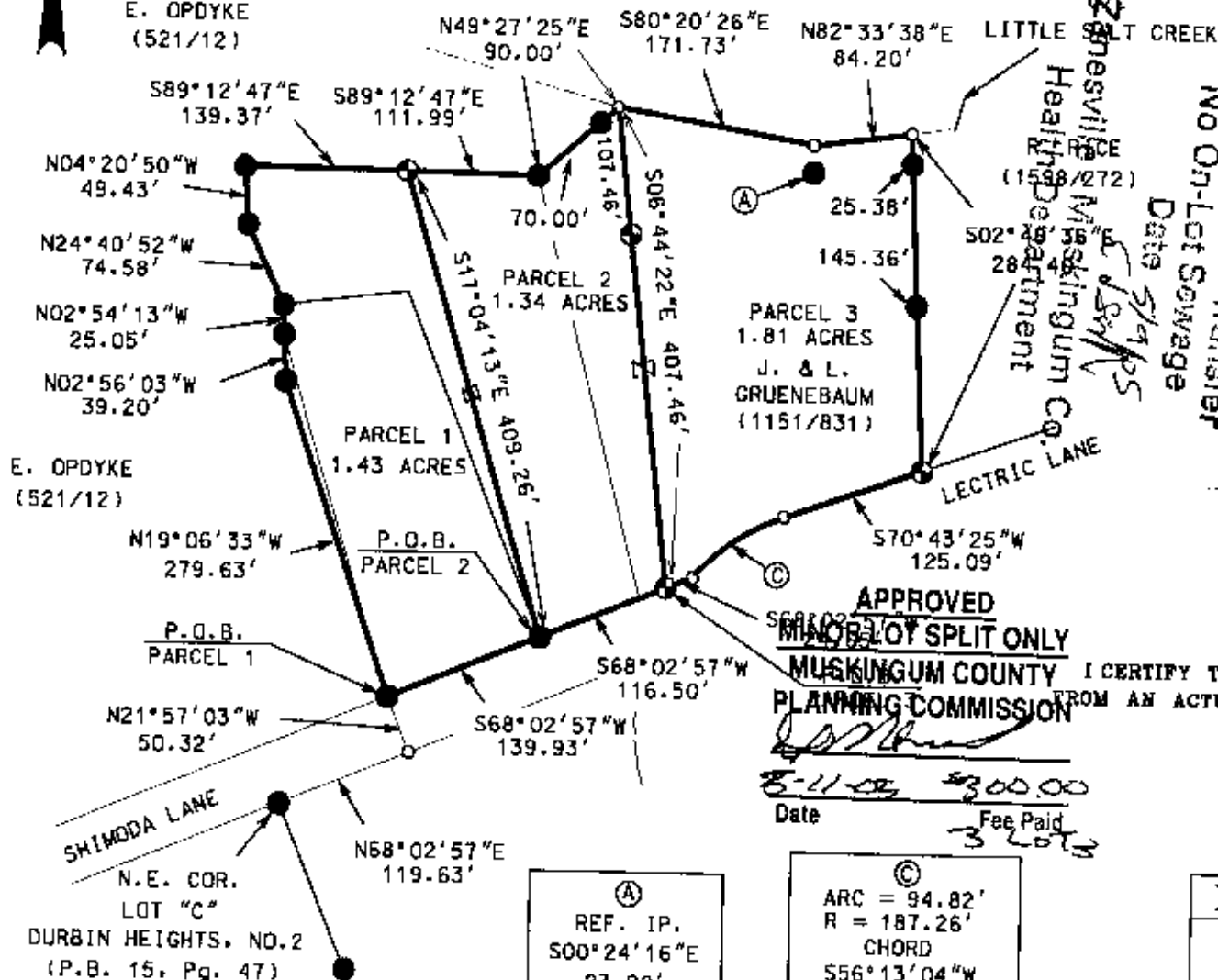
SURVEY PLAT FOR JAY GRUENEBAUM

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.

AUDITORS PARCELS

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

E. OPDYKE
(521/12)



LEGEND

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

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

Stephen M. Bowman
STEPHEN M. BOWMAN, P.S. #7135

Ⓐ
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