

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 ~ 0.250 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, **North 88 degrees 23 minutes 10 seconds West, 80.68 feet** to a set 5/8" iron pin and being the **True Point of Beginning** for the herein described 0.250 Acres;

Thence, on new lines 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, North 88 degrees 23 minutes 10 seconds West, 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 line between the said Smith and Bowers parcels;

Thence, with the common line between the Smith and Bowers parcels, **South 88 degrees 23 minutes 10 seconds East, 311.15 feet** to **True Point of Beginning**.

Containing 0.250 Acres and being subject to all legal roads, easements, and restrictions of record. **NOTE:** This parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel is to be combined to **Auditor's Parcel No. 66-80-24-07-002**.

"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 east line of the Northwest Quarter of Section 24 as bearing South 2 degrees 06 minutes 10 seconds East, and are used to denote angles only.

All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID caps stamped "Paul J. 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 August, 2023.

OFFICE COPY
NOT RECORDABLE
Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512

DESCRIPTION
APPROVED

By: Paul J. Boeshart



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 9/22/23
Fee Paid