

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

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

August 5, 2023

Job No. 23-7808

Surveyor's Description: ~ **Part of Parcel No 66-80-24-04-009 ~ 14.352 ACRES**

The parcel herein described is known as being part of the same lands conveyed to **E. Earl & Gayla A. Smith** as described in Deed Book 2726 Page 333 and is situated in and part of the Northwest Quarter of Section 24 in the Third Quarter of Union Township, Township 1 North in Range 5 West in the U.S. Military Lands in Muskingum County, Ohio and is better described as follows:

Commencing for a reference at an existing 3/4" iron pipe at the Northeast corner of the Northwest Quarter of Section 24;

Thence, with the mid-section line, **South 2 degrees 06 minutes 10 seconds West, 1221.81 feet** to a point on the north line of the said Smith parcel and the south line of Russell L. Bowers Jr. (D.B. 2238 Pg. 100);

Thence, with the line between the said Smith and Bower's parcels, **South 88 degrees 23 minutes 10 seconds East, 248.07 feet** to an existing 5/8" iron pin at the southeast corner of the said Bowers' parcel and being the **True Point of Beginning** for the herein described **14.352 Acres**;

Thence, through the said Smith parcel on new lines the following (2) two courses:

- 1.) **South 7 degrees 48 minutes 17 seconds East, 564.88 feet** to a set 5/8" iron pin;
- 2.) **Thence, North 88 degrees 35 minutes 14 seconds West**, passing a set 5/8" iron pin at 1035.32 feet, a total distance of **1160.32 feet** to a set 2" Magnetic Nail in the center of West Union Road (County Road 200 – Assumed 60' R/W);

Thence, with the center of the said road, **North 3 degrees 03 minutes 04 seconds West, 563.20 feet** to a set 2" Magnetic Nail;

Thence, leaving the said road and with the common line of the said Bowers and Smith parcel, **South 88 degrees 23 minutes 10 seconds East**, passing an existing 5/8" iron pin at 25.00 feet, a total distance of **473.78 feet** to a set 5/8" iron pin;

Thence, through the said Smith parcel the following (3) three courses:

- 1.) **South 0 degrees 58 minutes 01 seconds West, 35.00 feet** to a set 5/8" iron pin;
- 2.) **Thence, South 88 degrees 23 minutes 10 seconds East, 311.15 feet** to a set 5/8" iron pin;
- 3.) **Thence, North 0 degrees 58 minutes 01 seconds East, 35.00 feet** to a set 5/8" iron pin on the common line between the said Smith and Bowers' parcels;

Thence, with the said common line between the Smith and Bowers' parcels, **South 88 degrees 23 minutes 10 seconds East, 328.75 feet** to the **True Point of Beginning**.

Containing 14.352 Acres and being subject to all legal roads, easements, and restrictions of record.

ALSO, this parcel is subject to a **50' Access Easement** for egress and regress across the above described 14.352 acres to West Union Road (County Road 200) and is better described as follows: