

+- 48.52 Acre Survey Remainder of William L. and Rebecca E. Wolford Lands in Jackson
Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being part of the East Half of Section 4, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by William L. and Rebecca E. Wolford as per Deed Record 1040, Page 29, and Deed Record 1049, Page 274, and being more particularly described as follows:

Beginning for reference at a point on the northeast corner of Section 4, Township 3, Range 9, United States Military Lands, from which an iron pipe found, bears North 03 degrees 06 minutes 45 seconds East, 11.43 feet, and said point being the principal place of beginning;

Thence along the east line of Section 4, and the west line of lands presently owned by Stephen C. and Mary B. Reiss, (DR 1088-448), South 03 degrees 06 minutes 45 seconds West, 1139.03 feet to an iron pin set;

Thence through the lands presently owned by William L. and Rebecca E. Wolford, (DR 1040-29, and DR 1049-274), the following four courses:

- 1.) North 87 degrees 20 minutes 32 seconds West, 1041.85 feet to an iron pin set;
- 2.) South 02 degrees 41 minutes 09 seconds West, 327.90 feet to an iron pin set;
- 3.) South 14 degrees 03 minutes 18 seconds East, 385.87 feet to an iron pin set;
- 4.) South 23 degrees 14 minutes 25 seconds West, 979.04 feet to a point in the centerline of Ashcraft Road, (Twp. Rd. 93A, R\W 40'), passing an iron pin set at 945.11 feet;

Thence along the centerline of said road the following two courses:

- 1.) South 82 degrees 42 minutes 18 seconds West, 2.54 feet to a point;
- 2.) South 83 degrees 13 minutes 11 seconds West, 80.50 feet to a point on the southeast corner of lands presently owned by Jason and Ruthie Wolford, (DR 1141-919);

Thence along the lines of said Wolford lands, the following four courses:

- 1.) North 12 degrees 02 minutes 14 seconds West, 322.18 feet to an iron pin found, passing an iron pin at 22.34 feet;
- 2.) North 01 degrees 43 minutes 05 seconds East, 437.73 feet to an iron pin found;
- 3.) North 87 degrees 17 minutes 03 seconds West, 290.97 feet to an iron pin found;
- 4.) South 00 degrees 44 minutes 43 seconds West, 678.16 feet to a point in the centerline of said Ashcraft Road, passing an iron pin found at 633.55 feet;

Thence along the centerline of said road, the following three courses:

- 1.) Along a non-tangent curve to the right, with a delta angle of 11 degrees 24 minutes 20 seconds, a radius of 831.00 feet, an arc length of 165.42 feet, and a chord which bears North 26 degrees 42 minutes 43 seconds West, 165.15 feet to a point;
- 2.) North 21 degrees 24 minutes 17 seconds West, 106.31 feet to a point;
- 3.) Along a non-tangent curve to the left with a delta angle of 20 degrees 00 minutes 38 seconds, a radius of 315.60 feet, an arc length of 110.22 feet, and a chord which bears North 25 degrees 47 minutes 17 seconds West, 109.66 feet to a point on the southeast corner of lands presently owned by Mattingly Properties Frazeyburg LLC, (OR 2555-758), and Bixler Farms, LLC, (OR 2568-827);

Thence along the east line of said Mattingly Properties and Bixler Farms lands, North 02

degrees 10 minutes 36 seconds East, 890.78 feet to an iron pin set on the south line of lands presently owned by Randy and Victoria Anderson, (OR 1158-485), passing an iron pin set at 60.00 feet;

Thence along the lines of said Anderson lands, the following two courses:

- 1.) South 87 degrees 19 minutes 34 seconds East, 604.98 feet to an iron pipe found, passing iron pipes found at 142.98 feet, and 181.03 feet;
- 2.) North 02 degrees 36 minutes 42 seconds East, 645.53 feet to a point on the southeast corner of lands presently owned by Robert A. and Bernita R. Lain, (DR 1077-418), from which an iron pipe found bears South 87 degrees 23 minutes 18 seconds East, 0.16 feet;

Thence along the east line of said Lain lands, North 02 degrees 33 minutes 38 seconds East, 829.84 feet to an iron pipe found on the north line of Section 4, and the south line of Coshocton County;

Thence along the north line of Section 4, and the south line of Coshocton County, the following two courses:

- 1.) South 86 degrees 58 minutes 38 seconds East, 1166.90 feet to an iron pin found;
- 2.) South 86 degrees 52 minutes 51 seconds East, 137.57 feet to the principal place of beginning, containing 48.52 acres, more or less, and being part of Auditor's Parcel Numbers 29-10-04-01-000, (+- 30.14 Acres), and 29-10-04-20-000, (+- 18.38 Acres)

Subject to all legal recorded easements and right of ways.

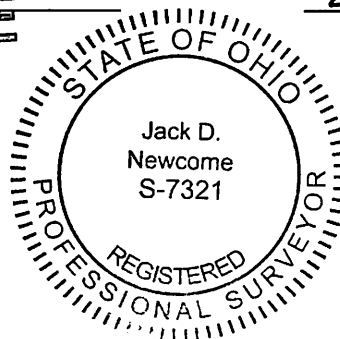
Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

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. 17, 2026, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome, Reg. No. 7321

2-25-26
Date



DESCRIPTION
APPROVED

By: *J.M. Barnhard*

3-3-2026

SITUATED IN:

State of Ohio, County of Muskingum, Township of Jackson, being a part of the Southeast Quarter of Section 4, Township 3, Range 9, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°24'20"	831.00'	165.42'	N 26°42'43" W	165.15'
C2	20°00'38"	315.60'	110.22'	N 25°47'17" W	109.68'

Iron pin fd. on NW Cor. of the NE Qtr. Sec. 4

N 87°27'00" W
1485.12'

Coshocton County
Muskingum County

LINE	BEARING	DISTANCE
L1	S 82°42'18" W	2.54'
L2	S 03°06'45" W	186.66'
L3	S 02°49'23" W	28.65'
L4	S 77°43'53" W	90.13'

REFERENCES

- Survey by Jack D. Newcome #7321,
- Surveys by S. Bowman #7135
- All deed Ref. shown on this plat

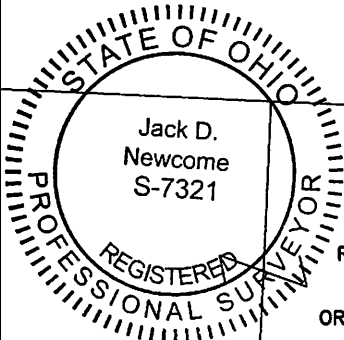
DESCRIPTION
APPROVED
By: *D.A. Barnhart*
3-3-2026

Tract 3
William L. and
Rebecca E. Wolford
DR 1040-29
DR 1049-274
±48.52 Acres

Part of Parcel #:
29-10-04-01-000 ±30.14 Ac.

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found 5/8" rebar
- ⊞ Stone Found
- Iron Pipe Found



Randy and
Victoria
Anderson
OR 1158-485

Robert A. and
Bernita R. Lain
DR 1077-418

Iron pipe fd.
N 03°06'45" E
11.43'

137.57'
S 86°52'51" E

NE Cor. of
Sec. 4,
T-3 R-9,
U.S.M.L.

S 03°06'45" W 1139.03'

Stephen C. and Mary B. Reiss
DR 1088-448

Part of Parcel #:
29-10-04-01-000 ±7.84 Ac.

Tract 2
William L. and
Rebecca E. Wolford
DR 1040-29
DR 1049-274
±35.46 Acres

Part of Parcel #:
29-10-04-20-000 ±27.63 Ac.
(±0.59 Ac. in R/W Twp. Rd. 93A)

Iron pin set on the
NE cor. of the SE
Qtr., Sec. 4, T-3
R-9, U.S.M.L.

S 87°26'15" E
2418.12'(T)
1077.88'

Qtr Section Line

P.O.B.
Tract 2

Iron pin fd.
offline
S 86°44'45" E
0.53'

Chadwick E. Moore
OR 3170-740

Mattingly Properties Frazeeburg, LLC,
OR 2555-758, and
Bixler Farms, LLC, OR 2568-827

Part of Parcel #:
29-10-04-20-000 ±18.38 Ac.
(±0.22 Ac. in R/W Twp. Rd. 93A)

Jason and
Ruthie A.
Wolford
OR 1141-919

Jeffery S. and
Melissa A. Evans
OR 1142-122

Tract 1
William L. and
Rebecca E. Wolford
DR 1049-274
First Parcel
±37.32 Acres

Ashcraft Road
(Twp. Rd. 93A)
Assumed R/W 40'



Graphic Scale in feet: 1" = 300'

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

OFFICE COPY

NOT RECORDED
Jack D. Newcome
Date 3-3-2026

Reg. Surveyor No. 7321