

47-50-23-12-000

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April 8, 2020

Job No. 20-6083

Surveyor's Description ~ All of **Parcel No. 47-50-23-12-000 ~ 3.218 Acres**

The parcel herein described is known as being the same lands conveyed to **Michael J. Sprankle** as described in Official Record 2417 on Page 27 and is situated in and a part of the Northwest Quarter of Section 23 in Newton Township, Township 15 North in Range 14 West in Muskingum County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin at the Southeast Corner of the Northwest Quarter of Section 23;

Thence, with the south line of the said Northwest Quarter and the north line of James K. & Karen S. Sprankle (O.R. 2895 Pg. 569) and Sandra L. Downey (O.R. 2676 Pg. 368), North 86 degrees 41 minutes 53 seconds West, passing an existing 5/8" iron pin on the east line of Holbert Lane (Township Road 89 - 40' assumed R/W) at 163.64 feet, a total distance of 387.42 feet to a set 5/8" iron pin;

Thence, leaving the said quarter-section line and with the east line of GLVS Farms Ltd. (O.R. 1782 Pg. 91), North 11 degrees 23 minutes 04 seconds West, 336.93 feet to a set 5/8" iron pin;

Thence, with the south line of the said GLVS Farms Ltd. Parcel, South 86 degrees 44 minutes 37 seconds East, 95.26 feet to an existing 5/8" iron pin in the center of the said Holbert Road;

Thence, leaving the said road and with the lines of Justin A. Dosch (O.R. 2391 Pg. 637), the following (2) two courses:

- 1.) South 86 degrees 44 minutes 37 seconds East, 376.98 feet to an existing 5/8" iron pin;
- 2.) **Thence**, with the east line of the Northwest Quarter of Section 23, South 3 degrees 11 minutes 46 seconds West, 326.30 feet to the **true point of beginning**.

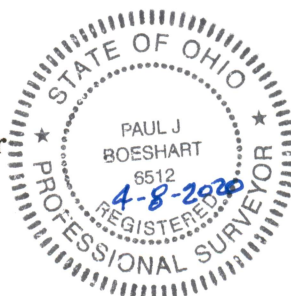
Containing 3.218 Acres and being subject to all legal roads, easements and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 2" aluminum ID cap stamped "Boeshart S-6512".

"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 south line of the Northwest Quarter of Section 23 as bearing North 86 degrees 41 minutes 53 seconds West, 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 December, 2019.

OFFICE COPY
NOT RECORDABLE

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



**DESCRIPTION
APPROVED**

By: A 4/13/2020