

Survey Split of Teamsters Local Union No. 637 Lands in Hopewell Township,
Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the Southeast Quarter of Section 21, Township 1, Range 9, United States Military Lands, and being a part of the lands presently owned by Teamsters Local Union No. 637, as per Official Record 2913, Page 379, and being more particularly described as follows:

Beginning for reference at a stone found on the southwest corner of the Southeast Quarter in Section 21, Township 1, Range 9, United States Military Lands;

Thence along the mid-section line, North 04 degrees 05 minutes 13 seconds East, 1332.39 feet to a point, on the northwest corner of lands presently owned by Big Horn Real Estate Holdings LLC, (OR 3238-80) and the principal place of beginning;

Thence continuing along the mid-section line, and in Timber Run Road, (Twp. Rd. 288, R/W 40'), North 04 degrees 05 minutes 13 seconds East, 433.32 feet to a point, passing a point at 19.31 feet from which an iron pin found bears North 85 degrees 54 minutes 47 seconds West, 4.65 feet;

Thence through the lands presently owned by Teamsters Local Union No. 637, (OR 2913-379), the following two courses:

- 1.) South 52 degrees 03 minutes 17 seconds East, 487.12 feet to an iron pin set, passing an iron pin set at 45.01 feet;
- 2.) South 09 degrees 51 minutes 16 seconds West, 178.61 feet to an iron pin set on the south line of National Road, (Twp. Rd. 145, R/W 80'), and the north line of lands presently owned by said Big Horn Real Estate Holdings, LLC, passing an iron pin set at 100.08 feet;

Thence along the south line of said National Road and the north line of said Big Horn lands, North 83 degrees 34 minutes 33 seconds West, 386.88 feet to a point on the principal place of beginning, containing 2.80 acres, more or less, and being part of Auditor's Parcel Number 25-55-21-34-000.

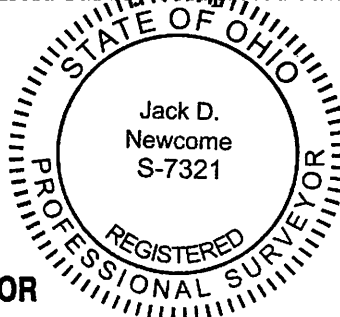
Subject to all legal recorded easements and right of ways.

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 Jan. 19, 2026 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



2-6-26
Date

DESCRIPTION
APPROVED

By: *D.M. Barnhard*
2-6-2026

MB

2-6-2026

DATE

"Graves"
S 03°25'15" W
20.18'
"Graves"
S 87°32'45" E
30.00'

Sounding in east side of pavement of
Co. Rd. 288 based on calc. from
survey of Richard Max Graves PS #: 5792 and the NW corner of the SE Qtr. Sec. 21

SITUATED IN:
State of Ohio, County of Muskingum, Township of Hopewell, being a part of the Southeast Quarter of Section 21, Township 1, Range 9, 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, all distances shown are grid distances.

References

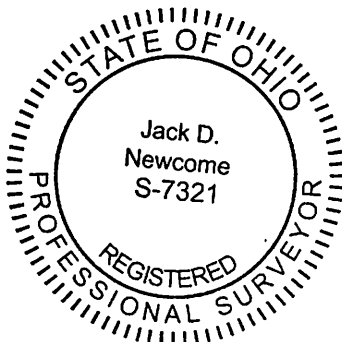
-All deed references shown on this plat
-www.mceo.org

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMB

2-6-2026

DATE



OFFICE COPY
NOT RECORDABLE
Reg. Surveyor No. 7321

LEGEND

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

Michael J. and
Brooke A. Wion
OR 3191-11

Teamsters Local
Union No. 637
OR 2913-379

Teamsters Local
Union No. 637
OR 2913-379
±2.80 Acres

Part of: 25-55-21-34-000 ±2.80 Acres
(±0.72 Acres in R/W of US 40)

Timber Run Road
(Twp. Rd. 288)
R/W 40'

Iron pin fd.
N 85°54'47" W
4.65'

Iron pin fd.
N 85°54'47" W
4.26'

Big Horn Real Estate
Holdings, LLC
OR 3238-80

C/L West Pike
(US 40)

6450 W Pike, LLC
OR 3251-175

Big Horn Real Estate
Holdings, LLC
OR 3238-80

Finnigan O'Neill
and
Alisia Sharkey
OR 3265-916

DESCRIPTION

APPROVED

By: D.M. Barnhard

2-6-2026

Stone found on the SW
corner of the SE Qtr.
Sec. 21, T-1 R-9.
U.S.M.L.

0 100 200

Graphic Scale in feet: 1" = 100'

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