

70-68-04-23-
3990 Boggs Rd

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

DRAFT

**SURVEY DESCRIPTION
FOR
Deborah Ann Hickman**

**OFFICE COPY
NOT RECORDABLE**

ALL AUDITORS PARCEL
70-68-04-23-000 (1.528 Acres)

Situated in the Southeast quarter of the Northeast quarter of Quarter Township 4, T-1-N, R-7-W Washington Township, Muskingum County, Ohio. Being the lands of Deborah Ann Hickman as conveyed in Deed book 1061 page 547 of the Muskingum County Deed records, being described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northeast quarter, of Quarter Township #4; Thence, S.89°48'30"W. a record distance of 1,850.52 feet along the North line of said Quarter-Quarter line to a found iron pin on the Northwest corner of the lands, now or formerly, owned by S. Fleshman (1857/244), BEING THE POINT OF BEGINNING;

Thence, S.00°00'02"E. a distance of **484.50 feet** along the West line of said Fleshman lands to a point in the center of Boggs Road, passing a found iron pin at 458.05 feet;

Thence, S.82°07'56"W. a distance of **20.00 feet** along the center of Boggs Road to a point on the Southeast corner of the lands, now or formerly, owned by T. L. Dunn (1130/460);

Thence, N.00°00'02"W. a distance of **242.18 feet** along said Dunn lands to a set rebar, passing a set rebar at 29.19 feet;

Thence, S.89°48'30"W. a distance of **231.22 feet** along said Dunn lands to a point on the East line of the lands, now or formerly, owned by James Brothers, Inc. (1130/591), passing a set rebar at 226.22';

Thence, N.00°33'47"W. a distance of **245.00 feet** along said James Brothers Lands to a set rebar on the North line of the Southeast quarter of the Northeast quarter of quarter township 4;

Thence, N.89°48'30"E. a distance of **253.44 feet** along said quarter-quarter line to the point of beginning.

The above described parcel contains 1.528 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. September 15, 2004.

DESCRIPTION APPROVED
FOR RECORDING TRANSFER
BY SMB
9-10-2004

SURVEY PLAT FOR DEBORAH ANN HICKMAN

SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 QUARTER TOWNSHIP 4, T-1-N, R-7-W, U.S.M.L., WASHINGTON TOWNSHIP,
 MUSKINGUM COUNTY, OHIO.

AUDITORS PARCEL

70-68-04-23-000

NORTH IS BASED UPON
 AN ASSUMED MERIDIAN

SCALE 1" = 100'



JAMES BROTHERS, INC.
 (1150/183)

P.O.B.

S89°48'30"W 1,850.52' (RECORD)

N.E. 1/4

N89°48'30"E
 253.44'

S.E. 1/4

N.E. COR.
 S.E. 1/4,
 OF THE N.E. 1/4,
 OF 1/4 TWP. 4

D. A. HICKMAN
 (1061/547)
 1.528 ACRES

S. FLESHMAN
 (1857/244)

N00°33'47"W
 245.00'

LEGEND

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

JAMES BROTHERS, INC.
 (1130/591)

S00°00'02"E
 484.50'

226.22'

S89°48'30"W
 231.22'

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

N00°00'02"W
 242.18'

T. L. DUNN
 (1130/460)

458.05'

**OFFICE COPY
 NOT RECORDABLE
 DRAFT**

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY ASD

9-20-2009

C/L
 BOGGS ROAD

29.19'

S82°07'56"W
 20.00'

BOWMAN SURVEYING

P.O. BOX 3261
 ZANESVILLE, OHIO 43702
 PHONE 740-819-1087

JOB: M-04392

DATE: 09/15/04