

Adjoiner Split of Brian Tigner Lands from Parcel No. 10-04-04-12-000 to Parcel No. 10-04-04-11-000.

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being part of the Southwest Quarter of Section 4, Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by Brian Tigner, and Robert M. Leas, (Life Estate), OR 2181-452, and being more particularly described as follows:

Beginning for reference at an iron pin found at the northwest corner of the Southwest Quarter of Section 4, Township 3, Range 8, United States Military Lands;

Thence along the mid-section line, and the north line of lands presently owned by the Tri-Valley Local School Board, (OR 2501-400), and the north line of the Third Parcel of OR 2181-452, of said Brian Tigner and Robert M. Leas lands, South 88 degrees 54 minutes 09 seconds East, 270.61 feet to a point in a three foot diameter oak stump, being the principal place of beginning, passing the centerline of Schoolhouse Road, (Twp. Rd. 118, R\W 40') at 57.18 feet, and passing iron pins found at 90.11 feet, and 268.61 feet;

Thence through the lands presently owned by said Brian Tigner, and Robert M. Leas, (Life Estate), (OR 2181-452), the following three courses:

- 1.) Along the mid-section line, South 88 degrees 54 minutes 09 seconds East, 100.00 feet to an iron pin set;
- 2.) South 17 degrees 09 minutes 04 seconds East, 302.23 feet to an iron pin set;
- 3.) South 88 degrees 03 minutes 42 seconds West, 296.86 feet to a point in the east line of lands presently owned by David J. and Susan M. Miller, (OR 2868-583), passing an iron pin set at 251.20 feet;

Thence along the east line of said Miller lands, North 23 degrees 03 minutes 49 seconds West, 107.11 feet to a point on the south line of the Third Parcel of OR 2181-452, of said Brian Tigner and Robert M.. Leas lands;

Thence along the said third parcel lines the following two courses:

- 1.) South 89 degrees 08 minutes 23 seconds East, 155.14 feet to a iron pin found, passing iron pins found at 1.18 feet, and 43.88 feet;
- 2.) North 01 degrees 33 minutes 42 seconds West, 204.60 feet to the principal place of beginning, containing 1.24 acres, more or less, and being part of Auditor's Parcel Number 10-04-04-12-000.

Note: the above described tract is not to be used as a separate building site or transferred as a independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

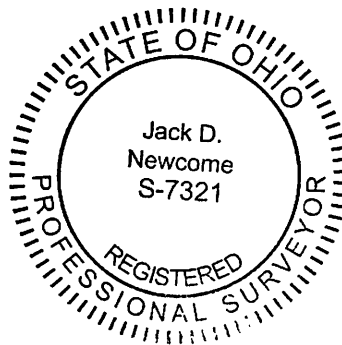
Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North as per GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed May 5, 2026, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE

5-11-26
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
5-15-26
DATE



DESCRIPTION
APPROVED
By: *D.M. Barahnd*
5-18-2026

SITUATED IN:

State of Ohio, County of Muskingum, Township of Cass, and being part of the Southwest Quarter of Section 4, Township 3, Range 8, United States Military Lands.

Iron Pin Found at the Northwest Corner of the Southwest Quarter of Section 4, Township 3, Range 8, United States Military Lands.

Brian Tigner, and
Robert M. Leas
(Life Estate)
OR 2181-452

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/15/26
DATE

Tri-Valley Local
School Board
OR 2501-400

Brian Tigner, and
Robert M. Leas
(Life Estate)
OR 2181-452
+- 1.24 Acres
Part of:
10-04-04-12-000

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axis Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar 30" Long
- ⊠ Monument Found

Brian Tigner, and
Robert M. Leas
(Life Estate)
OR 2181-452
10-04-04-12-000

David J. and
Susan M. Miller
OR 2868-583

DESCRIPTION

APPROVED

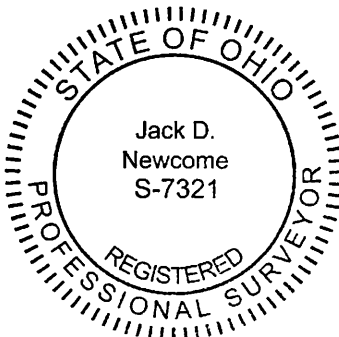
By: J.M. Barnhart
5-18-2026

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

REFERENCES

OR 1694-819
OR 1917-509
OR 1674-488
OR 1674-497
DR 1119-621



Schoolhouse Road
(Twp. Rd. 118, R\W 40')

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.



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Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-458-5788