

23-50-07-08-000

**BOESHART & ASSOCIATES**  
Email: [pjboeshart@hotmail.com](mailto:pjboeshart@hotmail.com)

**94 CANYON VILLA DRIVE**  
**HEBRON, OH 43025**

Ph: 740-928-4130

May 28, 2015

Job No. 15-4082

Surveyor's Description – **20.966 ACRES ~ Part of Parcel No. 23-50-07-08-000**

The parcel herein described is known as being a part of the same lands conveyed to **Sherry June Pickens** as described in Deed Vol. 1961 on page 469 recorded in the Muskingum County Recorder's Office in Zanesville, Ohio and is situated in the Southwest Quarter of Section 7 in Highland Township, Township 2 North in Range 5 West in the U.S. Military Lands of Muskingum County, Ohio and is better described as follows:

**Beginning** for a reference at an existing stone at the Northeast Corner of the Southwest Quarter of Section 7;

**Thence**, with the east line of the said quarter-section, South 0 degrees 28 minutes 53 seconds East, 683.25 feet to a point;

**Thence**, leaving the said quarter-section line, South 87 degrees 52 minutes 55 seconds West, 252.98 feet to an existing iron pipe;

**Thence**, with the south line of James J. & Courtney L. Watson (2397 / 457), South 89 degrees 18 minutes 02 seconds West, 709.50 feet to an existing 5/8" iron pin;

**Thence**, continuing with the Watson line, South 89 degrees 17 minutes 53 seconds West, 247.58 feet to an existing 5/8" iron pin;

**Thence**, with the west line of the Watson parcel, North 2 degrees 03 minutes 34 seconds East, 69.04 feet to a set 2" Magnetic Nail in the center of Barr Road (County Road 20) and the **true point of beginning**;

**Thence**, with the said road on a new division line, the following (4) four courses:

- 1.) South 15 degrees 44 minutes 30 seconds West, 125.67 feet to a set 2" Magnetic Nail;
- 2.) South 9 degrees 27 minutes 57 seconds West, 144.25 feet to a set 2" Magnetic Nail;
- 3.) South 6 degrees 26 minutes 13 seconds West, 159.14 feet to a set 2" Magnetic Nail;
- 4.) South 7 degrees 34 minutes 46 seconds West, 178.57 feet to a point;

**Thence**, leaving the said road and following the north line of Robert H., Jr. & Sarah J. Phillips ( 1741 / 712), North 87 degrees 20 minutes 42 seconds West, passing an existing 5/8" iron pin at 25.00 feet, a total distance of 1315.18 feet to an existing 5/8" iron pin;

**Thence**, with the east line of J. Weldon & Janice E. Funk ( 629 / 14), North 0 degrees 12 minutes 22 seconds West, 635.09 feet to an existing 5/8" iron pin;

23. 50-07-08-000 A

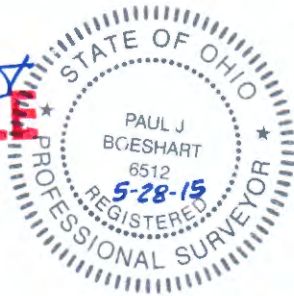
**Thence**, with the south line of Justin W. & Stephanie D. Allen ( 2179 / 747), North 89 degrees 47 minutes 39 seconds East, 1418.97 feet to an existing 5/8" iron pin;

Thence, South 2 degrees 03 minutes 34 seconds West, 102.76 feet to the **true point of beginning**.

Containing **20.966 Acres** and is subject to all legal roads, easements and restrictions of record. North is based on the south line of Section 7 as bearing North 89 degrees 59 minutes 44 seconds West. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings.

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in May, 2015.

**OFFICE COPY**  
*Paul J. Boeshart*  
**NOT RECORDABLE**  
Paul J. Boeshart, P.L.S.  
Registration No. S-6512



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
*[Signature]*  
Date 6/9/15 Fee Paid -

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 6/19/2015



23-50-07-08-000 B

Based on the south line of Section 7 as bearing North 89° 59' 44" West

J. Weldon & Janice E. Funk  
629 / 14

Justin W. & Stephanie D. Allen  
2179 / 747

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department  
6/9/15  
Date

N 89° 47' 39" E  
1418.97'

Sherry June Pickens  
1961 / 469  
Deed Acres = 39.36  
Part of Parcel No. 23-50-07-08-000  
20.966 ACRES by Survey

DESCRIPTION  
APPROVED  
By: [Signature] 6/9/15

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
6/9/15  
Date

Fee Paid  
6/9/15  
Date

N 15° 44' 30" E  
125.67'

S 2° 03' 34" W ~ 102.76'

S 2° 03' 34" W ~ 69.04'

N 89° 17' 53" E  
247.58'

S 89° 18' 02" W  
709.50'

S 87° 52' 55" W  
252.98'

Reference Point of Beginning  
Northeast Corner of the  
Southwest Quarter of  
Section 7 ~ Stone Found

James J. & Courtney L. Watson  
2397 / 457

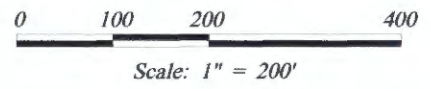
S 0° 28' 53" E  
683.25'

STATE of OHIO  
MUSKINGUM COUNTY  
HIGHLAND TOWNSHIP  
TOWNSHIP 2 NORTH  
RANGE 5 WEST  
U.S. MILITRAY LANDS  
PART of the SOUTHWEST  
QUARTER of SECTION 7

Kevin Lee & Kristine L. Harris  
2469 / 694

Robert H. Jr. & Sarah J. Phillips  
1741 / 712

- ◊ = Unmarked Corner
- ◻ = Existing Stone Corner
- = Existing Iron Pin as noted
- △ = 2" Magnetic Nail Set



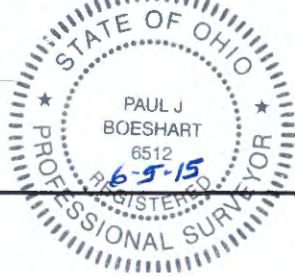
BARR ROAD ~ COUNTY ROAD 20

Sherry June Pickens  
1961 / 469  
Deed Acres = 39.36  
Part of Parcel No. 23-50-07-08-000  
18.393 ACRES by Survey

1930.57' (calc) ( 1930.42' deed)

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN JULY, 2015.

OFFICE COPY  
NOT RECORDABLE  
PAUL J. BOESHART, PLS., REG. NO. S 6512  
94 CANYON VILLA DRIVE  
HEBRON, OH 43025  
PHONE: 740-928-4130 CELL: 740-616-0812



Pertinent Data:  
County Tax Map  
Surveys of Record  
USGS Map  
Deeds as noted

Date: May 26, 2015  
Dwg. No. 15 - 4082