

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 NUMBERS

10-04-06-01-006 (PART – 14.413 AC.) AND 10-04-15-03-001 (ALL – 4.824 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 SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 15, 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, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED: ;

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

1. SOUTH 24 DEGREES 08 MINUTES 04 SECONDS EAST 116.25 FEET TO AN IRON PIN SET;
2. SOUTH 50 DEGREES 14 MINUTES 21 SECONDS EAST 83.90 FEET TO AN IRON PIN SET;
3. SOUTH 38 DEGREES 53 MINUTES 33 SECONDS WEST 32.43 FEET TO AN IRON PIN SET;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.02 FEET (CHORD BEARING SOUTH 05 DEGREES 37 MINUTES 00 SECONDS EAST 28.07 FEET, DELTA ANGLE OF 88 DEGREES 59 MINUTES 35 SECONDS) AN ARC DISTANCE OF 31.10 FEET TO A MAG NAIL SET;
5. SOUTH 50 DEGREES 07 MINUTES 05 SECONDS EAST 111.61 FEET TO A MAG NAIL SET;
6. SOUTH 65 DEGREES 43 MINUTES 43 SECONDS EAST 38.02 FEET TO A MAG NAIL SET;
7. SOUTH 49 DEGREES 17 MINUTES 40 SECONDS EAST 60.02 FEET TO AN IRON PIN SET;
8. SOUTH 42 DEGREES 16 MINUTES 15 SECONDS EAST 175.85 FEET TO AN IRON PIN SET;
9. SOUTH 50 DEGREES 03 MINUTES 02 SECONDS EAST 376.41 FEET TO A POINT ON THE NORTH LINE OF RAIDERS ROAD (COUNTY ROAD 616), PASSING AN IRON PIN SET AT 361.41 FEET;

THENCE WITH THE NORTH LINE OF THE SAID RAIDERS ROAD, SOUTH 39 DEGREES 56 MINUTES 12 SECONDS WEST 328.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);

THENCE LEAVING THE SAID NORTH LINE OF RAIDERS ROAD AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO 1201 ETNA PARKWAY LLC IN O.R. 3091, PAGE 386, NORTH 88 DEGREES 23 MINUTES 24 SECONDS WEST 1218.62 FEET TO AN EXISTING IRON PIN ON THE EAST LINE OF ECO PARKWAY (COUNTY ROAD 802);

THENCE WITH THE EAST LINE OF THE SAID ECO PARKWAY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 840.04 FEET (CHORD BEARING NORTH 30 DEGREES 13 MINUTES 49 SECONDS EAST 113.57 FEET, DELTA ANGLE OF 7 DEGREES 45 MINUTES 07 SECONDS) AN ARC DISTANCE OF 113.66 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);

THENCE CONTINUING WITH THE EAST LINE OF THE SAID PARKWAY, NORTH 26 DEGREES 22 MINUTES 04 SECONDS EAST 76.93 FEET TO THE PLACE OF BEGINNING.

CONTAINING 19.237 ACRES TOTAL, WITH 14.413 ACRES FROM AUDITOR'S PARCEL NUMBER 10-04-06-01-006 AND 4.824 ACRES FROM AUDITOR'S PARCEL NUMBER 10-04-15-03-001. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO SUBJECT TO 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

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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 TRAVERSING THROUGH THE ABOVE SAID 5805 RAIDERS LTD PARCEL THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. SOUTH 24 DEGREES 08 MINUTES 04 SECONDS EAST 116.25 FEET TO AN IRON PIN SET;
2. SOUTH 50 DEGREES 14 MINUTES 21 SECONDS EAST 83.90 FEET TO AN IRON PIN SET;
3. SOUTH 38 DEGREES 53 MINUTES 33 SECONDS WEST 32.43 FEET TO AN IRON PIN SET;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.02 FEET (CHORD BEARING SOUTH 05 DEGREES 37 MINUTES 00 SECONDS EAST 28.07 FEET, DELTA ANGLE OF 88 DEGREES 59 MINUTES 35 SECONDS) AN ARC DISTANCE OF 31.10 FEET TO A MAG NAIL SET;
5. SOUTH 50 DEGREES 07 MINUTES 05 SECONDS EAST 111.61 FEET TO A MAG NAIL SET;
6. SOUTH 65 DEGREES 43 MINUTES 43 SECONDS EAST 38.02 FEET TO A MAG NAIL SET;
7. SOUTH 49 DEGREES 17 MINUTES 40 SECONDS EAST 60.02 FEET TO AN IRON PIN SET;
8. SOUTH 42 DEGREES 16 MINUTES 15 SECONDS EAST 175.85 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 THROUGH THE SAID 5805 RAIDERS LTD PARCEL, SOUTH 50 DEGREES 03 MINUTES 02 SECONDS EAST 376.41 FEET TO A POINT ON THE NORTH LINE OF RAIDERS ROAD (COUNTY ROAD 616), PASSING AN IRON PIN SET AT 361.41 FEET;

THENCE WITH THE NORTH LINE OF THE SAID RAIDERS ROAD, SOUTH 39 DEGREES 56 MINUTES 12 SECONDS WEST 50.00 FEET TO A POINT, SAID POINT BEING NORTH 39 DEGREES 56 MINUTES 12 SECONDS EAST 278.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);

THENCE LEAVING THE SAID ROAD 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 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 1ST DAY OF DECEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 30TH DAY OF JANUARY 2024.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR, PS 6923



DESCRIPTION
APPROVED

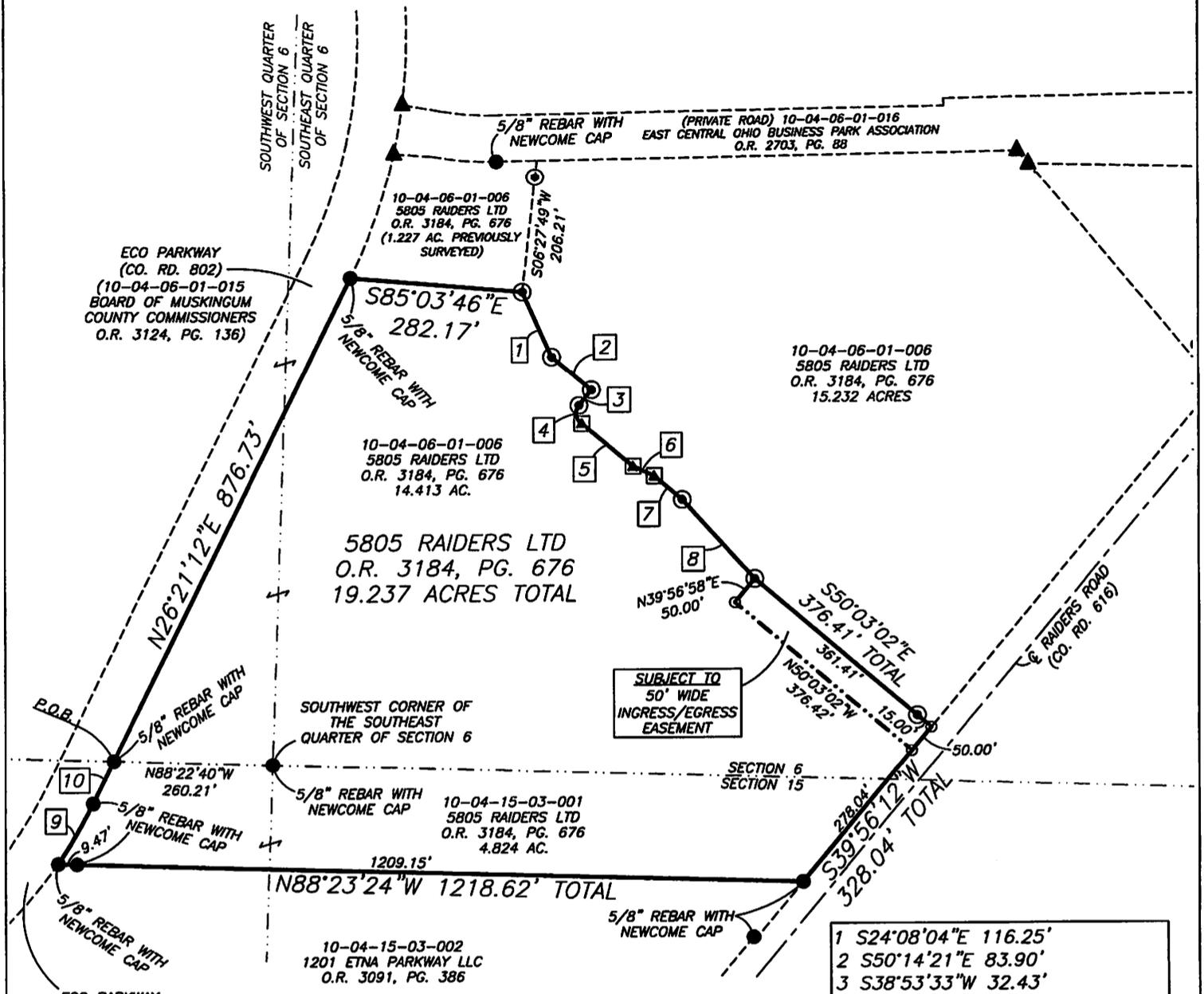
By: _____

PROPOSED SPLIT FOR 5805 RAIDERS LTD

AUDITOR'S PARCEL NUMBERS

10-04-06-01-006 (PART - 14.413 AC.) & 10-04-15-03-001 (ALL - 4.824 AC.)

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SUBJECT TO
50' WIDE
INGRESS/EGRESS
EASEMENT

| | |
|----|---|
| 1 | S24°08'04"E 116.25' |
| 2 | S50°14'21"E 83.90' |
| 3 | S38°53'33"W 32.43' |
| 4 | CHORD - S05°37'00"E 28.07' RAD - 20.02' ARC - 31.10' DELTA - 88°59'35" |
| 5 | S50°07'05"E 111.61' |
| 6 | S65°43'43"E 38.02' |
| 7 | S49°17'40"E 60.02' |
| 8 | S42°16'15"E 175.85' |
| 9 | CHORD - N30°13'49"E 113.57' RAD - 840.04' ARC - 113.66' DELTA - 7°45'07" |
| 10 | N26°22'04"E 76.93' |

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)

DESCRIPTION
APPROVED

By: _____

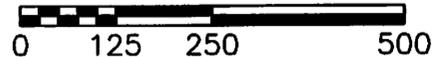
RESEARCH

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

LEGEND

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

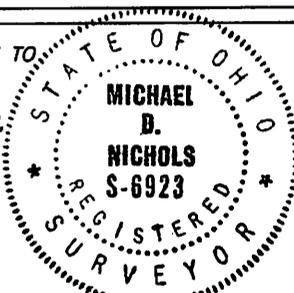
SCALE 1"=250'



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 1st DAY OF DECEMBER, 2024. FIELD SURVEY COMPLETED THE 10th DAY OF JANUARY, 2024.

OFFICE COPY
NOT RECORDABLE

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@rrahio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWJ

DATE: 12-01-25

SCALE: 1"=250'

CHECKED BY: MDN

JOB NO: 6907

DRAWING NO:
Z:\6907\6907.dwg