

Survey Splits of Nicole M. Barr, Nastasha L. Turner, and Justin L. Polk Lands in Falls Township

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being part of the Northeast Quarter of Quarter Township 2, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by Nicole M. Barr, Nastasha L. Turner, and Justin L. Polk, as per Official Record 2897, Page 395, and being more particularly described as follows:

Tract One

Beginning for reference at an iron pin found at the Center of Quarter Township 2, Township 1, Range 8, United States Military Lands;

Thence South 80 degrees 13 minutes 17 seconds East, 3131.15 feet to a point on the southeast corner of lands presently owned by Ronald E. and Suzanne Lynn,(OR 2733-751, and OR 2455-26), and being the principal place of beginning;

Thence along the east line of said Lynn lands, and the east line of lands presently owned by Rockford C. Lynn, (DR 794-112, DR 990-422, DR 990-400, and OR 1586-353), North 02 degrees 47 minutes 17 seconds East 955.85 feet to a point in Lewistown Road, (Twp. Rd. 707, R\W unknown), passing iron pins found at 0.78 feet, and 935.82 feet;

Thence along the centerline of said road the following four courses:

- 1.) South 80 degrees 54 minutes 03 seconds East, 72.16 feet to a point;
- 2.) South 84 degrees 21 minutes 56 seconds East, 148.78 feet to a point;
- 3.) South 86 degrees 34 minutes 22 seconds East, 123.78 feet to a point;
- 4.) South 87 degrees 59 minutes 24 seconds East, 133.25 feet to a point on the northwest corner of lands presently owned by James J. and Diana S. Polk, (OR 2565-108);

Thence along the west line of said Polk lands, South 02 degrees 06 minutes 55 seconds West, 948.86 feet to an iron pin found on the north line of lands presently owned by Virginia B. and Elmer O. Holbein, Trustees, (DR 1033-300);

Thence along the north line of said Holbein lands, North 86 degrees 17 minutes 33 seconds West, 488.54 feet to the principal place of beginning, containing 10.50 acres, more or less, and being part of Auditor's Parcel Number 17-03-02-35-003.

Tract Two

Beginning for reference at an iron pin found at the center of Quarter Township 2, Township 1, Range 8, United States Military Lands;

Thence South 80 degrees 13 minutes 17 seconds East, 3131.15 feet to a point on the southeast corner of lands presently owned by Ronald E. and Suzanne Lynn,(OR 2733-751, and OR 2455-26);

Thence along the east line of said Lynn lands, and the east line of lands presently owned by Rockford C. Lynn, (DR 794-112, DR 990-422, DR 990-400, and OR 1586-353), North 02 degrees 47 minutes 17 seconds East 955.85 feet to a point in Lewistown Road, (Twp. Rd. 707, R\W unknown), passing iron pins found at 0.78 feet, and 935.82 feet;

Thence along the centerline of said road the following five courses:

- 1.) South 80 degrees 54 minutes 03 seconds East, 72.16 feet to a point;

- 1.) South 80 degrees 54 minutes 03 seconds East, 72.16 feet to a point;
- 2.) South 84 degrees 21 minutes 56 seconds East, 148.78 feet to a point;
- 3.) South 86 degrees 34 minutes 22 seconds East, 123.78 feet to a point;
- 4.) South 87 degrees 59 minutes 24 seconds East, 133.25 feet to a point on the northwest corner of lands presently owned by James J. and Diana S. Polk, (OR 2565-108);
- 5.) Along the north line of said Polk lands, South 87 degrees 29 minutes 16 seconds East, 104.37 feet to a point, and the principal place of beginning;

Thence through the lands presently owned by Nicole M. Barr, Natasha L. Turner and Justin L. Polk, (OR 2897-395), the following two courses:

- 1.) North 11 degrees 38 minutes 40 seconds East, 392.77 feet to an iron pin set, passing an iron pin set at 19.77 feet;
- 2.) North 39 degrees 41 minutes 28 seconds East, 1137.81 feet to a stone found on the southwest corner of lands presently owned by Dorothy J. Mills, (OR 1687-954);

Thence along the south line of said Mills lands, South 87 degrees 16 minutes 55 seconds East, 277.09 feet to a stone found, on the northwest corner of lands presently owned by Heather and Corey Orf, (OR 3270-134), from which an iron pin found bears South 09 degrees 57 minutes 44 seconds West, 5.09 feet;

Thence along the west line of said Orf lands, and the west line of lands presently owned by David H. and Bonnie L. Lett, (OR 3124-568), South 02 degrees 28 minutes 41 seconds West, 1119.31 feet to a point in said Lewistown Road

Thence along the centerline of said road the following seven courses:

- 1.) North 89 degrees 45 minutes 34 seconds West, 110.75 feet to a point;
- 2.) Along a non-tangent curve to the left, with a delta angle of 19 degrees 12 minutes 31 second, a radius of 246.74 feet, an arc length of 82.72 feet, and a chord which bears South 75 degrees 00 minutes 00 seconds West, 82.34 feet to a point;
- 3.) South 62 degrees 42 minutes 00 seconds West, 186.87 feet to a point;
- 4.) Along a non-tangent curve to the right with a delta angle of 21 degrees 10 minutes 51 seconds, a radius of 523.06 feet, an arc length of 193.36 feet, and a chord which bears South 79 degrees 49 minutes 35 seconds West, 192.26 feet to a point;
- 5.) North 88 degrees 57 minutes 05 seconds West, 209.29 feet to a point;
- 6.) North 88 degrees 46 minutes 10 seconds West, 196.52 feet to a point;
- 7.) North 87 degrees 29 minutes 16 seconds West, 83.09 feet to the principal place of beginning, containing 20.55 acres, more or less, and being part of Auditor's Parcel Number 17-03-02-35-003.

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 GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed Nov. 10, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome, Reg. No. 7321



11-12-25
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
11 24 25
DATE

DESCRIPTION
APPROVED
By: *D.M. Barnhard*
11-24-2025

SITUAED IN:

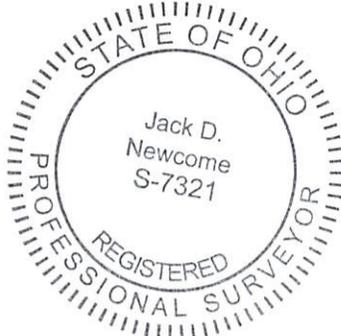
State of Ohio, County of Muskingum, Township of Falls, and being part of the Northeast Quarter of Quarter Township 2, Township 1, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

REFERENCES

All deeds shown on this plat, and surveys by J. Epply, and B. Mcpeek



Polk Farms Inc.
DR 542-595

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
11/24/25

Dorothy J. Mills
OR 1687-954

Heather and
Corey Orf
OR 3270-134

Nicole M. Barr
Nastasha L.
Turner, and
Justin L. Polk
OR 2897-395

**Nicole M. Barr
Nastasha L.
Turner, and
Justin L. Polk
OR 2897-395
Tract Two
+- 20.55 Acres**
Part of:
17-03-02-35-003

David H.
and
Bonnie L.
Lett
OR
3124-568

Nicole M. Barr
OR 2997-457

S 80°54'03"E
72.16'

S 87°59'24"E
133.25'

N 11°38'40"E 392.77'
19.77' 373.00'

Centerline of
Lewistown Road
(Twp. Rd. 707)
R\W Unknown

COURSE	BEARING	DISTANCE
L-1	N 89°45'34"W	110.75'
RAD.: 246.74' TAN.: 41.75'		
LEN.: 82.72' DELTA: 19°12'31"		
L-2	S 75°00'00"W	82.34'
L-3	S 62°42'00"W	186.87'
RAD.: 523.06' TAN.: 97.80'		
LEN.: 193.36' DELTA: 21°10'51"		
L-4	S 79°49'35"W	192.26'
L-5	N 88°57'05"W	209.29'
L-6	N 88°46'10"W	196.52'
L-7	N 87°29'16"W	83.09'

DESCRIPTION
APPROVED

By: *J.M. Barnhard*
11-24-2025

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar 30" Long
- ⊠ Monument Found

Rockford
C. Lynn
DR 794-112

DR 990-422

DR 990-400

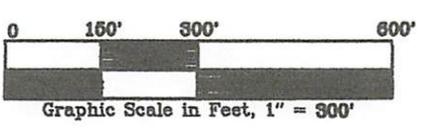
OR 1586-353

Ronald E. and
Suzanne Lynn
OR 2733-751

OR 2455-26

Center of
Qtr. Twp.
2, T1, R
8, U.S.M.L.

Virginia B. and
Elmer O. Holbein
Trustees
DR 1033-300



OFFICE COPY
Jack D. Newcome 11-24-25
NOT RECORDABLE
Reg. Surveyor No. 7321

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