

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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TRACT 2

CAROLYN L. MARTIN

AUDITOR'S PARCEL NUMBER

20-30-11-10-000 (PART - 29.164 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 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) AND 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 2399.22 FEET TO AN EXISTING STONE (4 INCH X 8 INCH WITH X), PASSING AN IRON PIN SET AT 917.68 FEET;

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, AT 783.29 FEET, AT 1088.16 FEET AND AT 1559.48 FEET, A TOTAL DISTANCE OF 2097.59 FEET TO THE PLACE OF BEGINNING.

CONTAINING 29.164 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 17TH DAY OF DECEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF OCTOBER 2025.

OFFICE COPY
~~NOT RECORDABLE~~
PROFESSIONAL SURVEYOR 8536

7240 MARTIN-TRACT 2



DESCRIPTION
APPROVED

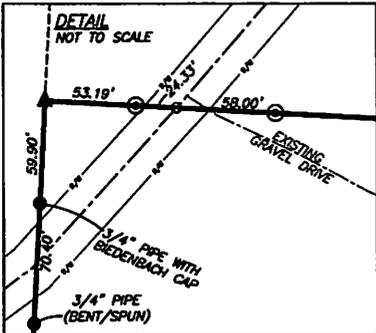
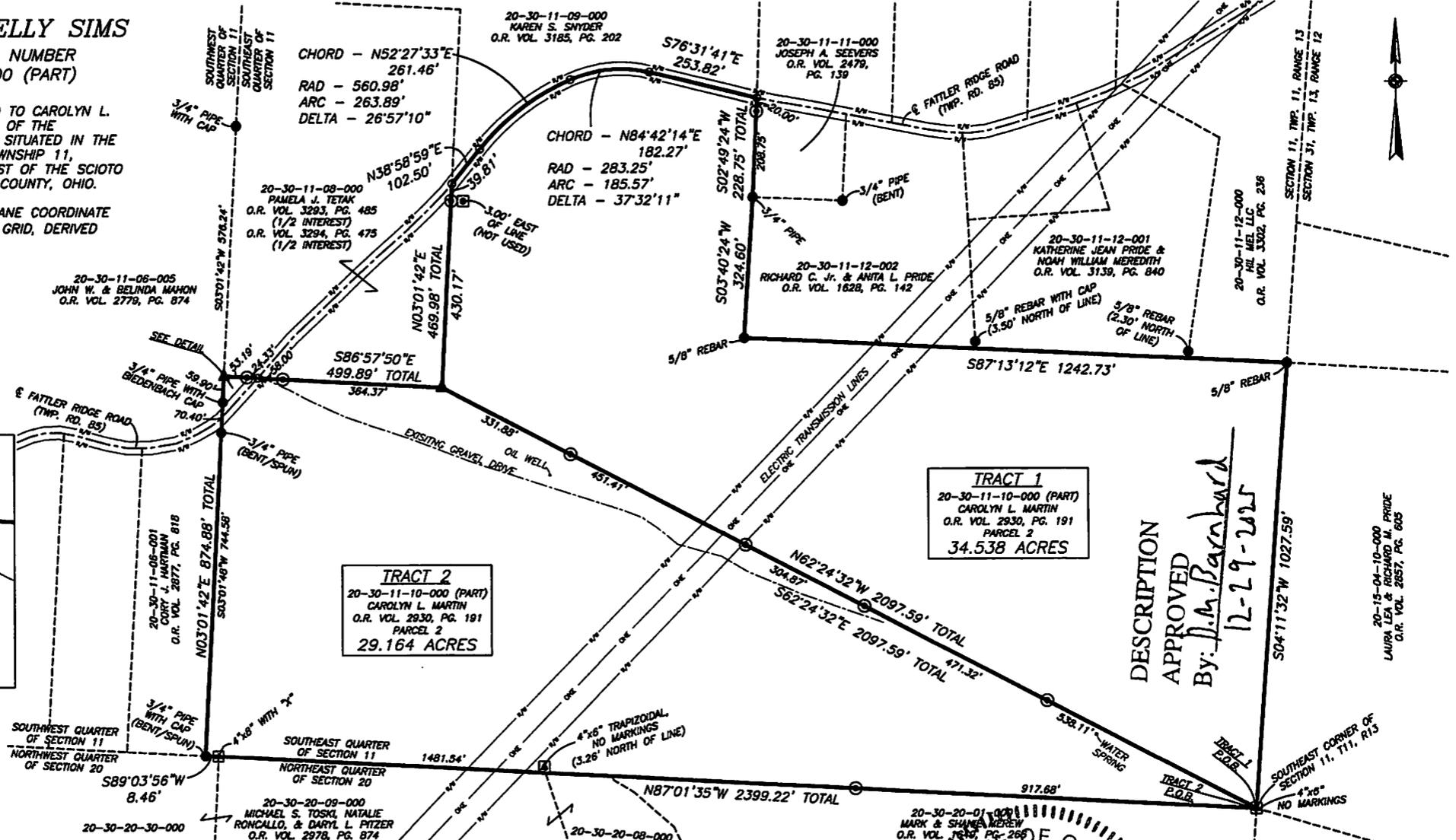
By: D.A. Barnhard
12-29-2025

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.



TRACT 2
20-30-11-10-000 (PART)
CAROLYN L. MARTIN
O.R. VOL. 2930, PG. 191
PARCEL 2
29.164 ACRES

TRACT 1
20-30-11-10-000 (PART)
CAROLYN L. MARTIN
O.R. VOL. 2930, PG. 191
PARCEL 2
34.538 ACRES

DESCRIPTION
APPROVED
By: *J.M. Barnhard*
12-29-2025

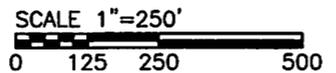
RESEARCH

- DEEDS AS SHOWN
- PREVIOUS SURVEY OF A 4.99 AC. PARCEL COMPLETED APRIL 2, 1987 BY R.L. DANIELS PS5410.
- PREVIOUS SURVEY OF A 8.8349 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 39.518± 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 PS6418.
- 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 17TH DAY OF DECEMBER 2025. I AM A LICENSED SURVEYOR UNDER THE PROFESSIONAL SURVEYOR ACT.

OFFICE COPY NOT RECORDABLE

JASON LEACHMAN
S-8536
REGISTERED PROFESSIONAL SURVEYOR

BASELINE SURVEYING, INC.
3010 EAST PRICE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BDL@rohho.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: JWL	DATE: REV.12-17-25	SCALE: 1"=250'
CHECKED BY: MDN	JOB NO: 7240	DRAWING NO: 2\7240\7240.dwg