

DESCRIPTION

APPROVED

By: MB 10-24-2022

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94 CANYON VILLA DRIVE
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September 6, 2022

Job No. 22-7338 - EE

Surveyor's Description ~ Part of Parcel No. 29-10-01-01-000 ~ 6.289 Acres

Situated in the State of Ohio, Muskingum County, Jackson Township, Part of Lot 5, Quarter Township 1, Township 3 North, Range 9 West, of the U.S. Military Lands. The parcel herein described is known as being part of the same lands conveyed to **Jack D Kilpatrick** as described in **Official Record 2383 Page 118**, (All records herein are from the Recorder's Office, Muskingum County, Ohio) and is better described as follows:

Beginning at a 4" Mag Spike set in the intersection of West Carlisle Road (Co. Rd. 94) and Ashcraft Road (Twp Rd. 93 ~ 40' R/W Assumed);

Thence, with the centerline of said Ashcraft Road the following two (2) courses:

1. **North 04°38'26" East** a distance of **413.28'** to a point;
2. **North 01°47'38" East** a distance of **218.92'** to a point, said point being the Southwest corner of the subject parcel and the **True Point of Beginning**;

Thence, with the centerline of said Ashcraft Road and the westerly line of the subject parcel the following five (5) courses:

1. **North 01°47'38" East** a distance of **87.08'** to a point;
2. Following a curve to the left with a Radius of 604.71', Arc Length of 130.50', Delta of 12°21'55", Chord Bearing of **North 04°23'19" West**, and a Chord Distance of **130.25'** to a point;
3. **North 15°23'27" West** a distance of **176.16'** to a point;
4. Following a curve to the right with a Radius of 226.43', Arc Length of 168.86', Delta of 42°43'36", Chord Bearing of **North 05°58'21" East**, and a Chord Distance of **164.97'** to a point;
5. **North 28°55'20" East** a distance of **59.25'** to a point, said point being the Northwest corner of the subject parcel and at the intersection of the centerline of said Ashcraft Road and the south line of Coshocton County;

Thence, leaving the centerline of said Ashcraft Road and with the northerly line of said Jack D Kilpatrick parcel, the northerly line of the subject parcel, and the county line between Muskingum and Coshocton Counties, bearing **South 86°51'40" East**, passing a 5/8" Iron Pin Set at 15.05', a total distance of **543.14'** to a 5/8" Iron Pin Set, said pin being the Northeast corner of the subject parcel;

Thence, leaving the county line between Muskingum and Coshocton Counties and through the lands of said Jack D Kilpatrick parcel and with the easterly and southerly lines of the subject parcel the following four (4) courses:

1. **South 07°03'27" West** a distance of **280.21'** to a 5/8" Iron Pin Set;
2. **South 35°06'37" West** a distance of **213.05'** to a 5/8" Iron Pin Set;
3. **South 58°10'37" West** a distance of **161.45'** to a 5/8" Iron Pin Set;
4. **South 81°35'57" West**, passing a 5/8" Iron Pin Set at 214.12', a total distance of **242.61'** to the **True Point of Beginning**.

Containing 6.289 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 line of Muskingum County as bearing South 86°51'40" East, 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 September, 2022.

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

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NOT RECORDABLE

