

LEGAL DESCRIPTION

2.013 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being all of Lots 190, 191, 192 and 193 of Homeacres, as shown on the recorded plat thereof, of record in Plat Book 7, Page 10 (all references used in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), and containing 2.013 acres of land, more or less, and being all of that land conveyed to RMV Holdings, LLC (all of Parcel # 17-37-02-18-000 - 0.504 Acre, all of # 17-37-02-19-000 - 0.503 acre, all of # 17-37-02-20-000 - 0.503 acre, and all of # 17-37-02-21-000 - 0.503 acre), of record in Official Record 3246, Page 795, said 2.013 acre tract being more particularly described as follows:

Beginning at a 5/8 inch rebar found at the northeasterly corner of said Lot 190, also being the northwesterly corner of Lot 189 of said Homeacres, as conveyed to Jay's Grove Limited, of record in Official Record 2824, Page 665, also being in the southerly Right of Way line of Grove Road (R/W varies);

Thence with the westerly line of said Lot 189, South 1°42'07" West, a distance of 292.56 feet to a 5/8 inch rebar found at the southwesterly corner of said Lot 189, also being the northwesterly corner of Lot 150 of said Homeacres, as conveyed to Tig, LLC, of record in Official Record 3259, Page 640, also being the northeasterly corner of Lot 149 of said Homeacres, as conveyed to Kathleen Yvonne McCurdy, of record in Official Record 2897, Page 457, also being the southeasterly corner of said Lot 190;

Thence with the northerly line of said Lot 149, and continuing with the northerly lines of the following: Lot 148 of said Homeacres, as conveyed to Danny A. & Rebecca M. Lett, of record in Deed Book 1143, Page 523 - Lot 147 of said Homeacres, as conveyed to GM Management LLC, of record in Official Record 3007, Page 479 - and Lot 146 of said Homeacres, as conveyed to Lori A. Burkhart, of record in Official Record 3202, Page 24, North 88°14'58" West, a distance of 300.00 feet to a 5/8 inch rebar found at the northwesterly corner of said Lot 146, also being the northeasterly corner of Lot 145 of said Homeacres, as conveyed to Paul H. & Donna S. Beaschler, of record in Deed Book 1113, Page 569, also being the southeasterly corner of Lot 194 of said Homeacres, as conveyed to Thomas A. & Vickye L. Lewis, of record in Deed Book 1020, Page 485, also being the southwesterly corner of said Lot 193;

Thence with the easterly line of said Lot 194, North 1°42'07" East, a distance of 292.10 feet to a 5/8 inch rebar found at the northeasterly corner of said Lot 194, also being the northwesterly corner of said Lot 193, also being in the southerly Right of Way line of said Grove Road;

Thence with the southerly Right of way line of said Grove Road, also with the northerly line of said Lot 193, and continuing with the northerly lines of said Lots 192, 191 and 190, South 88°20'15" East, a distance of 300.00 feet to the point of beginning, and containing 2.013 acres of land, more or less, and being all of Parcel # 17-37-02-18-000 (0.504 acre), all of Parcel # 17-37-02-19-000 (0.503 acre), all of Parcel # 17-37-02-20-000 (0.503 acre), and all of Parcel # 17-37-02-21-000 (0.503 acre).

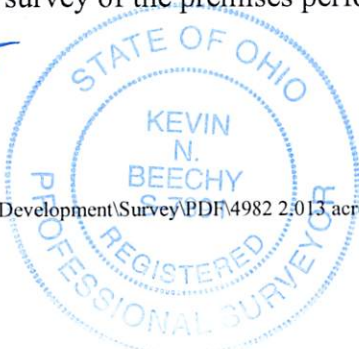
Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The southerly Right of Way line of Grove Road was assigned a bearing of South 88°20'15" East, as determined by GPS observations using the Ohio Department of Transportation CORS Network.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Sands Decker, and is based on an actual survey of the premises performed in November 2024.

OFFICE COPY
Kevin Beechy 5/7/25
NOT RECORDABLE
Kevin Beechy, date
Ohio Professional Surveyor No. 7891



**DESCRIPTION
APPROVED**
By: *D.M. Barnhard*
5-14-2025

BOUNDARY SURVEY FOR RMV HOLDINGS, LLC
SITUATED IN AND BEING LOTS 190, 191, 192 AND 193 OF
HOMEACRES ~ PLAT BOOK 7, PAGE 10
FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO



OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOTES

Basis of Bearings: The southerly Right of Way line of Grove Road was assigned a bearing of South 88°20'15" East as determined by GPS observations using the Ohio Department of Transportation CORS Network.

All linear dimensions shown are in feet or decimal parts thereof.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39119 C 0285 G, the property surveyed and shown hereon lies within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).



SCALE 1 INCH = 60 FEET

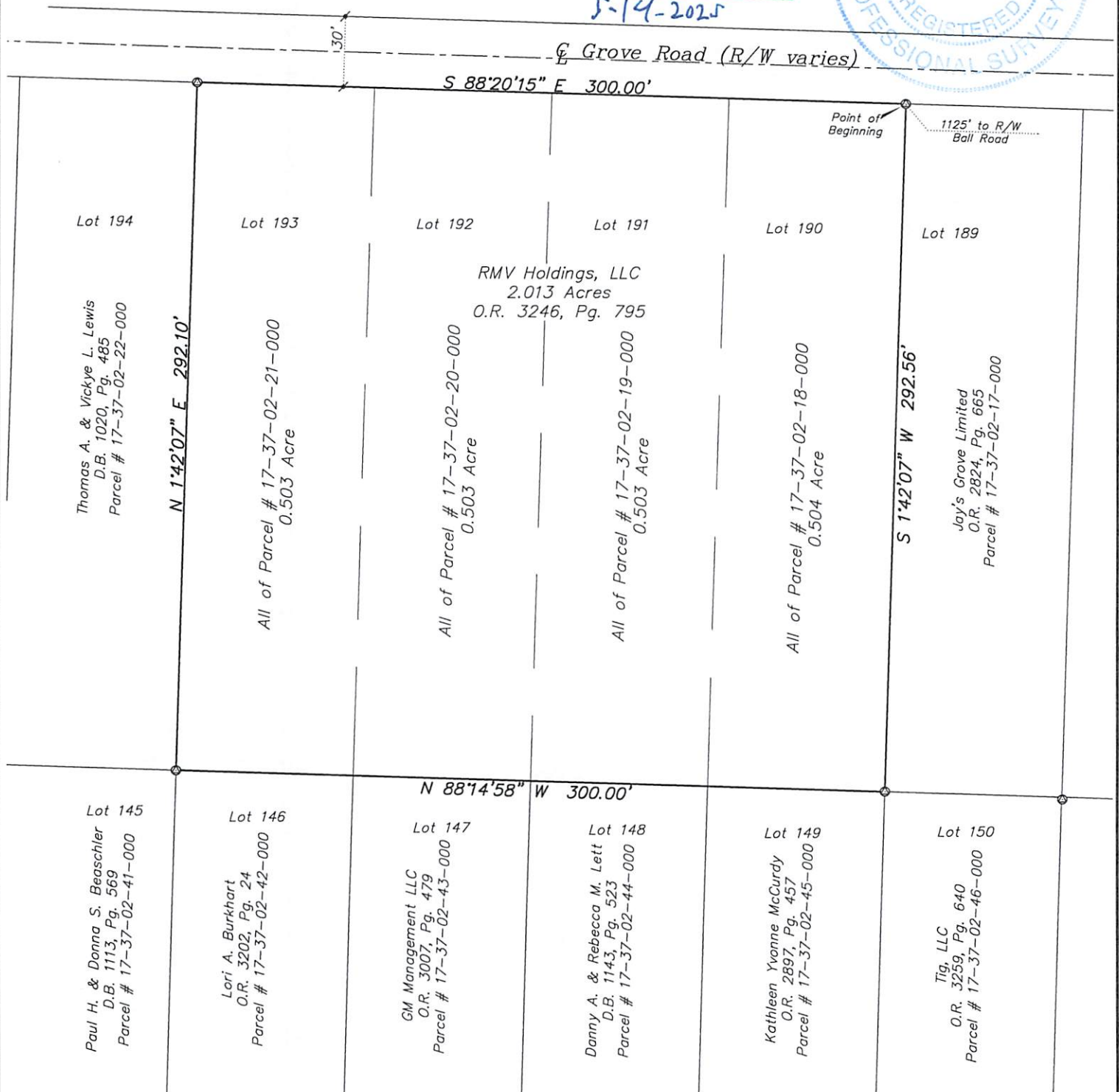
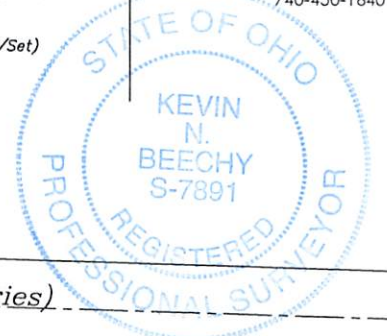
LEGEND

- Monument Box
- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found/Set)
- Rebar (Found/Set)

DESCRIPTION

APPROVED

By: D.M. Burnhard
5-14-2025



I hereby certify that the foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechy
Ohio Professional Surveyor No. 7891
Date 5/14/25

BOUNDARY SURVEY FOR
RMV HOLDINGS, LLC
2.013 ACRES ~ GROVE ROAD
FALLS TOWNSHIP
MUSKINGUM COUNTY, OHIO

SCALE 1"=60'	DRAWN KB	CHECKED SS	DATE 05-07-25	SHEET 1 OF 1
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