

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

SURVEY FOR ANTHONY BROWN
ROBIN R. AND DELCIE A. BROWN
AUDITOR'S PARCEL NUMBER
02-40-17-13-001 (PART – 0.829 AC.)
TO BE COMBINED WITH 02-40-17-13-004

BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 1120, PAGE 93 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);
2. NORTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 199.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), 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 WILLIAM R. AND SUE A. REED IN O.R. VOLUME 2054, PAGE 150 AND THE 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 224.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ROBIN R. AND DELCIE A. BROWN IN O.R. VOLUME 3298, PAGE 166 (SOUTH LINE OF A PROPOSED 5.000 ACRE SPLIT), SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST 169.07 FEET TO AN IRON PIN SET;

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

1. SOUTH 00 DEGREES 30 MINUTES 46 SECONDS WEST 142.05 FEET TO AN IRON PIN SET;
2. SOUTH 39 DEGREES 33 MINUTES 38 SECONDS EAST 56.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO ANTHONY R. AND MARCIA K. BROWN IN O.R. VOLUME 3152, PAGE 914;

THENCE WITH THE NORTH LINE OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, SOUTH 81 DEGREES 54 MINUTES 07 SECONDS WEST 208.67 FEET TO THE **PLACE OF BEGINNING;**

CONTAINING 0.829 ACRES FROM AUDITOR'S PARCEL NUMBER 02-40-17-13-001. SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

**ALSO SUBJECT TO THE FOLLOWING
INGRESS/EGRESS AND UTILITY EASEMENT**

BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 1120, PAGE 93 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);
2. NORTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 199.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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THENCE CONTINUING WITH THE SAID SECTION LINE (EAST LINE OF A PARCEL CONVEYED TO WILLIAM R. AND SUE A. REED IN O.R. VOLUME 2054, PAGE 150 AND THE EAST INE OF A PARCEL CONVEYED TO BRUCE AND JOHN VANSICKLE IN O.R. VOLUME 2155, PAGE 288), NORTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 224.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ROBIN R. AND DELCIE A. BROWN IN O.R. VOLUME 3298, PAGE 166 (SOUTH LINE OF A PROPOSED 5.000 ACRE SPLIT), SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST 128.98 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THIS EASEMENT;

THENCE CONTINUING WITH THE SAID BROWN SOUTH LINE (O.R. VOLUME 3298, PAGE 166), SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST 40.09 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID BROWN SOUTH LINE AND TRAVERSING INTO THE SAID BROWN PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 30 MINUTES 46 SECONDS WEST 98.38 FEET TO A POINT;
2. NORTH 42 DEGREES 04 MINUTES 29 SECONDS WEST 60.74 FEET TO A POINT;
3. NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST 55.56 FEET TO THE **PLACE OF BEGINNING** OF THIS EASEMENT.

ALSO SUBJECT TO THE FOLLOWING SEPTIC SYSTEM EASEMENT

BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN O.R. VOLUME 1120, PAGE 93 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);
2. NORTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 199.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR).

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF THE ABOVE SAID ROBIN R. AND DELCIE A. BROWN PARCEL (DEED VOLUME 1120, PAGE 93) 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 131.11 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED:

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

1. NORTH 39 DEGREES 37 MINUTES 00 SECONDS WEST 49.75 FEET TO A POINT;
2. NORTH 50 DEGREES 23 MINUTES 00 SECONDS EAST 94.32 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED 0.829 ACRE PARCEL;
3. WITH THE EAST LINE OF THE SAID 0.829 ACRE PARCEL, SOUTH 00 DEGREES 30 MINUTES 46 SECONDS WEST 43.67 FEET TO AN IRON PIN SET;
4. WITH THE EAST LINE OF THE SAID 0.829 ACRE PARCEL, SOUTH 39 DEGREES 33 MINUTES 38 SECONDS EAST 20.37 FEET TO A POINT;
5. SOUTH 04 DEGREES 20 MINUTES 51 SECONDS WEST 31.91 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, 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 WITH THE NORTH LINE OF THE SAID ANTHONY R. AND MARCIA K. BROWN PARCEL, SOUTH 81 DEGREES 54 MINUTES 07 SECONDS WEST 51.61 FEET TO THE **PLACE OF BEGINNING** OF THIS EASEMENT.

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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 18TH DAY OF MARCH 2026, FROM A FIELD SURVEY COMPLETED ON THE 13TH DAY OF MARCH 2026.

OFFICE COPY
NOT RECORDED
JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
4/14/26
DATE

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

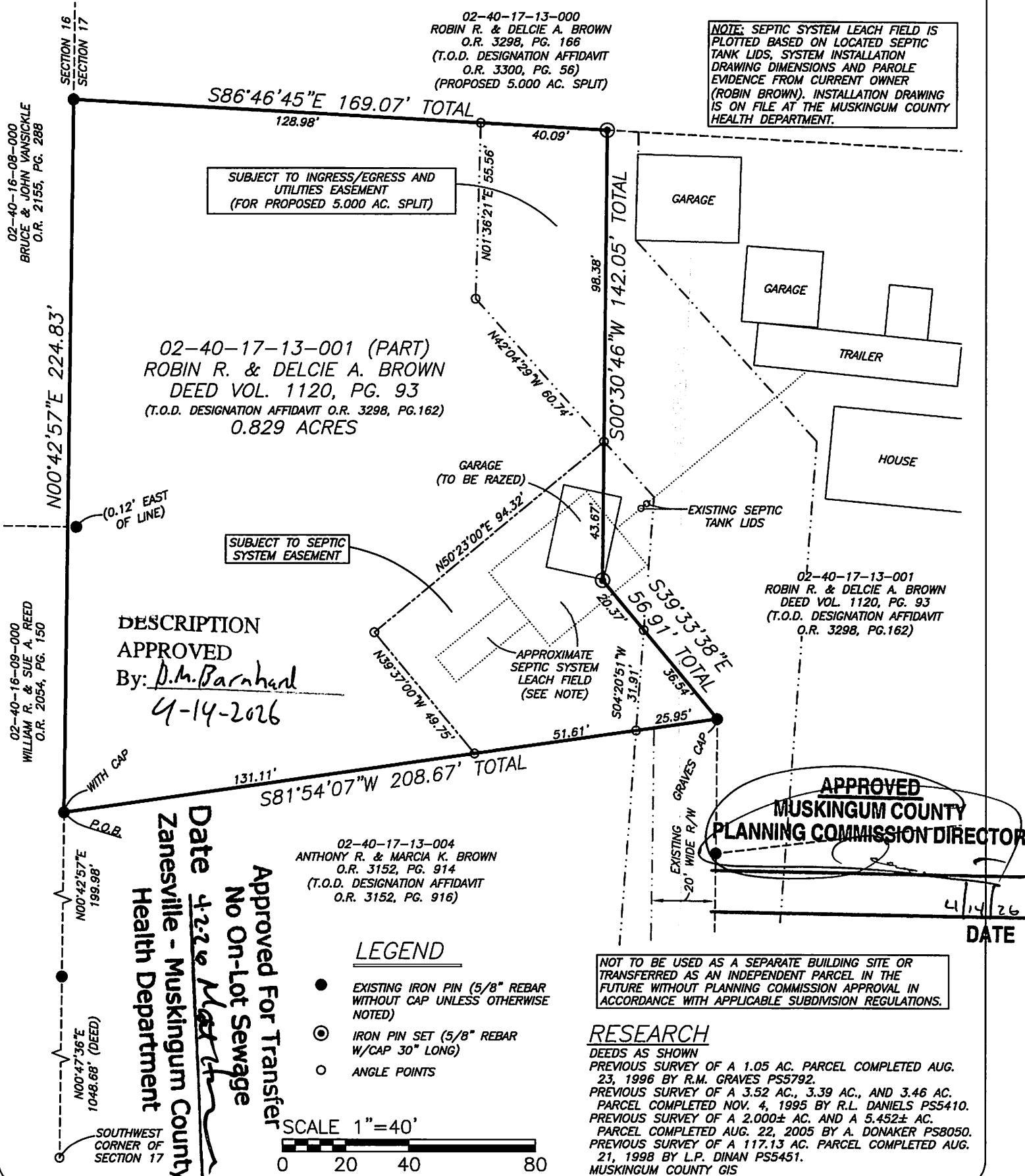
SURVEY FOR ANTHONY BROWN

AUDITOR'S PARCEL NUMBER

02-40-17-13-001 (PART - 0.829 AC.)
TO BE COMBINED WITH 02-40-17-13-004

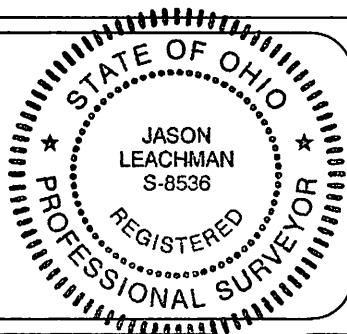
BEING A PART OF THE ROBIN R. AND DELCIE A. BROWN PARCEL AS CONVEYED IN DEED VOLUME 1120, PAGE 93 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



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 18TH DAY OF MARCH, 2026. FIELD SURVEY COMPLETED THE 13TH DAY OF MARCH, 2026.

NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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: 03-18-26

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 7308

DRAWING NO:
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