

DESCRIPTION

APPROVED

By: J. M. Barnhard 9.942 ACRES  
1-9-2026

Situated in the State of Ohio, County of Muskingum, Township of Jackson, in Section 24, Quarter Township 3, Township 3, Range 9, United States Military District, being all of the remainder that 10.025 acre tract of land conveyed to Mount Perry Land Company, LLC by deed of record in Deed Book 3065, Page 752 (all references are to the records of the Recorder's Office, Muskingum County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a 3/4" iron pin found at the northwest corner of the Southwest Quarter of Section 24;

Thence South 02° 45' 17" West, with the common line of Sections 24 and 25, a distance of 329.65 feet to a point in the easterly right of way line of Black Run Road (State Route 586);

Thence South 41° 08' 08" East, with said easterly right of way line, a distance of 124.02 feet to an iron pin set at a southwesterly corner of that 647.717 acre tract conveyed to G&G Land Holdings, LLC by deed of record in Deed Book 2968, Page 313, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 647.717 acre tract the following courses and distances:

North 59° 38' 05" East, a distance of 1138.91 feet to 5/8" rebar with aluminum cap stamped "Paul Boeshart 6512" found; and

South 38° 44' 10" East, a distance of 455.73 feet to a 5/8" rebar with aluminum cap stamped "Paul Boeshart 6512" found in the northerly line of that tract conveyed to Ohio Rail Development Commission by deed of record in Deed Book 2397, Page 658;

Thence South 67° 20' 38" West, with said northerly line, a distance of 1200.00 feet to a magnetic nail set in the centerline of said Black Run Road;

Thence North 45° 16' 31" West, with said centerline, a distance of 229.34 feet to a magnetic nail set;

Thence North 44° 44' 13" East, crossing said Black Run Road, a distance of 55.06 feet to a 3/4" iron pin found in the easterly right of way line of said Black Run Road;

Thence North 41° 08' 08" West, with said easterly right of way line, a distance of 55.09 feet to the TRUE POINT OF BEGINNING, containing 9.942 acres, more or less (all of Parcel Number 29-80-24-07-003), of which 0.195 acre falls within the presently occupied right of way of Black Run Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GNSS observations. The portion of the centerline of Black Run Road, having a bearing of North 45° 16' 31" West and monumented as shown hereon, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865, in November, 2025.



EVANS, MECHWART, HAMBLETON & TILTON, INC.  
**OFFICE COPY**  
**NOT RECORDABLE**  
Matthew A. Kirk  
Professional Surveyor No. 7865

Date

**EMH&T**  
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 Engineers • Surveyors • Planners • Scientists  
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 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# SURVEY OF ACREAGE PARCEL

## SECTION 24, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 9 UNITED STATES MILITARY DISTRICT TOWNSHIP OF JACKSON, COUNTY OF MUSKINGUM, STATE OF OHIO

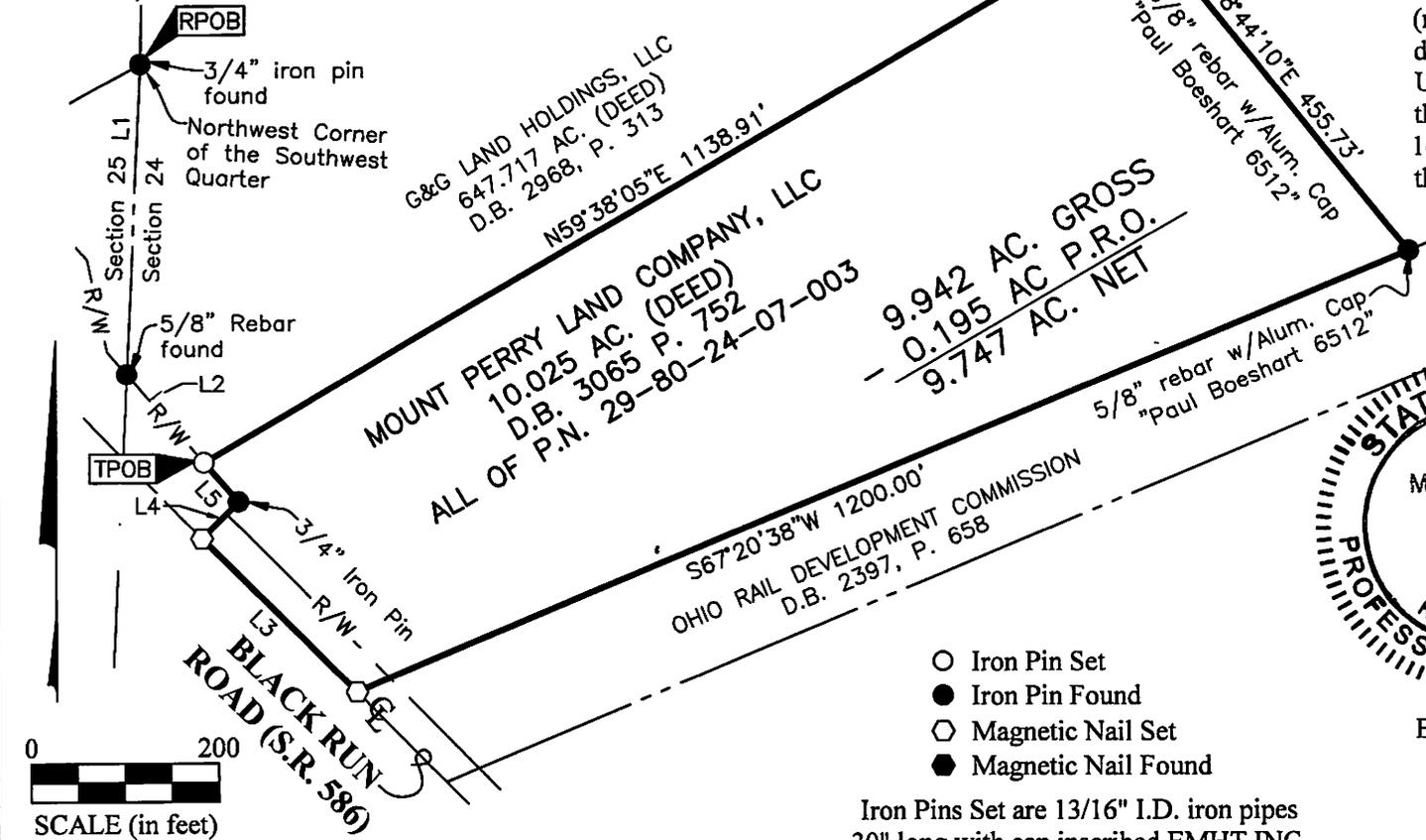
Date:	December 19, 2025
Scale:	1" = 200'
Job No:	2025-0773
Sheet No:	1 of 1

**SURVEY NOTE:**

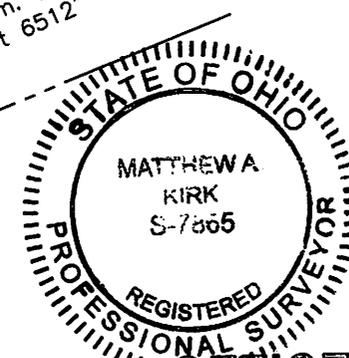
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in November, 2025.

**BASIS OF BEARINGS:**

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GNSS observations. The portion of the centerline of Black Run Road, having a bearing of North 45° 16' 31" West and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

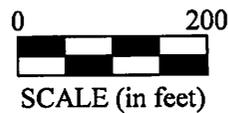


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°45'17"W	329.65'
L2	S41°08'08"E	124.02'
L3	N45°16'31"W	229.34'
L4	N44°44'13"E	55.06'
L5	N41°08'08"W	55.09'



By Matthew A. Kirk 19 Dec 25  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 mkirk@emht.com  
**NOT RECORDABLE**

- Iron Pin Set
  - Iron Pin Found
  - ◊ Magnetic Nail Set
  - Magnetic Nail Found
- Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



DESCRIPTION  
 APPROVED  
 By: ABarnhart  
 1-9-2026