

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

STEPHEN THOMAS McELROY AND JAMIE McELROY
AUDITORS PARCEL NUMBER
66-60-04-21-001 (PART – 1.000 ACRE)

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, SOUTH 76 DEGREES 02 MINUTES 50 SECONDS EAST 278.77 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

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

1. NORTH 16 DEGREES 03 MINUTES 13 SECONDS EAST 63.07 FEET TO AN IRON PIN SET;
2. NORTH 84 DEGREES 25 MINUTES 22 SECONDS EAST 182.14 FEET TO AN IRON PIN SET;
3. SOUTH 85 DEGREES 33 MINUTES 14 SECONDS EAST 31.55 FEET TO AN IRON PIN SET;
4. SOUTH 74 DEGREES 30 MINUTES 05 SECONDS EAST 95.95 FEET TO AN IRON PIN SET;
5. SOUTH 38 DEGREES 07 MINUTES 22 SECONDS WEST 248.13 FEET TO AN IRON PIN SET;
6. NORTH 57 DEGREES 38 MINUTES 56 SECONDS WEST 167.18 FEET TO AN IRON PIN SET;
7. NORTH 26 DEGREES 56 MINUTES 37 SECONDS WEST 62.27 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE 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;

7270 McELROY

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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 THE ABOVE DESCRIBED 1.000 ACRE PARCEL;

THENCE CONTINUING INTO THE SAID McELROY PARCEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED 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 THE RIGHT TO USE THE FOLLOWING 50 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

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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, SAID POINT BEING THE PLACE OF BEGINNING FOR 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 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;

7270 McELROY

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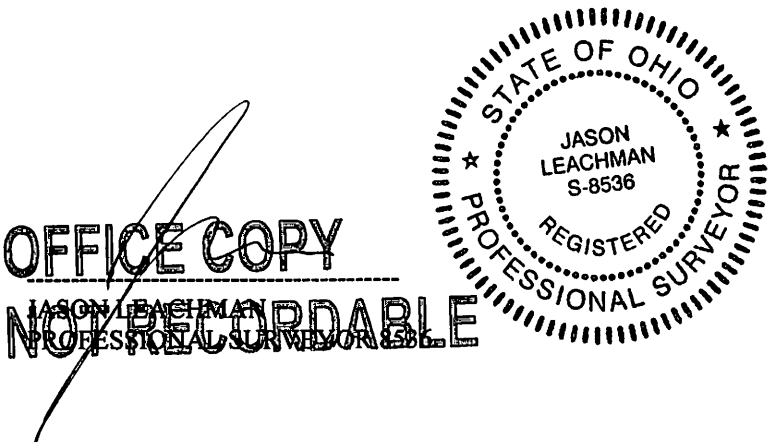
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- 3. SOUTH 76 DEGREES 02 MINUTES 50 SECONDS EAST 344.10 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED 1.000 ACRE PARCEL, SAID POINT BEING SOUTH 16 DEGREES 03 MINUTES 13 SECONDS WEST 13.04 FEET FROM AN IRON PIN SET;
- 4. WITH THE SAID WEST LINE OF THE SAID 1.000 ACRE PARCEL, SOUTH 16 DEGREES 03 MINUTES 13 SECONDS WEST 50.03 FEET TO AN IRON PIN SET;
- 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 19TH DAY OF DECEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 16TH DAY OF DECEMBER 2025.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: J.M. Barnhard
2-6-2026

DMP 2-6-2026
DATE

SURVEY FOR STEVE McELROY

AUDITOR'S PARCEL NUMBER

66-60-04-21-001 (PART)

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 LOT 5, OF QUARTER TOWNSHIP 4, 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.

66-60-04-21-001
STEPHEN THOMAS McELROY
& JAMIE McELROY
O.R. VOL. 3173, PG. 104

66-60-04-21-001 (PART)
STEPHEN THOMAS McELROY
& JAMIE McELROY
O.R. VOL. 3173, PG. 104
1.000 ACRES

66-60-04-21-001
STEPHEN THOMAS McELROY
& JAMIE McELROY
O.R. VOL. 3173, PG. 104

66-60-04-21-001
STEPHEN THOMAS McELROY
& JAMIE McELROY
O.R. VOL. 3173, PG. 104

Approved For Transfer
On-Lot Sewage O.K.
Date 2-2-26
JAMES McELROY
Zanesville-Muskingum Co.
Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMB 2-6-2026

DATE

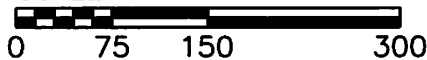
LEGEND

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

RESEARCH

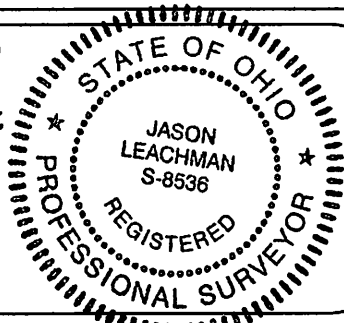
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 115.007± AC. PARCEL COMPLETED DEC. 21, 1989 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 15.000 AC. PARCEL COMPLETED SEPT. 6, 2023 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 2.696 AC. PARCEL COMPLETED AUG. 23, 2024 BY J. LEACHMAN PS8536.
MUSKINGUM COUNTY GIS

SCALE 1"=150'



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 2nd DAY OF FEBRUARY, 2026. FROM FIELD SURVEY COMPLETED THE 18th DAY OF DECEMBER, 2024.

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.

BASELINE SURVEYING, INC.

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

DRAWN BY: JWL

REV. DATE: 2-2-26

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 7270

DRAWING NO:
Z:\7270\7270.dwg