

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

5805 RAIDERS LTD
AUDITOR'S PARCEL NUMBER
10-04-06-01-006 (PART – 15.232 AC.)

BEING A PART OF THE PARCEL CONVEYED TO 5805 RAIDERS LTD IN O.R. VOLUME 3184, PAGE 676 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION, NORTH 88 DEGREES 22 MINUTES 40 SECONDS WEST 260.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) ON THE EAST LINE OF ECO PARKWAY (COUNTY ROAD 802) AS RECORDED IN O.R. VOLUME 3124, PAGE 136;

THENCE WITH THE EAST LINE OF THE SAID ECO PARKWAY, NORTH 26 DEGREES 21 MINUTES 12 SECONDS EAST 876.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);

THENCE LEAVING THE SAID ECO PARKWAY AND WITH THE SOUTH LINE OF A PREVIOUSLY SURVEYED 1.227 ACRE PARCEL, SOUTH 85 DEGREES 03 MINUTES 46 SECONDS EAST 282.17 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED:

THENCE WITH THE EAST LINE OF THE SAID PREVIOUSLY SURVEYED 1.227 ACRE PARCEL, NORTH 06 DEGREES 27 MINUTES 49 SECONDS EAST 218.21 FEET TO A POINT ON THE SOUTH LINE OF A PRIVATE ROAD AS CONVEYED TO EAST CENTRAL OHIO BUSINESS PARK ASSOCIATION IN O.R. VOLUME 2703, PAGE 88, PASSING AN IRON PIN SET AT 206.21 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID PRIVATE ROAD, NORTH 89 DEGREES 05 MINUTES 13 SECONDS EAST 784.95 FEET TO AN EXISTING MAG NAIL;

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID PRIVATE ROAD AND THEN WITH THE WEST LINE OF A PARCEL CONVEYED TO FRANKLIN REAL ESTATE CO. IN DEED VOLUME 547, PAGE 399, SOUTH 39 DEGREES 57 MINUTES 57 SECONDS EAST 502.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) ON THE NORTH LINE OF RAIDERS ROAD (COUNTY ROAD 616), PASSING AN EXISTING MAG NAIL AT 28.39 FEET AND PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 488.48 FEET;

THENCE WITH THE NORTH LINE OF THE SAID RAIDERS ROAD, SOUTH 39 DEGREES 56 MINUTES 12 SECONDS WEST 724.38 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID 5805 RAIDERS LTD PARCEL THE FOLLOWING NINE COURSES AND DISTANCES:

1. NORTH 50 DEGREES 03 MINUTES 02 SECONDS WEST 376.41 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 15.00 FEET;
2. NORTH 42 DEGREES 16 MINUTES 15 SECONDS WEST 175.85 FEET TO AN IRON PIN SET;
3. NORTH 49 DEGREES 17 MINUTES 40 SECONDS WEST 60.02 FEET TO A MAG NAIL SET;
4. NORTH 65 DEGREES 43 MINUTES 43 SECONDS WEST 38.02 FEET TO A MAG NAIL SET;
5. NORTH 50 DEGREES 07 MINUTES 05 SECONDS WEST 111.61 FEET TO A MAG NAIL SET;
6. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.02 FEET (CHORD BEARING NORTH 05 DEGREES 37 MINUTES 00 SECONDS WEST 28.07 FEET, DELTA ANGLE OF 88 DEGREES 59 MINUTES 35 SECONDS) AN ARC DISTANCE OF 31.10 FEET TO AN IRON PIN SET;
7. NORTH 38 DEGREES 53 MINUTES 33 SECONDS EAST 32.43 FEET TO AN IRON PIN SET;
8. NORTH 50 DEGREES 14 MINUTES 21 SECONDS WEST 83.90 FEET TO AN IRON PIN SET;

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9. NORTH 24 DEGREES 08 MINUTES 04 SECONDS WEST 116.25 FEET TO THE PLACE OF BEGINNING.

CONTAINING 15.232 ACRES FROM AUDITOR'S PARCEL NUMBER 10-04-06-01-006 (PART). SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING 50 FEET WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO 5805 RAIDERS LTD IN O.R. VOLUME 3184, PAGE 676 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION, NORTH 88 DEGREES 22 MINUTES 40 SECONDS WEST 260.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) ON THE EAST LINE OF ECO PARKWAY (COUNTY ROAD 802) AS RECORDED IN O.R. VOLUME 3124, PAGE 136;

THENCE WITH THE EAST LINE OF THE SAID ECO PARKWAY, NORTH 26 DEGREES 21 MINUTES 12 SECONDS EAST 876.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);

THENCE LEAVING THE SAID ECO PARKWAY AND WITH THE SOUTH LINE OF A PREVIOUSLY SURVEYED 1.227 ACRE PARCEL, SOUTH 85 DEGREES 03 MINUTES 46 SECONDS EAST 282.17 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF THE SAID PREVIOUSLY SURVEYED 1.227 ACRE PARCEL, NORTH 06 DEGREES 27 MINUTES 49 SECONDS EAST 218.21 FEET TO A POINT ON THE SOUTH LINE OF A PRIVATE ROAD AS CONVEYED TO EAST CENTRAL OHIO BUSINESS PARK ASSOCIATION IN O.R. VOLUME 2703, PAGE 88, PASSING AN IRON PIN SET AT 206.21 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID PRIVATE ROAD, NORTH 89 DEGREES 05 MINUTES 13 SECONDS EAST 784.95 FEET TO AN EXISTING MAG NAIL;

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID PRIVATE ROAD AND THEN WITH THE WEST LINE OF A PARCEL CONVEYED TO FRANKLIN REAL ESTATE CO. IN DEED VOLUME 547, PAGE 399, SOUTH 39 DEGREES 57 MINUTES 57 SECONDS EAST 502.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) ON THE NORTH LINE OF RAIDERS ROAD (COUNTY ROAD 616), PASSING AN EXISTING MAG NAIL AT 28.39 FEET AND PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 488.48 FEET;

THENCE WITH THE NORTH LINE OF THE SAID RAIDERS ROAD, SOUTH 39 DEGREES 56 MINUTES 12 SECONDS WEST 724.38 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED:

THENCE CONTINUING WITH THE SAID NORTH LINE OF RAIDERS ROAD, SOUTH 39 DEGREES 56 MINUTES 12 SECONDS WEST 50.00 FEET TO A POINT;

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THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE ABOVE SAID 5805 RAIDERS LTD PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

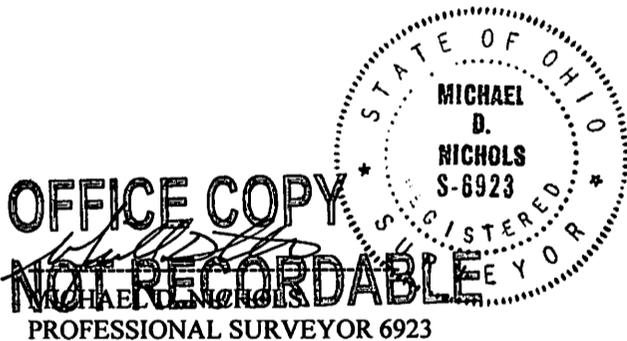
1. NORTH 50 DEGREES 03 MINUTES 02 SECONDS WEST 376.42 FEET TO A POINT;
2. NORTH 39 DEGREES 56 MINUTES 58 SECONDS EAST 50.00 FEET TO AN IRON PIN SET ON THE SOUTHWESTERN LINE OF THE ABOVE DESCRIBED 15.232 ACRE PARCEL;

THENCE CONTINUING THROUGH THE SAID 5805 RAIDERS LTD PARCEL WITH THE SOUTHWESTERN LINE OF THE SAID 15.232 ACRE PARCEL, SOUTH 50 DEGREES 03 MINUTES 02 SECONDS EAST, PASSING AN IRON PIN SET AT 361.41 FEET, A TOTAL DISTANCE OF 376.41 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, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF NOVEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 30TH DAY OF JANUARY 2024.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12 | 18 | 25
DATE

DESCRIPTION

APPROVED

By: J.M. Barnhard

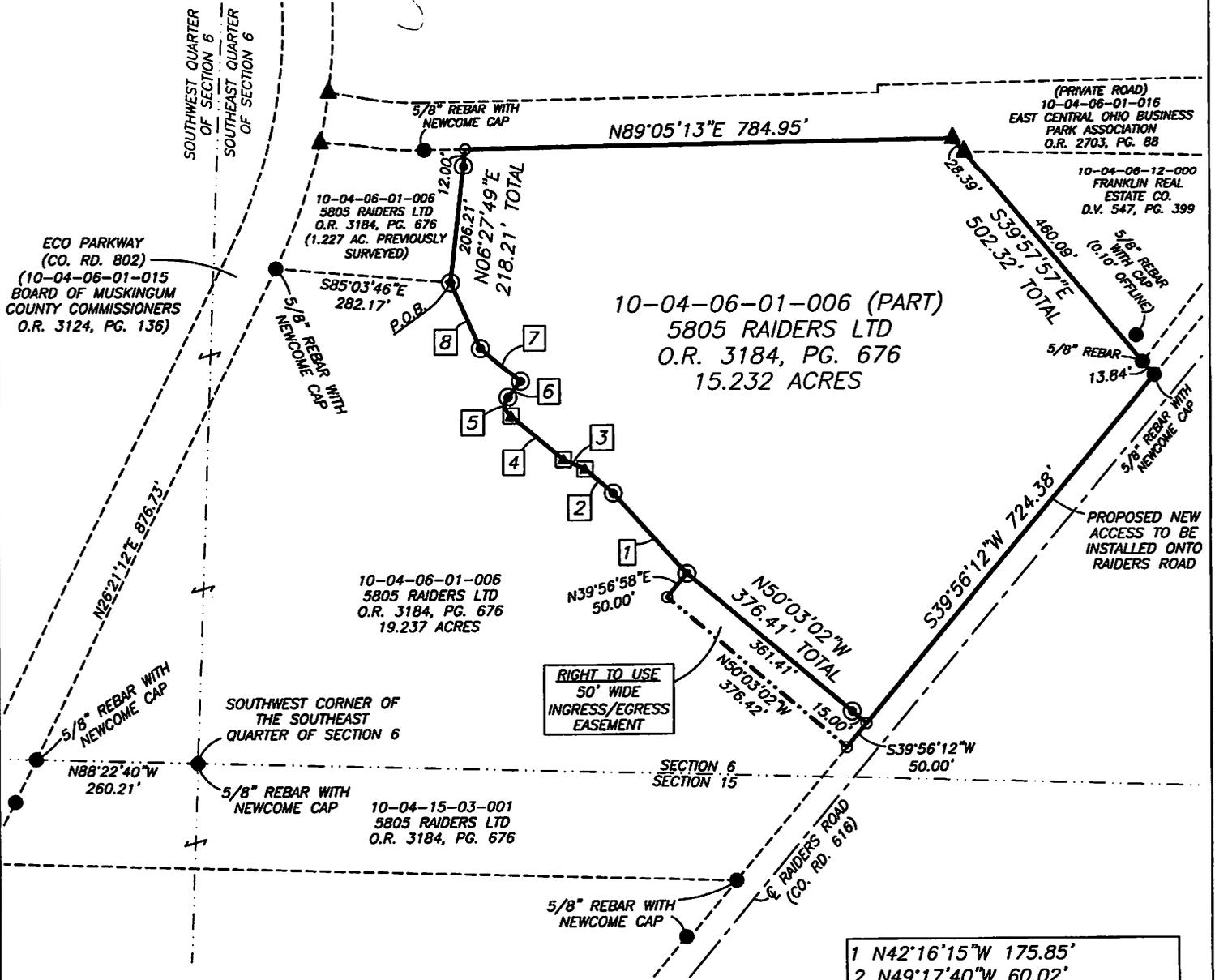
12-18-2025

PROPOSED SPLIT FOR 5805 RAIDERS LTD

AUDITOR'S PARCEL NUMBER

10-04-06-01-006 (PART - 15.232 AC.)

BEING A PART OF THE PARCEL CONVEYED TO 5805 RAIDERS LTD IN O.R. VOLUME 3184, PAGE 676 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO.



**RIGHT TO USE
50' WIDE
INGRESS/EGRESS
EASEMENT**

- 1 N42°16'15"W 175.85'
- 2 N49°17'40"W 60.02'
- 3 N65°43'43"W 38.02'
- 4 N50°07'05"W 111.61'
- 5 CHORD - N05°37'00"W 28.07'
RAD - 20.02'
ARC - 31.10'
DELTA - 88°59'35"
- 6 N38°53'33"E 32.43'
- 7 N50°14'21"W 83.90'
- 8 N24°08'04"W 116.25'

NOTE: 50 FT. WIDE INGRESS AND EGRESS EASEMENT INTENDED TO BE SHARED ACCESS TO BOTH THE 19.237 ACRE AND THE 15.232 ACRE PARCELS. (MAINTENANCE OF DRIVE BETWEEN THE TWO PARCELS WILL BE SHARED)

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 35.70± AC. PARCEL COMPLETED JULY 28, 20014 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 66.61± AC. PARCEL COMPLETED AUG. 26, 2014 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 3.759± AC. PARCEL COMPLETED AUG. 19, 2016 BY T.H. LINN PS7113.
PREVIOUS SURVEY OF ECO PARKWAY ROAD DEDICATION COMPLETED MARCH 17, 2022 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 269.828± AC. PARCEL COMPLETED MAY 16, 1988 BY W.J. BIEDENBACH PS5718.
MUSKINGUM COUNTY GIS

12/18/25
DATE

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ▲ MAG NAIL SET
- ANGLE POINTS
- ▲ EXISTING MAG NAIL

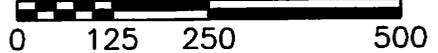
DESCRIPTION

APPROVED

By: *D.M. Barhard*

12-18-2025

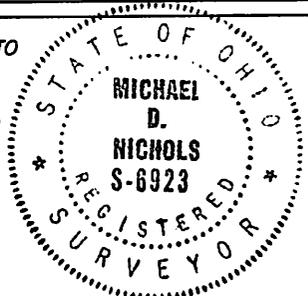
SCALE 1"=250'



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF NOVEMBER, 2025, FROM A FIELD SURVEY COMPLETED THE 30th DAY OF JANUARY, 2025.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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: JWL

DATE: 11-10-25

SCALE: 1"=250'

CHECKED BY: MDN

JOB NO: 6907

DRAWING NO:
Z:\6907\6907.dwg