

N/A

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

SURVEY DESCRIPTION
FOR
Grace France

DRAFT
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NOT RECORDABLE

AUDITORS PARCELS

70-70-01-05-000 (34.26 Acres)

70-38-01-21-000 (10.00 Acres)

Total 44.26 Acres

Situated in Quarter Township 4 and Lot 3 of Quarter Township 3, T-1-N, R-7-W, U.S.M.L., Washington Township, Muskingum County, Ohio. Being Parcel 1 of the lands of Grace France recorded in Deed Book 1769 Page 693 of the Muskingum County Deed records, being described as follows:

Beginning a found iron pin marking the Northwest corner of Lot 6 of Shady Heights Subdivision;

Thence, **S.20°07'16"W.** a distance of **164.60** feet along the West line of said lot to a found iron pin on the North side of North Franco Drive;

Thence, on a curve to the left an arc distance of 142.97 feet, on a radius of 35.00 feet, whose chord bears **S.05°57'46"E.** a distance of **62.36** feet along said drive cul-de-sac to a found iron pin on the Northwest corner of lot 7;

Thence, **S.13°18'05"W.** a distance of **139.61** feet along said lot to a found iron pin on the Northwest corner of lot 8;

Thence, **S.13°09'27"W.** a distance of **140.22** feet along said lot to a found iron pin on the North side of South Franco Drive;

Thence, on a curve to the left an arc distance of 110.67 feet, on a radius of 35.00 feet, whose chord bears **S.55°10'12"W.** a distance of **70.00** feet along said drive cul-de-sac to a set rebar on the North line of the lands, now or formerly, owned by R. Omen (1108/079 & 1148/923);

Thence, **N.66°16'12"W.** a distance of **210.51** feet along said Omen lands to a found iron pin, passing a found iron pin at 112.36 feet;

Thence, **S.23°15'15"W.** a distance of **251.72** feet along said Omen lands to a set rebar;

Thence, **N.89°24'20"W.** a distance of **844.43** feet to a stone found on the East line of quarter Township 3;

- Thence, **N.00°08'49"E.** a distance of **922.32** feet along said Quarter Township line to a point on the Northeast corner of lot 2 of Quarter Township 3;
- Thence, **N.89°51'11"W.** a distance of **533.28** feet along the North line of lot 2 to a set rebar, passing a found iron pin at 0.92';
- Thence, **N.03°44'16"E.** a distance of **498.24** feet along the lands, now or formerly, owned by B. Murphy (709/299) to a set rebar;
- Thence, **N.21°08'49"E.** a distance of **297.00** feet along said Murphy lands to a set rebar;
- Thence, **N.31°08'49"E.** a distance of **264.00** feet along said Murphy lands to a set rebar;
- Thence, **S.58°51'11"E.** a distance of **302.94** feet along said Murphy lands to a set rebar on the West line of Quarter Township 4;
- Thence, **S.00°08'49"W.** a distance of **346.60** feet said Township line to a found stone;
- Thence, **S.89°12'05"E.** a distance of **1,102.39** feet to a set rebar on the Northwest corner of the lands, now or formerly, owned by J. Granger trust (1157/620);
- Thence, **S.24°34'36"W.** a distance of **659.97** feet along said Trust lands to a found iron pin;
- Thence, **S.51°52'30"E.** a distance of **97.59** feet along said Trust lands to a found iron pin;
- Thence, **S.78°58'06"E.** a distance of **407.45** feet along said Trust lands to The point of beginning.

The above described parcel contains 44.26 acres, more or less, and is subject to all legal easements and right of ways. (10.00 acres in Quarter Township 3 and 34.26 acres in Quarter Township 4) 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 08, 2004.

SEARCHED
INDEXED
SERIALIZED
FILED
BY *SSB*
10-18-2004

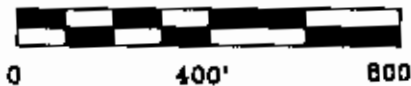
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SURVEY PLAT FOR GRACE FRANCE

SITUATED IN QUARTER TOWNSHIP 4, AND LOT 3 OF QUARTER TOWNSHIP 3,
T-1-N, R-7-W, U.S.M.L., WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 400'



AUDITORS PARCELS

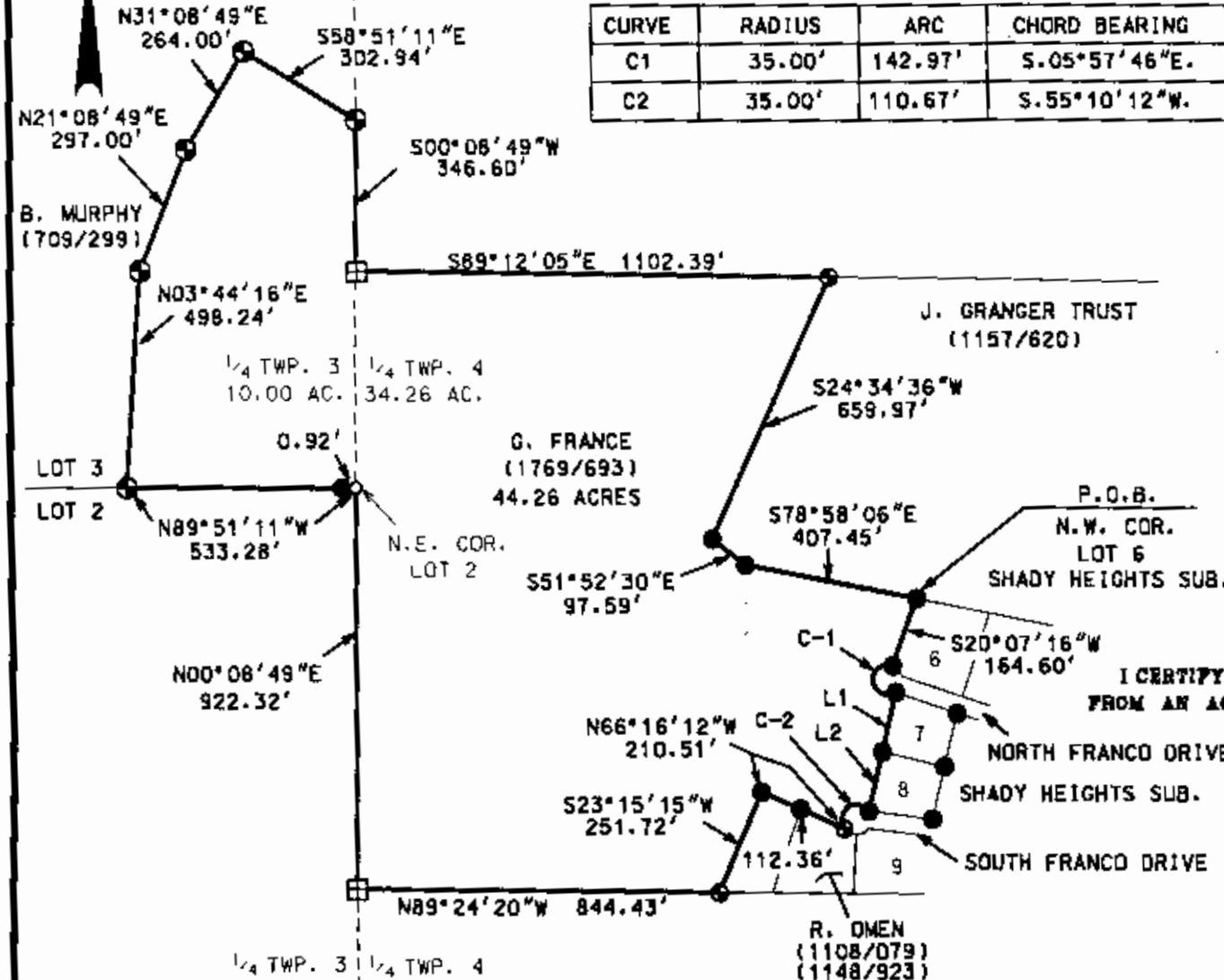
* 70-70-01-05-000 (34.26 AC.)

70-38-01-21-000 (10.00 AC.)

* 245 ADAMS DR. RD

L1 S13°18'05"W 139.61'
L2 S13°09'27"W 140.22'

CURVE	RADIUS	ARC	CHORD BEARING	LENGTH
C1	35.00'	142.97'	S.05°57'46"E.	62.36'
C2	35.00'	110.67'	S.55°10'12"W.	70.00'



EXCEPTION ASSIGNED
FOR FUTURE TRANSFER
BY *[Signature]*

10-18-2004

LEGEND

- IRON PIN FOUND
- ⊕ 1/4" X 30" REBAR SET W/ I.D. CAP
- POINT
- ⊞ STONE FOUND

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

STEPHEN L. BROWN, P.S. #7135

BROWN SURVEYING

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JOB# M-04423

DATE: 10/08/04