

**Re-Survey of Kristy L. Ritchie, Trustee Lands in Harrison Township, Muskingum County**

Situated in the State of Ohio, County of Muskingum, Township of Harrison, and being part of the Northwest Quarter of Fractional Section 32, and part of the Northeast Quarter of Section 31, Township 12, Range 12, Congress Lands East of the Scioto River, and being all the lands presently owned by Kristy L. Ritchie, Trustee as per Official Record 3259, Page 395, and being more particularly described as follows:

Beginning for reference at an iron pin found at the northwest corner of Fractional Section 32, Township 12 Range 12, Congress Lands East of the Scioto River;

Thence along the section line, South 03 degrees 03 minutes 16 seconds West, 750.64 feet to a point on the south line of lands presently owned by Donald and Lois Milner, (DR 1102-260), and the principal place of beginning;

Thence along said Milner lands, North 69 degrees 32 minutes 55 seconds East, 432.00 feet to an iron pin set on the west line of a fifty feet wide railroad right of way, (CSX Transportation);

Thence along the said right of way the following two courses:

1.) Along a curve to the right with a delta angle of 1 degrees 43 minutes 53 seconds, a radius of 2889.92 feet, an arc length of 87.32 feet, and a chord which bears South 36 degrees 30 minutes 37 seconds East, 87.32 feet to an iron pin set;

2.) South 37 degrees 22 minutes 34 seconds East, 56.54 feet to an iron pin set;

Thence across said right of way and along the south line of lands presently owned by Richard Curtis, (OR 2985-54), North 61 degrees 03 minutes 30 seconds East, 166.71 feet to a point on the centerline of Old River Road, (Co. Rd. 6, R\W 40'), passing iron pins found at 46.48 feet, and 153.11 feet;

Thence along said centerline, along a curve to the left with a delta angle of 1 degree 56 minutes 37 seconds, a radius of 2954.41 feet, an arc length of 100.23 feet, and a chord which bears South 36 degrees 34 minutes 18 seconds East, 100.22 feet to a point on the southwest corner of lands presently owned by Jennifer Barclay, and Christopher Baker, (OR 2231-301);

Thence along the south line of said Barclay and Baker lands, North 64 degrees 48 minutes 11 seconds East, 44.69 feet to a point on the low water mark of the Muskingum River, passing an iron pin set at 14.40 feet;

Thence to the centerline of said river, North 52 degrees 51 minutes 13 seconds East, 206.17 feet to a point;

Thence along the centerline of said river the following three courses:

1.) South 36 degrees 37 minutes 02 seconds East, 98.57 feet to a point;

2.) South 32 degrees 58 minutes 58 seconds East, 103.33 feet to a point;

3.) South 28 degrees 47 minutes 37 seconds East, 96.22 feet to a point on the northeast corner of lands presently owned by Kevin C. and Schuyler Simons, (OR 2886-622);

Thence along the north lines of said Simons lands the following two courses:

1.) South 61 degrees 12 minutes 23 seconds West, 196.60 feet to a point on the low water mark;

2.) South 58 degrees 47 minutes 58 seconds West, 147.17 feet to a point on the east line of said railroad right of way, passing iron pins found at 42.24 feet, and 144.32 feet;

Thence along the east right of way line, the following two courses:

1.) Along a curve to the left with a delta angle of 1 degree 51 minutes 22 seconds, a radius of 1744.99 feet, an arc length of 56.53 feet, and a chord which bears North 36 degrees 25 minutes 19 seconds West, 56.53 feet to an iron pin set;

2.) North 37 degrees 22 minutes 34 seconds West, 67.87 feet to a point on the northeast corner of lands presently owned by David Burke, and Lisa Lawless-Burke, (OR 3030-267), passing a point at 21.51 feet, from which an iron pin found offline perpendicular and to the west is at 0.43 feet;

Thence along the north line of said Burke lands, South 58 degrees 23 minutes 14 seconds West, 488.13 feet to an iron pin found on the east line of lands presently owned by Cedar Run Inc., (DR 1095-442), passing an iron pin found at 0.82 feet, and an iron pin set at 232.25 feet;

Thence along the east line of said Cedar Run Inc., North 43 degrees 07 minutes 23 seconds West, 284.16 feet to an iron pin found on a south corner of lands presently owned by David F. Milner, (DR 1048-529);

Thence along said Milner lands, North 37 degrees 23 minutes 41 seconds West, 215.84 feet to an iron pin set;

Thence along the south line of said Donald and Lois Milner lands, North 69 degrees 32 minutes 55 seconds East, 54.58 feet to the principal place of beginning, containing 7.54 acres, and being all of Auditor's Parcel Numbers 20-80-32-08-000, (+- 7.29 Acres), and 20-80-32-02-001, (+- 0.25 Acres), and 20-80-31-18-000, (+- 0.05 Acres), being +- 0.05 acres in Section 31, and +- 7.49 acres in Section 32. Also +- 0.25 acres in R\W of Co. Rd. 6, +- 1.43 acres in the Muskingum River, and +- 0.29 acres in railroad right of way.

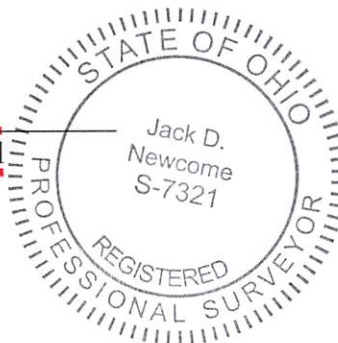
Subject to all legal recorded easements and right of ways.

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 June 2, 2025 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
*Jack D. Newcome*  
**NOT RECORDABLE**



6-20-25  
Date

**DESCRIPTION**

**APPROVED**

By: *D.M. Barnhard*  
7-2-2025





DESCRIPTION  
APPROVED  
By: J.A. Newcome  
7-2-2025

NW Cor. Frac. Sec. 32  
T-12 R-12, C.L.E.S.R.

Donald F. Milner  
DR 1048-529

Donald F. Milner  
DR 1048-529

Iron pin fd.  
capped "RLS"  
N 56°50'56" E  
2.53'

Donald and  
Lois Milner  
DR 1102-260

Jennifer Barclay and  
Christopher Baker  
OR 2231-301

D=2'07'18"  
A=107.01'  
R=2889.92'  
N 34°35'02" W  
107.00'

Richard Curtis  
OR 2985-54

All of Parcel #  
20-80-32-02-001  
±0.25 Ac.  
(±0.05 ac. in Co.  
Rd. 6)

Kristy L. Ritchie, Trustee  
OR 3259-395  
±7.54 Acres

P.O.B.

All of Parcel #:  
20-80-31-18-000 ±0.05 ac.

All of Parcel #: 20-80-32-08-000 ±7.29 Ac.  
(±0.25 ac. in R/W Co. Rd. 6)  
(± 1.43 ac. in the Muskingum River)  
(0.29 Ac. in RR R/W)

Subject to a 50' wide  
Railroad R/W  
(CSX Transportation,  
formerly B&O Railroad)  
Parcel # 20-26-00-00-900  
±0.29 Ac. in RR R/W  
See Note

Cedar Run,  
Inc.  
DR 1095-442

David Burke and Lisa  
Lawless-Burke  
OR 3030-267

### LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 1/2" I.D.
- Stone Found
- Fence Line

### REFERENCES

-All deed Ref.  
shown on this plat  
-www.mceo.org

### SITUATED IN:

State of Ohio, County of Muskingum, Township of Harrison,  
and being a part of the Northwest Quarter of Fractional Section 32,  
and part of the Northeast Quarter of Section 31, Township 12, Range  
12, Congress Lands East of the Scioto River

### BASIS OF BEARINGS

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

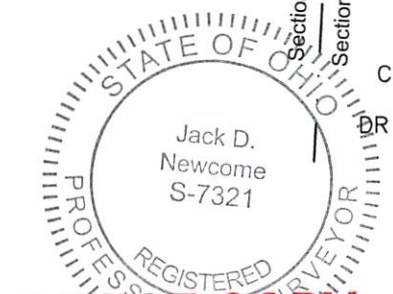
Note: By deed from Charles Stone to The  
Zanesville, McConnelsville, and Pomeroy  
Railroad Co. (Deed Vol. 83 Pg. 72 & 73).  
Railroad r/w is put in by R/W and Track  
Map of the Ohio and Little Kanawha  
Railroad Company Vol. V1231 Pg. 8 and  
9 found on the MCEO.org website.  
Centerline is placed and rotated by found  
Back Walls over Crow run at STA.  
718+62.12 and over Cedar Run at STA.  
750+03.2

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 37°22'34" E | 56.54'   |
| L2   | N 61°03'30" E | 46.48'   |
| L3   | N 61°03'30" E | 106.63'  |
| L4   | N 61°03'30" E | 13.60'   |
| L5   | N 64°48'11" E | 14.40'   |
| L6   | N 64°48'11" E | 30.29'   |
| L7   | S 36°37'02" E | 98.57'   |
| L8   | S 32°58'58" E | 103.33'  |
| L9   | S 28°47'37" E | 96.22'   |
| L10  | S 58°47'58" W | 42.24'   |
| L11  | S 58°47'58" W | 102.08'  |
| L12  | S 58°47'58" W | 2.85'    |
| L13  | N 37°22'34" W | 21.51'   |
| L14  | N 37°22'34" W | 46.36'   |

0 125 250  
Graphic Scale in feet: 1 = 125'

| CURVE | RADIUS   | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|-------------|---------------|--------------|
| C1    | 2889.92' | 87.32'     | 1°43'53"    | S 36°30'37" E | 87.32'       |
| C2    | 2954.41' | 100.23'    | 1°56'37"    | S 36°34'18" E | 100.22'      |
| C3    | 1744.99' | 56.53'     | 1°51'22"    | N 36°25'19" W | 56.53'       |

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio 43830  
740-452-5796



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NOT RECORDABLE  
Jack D. Newcome  
Date 7-2-2025

Reg. Surveyor No. 7321