

PAUL J. BOESHART, PLS
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94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

February 26, 2024

Job No. 23-7825-2

Surveyor's Description – **Part of Parcel No. 25-16-04-23-000 – 8.865 Acres**
All of Parcel No. 25-16-04-23-001 – 5.008 Acres

13.873 Acres in all

The parcel herein described is known as being a part of the same lands conveyed to **Cindy Lou and Jay D. Andrews** as described in D.B. 3123 Pg. 830, and being situated in and part of Section 4 in the Second Quarter of Hopewell Township, Township 1 North in Range 9 West in the U.S. Military Lands of Muskingum County, Ohio and is better described as follows:

Beginning for a reference at the Southwest Corner of Section 4 in the center of Hidden Springs Road (Township Road 292 – 40' R/W) at an existing 5/8" iron pin;

Thence, with the center line of the said road and the south line of Section 4, **South 88 degrees 14 minutes 18 seconds East**, passing an existing RR Spike at 2411.62 feet, a total distance of **2680.15 feet** to a point and the **True Point of Beginning** of the 13.873 Acres;

Thence, leaving the said road and section line and with the east line of Cindy Lou and Jay D. Andrews (D.B. 3123 Pg. 830), **North 39 degrees 20 minutes 36 seconds East, 44.27 feet** to an existing 3/4" iron pipe;

Thence, through the Andrews' parcels (D.B. 3123 Pg. 830) on new lines, the following (6) six courses:

- 1.) **Thence, North 23 degrees 37 minutes 24 seconds East, 375.19 feet** to a set Magnetic Nail in a Wood Post;
- 2.) **Thence, North 1 degree 23 minutes 57 seconds West, 352.71 feet** to a set 5/8" iron pin;
- 3.) **Thence, North 88 degrees 53 minutes 50 seconds East, 162.91 feet** to a set 5/8" iron pin;
- 4.) **Thence, North 84 degrees 48 minutes 23 seconds East, 291.64 feet** to an existing 3/4" iron pipe;
- 5.) **Thence, South 83 degrees 39 minutes 32 seconds East, 123.44 feet** to a set Magnetic Nail in an existing Wood Post;
- 6.) **Thence, South 86 degrees 26 minutes 47 seconds East, 203.28 feet** to a set 5/8" iron pin on the west line of Bob Jude, Sr. (D.B. 2266 Pg. 623);

Thence, with the west line of the said Jude parcel, **South 2 degrees 57 minutes 35 seconds West**, passing an existing 3/4" iron pipe at 733.52 feet, a total distance of **762.88 feet** to a point in the above said Hidden Springs Road on the south line of Section 4;

Thence, with the said road and Section line, **North 88 degrees 14 minutes 18 seconds West, 909.73 feet** to the **True Point of Beginning**.

Containing 13.873 Acres and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart – S-6512".

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Section 4 and the center of Hidden Springs Road as bearing South 88 degrees 14 minutes 18 seconds East, and are used to denote angles only."

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 October, 2023 and the description revised February 26, 2024.

OFFICE COPY

NOT RECORDABLE

Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



DATE 5/5/24
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: P.A. Barchard
5-15-2024