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94 CANYON VILLA DRIVE
HEBRON, OH 43025

November 28, 2022

Job No. 22-7458

Surveyor's Description ~ All of Parcel No. 35-46-02-52-000 ~ 0.459 Acres

Situated in the State of Ohio, Muskingum County, Licking Township, 4th Quarter, Township 2 North, Range 9 West, of the U.S. Military Lands. The parcel herein described is known as being all of the same lands conveyed to **Clermont Jr & Barbara Bowers** as described in **Official Record 1527 Page 530**, (All records herein are from the Recorder's Office, Muskingum County, Ohio) and is better described as follows:

Commencing at a 3/4" Iron Pipe Found, said pipe found being the Northeast corner of Clermont Jr & Barbara Bowers parcel (OR 1527 Pg. 530) also known as Lot 25 of the Lakeland Hills Subdivision (Plat Book 10 Pg. 60), the southwesterly corner of Deborah McDonald parcel (OR 975 Pg. 245) also known as the southwesterly corner of Lot 66 of the Lakeland Hills IV Subdivision (PB 13 Pg. 15), and the northwesterly corner of Clermont Jr & Barbara Bowers parcel (OR 1527 Pg. 530);

Thence, with the southerly line of said Deborah McDonald parcel (Lot 66) and the northerly line of said Clermont Jr & Barbara Bowers parcel, bearing **North 57°39'15" East** a distance of **99.99'** to a 3/4" Iron Pipe Found, said pipe being the Northeast corner of said Clermont Jr & Barbara Bowers parcel, the Northwest corner of the Subject parcel and being the **True Point of Beginning**;

Thence, with the southerly line of said Deborah McDonald parcel (Lot 66), the southerly line of Christopher G Presson parcel (OR 2375 Pg. 148) also known as Lot 65 in the Lakeland Hills IV Subdivision (PB 13 Pg. 15) and the northerly line of said Clermont Jr & Barbara Bowers parcel, bearing **North 57°39'15" East** a distance of **99.89'** to a 3/4" Iron Pipe Found, said pipe being the Northeast corner of said Clermont Jr & Barbara Bowers parcel, the northwesterly corner of Jimmy E Swope Parcel (OR 1508 Pg. 630);

Thence, with the easterly line of the subject parcel and the westerly line of said Jimmy E Swope parcel, bearing **South 32°21'50" East** a distance of **199.99'** to a 3/4" Iron Pipe Found, said pipe being the Southeast corner of the subject parcel, the southwesterly corner of said Jimmy E Swope parcel, and in the northerly right of way of Brentcrest Drive (50' R/W);

Thence, with the southerly line of the subject parcel and the northerly right of way of said Brentcrest Drive, bearing **South 57°39'15" West** a distance of **99.89'** to a 3/4" Iron Pipe Found, said pipe being the Southwest corner of the subject parcel, the southeasterly corner of said Clermont Jr & Barbara Bowers parcel, and in the northerly right of way of said Brentcrest Drive;

Thence, with the westerly line of the subject parcel and the easterly line of said Clermont Jr & Barbara Bowers parcel, bearing **North 32°21'50" West** a distance of **199.99'** to the **True Point of Beginning**.

Containing 0.459 Acres in total, 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".

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS Service, with the North right of way of Brentcrest Drive as bearing South 57° 39' 15" West, and are used to denote angles only."

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 November 2022.

OFFICE COPY

NOT RECORDABLE

Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



DESCRIPTION
APPROVED

By: DMS 12-8-2022