

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

INGRESS/EGRESS AND UTILITIES EASEMENT **FOR RYAN BROWN**

ROBIN R. AND DELCIE A. BROWN
AUDITOR'S PARCEL NUMBER
02-40-17-13-001 (PART)

BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN DEED VOLUME 1120, PAGE 93 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17;

THENCE WITH THE WEST LINE OF SECTION 17 THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 00 DEGREES 47 MINUTES 36 SECONDS EAST 1048.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH DONAKER CAP) AT 754.41 FEET (DEED);
2. NORTH 00 DEGREES 42 MINUTES 57 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 199.98 FEET, A TOTAL DISTANCE OF 424.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF THE ABOVE SAID ROBIN R. AND DELCIE A. BROWN PARCEL (DEED VOLUME 1120, PAGE 93) AND WITH THE SOUTH LINE OF THE ABOVE DESCRIBED 5.000 ACRE PARCEL, SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST 129.98 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED:

THENCE CONTINUING WITH THE NORTH LINE OF THE SAID ROBIN R. AND DELCIE A. BROWN PARCEL (DEED VOLUME 1120, PAGE 93), SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST, PASSING AN IRON PIN SET AT 40.09 FEET, A TOTAL DISTANCE OF 50.02 FEET TO A POINT, SAID POINT BEING NORTH 86 DEGREES 46 MINUTES 45 SECONDS WEST 179.18 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID BROWN NORTH LINE AND TRAVERSING THROUGH THE SAID ROBIN R. AND DELCIE A. BROWN PARCEL (DEED VOLUME 1120, PAGE 93) THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 01 DEGREES 36 MINUTES 21 SECONDS WEST 34.11 FEET TO A POINT;
2. SOUTH 42 DEGREES 04 MINUTES 29 SECONDS EAST 85.68 FEET TO A POINT;
3. SOUTH 04 DEGREES 20 MINUTES 51 SECONDS WEST 127.75 FEET TO A POINT ON THE NORTH LINE OF A PARCEL CONVEYED TO RONALD TODD AND REBECCA ANN TRIPLETT IN O.R. VOLUME 2924, PAGE 595, SAID POINT BEING SOUTH 83 DEGREES 19 MINUTES 11 SECONDS WEST 187.86 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF THE SAID TRIPLETT PARCEL, SOUTH 83 DEGREES 19 MINUTES 11 SECONDS WEST 22.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE EAST LINE OF A PARCEL CONVEYED TO ANTHONY R. AND MARCIA K. BROWN IN O.R. VOLUME 3152, PAGE 914;

THENCE WITH THE EAST AND NORTH LINES OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 00 DEGREES 37 MINUTES 17 SECONDS EAST 42.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP);
2. SOUTH 81 DEGREES 54 MINUTES 07 SECONDS WEST 25.95 FEET TO A POINT, SAID POINT BEING NORTH 81 DEGREES 54 MINUTES 07 SECONDS EAST 182.72 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@rrohio.com
Telephone (740) 453-4850

THENCE LEAVING THE NORTH LINE OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL AND TRAVERSING THROUGH THE ABOVE SAID ROBIN R. AND DELCIE A. BROWN PARCEL, THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. NORTH 04 DEGREES 20 MINUTES 51 SECONDS EAST 73.94 FEET TO A POINT;
- 2. NORTH 42 DEGREES 04 MINUTES 29 SECONDS WEST 84.28 FEET TO A POINT;
- 3. NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST 55.56 FEET TO THE PLACE OF BEGINNING 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 17TH DAY OF MARCH 2026, FROM A FIELD SURVEY COMPLETED ON THE 13TH DAY OF MARCH 2026.

OFFICE COPY

JASON LEACHMAN

PROFESSIONAL SURVEYOR

NOT RECORDABLE

STATE OF OHIO

JASON LEACHMAN

S-8536

REGISTERED

PROFESSIONAL SURVEYOR

APPROVED

MUSKINGUM COUNTY

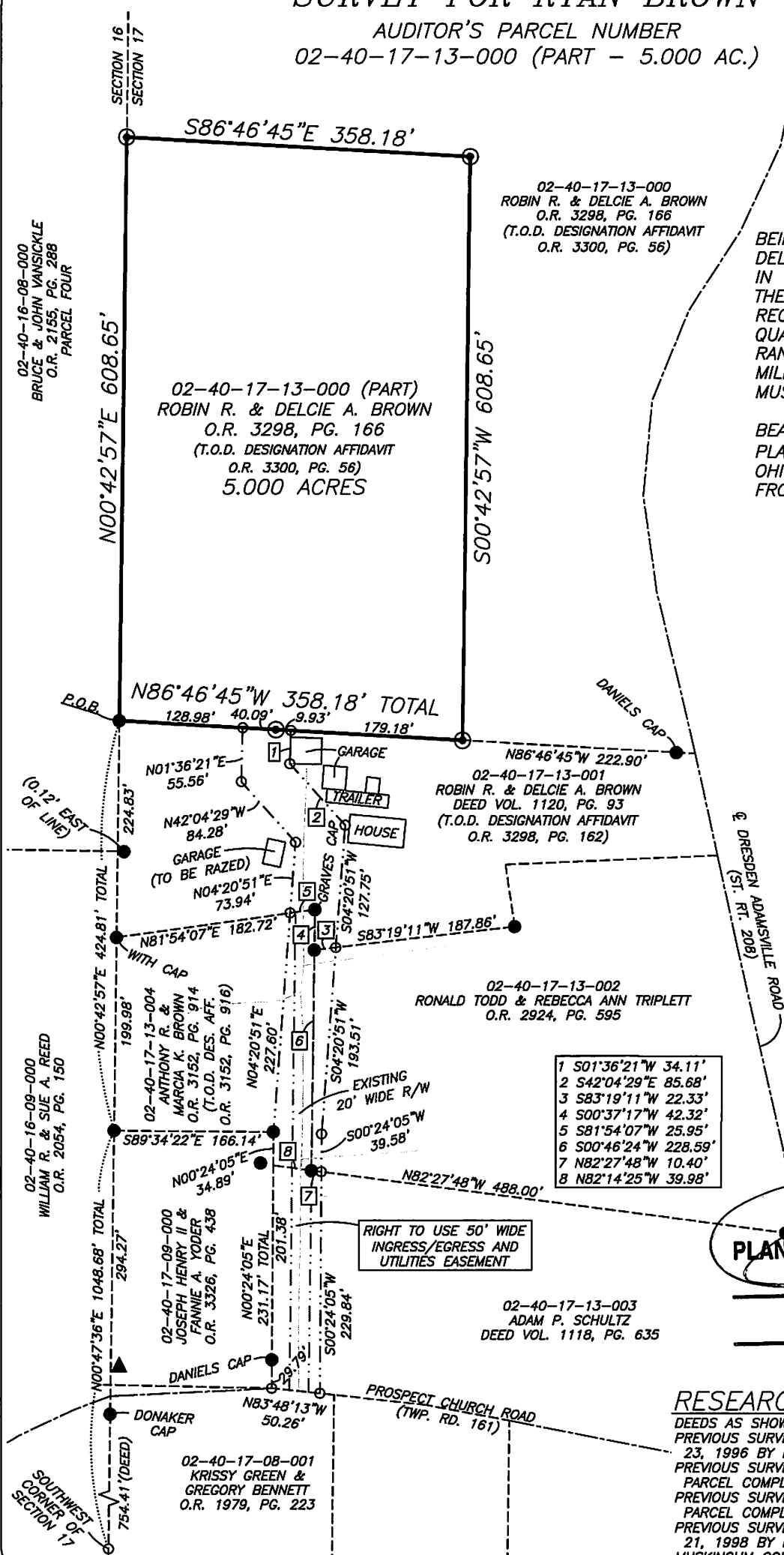
PLANNING COMMISSION DIRECTOR

4/14/26

DATE

SURVEY FOR RYAN BROWN

AUDITOR'S PARCEL NUMBER
02-40-17-13-000 (PART - 5.000 AC.)



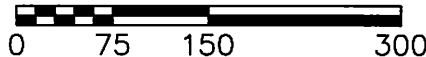
BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 3298, PAGE 166 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

LEGEND

- EXISTING IRON PIN (5/8" REBAR WITHOUT CAP UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ SPIKE NAIL FOUND

SCALE 1"=150'



DESCRIPTION
APPROVED

By: *D.M. Barnhard*
4-14-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

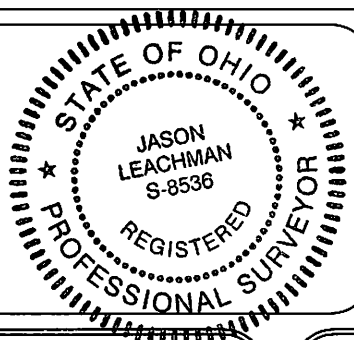
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.05 AC. PARCEL COMPLETED AUG. 23, 1996 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 3.52 AC., 3.39 AC., AND 3.46 AC. PARCEL COMPLETED NOV. 4, 1995 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 2.000± AC. AND A 5.452± AC. PARCEL COMPLETED AUG. 22, 2005 BY A. DONAKER PS8050.
PREVIOUS SURVEY OF A 117.13 AC. PARCEL COMPLETED AUG. 21, 1998 BY L.P. DINAN PS5451.
MUSKINGUM COUNTY GIS

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 17th DAY OF MARCH, 2026, FROM A FIELD SURVEY COMPLETED THE 13th DAY OF MARCH, 2026.

OFFICE COPY

NOT RECORDABLE



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.

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 03-17-26

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 7308

DRAWING NO:
Z:\7308\7308.dwg