

DEED DESCRIPTION

126.561 ACRES

CRYSTAL SPRINGS REAL ESTATE HOLDINGS LLC PROPERTY (part)

AUDITOR'S PARCEL #25-40-41-40-000 (entire)

AUDITOR'S PARCEL #25-30-03-19-000 (entire)

BEING A PART OF LOT 19 AND A PART OF LOT 20 IN QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF **CRYSTAL SPRINGS REAL ESTATE HOLDINGS LLC** OF OFFICIAL RECORD BOOK 3173, PAGE 372 OF THE MUSKINGUM COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CORNER STONE MARKING THE SOUTHWEST CORNER OF LOT 20 (BEING A COMMON CORNER WITH LOT 19, LOT 27 AND LOT 28);

THENCE N 2° 51' 17" E 933.67 FEET, IN THE WEST LINE OF LOT 20 AND IN THE BOUNDARY OF THE PROPERTY OF **KANDY S. ZARTMAN and KENNETH J. OSBORN** OF OFFICIAL RECORD BOOK 3289, PAGE 72, TO AN EXISTING IRON PIN (WITH A PLASTIC ID. CAP MARKED "BASELINE PS 6923 – PS 8536");

THENCE, LEAVING THE WEST LINE OF LOT 20, S 88° 15' 21" E 2577.11 FEET, IN SAID "**ZARTMAN and OSBORN**" BOUNDARY, TO A POINT IN (ASPHALT SURFACED) **NORTH HOPEWELL ROAD** (A.K.A. **TOWNSHIP ROAD 415**), PASSING EXISTING IRON PINS (SET BY WAYNE A. KNISLEY ON OCTOBER 2, 2003) AT 2331.62 FEET AND 2562.11 FEET;

THENCE, LEAVING SAID "**ZARTMAN and OSBORN**" PROPERTY, S 2° 28' 47" W 432.57 FEET, IN THE EAST LINE OF LOT 20, ALONG "**NORTH HOPEWELL ROAD**" AND IN THE WEST BOUNDARIES, RESPECTIVELY, OF THE PROPERTIES OF **EMILY J. PERRY, TRUSTEE** OF OFFICIAL RECORD BOOK 3182, PAGE 252 AND **JAMES R. and DEBORAH J. COOPER** OF OFFICIAL RECORD BOOK 754, PAGE 313, TO A POINT;

THENCE, LEAVING THE EAST LINE OF LOT 20, "**NORTH HOPEWELL ROAD**" AND SAID "**COOPER**" PROPERTY, THE FOLLOWING THREE COURSES ARE TO EXISTING IRON PINS (SET BY WAYNE A. KNISLEY ON OCTOBER 2, 2003) AND ARE IN THE BOUNDARY OF THE PROPERTY OF **CRYSTAL SPRINGS DEVELOPMENT LLC** OF OFFICIAL RECORD BOOK 3173, PAGE 368:

COURSE #1 = S 82° 26' 36" W 328.35 FEET, PASSING AN EXISTING IRON PIN (SET BY WAYNE A. KNISLEY ON OCTOBER 2, 2003) AT 29.89 FEET;

COURSE #2 = S 5° 08' 25" E 152.24 FEET;

COURSE #3 = S 8° 55' 25" W 139.75 FEET;

THENCE S 86° 58' 54" E 318.84 FEET, IN THE SOUTH BOUNDARY OF SAID "**CRYSTAL SPRINGS DEVELOPMENT LLC**" PROPERTY, TO A POINT IN THE EAST LINE OF LOT 20 AND IN "**NORTH HOPEWELL ROAD**", PASSING AN EXISTING IRON PIN (SET BY WAYNE A. KNISLEY ON OCTOBER 2, 2003) AT 289.02 FEET;

THENCE, LEAVING SAID "**CRYSTAL SPRINGS DEVELOPMENT LLC**" PROPERTY, S 2° 28' 47" W 196.79 FEET, IN THE EAST LINE OF LOT 20, ALONG "**NORTH HOPEWELL ROAD**" AND IN THE WEST BOUNDARY OF THE PROPERTY OF **CHRISTOPHER J. COOPER** OF OFFICIAL RECORD BOOK 2503, PAGE 723, TO A POINT IN THE SOUTHEAST CORNER OF LOT 20 (SAID "POINT" BEARS N 87° 40' 10" W 20.00 FEET FROM AN EXISTING AXLE);

THENCE, LEAVING LOT 20 AND ENTERING INTO LOT 19 AND LEAVING SAID "CHRISTOPHER J. COOPER" PROPERTY, S 2° 55' 54" W 107.66 FEET, IN THE EAST LINE OF LOT 19, ALONG "NORTH HOPEWELL ROAD" AND IN THE WEST BOUNDARY OF THE PROPERTY OF MARTHA A. WISE OF OFFICIAL RECORD BOOK 3083, PAGE 95, TO A POINT;

THENCE, LEAVING THE EAST LINE OF LOT 19, "NORTH HOPEWELL ROAD" AND SAID "WISE" PROPERTY, THE FOLLOWING FOUR (4) COURSES ARE TO EXISTING IRON PINS (5/8 INCH REBAR, NO IDENTIFICATION) IN THE BOUNDARY OF THE PROPERTY OF AARON and SARA YERIAN, TRUSTEES OF OFFICIAL RECORD BOOK 3298, PAGE 753:

COURSE #1 = N 85° 23' 21" W 436.92 FEET, PASSING AN EXISTING IRON PIN (WITH A PLASTIC ID. CAP MARKED "DINAN") AT 25.36 FEET;

COURSE #2 = S 60° 15' 58" W 82.18 FEET;

COURSE #3 = S 47° 42' 56" W 21.14 FEET;

COURSE #4 = S 21° 30' 44" W 84.79 FEET;

THENCE, LEAVING SAID "YERIAN, TRUSTEES" PROPERTY, THE FOLLOWING SIX (6) COURSES ARE ALONG THE BOUNDARY OF A 5.05 ACRES TRACT OF THE AFORESAID "CRYSTAL SPRINGS REAL ESTATE HOLDINGS LLC" PROPERTY:

COURSE #1 = S 12° 17' 32" W 68.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR, NO IDENTIFICATION);

COURSE #2 = S 38° 39' 19" W 228.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR, NO IDENTIFICATION);

COURSE #3 = S 29° 30' 18" W 70.11 FEET TO AN IRON PIN SET;

COURSE #4 = S 5° 45' 18" W 385.03 FEET TO AN IRON PIN SET;

COURSE #5 = S 70° 36' 44" E 161.40 FEET TO AN IRON PIN SET;

COURSE #6 = S 88° 18' 59" E 588.03 FEET TO A POINT IN THE EAST LINE OF LOT 19 AND IN "NORTH HOPEWELL ROAD", PASSING AN EXISTING IRON PIN (5/8 INCH REBAR, NO IDENTIFICATION) AT 567.85 FEET;

THENCE S 2° 55' 37" W 677.56 FEET, IN THE EAST LINE OF LOT 19, ALONG "NORTH HOPEWELL ROAD" AND IN THE WEST BOUNDARIES, RESPECTIVELY, OF THE PROPERTIES OF DAVID T. CURTIS OF OFFICIAL RECORD BOOK 2635, PAGE 540, EUOLINDA KAY LOGAN, TRUSTEE OF OFFICIAL RECORD BOOK 2758, PAGE 670 AND ANDREW M. HARVEY and BILLIE JO BLACK OF OFFICIAL RECORD BOOK 3225, PAGE 92, TO A POINT IN THE SOUTHEAST CORNER OF LOT 19 [SAID "POINT" BEARS N 87° 31' 53" W 25.00 FEET FROM AN EXISTING IRON PIN (WITH A PLASTIC ID. CAP MARKED "BASELINE PS 6923 – PS 8536")];

THENCE, LEAVING THE EAST LINE OF LOT 19, "NORTH HOPEWELL ROAD" AND SAID "HARVEY and BLACK" PROPERTY, THE FOLLOWING SIX (6) COURSES ARE ALONG THE BOUNDARY OF THE PROPERTY OF H. WAYNE MCMILLAN and JANICE C. MCMILLAN, TRUSTEES OF OFFICIAL RECORD BOOK 3048, PAGE 516:

COURSE #1 = N 87° 11' 00" W 1727.22 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;

COURSE #2 = LEAVING THE SOUTH LINE OF LOT 19, N 5° 30' 41" E 467.53 FEET TO AN IRON PIN SET;

COURSE #3 = N 85° 06' 00" W 510.50 FEET TO AN IRON PIN SET;

COURSE #4 = N 0° 11' 51" E 307.33 FEET TO AN IRON PIN SET;

COURSE #5 = N 87° 42' 00" W 351.00 FEET TO AN IRON PIN SET IN THE WEST LINE OF LOT 19;

COURSE #6 = N 2° 51' 17" E 853.53 FEET, IN THE WEST LINE OF LOT 19, TO AN "EXISTING CORNER STONE" AND THE "PLACE OF BEGINNING" OF THIS 126.561 ACRES PARCEL.

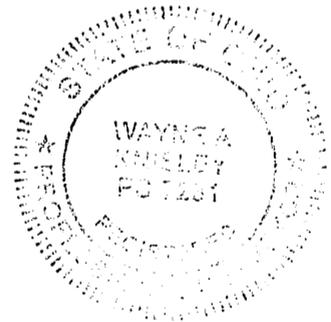
THE PARCEL AS DESCRIBED CONTAINS 126.561 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 126.561 ACRES PARCEL THERE ARE 72.210 ACRES IN LOT 19 (AUDITOR'S PARCEL #25-40-41-40-000) AND 54.351 ACRES IN LOT 20 (AUDITOR'S PARCEL #25-30-03-19-000).

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 19 AS BEING N 87° 11' 00" W. ALL BEARINGS DESCRIBED ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO PROFESSIONAL SURVEYOR 7231, ON NOVEMBER 18, 2025.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231". SEE THE PLAT ATTACHED.

A & E
OFFICE COPY
Wayne A. Knisley
~~NOT RECORDED~~
OHIO PROFESSIONAL SURVEYOR 7231
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
PH: (740) 743-2201 CELL: (740) 605-0002
DATE: NOVEMBER 18, 2025



DESCRIPTION

APPROVED

By: D.M. Barnhard

12-9-2025

PLAT - OF - SURVEY

BEING A PART OF OF LOT 19 and A PART OF LOT 20 LOCATED IN QUARTER
TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES
MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.
ALSO BEING A PART OF THE PROPERTY OF CRYSTAL SPRINGS REAL ESTATE
HOLDINGS LLC OF OFFICIAL RECORD BOOK 3173, PAGE 372 OF THE
MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S
PARCEL # 25-30-03-19-000 (entire) and # 25-40-41-40-000 (entire).

LINE TABLE		
Id	Bearing	Distance
L1	S 82°26'36" W	328.35'
L2	S 05°08'25" E	152.24'
L3	S 08°55'25" W	139.75'
L4	S 86°58'54" E	318.84'
L5	S 02°28'47" W	196.79'
L6	S 02°55'54" W	107.88'
L7	N 85°23'21" W	436.92'
L8	S 60°15'58" W	82.18'
L9	S 47°42'56" W	21.14'
L10	S 21°30'44" W	84.79'
L11	S 12°17'32" W	88.83'
L12	S 38°39'19" W	228.23'
L13	S 29°30'18" W	70.11'
L14	S 05°45'18" W	385.03'
L15	S 70°36'44" E	161.40'
L16	S 88°18'59" E	588.03'
L17	N 02°51'17" E	16.50'
L18	S 02°28'47" W	16.50'
L19	N 86°14'39" E	304.95'
L20	S 02°55'37" W	24.34'

ADJACENT PROPERTY OWNERS

- A- Crystal Springs Development LLC O.R. 3173, Pg. 368
- B- Crystal Springs Development LLC O.R. 3173, Pg. 368
- C- Aaron & Sara Yerian, Trustees O.R. 3298, Pg. 753
- D- Crystal Springs Real Estate Holdings LLC O.R. 3173, Pg. 372
- E- Mildred L. Teisinger O.R. 3281, Pg. 295
- F- Emily J. Perry, Trustee O.R. 3182, Pg. 252
- G- James R. & Deborah J. Cooper O.R. 754, Pg. 313
- H- Christopher J. Cooper O.R. 2503, Pg. 723
- I- Martha A. Wise O.R. 3083, Pg. 95
- J- Nona G. Jones O.R. 3073, Pg. 778
- K- David T. Curtis O.R. 2635, Pg. 540
- L- Euolinda Kay Logan Trustee O.R. 2758, Pg. 670
- M- Andrew M. Harvey & Billie Jo Black O.R. 3225, Pg. 92

DESCRIPTION

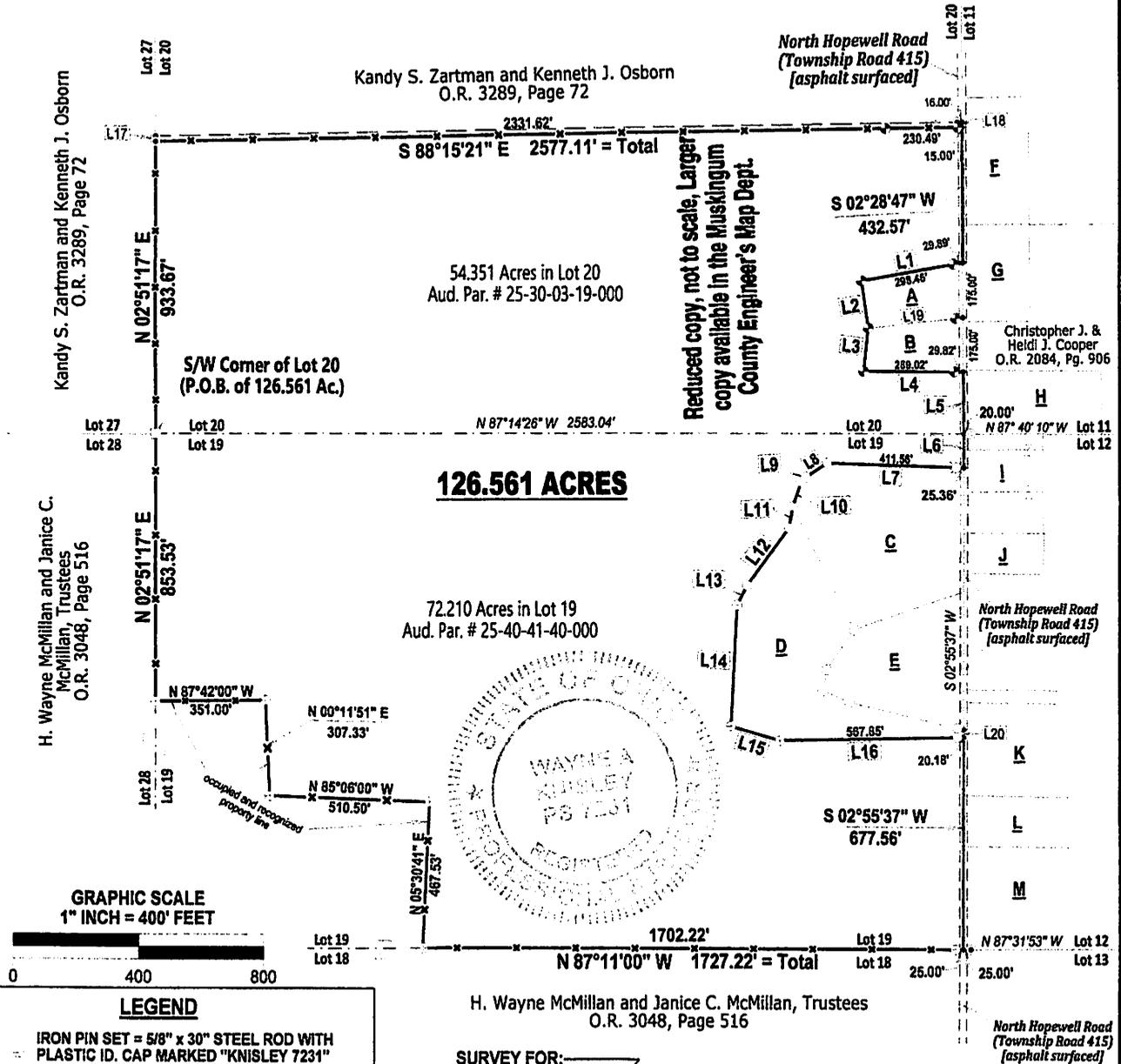
APPROVED

By: D.H. Barnhard

12-9-2025

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE
SOUTH LINE OF LOT 19 AS BEING N 87° 11' 00" W.
ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE ANGLES ONLY.



LEGEND

- IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING IRON PIN PREVIOUSLY SET BY A & E ON OCTOBER 2, 2003
- EXISTING IRON PIN WITH PLASTIC CAP MARKED "BASELINE PS 6923 - PS 8536"
- EXISTING CORNER STONE WITH CROSS NOTCH
- EXISTING AXLE
- EXISTING 5/8" REBAR (no identification)
- EXISTING IRON PIN WITH PLASTIC CAP MARKED "DINAN"
- UNMARKED POINT
- EXISTING FENCE LINE

SURVEY FOR:

CRYSTAL SPRINGS

JOB # K202539P1

OFFICE COPY
NOT RECORDABLE

3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
PH: (740) 743-2201
CELL: (740) 605-0002
DATE: NOVEMBER 18, 2025

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - Deed references as shown hereon.
- 2 - Hopewell Township Tax Maps.
- 3 - Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

Notes:

- 1 - This plat is a derivative of a field survey performed by or under the direct supervision of Wayne A. Knisley, Ohio P.S. 7231 on November 18, 2025.
- 2 - This property is subject to all legal highways, all restrictions and all easements of record.
- 3 - All distances are measured unless otherwise shown.