

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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INGRESS/EGRESS AND UTILITIES EASEMENT

FOR RYAN BROWN

ADAM P. SCHULTZ

AUDITOR'S PARCEL NUMBER

02-40-17-13-003 (PART)

BEING A PART OF THE ADAM P. SCHULTZ PARCEL AS CONVEYED IN DEED VOLUME 1118, PAGE 635 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, 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);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO JOSEPH HENRY II AND FANNIE A. YODER IN O.R. VOLUME 3326, PAGE 438, SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST 166.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF THE SAID YODER PARCEL, SOUTH 00 DEGREES 24 MINUTES 05 SECONDS EAST 34.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE ABOVE SAID SCHULTZ 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 SCHULTZ PARCEL, SOUTH 82 DEGREES 14 MINUTES 25 SECONDS EAST 40.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID SCHULTZ NORTH LINE, SOUTH 82 DEGREES 27 MINUTES 48 SECONDS EAST 10.40 FEET TO A POINT, SAID POINT BEING NORTH 82 DEGREES 27 MINUTES 48 SECONDS WEST 488.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SCHULTZ NORTH LINE AND TRAVERSING THROUGH THE SAID SCHULTZ PARCEL, SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST 229.84 FEET TO A POINT IN PROSPECT CHURCH ROAD (TOWNSHIP ROAD 161) ON THE NORTH LINE OF A PARCEL CONVEYED TO KRISSY GREEN AND GREGORY BENNETT IN O.R. VOLUME 1979, PAGE 223;

THENCE WITH THE NORTH LINE OF THE SAID GREEN AND BENNETT PARCEL, NORTH 83 DEGREES 48 MINUTES 13 SECONDS WEST 50.26 FEET TO A POINT IN THE SAID ROAD AT THE SOUTHEAST CORNER OF THE ABOVE SAID YODER PARCEL;

THENCE LEAVING THE SAID GREEN AND BENNETT NORTH LINE AND WITH THE EAST LINE OF THE SAID YODER PARCEL, NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH DANIELS CAP) AT 29.79 FEET, A TOTAL DISTANCE OF 231.17 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
PROFESSIONAL SURVEYOR 8536
7308 SCHULTZ EASEMENT



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/14/26
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)

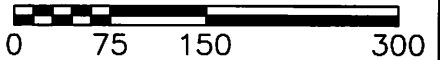
BEING A PART OF THE ROBIN R. AND
DELCIE A. BROWN PARCEL AS CONVEYED
IN O.R. VOLUME 3298, PAGE 166 OF
THE MUSKINGUM COUNTY OFFICIAL
RECORDS. SITUATED IN THE SOUTHWEST
QUARTER OF SECTION 17, TOWNSHIP 3,
RANGE 6, OF THE UNITED STATES
MILITARY LANDS, ADAMS TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

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

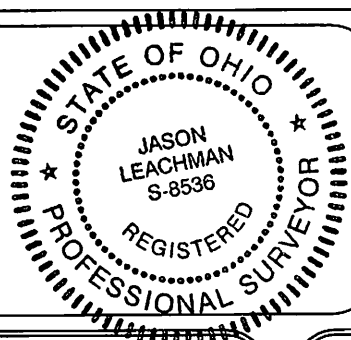
RESEARCH

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 RECORDEABLE



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