

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

SURVEY DESCRIPTION
FOR
Donald Stottsberry

ALL OF AUDITORS PARCELS

73-06-09-19-000 (4.95 ACRES) 260 LITTLE JOHN DR
73-06-07-04-000 (0.07 ACRES)
5.02 ACRES

Situated in Lot 36 of Sherwood Hills, No.3, and in the Northwest Quarter of Section 3, T-12, R-13, Wayne Township, Muskingum County, Ohio. Being the remaining lands of Donald Stottsberry conveyed in Deed Book 1075 page 505 of the Muskingum County Deed records, and being described as follows:

Commencing at a found iron pin on the Northwest corner of Lot 33 of Sherwood Hills, No. 3 (P.B. 13, Pg. 86); thence, N.38°53'36"E. a distance of 120.07 feet along the lands, now or formerly, owned by A. Leasure (1838/640) to a found iron pin, BEING THE POINT OF BEGINNING;

Thence, N.53°42'16"W. a distance of 179.78 feet along said Leasure lands to a found iron pin;

Thence, S.89°15'18"W. a distance of 54.60 feet along said Leasure lands to a found iron pin;

Thence, S.74°57'44"W. a distance of 131.27 feet along said Leasure lands to a found iron pin;

Thence, S.41°35'05"W. a distance of 106.20 feet along said Leasure lands to a found iron pin, passing the North line of lot 36 at 90.99';

Thence, S.22°53'16"W. a distance of 130.41 feet along said Leasure lands to a found iron pin on the North line of Little John Drive;

Thence, N.83°50'36"W. a distance of 26.10 feet along the North line of said road to a found iron pin;

Thence, N.22°53'24"E. a distance of 142.05 feet along the lands, now or formerly, owned by D. & C. Branch (1866/081) to a found iron pin on the North line of Lot 36;

Thence, N.41°34'06"E. a distance of 117.79 feet along said Branch lands to a found iron pin;

Thence, N.74°58'10"E. a distance of 138.75 feet along said Branch lands to a found iron pin;

Thence, N.89°43'20"E. a distance of 158.95 feet along the lands, now or formerly, owned by H. & K. Le (1779/319) to a found iron pin;

Thence, N.59°35'53"E. a distance of 48.09 feet along said Le lands to a found iron pin;

Thence, N.23°55'10"E. a distance of 61.24 feet along said Le lands to a found iron pin;

Thence, N.16°49'17"E. a distance of 80.20 feet along said Le lands to a found iron pin;

Thence, N.51°24'23"E. a distance of 69.71 feet along said Le lands to a found iron pin;

- Thence, **N.05°01'16"E.** a distance of **248.65** feet along said Le lands to a found iron pin on the North line of Section 3;
- Thence, **S.84°58'14"E.** a distance of **414.23** feet along the said section line to a found iron pin;
- Thence, **S.25°24'23"W.** a distance of **184.45** feet along the lands, now or formerly, owned by W. Donnelly (941/155) to a found iron pin;
- Thence, **S.07°17'08"W.** a distance of **205.96** feet along said Donnelly lands to a found iron pin;
- Thence, **S.31°20'16"W.** a distance of **199.63** feet along said Donnelly lands to a point;
- Thence, **N.62°59'11"W.** a distance of **257.13** feet along the lands, now or formerly, owned by L. Jenkins (1698/004) to a found iron pin, passing a found iron pin at 13.61';
- Thence, **S.38°18'31"W.** a distance of **150.30** feet along said Jenkins lands to the point of beginning

The above described parcel contains 5.02 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. August 17, 2005.

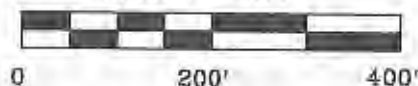
APPROVED FOR CLOSURE

A.L. Seemuthat
8-22-2005 DA

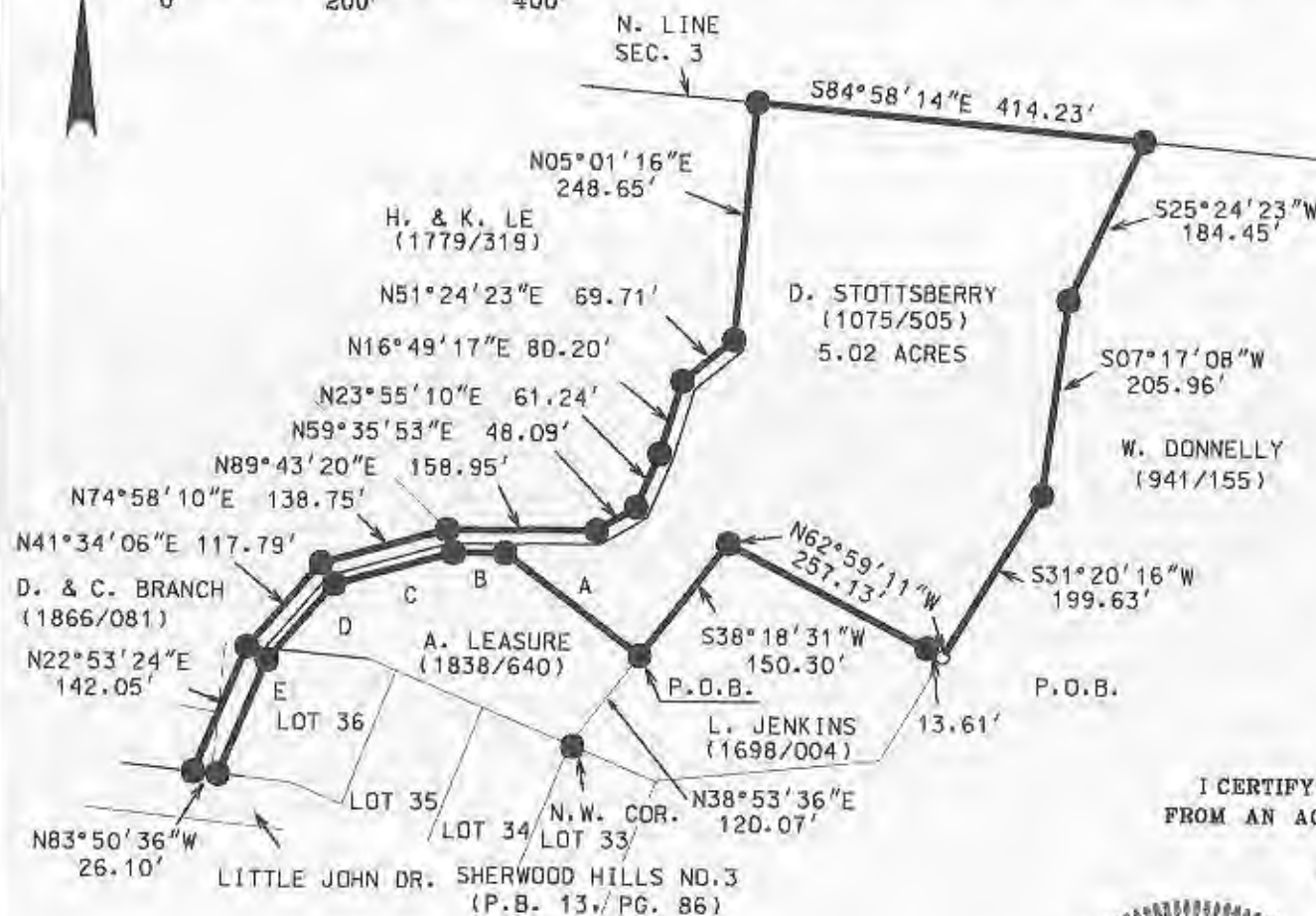
EXEMPT FROM
PLANNING COMMISSION

SURVEY PLAT FOR DONALD STOTTSBERRY

NORTH IS BASED UPON
AN ASSUMED MERIDIAN
SCALE 1" = 200'



SITUATED IN LOT 36 OF SHERWOOD HILLS, NO. 3 AND IN THE NORTHWEST QUARTER
OF SECTION 3, T-12, R-13, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO. BEING
THE REMAINING LANDS OF DONALD STOTTSBERRY IN SECTION 3 LAST CONVEYED IN
DEED BOOK 1075 PAGE 505 OF THE MUSKINGUM COUNTY DEED RECORDS.



ALL OF AUDITORS PARCELS

73-06-09-19-000 (4.95 ACRES)
73-06-07-04-000 (0.07 ACRES)
5.02 ACRES

APPROVED FOR CLOSURE

A.L. Swearingen
8-22-2005 M

EXEMPT FROM
PLANNING COMMISSION

A.L. Swearingen
8-22-2005 M

LEGEND

- IRON PIN FOUND
- ⊗ 5/8" X 30" REBAR SET
W/ I.D. CAP
- POINT

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

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

A N53°42'16"W 179.78'
B S89°15'18"W 54.60'
C S74°57'44"W 131.27'
D S41°35'05"W 106.20' (PASSING THE N. LINE OF LOT 36 AT 90.99')
E S22°53'16"W 130.41'



BOWMAN SURVEYING

P.O. BOX 3261
ZANESVILLE, OHIO 43702
PHONE 740-454-0496

JOB: M-05248A

DATE: 08/17/05

There is also intended to be conveyed a 25 foot right of way over an existing drive west of the above described parcel from Little John Drive. The easterly line of said right of way for ingress and egress is described as follows:

Commencing at an iron pin (set) at the southwest corner of the above described 1.019 acre parcel, which bears South 86 degrees 22 minutes 38 seconds East along the south line of Lot 36, a distance of 6.16 feet from the southwest corner of said Lot 36; thence North 20 degrees 43 minutes 01 seconds East a distance of 130.41 feet; thence North 39 degrees 23 minutes 00 seconds East a distance of 106.17 feet; thence North 72 degrees 46 minutes 01 seconds East a distance of 131.27 feet and there terminate. Said right of way to be 25 feet wide and to the left (west) of the above described line.

PARCEL NO. 2 73-06-07-04 73-06-09-19-008

Commencing for reference at an existing iron pin (1/2 inch iron pipe), marking the southwest corner of Lot 36 of the Sherwood Hills No. 3 subdivision as recorded in plat book 13, page 86 of the Muskingum County plat records; thence South 86 degrees 22 minutes 38 seconds East, along the south line of property now owned by Donald B. Stottsberry as recoded in deed book 1117, page 137 of the Muskingum County deed records and the north line of Friar Tuck Road in said subdivision, a distance of 32.32 feet to an iron pin (set) and the point of beginning for the following described parcel;

thence on a new division line through said Stottsberry's property, North 20 degrees 43 minutes 01 seconds East a distance of 118.61 feet to an iron pin (set); thence continuing on a new division line, North 39 degrees 23 minutes 00 seconds East a distance of 76.95 feet to an iron pin (set), passing through the north line of said Lot 36 at 27.64 feet; thence continuing on a new division line, South 42 degrees 06 minutes 04 seconds East a distance of 57.51 feet to an existing iron pin (1 inch iron pipe) on the north line of said Lot 36; thence along the north line of Lot 36, South 70 degrees 06 minutes 47 seconds East a distance of 30.00 feet to the northeast corner of said Lot 36 and the northwest corner of Lot 35; thence along the east line of Lot 36 and the west line of Lot 35, South 20 degrees 02 minutes 30 seconds West a distance of 149.98 feet to an existing iron pin (1 inch iron pipe) marking the southeast corner of Lot 36, passing an iron pin (set) at 20.00 feet; thence along the south line of Lot 36, North 70 degrees 03 minutes 50 seconds West a distance of 59.11 feet to an existing iron pin (1/2 inch iron pipe); thence continuing along the south line of Lot 36, North 86 degrees 22 minutes 38 seconds West a distance of 50.68 feet to the point of beginning and containing 0.386 acres (0.032 acres of Auditors parcel # 73-73-06-09-19 and 0.354 acres of Auditors parcel # 73-73-06-07-04) more or less.

Subject to all legal right of ways and easements on record.

Grantee is subject to allowing future sewer taps to owners of Lots 34,35 and 36 of said subdivision for sewer easement recorded in deed book 1032, page 363.

The basis of bearings for the above descriptions being Astronomical North from solar observations made on the site on September 12, 2003.

LEGEND

- IRON PIN SET (5/8" CAPPED REBAR)
- IRON PIN FOUND

BASIS OF BEARINGS

ASTRONOMICAL NORTH -
FROM SOLAR OBSERVATIONS MADE ON
SITE ON SEP. 12, 2003

PLAT OF SURVEY

MUSKINGUM COUNTY, OHIO
WAYNE TOWNSHIP
SHERWOOD HILLS NO. 3, LOT 36 AND
SECTION 3, TOWNSHIP 12N, RANGE 13W
CONGRESS LANDS EAST OF THE SCIOTO RIVER

Lot Split
Approved

By

0 30 60 90
SCALE IN FEET

DONALD B. STOTTSBERRY
VOL. 1117, PG. 137

ALAN L. & LYNNE LEASURE
VOL. 1646, PG. 680

PARCEL NO. 1

0.924 Ac. of Auditor parcel #
73-73-06-09-19-000
0.083 Ac. of Auditor parcel #
73-73-06-07-04-000
(1.007 Ac. Total)

PARCEL NO. 2

0.354 Ac. of Auditor parcel #
73-73-06-07-04-000
0.032 Ac. of Auditor parcel #
73-73-06-09-19-000
(0.386 Ac. Total)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *[Signature]*
1-15-2004

LORI JENKINS
VOL. 1698, PG. 4

SHERWOOD HILLS NO. 3
P.B. 13, PG. 86

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT
AS PREPARED BY ME THIS 12TH DAY OF SEPTEMBER, 2003.

John C. Gilchrist
JOHN C. GILCHRIST REG. SURVEYOR #6414

DATE: SEP 12, 2003

LITTLE
JOHN
DRIVE

FRIAR
TUCK
RD.