

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com
Telephone (740) 453-4850

SURVEY FOR MITCHELL HORNER
ALAN G. HORNER AND ANITA L. HORNER
AUDITORS PARCEL NUMBER
66-20-09-25-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO ALAN G. HORNER AND ANITA L. HORNER IN O.R. VOLUME 1687, PAGE 966 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1 INCH REBAR WITH ALUMINUM CAP) AT THE CENTER OF SECTION 9;

THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9 (SOUTH LINE OF A PARCEL CONVEYED TO JAMES MAC RUSSELL AND JEANINE M. RUSSELL IN O.R. VOLUME 2184, PAGE 470), SOUTH 87 DEGREES 45 MINUTES 26 SECONDS EAST 945.27 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID QUARTER SECTION LINE (SOUTH LINE OF THE SAID RUSSELL PARCEL), SOUTH 87 DEGREES 45 MINUTES 26 SECONDS EAST 409.83 FEET TO A POINT IN THE CENTER OF RIX MILLS ROAD (COUNTY ROAD 55), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT 384.25 FEET;

THENCE LEAVING THE SAID QUARTER SECTION LINE AND TRAVERSING INTO THE ABOVE SAID HORNER PARCEL WITH THE CENTER OF THE SAID ROAD THE FOLLOWING NINE COURSES AND DISTANCES:

- 1. SOUTH 23 DEGREES 09 MINUTES 25 SECONDS WEST 36.08 FEET TO A POINT;
- 2. SOUTH 11 DEGREES 47 MINUTES 46 SECONDS WEST 58.04 FEET TO A POINT;
- 3. SOUTH 08 DEGREES 15 MINUTES 10 SECONDS WEST 174.04 FEET TO A POINT;
- 4. SOUTH 12 DEGREES 34 MINUTES 13 SECONDS WEST 59.50 FEET TO A POINT;
- 5. SOUTH 19 DEGREES 30 MINUTES 12 SECONDS WEST 57.01 FEET TO A POINT;
- 6. SOUTH 28 DEGREES 29 MINUTES 16 SECONDS WEST 57.81 FEET TO A POINT;
- 7. SOUTH 35 DEGREES 49 MINUTES 04 SECONDS WEST 60.73 FEET TO A POINT;
- 8. SOUTH 38 DEGREES 59 MINUTES 12 SECONDS WEST 95.52 FEET TO A POINT;
- 9. SOUTH 36 DEGREES 23 MINUTES 40 SECONDS WEST 51.05 FEET TO A POINT;

DESCRIPTION
APPROVED
By: D.A. Barnhard
4-13-2026

THENCE LEAVING THE SAID ROAD AND CONTINUING THROUGH THE SAID HORNER PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1. NORTH 54 DEGREES 35 MINUTES 13 SECONDS WEST 43.35 FEET AN IRON PIN SET, PASSING AN IRON PIN SET AT 20.94 FEET;
- 2. NORTH 32 DEGREES 14 MINUTES 03 SECONDS EAST 160.28 FEET TO AN IRON PIN SET;
- 3. NORTH 48 DEGREES 49 MINUTES 54 SECONDS WEST 367.35 FEET TO AN IRON PIN SET;
- 4. NORTH 14 DEGREES 44 MINUTES 00 SECONDS EAST 209.87 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.500 ACRES FROM AUDITOR'S PARCEL NUMBER 66-20-09-25-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF RIX MILLS ROAD (COUNTY ROAD 55) 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 MARCH 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6TH DAY OF MARCH 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536
7307 HORNER

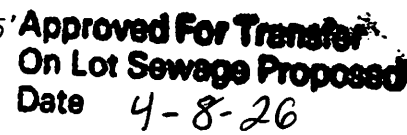


APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
4-13-26
DATE

AUDITOR'S PARCEL NUMBER
66-20-09-25-000 (PART)

66-20-09-03-000
JAMES MAC RUSSELL & JEANINE M. RUSSELL
O.R. VOL. 2184, PG. 470

66-20-09-26-001
THOMAS GAYLE VANDYNE
O.R. VOL. 2862, PG. 616



**Zanesville-Muskingum County
Health Department**

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 91.747± AC. PARCEL COMPLETED
JUNE 29, 2002 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 65.821± AC. TOTAL PARCEL
COMPLETED FEB. 3, 2007 BY M.D. NICHOLS PS6923.
MUSKINGUM COUNTY GIS

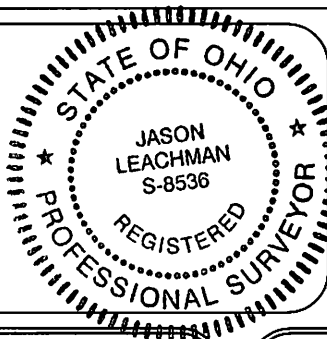
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

SCALE 1"=100'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 50, 100, and 200.

NOT RECORDABLE
 JASON LEITCHMAN
 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.

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701

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

DRAWN BY: JW L

DATE: 03-06-26

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 7307

DRAWING NO:
Z:\7307\7307.dwg