

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

75.837 Acres

Muskingum 83, LLC: O.R. Book 3292, Page 280

Situated in the Township of Newton, County of Muskingum, State of Ohio, and being part of the Northeast Quarter of Section 30, Township 15N, Range 14W, of the Ohio River Survey, and being more particularly described as follows;

Being a Survey of all of Tract 1 (64.32 Acres per T.D.) and all of Tract 2 (11.657 Acres per T.D.) 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. 47-82-30-03-000 and all of Auditor's P.P.N. 47-82-30-02-000, and further described as follows;

Commencing at ½" o.d. iron pin found (no cap) on the South side of Fultonrose Road at the Southwest corner of the Northeast Quarter of Section 30 and Tract 2, of which this description is a part also being the Southeast corner of a 17.20 Acre parcel conveyed to John C. Smith, as recorded in O.R. Book 2022, Page 865, and being the Northwest corner of a 23.87 Acre parcel conveyed to Jon T. & Rebecca S. Snyder, as recorded Deed Volume 683, Page 121, and being the **PRINCIPAL PLACE OF BEGINNING** of the 75.837 Acre parcel herein to be described;

Thence, N 03°10'56" E 1544.98 feet with the East line of said parcel conveyed to Smith across Fultonrose Road, and extending along the East line of a 6.87 Acre parcel conveyed to Patricia Ann Hartley, as recorded in O.R. Book 3294, Page 71, also being the West line of said Tract 2 and continuing with the West line of said Tract 1, to a ½" o.d. iron pin found (no cap);

Thence continuing with the boundary of said parcel conveyed to Hartley, also being the North line of said Tract 1, of which this description is a part, with the following two (2) courses and distances:

- 1) S 87°13'24" E 99.00 feet to a 5/8" o.d. iron pin found (no cap);
- 2) N 02°46'36" E 122.44 feet to a 5/8" o.d. iron pin found capped "Linn" on the South line of a 37.99 Acre parcel conveyed to Maysville Regional Water District, as recorded in O.R.. Book 1035, Page 553;

Thence continuing with the North line of said Tract 1, of which this description is a part, also being the South line of said parcel conveyed to Maysville Regional Water District, with the following seven (7) courses and distances:

- 1) N 68°58'10" E 679.68 feet to a railroad tie post found;
- 2) N 66°15'10" E 218.09 feet to a 5/8" o.d. iron pin found capped "Linn";
- 3) N 72°32'50" E 135.83 feet to a 5/8" o.d. iron pin found capped "Linn";
- 4) S 81°11'54" E 270.18 feet to a 1" o.d. iron pipe found;
- 5) N 87°16'25" E 257.97 feet to a 1" o.d. iron pipe found;
- 6) N 62°54'01" E 345.41 feet to a 5/8" o.d. iron pin found capped "Linn";
- 7) N 51°04'17" E 286.71 feet to a point on the West line of a 31.03 Acre parcel conveyed to Ohio Franklin Realty, LLC, as recorded in O.R. Book 2568, Page 853: said point bears S 17°44'44" E 8.50 feet from a 5/8" o.d. iron pin found capped "Daniels";

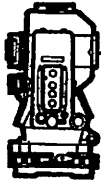
Thence, S 03°42'18" W 1954.44 feet with the West line of said 31.03 Acre parcel conveyed to Ohio Franklin Realty, LLC, also being the East line of said Tract 1, to a 5/8" o.d. iron pin found capped "Daniels" on the North line of an 8.05 Acre parcel conveyed to Ohio Franklin Realty, LLC, as recorded in O.R. Book 2568, Page 853;

Thence with the boundary of said 8.05 Acre parcel conveyed to Ohio Franklin Realty, LLC, also being the South line of said Tract 1, of which this description is a part, with the following two (2) courses and distances:

- 1) N 89°46'06" W 149.78 feet to a 5/8" o.d. iron pin found capped "Daniels";
- 2) S 13°11'30" W 114.49 feet to a 5/8" o.d. iron pin found capped "Daniels" at the Northeast corner of a 10.00 Acre parcel conveyed to Mary Ann & Michael James Schooley, as recorded in O.R. Book 1143, Page 410;

Thence, N 81°21'01" W 1080.93 feet with the South line of said Tract 1, of which this description is a part, also being the North line of said parcel conveyed to Schooley, to a point on the East line of said Tract 2, of which this description is a part, and passing over a 5/8" o.d. iron pin found capped "Daniels" at 1073.11 feet;

Thence, S 04°11'04" W 158.56 feet with the West line of said parcel conveyed to Schooley, also being the East line of said Tract 2, to an iron pin set at the Northeast corner of a 6.273 Acre parcel conveyed to Mason & Sydney Swope, as recorded in O.R. Book 3310, Page 363;



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence with the North and West boundary line of said parcel conveyed to Swope, with the following four (4) courses and distances:

- 1) N 79°24'37" W 719.03 feet to an iron pin set;
- 2) S 14°50'44" W 239.37 feet to an iron pin set;
- 3) S 09°45'13" W 160.92 feet to a mag nail set in the centerline of Fultonrose Road, and passing over an iron pin set at 135.89 feet;
- 4) S 01°18'20" W 27.10 feet to an iron pin set on the "East-West" Half Section Line of Section 30;

Thence, N 88°40'54" W 31.00 feet with the "East-West" Half Section Line of Section 30 and the South line of said Tract 2, of which this description is a part, also being the North line of said parcel conveyed to Snyder, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 75.837 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 75.837 Acre parcel contains 64.180 Acres in P.P.N. 47-82-30-02-000 & 11.657 Acres in P.P.N. 47-82-30-03-000.

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

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2025.

Dated 2/6/26

Job No. 4578-25MU75.837Ac

OFFICE COPY
[Signature]
NOT RECORDABLE
Scott A. England P.S.
Ohio Registered Surveyor #7452

DESCRIPTION
APPROVED

By: D.A. Barnhard

2-26-26



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

1. 1998 Survey of 64.32 Acres by Richard L.
Daniels, P.S. 5410.
2. 2003 Survey of 0.91 Acres by Richard L.
Daniels, P.S. 5410
3. 1987 Survey of 23.87 Acres by Richard L.
Daniels, P.S. 5410

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

DESCRIPTION

APPROVED

By: D.A. Barnhard

2-20-2026

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

75.837 Acres Surveyed

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

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

LINE TABLE

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'

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

- 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 "Lima"
 - ◆ - 5/8" x 30" o.d. Iron Pin set w/rod
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

Graphic Scale
0 100 200
1 Inch = 200 Feet



OFFICE COPY
NOT RECORDABLE