

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR JOE AND PETRA FULCHER

AUDITOR'S PARCEL NUMBERS

08-20-14-08-002 (PART-0.996 ACRES) AND 08-05-02-07-001 (PART-0.004 ACRES)

BEING A PART OF PARCEL ONE AS CONVEYED TO MATTHEW LINCICOME AND KATELYN DIANE FULCHER IN O.R. VOLUME 3248, PAGE 292 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 7 AND SECTION 14, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH SPILKER CAP) AT THE NORTHWEST CORNER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SECTION 14, SOUTH 87 DEGREES 03 MINUTES 35 SECONDS EAST 1927.29 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP), AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO DEREK W. SAVAGE AND KRISTIN J. SAVAGE (O.R. VOLUME 2516, PAGE 871);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF THE ABOVE SAID SAVAGE PARCEL, NORTH 88 DEGREES 35 MINUTES 54 SECONDS EAST 170.71 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SAVAGE LINE AND TRAVERSING INTO THE ABOVE SAID LINCICOME AND FULCHER PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 61 DEGREES 23 MINUTES 46 SECONDS EAST 167.93 FEET TO AN IRON PIN SET;
2. NORTH 88 DEGREES 40 MINUTES 11 SECONDS EAST 140.25 FEET TO AN IRON PIN SET;
3. SOUTH 21 DEGREES 51 MINUTES 36 SECONDS WEST 221.80 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT THE SOUTHEAST CORNER OF THE ABOVE SAID SAVAGE PARCEL;

THENCE WITH THE EAST LINES OF THE SAID SAVAGE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 57 DEGREES 03 MINUTES 51 SECOND WEST, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR-BENT) AT 76.72 FEET, A TOTAL DISTANCE OF 264.13 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP);
2. NORTH 06 DEGREES 47 MINUTES 45 SECONDS EAST 140.38 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.000 ACRES TOTAL WITH 0.996 ACRES FROM AUDITOR'S PARCEL NUMBER 08-20-14-08-002 (PART) AND 0.004 ACRES FROM AUDITOR'S PARCEL NUMBER 08-05-02-07-001 (PART). SUBJECT TO A 25-FOOT-WIDE NON-EXCLUSIVE INGRESS-EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 3248, PAGE 292. SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALSO, THE RIGHT TO USE THE FOLLOWING 50-FOOT-WIDE INGRESS-EGRESS, AND UTILITY EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO DEREK W. SAVAGE AND KRISTIN J. SAVAGE IN O.R. VOLUME 2516, PAGE 871 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 14, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH SPILKER CAP) AT THE NORTHWEST CORNER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SECTION 14, SOUTH 87 DEGREES 03 MINUTES 35 SECONDS EAST 1927.29 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP), AT THE NORTHWEST CORNER OF THE ABOVE SAID SAVAGE PARCEL;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF THE ABOVE SAID SAVAGE PARCEL, NORTH 88 DEGREES 35 MINUTES 54 SECONDS EAST 170.71 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP);

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THENCE WITH THE EAST LINES OF THE SAID SAVAGE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 06 DEGREES 47 MINUTES 45 SECONDS WEST 140.38 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP);
2. SOUTH 57 DEGREES 03 MINUTES 51 SECONDS EAST 156.24 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID EAST LINE OF THE SAVAGE PARCEL, SOUTH 57 DEGREES 03 MINUTES 51 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR-BENT) AT 31.17 FEET, A TOTAL DISTANCE OF 50.40 FEET TO A POINT;

THENCE TRAVERSING INTO THE SAID SAVAGE PARCEL, THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 25 DEGREES 42 MINUTES 29 SECONDS WEST 28.37 FEET TO A POINT;
2. SOUTH 24 DEGREES 09 MINUTES 07 SECONDS EAST 81.07 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SAVAGE PARCEL;

THENCE WITH THE SOUTH LINE OF THE SAID SAVAGE PARCEL, SOUTH 21 DEGREES 51 MINUTES 36 SECONDS WEST 134.76 FEET TO A POINT IN THE CENTER OF CENTER ROAD (STATE ROUTE 555);

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1432.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 13 MINUTES 41 SECONDS WEST 20.31 FEET, AN ARC DISTANCE OF 20.31 FEET, AND A DELTA ANGLE OF 00 DEGREES 48 MINUTES 44 SECONDS TO A POINT IN THE CENTER OF SAID ROAD;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID SAVAGE PARCEL, THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 44 DEGREES 10 MINUTES 42 SECONDS WEST 45.55 FEET TO A POINT;
2. NORTH 21 DEGREES 51 MINUTES 36 SECONDS EAST 113.53 FEET TO A POINT;
3. NORTH 24 DEGREES 09 MINUTES 07 SECONDS WEST 83.08 FEET TO A POINT;
4. NORTH 25 DEGREES 42 MINUTES 29 SECONDS EAST 57.95 FEET TO THE **PLACE OF BEGINNING**.

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 7TH DAY OF MAY 2026, FROM A FIELD SURVEY COMPLETED ON THE 7TH DAY OF MAY 2026.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

By: D.M. Barnhart
6-12-2026

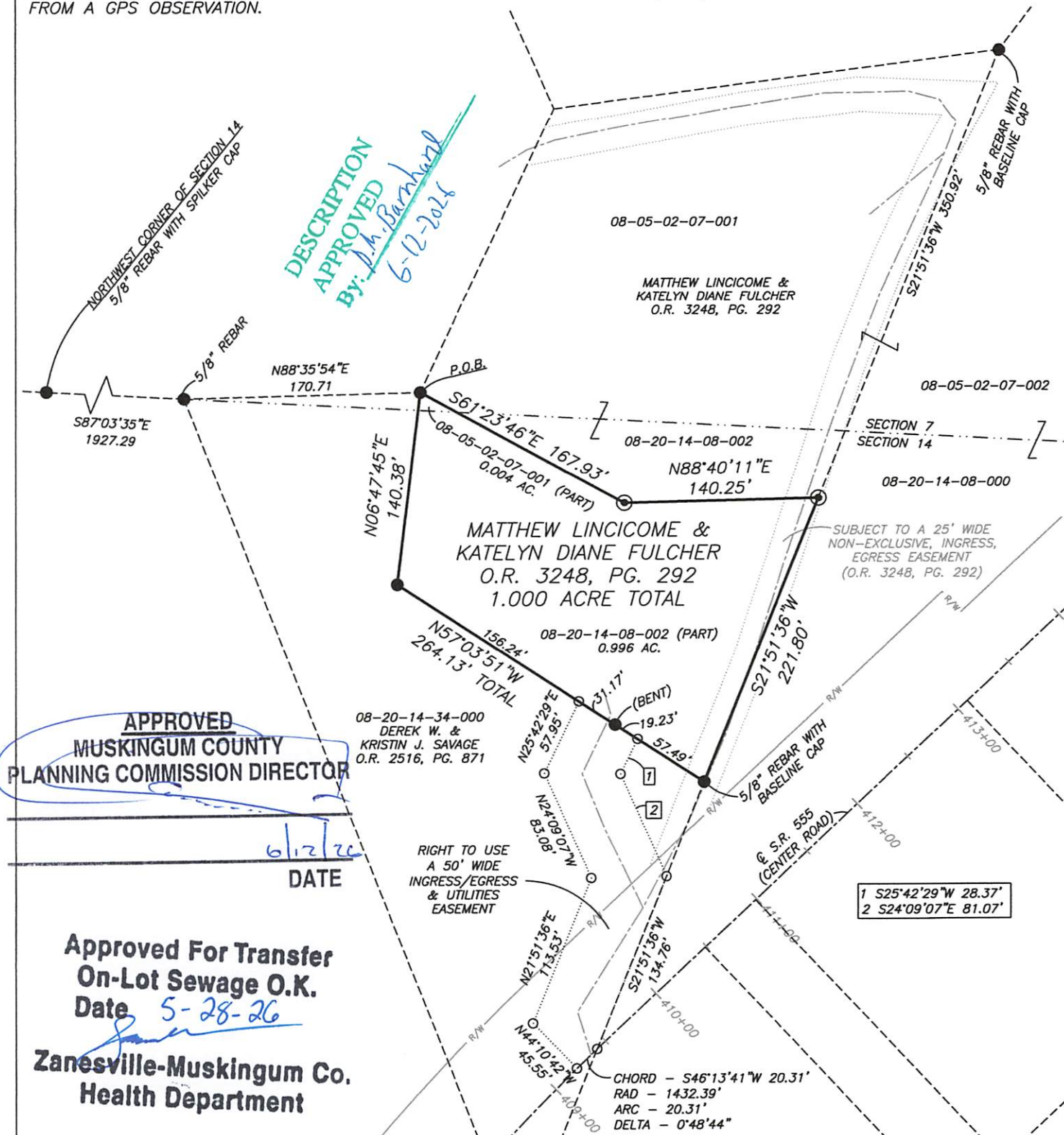
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7341 JOE AND PETRA FULCHER

6/12/26
DATE

08-20-14-08-002 (PART-0.996 AC.) & 08-05-02-07-001 (PART-0.004 AC.)

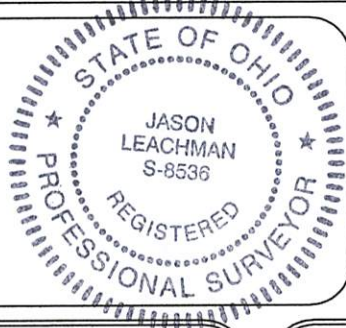
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



PREVIOUS SURVEY OF A 10.492 AC. (TOTAL) PARCEL
COMPLETED MAY 5, 2025 BY J. LEACHMAN PS8536.
MUSKINGUM COUNTY GIS

- EXISTING IRON PIN (1/2" REBAR, UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

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.

phone: 740-453-4850, email: BEI@rroho.com, www.BaselineSurveyingInc.com

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