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94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

June 16, 2021

Job No. 20-6124

Surveyor's Description – **Part of Parcel No. 35-30-71-35-000 – 2.010 Ac.**

The parcel herein described is known as being part of the same lands conveyed to **Hammerstone Holdings LLC** as described in Official Record 2435 Page 844 and is situated in and part of Lot 7 in the Third Quarter of Licking Township, Township 2 North in Range 9 West in the U.S. Military Lands in Muskingum County, Ohio and is better described as follows:

Beginning for a reference on the line between Lots 6 & 7 at the Southwest Corner of Lot 7 at a point referenced by an existing 5/8" iron pin bearing South 86 degrees 43 minutes 56 seconds East, 8.00 feet therefrom;

Thence, with the west line of Lot 7, **North 2 degrees 10 minutes 55 seconds East, 1028.69 feet** to an existing 5/8" iron pin;

Thence, leaving the said Lot line and with the south line of Tinalee A. Mox (O.R. 1812 Pg. 947), **North 58 degrees 50 minutes 17 seconds East, 441.23 feet** to a set 5/8" iron pin;

Thence, through the Hammerstone Holdings LLC parcel, the following (2) two courses:

- 1.) **South 23 degrees 42 minutes 37 seconds East, 126.00 feet** to a set 5/8" iron pin and the **true point of beginning** for the 2.010 acres;
- 2.) **Thence, North 63 degrees 10 minutes 17 seconds East**, passing a set 5/8" iron pin at 290.72 feet, a total distance of **310.95 feet** to a point in the center of Pert Hill Road (County Road 8 – 40' R/W);

Thence, with the said road and the west line of Truda E. Hall (O.R. 2296 Pg. 547), Flint Point Properties LLC (O.R. 2455 Pg. 181) and Michael Lee Miller (O.R. 1634 Pg. 351) the following (2) two courses:

- 1.) **South 18 degrees 11 minutes 09 seconds East, 154.74 feet** to a point;
- 2.) **Thence, South 16 degrees 09 minutes 23 seconds East, 189.59 feet** to a point;

Thence, leaving the said road and through the Hammerstone Holdings LLC parcel, the following (2) two courses:

- 1.) **South 81 degrees 07 minutes 20 seconds West**, passing a set 5/8" iron pin at 20.41 feet, a total distance of **280.00 feet** to a set 5/8" iron pin;
- 2.) **Thence, North 23 degrees 42 minutes 37 seconds West, 253.37 feet** to the **true point of beginning**;

Containing 2.010 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 Lot 7 as bearing **North 2 degrees 10 minutes 55 seconds East**, and are used to denote angles only".

All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "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 June, 2021.

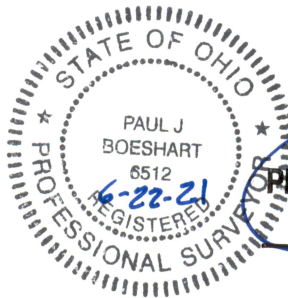
OFFICE COPY
NOT RECORDED
Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512

DESCRIPTION

APPROVED

By: Mc 6/23/2021

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APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECT

Date

Fee P