

**22.642 Acres Split from
Blake E. Cronin 31.19 Acres**

Situated in the State of Ohio, Muskingum County, Salt Creek Township, being part of the northwest quarter of Section 9, Township 13 North, Range 12 West of the Congress Lands East of the Scioto River. Being a 22.642-acre tract of land split from a 31.19-acre tract conveyed to Blake E. Cronin, recorded in Deed Book 3221, Page 799 of the Muskingum County Recorder's Office, being more particularly described as follows:

COMMENCING at a 3/4" iron pipe found with Ahlers-Moe cap, at the northwest corner of Section 9, being the northwest corner of 6.68-acre tract conveyed to Blake E. Cronin, recorded in Deed Book 2775, Page 673.

Thence, South 00 degrees 33 minutes 29 seconds West, along the west line of Section 9 for a distance of 380.82 feet to a point in centerline of Cronin Lane (40' right-of-way), referenced by a 3/4" iron pipe (Ahlers-Moe cap) found South 00 degrees 33 minutes 29 West at a distance of 25.00 feet;

Thence North 84 degrees 17 minutes 03 seconds East along the centerline of Cronin Lane and the south line of said 6.68-acre Cronin tract for a distance of 189.03 feet to the **TRUE POINT OF BEGINNING** for the herein described tract, said point being referenced by a 3/4" iron pipe found South 00 degrees 33 minutes 29 West at a distance of 15.00 feet;

Thence, continuing along the centerline of Cronin Lane and said 6.68-acre Cronin tract south line the following courses:

South 79 degrees 18 minutes 26 seconds East for a distance of 70.33 feet to a point;
South 58 degrees 33 minutes 09 seconds East for a distance of 166.99 feet to a point;
South 39 degrees 29 minutes 19 seconds East for a distance of 136.03 feet to the southeast corner of said 6.68-acre Cronin tract, referenced by a 5/8" rebar (Dinan-5451 cap) found North 40 degrees 29 minutes 23 seconds East at a distance of 30.0 feet;

Thence, continuing along the centerline of Cronin Lane and along a new line of division through the above referenced 31.19-acre Cronin tract the following courses:

South 46 degrees 25 minutes 12 seconds East for a distance of 177.92 feet to a point;
South 42 degrees 34 minutes 31 seconds East for a distance of 217.97 feet to a point;
South 43 degrees 59 minutes 36 seconds East for a distance of 138.21 feet to a point of curvature;

Thence along a curve to the left having a radius of 140.00 feet, a delta angle of 43 degrees 16 minutes 20 seconds, a chord bearing and distance of South 65 degrees 37 minutes 46 seconds East, 103.24 feet, along **an arc length of 105.73 feet** to a point;

South 87 degrees 15 minutes 56 seconds East for a distance 92.03 feet to a MAG spike set on the east line of the 31.19-acre Cronin tract, being the west line of a 76.712-acre tract conveyed to Joseph A. Gormley III and Christi A Gormley, Deed Book 2829 Page 939;

Thence, **South 00 degrees 00 minutes 00 seconds East**, leaving Cronin Lane and along the east line of said 31.19-acre Cronin tract, passing a 3/4" iron pipe set at 25.00 feet, for a total distance of **834.41 feet** to a 3/4" iron pipe (Ahlers-Moe cap) found at the southeast corner of said 31.19-acre Cronin tract;

Thence, **South 89 degrees 45 minutes 32 seconds West**, along the south line of said 31.19-acre Cronin tract, passing a 3/4" iron pipe (Ahlers-Moe cap) found at 778.80, for a total distance of **870.75 feet** to 3/4" iron pipe (Ahlers-Moe cap) found at the southwest corner of said 31.19-acre Cronin tract;

Thence, **North 00 degrees 33 minutes 29 seconds East**, passing a 3/4" iron pipe found (no cap) at 1457.88 feet, for a total distance of **1472.88 feet** to the Point of Beginning.

Containing 22.642 acres of land, more or less. Being part of parcel number 60-10-09-07-000.

Based on a survey by Anthony R. Sheck, Professional Surveyor, Ohio License No. 6954, performed in September 2025. Bearings are based on the east line of the 31.19-acre tract conveyed to Blake E. Cronin, recorded in Deed Book 3221, Page 799, referenced as South 00 degrees 00 minutes 00 seconds East.

Iron pipes set are 3/4" inside diameter pipe, 30 inches in length with an orange plastic identification cap stamped "SHECK - 6954".

OFFICE COPY
NOT RECORDABLE

Anthony R. Sheck
Professional Surveyor, Ohio License No. 6954



DESCRIPTION

APPROVED

By: D.M. Barnhard

9-22-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/22/25
DATE

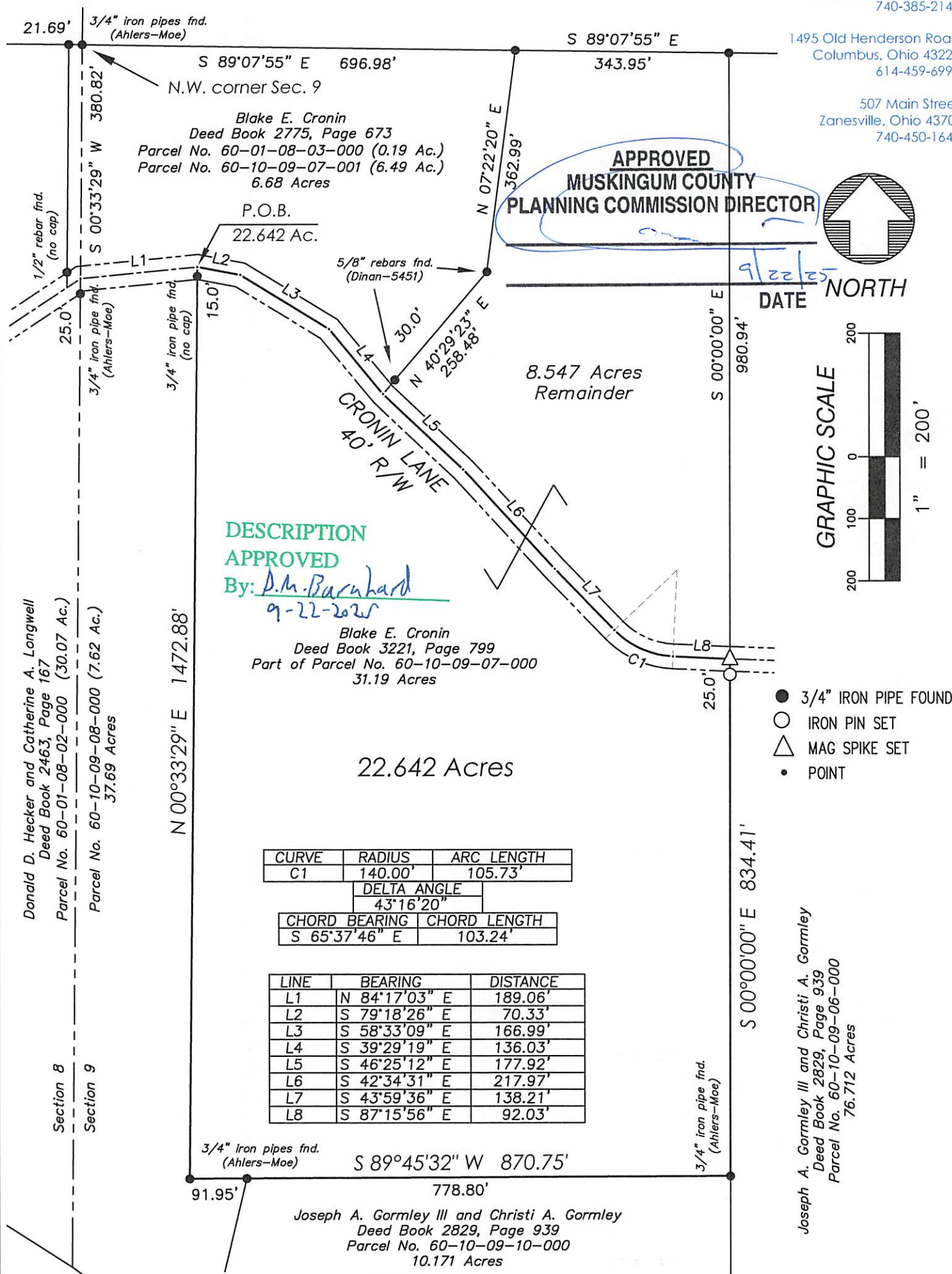
SURVEY OF 22.642 ACRE SPLIT
FROM THE BLAKE E. CRONIN 31.19 ACRE TRACT
Part of Parcel Number 60-10-09-07-000
SITUATED IN SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO
SECTION 9, TOWNSHIP 13 NORTH, RANGE 12 WEST,
CONGRESS LANDS EAST OF THE SCIOTO RIVER



422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

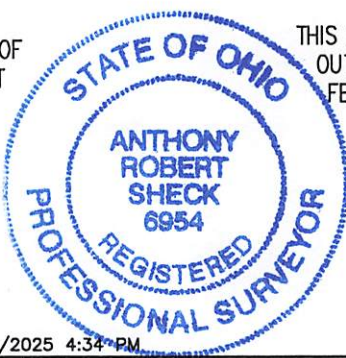
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



BEARINGS ARE BASED ON THE EAST LINE OF
THE BLAKE E. CRONIN 31.19 ACRE TRACT
AS SOUTH 00°00'00" EAST
AS REFERENCED IN D.B. 2956, P. 815.

ALL IRON PINS SET ARE
3/4" INSIDE DIAMETER IRON PIPES,
30" IN LENGTH WITH A 1" DIAMETER
ORANGE CAP STAMPED
'SHECK 6954.'



THIS PROPERTY IS SHOWN TO BE IN ZONE X, AREAS DETERMINED TO BE
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON
FEMA FIRM MAP NO. 39119C0320G, EFFECTIVE DATE JULY 6, 2010

OFFICE COPY
NOT RECORDABLE

ANTHONY R. SHECK PS #6954 DATE 9-18-25