

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com
Telephone (740) 453-4850

TRACT 2

CAROLYN L. MARTIN

AUDITOR'S PARCEL NUMBER

20-30-11-10-000 (PART – 24.735 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO CAROLYN L. MARTIN IN O.R. VOLUME 2930, PAGE 191 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE (4 INCH X 6 INCH) AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER (ALSO BEING THE NORTH LINE OF A PARCEL CONVEYED TO MARK MEREW AND SHANIE MEREW - O.R. VOLUME 1649, PAGE 266), NORTH 87 DEGREES 01 MINUTES 35 SECONDS WEST 917.68 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE (ALSO BEING THE NORTH LINE OF THE SAID MEREW PARCEL AND BEING THE NORTH LINE OF A PARCEL CONVEYED TO MICHAEL S. TOSKI, NATALIE RONCALLO AND DARYL L. PITZER IN O.R. VOLUME 2978, PAGE 874), NORTH 87 DEGREES 01 MINUTES 35 SECONDS WEST 1481.54 FEET TO AN EXISTING STONE (4 INCH X 8 INCH WITH X);

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 03 MINUTES 56 SECONDS WEST 8.46 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP-BENT/SPUN) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO CORY J. HARTMAN (O.R. VOLUME 2877, PAGE 818);

THENCE WITH THE EAST LINE OF THE SAID HARTMAN PARCEL (WEST LINE OF THE ABOVE SAID SOUTHEAST QUARTER OF SECTION 11), NORTH 03 DEGREES 01 MINUTES 42 SECONDS EAST, PASSING EXISTING IRON PINS (3/4 INCH PIPES) AT 744.58 FEET AND 814.98 FEET, A TOTAL DISTANCE OF 874.88 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO PAMELA J. TETAK (O.R. VOLUME 3293, PAGE 485 – 1/2 INTEREST AND O.R. VOLUME 3294, PAGE 475 – 1/2 INTEREST);

THENCE WITH THE SOUTH LINE OF THE SAID TETAK PARCEL, SOUTH 86 DEGREES 57 MINUTES 50 SECONDS EAST, PASSING IRON PINS SET AT 53.19 FEET AND AT 135.52 FEET, A TOTAL DISTANCE OF 499.89 FEET TO AN EXISTING RAILROAD SPIKE;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID MARTIN PARCEL, SOUTH 62 DEGREES 24 MINUTES 32 SECONDS EAST, PASSING IRON PINS SET AT 331.88 FEET AND AT 783.29 FEET, A TOTAL DISTANCE OF 1088.16 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH THE SAID MARTIN PARCEL, SOUTH 02 DEGREES 58 MINUTES 25 SECONDS WEST 420.48 FEET TO THE PLACE OF BEGINNING.

CONTAINING 24.735 ACRES FROM AUDITOR'S PARCEL NUMBER 20-30-11-10-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF FATTLER RIDGE ROAD (TOWNSHIP ROAD 85) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE SUBJECT TO THE FOLLOWING 50 FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO CAROLYN L. MARTIN IN O.R. VOLUME 2930, PAGE 191 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE (4 INCH X 6 INCH) AT THE SOUTHEAST CORNER OF SAID SECTION 11;

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rroho.com
Telephone (740) 453-4850

THENCE TRAVERSING INTO THE SAID MARTIN PARCEL, NORTH 62 DEGREES 24 MINUTES 32 SECONDS WEST, PASSING AN IRON PIN SET AT 538.11 FEET, A TOTAL DISTANCE OF 1009.43 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE ABOVE DESCRIBED 24.735 ACRE PARCEL, SOUTH 02 DEGREES 58 MINUTES 25 SECONDS WEST 52.94 FEET TO A POINT;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID MARTIN PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 67 DEGREES 49 MINUTES 38 SECONDS WEST 489.16 FEET TO A POINT;
2. NORTH 57 DEGREES 08 MINUTES 25 SECONDS WEST 119.22 FEET TO A POINT;
3. NORTH 71 DEGREES 20 MINUTES 10 SECONDS WEST 671.10 FEET TO A POINT;
4. NORTH 63 DEGREES 26 MINUTES 05 SECONDS WEST 137.04 FEET TO A POINT;
5. NORTH 86 DEGREES 57 MINUTES 50 SECONDS WEST 115.65 FEET TO A POINT IN THE CENTER OF FATTLER RIDGE ROAD (TOWNSHIP ROAD 85);

THENCE WITH THE SAID ROAD, NORTH 42 DEGREES 23 MINUTES 03 SECONDS EAST 64.66 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO PAMELA J. TETAK (O.R. VOLUME 3293, PAGE 485 – 1/2 INTEREST AND O.R. VOLUME 3294, PAGE 475 – 1/2 INTEREST), SAID POINT BEING SOUTH 86 DEGREES 57 MINUTES 50 SECONDS EAST 24.33 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF THE SAID TETAK PARCEL, SOUTH 86 DEGREES 57 MINUTES 50 SECONDS EAST, PASSING AN IRON PIN SET AT 58.00 FEET, A TOTAL DISTANCE OF 85.06 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID MARTIN PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 63 DEGREES 26 MINUTES 05 SECONDS EAST 144.00 FEET TO A POINT;
2. SOUTH 71 DEGREES 20 MINUTES 10 SECONDS EAST 673.88 FEET TO A POINT;
3. SOUTH 57 DEGREES 08 MINUTES 25 SECONDS EAST 120.77 FEET TO A POINT;
4. SOUTH 67 DEGREES 49 MINUTES 38 SECONDS EAST 467.08 FEET TO THE **PLACE OF BEGINNING**.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF OCTOBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF OCTOBER 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: D.M. Barnhard
11-10-2025

SURVEY FOR KELLY SIMS

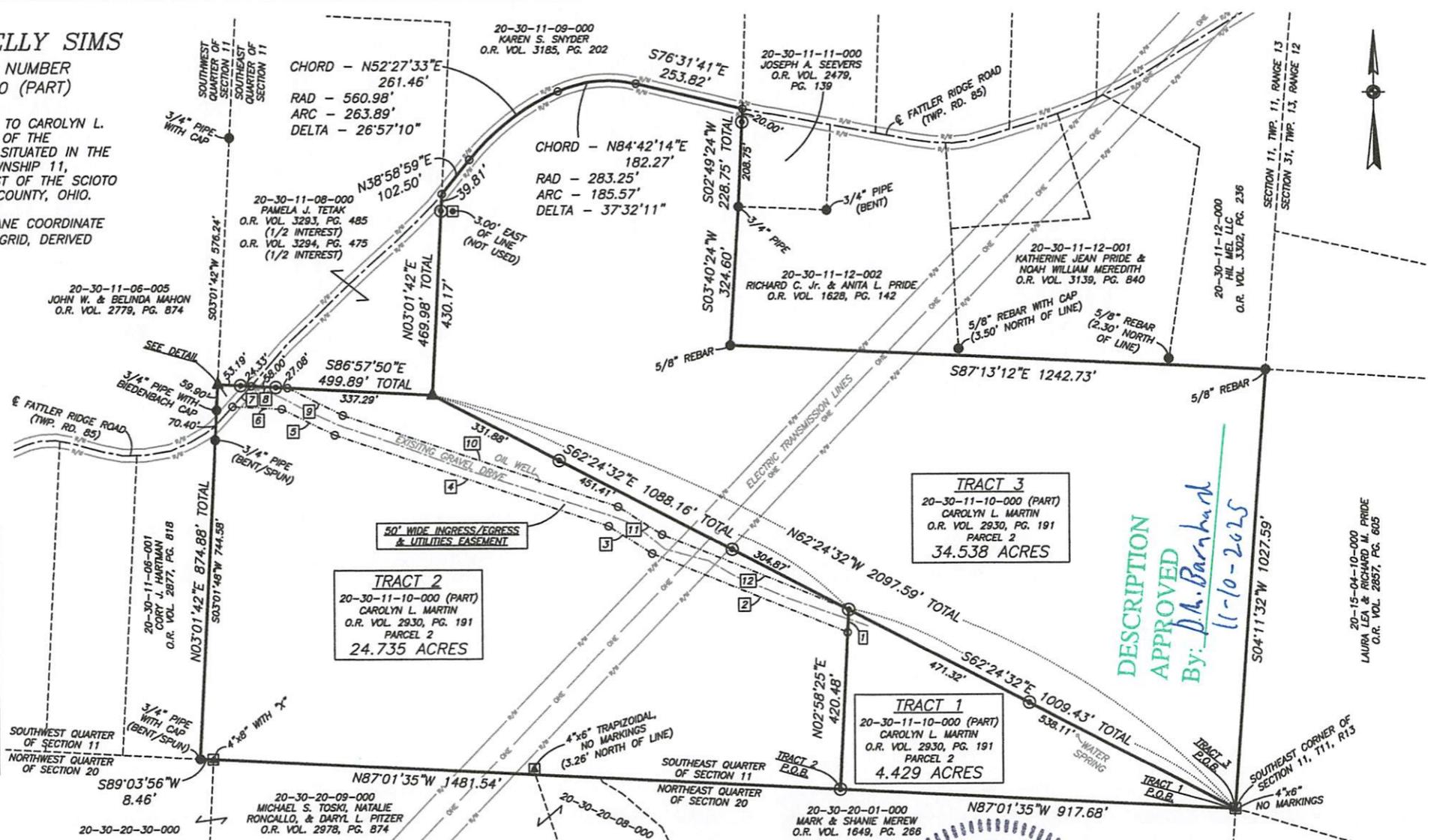
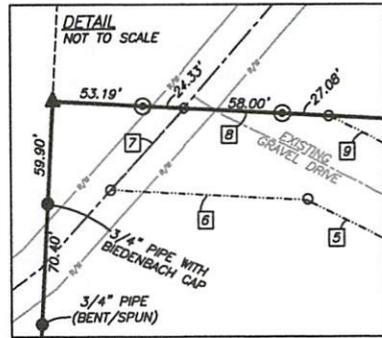
AUDITOR'S PARCEL NUMBER
20-30-11-10-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO CAROLYN L. MARTIN IN O.R. VOLUME 2930, PAGE 191 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

50' WIDE INGRESS/EGRESS & UTILITIES EASEMENT

- 1 S02°58'25"W 52.94'
- 2 N67°49'38"W 489.16'
- 3 N57°08'25"W 119.22'
- 4 N71°20'10"W 671.10'
- 5 N63°26'05"W 137.04'
- 6 N86°57'50"W 115.65'
- 7 N42°23'03"E 64.66'
- 8 S86°57'50"E 85.06' TOTAL
- 9 S83°26'05"E 144.00'
- 10 S71°20'10"E 673.88'
- 11 S57°08'25"E 120.77'
- 12 S67°49'38"E 467.08'



DESCRIPTION APPROVED
By: *D.H. Barnhardt*
11-10-2025

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.99 AC. PARCEL COMPLETED APRIL 2, 1987 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 6.8349 AC. PARCEL COMPLETED MARCH 1, 2000 BY R.M. ROBERTS PS5803.
PREVIOUS SURVEY OF TWO 25.687 AC. PARCELS COMPLETED NOV. 30, 2017 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 39.519± AC. PARCEL COMPLETED MARCH 1, 2013 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 9.35 AC. AND A 3.24 AC. PARCEL COMPLETED JAN. 3, 1990 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 44.26± AC. PARCEL COMPLETED OCT. 17, 2016 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 4.028 AC. PARCEL COMPLETED FEB. 25, 2011 BY R. McFARLAND PS6416.
PREVIOUS SURVEY OF A 15.84 AC. PARCEL REVISED DEC. 15, 1983 BY L.P. DINAN PS5451.
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND
- ▲ RAILROAD SPIKE FOUND
- ⊠ AXLE FOUND

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 21st DAY OF OCTOBER, 2025, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF OCTOBER, 2025.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
JASON LEACHMAN
S-8536

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

DRAWN BY: JWJ	DATE: 10-21-25	SCALE: 1"=250'
CHECKED BY: MDN	JOB NO: 7240	DRAWING NO: Z\7240\7240.dwg