

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

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

**Ph: 740-928-4130**

April 27, 2015

Job No. 15-4052

Surveyor's Description – **61.406 ACRES ~ All of Parcel No. 35-30-51-10-000**

The parcel herein described is known as being the same lands conveyed to **John L. (Jr.) Eshelman** as described in Deed Book 1990 on page 138 recorded in the Muskingum County Recorder's Office in Zanesville, Ohio and is situated in Lot 10 in the Third Quarter of Licking Township, Township 2 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 an existing stone at the Northwest Corner of Quarter 3 of Licking Township on the line between Licking and Muskingum Counties;

**Thence**, with the said county line, South 6 degrees 15 minutes 46 seconds West, 817.00 feet to a point on the south line of the B & O Railroad (Chessie System) and the **true point of beginning**;

**Thence**, leaving the said county line and following the south line of the said Railroad, South 68 degrees 15 minutes 50 seconds East, 248.74 feet to an existing steel fence post;

**Thence**, continuing with the said Railroad line, South 63 degrees 25 minutes 23 seconds East, passing a set 5/8" iron pin at 402.71 feet, the center of Pleasant Valley Road (County Road 408) at 438.98 feet, a total distance of 526.15 feet to a set 5/8" iron pin;

**Thence**, with the south line of the United States of America parcel (493 / 373), South 25 degrees 35 minutes 40 seconds East, 442.18 feet to an existing concrete monument;

**Thence**, continuing with the USA parcel, South 39 degrees 03 minutes 23 seconds East, 599.26 feet to an existing concrete monument;

**Thence**, with the west line of David L. & Mary M. Thomas (651 / 348), South 6 degrees 25 minutes 34 seconds West, 91.78 feet to an existing 5/8" iron pin;

**Thence**, with the north line of Jeffrey W. & Beverly S. Singleton (2174 / 418), North 70 degrees 59 minutes 59 seconds West, 460.32 feet to an existing 5/8" iron pin;

**Thence**, with the west line of the Singleton parcel, South 43 degrees 08 minutes 15 seconds West, 21.92 feet to the center of Pleasant Valley Road (County Road 408);

**Thence**, with the north line of Charles & Audrey Moreland (2059 / 569) and said road on a curve to the right, Curve Data : Delta = 12 degrees 26 minutes 24 seconds, Radius = 835.22 feet, Arc = 181.34 feet, North 25 degrees 00 minutes 26 seconds West, 180.99 feet along the chord to a point;

**Thence**, leaving the said road and with the west line of the Moreland parcel, South 45 degrees 03 minutes 36 seconds West, passing an existing 5/8" iron pin at 33.41 feet, a total distance of 449.03 feet to an existing 5/8" iron pin;

**Thence**, with the south line of the Moreland parcel, South 52 degrees 53 minutes 33 seconds East, 171.89 feet to an existing 5/8" iron pin;

**Thence**, with the south line of Joseph C. Houston (2065 / 857), South 52 degrees 56 minutes 02 seconds East, 804.55 feet to an existing 5/8" iron pin on the east line of Lot 10;

**Thence**, with the east line of Lot 10 and the west line of Paul Talbot (1870 / 39), South 6 degrees 11 minutes 20 seconds West, 817.22 feet to an existing 1" iron pin at the southeast corner of Lot 10;

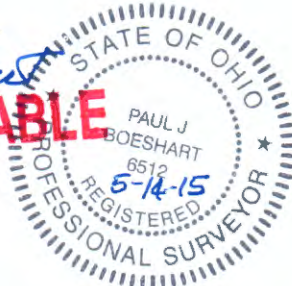
**Thence**, with the south line of Lot 10 and the north line of Thaddeus Nutter (2060 / 729) and Joey L. Patterson (1039 / 107), North 83 degrees 52 minutes 12 seconds West, passing an existing 5/8" iron pin at 729.62 feet, a total distance of 1394.61 feet to an existing 1/2" iron pin found bent and replace with a 5/8" iron pin on the line between Licking and Muskingum Counties;

**Thence**, with the said county line, North 6 degrees 15 minutes 46 seconds East, passing a set 5/8" iron pin at 2542.97 feet, a total distance of 2569.64 feet to the **true point of beginning**.

Containing **61.406 Acres** and is subject to all legal roads, easements and restrictions of record. North is based on the Licking – Muskingum County line as bearing North 6 degrees 15 minutes 46 seconds East. 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 plastic ID caps stamped "Boeshart S-6512".

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 April, 2015.

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



DESCRIPTION APPROVED  
 By: *[Signature]* 5/14/15

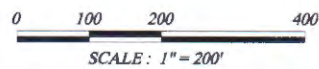
STATE of OHIO  
MUSKINGUM COUNTY  
LICKING TOWNSHIP  
TOWNSHIP 2 NORTH  
RANGE 9 WEST  
QUARTER 3  
U.S. MILITARY LANDS  
PART of LOT 10

**Pertinent Data:**  
1990 / 138  
493 / 373  
2059 / 569  
2174 / 418  
2065 / 857  
2060 / 729  
1039 / 107  
B & O RR Prints  
ODNR Maps  
USGS Topo Map  
County Tax Map

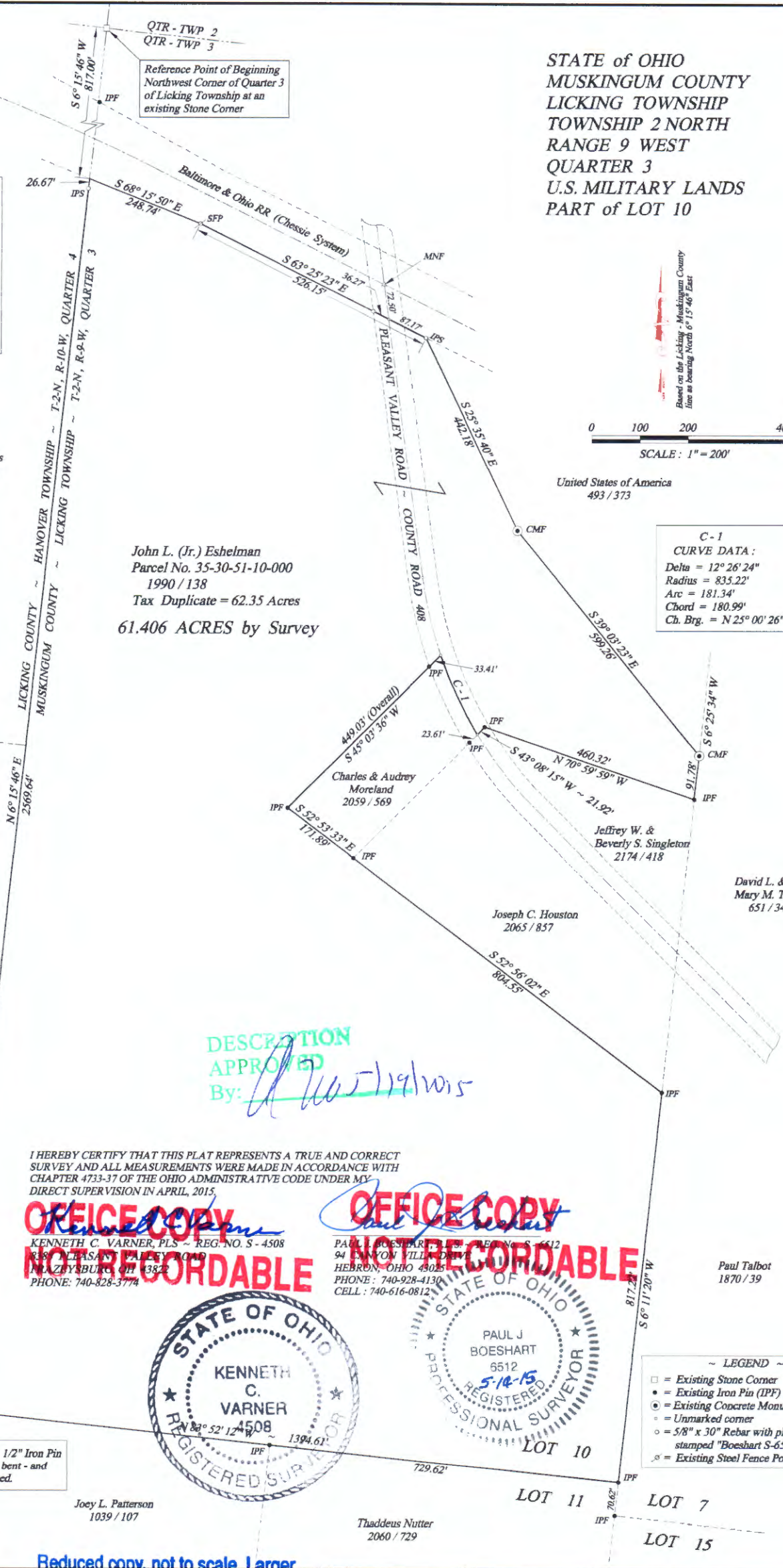
Jacqueline P. Nethers  
200103140007876

John L. (Jr.) Eshelman  
Parcel No. 35-30-51-10-000  
1990 / 138  
Tax Duplicate = 62.35 Acres  
**61.406 ACRES by Survey**

**C-1**  
CURVE DATA:  
Delta = 12° 26' 24"  
Radius = 835.22'  
Arc = 181.34'  
Chord = 180.99'  
Ch. Brg. = N 25° 00' 26" W



United States of America  
493 / 373

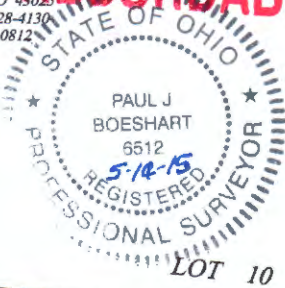


DESCRIPTION APPROVED  
By: *[Signature]* 11/19/15

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 APRIL, 2015.

**OFFICE COPY NOT RECORDABLE**  
Kenneth C. Varner  
KENNETH C. VARNER, PLS ~ REG. NO. S - 4508  
98 PLEASANT VALLEY ROAD  
NEW ZYBURG, OH 43822  
PHONE: 740-828-3774

**OFFICE COPY NOT RECORDABLE**  
Paul J. Boeshart  
PAUL J. BOESHART, PLS ~ REG. NO. S - 6512  
94 BAYON VILLAGE DRIVE  
HEBRON, OHIO 43025  
PHONE: 740-928-4130  
CELL: 740-616-0812



- ~ LEGEND ~
- = Existing Stone Corner
  - = Existing Iron Pin (IPF)
  - ⊙ = Existing Concrete Monument (CMF)
  - = Unmarked corner
  - = 5/8" x 30" Rebar with plastic ID cap stamped "Boeshart S-6512" set (IPS)
  - ⊙ = Existing Steel Fence Post (SFP)

Note: 1/2" Iron Pin found bent - and replaced.

Joey L. Patterson  
1039 / 107

Thaddeus Nutter  
2060 / 729

Dwg. No. 15-4052  
Date: April 24, 2015

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.