

EXHIBIT OF A 3.454 ACRE TRACT

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF CLAY, ALSO BEING PART OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 14 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING PART OF THE H. GLENN IHINGER PROPERTY RECORDED IN OFFICIAL RECORD BOOK 3033, PAGE 638, RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO AND FURTHER BEING ALL OF PARCEL NO. 13-40-11-21-000 AND PART OF PARCEL NO.'S 13-40-11-18-000 AND 13-40-11-22-000, AUDITOR'S OFFICE, MUSKINGUM COUNTY, OHIO

3.454 ACRES TOTAL

ALL PARCEL No. 13-40-11-21-000 - 0.25 ACRES
PART PARCEL No. 13-40-11-18-000 - 2.083 ACRES
PART PARCEL No. 13-40-11-22-000 - 1.121 ACRES

3.051 ACRES ARE NORTH OF RIDER ROAD
0.403 ACRES ARE SOUTH OF RIDER ROAD

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
4/29/25

LEGEND

○ IRON PIN FOUND AS NOTED

● 5/8" REBAR SET (30" IN LENGTH)
PINK CAP LABELED

PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"

⊕ POINT (Nothing Set)

◆ SPRING DEVELOPMENT

SPRING DEVELOPMENT
+/- 6FT WEST OF LINE

PROPERTY OWNERS			
	OWNER NAME	RECORDER'S INFORMATION	PARCEL #
1	H. GLENN IHINGER	OR BK 3033, PG 638	13-40-11-21-000
2	H. GLENN IHINGER	OR BK 3033, PG 638	13-40-11-18-000
3	H. GLENN IHINGER	OR BK 3033, PG 638	13-40-11-22-000
4	JOHN M. & TRACY L. ABEL	OR BK 3099, PG 890	13-40-11-03-001
5	JOHN M. & TRACY L. ABEL	OR BK 3099, PG 890	13-40-11-03-000
6	TARYN BURKETT SANDERS & SKYLER SANDERS	OR BK 3239, PG 948	13-40-11-04-001
7	FIRMAN W. YODER	OR BK 3251, PG 675	13-40-11-10-001
8	KALYN P. & JENELLE M. SIMPSON	OR BK 3239, PG 930	13-40-11-04-004

SURVEYOR'S NOTES AND REFERENCES:

- DEED REFERENCE SHOWN HEREON
- MUSKINGUM COUNTY TAX MAPS
- VARIOUS SURVEY RECORDS IN THE MUSKINGUM COUNTY ENGINEER'S OFFICE PERFORMED IN CLAY TOWNSHIP SECTION NO 11:
SURVEYS PERFORMED BY GREGORY A. BIEDENBACH - PLS# 7881 - 10/10/2024
SURVEY PERFORMED BY ROBERT C. SCHELL - PLS #7314 - 11/2022
SURVEY PERFORMED BY RICHARD MAX GRAVES - PLS# 5792 - 9/19/1991
SURVEYS PERFORMED BY RL DANILES - PLS# 5410 - 3/25/2010, 7/27/2000
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

NOTE #1

IPF PREVIOUSLY SET BY RICHARD MAX GRAVES 9/19/1991 FROM A PREVIOUS SURVEY IN 1973 IN DEEP DITCH. WOLFE LAND SURVEYING, LLC USED THE RECENTLY SET IPF BY BIEDENBACH AND SCHELL DUE TO ALL OF THE RECENT SURVEYS TIEING INTO THE NEW CENTER OF SECTION #11 IPF USING THE BIEDENBACH IPF.

"NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 13-40-11-03-001"

POC & POB
CENTER OF SECTION 11

TWP RD 132 "RIDER RD"
ASPHALT SURFACED
ASSUMED R.O.W. 40.00 FT

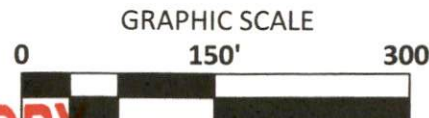
DESCRIPTION
APPROVED

By: *James R. Wolfe*

BASIS OF BEARING:

THE BEARINGS DESCRIBED HEREIN ARE BASED ON GRID NORTH, OHIO STATE PLANE COORDINATES, NAD83(2011) AS BASED UPON GEODETIC OBSERVATIONS USING THE OHIO VRS NETWORK ON THE CUSTOM ODOT LOW DISTORTION SYSTEM - MUSKINGUM COUNTY AND ARE USED TO DENOTE ANGLES ONLY.

THIS PLAT WAS PREPARED BY JAMES R. WOLFE P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY PERFORMED IN MARCH 2025 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.



1 INCH = 150 FEET

OFFICE COPY
~~NOT RECORDABLE~~
JAMES R. WOLFE, P.E., P.S.

DATE

OHIO REGISTERED SURVEYOR No. 8714

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