

SITUATED IN NEWTON TOWNSHIP, COUNTY
OF MUSKINGUM, STATE OF OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, AND BEING PART OF SECTION 16, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING PART OF LANDS NOW OR FORMERLY OWNED BY ADAM D. SWINGLE, AS REFERENCED BY D.B.V. 2787, PAGE 183, ALSO BEING AUDITOR'S PARCEL 47-46-02-04-003, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. NORTH 87°19'01" WEST, A DISTANCE OF 16.89 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.14 FEET);

COURSE NO. 1: THENCE SOUTH 17°16'04" EAST, A DISTANCE OF 468.55 FEET TO A REBAR WITH CAP SET;

COURSE NO. 2: THENCE SOUTH 03°47'54" EAST, A DISTANCE OF 338.78 FEET TO A REBAR WITH CAP SET

COURSE NO. 3: THENCE NORTH 68°28'21" WEST, A DISTANCE OF 511.39 FEET TO A REBAR WITH CAP SET;

COURSE NO. 4: THENCE NORTH 07°36'05" WEST, A DISTANCE OF 108.71 FEET TO A REBAR WITH CAP SET;

COURSE NO. 5: THENCE NORTH 75°34'56" EAST, A DISTANCE OF 48.59 FEET TO A REBAR WITH CAP SET;

COURSE NO. 6: THENCE NORTH 26°17'54" WEST, A DISTANCE OF 130.98 FEET TO A REBAR WITH CAP SET;

COURSE NO. 7: THENCE NORTH 35°46'18" EAST, A DISTANCE OF 135.72 FEET TO A REBAR WITH CAP SET;

COURSE NO. 8: THENCE NORTH 06°06'30" WEST, A DISTANCE OF 401.96 FEET TO A POINT IN THE CENTER

1. SOUTH 87°27'01" EAST, A DISTANCE OF 217.94 FEET TO A POINT;
2. NORTH 87°33'05" EAST, A DISTANCE OF 58.03 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED REED LANDS;

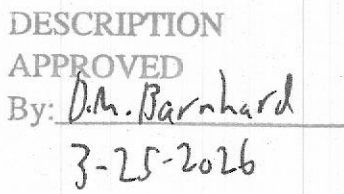
COURSE NO. 11: THENCE ALONG SAID REED LANDS SOUTH 12°33'23" WEST, A DISTANCE OF 36.19 FEET TO A PIN WITH CAP 'BIEDENBACH' FOUND (NORTH=0.11 FEET);

COURSE NO. 12: THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 117.08 FEET, CHORD BEARING SOUTH 18°13'33" EAST, DELTA ANGLE 56°45'45", RADIUS OF 118.18 FEET, AND CHORD LENGTH OF 112.35 FEET, TO A PIN WITH CAP 'BIEDENBACH' FOUND, AND BEING THE PLACE OF BEGINNING CONTAINING 7.134 ACRES.

SUBJECT TO ALL EASEMENTS OF RECORD. THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE OHIO SOUTH ZONE. A SURVEY OF THE ABOVE-DESCRIBED PARCEL WAS MADE BY KYLE L. KYER, REGISTERED SURVEYOR #8933, ON FEBRUARY 4TH, 2026. ALL PINS SET ARE 30" X 5/8" REBAR WITH CAP K. KYER #8933' SET.

SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 265 (CROCK RD, 40 FEET).

SUBJECT TO A 50-FOOT-WIDE EASEMENT BEING RESERVED BY BRUNER LAND COMPANY, INC., THEIR HEIRS, AND OR ASSIGNS, FOREVER. EASEMENT FOR THE PURPOSE OF RUNNING UTILITIES TO OTHER PARCELS OR LAND ON OR NEAR TOWNSHIP ROAD 265. SAID EASEMENT RUNS IN AN EAST-WEST DIRECTION ACROSS THE NORTH END OF THE ABOVE-DESCRIBED PARCEL WITH THE NORTH LINE OF SAID EASEMENT BEING THE CENTERLINE OF SAID TOWNSHIP ROAD 265. CONTAINING 0.307 ACRES, MORE OR LESS.



DATE _____

PN: 47-70-21-08-004
SWINGLE, ADAM D.
D.B.V. 2787, PG. 183
27.262 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, AND BEING PART OF SECTION 16, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING PART OF LANDS NOW OR FORMERLY OWNED BY ADAM D. SWINGLE, AS REFERENCED BY D.B.V. 2787, PAGE 183, AND BEING PART OF AUDITOR'S PARCEL 47-46-02-04-003, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16;

COURSE NO. 1: THENCE ALONG THE SOUTH LINE OF SAID SECTION 16 NORTH 87°05'49" WEST, A DISTANCE OF 1,995.34 FEET TO A POINT IN THE CENTERLINE OF AN OLD HAUL ROAD, PASSING THREE REBARS WITH CAP "BIEDENBACH" FOUND AT DISTANCES OF 1,275.32 FEET, 1,865.15 FEET, AND 1,965.34 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY AARON A. SWINGLE, AS REFERENCED BY D.B.V. 2792, PAGE 634 OF THE MUSKINGUM COUNTY RECORDS;

THENCE ALONG THE CENTER OF THE AFOREMENTIONED OLD HAUL ROAD THE FOLLOWING 12 COURSES:

1. NORTH 40°26'59" EAST, A DISTANCE OF 241.39 FEET TO A POINT;
2. NORTH 36°44'22" EAST, A DISTANCE OF 158.50 FEET TO A POINT;
3. NORTH 47°54'39" EAST, A DISTANCE OF 95.16 FEET TO A POINT;
4. NORTH 55°30'16" EAST, A DISTANCE OF 217.05 FEET TO A POINT;
5. NORTH 49°28'58" EAST, A DISTANCE OF 61.76 FEET TO A POINT;
6. NORTH 38°16'46" EAST, A DISTANCE OF 54.25 FEET TO A POINT;
7. NORTH 24°51'03" EAST, A DISTANCE OF 60.07 FEET TO A POINT;
8. NORTH 14°36'05" EAST, A DISTANCE OF 126.65 FEET TO A POINT;
9. NORTH 20°56'20" EAST, A DISTANCE OF 186.91 FEET TO A POINT;
10. NORTH 17°40'45" EAST, A DISTANCE OF 208.10 FEET TO A POINT;
11. NORTH 15°53'33" EAST, A DISTANCE OF 133.37 FEET TO A POINT;
12. NORTH 08°02'15" EAST, A DISTANCE OF 216.92 FEET TO A POINT;
13. NORTH 06°35'58" EAST, A DISTANCE OF 446.78 FEET TO A SPIKE FOUND (SOUTH=0.10 FEET, WEST=0.08 FEET) IN THE CENTERLINE OF CROOK ROAD (TWP. RD. 265, 40);

THANCE FOLLOWING THE CENTERLINE OF SAID CROCK RD. THE FOLLOWING 2 COURSES:

1. SOUTH 85°03'09" EAST, A DISTANCE OF 121.57 FEET TO A POINT;
2. SOUTH 84°47'13" EAST, A DISTANCE OF 450.80 FEET TO A POINT;

THENCE WITH A NEW DIVISION LINE FOR THE FOLLOWING 8 COURSES;

1. SOUTH 06°06'30" EAST, A DISTANCE OF 401.96 FEET TO A REBAR WITH CAP SET;
2. THENCE SOUTH 35°46'18" WEST, A DISTANCE OF 135.72 FEET TO A REBAR WITH CAP SET;
3. THENCE SOUTH 26°17'54" EAST, A DISTANCE OF 130.98 FEET TO A REBAR WITH CAP SET;
4. THENCE SOUTH 73°05'06" EAST, A DISTANCE OF 48.59 FEET TO A REBAR WITH CAP SET;
5. THENCE SOUTH 07°34'58" EAST, A DISTANCE OF 108.71 FEET TO A REBAR WITH CAP SET;
6. THENCE SOUTH 07°22'21" EAST, A DISTANCE OF 511.38 FEET TO A REBAR WITH CAP SET;
7. THENCE NORTH 07°54'44" WEST, A DISTANCE OF 338.78 FEET TO A REBAR WITH CAP SET;
8. THENCE NORTH 17°15'04" WEST, A DISTANCE OF 466.85 FEET TO PIN WITH CAP "BIEDENBACH" FOUND, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OWNED BY JAMES E. AND TRUDY D. REED, AS REFERENCED BY D.B.V. 3076, PAGE 705 OF THE MUSKOGUMMY COUNTY RECORDS, AND BEING ADJACENT PARCEL NUMBER 47-46-02-04-001;

THENCE ALONG SAID REED LANDS FOR THE FOLLOWING 6 COURSES:

1. SOUTH 46°51'S1 EAST, A DISTANCE OF 55.92 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.30 FEET, EAST=0.14 FEET);
2. SOUTH 40°21'01" EAST, A DISTANCE OF 67.74 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.23 FEET);
3. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 99.97 FEET, CURVE BEARING SOUTH 94°57'00" EAST, DELTA ANGLE 42°07'30"; RADIUS OF 74.62 FEET, AND CHORD LENGTH OF 97.73 FEET, TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.18 FEET, WEST=0.15 FEET);
4. SOUTH 82°07'14" EAST, A DISTANCE OF 37.29 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.14 FEET, WEST=0.10 FEET);
5. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 102.01 FEET, CURVE BEARING SOUTH 48°37'32" EAST, DELTA ANGLE 74°20'30"; RADIUS OF 78.62 FEET, AND CHORD LENGTH OF 95.00 FEET, TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.14 FEET);
6. SOUTH 87°59'01" EAST, A DISTANCE OF 16.89 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND; SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 16, AND ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY VALENE S. HARRIS, JR.; AS REFERENCED BY D.B.V. 2877, PAGE 666 OF THE MUSKOGUM COUNTY RECORDS, AND BEING ADJUTOR PAPER NUMBER 47-50-15-33-01;

COURSE NO. 30: THENCE ALONG SAID EAST LINE OF SAID SECTION AND MACK LANDS SOUTH 02°10'45" WEST, A DISTANCE OF 1,610.60 FEET TO THE PLACE OF BEGINNING, PASSING A NAIL IN CONCRETE AT A DISTANCE OF 1,060.90 FEET, CONTAINING 54.394 ACRES.

SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE OHIO SOUTH ZONE. A SURVEY OF THE ABOVE-DESCRIBED PARCEL WAS MADE BY KYLE L. KYER, REGISTERED SURVEYOR #8933, ON FEBRUARY 4TH, 2026.

SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 265 (CROCK RD, 40 FEET).

SUBJECT TO A 50-FOOT-WIDE EASEMENT BEING RESERVED BY BRUNER LAND COMPANY, INC., THEIR HEIRS, AND OR ASSIGNS, FOREVER EASEMENT FOR THE PURPOSE OF RUNNING UTILITIES TO OTHER PARCELS OR LAND ON OR NEAR TOWNSHIP ROAD 265. SAID EASEMENT RUNS IN AN EAST-WEST DIRECTION ACROSS THE NORTH END OF THE ABOVE-DESCRIBED PARCEL WITH THE NORTH LINE OF SAID EASEMENT BEING THE CENTERLINE OF SAID TOWNSHIP ROAD 265. CONTAINING 0.667 ACRES, MORE OR LESS.

SUBJECT TO ANOTHER 50-FOOT-WIDE EASEMENT BEING RESERVED BY BRUNER LAND COMPANY, INC., THEIR HEIRS, AND OR ASSIGNS, FOREVER, EASEMENT FOR THE PURPOSE OF RUNNING UTILITIES TO OTHER PARCELS OR LAND ON OR NEAR TOWNSHIP ROAD 265. SAID EASEMENT RUNS IN AN NORTH-SOUTH DIRECTION ACROSS THE WEST END OF THE ABOVE-DESCRIBED PARCEL WITH THE WEST LINE OF SAID EASEMENT BEING THE CENTERLINE OF SAID OLD HAUL ROAD, CONTAINING 2.533 ACRES, MORE OR LESS.

PLANNETIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY BI-CON ENGINEERING (BCE) AND AEROTEC AND AN AERIAL PHOTOGRAPHIC SURVEY PERFORMED BY AEROTEC ON 04/29/2026. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL AND EXPRESSED IN DECIMAL FEET.

NO EVIDENCE OF RECENT EARTHWORK, CONSTRUCTION OR PUBLIC ADDITIONS WERE OBSERVED ON THE SUBJECT PARCEL.

ALL EASEMENTS SHOWN HEREON ARE BASED UPON RECORDS ON FILE AT THE CLERK OF SUPERIOR COURT, DISTRICT OF COLUMBIA.

PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE HEREIN.

THE SURVEY SHOWN ON THIS DRAWING OR DAY NOT CONTRACTED DIRECTLY WITH BCE OR CERTIFIED TO ON THIS DRAWING IS PROHIBITED WITHOUT PRIOR PERMISSION.

OTHER THAN AS SHOWN, NO EVIDENCE OF ENCROACHMENTS FOR OR AGAINST THE SUBJECT PROPERTY ARE DETECTED ON THIS SURVEY.

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH DERIVED FROM GPS OBSERVATIONS USING NAD83, OHIO STATE PLANNED COORDINATE SYSTEM, SOUTH ZONE. THE VERTICAL DATUM IS THE NORTH AMERICAN DATUM OF 1988 (NAD83) GEOID19 (G18).

LINE	BEARING	DISTANCE
L1	S 85°03'09" E	121.57
L2	N 87°33'05" E	58.03
L3	S 12°33'23" W	36.19
L4	S 46°51'51" E	55.92
L5	L07°21'01" E	67.74
L6	S 82°07'14" E	37.29
L7	S 87°19'01" E	16.89
L8	N 87°05'49" W	100.00
L9	N 87°05'49" W	30.00
L10	N 36°44'22" E	158.50
L11	N 47°54'39" E	95.16
L12	N 49°28'50" E	61.76
L13	N 38°18'46" E	54.25
L14	N 24°51'03" E	60.07
L15	N 14°36'05" E	126.65
L16	N 20°56'20" E	186.91
L17	N 15°53'33" E	133.37
L18	S 07°36'05" E	108.91
L19	S 75°34'56" W	48.78
L20	S 26°17'54" E	130.98
L21	S 35°46'18" E	135.72

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	ROAD CENTERLINE
	IRON PIN FOUND
	STONE/CONCRETE MONUMENT FOUND
	PIN & CAP FOUND
	SPIKE FOUND
	POST
	PIN & CAP SET (BOUNDARY)

DATE 3/20/84

NOT RECORDBABLE
ON APR 19 1984
FBI - PHOENIX

OFFICE COPY

I, MATE LUTIAN KTER, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS POLY CORRECTLY REPRESENTS SHOWN THEREON EAST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

KEY	DATE	REVISION INFORMATION
✓		
✓		
✓		
✓		
✓		
2/	3/20/25	UPDATED LEGALS PER COUNTY MARKS
1/	3/16/25	SUBMITTAL TO CLIENT
1/	3/3/25	SUBMITTAL TO COUNTY FOR REVIEW
✓		
✓		

	Critique
KLK	KLK
KLK	KLK
KLK	KLK

CONVOLUTIONAL PROJECT IN DIMENSIONALITY	
BCE PROJECT NUMBER: 26-0633	
DRAWN: KIK	3/2/2
SURVEYOR CHECK: KIK	3/2/2
APPROVED: KIK	3/2/2
SCALE: 1"=110'	
0	110
	2

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CUSTOMER	ADAM SIMPKE
LOCATION	MUSKOGEE COUNTY, OHIO
JOB TITLE	BOUNDARY SURVEY & LOT SPLIT

FOR L

T-SPLIT PLAT
ADAM SWINGLE

SHEET	1	of	1	REV	2
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