

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025
Ph: 740-928-4130

February 26, 2024

Job No. 23-7825-02

Surveyor's Description – **Part of Parcel No. 25-16-04-23-000 – 2.162 Acres**
Part of Parcel No. 25-16-04-24-000 – 4.632 Acres
6.794 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, 2411.62 feet** to an existing RR Spike and the **True Point of Beginning** of the 6.794 Acres;

Thence, leaving the said road and section line and with the lines of Matthew L. & Ashley N. Massie (D.B. 2925 Pg. 910), the following (3) three courses:

- 1.) **North 1 degree 49 minutes 56 seconds West, 370.98 feet** to a set 5/8" iron pin;
- 2.) **Thence, North 2 degrees 12 minutes 39 seconds East, 136.33 feet** to a set 5/8" iron pin;
- 3.) **Thence, North 14 degrees 53 minutes 22 seconds East, 248.80 feet** to a point;

Thence, leaving the said Massie line and through the Andrews' parcels, (D.B.3123 Pg.830), on new lines, the following (3) three courses:

- 1.) **South 86 degrees 13 minutes 30 seconds East**, passing a set 5/8" iron pin at 51.14 feet, a total distance of **381.71 feet** to a set 5/8" iron pin;
- 2.) **Thence, South 1 degrees 23 minutes 57 seconds East, 352.71 feet** to a set Magnetic Nail in a Wood Post;
- 3.) **Thence, South 23 degrees 37 minutes 24 seconds West, 375.19 feet** to an existing 3/4" iron pipe;

Thence, with the west line of Cindy Lou & Jay D. Andrews (D.B.3123 Pg.830), **South 39 degrees 20 minutes 36 seconds West, 44.27 feet** to a point in the 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, 268.53 feet** to the **True Point of Beginning**.

Containing 6.794 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".

This parcel is subject to an **Access Easement 50 feet in width** along the west lines 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, 2411.62 feet** to an existing RR Spike and the **True Point of Beginning** of the 0.867 Acres Access Easement (50' in Width);

Thence, leaving the said road and section line and with the lines of Matthew L. & Ashley N. Massie (D.B. 2925 Pg. 910), the following (3) three courses: