

29-01-05-05-000

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

94 CANYON VILLA DRIVE  
HEBRON, OH 43025

Ph: 740-928-4130

August 18, 2018

Job No. 18-5339-4

Surveyor's Description ~ **All of Parcel No. 29010505000 ~ 119.790 Acres** &  
**All of Parcel No. 29010503000 ~ 104.214 Acres**

**224.004 Acres in all by Survey**

The parcel herein described is known as being the same lands conveyed to **Gerald W & Judith A. Graham, Trustees** as described in Deed Record 1105 Page 333 and Deed Record 2388 Page 743 is situated in and part of Section 5 in the Second Quarter of Jackson Township, Township 3 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 Northwest Corner of Section 5 at a set 5/8" iron pin in the center of Church Road (Township Road 664), said point is also on the east line of Licking County and the Southwest Corner of Section 25 in the Third Quarter of Pike Township in Coshocton County;

**Thence**, with the south line of Coshocton County and the north line of Muskingum County, South 88 degrees 02 minutes 07 seconds East, 1991.88 feet to a set 5/8" iron pin on the west line of Joseph W. Susil (2305/319 & 993/255);

**Thence**, leaving the said County Line and with the west line of the said Susil parcel, South 5 degrees 14 minutes 20 seconds West, passing an existing 5/8" iron pin at 286.57 feet, a total distance of 338.27 feet to a point in the center of Hamby Hill Road (County Road 38);

**Thence**, with the south lines of the Susil parcel and the south lines of Thomas W. & Sue E. Graham (977/97 & 1135/879), the following (7) seven courses:

- 1.) South 78 degrees 08 minutes 28 seconds East, 56.37 feet to a point;
- 2.) **Thence**, South 69 degrees 10 minutes 23 seconds East, 130.00 feet to a point;
- 3.) **Thence**, South 60 degrees 18 minutes 33 seconds East, 330.00 feet to a point;
- 4.) **Thence**, South 61 degrees 06 minutes 04 seconds East, 391.91 feet to a point;
- 5.) **Thence**, South 62 degrees 03 minutes 16 seconds East, 136.37 feet to a point;
- 6.) **Thence**, South 78 degrees 13 minutes 06 seconds East, 285.20 feet to a point;
- 7.) **Thence**, South 88 degrees 13 minutes 16 seconds East, 80.15 feet to a point;

**Thence**, leaving the said road and with the east line of Thomas W. & Sue E. Graham (1135/879), North 1 degrees 58 minutes 22 seconds East, passing an existing 5/8" iron pin at 25.00 feet, a total distance of 828.87 feet to an existing 5/8" iron pin on the line between Coshocton and Muskingum Counties;

**Thence**, with the said County Line, South 88 degrees 00 minutes 46 seconds East, 1220.35 feet to an existing 5/8" iron pin;

**Thence**, leaving the said County Line and with the west line of Donald E. & Emma Arnett (1032/540), South 1 degree 01 minutes 15 seconds West, 205.18 feet to an existing 5/8" iron pin;

**Thence**, continuing with Arnett's west line, South 1 degree 44 minutes 54 seconds West, passing an existing 5/8" iron pin at 591.81 feet, a total distance of 621.81 feet to a point in the center of Hamby Hill Road (County Road 38);

**Thence**, with the said road, North 88 degrees 15 minutes 54 seconds West, 113.26 feet to a point;

**Thence**, leaving the said road and with the lines of Christopher M. Lacy (2404/763), the following (3) three courses:

- 1.) South 1 degree 25 minutes 13 seconds West, passing an existing 5" iron pipe at 20.74 feet, 301.66 feet to an existing 5" iron pipe;



29-01-05-05-000 A

- 2.) **Thence**, South 87 degrees 50 minutes 56 seconds East, 151.83 feet to an existing 5" iron pipe;
- 3.) **Thence**, North 2 degrees 44 minutes 38 seconds East, passing a set 5/8" iron pin at 282.22 feet, a total distance of 302.31 feet to a point in the center of Hamby Hill Road (County Road 38);

**Thence**, with the said road, and the south line of Donald & Emma Arnett (1032/540), South 88 degrees 11 minutes 19 seconds East, 304.59 feet to a set 2" Magnetic Nail in the center of a bridge;

**Thence**, leaving the said road and with the west line of Michael R. Shryock (2445/30), South 1 degree 44 minutes 31 seconds West, passing a set 5/8" iron pin at 643.94 feet, a total distance of 688.94 feet to a point in the center of Wakatomica Creek;

**Thence**, with the center of the said Wakatomica Creek and the north line of George J. Gardner (2645/88), the following (7) seven courses:

- 1.) South 86 degrees 29 minutes 03 seconds West, 109.65 feet to a point;
- 2.) **Thence**, South 69 degrees 25 minutes 47 seconds West, 259.65 feet to a point;
- 3.) **Thence**, North 83 degrees 23 minutes 49 seconds West, 82.30 feet to a point;
- 4.) **Thence**, South 69 degrees 18 minutes 17 seconds West, 208.88 feet to a point referenced by a set 5/8" iron pin bearing North 39 degrees 11 minutes 36 seconds West, 36.30 feet therefrom;
- 5.) **Thence**, South 50 degrees 38 minutes 00 seconds West, 774.60 feet to a point referenced by a set 5/8" iron pin bearing North 1 degree 11 minutes 17 seconds West, 72.00 feet therefrom;
- 6.) **Thence**, North 84 degrees 25 minutes 31 seconds West, 132.01 feet to a point;
- 7.) **Thence**, South 78 degrees 02 minutes 27 seconds West, 1365.11 feet to a point;

**Thence**, leaving the said Wakatomica Creek, North 0 degrees 56 minutes 48 seconds East, 99.85 feet to a set 5/8" iron pin;

**Thence**, with the north line of Gerald W. & Judith A. Graham, Tr. (88/51), North 87 degrees 57 minutes 46 seconds West, 2200.32 feet to a set 5/8" iron pin on the west line of Section 5 in Muskingum County and the east line of Section 1 in Perry Township in Licking County;

**Thence**, with the said County Line, North 2 degrees 01 minutes 19 seconds East, 88.10 feet to a set 5/8" iron pin;

**Thence**, continuing with the said County Line, North 2 degrees 10 minutes 46 seconds East, passing an existing Concrete Monuments on the south and north Right of Way lines of Hamby Hill Road (County Road 38) at 1742.46 feet and 1851.95 feet, a total distance of 2340.42 feet to the **true point of beginning**.

**Containing 224.004 Acres** and being subject to all legal roads, easements and restrictions of record. North is based on the Ohio State Plane Coordinate System – South Zone secured by GPS. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings. All iron pins set are 5/8" x 30" rebar with a plastic ID cap stamped "KCV S-4508".

I, Kenneth C. Varner and 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 July, 2018.

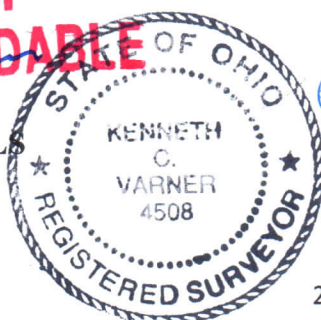
**OFFICE COPY  
NOT RECORDABLE**

**Kenneth C. Varner, PLS**  
Registration No. S-4508

DESCRIPTION

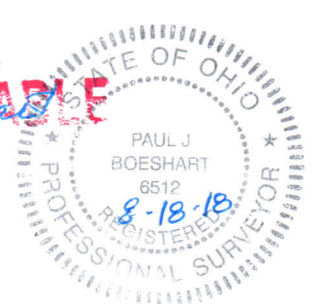
APPROVED

By: Paul J. Boeshart



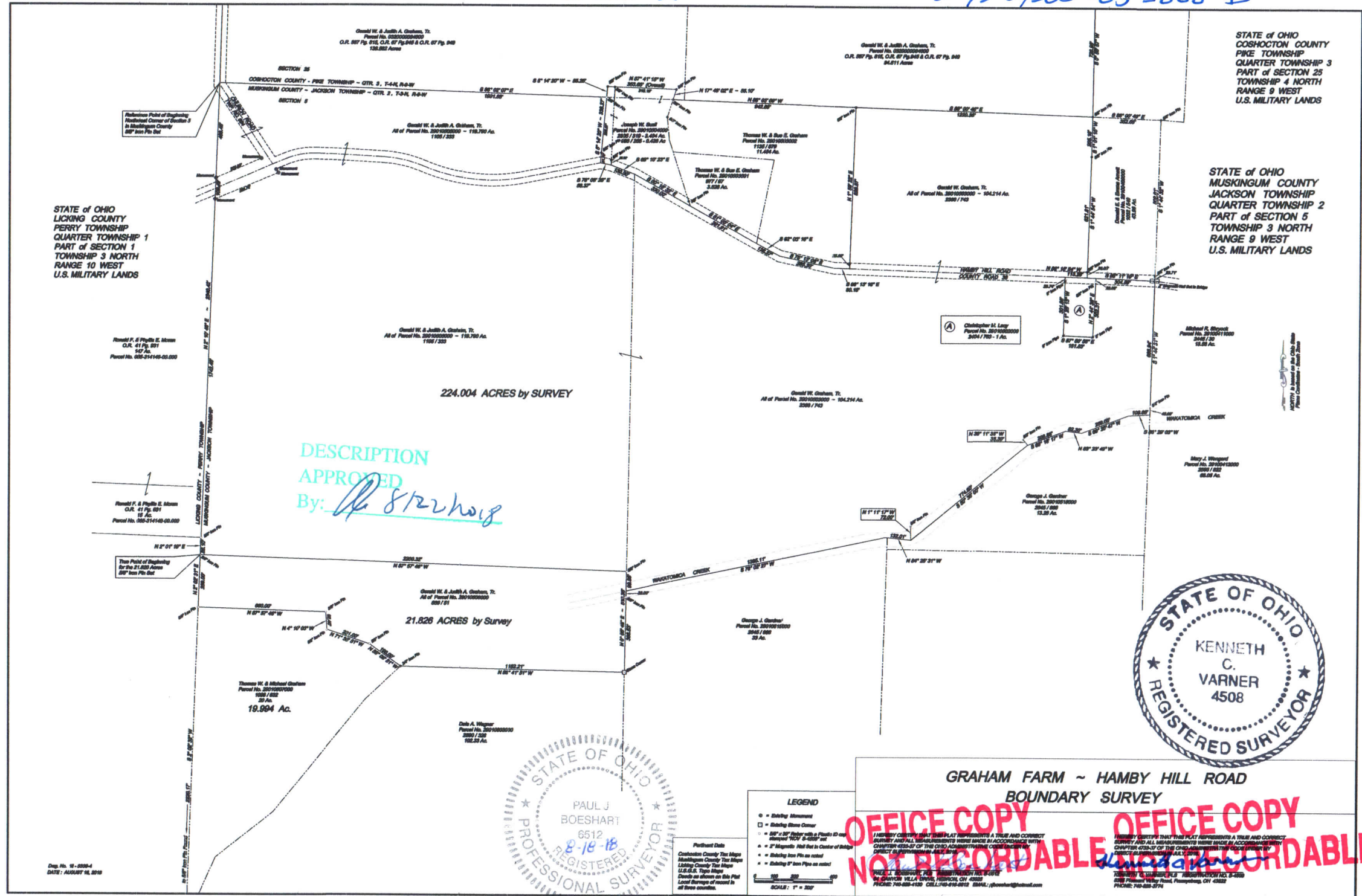
**OFFICE COPY  
NOT RECORDABLE**

**Paul J. Boeshart, PLS**  
Registration No. S-6512



29-01-05-06-000 A

29-01-05-05-000 B





29-01-05-06-000 B  
29-01-05-05-000 C

STATE of OHIO  
COSHOCTON COUNTY  
PIKE TOWNSHIP  
QUARTER TOWNSHIP 3  
PART of SECTION 25  
TOWNSHIP 4 NORTH  
RANGE 9 WEST  
U.S. MILITARY LANDS

STATE of OHIO  
MUSKINGUM COUNTY  
JACKSON TOWNSHIP  
QUARTER TOWNSHIP 2  
PART of SECTION 5  
TOWNSHIP 3 NORTH  
RANGE 9 WEST  
U.S. MILITARY LANDS

STATE of OHIO  
LICKING COUNTY  
PERRY TOWNSHIP  
QUARTER TOWNSHIP 1  
PART of SECTION 1  
TOWNSHIP 3 NORTH  
RANGE 10 WEST  
U.S. MILITARY LANDS

NORTH is based on the Ohio State  
Plane Coordinates - South Zone

224.004 ACRES by SURVEY

21.826 ACRES by Survey

19.994 Ac.

Dwg. No. 18 - 5339-4  
DATE: AUGUST 18, 2018

**LEGEND**

- = Existing Monument
- = Existing Stone Corner
- = 5/8" x 30" Rebar with a Plastic ID cap stamped "KCV S-45038" set
- △ = 2" Magnetic Nail Set in Center of Bridge
- = Existing Iron Pin as noted
- = Existing 5" Iron Pipe as noted

Pertinent Data  
Coshocton County Tax Maps  
Muskingum County Tax Maps  
Licking County Tax Maps  
U.S.G.S. Topo Maps  
Deeds as shown on this Plat  
Local Surveys of record in  
all three counties.

0 100 200 400  
SCALE: 1" = 200'

## GRAHAM FARM ~ HAMBY HILL ROAD BOUNDARY SURVEY

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, 2018.

*Paul J. Boeshart*  
PAUL J. BOESHART, PLS. REGISTRATION NO. S-6512  
94 CANYON VILLA DRIVE, HEBRON, OH 43025  
PHONE: 740-928-4150 CELL: 740-616-0812 EMAIL: pboeshart@hotmail.com

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, 2018.

*Kenneth C. Varner*  
KENNETH C. VARNER, PLS. REGISTRATION NO. S-4508  
8385 Pleasant Valley Road, Frazeeburg, OH 43822  
PHONE: 740-828-3774

DESCRIPTION  
APPROVED  
By: *Paul J. Boeshart*

