

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

Ph: 740-928-4130

February 14, 2022

Job No. 21-6952-A

Surveyor's Description – **Part of Parcel No. 29-80-23-08-000 ~ 1.924 Acres**

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 2949 Page 2 (Tract 2) found recorded in the Muskingum County Recorder's Office in Zanesville, Ohio and is situated in and part of the Southwest Quarter of Section 23 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 5/8" iron pin on the Southwest Corner of the Southeast Quarter of Section 23;

Thence, with the said quarter-section line, **North 1 degree 39 minutes 07 seconds East, 1357.47 feet** to an existing 5/8" iron pin;

Thence, **North 88 degrees 03 minutes 45 seconds West**, passing an existing 5/8" iron pin at 31.20 feet and 673.00 feet a total distance of **696.09 feet** to a set 4" Magnetic Spike in the center of Lentz Road (Township Road 120 – 60' R/W) and the **true point of beginning** for the herein described parcel;

Thence, leaving the said road with the north line of Randall E. & Susan M. Miller (D.V. 2605 Pg. 544), **North 88 degrees 03 minutes 45 seconds West, 401.40 feet** to a set 5/8" iron pin;

Thence, through the G & G Land Holdings LLC parcel, the following (3) three courses:

- 1.) **North 25 degrees 43 minutes 38 seconds East, 219.02 feet** to a set 5/8" iron pin;
- 2.) **Thence, North 5 degrees 21 minutes 00 seconds West, 176.38 feet** to a set 5/8" iron pin;
- 3.) **Thence, North 20 degrees 38 minutes 45 seconds West, 131.82 feet** to a 4" Magnetic Spike set in the center of a wood deck bridge in Lentz Road;

Thence, with the said road, the following (6) six courses:

- 1.) **South 38 degrees 51 minutes 04 seconds East, 225.01 feet** to a set 4" Magnetic Spike;
- 2.) **Thence, South 37 degrees 52 minutes 29 seconds East, 111.93 feet** to a set 4" Magnetic Spike;
- 3.) **Thence, South 38 degrees 14 minutes 03 seconds East, 82.36 feet** to a set 4" Magnetic Spike;
- 4.) **Thence, South 37 degrees 16 minutes 32 seconds East, 93.28 feet** to a set 4" Magnetic Spike;
- 5.) **Thence, South 29 degrees 25 minutes 24 seconds East, 55.68 feet** to a set 4" Magnetic Spike;
- 6.) **Thence, South 22 degrees 28 minutes 06 seconds East, 63.68 feet** to the **true point of beginning**.

Containing **1.924 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 southeast quarter of Section 23 as bearing **North 1 degree 39 minutes 07 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 "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.L.C.
Registration No. S-6512

DESCRIPTION

APPROVED

By: AM 3/4/22



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date: 10 28 22 Fee Paid: -