



S.A. ENGLAND SURVEYING
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Legal Description

6.273 Acres

Part Muskingum 83, LLC Tract 2: 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 a part of Tract 2 (17.93 Acres) conveyed to Muskingum 83, LLC, as recorded in O.R. Book 3292, Page 280, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 47-82-30-03-000, and further described as follows;

"The residual of the 17.93 acres shall be combined to parcel P.P.N. 47-82-30-02-000 and shall not be transferred as an independent parcel.

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;

Thence, S 88°40'54" E 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 an iron pin set South of Fultonrose Road, and being the PRINCIPAL PLACE OF BEGINNING of the 6.273 Acre parcel herein to be described;

Thence with a line across said Tract 2, of which this description is a part, with the following four (4) courses and distances:

- 1) N 01°18'20" E 27.10 feet to a mag nail set in the centerline of Fultonrose Road;
- 2) N 09°45'13" E 160.92 feet to an iron pin set, and passing over an iron pin set at 25.03 feet;
- 3) N 14°50'44" E 239.17 feet to an iron pin set;
- 4) S 79°24'37" E 719.03 feet to an iron pin set on the East line thereof, also being the West line of a 10.00 Acre parcel conveyed to Mary Ann & Michael James Schooley, as recorded in O.R. Book 1143, Page 410.

Thence, S 04°11'24" W 303.35 feet with the East line of said Tract 2, of which this description is a part, also being the West line of said parcel conveyed to Schooley, to a ½" o.d. iron pin found (no cap) on the North line of a 0.91 Acre parcel conveyed to Jerry Allen Chappellear, as recorded in O.R. Book 3184, Page 249, also being the "East-West" Half Section Line of Section 30: said iron pin found bears N 88°40'54" W 26.12 feet from a 5/8" o.d. iron pin found capped "Daniels"

Thence, N 88°40'54" W 774.04 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 Chappellear and extending along the North line of said parcel conveyed to Snyder, to the PRINCIPAL PLACE OF BEGINNING, passing over a 5/8" o.d. iron pin found capped "Daniels" at 324.76 feet, and containing **6.273 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

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 11/13/25

Job No. 4578-25MU

**OFFICE COPY
NOT RECORDABLE**

Scott A. England P.S.
Ohio Registered Surveyor #7452

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11/13/25
DATE



DESCRIPTION
APPROVED

By: D.M. Barnhard
11-13-2025

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:

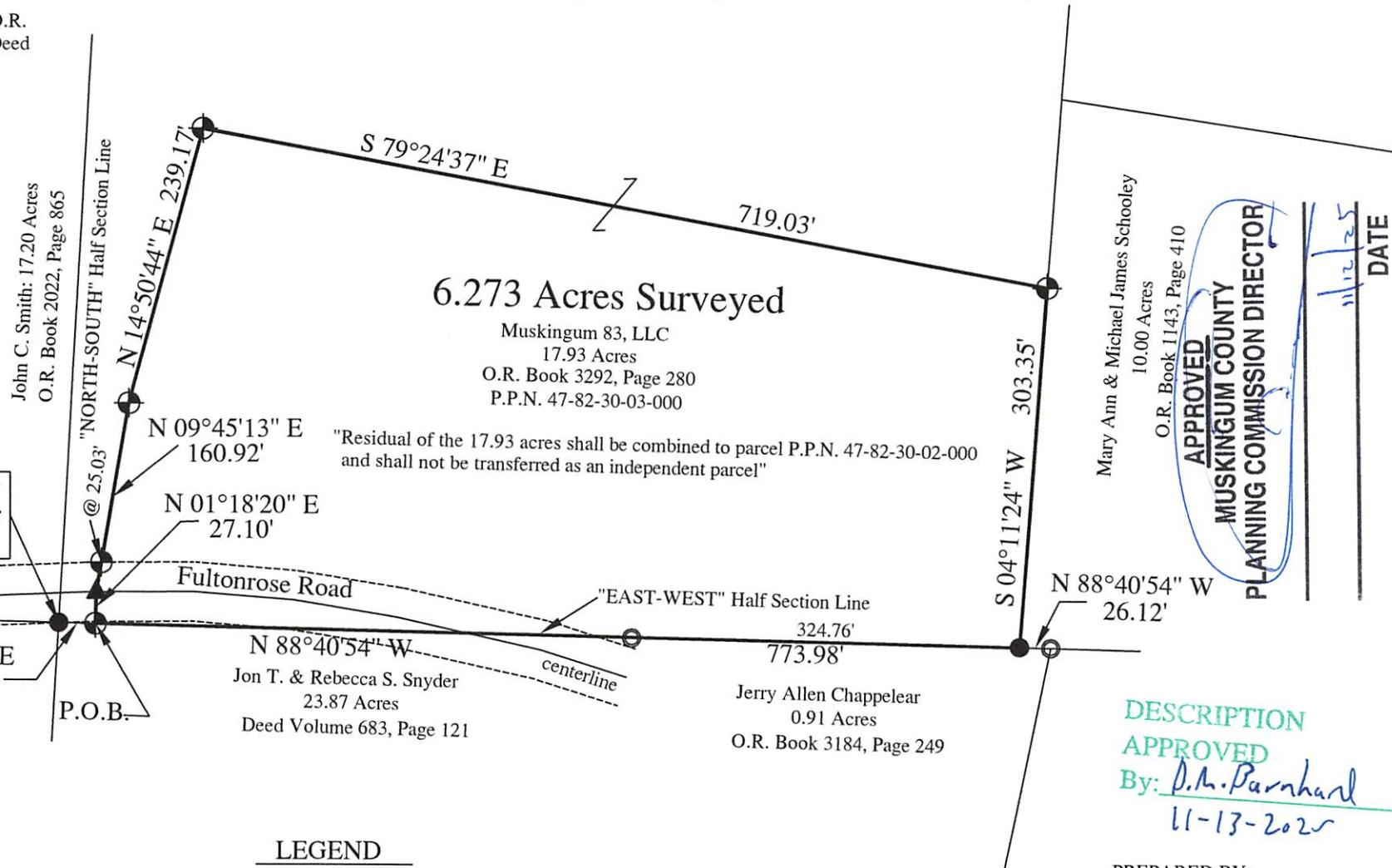
Being a Survey of a part of Tract 2 (17.93 Acres) conveyed to Muskingum 83, LLC, as recorded in O.R. Book 3292, Page 280, in the Muskingum County Deed Records, and being part of Auditor's P.P.N. 47-82-30-03-000.

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



6.273 Acres Surveyed

Muskingum 83, LLC
17.93 Acres
O.R. Book 3292, Page 280
P.P.N. 47-82-30-03-000

"Residual of the 17.93 acres shall be combined to parcel P.P.N. 47-82-30-02-000 and shall not be transferred as an independent parcel"

P.O.C.: SW Corner NE Quarter Section 30



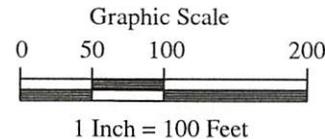
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

NOT RECORDED

Date _____
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

LEGEND

- 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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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

DATE
11/12/25

DESCRIPTION APPROVED

By: *D.M. Barnhart*
11-13-2025

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
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