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Land Surveying and Construction Layout

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ROBERT B. MARLOW JR.
AUDITOR'S PARCEL NUMBER
47-50-15-27-000 (PART – 3.230 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO ROBERT B. MARLOW JR. IN O.R. VOLUME 1753, PAGE 81 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER SECTION, SOUTH 86 DEGREES 20 MINUTES 19 SECONDS EAST 939.95 FEET (DEED) TO A POINT IN CROCK ROAD (TOWNSHIP ROAD 265), SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID QUARTER SECTION LINE (SOUTH LINE OF A PARCEL CONVEYED TO T&K INVESTMENTS LLC IN O.R. VOLUME 3043, PAGE 750 AND THE SOUTH LINE OF A PARCEL CONVEYED TO PAMELA KENNEDY IN O.R. VOLUME 2364, PAGE 415), SOUTH 86 DEGREES 20 MINUTES 19 SECONDS EAST 500.41 FEET TO A POINT (MAGNETIC LOCATION IN PAVEMENT) IN THE SAID ROAD;

THENCE LEAVING THE SAID QUARTER SECTION LINE AND WITH THE WEST LINE OF A PARCEL WITH UNKNOWN OWNERSHIP, THE WEST LINE OF A PARCEL CONVEYED TO ROBERT B. MARLOW JR., WILLIAM L. MARLOW AND WILLIAM B. MARLOW II IN DEED VOLUME 1064, PAGE 645 AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO JULIE A. RITCHEY AND TODD P. RITCHEY IN O.R. VOLUME 2678, PAGE 359, SOUTH 02 DEGREES 19 MINUTES 17 SECONDS EAST 123.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE NORTH LINE OF THE SAID RITCHEY PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 16 DEGREES 16 MINUTES 43 SECONDS WEST 71.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – 6 INCHES DEEP);
2. SOUTH 48 DEGREES 57 MINUTES 13 SECONDS WEST 63.45 FEET TO AN IRON PIN SET (IRON PIN SET TO REPLACE AN EXISTING LEANING 5/8 INCH REBAR);
3. SOUTH 77 DEGREES 38 MINUTES 09 SECONDS WEST 428.51 FEET TO A POINT;

THENCE LEAVING THE SAID RITCHEY NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID MARLOW PARCEL (O.R. VOLUME 1753, PAGE 81), NORTH 02 DEGREES 52 MINUTES 02 SECONDS WEST, PASSING IRON PINS SET AT 18.40 FEET AND 329.27 FEET, A TOTAL DISTANCE OF 357.95 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.230 ACRES FROM AUDITOR'S PARCEL NUMBER 47-50-15-27-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CROCK ROAD (TOWNSHIP ROAD 265) AND ALL OTHER APPLICABLE EASEMENTS. ALSO SUBJECT TO AND THE RIGHT TO USE A 26 FEET WIDE INGRESS AND EGRESS RIGHT OF WAY AS RECORDED IN O.R. VOLUME 1753, PAGE 81.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

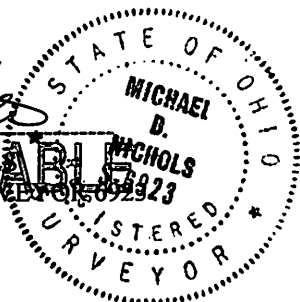
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF MAY 2026, FROM A FIELD SURVEY COMPLETED ON THE 12TH DAY OF MAY 2026.

OFFICE COPY

NOT RECORDED

7328 MARLOW



DESCRIPTION

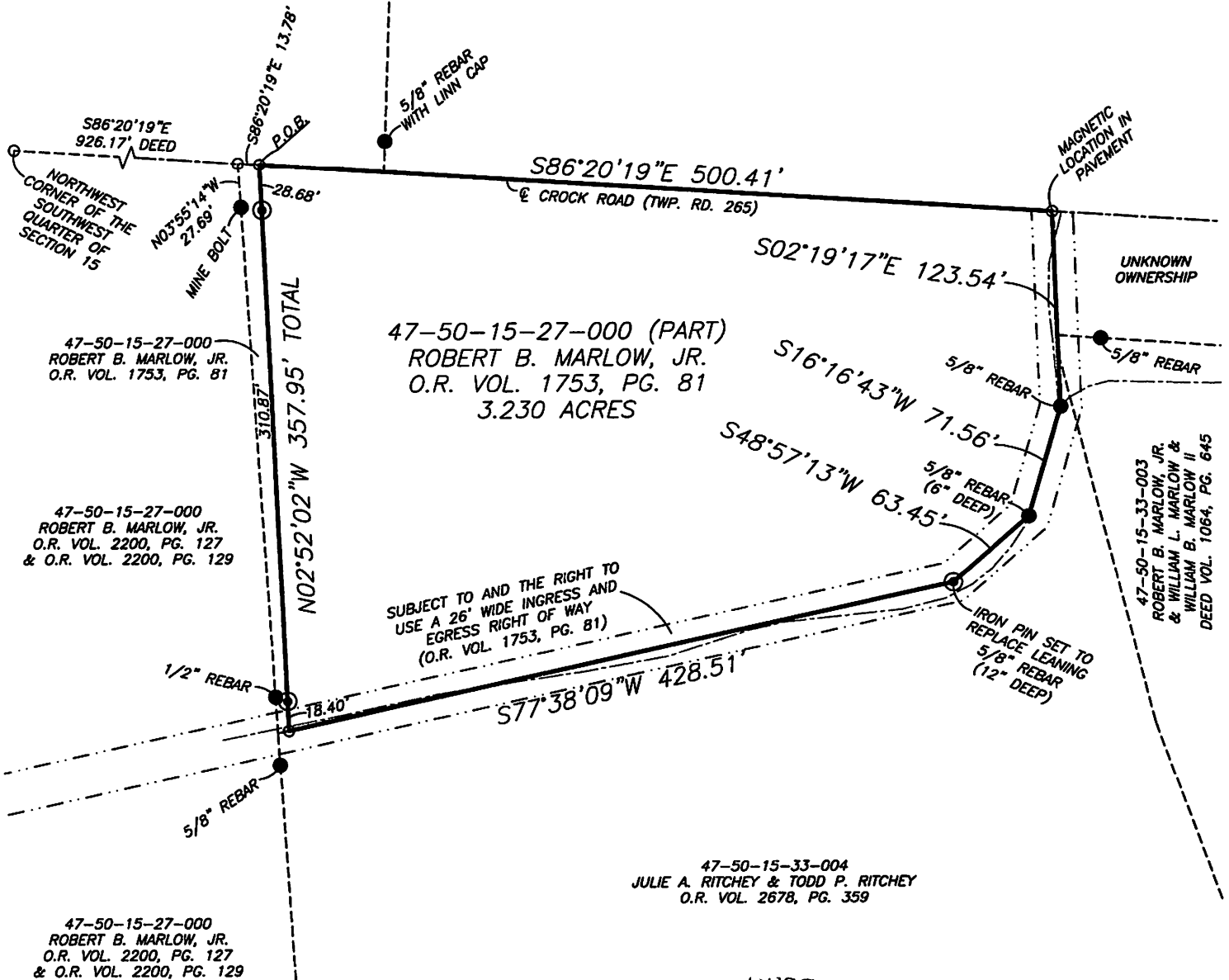
APPROVED

By: D.A. Barnard
5-28-2026

AUDITOR'S PARCEL NUMBER
47-50-15-27-000 (PART)

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

47-50-15-26-000
PAMELA KENNEDY
O.R. VOL. 2364, PG. 415



By: D.M. Barnhard

J-28-2026

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 20.18 AC., AN 18.03 AC. & A 46.13 AC.
PARCEL COMPLETED AUG. 21, 1991 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 6.25 AC. PARCEL COMPLETED JUNE 18, 1986
BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 2.06 AC. PARCEL COMPLETED DEC. 11, 1994
BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 6.045± AC., A 22.209± AC., AND AN 83.601±
AC. PARCEL COMPLETED FEB. 3, 2016 BY T.H. LINN PS7113.
MUSKOGEE COUNTY GIS

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

FROM A FIELD SURVEY COMPLETED THE 12th
 OFFICE COPY
 NOT RECORDABLE
 PROFESSIONAL SURVEYOR #6923



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.

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