

ALTANSPS Survey of Hanby Commercial Real Estate Company LLC Lands

ALTANSPS Survey of Hanby Commercial Real Estate Company LLC Lands in Muskingum

SITUATED IN:
State of Ohio, County of Muskingum, Township of Muskingum,
Being a part of the Northwest Quarter of Section 6,
Township 2, Range 8, 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

PARCEL NO.

All of: 44-02-06-22-000 ±83.78 Acres
(±0.34 Ac. in R/W Co. Rd. 56)
(±0.78 Ac. in R/W Twp. Rd. 607)

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 3/4" I.D.
- ⊞ Stone Found
- ⊗ Power Pole
- ⊞ Cable Box
- etc — Overhead Gernsey Musk. Elec. Coop.
Line and Spectrum Cable Line
- Bright Speed Telephone (buried)
- Gas Line

REFERENCES

—www.mceo.org
—All deed Ref.
shown on this plat

**Hanby Commercial Real Estate
Company, LLC,
OR 2464-892
Tract 5
±83.78 Acres
All of: 44-02-06-22-000**

Note:
6" gas line shown is
based on a field map
provided by gas
company and was not
located on the ground
because of soybeans
being in the field.

OFFICE COPY

NOT RECORDED
Reg. Surveyor No. 7321



LINE	BEARING	DISTANCE
L1	S 78°03'08" W	151.40'
L2	S 82°36'17" W	198.86'
L3	S 76°47'38" W	177.38'
L4	N 86°13'35" W	173.69'
L5	N 72°34'39" W	227.68'
L6	N 37°08'02" E	109.30'
L7	S 53°18'30" E	24.75'
L8	S 53°18'30" E	183.55'
L9	N 37°07'48" E	209.05'
L10	N 53°27'48" W	192.96'
L11	N 53°27'48" W	15.33'

Charline Whyde
OR 2333-135

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Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being all of the lands presently owned by Hanby Record 2464, Page 892, Tract Five, and being more particularly described as follows:

Beginning for reference at an iron pin found, (5/8" rebar), at the Northwest Corner of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the north line of said Section, South 87 degrees 39 minutes 53 minutes E Valley Road, (Co. Rd. 56), and being the northwest corner of lands presently owned by John beginning;

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

- 1.) South 62 degrees 44 minutes 43 seconds East, 1681.64 feet to a pipe found, (3/4" inside cap) at 45.02 feet;
- 2.) South 14 degrees 06 minutes 56 seconds West, 1532.95 feet to a point in a stream, on the Whyde, (OR 2333-135), from which a 1" dia. sucker rod found bears South 15 degrees 38 minutes 31 seconds East, 10.36 feet;
- Thence along the centerline of said stream and the north line of said Whyde lands, the following three courses:
- 1.) South 78 degrees 03 minutes 08 seconds West, 151.40 feet to a point, from which a 5/8" 31 seconds East, 10.36 feet;
- 2.) South 82 degrees 36 minutes 17 seconds West, 198.86 feet to a point, from which a 1" 42 seconds West, 19.04 feet;
- 3.) South 76 degrees 47 minutes 38 seconds West, 177.38 feet to a point, from which a 5/8" 39 seconds East, 18.15 feet;
- 4.) North 87 degrees 51 minutes 09 seconds West, 349.12 feet to a point;
- 5.) North 86 degrees 13 minutes 35 seconds West, 173.69 feet to a point, from which a 5/8" 22 seconds West, 16.73 feet;
- 6.) North 72 degrees 34 minutes 39 seconds West, 227.68 feet to a point, from which a 5/8" 52 seconds East, 14.85 feet;
- 7.) North 83 degrees 53 minutes 57 seconds West, 477.30 feet to a point in the centerline of lands presently owned by Dennis R. And Clyde A. Stotts et al., (OR 2438-545), passing an iron pin found, (3/4" inside dia.) at 192.96 feet;

Thence along the east line of said Stotts lands, and the east line of lands presently owned and the centerline of said Cranberry Lane, North 01 degrees 33 minutes 58 seconds East, 1-Road, (Co. Rd. 56);

Thence along the centerline of said road, North 37 degrees 08 minutes 02 seconds East presently owned by Scott Jasper, (DR 892-150);

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

- 1.) South 53 degrees 18 minutes 30 seconds East, 208.30 feet to an iron pipe found, (3/4" in 24.75 feet;
- 2.) North 37 degrees 07 minutes 48 seconds East, 209.05 feet to an iron pipe found, (3/4" in 3.) North 53 degrees 27 minutes 48 seconds West, 208.29 feet to a point in the centerline of pipe found, (3/4" inside dia.) at 192.96 feet;

Thence along the centerline of said road, North 37 degrees 08 minutes 02 seconds East, containing 83.78 acres, and being all of Auditor's Parcel Number 44-02-06-22-000.

Subject to all legal recorded easements and right of ways.

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

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, C

This description is written based on a field survey completed July, 17, 2023, by Jack D.

Certification

To SCP Licking River LLC and Gregory A. Hilty. This is to certify this map or plat and the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly 3 and 4 of Table A. The field work was completed on 7/20/23.

Record No.	Schedule B Part II Exceptions	Description on
	12	Right of way of Cr & Shannon Valley
OR 2179-473	13	As depicted on the
DR 519-889, DR 499-379	14	793 contour line a
DR 640-7, DR 742-39	15	Blanket Easement
DR 701-75	16	Blanket Easement
LR 36-512	17	T.C. Spencer to W. maintenance there
LR 29-560, LR 41-525	18	T.C. Spencer to Oh a pipe line and ma
LR 274-443	19	Ralph and Carol H. Lease on the surve 2388-541.
LR 278-493	20	Ralph and Carol H. Gas Lease on the s in OR 2388-541.
LR 127-99	21	Mary Spencer to L surveyed property OR 3156-452.
LR 189-263	22	Mary E. Spencer to Lease on the surve Non-Production re
LR 110-419	23	Mary E. Spencer to surveyed property Miscellaneous Rec
LR 115-464	24	Mary Spencer to V surveyed property also Affidavit of Fo

Linda G. Ross
OR 2041-769

Iron pin set
S 20°34'46" E
40.04' as reference

Dennis R. and
Jennifer J. Stotts,
DR 1142-521

Clyde A. Stotts and
Dennis R. Stotts,
Et. al
OR 2438-545

Passing @
467.64'

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

Graphic Scale in feet: 1" = 300'