

Description 23.500 acre parcel

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, T-2 N, R-8 W, U.S.M.L., northwest quarter of Section 13, also known as part of the lands conveyed unto Nanick Meadows LLC in Official Record vol. 3188 page 144, PN 44-02-13-05-000 (part).

Described as follows:

Commencing at a 1/2 inch rebar found marking the southwest corner of the northwest quarter of Section 13, thence S 87 degrees 40' 01" E 736.15 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 02 degrees 41' 00" E 1019.84 feet through the lands of said Nanick Meadows LLC to an iron pin set;
- 2) N 33 degrees 33' 02" E 882.78 feet through the lands of said Nanick Meadows LLC to a point in the center of Frazeyburg Road aka S.R. 60, witnessed by an iron pin set S 33 degrees 33' 02" W 56.35 feet;
- 3) S 60 degrees 31' 26" E 13.00 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point;
- 4) S 62 degrees 56' 25" E 100.11 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point;
- 5) S 66 degrees 20' 51" E 98.00 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point;
- 6) S 68 degrees 51' 42" E 34.04 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, witnessed by a 5/8 inch rebar found S 02 degrees 41' 00" W 36.05 feet;
- 7) S 02 degrees 41' 00" W 1680.41 feet along Shadley K. Delancey and Jennifer L. Delancey's (O.R. 3033 page 411) west line to a 3/4 inch rod found on the section line;
- 8) N 87 degrees 40' 01" W 679.51 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 23.500 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, South Zone, N.A.D. 83, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 14, 2025

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED

By: D.M. Barnhardt
8-4-2025

Description 60 foot easement

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, T-2 N, R-8 W, U.S.M.L., northwest quarter of Section 13, also known as part of the lands conveyed unto Nanick Meadows LLC in Official Record vol. 3188 page 144, PN 44-02-13-05-000 (part).

Commencing at a 1/2 inch rebar found marking the southwest corner of the northwest quarter of Section 13, thence S 87 degrees 40' 01" E 1415.66 feet along the section line to a 3/4 inch rod found, thence N 02 degrees 41' 00" E 1680.41 feet along Shadley K. Delancey and Jennifer L. Delancey's (O.R. 3033 page 411) west line to a point in the center of Frazeyburg Road aka S.R. 60, thence N 68 degrees 51' 42" W 34.04 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 66 degrees 20' 51" W 98.00 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 62 degrees 56' 25" W 100.11 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 60 degrees 31' 26" W 13.00 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 60 degrees 31' 26" W 96.20 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 57 degrees 12' 05" W 115.62 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 54 degrees 42' 39" W 109.48 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point, thence N 50 degrees 57' 56" W 30.75 feet along the centerline of Frazeyburg Road aka S.R. 60 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 60 foot easement:

- 1) S 24 degrees 09' 23" W 207.69 feet through the lands of said Nanick Meadows LLC to a point;
- 2) N 39 degrees 11' 47" W 91.32 feet through the lands of said Nanick Meadows LLC to an iron pin set and THERE ENDS.

The above described 60 foot easement is for the purpose of ingress, egress, and general utilities.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, South Zone, N.A.D. 83, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 14, 2025

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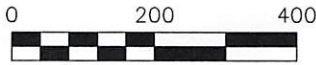
MUSKINGUM TOWNSHIP
N.W. QTR. SECTION 13
T-2 N; R-8 W, U.S.M.L.
MUSKINGUM COUNTY, OHIO

SURVEYED FOR: KAUFMAN REALTY

REFERENCES

O.R. VOL. 3188 PAGE 144
O.R. VOL. 3033 PAGE 411
O.R. VOL. 1030 PAGE 439

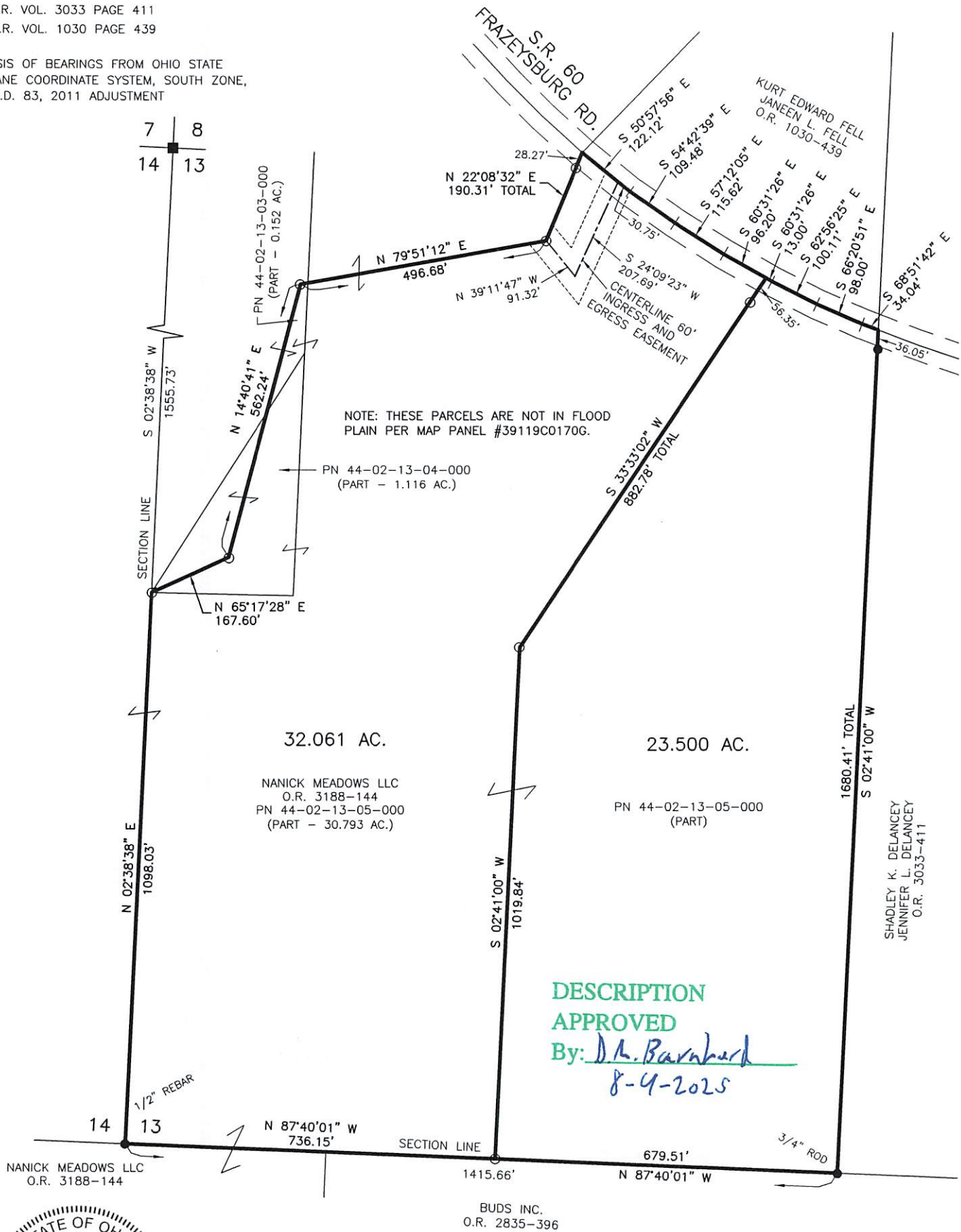
BASIS OF BEARINGS FROM OHIO STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE,
N.A.D. 83, 2011 ADJUSTMENT



SCALE: 1"=200'

- STONE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP
- I.D. CAP MARKED "BAKER SURVEYING LLC"

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



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I CERTIFY THIS SURVEY TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE.

DONALD C. BAKER
DATE: JULY 14, 2025
TAB\GRB
FILE NAME: WORK7\S-277-25\CNK

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