

**BOWMAN SURVEYING**  
**P.O. BOX 207**  
**FRAZEYSBURG, OHIO 43822**  
**PH./FAX (740) 828-2204**

3808 JAMES ET

**SURVEY DESCRIPTION**  
**FOR**  
**Steven Baldwin**

**PARCEL 1**

**AUDITORS PARCELS**

**86-34-01-01-016 (1.866 Acres), PART**

Situated in lot 6 of Sibley's Subdivision (P.B. 16, Pg. 87/88), City of Zanesville, Muskingum County, Ohio. Being part of the lands of the Northpointe Development Co. as last conveyed in Deed Book 1148 page 838 of the Muskingum County Deed Records, and being described as follows:

Commencing at the Northwest corner of lot 6 in Sibley's Subdivision, (P.B. 6, Pg. 87/88); thence, S.01°57'06"W. a distance of 1,234.68 feet along the west line of said lot to a found iron pin; thence, S.88°35'33"E. a distance of 861.54 to a set iron pin on the North line of the lands, now or formerly, owned by J. Vinsel, Et Al, (1134/724), BEING THE POINT OF BEGINNING, passing a found iron pin on the East line of C.R. 723 (North Pointe Drive) at 410.44 feet;

thence, on a curve to the right an arc distance of 231.40 feet, with a radius of 475.00 feet, whose chord bears N.15°21'48"E. a distance of 229.11 feet through the lands of the Northpointe Development Co. (1148/838) and along the east line of a proposed 50 foot wide road to a set rebar;

thence, S.60°40'53"E. a distance of 55.21 feet through said Northpointe lands to a set iron pin;

thence, S.73°11'56"E. a distance of 511.70 feet through said Northpointe lands to a set iron pin;

thence, S.21°43'05"W. a distance of 64.70 feet along the east line of said Northpointe lands to a found iron pin on the North line of the lands, now or formerly, owned by J. Vinsel, Et Al, (1134/724);

thence, N.88°35'33"W. a distance of 574.93 feet along the North line of said Vinsel lands to the point of beginning.

The above described parcel contains 1.866 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.

Also attached to the above described parcel is a 40.00 foot wide right of way along the south line of the Northpointe Development Co. lands extending from the east line of County Road 723 to the Southwest corner of the above described parcel.

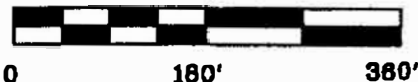
Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. December 7, 1998.

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**NOT RECORDABLE**

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY K. Becky  
 12-8-98

NORTH IS BASED UPON  
AN ASSUMED MERIDIAN

SCALE 1" = 180'



# SURVEY PLAT FOR STEVEN BALDWIN

SITUATED IN LOT 8 OF SIBLEY'S SUBDIVISION (P.B. 18, Pg. 87/88),  
T-1-N, R-8-W, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

## PARCEL 1

PART OF PARCEL

86-34-01-01-028

NORTHPOINTE DEVELOPMENT CO.

(1148/838)

1.866 ACRES

MORE OR LESS

N.W. COR. LOT 6  
SIBLEY'S SUB.  
(P.B. 18 Pg. 87/88)

S01°57'06"W  
1,234.68'

410.44'

S88°35'33"E

861.54'

C.R. 723

S23°20'18"W

ATTACHED  
40' R/W

P.O.B.

ARC = 231.40'  
RADIUS = 475.00'  
CHORD  
N15°21'48"E  
229.11'

PROPOSED  
50' ROAD

S60°40'53"E  
55.21'

S73°11'56"E  
511.70'

CITY OF  
ZANESVILLE  
FALLS TWP.

S21°43'05"W  
64.70'

PARCEL 1'

N88°35'33"W 574.93'

PARCEL 2

N01°24'27"E  
36.47'

N88°35'33"W  
66.19'

S87°18'26"W 510.05'

## PARCEL 2

PART OF PARCEL

86-34-01-01-020

J. VINSEL, ET AL  
(1134/724)

0.268 ACRES

MORE OR LESS

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY K. Backs  
12-8-98



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

**OFFICE COPY  
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STEPHEN M. BOWMAN

## LEGEND

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

BOWMAN SURVEYING

12920 BOTTOM ROAD  
DRESDEN, OHIO 43821  
PHONE/FAX 614-828-2204

JOB: M-98575

DATE: 12/07/98