

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850

STEPHEN THOMAS McELROY AND JAMIE McELROY

AUDITORS PARCEL NUMBERS

66-60-04-21-001 (PART – 98.984 ACRES) AND 66-60-04-21-002 (ALL - 2.696 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO STEPHEN THOMAS McELROY AND JAMIE McELROY IN O.R. VOLUME 3173, PAGE 104 AND ALL OF THE PARCEL CONVEYED TO STEPHEN THOMAS McELROY AND JAMIE McELROY IN O.R. VOLUME 3235, PAGE 647 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN MILITARY LOT 4 AND LOT 5, QUARTER TOWNSHIP 4, AND THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 12, 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 (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE SOUTHWEST CORNER OF THE SAID MILITARY LOT 4;

THENCE WITH THE WEST LINE OF THE SAID LOT AND TRAVERSING THROUGH A PARCEL CONVEYED TO AARON M. AND MELISSA L. ZAMENSKY IN O.R. VOLUME 1531, PAGE 439, NORTH 01 DEGREES 59 MINUTES 39 SECONDS EAST 367.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED:

THENCE CONTINUING WITH THE SAID LOT LINE AND TRAVERSING INTO THE ABOVE SAID McELROY PARCEL, NORTH 01 DEGREES 59 MINUTES 39 SECONDS EAST 1298.42 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND CONTINUING INTO THE SAID McELROY PARCEL THE FOLLOWING 9 COURSES AND DISTANCES:

1. SOUTH 76 DEGREES 02 MINUTES 50 SECONDS EAST 278.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
2. NORTH 16 DEGREES 03 MINUTES 13 SECONDS EAST 63.07 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
3. NORTH 84 DEGREES 25 MINUTES 22 SECONDS EAST 182.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
4. SOUTH 85 DEGREES 33 MINUTES 14 SECONDS EAST 31.55 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
5. SOUTH 74 DEGREES 30 MINUTES 05 SECONDS EAST 95.95 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
6. SOUTH 38 DEGREES 07 MINUTES 22 SECONDS WEST 248.13 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
7. NORTH 57 DEGREES 38 MINUTES 56 SECONDS WEST 167.18 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
8. NORTH 26 DEGREES 56 MINUTES 37 SECONDS WEST 62.27 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
9. NORTH 76 DEGREES 02 MINUTES 50 SECONDS WEST 278.77 FEET TO A POINT ON THE ABOVE SAID LOT LINE;

THENCE CONTINUING THROUGH THE SAID McELROY PARCEL WITH THE SAID LOT LINE, SOUTH 01 DEGREES 59 MINUTES 39 SECONDS WEST 1298.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) ON THE NORTH LINE OF THE ABOVE SAID ZAMENSKY PARCEL;

THENCE WITH THE NORTH LINE OF THE SAID ZAMENSKY PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 58 DEGREES 01 MINUTES 49 SECONDS WEST 296.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
2. SOUTH 65 DEGREES 06 MINUTES 06 SECONDS WEST 66.47 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
3. SOUTH 71 DEGREES 42 MINUTES 50 SECONDS WEST 229.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
4. NORTH 88 DEGREES 30 MINUTES 14 SECONDS WEST 95.76 FEET TO A POINT IN THE CENTER OF RIX MILLS ROAD, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT 68.93 FEET;

THENCE WITH THE CENTER OF THE SAID RIX MILLS ROAD AND THE EAST LINE OF A PARCEL CONVEYED TO DERRY BROWNING RENTALS, LLC IN O.R. VOLUME 3114, PAGE 876, NORTH 03 DEGREES 37 MINUTES 07 SECONDS EAST 67.52 FEET TO A POINT;

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THENCE WITH THE CENTER OF THE SAID RIX MILLS ROAD AND THE EAST LINE OF A PARCEL CONVEYED TO CONNIE JO AND SHERRY H. BLACKWOOD IN DEED VOLUME 681, PAGE 272 THE FOLLOWING 17 COURSES AND DISTANCES:

1. NORTH 12 DEGREES 01 MINUTES 58 SECONDS EAST 82.70 FEET TO A POINT;
2. NORTH 13 DEGREES 45 MINUTES 43 SECONDS EAST 138.12 FEET TO A POINT;
3. NORTH 13 DEGREES 45 MINUTES 43 SECONDS EAST 70.46 FEET TO A POINT;
4. NORTH 12 DEGREES 07 MINUTES 50 SECONDS EAST 107.59 FEET TO A POINT;
5. NORTH 09 DEGREES 07 MINUTES 52 SECONDS EAST 110.81 FEET TO A POINT;
6. NORTH 05 DEGREES 53 MINUTES 08 SECONDS EAST 378.69 FEET TO A POINT;
7. NORTH 05 DEGREES 23 MINUTES 13 SECONDS EAST 104.52 FEET TO A POINT;
8. NORTH 02 DEGREES 35 MINUTES 00 SECONDS EAST 96.79 FEET TO A POINT;
9. NORTH 03 DEGREES 13 MINUTES 54 SECONDS WEST 81.07 FEET TO A POINT;
10. NORTH 07 DEGREES 20 MINUTES 56 SECONDS WEST 102.59 FEET TO A POINT;
11. NORTH 08 DEGREES 40 MINUTES 34 SECONDS WEST 294.12 FEET TO A POINT;
12. NORTH 08 DEGREES 40 MINUTES 34 SECONDS WEST 6.59 FEET TO A POINT;
13. NORTH 04 DEGREES 59 MINUTES 02 SECONDS WEST 44.03 FEET TO A POINT;
14. NORTH 04 DEGREES 59 MINUTES 02 SECONDS WEST 74.02 FEET TO A POINT;
15. NORTH 01 DEGREES 53 MINUTES 56 SECONDS EAST 106.90 FEET TO A POINT;
16. NORTH 08 DEGREES 55 MINUTES 08 SECONDS EAST 103.68 FEET TO A POINT;
17. NORTH 11 DEGREES 38 MINUTES 14 SECONDS EAST 145.03 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO RANDY E. DERRY IN O.R. VOLUME 2125, PAGE 1 (T.O.D. – O.R. VOLUME 3141, PAGE 263), NORTH 57 DEGREES 34 MINUTES 42 SECONDS EAST 819.45 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT 20.00 FEET;

THENCE WITH THE EAST LINE OF THE SAID DERRY PARCEL AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JEREMIAH DERRY IN O.R. VOLUME 2664, PAGE 647, NORTH 04 DEGREES 46 MINUTES 50 SECONDS EAST 342.90 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO BERT H. AND AMY M. TOOMS IN O.R. VOLUME 2705, PAGE 734, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 152.09 FEET AND PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 333.73 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID TOOMS PARCEL, SOUTH 70 DEGREES 24 MINUTES 02 SECONDS EAST 1090.22 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO LINDA D. AITKEN IN O.R. VOLUME 2699, PAGE 885 (T.O.D.—O.R. VOLUME 2801, PAGE 805);

THENCE WITH THE SOUTH LINE OF THE SAID AITKEN PARCEL, SOUTH 88 DEGREES 42 MINUTES 19 SECONDS EAST 146.42 FEET TO A POINT AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO JAMES P. WILLEY IN O.R. VOLUME 3289, PAGE 76;

THENCE WITH THE WEST LINE OF THE SAID WILLEY PARCEL, SOUTH 02 DEGREES 00 MINUTES 03 SECONDS WEST 2673.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A PARCEL CONVEYED TO THE PFLC, LLC. IN O.R. VOLUME 2135, PAGE 739, PASSING AN IRON PIN SET AT 1.00 FEET;

THENCE WITH THE NORTH LINE OF THE SAID THE PFLC, LLC. PARCEL, NORTH 87 DEGREES 39 MINUTES 06 SECONDS WEST 345.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO ROXANDRA K. AND JAMES M. BRAND IN O.R. VOLUME 3305, PAGE 508;

THENCE WITH THE NORTH LINE OF THE SAID BRAND PARCEL, NORTH 87 DEGREES 31 MINUTES 07 SECONDS WEST 122.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT THE SOUTHEAST CORNER OF THE ABOVE SAID ZAMENSKY PARCEL;

THENCE WITH THE EAST AND NORTH LINES OF THE SAID ZAMENSKY PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 02 DEGREES 47 MINUTES 47 SECONDS EAST 496.80 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
2. NORTH 87 DEGREES 12 MINUTES 13 SECONDS WEST 697.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);

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3. SOUTH 53 DEGREES 52 MINUTES 26 SECONDS WEST 216.07 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 101.680 ACRES TOTAL WITH 98.984 ACRES IN AUDITOR'S PARCEL NUMBER 66-60-04-21-001 (PART) AND 2.696 ACRES IN AUDITOR'S PARCEL NUMBER 66-60-04-21-002 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF RIX MILLS ROAD (COUNTY ROAD 55) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO THE FOLLOWING SEPTIC SYSTEM EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO STEPHEN THOMAS McELROY AND JAMIE McELROY IN O.R. VOLUME 3173, PAGE 104 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN MILITARY LOT 4, QUARTER TOWNSHIP 4, 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 (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE SOUTHWEST CORNER OF THE SAID MILITARY LOT 4;

THENCE WITH THE WEST LINE OF THE SAID LOT AND TRAVERSING INTO THE SAID McELROY PARCEL, NORTH 01 DEGREES 59 MINUTES 39 SECONDS EAST 1665.83 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND CONTINUING INTO THE SAID McELROY PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 76 DEGREES 02 MINUTES 50 SECONDS EAST 278.77 FEET TO AN IRON PIN SET;
2. NORTH 16 DEGREES 03 MINUTES 13 SECONDS EAST 63.07 FEET TO AN IRON PIN SET;
3. NORTH 84 DEGREES 25 MINUTES 22 SECONDS EAST 182.14 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING INTO THE SAID McELROY PARCEL THE FOLLOWING ELEVEN COURSES AND DISTANCES:

1. NORTH 07 DEGREES 28 MINUTES 47 SECONDS WEST 77.15 FEET TO A POINT;
2. NORTH 75 DEGREES 57 MINUTES 57 SECONDS EAST 159.44 FEET TO A POINT;
3. NORTH 22 DEGREES 26 MINUTES 48 SECONDS EAST 37.19 FEET TO A POINT;
4. NORTH 06 DEGREES 27 MINUTES 30 SECONDS EAST 57.14 FEET TO A POINT;
5. NORTH 61 DEGREES 25 MINUTES 11 SECONDS EAST 147.30 FEET TO A POINT;
6. SOUTH 14 DEGREES 33 MINUTES 11 SECONDS EAST 70.94 FEET TO A POINT;
7. SOUTH 63 DEGREES 18 MINUTES 19 SECONDS WEST 144.60 FEET TO A POINT;
8. SOUTH 22 DEGREES 26 MINUTES 48 SECONDS WEST 57.67 FEET TO A POINT;
9. SOUTH 09 DEGREES 48 MINUTES 57 SECONDS EAST 57.03 FEET TO A POINT;
10. SOUTH 11 DEGREES 28 MINUTES 06 SECONDS WEST 72.25 FEET TO A POINT;
11. NORTH 74 DEGREES 30 MINUTES 05 SECONDS WEST 33.91 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF A 1.000 ACRE PARCEL;

THENCE CONTINUING INTO THE SAID McELROY PARCEL WITH THE NORTH LINE OF THE SAID 1.000 ACRE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 74 DEGREES 30 MINUTES 05 SECONDS WEST 95.95 FEET TO AN IRON PIN SET;
2. NORTH 85 DEGREES 33 MINUTES 14 SECONDS WEST 31.55 FEET TO THE **PLACE OF BEGINNING**;

ALSO SUBJECT TO THE FOLLOWING 50 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO STEPHEN THOMAS McELROY AND JAMIE McELROY IN O.R. VOLUME 3173, PAGE 104 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN MILITARY LOT 4 AND MILITARY LOT 5, QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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THENCE WITH THE WEST LINE OF THE SAID LOT AND TRAVERSING INTO THE SAID McELROY PARCEL, NORTH 01 DEGREES 59 MINUTES 39 SECONDS EAST 1665.83 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED:

THENCE CONTINUING THROUGH THE SAID McELROY PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 76 DEGREES 02 MINUTES 50 SECONDS WEST 61.81 FEET TO A POINT;
2. NORTH 79 DEGREES 54 MINUTES 59 SECONDS WEST 161.33 FEET TO A POINT;
3. NORTH 86 DEGREES 33 MINUTES 19 SECONDS WEST 350.18 FEET TO A POINT IN THE CENTER OF RIX MILLS ROAD (COUNTY ROAD 55);

THENCE WITH THE CENTER OF THE SAID ROAD AND THE EAST LINE OF A PARCEL CONVEYED TO CONNIE JO AND SHERRY H. BLACKWOOD IN DEED VOLUME 681, PAGE 272, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 08 DEGREES 40 MINUTES 34 SECONDS WEST 6.59 FEET TO A POINT;
2. NORTH 04 DEGREES 59 MINUTES 04 SECONDS WEST 44.03 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ABOVE SAID McELROY PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 33 MINUTES 19 SECONDS EAST 360.92 FEET TO A POINT;
2. SOUTH 79 DEGREES 54 MINUTES 59 SECONDS EAST 165.92 FEET TO A POINT;
3. SOUTH 76 DEGREES 02 MINUTES 50 SECONDS EAST 344.10 FEET TO A POINT ON THE WEST LINE OF A 1.000 ACRE PARCEL, SAID POINT BEING SOUTH 16 DEGREES 03 MINUTES 13 SECONDS WEST 13.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
4. WITH THE SAID WEST LINE OF THE SAID 1.000 ACRE PARCEL, SOUTH 16 DEGREES 03 MINUTES 13 SECONDS WEST 50.03 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
5. THENCE LEAVING THE WEST LINE OF THE SAID 1.000 ACRE PARCEL, NORTH 76 DEGREES 02 MINUTES 50 SECONDS WEST 278.77 FEET TO THE PLACE OF BEGINNING;

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 16TH DAY OF JANUARY 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF FEBRUARY 2026.

OFFICE COPY
~~NOT RECORDABLE~~
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

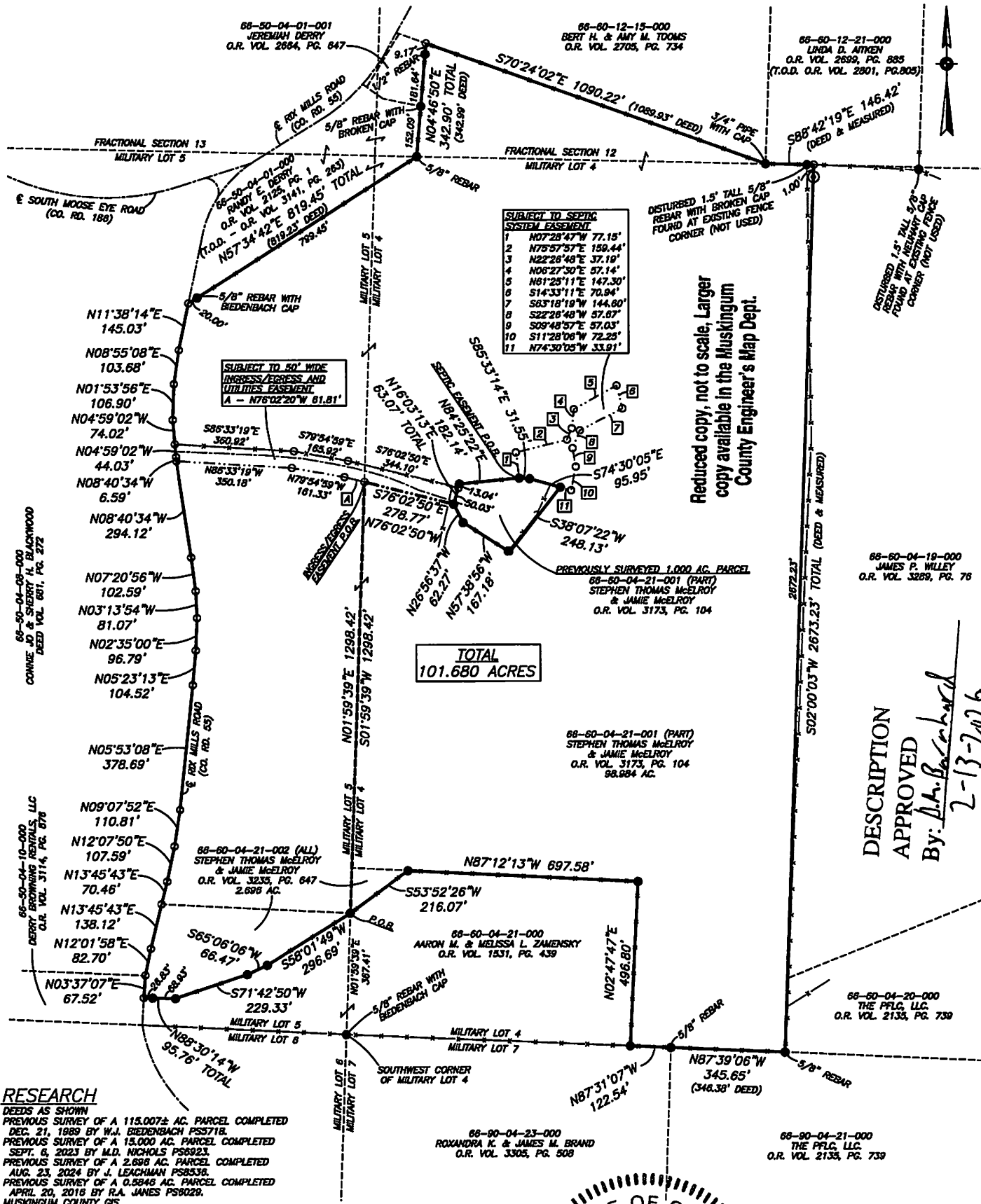
By: D.M. Bernhard
2-13-2026

SURVEY FOR STEVE McELROY

AUDITOR'S PARCEL NUMBER
66-60-04-21-001 (PART - 98.984 AC.)
66-60-04-21-002 (ALL - 2.696 AC.)

BEING A PART OF THE PARCEL CONVEYED TO STEPHEN THOMAS McELROY AND JAMIE McELROY IN O.R. VOLUME 3173, PAGE 104 AND ALL OF THE PARCEL CONVEYED TO STEPHEN THOMAS McELROY AND JAMIE McELROY IN O.R. VOLUME 3235, PAGE 647 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN MILITARY LOT 4 AND LOT 5, OF QUARTER TOWNSHIP 4, AND THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 115.007± AC. PARCEL COMPLETED DEC. 21, 1989 BY W.J. BIEDENBACH PS3718.
PREVIOUS SURVEY OF A 15.000 AC. PARCEL COMPLETED SEPT. 6, 2023 BY M.D. NICHOLS PS8923.
PREVIOUS SURVEY OF A 2.698 AC. PARCEL COMPLETED AUG. 23, 2024 BY J. LEACHMAN PS8536.
PREVIOUS SURVEY OF A 0.5846 AC. PARCEL COMPLETED APRIL 20, 2018 BY R.A. JAMES PS8029.
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN (5/8\"/>

SCALE 1\"/>

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 12th DAY OF FEBRUARY, 2026. FROM A FIELD SURVEY COMPLETED THE 9th DAY OF FEBRUARY, 2025.

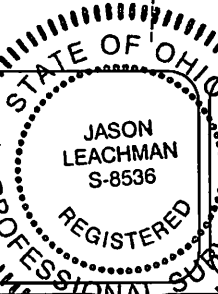
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

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THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 1789-37 OF THE ADMINISTRATIVE CODE, IS SUBMITTED 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.

DRAWN BY: JWL DATE: 02-02-26 SCALE: 1\"/>