

Survey of Mattingly Enterprises, LLC.

Being a part of land located in the State of Ohio, Muskingum County, Wayne Township, part of Section 4, Township 12 North, Range 13 West, Part of Outlot A of Sandy Ridge Subdivision (Plat Book 7, Page 54) Congress Lands East of the Scioto River.

Being part of the lands conveyed to Mattingly Enterprises, LLC. in Deed Record 3160, page 397, bounded and described as follows:

Commencing at the northwest corner of Outlot A of Sandy Ridge Subdivision (Plat Book 7, page 54);

thence South 71 degrees 20 minutes 04 seconds East 1.57 feet to an iron pin found, being the southwest corner of Brian G. and Rae Anne Jasper (DR 1880-196);

thence along the south line of Brian G. and Rae Anne Jasper (DR 1880-196) South 87 degrees 23 minutes 25 seconds East 238.40 feet to a point, being the northeast corner of Coler Holdings, Ltd. (DR 2802-904), the **place of beginning** for this parcel, an iron pin found bearing North 32 degrees 35 minutes 00 seconds West 0.86 feet;

thence continuing along the south line of Brian G. and Rae Anne Jasper (DR 1880-196) South 87 degrees 23 minutes 25 seconds East 263.54 feet to an iron pin found, being the southeast corner of Brian G. and Rae Anne Jasper (DR 1880-196), and being on the west line of The Board of County Commissioners of Muskingum County, Ohio (DR 1789-378);

thence along the west line of The Board of County Commissioners of Muskingum County, Ohio (DR 1789-378) South 02 degrees 49 minutes 38 seconds West 221.15 feet to an iron pin found, being the north east corner of PTV 1405 LLC. (DR 3252-930);

thence leaving the west line of The Board of County Commissioners of Muskingum County, Ohio (DR 1789-378) and along the north line of PTV 1405 LLC. (DR 3252-930) the following two courses:

1. South 87 degrees 44 minutes 12 seconds West 160.41 feet to an iron pin set;
2. North 86 degrees 12 minutes 29 seconds West 107.72 feet to a mag-nail found in a concrete sidewalk, being the northwest corner of PTV 1405 LLC. (DR 3252-930), and being on the east line of Coler Holdings, Ltd. (DR 2802-909);

thence along the east line of Coler Holdings, Ltd. (DR 2802-909 and DR 2802-904) North 03 degrees 47 minutes 56 seconds East 232.61 feet to the place of beginning, containing 1.403 acres, more or less.

AUDITOR'S PARCEL #s:

All of Parcel No.: 73-03-07-45-000 (\pm 0.195 acres)

All of Parcel No.: 73-03-07-48-000 (+ 1.208 acres)

TOTAL \pm 1.403 ACRES

This legal description was written by Denis P. Swierz of the Muskingum County Engineer's Office, based on a field survey in September of 2025. The bearings in this description are based on NAD 83, Ohio South Zone, State Plane Coordinates as per observations from Muskingum County Engineer GPS monument – AA 5264.

Subject to all easements, right of ways, restrictions, reservations, etc... of record and those that may be implied.

~~OFFICE COPY
NOT RECORDABLE~~

Denis P. Swierz
Reg. Surv. No. 8062



10/04/25

Date

DESCRIPTION

APPROVED

By: J.M. Barnhard

10-20-2025

PLAT OF SURVEY FOR MATTINGLY ENTERPRISES, LLC.

STATE OF OHIO, MUSKINGUM COUNTY, WAYNE TOWNSHIP,
PART OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 13 WEST,
AND PART OF OUTLOT A OF SANDY RIDGE SUB. (PB. 7, PG. 54)

CONGRESS LANDS EAST OF THE SCIOTO RIVER

ALL OF PARCEL NOS.: 73-03-07-45-000 ± 0.195 ACRES
73-03-07-48-000 ± 1.208 ACRES
TOTAL ± 1.403 ACRES

NORTHWEST CORNER
OF OUTLOT "A" OF
SANDY RIDGE SUB.
PB. 7 PG. 54

BRIAN G, & RAE ANNE
JASPER
DR 1880-196

N 32°35'00" W 0.86 FT
S 87°23'25" E 263.54 FT
S 71°20'04" E 1.57 FT
P.O.B.

COLER HOLDINGS, LTD.
DR 2802-904

MATTINGLY ENTERPRISES, LLC.
DR 3160-397
 ± 1.403 ACRES

THE BOARD OF COUNTY COMMISSIONERS OF
MUSKINGUM COUNTY, OHIO
DR 1789-378

COLER HOLDINGS, LTD.
DR 2802-909

DESCRIPTION
APPROVED
By: D.M. Barnard
10-26-2025

THE BOARD OF COUNTY COMMISSIONERS OF
MUSKINGUM COUNTY, OHIO
DR 1789-378

N 03°47'56" E 232.61 FT
30' WIDE INGRESS/EGRESS
AND UTILITY EASEMENT
73-03-07-45-000 —
73-03-07-48-000 —
CONCRETE PAD
WITH DUMPSTER
PAVED AREA
PAVED AREA
CONCRETE SIDEWALK
N 86°12'29" W 107.72 FT
S 87°44'12" W 160.41 FT

PTV 1405 LLC.
DR 3252-930

7

NOTES:

1. 30' WIDE INGRESS/EGRESS EASEMENT ALONG THE WEST SIDE OF PROPERTY NOTED IN DEED RECORDS 2802-904 & 2802-909.
2. WATER AND SANITARY SEWER EASEMENT ALONG THE WEST SIDE OF PROPERTY IN DEED RECORD 3242-57.

60 0 60
Scale: 1" = 60'

LEGEND

- IRON PIN SET 5/8" X 30" W/CAP
MARKED "MUSK CTY"
"SWIERZ 8062"
- △ MAG-NAIL FOUND
- IRON PIN FOUND
- X CHAIN LINK FENCE
- POINT

MUSKINGUM COUNTY
ENGINEERS OFFICE

109 GRAHAM STREET
ZANESVILLE, OHIO 43701
(740) 454-0155

I HERE BY CERTIFY THIS PLAT
TO BE CORRECT AS SURVEYED
SEPTEMBER 2025

STATE OF OHIO
DENIS P. SWIERZ
8062
PROFESSIONAL SURVEYOR
REGISTERED
DENIS P. SWIERZ
PS# 8062
DATE 10/06/25

**OFFICE COPY
NOT RECORDABLE**

BASIS OF BEARING:

BEARINGS ARE BASED ON NAD 83(2011), OHIO
SOUTH ZONE, STATE PLANE COORDINATES
AS PER GPS OBSERVATIONS FROM NGS
MONUMENT - AA 5264.

PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE
MUSKINGUM COUNTY ENGINEERS OFFICE,
ZANESVILLE, OHIO.