

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

SURVEY FOR RYAN BROWN
ROBIN R. AND DELCIE A. 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 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), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED:

THENCE CONTINUING WITH THE SAID SECTION LINE (EAST LINE OF A PARCEL CONVEYED TO BRUCE AND JOHN VANSICKLE IN O.R. VOLUME 2155, PAGE 288), NORTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 608.65 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID BROWN PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST 358.18 FEET TO AN IRON PIN SET;
2. SOUTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 608.65 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A PARCEL CONVEYED TO ROBIN R. AND DELCIE A. BROWN IN DEED VOLUME 1120, PAGE 93, SAID IRON PIN BEING NORTH 86 DEGREES 46 MINUTES 45 SECONDS WEST 222.90 FEET FORM AN EXISTING IRON PIN (5/8 INCH REBAR WITH DANIELS CAP);

THENCE WITH THE NORTH LINE OF THE SAID BROWN PARCEL (DEED VOLUME 1120, PAGE 93) NORTH 86 DEGREES 46 MINUTES 45 SECONDS WEST, PASSING AN IRON PIN SET AT 189.11 FEET, A TOTAL DISTANCE OF 358.18 FEET TO THE **PLACE OF BEGINNING;**

CONTAINING 5.000 ACRES FROM AUDITOR'S PARCEL NUMBER 02-40-17-13-000. SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO THE RIGHT TO USE THE FOLLOWING
50 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT**

BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN DEED VOLUME 1120, PAGE 93; PART OF THE ANTHONY R. AND MARCIA K. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 3152, PAGE 914; PART OF THE RONALD TODD AND REBECCA ANN TRIPLETT PARCEL AS CONVEYED IN O.R. 2924, PAGE 595; AND PART OF THE ADAM P. SCHULTZ PARCEL AS CONVEYED IN DEED VOLUME 1118, PAGE 635 OF THE MUSKINGUM COUNTY DEED AND 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;

7308 BROWN

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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) AND WITH THE SOUTH LINE OF THE ABOVE DESCRIBED 5.000 ACRE PARCEL, 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 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 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 A PARCEL CONVEYED TO JOSEPH HENRY II AND FANNIE A. YODER IN O.R. VOLUME 3326, PAGE 438;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE SAID YODER PARCEL, NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST 231.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF A PARCEL CONVEYED TO ANTHONY R. AND MARCIA K. BROWN IN O.R. VOLUME 3152, PAGE 914, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH DANIELS CAP) AT 29.79 FEET;

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THENCE CONTINUING WITH THE SAID YODER EAST LINE AND WITH THE SOUTH LINE OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST 34.89 FEET TO AN EXITING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID BROWN SOUTH LINE AND TRAVERSING THROUGH THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, NORTH 04 DEGREES 20 MINUTES 51 SECONDS EAST 227.60 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE SAID ROBIN R. AND DELCIE A. BROWN PARCEL (DEED VOLUME 1120, PAGE 93), SAID POINT BEING SOUTH 81 DEGREES 54 MINUTES 07 SECONDS WEST 25.95 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP);

THENCE TRAVERSING THROUGH THE SAID ROBIN R. AND DELCIE A. BROWN PARCEL (DEED VOLUME 1120, PAGE 93) THE FOLLOWING THREE COURSE 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
~~NOT RECORDABLE~~
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/14/26
DATE

DESCRIPTION
APPROVED
By: D.M. Burnard
4-14-2026

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'

0 75 150 300

DESCRIPTION
APPROVED

By: *D.M. Barnhard*

4-14-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/14/26
DATE

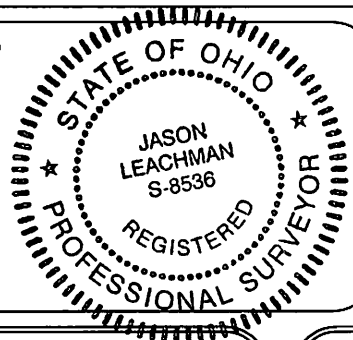
RESEARCH

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
17th 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