

Remainder Survey 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 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 and the principal place of beginning, at a point in Timber Run Road, (Twp. Rd. 288, R\W 40'), being the northwest corner of the Southeast Quarter of Section 21, Township 1, Range 9, United States Military Lands, and being the southwest corner of lands presently owned by Steven F. and Jill Kullman, (DR 827-115);

Thence along the mid-section line, and the south line of said Kullman lands, and the south line of Lot 10, of West Muskingum Subdivision, (Pl. Bk. 12, Pg. 29-30), South 87 degrees 48 minutes 15 seconds East, 350.10 feet to an iron pipe found on the southwest corner of Lot 29 of said subdivision, passing an iron pin set at 21.84 feet;

Thence along the mid-section line, and the south line of said Subdivision, and the south line of lands presently owned by Tiffany Reichley, (OR 3211-34), and the south line of West Muskingum Subdivision No. 2, (PL. Bk. 12, Pg. 64-65), South 87 degrees 39 minutes 48 seconds East, 937.81 feet to a point on the northwest corner of lands presently owned by Justin Salminen, and Victoria Mollett, (OR 3253-52), passing iron pipes found at 120.14 feet, 219.99 feet, and 861.64 feet;

Thence along the west line of said Salminen, and Mollett lands, South 03 degrees 32 minutes 06 seconds West, 1017.17 feet to a point in the centerline of U.S. Rte. 40, (National Road), and the northwest corner of lands presently owned by Jerry O. Imes, (DR 1133-133), passing iron pins found at 3.62 feet, and 985.13 feet;

Thence along the west line of said Imes lands, South 04 degrees 04 minutes 08 seconds West, 43.43 feet to an iron pin set on the northeast corner of lands presently owned by Big Horn Real estate Holdings, LLC, (OR 3238-80), and the south line of said U.S. Rte. 40;

Thence along the south right of way of said U.S. Rte. 40, the following three courses:

- 1.) South 80 degrees 35 minutes 46 seconds West, 666.32 feet to an iron pin set;
- 2.) Along a curve to the right, with a delta angle of 15 degrees, 48 minutes 06 seconds, and a radius of 676.62 feet, an arc length of 186.61 feet, and a chord which bears South 88 degrees 30 minutes 03 seconds West, 186.02 feet;
- 3.) North 83 degrees 34 minutes 33 seconds West, 77.53 feet to an iron pin found on the southeast corner of a 2.80 acre parcel previously split off the Teamsters Local Union No. 637, (OR 2913-379);

Thence along said 2.80 acre parcel the following two courses:

- 1.) North 09 degrees 51 minutes 16 seconds East, 178.61 feet to an iron pin found, passing iron pins found at 39.89 feet, and 78.53 feet;
- 2.) North 52 degrees 03 minutes 17 seconds West, 487.12 feet to a point in Timber Run Road, (Twp. Rd. 288, R\W 40'), and being on the mid-section line;

Thence along the mid section line, and in said Timber Run Road, North 04 degrees 05

minutes 13 seconds East, 741.65 feet, to the principal place of beginning, containing 31.70 acres , more or less, and being part of Auditor's Parcel Number 25-55-21-34-000, and being +- 1.70 acres in R\W of U.S. Rte. 40, and +- 0.26 acres in R\W of Twp. Rd. 288.

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 are grid distances.

This description is written based on a field survey completed Feb. 25, 2026, by Jack D. Newcome, Reg. No. 7321.

~~OFFICE COPY~~
~~Jack D. Newcome~~
~~NOT RECORDABLE~~

3-2-26

Date

DESCRIPTION

APPROVED

By: D.M. Barnhard

3-5-2026



