

44-44-01-11-000

**BOESHART & ASSOCIATES**  
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**94 CANYON VILLA DRIVE**  
Hebron, OH 43025

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September 13, 2014

**Job No. 14 - 3870**

**Surveyor's Description – 9.930 ACRES ~ All of Parcel 44-44-01-11-000**

The parcel herein described is known as being the same lands conveyed to **Beneficial Financial I. Inc.** as described in Deed Volume 2541 on Page 664 and is better known as being located in the Southeast Quarter of Section 23 in the Fourth Quarter of Muskingum Township, Township 2 North in Range 8 West in the U.S. Military Lands of Muskingum County, Ohio and is better described as follows:

**Beginning** for a reference at the Northwest Corner of the Southeast Quarter of Section 23 at an existing Stone Corner;

Thence, with the south line of Debra Grisset (D.V. 1114 Pg. 562), South 86 degree 45 minutes 02 seconds East, 825.00 feet to a point in a creek;

Thence, with the west line of Joseph L. Mattingly Trust (D.V. 1099 Pg. 175), South 2 degrees 23 minutes 59 seconds West, passing a set 5/8" Iron Pin at 25.00 feet, a total distance of 253.00 feet to a set 2" Magnetic Nail in the center of Conn Road (Township Road 149);

Thence, with the said road and the northerly lines of the said Mattingly Trust, Margo Mayer (D.V. 1126 Pg. 775), Kathy M. Lorrenz (D.V. 2454 Pg. 906) and David L. & Janet E. Hammer (D.V. 1076 Pg. 289), the following eight (8) courses:

- 1.) Along a curve to the left, Curve Data: Delta = 12 degrees 15 minutes 22 seconds, Radius = 744.06 feet, Arc = 159.16 feet, South 28 degrees 26 minutes 49 seconds West, 158.86 feet along the chord to a set 2" Magnetic Nail;
- 2.) Thence, South 22 degrees 19 minutes 08 seconds West, 104.17 feet to a set 2" Magnetic Nail;
- 3.) Thence, with a curve to the right, Curve Data: Delta = 58 degrees 58 minutes 24 seconds, Radius = 124.57 feet, Arc = 128.20 feet, South 51 degrees 46 minutes 04 seconds West, 122.63 feet along the chord to a set 2" Magnetic Nail;
- 4.) Thence, South 81 degrees 15 minutes 16 seconds West, 99.05 feet to a set 2" Magnetic Nail;
- 5.) Thence, with a curve to the right, Curve Data: Delta = 33 degrees 23 minutes 01 seconds, Radius = 253.67 feet, Arc = 147.80 feet, North 82 degrees 02 minutes 53 seconds West, 145.72 feet along the chord to a set 2" Magnetic Nail;

- 6.) Thence, North 65 degrees 21 minutes 22 seconds West, passing a set 2" Magnetic Nail at 122.90 feet, a total distance of 129.44 feet to a point of curve;
- 7.) Thence, with the said curve to the left, Curve Data: Delta = 8 degrees 22 minutes 20 seconds, Radius = 775.91 feet, Arc = 113.38 feet, North 69 degrees 32 minutes 32 seconds West, 113.28 feet along the chord to a set 2" Magnetic Nail;
- 8.) Thence, North 73 degrees 43 minutes 42 seconds West, 161.58 feet to a point on the west line of the southeast quarter of Section 23;

Thence, leaving the said road and with the east line of R. David & Andrea L. McGlade (D.V. 1527 on Page 31) and the west line of the Southeast Quarter of Section 23, North 2 degrees 23 minutes 59 seconds East, passing an existing  $\frac{3}{4}$ " iron pipe at 20.00 feet, a total distance of 467.94 feet to the **point of beginning**.

Containing **9.930 ACRES** and being subject to all legal roads, easements and restrictions of record. North is based on the west line of the Southeast Quarter of Section 23 as bearing North 2 degrees 23 minutes 59 seconds East. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings. The Iron Pin set is a 5/8" x 30" Rebar with a Plastic 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 September, 2014.

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



**DESCRIPTION  
 APPROVED**

By: *[Signature]* 10/28/2014