

Survey Split of Warren W. and Janet S. Baker, Trustees Lands,(Tract 1), in Jackson Township,
Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being part of Lot 22, of Quarter Township 1, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by David R. Mortimer, Successor Trustees of the Warren W. Baker Revocable Trust, as per Official Record 3293, Page 369, and John Andrew Shaw of the Janet S. Baker Revocable Trust, as per Official Record 3292, Page 377, and being more particularly described as follows:

Beginning for reference at an iron pin found at the northwest corner of Lot 22, Quarter Township 1, Township 3, Range 9, United States Military Lands;

Thence along the north line of Lot 22, South 87 degrees 29 minutes 05 seconds East, 576.26 feet to a point in the centerline of Scout Road, (Co. Rd. 48, variable R\W), and the principal place of beginning;

Thence continuing along the north line of said Lot 22, and the south line of lands presently owned by Shon E. and Christine E. Bender, (OR 2834-928), South 87 degrees 29 minutes 05 seconds East, 1522.17 feet to a point on the west right of way of State Route 16, and being lands presently owned by the State of Ohio, (OR 1533-766), (from which an iron pipe found bears North 46 degrees 46 minutes 32 seconds East, 13.00 feet), passing an iron pin found at 25.76 feet;

Thence along the west right of way of said state route, the following six courses;

- 1.) South 46 degrees 46 minutes 32 seconds West, 4.38 feet to an iron pipe found;
- 2.) South 54 degrees 23 minutes 32 seconds West, 350.10 feet to an iron pipe found;
- 3.) South 46 degrees 45 minutes 47 seconds West, 302.63 feet to an iron pipe found;
- 4.) South 54 degrees 22 minutes 34 seconds West, 698.04 feet to an iron pipe found;
- 5.) South 61 degrees 07 minutes 53 seconds West, 197.44 feet to an iron pipe found;
- 6.) South 58 degrees 17 minutes 28 seconds West, 437.01 feet to an iron pipe found, on the east right of way of Scout Road, (Co. Rd. 48), and being presently owned by the Board of Muskingum County Commissioners, (OR 1533-766);

Thence along the east right of way line of Scout Road, the following eight courses:

- 1.) North 61 degrees 24 minutes 12 seconds West, 115.81 feet to an iron pipe found
- 2.) North 15 degrees 34 minutes 59 seconds East, 200.15 feet to an iron pipe found;
- 3.) North 10 degrees 05 minutes 04 seconds East, 200.76 feet to a point;
- 4.) North 15 degrees 08 minutes 55 seconds East 159.97 feet to an iron pipe found;
- 5.) North 15 degrees 25 minutes 18 seconds East, 40.06 feet to an iron pipe found;
- 6.) North 08 degrees 42 minutes 44 seconds East, 40.21 feet to an iron pipe found;
- 7.) North 12 degrees 53 minutes 46 seconds East 409.73 feet to an iron pipe found;
- 8.) North 73 degrees 51 minutes 43 seconds West, 74.96 feet to an iron pin found in the centerline of said Scout Road;

Thence along the centerline of said road the following two courses;

- 1.) North 15 degrees 28 minutes 27 seconds East 57.98 feet to a point;
- 2.) Along a curve to the right, with a delta angel of 5 degrees 03 minutes 58 seconds, a radius of

687.97 feet, an arc length of 60.83 feet, and a chord which bears North 18 degrees 12 minutes 02 seconds East, 60.81 feet to the principal place of beginning, containing 23.20 acres, more or less, and being part of Auditor's Parcel Number 29-50-01-08-000.

Subject to all legal recorded easements and right of ways.

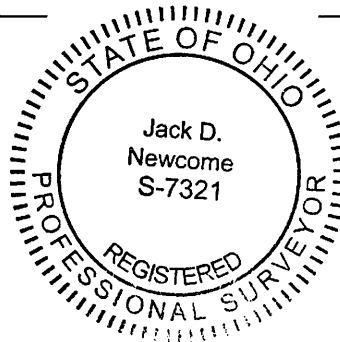
Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

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 Jan.15, 2026 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE

2-9-26
Date



DESCRIPTION

APPROVED

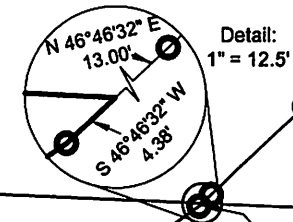
By: *D.A. Barnhardt*

2-11-2026

SITUATED IN:

State of Ohio, County of Muskingum, Township of Jackson,
being part of Lot 22 of Quarter Township 1, Township 3,
Range 9, United States Military Lands

Shon E. and
Christine E. Bender
OR 2834-928



State of Ohio
OR 1155-585
S 87°29'05" E
574.92'

NE Cor. Lot 22
Iron pin fd.
S 87°29'00" E
3.65' from cor.

Tract 1

David E. Mortimer, Successor Trustee
of the Warren W. Baker Revocable Trust
OR 3293-369 and
John Andrew Shaw, Succesor Trustee
of the Janet S. Baker Revocable Trust
OR 3292-377
±26.91 Acres

LEGEND

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

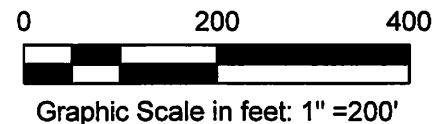
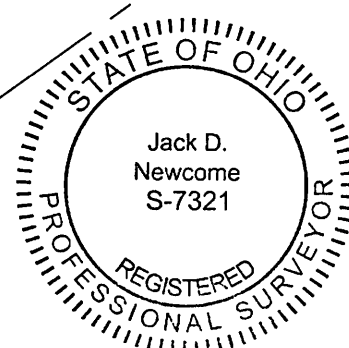
References

All deed references shown on this plat
www.mceo.org

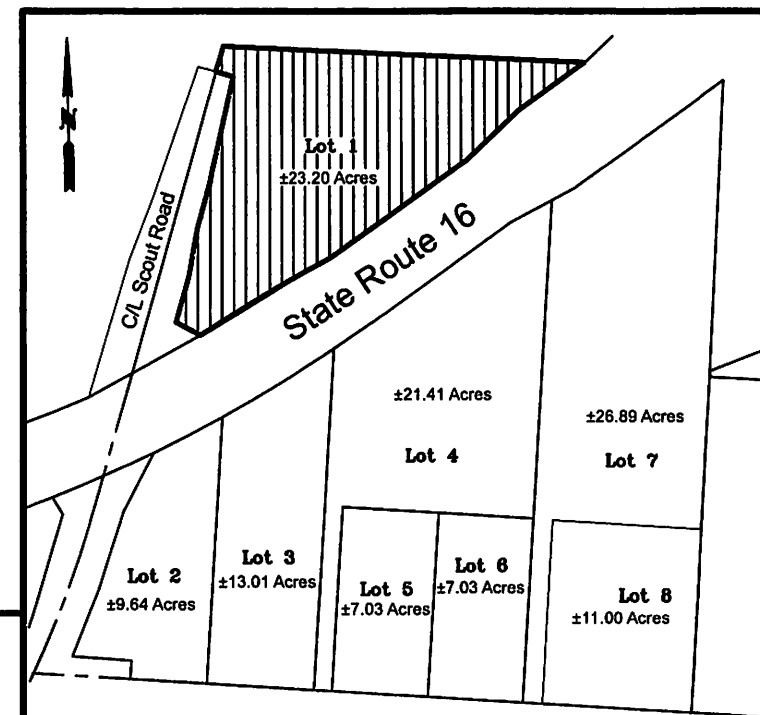
Part of Parcel #:
29-50-01-08-000 ±23.20 Ac.
(±0.06 ac. in R/W Co. Rd. 48)

DESCRIPTION
APPROVED

By: *D.M. Barnhard*
2-11-2026



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



OFFICE COPY

Jack D. Newcome 2-2-26
Date
NOT RECORDABLE

Reg. Surveyor No. 7321

Iron pin fd. on the
NW cor. Lot 22,
Qtr. Twp. 1,
T-3 R-9, U.S.M.L.

BASIS OF BEARINGS

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.

G&G Land Holdings, LLC
OR 2999-515

C/L Scout Road
(Co. Rd. 48)
R/W Variable to 40' past the
Musk. Co. Comm. land

State of Ohio
DR 1153-73
The Board of Muskingum
County Commissioners
OR 1533-766

State of Ohio
OR 1533-766

S 87°29'05" E 576.26'

D=5°03'58"
R= 687.97'
A= 60.83'
N 18°12'02" E
60.81'

P.O.B.

25.76'

Lot 19

Lot 22

1496.41'

S 87°29'05" E 1522.17'(T)

N 15°28'27" E
57.98'
N 73°51'43" W
74.96'

N 12°53'46" E 409.73'

N 08°42'44" E
40.21'

Subject to
Perpetual
Easement area

N 15°25'18" E
40.06'

N 15°08'55" E
159.97'

N 10°05'04" E
200.76'

N 15°34'59" E
200.15'

N 61°24'12" W
115.81'

S 58°17'28" W
437.01'

S 61°07'53" W
197.44'

State Route 16