

Survey Split of Hudson Family Farms of Dresden, LLC

Situated in the State of Ohio, County of Muskingum, Township of Cass, Quarter Township 1, and being part of Lots 16, 17, 24, and 25 of a Subdivision of Lands Owned by George W. Adams, Plat Book 2, Page 6, Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by the Hudson Family Farms of Dresden, LLC, as per Official Record 2647, Page 792, and Official Record 3302 Page 418, and being more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of Lot 10, of Hunter's Crossing Subdivision, (Pl. Bk. 18, Pg. 91);

Thence along the south line of lands presently owned by Richard L. Robison, and Carolyn L. Gross, (OR 1711-626), North 87 degrees 23 minutes 10 seconds West, 258.30 feet to a point in Bottom Road, (Co. Rd. 57, R\W 40'), and the east line of the Old Canal Line, and the east line of lands presently owned by the Hudson Family Farms of Dresden, LLC, (OR 2647-792), and the principal place of beginning, passing an iron pin found at 200.33 feet;

Thence along the east line of said Hudson Family Farms, South 02 degrees 56 minutes 24 seconds West, 154.39 feet to a point in said Bottom Road;

Thence through the lands of said Hudson Family Farms, the following three courses:

1.) North 86 degrees 58 minutes 52 seconds West, 389.11 feet to an iron pin set, passing an iron pin set at 14.78 feet;

2.) North 03 degrees 01 minutes 08 seconds East, 226.33 feet to an iron pin set;

3.) South 86 degrees 58 minutes 52 seconds East, 388.80 feet to a point in said Bottom Road, on the east line of said Hudson Family Farms lands, and the east line of the Old Canal Lands, passing an iron pin set at 374.33 feet;

Thence along the east line of said Hudson Family Farm lands, South 02 degrees 56 minutes 24 seconds West, 71.94 feet to the principal place of beginning, containing 2.02 acres, more or less, and being part of Auditor's Parcel Numbers 10-08-71-10-000, (+- 0.97 Acres), 10-08-71-10-004, (+- 0.60 Acres), and 10-08-71-10-001, (+- 0.45 Acres, and +- 0.03 acres in R\W of Bottom Road).

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations, and all distances are grid distances.

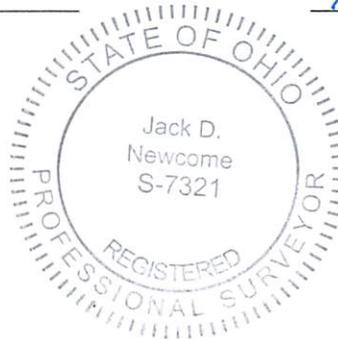
This description is written based on a field survey completed on December 5, 2024 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321

10-29-25

Date



DESCRIPTION

APPROVED

By: D.M. Barnhardt

11-3-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/3/25

DATE



LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 1/2" I.D.
- ⊞ Stone Found
- X— Fence Line

REFERENCES

- R/W plans Mus.-16-4.94 Sheet 6 of 6
- R/W plans Mus.-16-10.8 Sheet 1 of 1
- All deed Ref. shown on this plat

LINE	BEARING	DISTANCE
L1	N 86°58'52" W	14.78'
L2	S 86°58'52" E	14.67'
L3	S 02°56'24" W	71.94'

Parcel #:
10-08-71-10-000
Hudson Family Farms of
Dresden, LLC,
OR 2647-792

**Hudson Family Farms
of Dresden, LLC,
OR 2647-792
Tract Two and Tract
Three: Parcel Two
±1.42 Acres
OR 3302-418
±0.60 Acres**



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NOT RECORDABLE

Reg. Surveyor No. 7321

Lot 16
Lot 25

Lot 16
Lot 17

Lot 25
Lot 24

Hudson Family
Farms of
Dresden, LLC
OR 3302-418

Part of Parcel #:
10-08-71-10-001
±0.45 Ac.
(±0.03 ac. in R/W
Co. Rd. 57)

Part of Parcel #:
10-08-71-10-004
±0.60 Ac.

Hudson Family Farms of
Dresden, LLC
OR 3267-717

West Canal Line

Parcel #:
10-08-71-10-001

Bowman's
Survey Line of
East Canal
Line

Parcel #:
10-08-71-10-001

East Canal Line

Bottom Road
(Co. Rd. 57) R/W 40'

SITUATED IN:
State of Ohio, County of Muskingum, Township of Cass,
Quarter Township 1, being part of Lots 16, 17, 24, and 25
of Subdivision of Lands Owned by George W. Adams
Plat Book 2, Page 6, Township 3 Range 8,
United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System,
NAD 83(2011), South Zone, Grid North, as per GPS observations

Richard L. Robison and
Carolyn L. Gross
OR 1711-626

P.O.B.

N 87°23'10" W 258.30'(T)

Cynthia E. Stotts
OR 1127-391

Passing ipf @
200.33'

Jean A. Tarantino
OR 1630-121

Iron pin fd. on the
NW Cor. Lot 10,
Hunters Crossing
Subdivision
PB. 18 Pg. 91

Lot 17
Lot 24

Lot 11
Lot 10

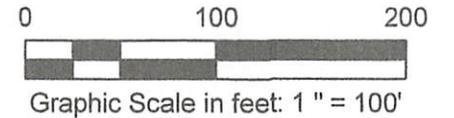
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

10/3/25

**DESCRIPTION
APPROVED**

By: *D.A. Barnhart*
11-3-2025



Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796