

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

INGRESS/EGRESS AND UTILITIES EASEMENT
FOR RYAN BROWN
ANTHONY R. AND MARCIA K. BROWN
AUDITOR'S PARCEL NUMBER
02-40-17-13-004 (PART)

BEING A PART OF THE ANTHONY R. AND MARCIA K. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 3152, PAGE 914 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 THE ABOVE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, NORTH 81 DEGREES 54 MINUTES 07 SECONDS EAST 182.72 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 ANTHONY R. AND MARCIA K. BROWN PARCEL, NORTH 81 DEGREES 54 MINUTES 07 SECONDS EAST 25.95 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 THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. SOUTH 00 DEGREES 37 MINUTES 17 SECONDS WEST 42.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2. SOUTH 00 DEGREES 46 MINUTES 24 SECONDS WEST 228.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A PARCEL CONVEYED TO ADAM P. SCHULTZ IN DEED VOLUME 1118, PAGE 635;

THENCE WITH THE NORTH LINE OF THE SAID SCHULTZ PARCEL, NORTH 82 DEGREES 14 MINUTES 25 SECONDS WEST 40.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE EAST LINE OF A PARCEL CONVEYED TO JOSEPH HENRY II AND FANNIE A. YODER IN O.R. VOLUME 3326, PAGE 438;

THENCE WITH THE EAST LINE OF THE YODER PARCEL, NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST 34.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE TRAVERSING THROUGH THE ABOVE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, NORTH 04 DEGREES 20 MINUTES 51 SECONDS EAST 227.60 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 16TH DAY OF MARCH 2026.

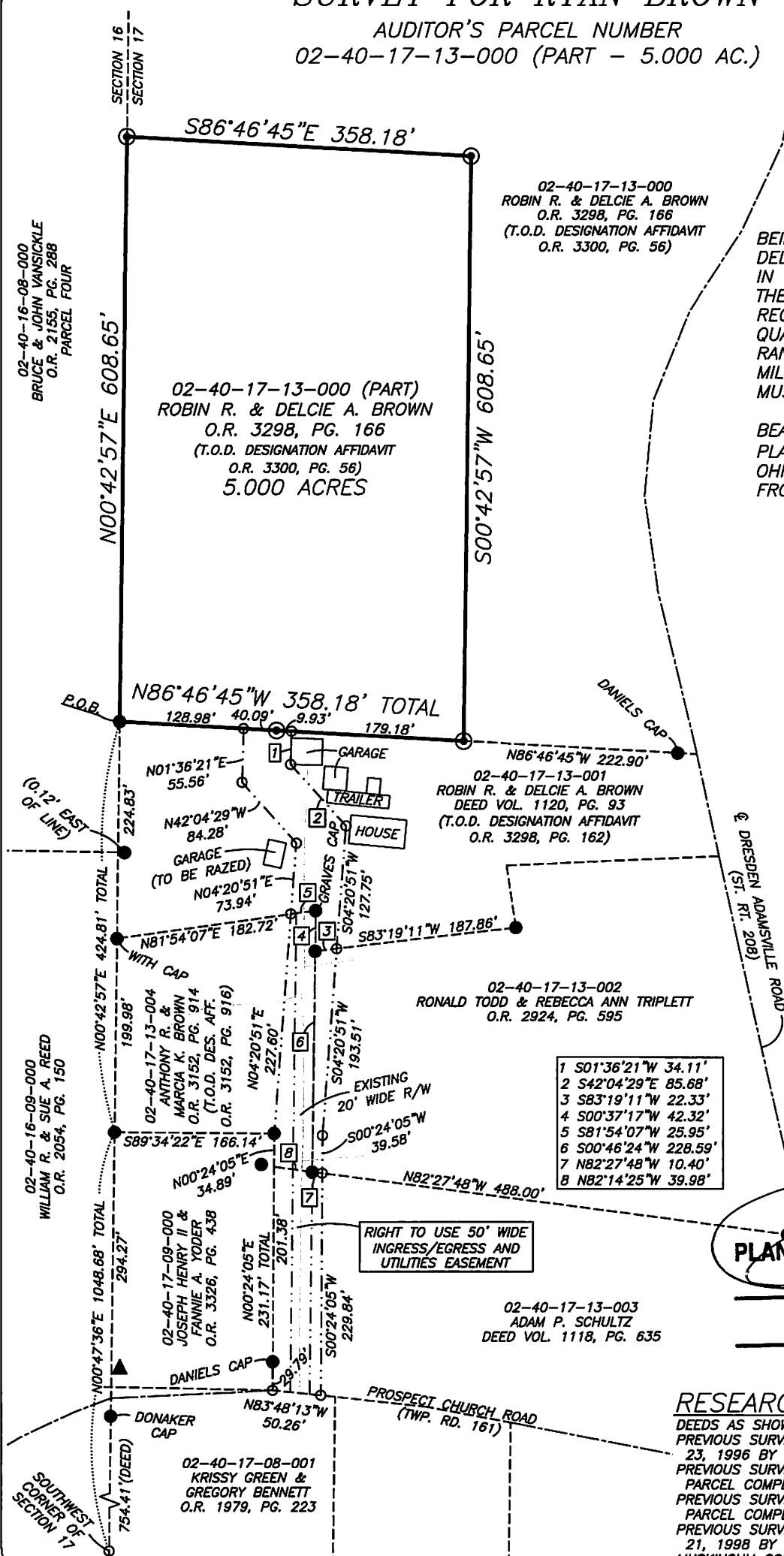
OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536
7308 A BROWN EASEMENT



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
4/6/26
DATE

SURVEY FOR RYAN BROWN

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



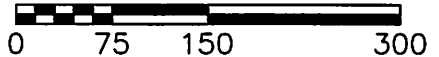
BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 3298, PAGE 166 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

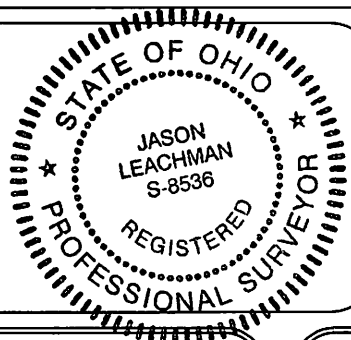
RESEARCH

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 17th 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