

**+ - 37.32 Acres Survey Split 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 a part of the Southeast Quarter 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 1049, Page 274, First Parcel, and being more particularly described as follows:

Beginning for reference at an iron pin set at the northeast corner of the Southeast Quarter of Section 4, Township 3, Range 9, United States Military Lands;

Thence along the east line of Section 4, the following two courses:

- 1.) South 03 degrees 06 minutes 45 seconds West, 196.66 feet to a pipe found;
- 2.) South 02 degrees 49 minutes 23 seconds West, 26.65 feet to a point in the centerline of Ashcraft Road, (Twp. Rd. 93A, R\W 40'), and the principal place of beginning;

Thence continuing along the east line of Section 4, and the west line of lands presently owned by Chadwick E. Moore, (OR 3170-740), South 02 degrees 49 minutes 23 seconds West, 701.23 feet to a point in the centerline of Wakatomika Creek, passing an iron pins found at 12.59 feet, and 607.85 feet;

Thence along the centerline of said creek, and the north line of lands presently owned by Mattingly Properties Frazeysburg LLC, (OR 2555-758), and Bixler Farms, LLC, OR 2568-827), the following twenty-one courses:

- 1.) South 45 degrees 53 minutes 55 seconds West, 94.72 feet to a point;
- 2.) South 36 degrees 11 minutes 55 seconds West, 208.36 feet to a point;
- 3.) South 39 degrees 02 minutes 30 seconds West, 203.80 feet to a point;
- 4.) South 35 degrees 02 minutes 46 seconds West, 90.19 feet to a point;
- 5.) South 53 degrees 48 minutes 48 seconds West, 118.03 feet to a point;
- 6.) South 39 degrees 01 minutes 05 seconds West, 289.05 feet to a point;
- 7.) South 39 degrees 55 minutes 08 seconds West, 95.97 feet to a point;
- 8.) South 52 degrees 18 minutes 54 seconds West, 95.22 Feet to a point;
- 9.) South 78 degrees 40 minutes 40 seconds West, 120.20 feet to a point;
- 10.) South 85 degrees 43 minutes 22 seconds West, 98.08 feet to a point;
- 11.) Along a non -tangent curve to the right with a delta angle of 69 degrees 46 minutes 33 seconds, a radius of 118.59 feet, an arc length of 144.43 feet, and a chord which bears North 59 degrees 38 minutes 45 seconds West, 135.67 feet;
- 12.) North 21 degrees 47 minutes 25 seconds West, 168.60 feet to a point;
- 13.) North 32 degrees 47 minutes 04 seconds West, 194.43 feet to a point;
- 14.) North 18 degrees 32 minutes 04 seconds West, 59.38 feet to a point;
- 15.) North 00 degrees 47 minutes 02 seconds West, 86.48 feet to a point;
- 16.) North 14 degrees 24 minutes 58 seconds West, 90.43 feet to a point;
- 17.) North 37 degrees 45 minutes 20 seconds West, 357.88 feet to a point;
- 18.) North 29 degrees 05 minutes 44 seconds West, 110.28 feet to a point;
- 19.) North 41 degrees 29 minutes 34 seconds West, 156.97 feet to a point;
- 20.) North 56 degrees 40 minutes 55 seconds West, 111.61 feet to a point;

21.) North 62 degrees 38 minutes 52 seconds West, 71.42 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, North 02 degrees 10 minutes 36 seconds East, 616.18 feet to a point in the centerline of said Ashcraft Road, passing iron pins set at 100.00 feet and 551.18 feet;

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

- 1.) Along a non-tangent curve to the right 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 South 25 degrees 47 minutes 17 seconds East, 109.66 feet to a point;
- 2.) South 21 degrees 24 minutes 17 seconds East, 106.31 feet to a point;
- 3.) Along a non-tangent curve to the left, with a delta angle of 11 degrees 50 minutes 53 seconds, a radius of 831.00 feet, an arc length of 171.84 feet and a chord which bears South 26 degrees 56 minutes 00 seconds East, 171.53 feet to a point;
- 4.) Along a non-tangent curve to the left, with a delta angle of 55 degrees 56 minutes 58 seconds, a radius of 232.83 feet, an arc length of 227.36 feet, and a chord which bears South 64 degrees 12 minutes 59 seconds East, 218.43 feet to a point on the northwest corner of lands presently owned by Jeffery S. and Melissa A. Evans, (DR 1142-122);

Thence along the lines of said Evans lands the following three courses:

- 1.) South 09 degrees 45 minutes 13 seconds East, 446.73 feet to an iron pin found, passing an iron pin found at 15.49 feet;
- 2.) North 71 degrees 55 minutes 14 seconds East, 554.88 feet to an iron pin found;
- 3.) North 10 degrees 20 minutes 24 seconds West, 347.25 feet to a point in the centerline of said Ashcraft Road, passing an iron pin found at 332.44 feet;

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

- 1.) North 79 degrees 03 minutes 19 seconds East, 382.46 feet to a point;
- 2.) North 78 degrees 20 minutes 48 seconds East, 280.32 feet to a point;
- 3.) North 77 degrees 43 minutes 53 seconds East, 90.13 feet to the principal place of beginning, containing 37.32 acres, more or less, and being part of Auditor's Parcel Number 29-10-04-20-000, and being +/- 0.73 Acres in the right of way of said Ashcraft Road.

Subject to all legal recorded easements and right of ways.

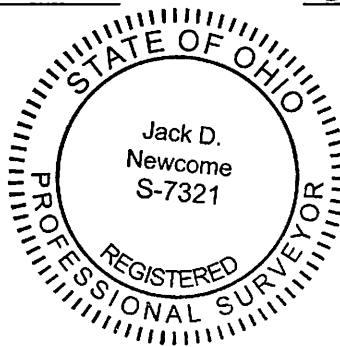
Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

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. 23, 2026, by Jack D. Newcome, Reg. No. 7321.

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

2-27-26
Date



DESCRIPTION

APPROVED

By: *D.M. Barnhard*
3-7-2026

