

10-04-15-02-000 (PART - 13.819 AC.), 10-04-15-01-000 (ALL - 35.582 AC.),
& 10-04-14-08-000 (ALL - 24.841 AC.)

10-04-06-01-006
5805 RAIDERS LTD
O.R. 3184, PG. 676

10-04-15-03-001
5805 RAIDERS LTD
O.R. 3184, PG. 676

EASEMENT FOR
HIGHWAY PURPOSES
(PARCEL 14)
DEED VOL. 246,
PG. 396

10-04-15-03-002
1201 ETNA PARKWAY
LLC O.R. 3091,
PG. 386

10-04-06-09-000
BIG BLUE SKY PROPERTIES LLC.
O.R. 2786, PG. 679

10-04-15-01-000 (ALL)
SCOTT A. MOORE & JAMES D. MOORE,
CO-TRUSTEES OF "THE MOORE
KEYSTONE INHERITANCE TRUST" DATED
MAY 23, 2011
O.R. 2347, PG. 950, PARCEL 3
AFFIDAVIT OF SUCCESSOR TRUSTEES -
LISA K. MOORE, KAREN M. VELAZQUEZ,
ANNETTE M. FISHER, SCOTT A. MOORE &
JAMES D. MOORE
O.R. 2856, PG. 509
35.582 AC.

74.242	ACRES	TOTAL
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BEING ALL OF PARCEL 1, A PART OF PARCEL 2 AND ALL OF PARCEL 3 AS
CONVEYED TO SCOTT A. MOORE & JAMES D. MOORE, CO-TRUSTEES OF "THE MOORE
KEYSTONE INHERITANCE TRUST" BY O.R. VOLUME 2347, PAGE 950 (AFFIDAVIT OF
SUCCESSOR TRUSTEES - O.R. VOLUME 2856, PAGE 509) OF THE MUSKINGUM
COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF FRACTIONAL
SECTION 15 AND THE NORTHWEST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP
3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

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

10-04-07-13-000
BIG BLUE SKY PROPERTIES LLC.
O.R. 2786, PG. 679

10-04-07-16-000-
MOTHY P. & JOHN R.
NANCY S. SHUPERT
O.R. 1518, PG. 254

10-04-14-07-000
TIMOTHY P. & JOHN R.
& NANCY S. SHUPERT
O.R. 1518, PG. 254

10-04-14-08-000 (ALL)
SCOTT A. MOORE & JAMES D. MOORE,
CO-TRUSTEES OF "THE MOORE
KEYSTONE INHERITANCE TRUST" DATED
MAY 23, 2011
O.R. 2347, PG. 950; PARCEL 1
AFFIDAVIT OF SUCCESSOR TRUSTEES -
LISA K. MOORE, KAREN M. VELAZQUEZ,
ANNETTE M. FISHER, SCOTT A. MOORE &
JAMES D. MOORE
O.R. 2856, PG. 509
24.841 AC.

RESEARCH

DEEDS AS SHOWN

PREVIOUS SURVEY OF A 35.70± AC. PARCEL	COMPLETED
JULY 28, 1914 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 67.50± AC. PARCEL	COMPLETED
DEC. 31, 1920 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 68.61± AC. PARCEL	COMPLETED
AUG. 26, 1914 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 0.47± AC. PARCEL	COMPLETED
APRIL 2008 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 2.114± AC. PARCEL	COMPLETED
DEC. 8, 2020 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 68.394± AC. PARCEL	COMPLETED
APRIL 1982 BY G.W. JOHNSON P55252.	
PREVIOUS SURVEY OF A 30.64± AC. PARCEL	COMPLETED
NOV. 24, 1986 BY R.L. DANIELS P55410.	
PREVIOUS SURVEY OF A 1.051± AC. PARCEL	COMPLETED
AUG. 17, 2020 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 7.04± AC. PARCEL	COMPLETED
APRIL 2, 2012 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 34.745± AC. PARCEL	COMPLETED
DEC. 15, 2020 BY J.D. NEWCOME P57321.	
PREVIOUS SURVEY OF A 3.759± AC. PARCEL	COMPLETED
AUG. 19, 2016 BY T.H. LINN P57113.	
PREVIOUS SURVEY OF AN 116.455 AC. PARCEL	
COMPLETED AUG. 20, 2003 BY H.S. HARMON P57659.	
PREVIOUS SURVEY OF A 269.828± AC. PARCEL	
COMPLETED MAY 16, 1988 BY W.J. BIEDENBACH P55718.	
OLD STATE ROUTE 16 RIGHT-OF-WAY PLANS	
CANAL LANDS MAPPING	
MUSKINGUM COUNTY GIS	

- EXISTING IRON PIN (5/8" REBAR W/NEWCOME CAP UNLESS OTHERWISE SHOWN)
- ◎ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ ODOT R/W MONUMENT
- ▲ RAILROAD SPIKE FOUND
- AXLE FOUND
- STONE FOUND

SCALE 1"=250'

Food Type	Number of people
Vegetables	125
Fruits	250
Grains	375
Meat	500

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 7th DAY OF NOVEMBER, 2024, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF MAY, 2024.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 11-07-24	SCALE: 1"=250'
CHECKED BY: MDN	JOB NO: 6893	DRAWING NO: Z:\6893\6893.dwg

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.

NOTE 1: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED FOR REFERENCE ONLY FROM FIRM PANEL 39119C0040G. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

A - OHIO CANAL LANDS
DEPARTMENT OF PUBLIC WORKS
(NOW OHIO DEPARTMENT OF
NATURAL RESOURCES)
SECTION 8 OF THE ACT OF FEB. 4,
1825, 23 O.L., 50, 56, TITLED "AN
ACT TO PROVIDE FOR THE INTERNAL
IMPROVEMENT OF THE STATE OF
OHIO, FOR NAVIGABLE CANALS" (NO
DEED CREATED/RECORDED FOR THIS
PARCEL IN COUNTY RECORDS).

B - 10-04-06-10-000
ANDREA NICHOLE MARTINEZ &
ALEJANDRO OCAMPO MARTINEZ
O.R. 2940, PG. 928

C - 10-04-06-09-001
FEDERAL INVESTMENT REALTY LLC
O.R. 2827, PG. 803