

Plat of Survey
Township of Newton, County of Muskingum, State of Ohio, part Northeast
Quarter of Section 30, Township 15N, Range 14W, Ohio River Survey

PROPERTY LOCATION:

Being a Survey of all of Tract 1 (64.32 Acres T.D.) and all of Tract 2 (11.657 Acres) conveyed to Muskingum 83, LLC, as recorded in O.R. Book 3292, Page 280, in the Muskingum County Deed Records, also being all of Auditor's P.P.N. 47-82-30-02-000 & P.P.N. 47-82-30-03-000.

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

RELATED DOCUMENTS

- 1998 Survey of 64.32 Acres by Richard L. Daniels, P.S. 5410.
- 2003 Survey of 0.91 Acres by Richard L. Daniels, P.S. 5410
- 1987 Survey of 23.87 Acres by Richard L. Daniels, P.S. 5410

Maysville Regional Water District
37.99 Acres
O.R. Book 1035, Page 553

Ohio Franklin Realty, LLC
31.03 Acres
O.R. Book 2568, Page 853

Muskingum 83, LLC
Tract 1: 64.32 Acres (T.D.)
(64.180 Acres surveyed)
O.R. Book 3292, Page 280
P.P.N. 47-82-30-02-000

ACREAGE BREAKDOWN
64.180 Acres from P.P.N. 47-82-30-02-000
11.657 Acres from P.P.N. 47-82-30-03-000
75.837 Acres TOTAL

John C. Smith
17.20 Acres
O.R. Book 2022, Page 865

Patricia Ann Hartley
6.87 Acres
O.R. Book 3294, Page 71

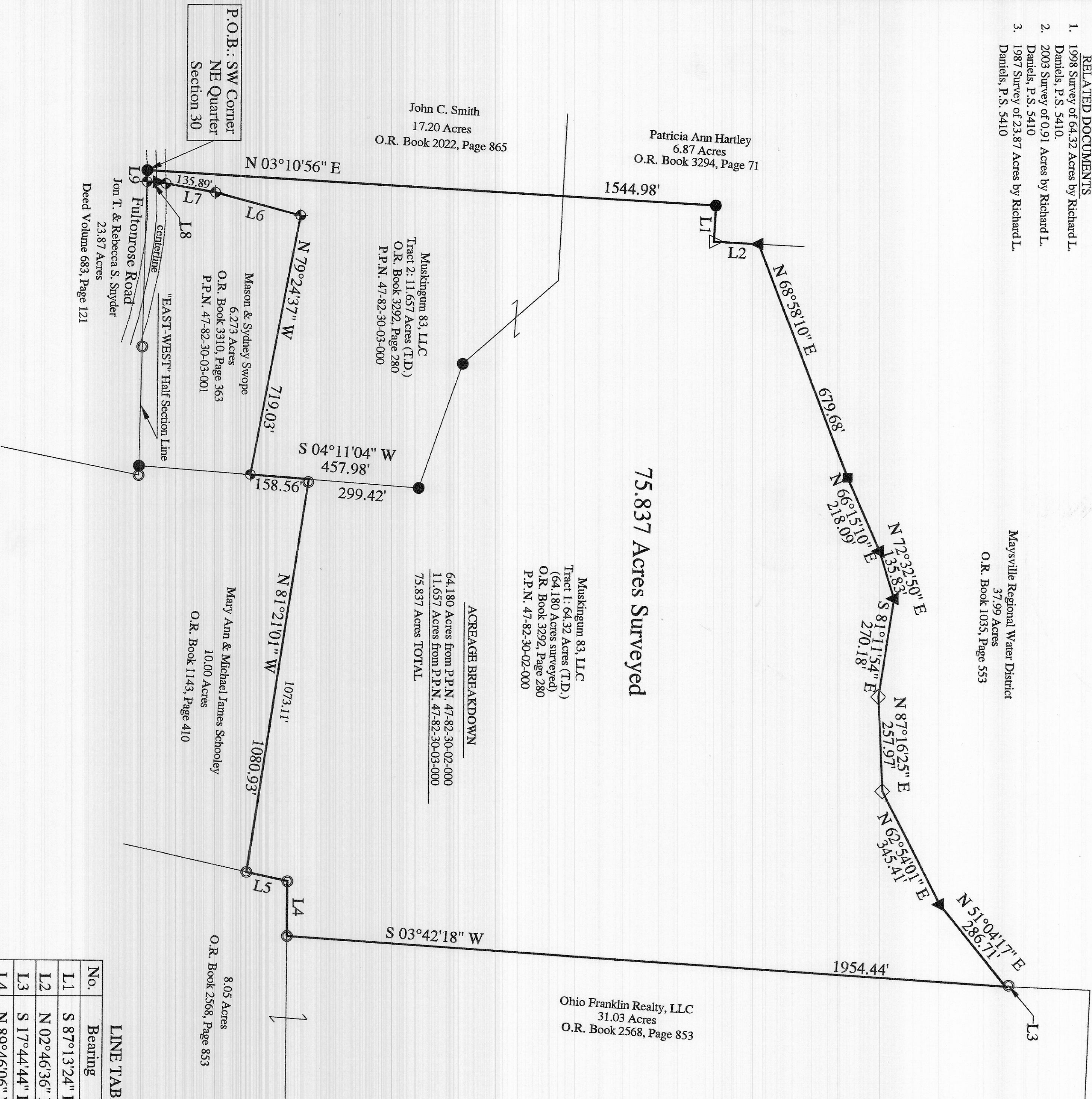
Muskingum 83, LLC
Tract 2: 11.657 Acres (T.D.)
O.R. Book 3292, Page 280
P.P.N. 47-82-30-03-000

Mason & Sydney Swope
6.273 Acres
O.R. Book 3310, Page 363
P.P.N. 47-82-30-03-001

Mary Ann & Michael James Schooley
10.00 Acres
O.R. Book 1143, Page 410

8.05 Acres
O.R. Book 2568, Page 853

Ion T. & Rebecca S. Snyder
23.87 Acres
Deed Volume 683, Page 121

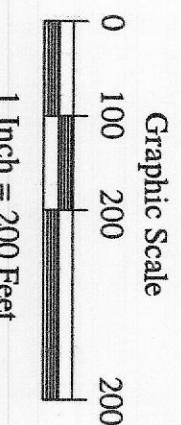


No.	Bearing	Distance
L1	S 87°13'24\"E	99.00'
L2	N 02°46'36\"E	122.44'
L3	S 17°44'44\"E	8.50'
L4	N 89°46'06\"W	149.78'
L5	S 13°11'30\"W	114.49'
L6	S 14°50'44\"W	239.37'
L7	S 09°45'13\"W	160.92'
L8	S 01°18'20\"W	27.10'
L9	N 88°40'54\"W	31.00'

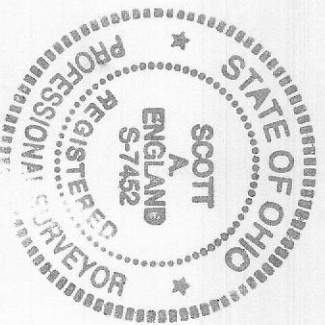
LEGEND

- △ - 5/8\" o.d. Iron Pin Found (no cap)
- - Railroad Tie Post Found
- ◇ - 1\" o.d. Iron Pipe Found
- ▼ - 5/8\" o.d. Iron Pin Found capped \"Linn\"
- - 5/8\" x 30\" o.d. Iron Pin set w/red cap stamped \"S.A. England #S-7452\"
- ▲ - Mag Nail Set
- - 5/8\" o.d. Iron Pin Found capped \"Daniels\"
- - 1/2\" o.d. Iron Pin Found (no cap)
- ◆ - Railroad Spike Found

DESCRIPTION
APPROVED
By: *S.A. England*
2-16-2026



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 803
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.
DATE: *2-16-2026*
NOT RECORDED
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452