

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

MARY Z. PITTS

AUDITOR'S PARCEL NUMBER
08-40-23-09-000 (ALL-9.295 ACRES)
08-40-24-01-000 (ALL-4.227 ACRES)

BEING ALL OF THE PARCELS AS CONVEYED TO MARY Z. PITTS DEED VOLUME 814, PAGE 153 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF SECTION 24;

THENCE WITH THE EAST LINE OF THE SAID SECTION 24 (ALSO BEING THE WEST LINE OF A PARCEL CONVEYED TO ASHLEY A. MASON (O R. VOLUME 3011, PAGE 455), SOUTH 03 DEGREES 24 MINUTES 41 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP) AT 227.46 FEET, A TOTAL DISTANCE OF 261.06 FEET TO A POINT IN IRISH RIDGE ROAD (COUNTY ROAD 32);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF THE SAID ROAD (AND THE SOUTH LINE OF THE SAID MASON PARCEL) THE NEXT THREE COURSES AND DISTANCES:

1. SOUTH 57 DEGREES 08 MINUTES 35 SECONDS EAST 212.59 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 528.78 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 09 MINUTES 34 SECONDS EAST 413.50 FEET, AN ARC DISTANCE OF 424.83 FEET, AND A DELTA ANGLE OF 46 DEGREES 01 MINUTES 57 SECONDS TO A POINT;
3. NORTH 76 DEGREES 49 MINUTES 27 SECONDS EAST 204.49 FEET TO A POINT;

THENCE WITH CONTINUING WITH THE CENTER OF THE SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO JONATHAN D. BLAIR (O.R. VOLUME 2373, PAGE 622) AND JOHN A. AND JO H. JOSEPH (O.R. VOLUME 2373, PAGE 628) THE NEXT SIX COURSES AND DISTANCES:

1. NORTH 73 DEGREES 19 MINUTES 57 SECONDS EAST 62.14 FEET (PRO) TO A POINT;
2. NORTH 76 DEGREES 55 MINUTES 13 SECONDS EAST 96.89 FEET (PRO) TO A POINT;
3. NORTH 85 DEGREES 04 MINUTES 35 SECONDS EAST 99.62 FEET (PRO) TO A POINT;
4. NORTH 87 DEGREES 49 MINUTES 59 SECONDS EAST 99.38 FEET (PRO) TO A POINT;
5. NORTH 80 DEGREES 03 MINUTES 29 SECONDS EAST 107.84 FEET (PRO) TO A POINT;
6. NORTH 84 DEGREES 14 MINUTES 18 SECONDS EAST 96.97 FEET (PRO) TO A POINT, SAID POINT BEING SOUTH 03 DEGREES 08 MINUTES 21 SECONDS WEST 244.73 FEET FROM AN EXISTING STONE;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO SOLBU 2 HOLDINGS, LLC (O.R. VOLUME 3226, PAGE 76), SOUTH 03 DEGREES 08 MINUTES 21 SECONDS WEST, PASSING AN IRON PIN SET AT 25.00 FEET, A TOTAL DISTANCE OF 404.57 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 03 DEGREES 08 MINUTES 21 SECONDS EAST 1343.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP);

THENCE LEAVING THE SAID SOLBU 2 HOLDINGS LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO HOWARD D. SWINGLE (DEED VOLUME 960, PAGE 180) THE NEXT 4 COURSES AND DISTANCES:

1. NORTH 86 DEGREES 46 MINUTES 57 SECONDS WEST 1343.33 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE ABOVE SAID SECTION 23;
2. NORTH 03 DEGREES 24 MINUTES 41 SECONDS EAST 1.17 FEET TO AN IRON PIN SET;
3. NORTH 87 DEGREES 02 MINUTES 37 SECONDS WEST 223.08 FEET TO AN IRON PIN SET;
4. NORTH 07 DEGREES 11 MINUTES 31 SECONDS WEST, PASSING AN IRON PIN SET AT 555.26 FEET, A TOTAL DISTANCE OF 660.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SECTION 24;

THENCE LEAVING THE SAID SWINGLE LINE AND WITH THE NORTH LINE OF THE SAID SECTION 24, SOUTH 86 DEGREES 46 MINUTES 57 SECONDS EAST 344.52 FEET TO THE **PLACE OF BEGINNING**.

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CONTAINING 13.522 ACRES TOTAL, WITH 9.295 ACRES IN SECTION 23 (AUDITORS PARCEL NUMBER 08-40-23-09-000-ALL) AND 4.227 ACRES IN SECTION 24 (AUDITORS PARCEL NUMBER 08-40-24-01-000-ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF IRISH RIDGE ROAD (COUNTY ROAD 32) 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 25TH DAY OF SEPTEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 25TH DAY OF SEPTEMBER 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

By: D.M. Barnhard

10-7-2025

SURVEY FOR THE ESTATE OF MARY PITTS

AUDITOR'S PARCEL NUMBERS

08-40-24-01-000 (ALL) & 08-40-23-09-000 (ALL)

BEING ALL OF THE PARCELS CONVEYED TO MARY Z. PITTS IN DEED VOLUME 814, PAGE 153 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 23 AND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

08-40-23-07-000
SOLBU 2 HOLDINGS LLC
O.R. VOL. 3226, PG. 76

LEGEND

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

RESEARCH

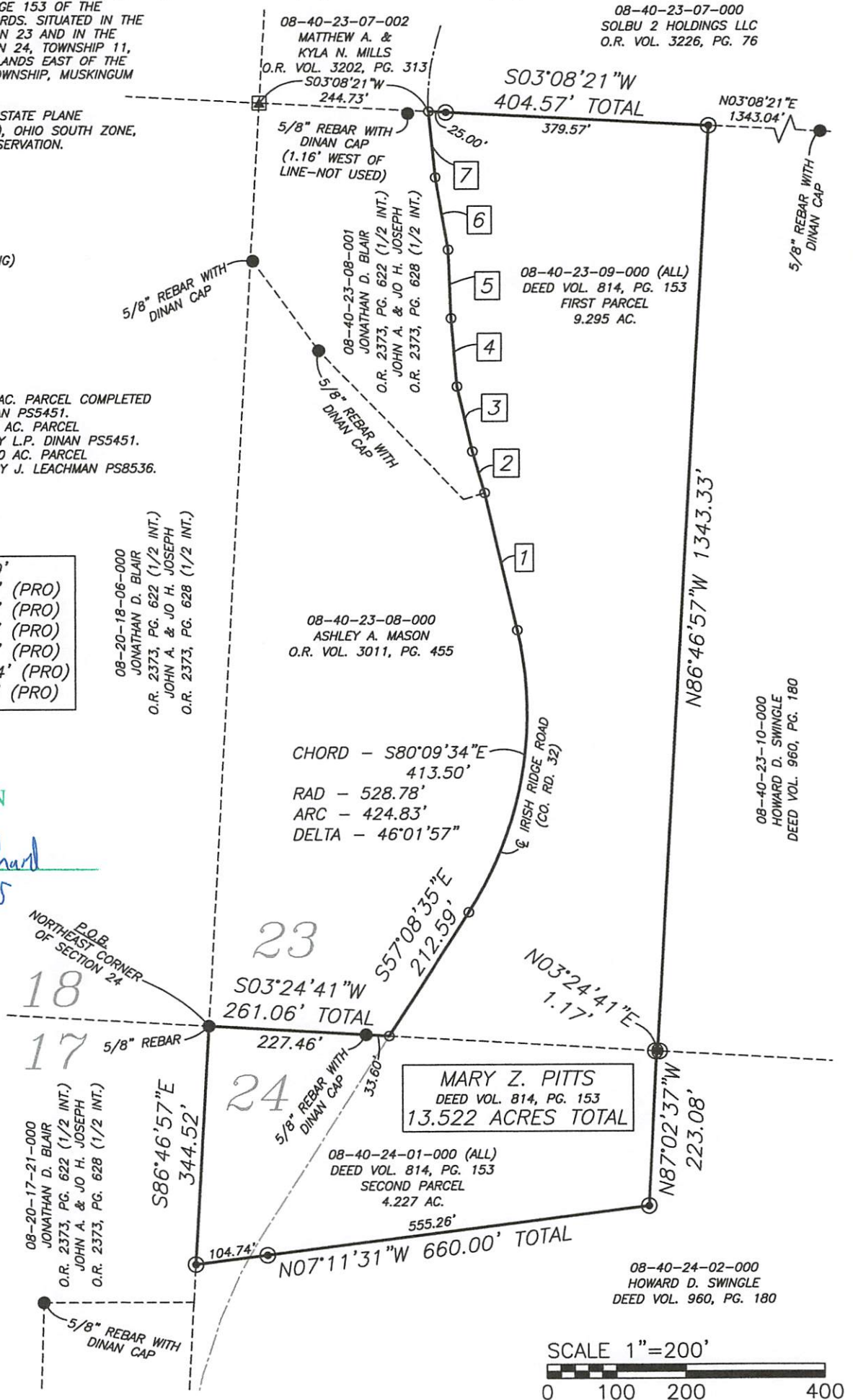
DEEDS AS SHOWN

PREVIOUS SURVEY OF A 2.60 AC. PARCEL COMPLETED APRIL 20, 2009 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 77.51 AC. PARCEL COMPLETED JAN. 12, 2007 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 24.450 AC. PARCEL COMPLETED AUG. 20, 2018 BY J. LEACHMAN PS8536.
MUSKINGUM COUNTY GIS

- 1 N76°49'27"E 204.49'
- 2 N73°19'57"E 62.14' (PRO)
- 3 N76°55'13"E 96.89' (PRO)
- 4 N85°04'35"E 99.62' (PRO)
- 5 N87°49'59"E 99.38' (PRO)
- 6 N80°03'29"E 107.84' (PRO)
- 7 N84°14'18"E 96.97' (PRO)

DESCRIPTION APPROVED

By: J.M. Barnhard
10-7-2025



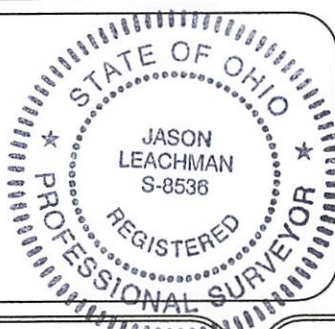
SCALE 1"=200'

0 100 200 400

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 25th DAY OF SEPTEMBER, 2025, FROM A FIELD SURVEY COMPLETED THE 25th DAY OF SEPTEMBER, 2025.

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: BEL@rrroho.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 09-25-25

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7233

DRAWING NO:
Z: 7233\7233.dwg