

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rohio.com](mailto:bei@rohio.com)  
Telephone (740) 453-4850

**TRACT 1**  
**SURVEY FOR JAMES S. CROSS**  
**JAMES S. CROSS AND AMY S. SAXTON**  
**AUDITOR'S PARCEL NUMBER**  
**56-50-13-05-000 (PART - 73.9485 ACRES)**

BEING A PART OF THE PARCEL CONVEYED TO JAMES S. CROSS AND AMY S. SAXTON IN O.R. VOLUME 1848, PAGE 147 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING AT AN EXISTING STONE (14 INCH X 20 INCH WITH X) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 13;**

**THENCE WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER (ALSO BEING THE EAST LINE OF A PARCEL CONVEYED TO ROBERT W. ORR, JR, TRUSTEE OF THE ROBERT W. ORR, JR. REVOCABLE PRAIRIE FORK TRUST - O.R. VOLUME 2821, PAGE 706), NORTH 02 DEGREES 14 MINUTES 35 SECONDS EAST 1342.26 FEET TO AN IRON PIN SET;**

**THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE ABOVE SAID CROSS AND SAXTON PARCEL, NORTH 89 DEGREES 32 MINUTES 51 SECONDS EAST, PASSING AN IRON PIN SET AT 842.83 FEET, A TOTAL DISTANCE OF 1183.17 FEET TO AN IRON PIN SET;**

**THENCE CONTINUING INTO THE SAID CROSS AND SAXTON PARCEL SOUTH 76 DEGREES 51 MINUTES 47 SECONDS EAST 74.18 FEET TO AN IRON PIN SET IN THE CENTER OF AN EXISTING GRAVEL DRIVE;**

**THENCE CONTINUING THROUGH THE SAID CROSS AND SAXTON PARCEL WITH THE SAID DRIVE, SOUTH 43 DEGREES 50 MINUTES 55 SECONDS EAST 127.50 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO AMY S. LANE (O.R. VOLUME 2746, PAGE 528);**

**THENCE LEAVING THE SAID DRIVE AND WITH THE WEST, SOUTH AND EAST LINES OF THE SAID LANE PARCEL THE FOLLOWING SIX COURSES AND DISTANCES:**

- 1. SOUTH 51 DEGREES 22 MINUTES 32 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 15.00 FEET, A TOTAL DISTANCE OF 135.80 FEET;**
- 2. SOUTH 72 DEGREES 47 MINUTES 44 SECONDS WEST 73.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
- 3. SOUTH 03 DEGREES 04 MINUTES 49 SECONDS WEST 333.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
- 4. SOUTH 81 DEGREES 56 MINUTES 51 SECONDS EAST 99.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
- 5. NORTH 52 DEGREES 50 MINUTES 49 SECONDS EAST 177.93 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
- 6. NORTH 20 DEGREES 50 MINUTES 14 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 230.36 FEET, A TOTAL DISTANCE OF 244.81 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID GRAVEL DRIVE;**

**THENCE LEAVING THE SAID LANE PARCEL AND WITH THE APPROXIMATE CENTER OF THE EXISTING GRAVEL DRIVE THE FOLLOWING THREE COURSES AND DISTANCES:**

- 1. SOUTH 88 DEGREES 17 MINUTES 15 SECONDS EAST 99.74 FEET TO AN IRON PIN SET;**
- 2. NORTH 88 DEGREES 03 MINUTES 01 SECONDS EAST 482.30 FEET TO AN IRON PIN SET;**
- 3. NORTH 84 DEGREES 53 MINUTES 25 SECONDS EAST 515.30 FEET TO A MAG SPIKE SET IN SALEM CHURCH ROAD (COUNTY ROAD 18) ON THE EAST LINE OF THE ABOVE SAID FRACTIONAL SECTION 13;**

**THENCE WITH THE SAID EAST LINE OF THE SECTION, SOUTH 02 DEGREES 15 MINUTES 07 SECONDS WEST 1260.75 FEET TO A POINT IN THE SAID ROAD, SAID POINT BEING NORTH 87 DEGREES 13 MINUTES 55 SECONDS WEST 20.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rroho.com  
Telephone (740) 453-4850

**THENCE** LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF THE SAID SECTION, NORTH 88 DEGREES 19 MINUTES 00 SECONDS WEST, PASSING AN IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 2575.52 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 73.9485 ACRES TOTAL FROM AUDITOR'S PARCEL NUMBER 56-50-13-05-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SALEM CHURCH ROAD (COUNTY ROAD 18), A 30 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 2746, PAGE 528 AND ALL OTHER APPLICABLE EASEMENTS.

**ALSO BEING SUBJECT TO THE SOUTH 15 FEET  
AND HAVING THE RIGHT TO USE THE NORTH 15 FEET  
OF THE FOLLOWING 30 FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT**

BEING A PART OF THE PARCEL CONVEYED TO JAMES S. CROSS AND AMY S. SAXTON IN O.R. VOLUME 1848, PAGE 147 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING STONE (14 INCH X 20 INCH WITH X) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 13;

**THENCE** WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, SOUTH 88 DEGREES 19 MINUTES 00 SECONDS EAST, PASSING AN IRON PIN SET AT 2545.52 FEET, A TOTAL DISTANCE OF 2575.52 FEET TO A POINT IN SALEM CHURCH ROAD (COUNTY ROAD 18) AT THE SOUTHEAST CORNER OF THE SAID SECTION;

**THENCE** WITH THE EAST LINE OF THE SAID SECTION, NORTH 02 DEGREES 15 MINUTES 07 SECONDS EAST 1260.75 FEET TO A MAG SPIKE SET IN THE SAID ROAD, SAID MAG SPIKE SET BEING THE **PLACE OF BEGINNING** OF THE CENTERLINE OF THE 30 FEET WIDE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID EAST LINE WITH THE APPROXIMATE CENTER OF AN EXISTING GRAVEL DRIVE THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 84 DEGREES 53 MINUTES 25 SECONDS WEST 515.30 FEET TO AN IRON PIN SET;
2. SOUTH 88 DEGREES 03 MINUTES 01 SECONDS WEST 482.30 FEET TO AN IRON PIN SET;
3. NORTH 88 DEGREES 17 MINUTES 15 SECONDS WEST 99.74 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO AMY S. LANE (O.R. VOLUME 2746, PAGE 528), SAID POINT BEING NORTH 20 DEGREES 50 MINUTES 14 SECONDS EAST 14.45 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. NORTH 48 DEGREES 36 MINUTES 52 SECONDS WEST 176.93 FEET TO A POINT AT THE NORTHWEST CORNER OF THE SAID LANE PARCEL, SAID POINT BEING NORTH 51 DEGREES 22 MINUTES 32 SECONDS EAST 15.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
5. NORTH 43 DEGREES 50 MINUTES 55 SECONDS WEST 127.50 FEET TO AN IRON PIN SET AT THE **TERMINUS** OF THE CENTERLINE OF THIS EASEMENT.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF OCTOBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 13TH DAY OF OCTOBER 2025.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



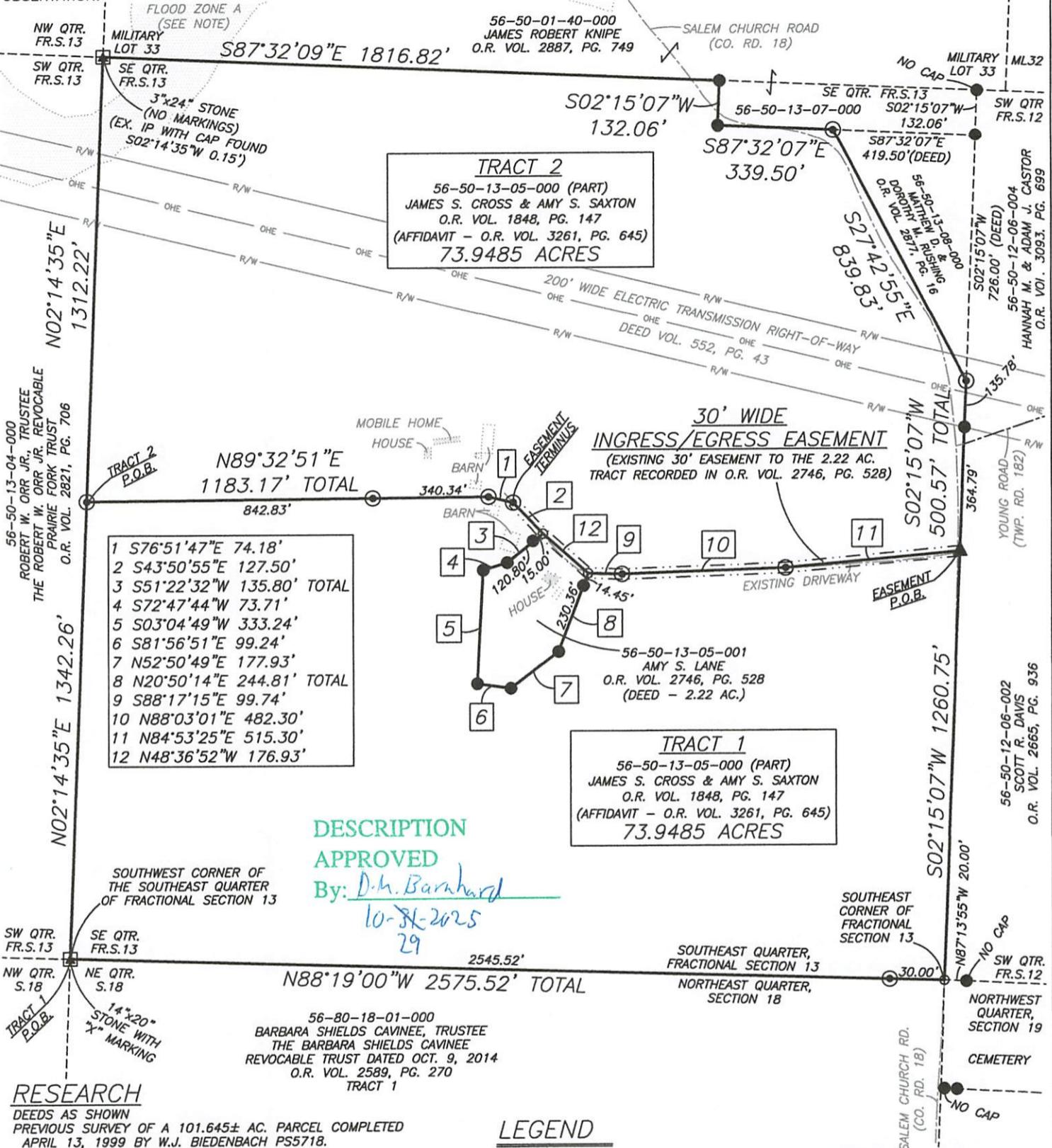
DESCRIPTION  
APPROVED  
By: J.M. Barnhardt  
10-29-2025

# SURVEY FOR JAMES CROSS

AUDITOR'S PARCEL NUMBER  
56-50-13-05-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JAMES S. CROSS AND AMY S. SAXTON IN O.R. VOLUME 1848, PAGE 147 (AFFIDAVIT-O.R. VOL. 3261, PG. 645) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



**RESEARCH**  
DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 101.645± AC. PARCEL COMPLETED APRIL 13, 1999 BY W.J. BIEDENBACH PS5718.  
PREVIOUS SURVEY OF A 2.22 AC. PARCEL COMPLETED JULY 29, 2017 BY L.P. DINAN PS5451.  
PREVIOUS SURVEY OF A 45.40 AC. AND A 77.00 AC. PARCEL COMPLETED APRIL 26, 2016 BY C.R. HARKNESS PS6885.  
PREVIOUS SURVEY OF A 21.63 AC. AND A 8.82 AC. PARCEL COMPLETED MAY 14, 2016 BY C.R. HARKNESS PS6885.  
PREVIOUS SURVEY OF A 95.22 AC. PARCEL COMPLETED MAY 2017, 2004 BY L.P. DINAN PS5451.  
PREVIOUS SURVEY OF A 158.73 AC. PARCEL COMPLETED DEC. 17, 2010 BY L.P. DINAN PS5451.  
MUSKINGUM COUNTY GIS

**LEGEND**  
● EXISTING IRON PIN (5/8" REBAR WITH CAP UNLESS OTHERWISE NOTED)  
⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)  
○ ANGLE POINTS  
▲ STONE FOUND  
▲ MAG SPIKE SET

**NOTE:** FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

**SCALE 1"=400'**  
0 200 400 800

I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 13th DAY OF OCTOBER, 2025 FROM A FIELD SURVEY COMPLETED THE 15th DAY OF OCTOBER, 2025.

**NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.