

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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INGRESS/EGRESS AND UTILITIES EASEMENT
FOR RYAN BROWN
RONALD TODD AND REBECCA ANN TRIPLETT
AUDITOR'S PARCEL NUMBER
02-40-17-13-002 (PART)

BEING A PART OF THE RONALD TODD AND REBECCA ANN TRIPLET AS CONVEYED IN O.R. VOLUME 2924, PAGE 595 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 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 199.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO ANTHONY R. AND MARCIA K. BROWN IN O.R. VOLUME 3152, PAGE 914, NORTH 81 DEGREES 54 MINUTES 07 SECONDS EAST 208.67 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP);

THENCE WITH THE EAST LINE OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, SOUTH 00 DEGREES 37 MINUTES 17 SECONDS WEST 42.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE ABOVE SAID TRIPLETT PARCEL, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE NORTH LINE OF THE SAID TRIPLETT PARCEL, NORTH 83 DEGREES 19 MINUTES 11 SECONDS EAST 22.33 FEET TO A POINT;

- THENCE LEAVING THE SAID TRIPLETT NORTH LINE AND TRAVERSING THROUGH THE SAID TRIPLETT PARCEL THE FOLLOWING TWO COURSES AND DISTANCES
- 1. SOUTH 04 DEGREES 20 MINUTES 51 SECONDS WEST 193.51 FEET TO A POINT;
 - 2. SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST 39.58 FEET TO A POINT ON THE NORTH LINE OF A PARCEL CONVEYED TO ADAM P. SCHULTZ IN DEED VOLUME 1118, PAGE 635, SAID POINT BEING NORTH 82 DEGREES 27 MINUTES 48 SECONDS WEST 488.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF THE SAID SCHULTZ PARCEL, NORTH 82 DEGREES 27 MINUTES 48 SECONDS WEST 10.40 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE ABOVE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL;

THENCE SITH THE EAST LINE OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, NORTH 00 DEGREES 46 MINUTES 24 SECONDS EAST 228.59 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
NOT RECORDABLE
JASON LEACHMAN
PS 8536
7/308 TRIPLETT EASEMENT



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.)

02-40-17-13-000
ROBIN R. & DELCIE A. BROWN
O.R. 3298, PG. 166
(T.O.D. DESIGNATION AFFIDAVIT
O.R. 3300, PG. 56)

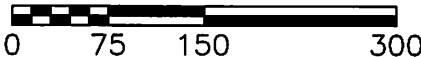
BEING A PART OF THE ROBIN R. AND
DELCIE A. BROWN PARCEL AS CONVEYED
IN O.R. VOLUME 3298, PAGE 166 OF
THE MUSKINGUM COUNTY OFFICIAL
RECORDS. SITUATED IN THE SOUTHWEST
QUARTER OF SECTION 17, TOWNSHIP 3,
RANGE 6, OF THE UNITED STATES
MILITARY LANDS, ADAMS TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

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

4/14/26
DATE

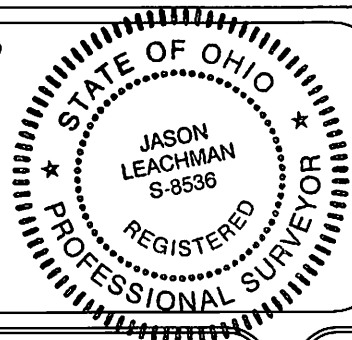
RESEARCH

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 RECORDED



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