

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

THE MOORE KEYSTONE INHERITANCE TRUST

AUDITOR'S PARCEL NUMBERS

10-04-15-02-000 (PART – 13.819 AC.), 10-04-15-01-000 (ALL – 35.582 AC.),
AND 10-04-14-08-000 (ALL – 24.841 AC.)

BEING ALL OF PARCEL 1, A PART OF PARCEL 2 AND ALL OF PARCEL 3 AS CONVEYED TO SCOTT A. MOORE & JAMES D. MOORE, CO-TRUSTEES OF "THE MOORE KEYSTONE INHERITANCE TRUST" BY O.R. VOLUME 2347, PAGE 950 (AFFIDAVIT OF SUCCESSOR TRUSTEES - O.R. VOLUME 2856, PAGE 509) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 15 AND THE NORTHWEST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 14;

THENCE WITH THE NORTH LINE OF FRACTIONAL SECTION 14 (SOUTH LINE OF A PARCEL CONVEYED TO BIG BLUE SKY PROPERTIES LLC IN O.R. VOLUME 2786, PAGE 679), SOUTH 88 DEGREES 22 MINUTES 47 SECONDS EAST 1511.78 FEET TO A POINT IN WAKATOMIKA CREEK ON THE WEST LINE OF A PARCEL CONVEYED TO TIMOTHY P. AND JOHN R. AND NANCY S. SHUPERT IN O.R. VOLUME 1518, PAGE 254, PASSING AN IRON PIN SET AT 1447.69 FEET;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID SHUPERT PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 06 DEGREES 50 MINUTES 33 SECONDS WEST 107.35 FEET TO A POINT IN THE CREEK;
2. SOUTH 30 DEGREES 12 MINUTES 03 SECONDS WEST 213.00 FEET TO A POINT IN THE CREEK;
3. SOUTH 08 DEGREES 28 MINUTES 03 SECONDS WEST 129.91 FEET TO A POINT IN THE CREEK ON THE NORTH LINE OF A PARCEL CONVEYED TO THE STATE OF OHIO, OHIO RAIL DEVELOPMENT COMMISSION IN O.R. VOLUME 2397, PAGE 658, SAID POINT BEING SOUTH 67 DEGREES 34 MINUTES 55 SECONDS WEST 41.33 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);

THENCE WITH THE NORTH LINE OF THE SAID STATE OF OHIO PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 67 DEGREES 32 MINUTES 33 SECONDS WEST 37.12 FEET TO A POINT IN THE CREEK;
2. SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST 25.91 FEET TO A POINT IN THE CREEK;
3. SOUTH 67 DEGREES 21 MINUTES 30 SECONDS WEST 2724.25 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE OF THE STATE OF OHIO PARCEL AND TRAVERSING THROUGH PARCEL 2 OF THE ABOVE SAID MOORE KEYSTONE INHERITANCE TRUST PARCEL THE FOLLOWING 19 COURSES AND DISTANCES:

1. NORTH 66 DEGREES 40 MINUTES 34 SECONDS WEST 144.59 FEET TO AN IRON PIN SET;
2. NORTH 59 DEGREES 42 MINUTES 47 SECONDS WEST 150.42 FEET TO AN IRON PIN SET;
3. NORTH 51 DEGREES 50 MINUTES 58 SECONDS WEST 82.39 FEET TO AN IRON PIN SET;
4. NORTH 19 DEGREES 27 MINUTES 31 SECONDS WEST 48.10 FEET TO AN IRON PIN SET;
5. NORTH 21 DEGREES 30 MINUTES 46 SECONDS WEST 154.38 FEET TO AN IRON PIN SET;
6. NORTH 23 DEGREES 59 MINUTES 27 SECONDS WEST 147.87 FEET TO AN IRON PIN SET;
7. NORTH 22 DEGREES 49 MINUTES 36 SECONDS WEST 129.19 FEET TO AN IRON PIN SET;
8. NORTH 22 DEGREES 54 MINUTES 52 SECONDS WEST 191.54 FEET TO AN IRON PIN SET;
9. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 65.43 FEET (CHORD BEARING NORTH 15 DEGREES 01 MINUTES 48 SECOND EAST 86.52 FEET AND A DELTA ANGLE OF 82 DEGREES 46 MINUTES 36 SECONDS) AN ARC DISTANCE OF 94.52 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT AN ARC DISTANCE OF 59.15 FEET;

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- 10. NORTH 53 DEGREES 51 MINUTES 59 SECONDS EAST 100.30 FEET TO AN IRON PIN SET;
- 11. NORTH 38 DEGREES 29 MINUTES 07 SECONDS EAST 35.99 FEET TO AN IRON PIN SET;
- 12. NORTH 30 DEGREES 30 MINUTES 26 SECONDS EAST 117.15 FEET TO AN IRON PIN SET;
- 13. NORTH 37 DEGREES 59 MINUTES 20 SECONDS EAST 99.51 FEET TO AN IRON PIN SET;
- 14. NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 33.51 FEET TO AN IRON PIN SET;
- 15. NORTH 07 DEGREES 21 MINUTES 06 SECONDS WEST 61.33 FEET TO AN IRON PIN SET;
- 16. NORTH 01 DEGREES 34 MINUTES 18 SECONDS EAST 88.97 FEET TO AN IRON PIN SET;
- 17. NORTH 05 DEGREES 39 MINUTES 28 SECONDS WEST 81.39 FEET TO AN IRON PIN SET;
- 18. NORTH 29 DEGREES 37 MINUTES 19 SECONDS WEST 44.48 FEET TO AN IRON PIN SET;
- 19. NORTH 48 DEGREES 31 MINUTES 57 SECONDS WEST 7.30 FEET TO A POINT ON THE EAST LINE OF A PARCEL CONVEYED TO THE OHIO CANAL LANDS DEPARTMENT OF PUBLIC WORKS (NOW THE OHIO DEPARTMENT OF NATURAL RESOURCES) BY SECTION 8 OF THE ACT OF FEBRUARY 4, 1825, 23 O.L., 50, 56 (NO DEED CREATED/RECORDED FOR THIS PARCEL IN COUNTY RECORDS);

THENCE WITH THE EAST LINE OF THE SAID OHIO CANAL LANDS PARCEL, NORTH 35 DEGREES 58 MINUTES 58 SECONDS EAST 160.99 FEET TO A POINT ON THE NORTH LINE OF FRACTIONAL SECTION 15, SAID POINT BEING SOUTH 88 DEGREES 16 MINUTES 46 SECONDS EAST 40.88 FEET FROM AN IRON PIN SET;

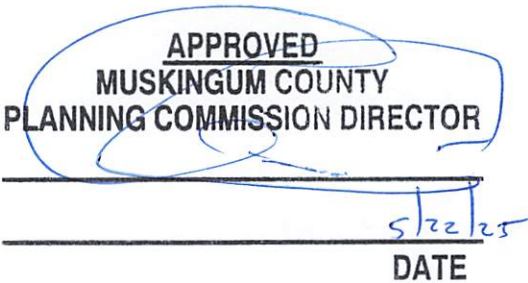
THENCE LEAVING THE OHIO CANAL LANDS PARCEL AND WITH THE NORTH LINE OF THE SAID FRACTIONAL SECTION 15 (SOUTH LINE OF A PARCEL CONVEYED TO ANDREA NICHOLE MARTINEZ AND ALEJANDRO OCAMPO MARTINEZ IN O.R. VOLUME 2940, PAGE 928 AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO FEDERAL INVESTMENT REALTY LLC IN O.R. VOLUME 2827, PAGE 803), SOUTH 88 DEGREES 16 MINUTES 46 SECONDS EAST 672.40 FEET TO AN EXISTING AXLE;

THENCE CONTINUING WITH THE SAID SECTION LINE AND THE SAID FEDERAL INVESTMENT REALTY SOUTH LINE AND WITH THE SOUTH LINE OF THE ABOVE SAID BIG BLUE SKY PROPERTIES PARCEL, SOUTH 88 DEGREES 22 MINUTES 47 SECONDS EAST 771.02 FEET TO THE PLACE OF BEGINNING.

CONTAINING 74.242 ACRES TOTAL, WITH 13.819 ACRES FROM PARCEL NUMBER 10-04-15-02-000 (PART), 35.582 ACRES FROM PARCEL NUMBER 10-04-15-01-000 (ALL) AND 24.841 ACRES FROM PARCEL NUMBER 10-04-14-08-000 (ALL). SUBJECT TO ALL APPLICABLE EASEMENTS.

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 7TH DAY OF NOVEMBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF MAY 2024.



DESCRIPTION
APPROVED
By: D.M. Barnhard
5-28-2025

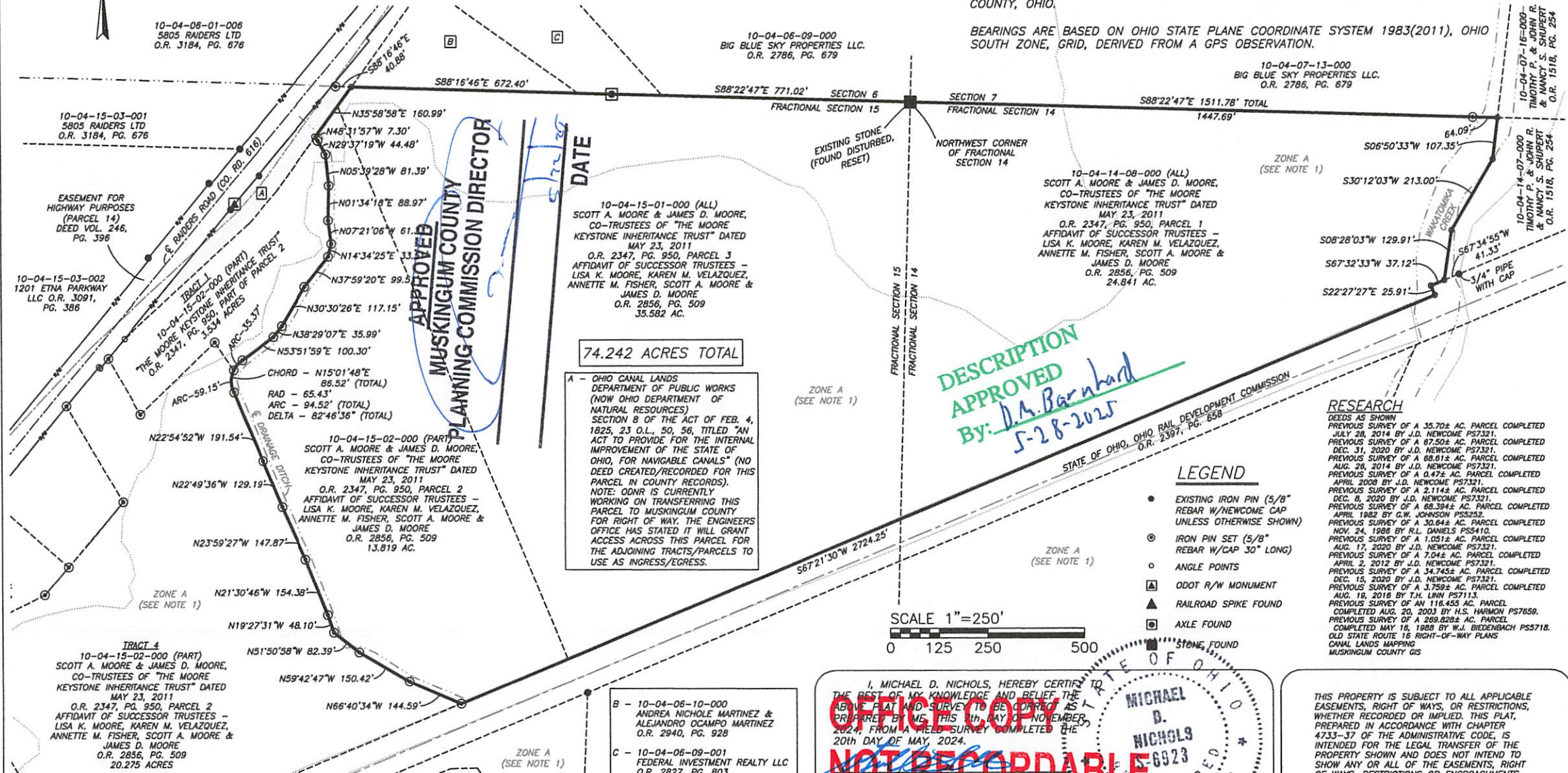
SURVEY FOR THE MOORE KEYSTONE INHERITANCE TRUST

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



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 14th DAY OF NOVEMBER, 2024, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF MAY, 2024.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923

OFFICE COPY NOT RECORDABLE

STATE OF OHIO
MICHAEL D. NICHOLS
REGISTERED SURVEYOR

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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DRAWN BY: JWL **DATE: 11-07-24** **SCALE: 1"=250'**
CHECKED BY: MDN **JOB NO: 6893** **DRAWING NO: Z:\6893\6893.dwg**