

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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SURVEY FOR BEAU HARTMAN

ZAAC REALTY LTD

AUDITOR'S PARCEL NUMBERS

62-12-01-01-000 (PART – 2.803 ACRES), 62-13-01-10-000 (PART – 1.033 ACRES)
& 62-13-01-09-000 (ALL – 2.629 ACRES)

BEING A PART OF LOT 8 AND ALL OF LOT 7 OF CHARLES C. RUSSELL'S SUB-DIVISION OF THE SAFFORD FARM AS RECORDED IN PLAT BOOK 2, PAGE 1 (ALSO PLAT BOOK 2, PAGE 23) AND A PART OF PARCEL FOUR AS CONVEYED TO ZAAC REALTY LTD IN O.R. VOLUME 1886, PAGE 312 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 2, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 7 OF THE ABOVE SAID CHARLES C. RUSSELL'S SUBDIVISION (PLAT BOOK 2, PAGE 1);

THENCE WITH THE NORTH LINE OF LOT 7 (SOUTH LINE OF A PARCEL CONVEYED TO FREDERICK F. CAMPBELL BISHOP OF THE CATHOLIC DIOCESE OF COLUMBUS IN O.R. VOLUME 2802, PAGE 187), SOUTH 88 DEGREES 03 MINUTES 45 SECONDS EAST 393.40 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 6;

THENCE WITH THE WEST LINE OF LOT 6 (SOUTH LINE OF THE SAID FREDERICK F. CAMPBELL BISHOP OF THE CATHOLIC DIOCESE OF COLUMBUS PARCEL), SOUTH 01 DEGREES 41 MINUTES 00 SECONDS WEST 291.04 FEET TO AN IRON PIN SET ON THE NORTH LINE OF PROSPECT STREET (60 FEET WIDE);

THENCE WITH THE NORTH LINE OF THE SAID STREET, NORTH 88 DEGREES 03 MINUTES 45 SECONDS WEST 60.10 FEET TO AN IRON PIN SET;

THENCE WITH THE WEST LINE OF ILLINOIS STREET (60 FEET WIDE), SOUTH 01 DEGREES 41 MINUTES 00 SECONDS WEST 163.17 FEET TO A POINT IN THE CENTER OF SOUTH REHL ROAD (TOWNSHIP ROAD 420A), PASSING AN IRON PIN SET AT 133.17 FEET;

THENCE TRAVERSING INTO LOT 8 AS CONVEYED TO ZAAC REALTY LTD IN O.R. VOLUME 1886, PAGE 312 (PARCEL ONE) WITH THE CENTER OF THE SAID ROAD, NORTH 78 DEGREES 40 MINUTES 47 SECONDS WEST 179.66 FEET TO A POINT;

THENCE CONTINUING THROUGH LOT 8 AND THROUGH PARCEL FOUR AS CONVEYED TO ZAAC REALTY LTD IN O.R. VOLUME 1886, PAGE 312, NORTH 77 DEGREES 42 MINUTES 04 SECONDS WEST 318.91 FEET TO A POINT AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO HARTMAN LAND HOLDINGS LTD IN O.R. VOLUME 2764, PAGE 253;

THENCE WITH THE EAST LINE OF THE SAID HARTMAN LAND HOLDINGS LTD PARCEL, NORTH 03 DEGREES 05 MINUTES 30 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP) AT 48.00 FEET, A TOTAL DISTANCE OF 653.18 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE SAID TOWNSHIP, SAID POINT BEING SOUTH 03 DEGREES 05 MINUTES 30 SECONDS EAST 0.74 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP);

THENCE WITH THE SAID TOWNSHIP LINE (SOUTH LINE OF A PARCEL CONVEYED TO POLK SCRAP IRON INC. IN O.R. VOLUME 1789, PAGE 33 AND THE SOUTH LINE OF THE ABOVE SAID FREDERICK F. CAMPBELL BISHOP OF THE CATHOLIC DIOCESE OF COLUMBUS PARCEL), SOUTH 87 DEGREES 37 MINUTES 07 SECONDS EAST 211.67 FEET TO AN IRON PIN SET (SET BESIDE DISTURBED EXISTING STONE);

7309 HARTMAN

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THENCE CONTINUING WITH THE SAID SOUTH LINE OF THE FREDERICK F. CAMPBELL BISHOP OF THE CATHOLIC DIOCESE OF COLUMBUS PARCEL, SOUTH 01 DEGREES 41 MINUTES 00 SECONDS WEST 281.47 FEET TO THE PLACE OF BEGINNING;

CONTAINING 6.465 ACRES TOTAL WITH 2.803 ACRES FROM AUDITOR'S PARCEL NUMBER 62-12-01-01-000 (PART), 1.033 ACRES FROM AUDITOR'S PARCEL NUMBER 62-13-01-10-000 (PART) AND 2.629 ACRES FORM AUDITOR'S PARCEL NUMBER 62-13-01-09-000 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SOUTH REHL ROAD (TOWNSHIP ROAD 420A), QUINCY ROAD (TOWNSHIP ROAD 1743) AND ALL OTHER APPLICABLE EASEMENTS.

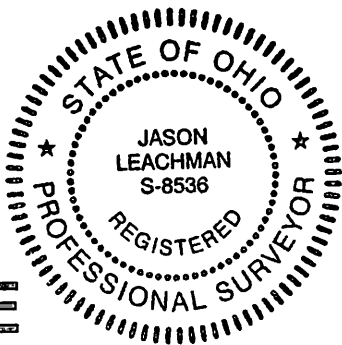
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

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

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF APRIL 2026, FROM A FIELD SURVEY COMPLETED ON THE 2ND DAY OF APRIL 2026.

OFFICE COPY

NOT RECORDABLE



DESCRIPTION
APPROVED

By: D.M. Barnhard

4-16-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMB

4-16-26

DATE

SURVEY FOR BEAU HARTMAN

AUDITOR'S PARCEL NUMBERS

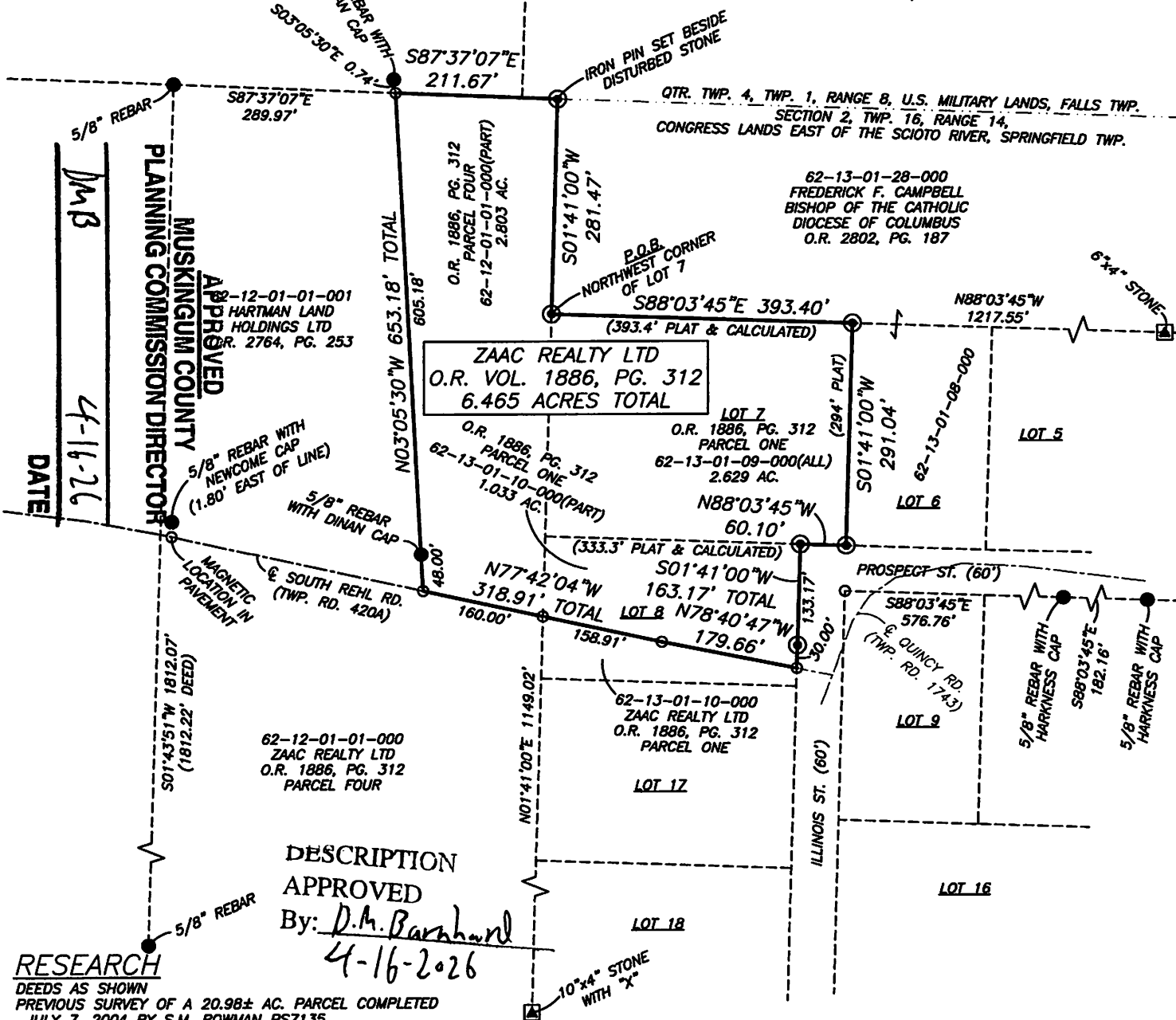
62-12-01-01-000 (PART-2.803 AC.), 62-13-01-10-000 (PART-1.033 AC.)
& 62-13-01-09-000 (ALL-2.629 AC.)

BEING A PART OF LOT 8 AND ALL OF LOT 7 OF CHARLES C. RUSSELL'S SUB-DIVISION OF THE SAFFORD FARM AS RECORDED IN PLAT BOOK 2, PAGE 1 (ALSO PLAT BOOK 2, PAGE 23) AND A PART OF PARCEL FOUR AS CONVEYED TO ZAAC REALTY LTD IN O.R. VOLUME 1886, PAGE 312 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 2, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

17-98-03-02-000
POLK SCRAP IRON INC.
O.R. 1789, PG. 33

17-99-04-03-000
FREDERICK F. CAMPBELL
BISHOP OF THE CATHOLIC
DIOCESE OF COLUMBUS
O.R. 2802, PG. 187



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 20.98± AC. PARCEL COMPLETED
JULY 7, 2004 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 8.78± AC. PARCEL COMPLETED
JULY 8, 2004 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 4.49 AC. PARCEL COMPLETED
AUG. 24, 2017 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 59.573 AC. PARCEL COMPLETED
JUNE 2018 BY M.A. SMITH PS8232.
PREVIOUS SURVEY OF LOT 12 AND LOT 13 COMPLETED
JULY 21, 2012 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY A 1.725 AC. & 1.057 AC. PARCEL
COMPLETED APRIL 22, 1988 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 0.16 ACRE PARCEL COMPLETED
MARCH 29, 1995 BY C.R. HARKNESS PS6885.
PLAT BOOK 2, PAGE 1
PLAT BOOK 2, PAGE 23
MUSKINGUM COUNTY GIS

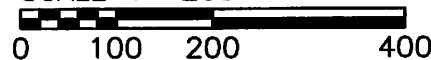
DESCRIPTION
APPROVED
By: *D.M. Barnhard*
4-16-2026

LEGEND

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

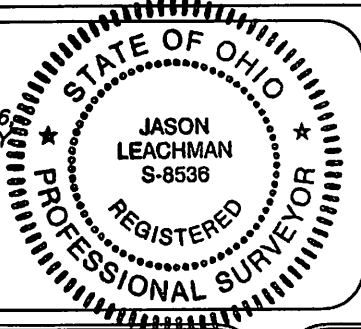
NOTE: NONE OF THE IRON PINS NOTED AS "TO BE SET" ON THE SURVEY PLAT COMPLETED JUNE 2018 BY M.A. SMITH PS8232 (CIVIL & ENVIRONMENTAL CONSULTANTS, INC) WERE FOUND. SIX OF THESE PINS WERE SEARCHED FOR DURING THE COURSE OF THIS SURVEY, ONLY THE EXISTING STONE SHOWN ON THE SOUTH LINE OF THAT SURVEY WAS FOUND.

SCALE 1"=200'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF APRIL, 2026, FROM A FIELD SURVEY COMPLETED THE 2ND DAY OF APRIL, 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BEI@rrahlo.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 04-06-26

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7309

DRAWING NO: Z:\7309\7309.dwg