

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

MARION K. NETHERS

AUDITOR'S PARCEL NUMBERS

25-05-06-09-000 (ALL-0.183 AC.), 25-05-06-10-000 (ALL – 21.387 AC.), 25-05-06-11-000 (ALL – 25.475 AC.),
25-05-06-12-000 (ALL – 60.360 AC.), AND 25-05-06-13-001 (ALL – 1.013 AC.)

BEING ALL OF THE PARCELS CONVEYED TO MARION K. NETHERS IN O.R. VOLUME 1611, PAGE 806 AND ALL OF THE REMAINDER OF THE PARCEL CONVEYED TO MARION K. NETHERS IN O.R. VOLUME 2372, PAGE 263 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 6, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6;

THENCE WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6 (SOUTH LINE OF A PARCEL CONVEYED TO JOHN C. FRANKS IN O.R. VOLUME 1877, PAGE 349), SOUTH 88 DEGREES 58 MINUTES 47 SECONDS EAST 688.67 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO JOHN C. FRANKS IN OR. VOLUME 2000, PAGE 115;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID FRANKS PARCEL (O.R. VOLUME 2000, PAGE 115) THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 02 DEGREES 42 MINUTES 30 SECONDS WEST 1649.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. SOUTH 80 DEGREES 25 MINUTES 31 SECONDS EAST 155.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. SOUTH 88 DEGREES 39 MINUTES 34 SECONDS EAST 428.49 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HITCHENS CAP);
4. SOUTH 01 DEGREES 52 MINUTES 12 SECONDS WEST 741.30 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO ERIC J. McKENZIE IN O.R. VOLUME 2069, PAGE 201;

THENCE LEAVING THE SAID FRANKS WEST LINE AND WITH THE NORTH LINE OF THE SAID McKENZIE PARCEL, NORTH 88 DEGREES 23 MINUTES 06 SECONDS WEST 1238.37 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO TINA COLE IN O.R. VOLUME 3182, PAGE 138;

THENCE WITH THE NORTH LINE OF THE SAID COLE PARCEL, SOUTH 89 DEGREES 25 MINUTES 47 SECONDS WEST 469.13 FEET TO A POINT IN THE CENTER OF FLINT RIDGE ROAD (COUNTY ROAD 8), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 436.58 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING 11 COURSES AND DISTANCES:

1. NORTH 43 DEGREES 31 MINUTES 37 SECONDS WEST 25.00 FEET TO A POINT;
2. NORTH 35 DEGREES 42 MINUTES 28 SECONDS WEST 197.45 FEET TO A POINT, SAID POINT BEING NORTH 65 DEGREES 39 MINUTES 47 SECONDS EAST 18.93 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 35 DEGREES 42 MINUTES 28 SECONDS WEST 87.96 FEET TO A POINT;
4. NORTH 36 DEGREES 57 MINUTES 29 SECONDS WEST 143.34 FEET TO A POINT;
5. NORTH 39 DEGREES 23 MINUTES 01 SECONDS WEST 762.72 FEET TO A POINT, SAID POINT BEING NORTH 02 DEGREES 00 MINUTES 22 SECONDS EAST 42.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

7009 NETHERS

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- 6. NORTH 37 DEGREES 49 MINUTES 27 SECONDS WEST 65.98 FEET TO A POINT;
- 7. NORTH 36 DEGREES 39 MINUTES 10 SECONDS WEST 53.91 FEET TO A POINT;
- 8. NORTH 36 DEGREES 49 MINUTES 18 SECONDS WEST 157.29 FEET TO A POINT;
- 9. NORTH 38 DEGREES 25 MINUTES 56 SECONDS WEST 33.84 FEET TO A POINT;
- 10. NORTH 44 DEGREES 45 MINUTES 01 SECONDS WEST 45.54 FEET TO A POINT;
- 11. NORTH 57 DEGREES 16 MINUTES 46 SECONDS WEST 18.71 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH AND EAST LINES OF A PARCEL CONVEYED TO MICHAEL L. AND PEGGY J. PETRILL IN O.R. VOLUME 3042, PAGE 319 THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 71 DEGREES 08 MINUTES 58 SECONDS EAST 263.06 FEET TO AN IRON PIN SET (SET TO REPLACE A BENT 5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT 25.42 FEET;
- 2. NORTH 02 DEGREES 00 MINUTES 22 SECONDS EAST 1103.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6;

THENCE WITH THE NORTH LINE OF THE SAID NORTHWEST QUARTER (SOUTH LINE OF A PARCEL CONVEYED TO BILLY P. WHYDE AND WENDY R. LAFFERTY IN O.R. VOLUME 3086, PAGE 352), SOUTH 88 DEGREES 48 MINUTES 57 SECONDS EAST 1241.48 FEET TO THE PLACE OF BEGINNING.

CONTAINING 108.418 ACRES TOTAL, WITH 0.183 ACRES FROM PARCEL NUMBER 25-05-06-09-000 (ALL), 21.387 ACRES FROM PARCEL NUMBER 25-05-06-10-000 (ALL), 25.475 ACRES FROM PARCEL NUMBER 25-05-06-11-000 (ALL), 60.360 ACRES FROM PARCEL NUMBER 25-05-06-12-000 (ALL) AND 1.013 ACRES FROM PARCEL NUMBER 25-05-06-13-001 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF FLINT RIDGE ROAD (COUNTY ROAD 8) AND ALL OTHER APPLICABLE EASEMENTS.

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

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

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 12TH DAY OF NOVEMBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11TH DAY OF NOVEMBER 2024.



[Signature]
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
12/25
DATE

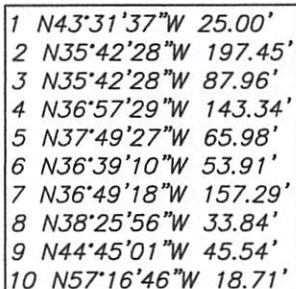
DESCRIPTION
APPROVED
By: *D.M. Barnhard*
5-28-2025

AUDITOR'S PARCEL NUMBERS

BEING ALL OF THE PARCELS CONVEYED TO MARION K. NETHERS IN O.R. VOLUME 1611, PAGE 806 AND ALL OF THE REMAINDER OF THE PARCELS CONVEYED TO MARION K. NETHERS IN O.R. VOLUME 2372, PAGE 263 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 6, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

25-05-05-10-000
BILLY P. WHYDE & WENDY R. LAFFERTY
O.R. 3086. PG. 352

25-05-05-19-001
JOHN C. FRANKS
O.R. 1877, PG. 349



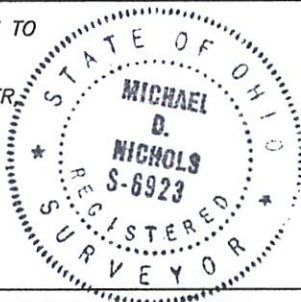
DEEDS AS SHOWN

PREVIOUS SURVEY OF A 14.322 AC. PARCEL COMPLETED APRIL 1,
2021 BY J. LEACHMAN PS8536.
PREVIOUS SURVEY OF A 21.950 AC. AND A 29.347 AC. PARCEL
COMPLETED AUG. 9, 2011 BY T.J. FINLEY PS57222.
PREVIOUS SURVEY OF A 13.41 AC. PARCEL COMPLETED SEPT. 6,
1989 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 3.94 AC. PARCEL COMPLETED OCT. 30,
2020 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 1.9349 AC. PARCEL COMPLETED MAY 1998
BY M.A. GROVE PS6547.
PREVIOUS SURVEY OF A 8.2560 AC. PARCEL COMPLETED MAY 30,
1980 BY J.L. GAMBLE PS5737.
PREVIOUS SURVEY OF A 95.0158 AC. PARCEL COMPLETED DEC. 3,
2005 BY J.M. MATCHETT PS7975.
PREVIOUS SURVEY OF A 56.863± AC. PARCEL COMPLETED APRIL
1991 BY E.R. DONAKER PS7142.
PREVIOUS SURVEY OF A 61.465 AC. PARCEL COMPLETED JAN. 28,
2003 BY S.M. BOWMAN PS7135.
MUSKINGUM COUNTY GIS

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

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 12th DAY OF NOVEMBER, 2024, FROM A FIELD SURVEY COMPLETED THE 11th DAY OF NOVEMBER, 2024.

MICHAEL D. NICHOLS
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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

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SCALE: 1"=500'

DRAWING NO:
7009\7009.dwg