

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

## TRACT 3

**CAROLYN L. MARTIN**

**AUDITOR'S PARCEL NUMBER**

**20-30-11-10-000 (PART – 34.538 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:

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

**THENCE TRAVERSING THROUGH THE SAID MARTIN PARCEL, NORTH 62 DEGREES 24 MINUTES 32 SECONDS WEST, PASSING IRON PINS SET AT 538.11 FEET, AT 1009.43 FEET, AT 1314.30 FEET, AND AT 1765.71 FEET, A TOTAL DISTANCE OF 2097.59 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHEAST 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 EAST LINE OF THE SAID TETAK PARCEL, NORTH 03 DEGREES 01 MINUTES 42 SECONDS EAST, PASSING AN IRON PIN SET AT 430.17 FEET, A TOTAL DISTANCE OF 469.98 FEET TO A POINT IN THE CENTER OF FATTLER RIDGE ROAD (TOWNSHIP ROAD 85);**

**THENCE WITH THE SAID CENTER OF FATTLER RIDGE ROAD (ALSO BEING THE SOUTH LINE OF A PARCEL CONVEYED TO KAREN S. SNYDER-O.R. VOLUME 3185, PAGE 202) THE FOLLOWING FOUR COURSES AND DISTANCES:**

- 1. NORTH 38 DEGREES 58 MINUTES 59 SECONDS EAST 102.50 FEET TO A POINT;**
- 2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 560.98 FEET, A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 27 MINUTES 33 SECONDS EAST 261.46 FEET, AN ARC DISTANCE OF 263.89 FEET, AND A DELTA ANGLE OF 26 DEGREES 57 MINUTES 10 SECONDS TO A POINT;**
- 3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 283.25 FEET, A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 42 MINUTES 14 SECONDS EAST 182.27 FEET, AN ARC DISTANCE OF 185.57 FEET, AND A DELTA ANGLE OF 37 DEGREES 32 MINUTES 11 SECONDS TO A POINT;**
- 4. SOUTH 76 DEGREES 31 MINUTES 41 SECONDS EAST 253.82 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO JOSEPH A. SEEVERS (O.R. VOLUME 2479, PAGE 139), SOUTH 02 DEGREES 49 MINUTES 24 SECONDS WEST, PASSING AN IRON PIN SET AT 20.00 FEET, A TOTAL DISTANCE OF 228.75 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF THE SAID SEEVERS PARCEL;**

**THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO RICHARD C. PRIDE, JR. AND ANITA L. PRIDE (O.R. VOLUME 1628, PAGE 142), SOUTH 03 DEGREES 40 MINUTES 24 SECONDS WEST 324.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP);**

**THENCE WITH THE SOUTH LINE OF THE SAID PRIDE PARCEL AND THE SOUTH LINE OF PARCELS CONVEYED TO KATHERINE JEAN PRIDE AND NOAH WILLIAM MEREDITH (O.R. VOLUME 3139, PAGE 840) AND TO HIL MEL LLC (O.R. VOLUME 3302, PAGE 236), SOUTH 87 DEGREES 13 MINUTES 12 SECONDS EAST 1242.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) ON THE EAST LINE OF THE ABOVE SAID SOUTHEAST QUARTER OF SECTION 11;**

**THENCE WITH THE SAID EAST LINE OF THE SOUTHEAST QUARTER, SOUTH 04 DEGREES 11 MINUTES 32 SECONDS WEST 1027.59 FEET TO THE PLACE OF BEGINNING.**

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

**CONTAINING** 34.538 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.

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

11-16-2025

# SURVEY FOR KELLY SIMS

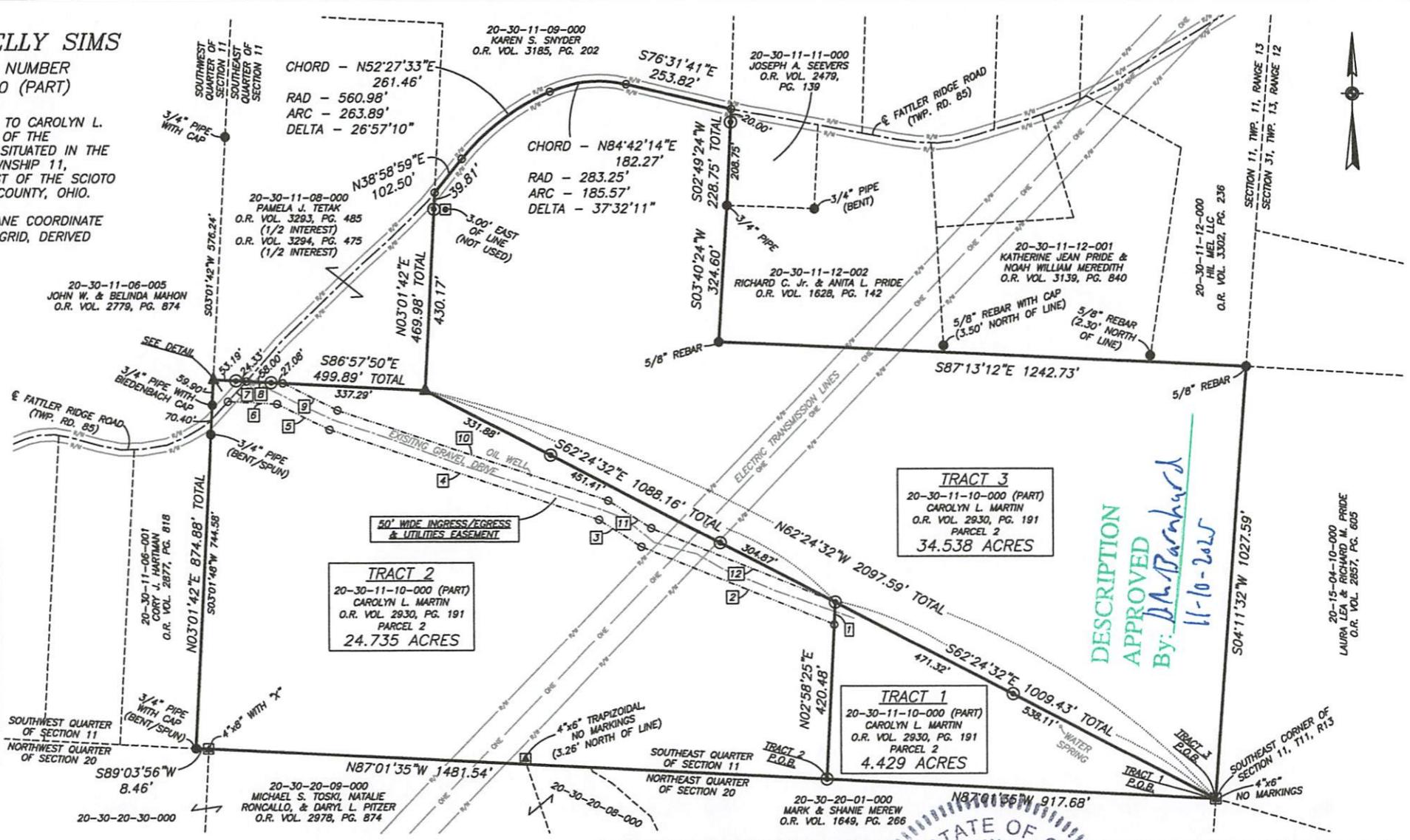
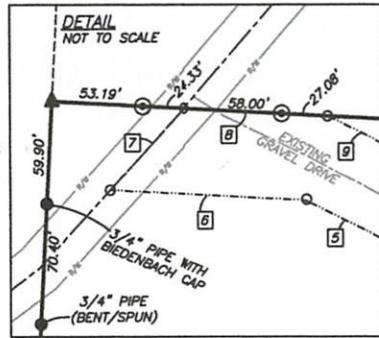
AUDITOR'S PARCEL NUMBER  
20-30-11-10-000 (PART)

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**

- S02°58'25"W 52.94'
- N67°49'38"W 489.16'
- N57°08'25"W 119.22'
- N71°20'10"W 671.10'
- N63°26'05"W 137.04'
- N86°57'50"W 115.65'
- N42°23'03"E 64.66'
- S86°57'50"E 85.06' TOTAL
- S63°26'05"E 144.00'
- S71°20'10"E 673.88'
- S57°08'25"E 120.77'
- S67°49'38"E 487.08'



DESCRIPTION  
APPROVED  
By: *J. Leachman*  
11-10-2025

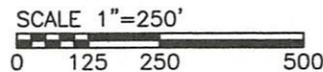
## RESEARCH

- 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.

**NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536

STATE OF OHIO  
REGISTERED PROFESSIONAL SURVEYOR  
JASON LEACHMAN  
S-8536

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

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