

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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TRACT 2
SURVEY FOR AMY S. SAXTON
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:

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 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, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WEST LINE, NORTH 02 DEGREES 14 MINUTES 35 SECONDS EAST 1312.22 FEET TO AN EXISTING STONE (3 INCH X 24 INCH WITH NO MARK) AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER, SAID STONE BEING NORTH 02 DEGREES 14 MINUTES 35 SECONDS EAST 0.15 FEET FROM AN EXISTING IRON PIN-5/8 INCH REBAR WITH CAP;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (ALSO BEING THE SOUTH LINE OF A PARCEL CONVEYED TO JAMES ROBERT KNIPE - O.R. VOLUME 2887, PAGE 749), SOUTH 87 DEGREES 32 MINUTES 09 SECONDS EAST 1816.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID NORTH LINE AND CONTINUING WITH THE SOUTH LINE OF THE SAID KNIPE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. SOUTH 02 DEGREES 15 MINUTES 07 SECONDS WEST 132.06 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
- 2. SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST 339.50 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO MATTHEW D. RUSHING AND DOROTHY M. RUSHING (O.R. VOLUME 2877, PAGE 16), SAID IRON PIN BEING NORTH 87 DEGREES 32 MINUTES 07 SECONDS WEST 419.50 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**

THENCE LEAVING THE SAID KNIPE SOUTH LINE AND WITH THE WEST LINE OF THE SAID RUSHING PARCEL, SOUTH 27 DEGREES 42 MINUTES 55 SECONDS EAST 839.83 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE ABOVE SAID SOUTHEAST QUARTER OF FRACTIONAL SECTION 13;

THENCE WITH THE SAID EAST LINE OF THE SOUTHEAST QUARTER, SOUTH 02 DEGREES 15 MINUTES 07 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 135.78 FEET, A TOTAL DISTANCE OF 500.57 FEET TO A MAG SPIKE SET IN SALEM CHURCH ROAD (COUNTY ROAD 18);

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE ABOVE SAID CROSS AND SAXTON PARCEL AND 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;**

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THENCE LEAVING THE SAID DRIVE AND CONTINUING INTO THE SAID CROSS AND SAXTON PARCEL, NORTH 76 DEGREES 51 MINUTES 47 SECONDS WEST 74.18 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH THE SAID CROSS AND SAXTON PARCEL, SOUTH 89 DEGREES 32 MINUTES 51 SECONDS WEST, PASSING AN IRON PIN SET AT 340.34 FEET, A TOTAL DISTANCE OF 1183.17 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) AND YOUNG ROAD (TOWNSHIP ROAD 182) AND A 30 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 2746, PAGE 528 AND A 200 FEET WIDE ELECTRIC TRANSMISSION RIGHT OF WAY AS RECORDED IN DEED VOLUME 552, PAGE 43 AND ALL OTHER APPLICABLE EASEMENTS.

ALSO BEING SUBJECT TO THE NORTH 15 FEET AND HAVING THE RIGHT TO USE THE SOUTH 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

7239 CROSS SAXTON TRACT 2



DESCRIPTION
APPROVED

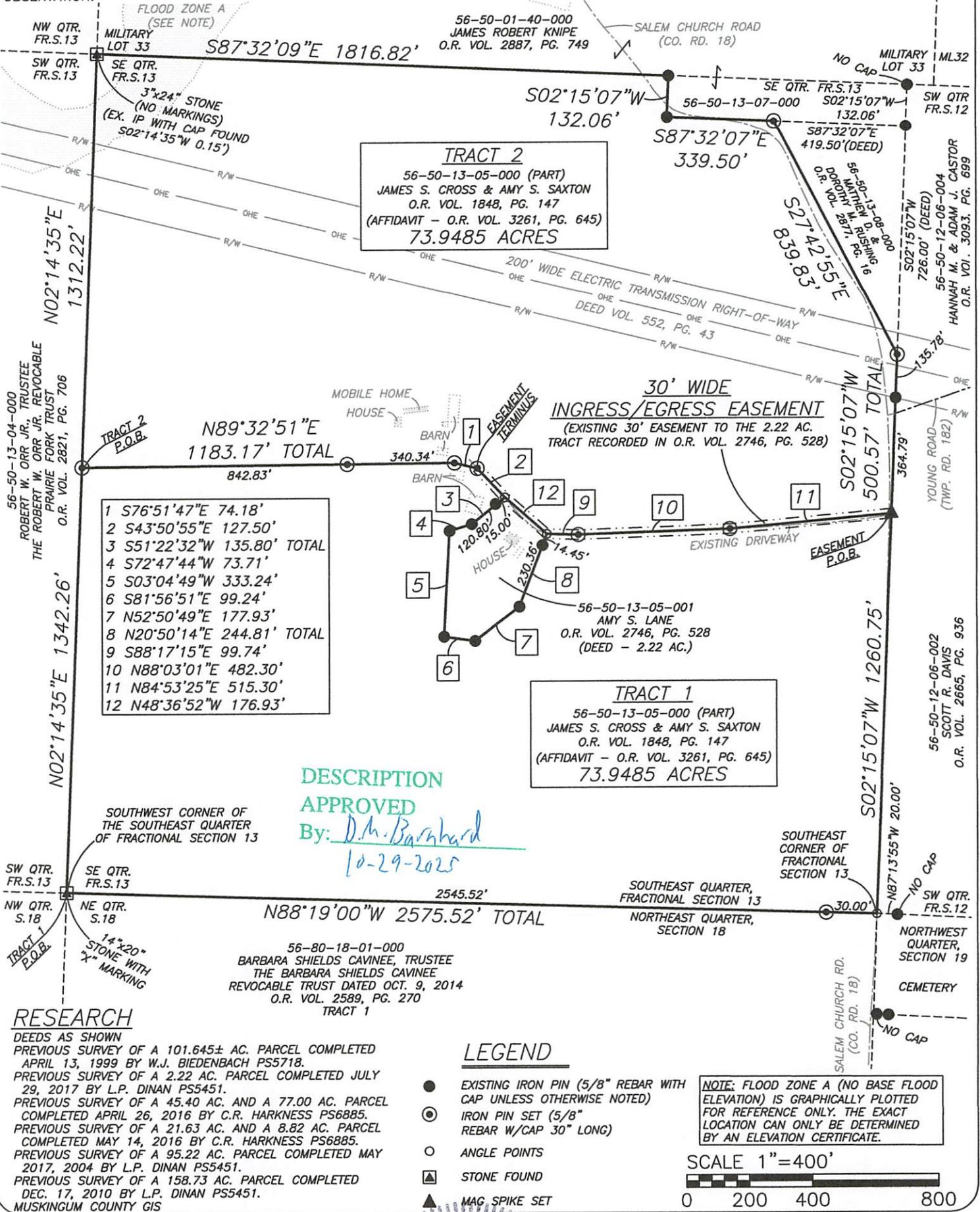
By: D.M. Barnhard
10-29-2025

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.



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 13th DAY OF OCTOBER, 2025.

OFFICE COPY
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.

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DRAWN BY: JWL	DATE: 10-13-25	SCALE: 1"=400'
CHECKED BY: MDN	JOB NO: 7239	DRAWING NO: Z:\7239\7239.dwg