

PAUL J. BOESHART, PLS
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94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

February 2, 2022

Job No. 21-6952-A

Surveyor's Description – **Part of Parcel No. 29-40-18-17-001 ~ 1.990 Acres**
Part of Parcel No. 29-40-18-20-000 ~ 0.588 Acres
2.578 Acres in all

The parcel herein described is known as being a part of the same lands conveyed to **G & G Land Holdings LLC** as described in Deed Volume 2973 Page 282 found recorded in the Muskingum County Recorder's Office in Zanesville, Ohio and is situated in and part of the Northeast and Northwest Quarters of Section 18 in the Third Quarter of Jackson Township, Township 3 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 3/4" iron pipe on the Northwest Corner of the Northeast Quarter of Section 18;

Thence, with the said quarter-section line, **South 1 degree 47 minutes 57 seconds West, 3114.84 feet** to the **true point of beginning** for the herein described parcel in the center of Spencer Road (Township Road 404 – 60' R/W);

Thence, with the said road, on a curve to the left, Curve Data: Delta = 5 degrees 16 minutes 45 seconds, Radius = 873.94 feet, Arc = 80.52 feet, **South 24 degrees 18 minutes 41 seconds East, 80.50 feet** along the chord to a set 4" Magnetic Spike;

Thence, through the G & G Land Holdings LLC parcel, the following (10) ten courses:

- 1.) **South 2 degrees 16 minutes 05 seconds West**, passing a set 5/8" iron pin at 58.47 feet, a total distance of 774.97 feet to a set 5/8" iron pin;
- 2.) **Thence, South 38 degrees 25 minutes 59 seconds West, 224.81 feet** to a set 5/8" iron pin;
- 3.) **Thence, South 43 degrees 19 minutes 32 seconds West, 60.00 feet** to a set 5/8" iron pin;
- 4.) **Thence, South 10 degrees 19 minutes 19 seconds West, 300.00 feet** to a set 5/8" iron pin;
- 5.) **Thence, North 34 degrees 59 minutes 55 seconds West, 249.07 feet** to a set 5/8" iron pin;
- 6.) **Thence, North 6 degrees 29 minutes 03 seconds East, 106.26 feet** to a set 5/8" iron pin;
- 7.) **Thence, North 36 degrees 56 minutes 41 seconds East, 73.33 feet** to a set 5/8" iron pin;
- 8.) **Thence, North 84 degrees 09 minutes 01 seconds East, 140.55 feet** to a set 5/8" iron pin;
- 9.) **Thence, North 38 degrees 25 minutes 59 seconds East, 197.00 feet** to a set 5/8" iron pin;
- 10.) **Thence, North 2 degrees 16 minutes 05 seconds East, passing a set 5/8" iron pin at 792.49 feet, a total distance of 887.26 feet** to a set 4" Magnetic Spike in the center of Spencer Road;

Thence, with the said road, on a curve to the left, Curve Data: Delta = 4 degrees 13 minutes 49 seconds, Radius = 873.94 feet, Arc = 64.52 feet, **South 19 degrees 33 minutes 24 seconds East, 64.51 feet** along the chord to the **true point of beginning**.

Containing **2.578 ACRES** and being subject to all legal roads, easements and restrictions of record. "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 west line of the center section line of Section 18 as bearing **South 1 degree 47 minutes 57 seconds West**, and are used to denote angles only." All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512" set.

I, Paul J. Boeshart, (Reg. No. S-6512), 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 January, 2022.

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

DESCRIPTION
APPROVED
By: DAB 01-17-2022



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
10/14/22