

51-63-09-16-001

**BOWMAN SURVEYING**  
38 N. 4<sup>th</sup> Street, Rm. 103  
Zanesville, Ohio 43701  
PH. (740) 454-0498

**SURVEY DESCRIPTION**  
**FOR**  
**Tri-Valley Builders, Inc.**

Part of AUDITORS PARCEL  
51-63-09-16-000 (0.02 acres)

Situated in Lot 16 of Spring Valley Subdivision, Phase 2, Perry Township, Muskingum County, Ohio.

Beginning at a found iron pin marking the Northeast corner of lot 16 of Spring Valley Subdivision, Phase 2' (P.B. 18, Pg. 17);

Thence, **S.00°21'24"W.** a distance of **155.61** feet along the East line of lot 16 to a found iron pin on the Southeast corner of lot 16;

Thence, **N.87°33'11"W.** a distance of **7.00** feet along the South line of lot 16 to a set rebar;

Thence, **N.00°21'24"E.** a distance of **145.61** feet through lot 16 to a set rebar;

Thence, **N.36°02'29"E.** a distance of **12.00** feet through lot 16 to the point of beginning.

The above described parcel contains 0.02 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. October 18, 2007. (M-07227)

PARCEL IS TO BE CONVEYED TO AN ADJOINING PROPERTY OWNER. PARCEL IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFER AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT M.C.P.C. APPROVAL.

APPROVED FOR CLOSURE

*ASB 10/24/07*

EXEMPT FROM  
PLANNING COMMISSION

*ASB 10/24/07*



**OFFICE COPY**  
**NOT RECORDABLE**

**SURVEY PLAT FOR TRI-VALLEY BUILDERS, INC**

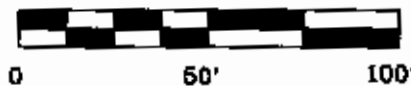
SITUATED IN PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO. BEING PART OF LOT  
16 OF SPRING VALLEY, PHASE 2 RECORDED IN PLAT BOOK 18 PAGE 17  
OF THE MUSKINGUM COUNTY PLAT RECORDS.

PART OF AUDITORS PARCEL

51-63-09-16-000

NORTH IS BASED UPON  
AN ASSUMED MERIDIAN

SCALE 1" = 50'



APPROVED FOR CLOSURE

*[Signature]* 10/14/07

P.O.B.

N.E. COR. LOT 16  
SPRING VALLEY SUB.  
PHASE 2  
(P.B. 18, Pg. 17)

PINE VALLEY DRIVE  
(50.00')

N36°02'29"E  
12.00'

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 10/14/07

0.02 ACRES

TRI-VALLEY BUILDERS, INC.  
(2127/879)

LOT 16

TRI-VALLEY BUILDERS, INC.  
(2129/277)

LOT 17

N00°21'24"E 145.61'

S00°21'24"W 155.61'

S00°21'32"W 154.56'

N87°33'11"W  
106.07'

N87°33'11"W  
7.00'



**LEGEND**

- IRON PIN FOUND
- ⊕ 1/2" X 30" REBAR SET  
W/ I.D. CAP
- POINT

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

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WITHOUT M.C.P.C. APPROVAL.

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

JOB: M-07227

DATE: 10/18/07