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SURVEY FOR KAREN KAY KLINE, PAMELA JO YOUNG, BETTE ANN STONEBURNER AND FREDERICK M. SCHUSTER

AUDITOR'S PARCEL NUMBER 17-27-01-32-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO KAREN KAY KLINE, PAMELA JO YOUNG, BETTE ANN STONEBURNER, AND FREDERICK M. SCHUSTER IN O.R. VOLUME 2537, PAGE 166 (T.O.D. - O.R. VOLUME 3240, PAGE 321) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47, SAID CORNER BEING NORTH 88 DEGREES 33 MINUTES 15 SECONDS WEST 20.00 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE SOUTH 01 DEGREES 26 MINUTES 45 SECONDS WEST 352.29 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO EDGAR A. HAMMOND AND RHEA K. HAMMOND (O.R. VOLUME 2995, PAGE 348), SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF THE SAID HAMMOND PARCEL, SOUTH 73 DEGREES 25 MINUTES 58 SECONDS EAST, PASSING AN IRON PIN SET AT 19.59 FEET, A TOTAL DISTANCE OF 114.00 FEET TO AN EXISTING IRON PIN (3 INCH PIPE), SAID IRON PIN BEING SOUTH 11 DEGREES 21 MINUTES 02 SECONDS WEST 126.02 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH MCFARLAND CAP);

THENCE LEAVING THE SAID HAMMOND SOUTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO WILLIAM E. MIRACLE (O.R. VOLUME 2352, PAGE 23), SOUTH 11 DEGREES 40 MINUTES 44 SECONDS WEST 107.79 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH ODOT CAP);

THENCE LEAVING THE SAID MIRACLE WEST LINE AND WITH THE NORTHERLY LINES OF A PARCEL CONVEYED TO THE STATE OF OHIO (DEED VOLUME 1131, PAGE 381) THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 65 DEGREES 40 MINUTES 00 SECONDS WEST 78.28 FEET TO AN IRON PIN SET;
2. NORTH 02 DEGREES 05 MINUTES 41 SECONDS EAST 48.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH ODOT CAP);
3. NORTH 87 DEGREES 50 MINUTES 59 SECONDS WEST, PASSING AN IRON PIN SET AT 8.12 FEET, A TOTAL DISTANCE OF 19.33 FEET TO A POINT;

THENCE LEAVING THE SAID ODOT NORTH LINE, NORTH 01 DEGREES 26 MINUTES 45 SECONDS EAST 56.99 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.223 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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 14TH DAY OF JANUARY 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6TH DAY OF JANUARY 2026.

OFFICE COPY
NOT RECORDABLE
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: D.M. Barnhard
1-29-2026

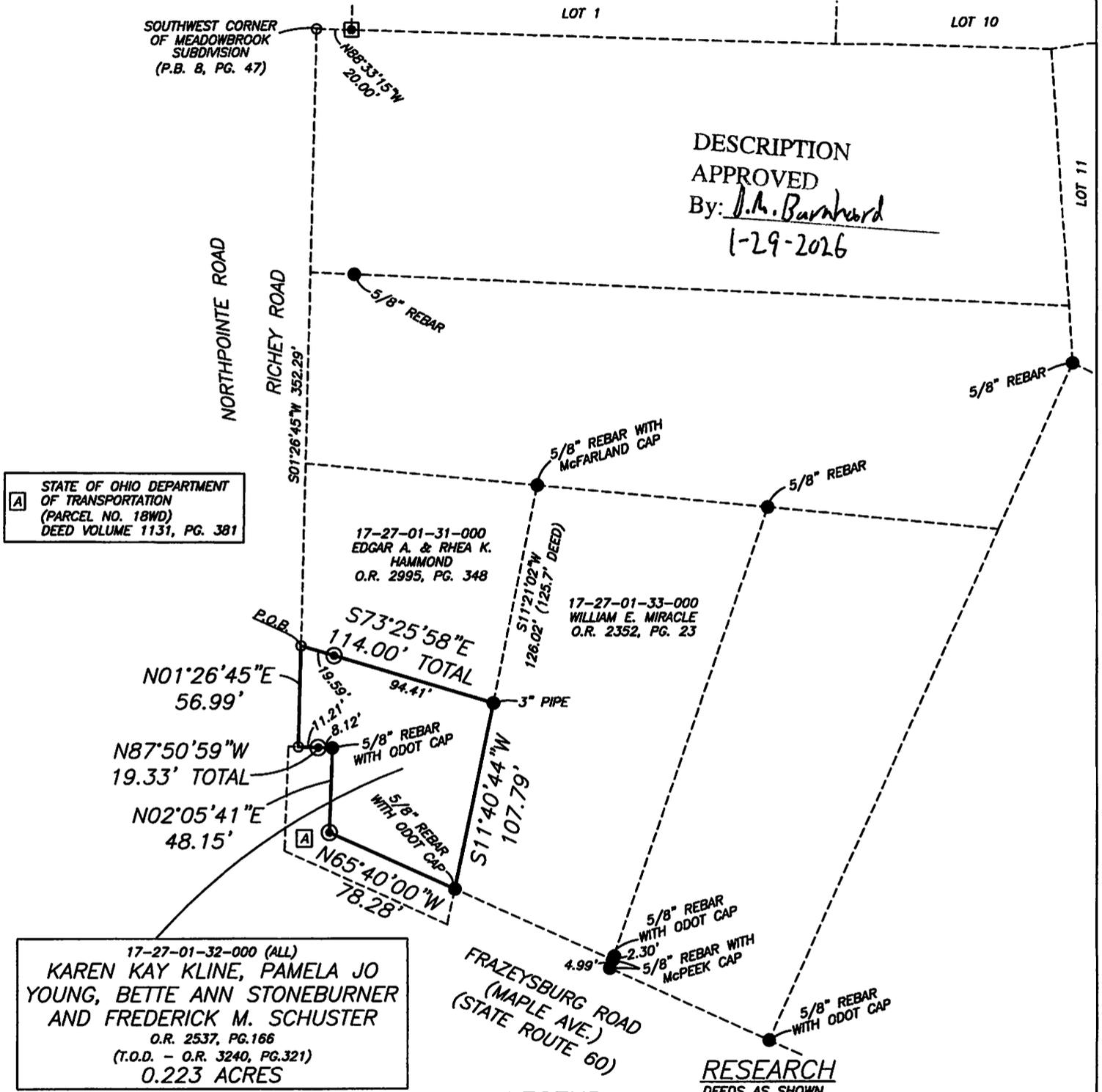
7271 KLINE, YOUNG, STONEBURNER, AND SCHUSTER

**SURVEY FOR
KAREN KAY KLINE, PAMELA JO YOUNG,
BETTE ANN STONEBURNER AND FREDERICK M. SCHUSTER**

AUDITOR'S PARCEL NUMBER
17-27-01-32-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO KAREN KAY KLINE, PAMELA JO YOUNG, BETTE ANN STONEBURNER AND FREDERICK M. SCHUSTER IN O.R. VOLUME 2537, PAGE 166 (T.O.D. - O.R. VOLUME 3240, PAGE 321) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

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

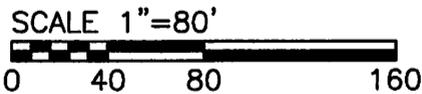


[A] STATE OF OHIO DEPARTMENT OF TRANSPORTATION (PARCEL NO. 18WD) DEED VOLUME 1131, PG. 381

17-27-01-31-000
EDGAR A. & RHEA K. HAMMOND
O.R. 2995, PG. 348

17-27-01-33-000
WILLIAM E. MIRACLE
O.R. 2352, PG. 23

17-27-01-32-000 (ALL)
KAREN KAY KLINE, PAMELA JO YOUNG, BETTE ANN STONEBURNER AND FREDERICK M. SCHUSTER
O.R. 2537, PG. 166
(T.O.D. - O.R. 3240, PG. 321)
0.223 ACRES



LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ⊠ AXLE FOUND

RESEARCH

DEEDS AS SHOWN
PREVIOUS ANNEXATION PLAT COMPLETED AUG. 22, 2022 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 0.654 AC. PARCEL COMPLETED JUNE 30, 2011 BY R. McFARLAND PS6416.
PREVIOUS SURVEY OF A 0.769± AC. PARCEL COMPLETED OCT. 29, 2024 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 1.376 AC. & 1.137 AC. PARCEL COMPLETED FEB. 2, 1994 BY R.L. DANIELS PS5410. PLAT BOOK 8, PAGE 47 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 WITHIN THE MONTH OF JANUARY, 2026 FROM A FIELD SURVEY COMPLETED THE 6th DAY OF JANUARY, 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.

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phone: 740-453-4830, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 01-14-26	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 7271	DRAWING NO: Z\7271\7271.dwg