

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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SURVEY FOR KANDY S. ZARTMAN

TRACT 1

KANDY S. ZARTMAN AND KENNETH J. OSBORN

AUDITOR'S PARCEL NUMBERS

25-24-03-19-000 (PART – 20.733 AC.), 25-24-03-20-000 (PART – 42.871 AC.),
25-30-03-16-000 (PART – 24.641 AC.) AND 25-30-03-17-000 (PART – 0.720 AC.)

BEING A PART OF THE PARCELS CONVEYED TO KANDY S. ZARTMAN AND KENNETH J. OSBORN IN O.R. VOLUME 3289, PAGE 72 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS ALSO BEING PART OF LOT 20, LOT 21 AND LOT 27 AS SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE (FLINT STONE) AT THE NORTHWEST CORNER OF LOT 27;

THENCE WITH THE NORTH LINE OF THE SAID LOT AND THE SOUTH LINE OF A PARCEL CONVEYED TO KEITH RIGGLE, SCOTT RIGGLE AND BETH MURRAY IN O.R. VOLUME 3152, PAGE 218, SOUTH 87 DEGREES 31 MINUTES 00 SECONDS EAST 2637.70 FEET TO AN EXISTING STONE (11 INCH BY 3 INCH WITH NO MARKINGS) AT THE NORTHEAST CORNER OF LOT 27;

THENCE WITH THE WEST LINE OF LOT 21 AND THE EAST LINE OF THE SAID RIGGLE, RIGGLE AND MURRAY PARCEL, NORTH 02 DEGREES 51 MINUTES 17 SECONDS EAST 793.87 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SAID RIGGLE, RIGGLE AND MURRAY EAST LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO CHARLES E. AND VICKI GOLDEN IN O.R. VOLUME 2888, PG. 103, SOUTH 87 DEGREES 46 MINUTES 09 SECONDS EAST 2567.61 FEET TO A POINT ON THE EAST LINE OF THE SAID LOT 21, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH WILLIS CAP) AT 2543.21 FEET;

THENCE WITH THE EAST LINE OF THE SAID LOT 21, SOUTH 02 DEGREES 28 MINUTES 47 SECONDS WEST 402.58 FEET TO A POINT;

THENCE LEAVING THE SAID EAST LINE OF LOT 21 AND TRAVERSING THROUGH THE ABOVE SAID ZARTMAN AND OSBORN PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 87 DEGREES 46 MINUTES 09 SECONDS WEST 2470.24 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 40.00 FEET AND 635.00 FEET;
2. SOUTH 02 DEGREES 51 MINUTES 17 SECONDS WEST 705.19 FEET TO AN IRON PIN SET;
3. NORTH 87 DEGREES 31 MINUTES 00 SECONDS WEST 462.83 FEET TO AN IRON PIN SET;
4. SOUTH 02 DEGREES 51 MINUTES 17 SECONDS WEST 854.16 FEET TO AN IRON PIN SET;
5. NORTH 87 DEGREES 31 MINUTES 00 SECONDS WEST 2276.10 FEET TO AN IRON PIN SET ON THE WEST LINE OF LOT 27;

THENCE WITH THE WEST LINE OF LOT 27 AND THE EAST LINE OF A PARCEL CONVEYED TO JOHN AND SHAWNA MELSHEIMER IN O.R. VOLUME 2334, PAGE 871, NORTH 02 DEGREES 54 MINUTES 54 SECONDS EAST 1167.64 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 88.965 ACRES TOTAL WITH 20.733 ACRES FROM AUDITOR'S PARCEL NUMBER 25-24-03-19-000 (PART), 42.871 ACRES FROM AUDITOR'S PARCEL NUMBER 25-24-03-20-000 (PART), 24.641 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-16-000 (PART) AND 0.720 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-17-000 (PART) . SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF NORTH HOPEWELL ROAD (TOWNSHIP ROAD 415);

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 23rd DAY OF FEBRUARY 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 18th DAY OF FEBRUARY 2026.

OFFICE COPY

NOT RECORDABLE



DESCRIPTION

APPROVED

By: D.H. Barnhard

3-11-2026

SURVEY FOR KANDY ZARTMAN & KENNETH OSBORN

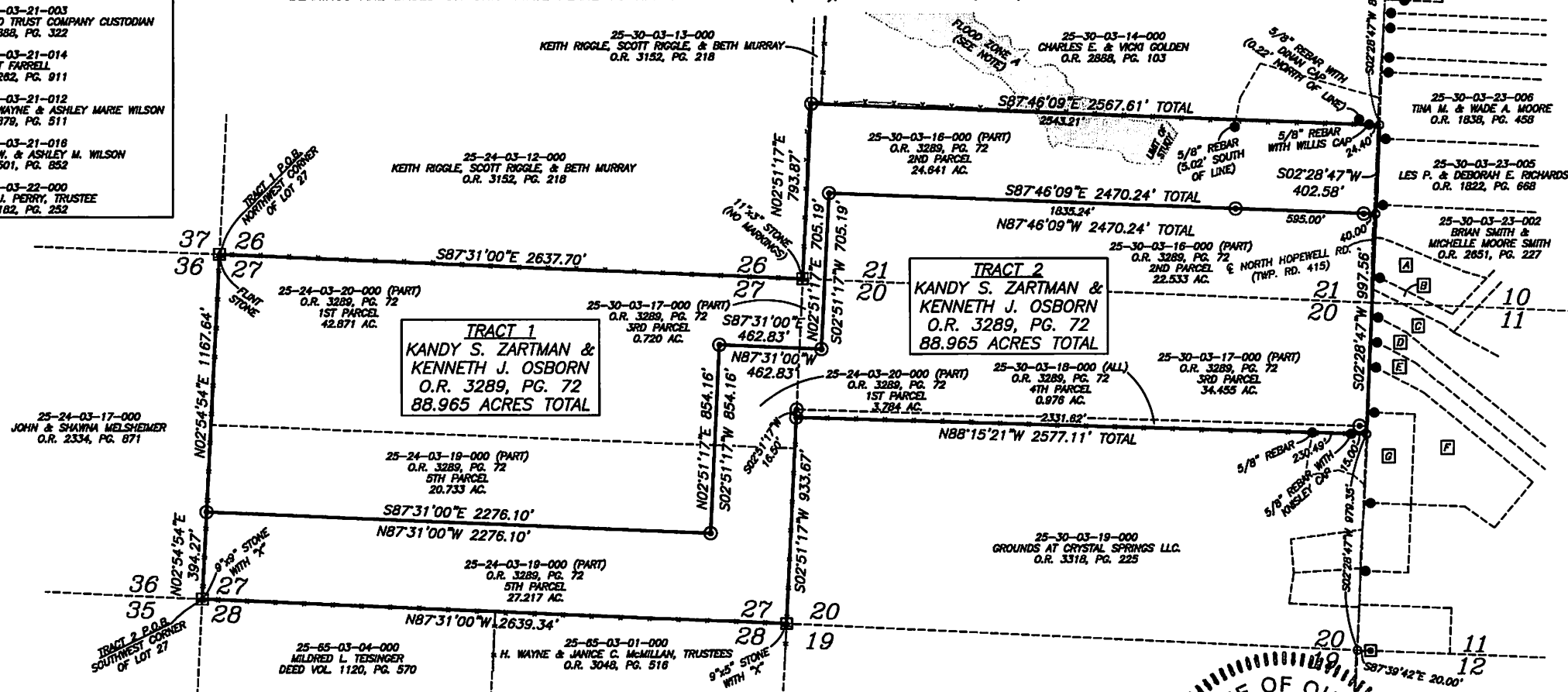
AUDITOR'S PARCEL NUMBERS

25-24-03-19-000 (ALL-47.950 AC.), 25-24-03-20-000 (ALL-46.655 AC.), 25-30-03-16-000 (ALL-47.174 AC.),
25-30-03-17-000 (ALL-35.175 AC.) & 25-30-03-18-000 (ALL-0.976 AC.)

BEING THE PARCELS CONVEYED TO KANDY S. ZARTMAN AND KENNETH J. OSBORN IN O.R. VOLUME 3289, PAGE 72 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, ALSO BEING PART OF LOTS 20 AND 21 AND ALL OF LOT 27 AS SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

A	25-30-03-23-007 ADAM J. PHILLIPS O.R. 3212, PG. 829
B	25-30-03-21-002 AARON R. ROSE O.R. 3136, PG. 887
C	25-30-03-21-003 PENSICO TRUST COMPANY CUSTODIAN O.R. 1888, PG. 322
D	25-30-03-21-014 ROBERT FARRELL O.R. 3262, PG. 911
E	25-30-03-21-012 JOHN WAYNE & ASHLEY MARIE WILSON O.R. 2879, PG. 511
F	25-30-03-21-018 JOHN W. & ASHLEY M. WILSON O.R. 2501, PG. 852
G	25-30-03-22-000 EMILY J. PERRY, TRUSTEE O.R. 3182, PG. 252



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF THREE PARCELS COMPLETED NOV. 12, 2003 BY W.A. KNISLEY PS7231.
PREVIOUS SURVEY OF A 128.581 AC. PARCEL COMPLETED NOV. 18, 2025 BY W.A. KNISLEY PS7231.
PREVIOUS SURVEY OF A 2.79 AC. PARCEL COMPLETED OCT. 28, 2005 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF TWO PARCELS COMPLETED SEPT. 20, 2017 BY TODD D. WILLIS PS7896.
MULTIPLE SURVEYS BY B.D. SMART PS7611 ON THE EAST SIDE OF NORTH HOPEWELL ROAD.
PREVIOUS SURVEY OF THREE PARCELS COMPLETED AUG. 16, 1984 FOR CECIL N. & PAULINE C. HOFFMAN.
MUSKINGUM COUNTY GIS

LEGEND

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

NOTE: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED, FROM FIRM 39119C0260G, FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

SCALE 1"=500'



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 23RD FEBRUARY, 2026, FROM A RECENT SURVEY COMPLETED THE DAY BEFORE THE RECORDING DATE.

JASON LEACHMAN
REGISTERED PROFESSIONAL SURVEYOR
S-8536

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEO@ohio.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.

PREPARED BY: JWL DATE: 02-23-26 SCALE: 1"=500'
CHECKED BY: MDN JOB NO: 7246 DRAWING NO: 2\7246\7246.dwg

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

DESCRIPTION
APPROVED
By: D.A. Barnard
3-11-2026