

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

**DANIEL A. AND ANGELA M. ADKINS**  
AUDITOR'S PARCEL NUMBER  
29-10-01-12-001 (PART)

BEING A PART OF THE PARCEL AS CONVEYED TO DANIEL A. AND ANGELA M. ADKINS IN O.R. VOLUME 3126, PG. 833 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 14, QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF LOT 14;**

**THENCE NORTH 27 DEGREES 24 MINUTES 39 SECONDS WEST 545.96 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO MICHAEL J. MAGORA, TRUSTEE AND TO MIA MAGORA, TRUSTEE IN O.R. VOLUME 3146, PAGE 778;**

**THENCE WITH THE NORTH LINE OF THE SAID MAGORA PARCEL, NORTH 73 DEGREES 31 MINUTES 30 SECONDS EAST 501.91 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING THE SAID MAGORA NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID ADKINS PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:**

1. NORTH 15 DEGREES 14 MINUTES 12 SECONDS EAST 433.98 FEET TO AN IRON PIN SET;
2. NORTH 17 DEGREES 12 MINUTES 06 SECONDS EAST 280.20 FEET TO AN IRON PIN SET;
3. NORTH 80 DEGREES 18 MINUTES 36 SECONDS EAST 120.87 FEET TO AN IRON PIN SET;
4. SOUTH 77 DEGREES 00 MINUTES 09 SECONDS EAST 123.97 FEET TO AN IRON PIN SET;
5. NORTH 85 DEGREES 26 MINUTES 29 SECONDS EAST 266.16 FEET TO A POINT IN THE CENTER OF WEST CARLISLE ROAD (COUNTY ROAD 94), PASSING AN IRON PIN SET AT 243.80 FEET;

**THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:**

1. SOUTH 01 DEGREES 20 MINUTES 52 SECONDS WEST 255.50 FEET TO A POINT;
2. SOUTH 03 DEGREES 08 MINUTES 21 SECONDS WEST 327.45 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO MICHAEL AND AMANDA LOWE IN DEED VOLUME 1158, PAGE 977;

**THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID LOWE PARCEL, NORTH 86 DEGREES 19 MINUTES 45 SECONDS WEST 230.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT 15.00 FEET;**

**THENCE WITH THE NORTH LINE OF THE ABOVE SAID MAGORA PARCEL, SOUTH 73 DEGREES 31 MINUTES 30 SECONDS WEST 466.89 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 8.088 ACRES FROM AUDITOR'S PARCEL NUMBER 29-10-01-12-001. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF WEST CARLISLE ROAD (COUNTY ROAD 94) AND ALL OTHER APPLICABLE EASEMENTS.**

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

7165 ADKINS

Baseline Surveying, Inc.

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Zanesville, OH 43701

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

BEING A PART OF THE PARCEL AS CONVEYED TO DANIEL A. AND ANGELA M. ADKINS IN O.R. VOLUME 3126, PG. 833 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 14, QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14;

THENCE NORTH 27 DEGREES 24 MINUTES 39 SECONDS WEST 545.96 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO MICHAEL J. MAGORA, TRUSTEE AND TO MIA MAGORA, TRUSTEE IN O.R. VOLUME 3146, PAGE 778;

THENCE WITH THE NORTH LINE OF THE SAID MAGORA PARCEL, NORTH 73 DEGREES 31 MINUTES 30 SECONDS EAST 501.91 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID MAGORA NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID ADKINS PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 15 DEGREES 14 MINUTES 12 SECONDS EAST 433.98 FEET TO AN IRON PIN SET;
- 2. NORTH 17 DEGREES 12 MINUTES 06 SECONDS EAST 280.20 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING INTO THE SAID ADKINS PARCEL THE FOLLOWING 2 COURSES AND DISTANCES:

- 1. NORTH 17 DEGREES 12 MINUTES 06 SECONDS EAST 116.65 FEET TO A POINT;
- 2. SOUTH 86 DEGREES 20 MINUTES 02 SECONDS EAST 131.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO LAUREN K. GOWINS, TRUSTEE IN O.R. VOLUME 2875, PAGE 180;

THENCE WITH THE SOUTH LINE OF THE SAID GOWINS PARCEL, SOUTH 86 DEGREES 20 MINUTES 02 SECONDS EAST 341.49 FEET TO A POINT IN THE CENTER OF WEST CARLISLE ROAD (COUNTY ROAD 94), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 316.49 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, SOUTH 01 DEGREES 20 MINUTES 52 SECONDS WEST 67.57 FEET TO A POINT;

THENCE TRAVERSING INTO THE ABOVE SAID ADKINS PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. SOUTH 85 DEGREES 26 MINUTES 29 SECONDS WEST 266.16 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 22.36 FEET;
- 2. NORTH 77 DEGREES 00 MINUTES 09 SECONDS WEST 123.97 FEET TO AN IRON PIN SET;
- 3. SOUTH 80 DEGREES 18 MINUTES 36 SECONDS WEST 120.87 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 20TH DAY OF JUNE 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 17TH DAY OF JUNE 2025.

OFFICE COPY  
NOT RECORDABLE  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536

7165 ADKINS



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

6/26/25  
DATE

DESCRIPTION  
APPROVED  
By: D.M. Barnard  
6-27-2025



# SURVEY FOR CHRIS & ANN ADKINS

AUDITOR'S PARCEL NUMBER  
29-10-01-12-001 (PART - 8.088 AC.)

BEING A PART OF THE PARCEL AS CONVEYED TO DANIEL A. AND ANGELA M. ADKINS IN O.R. VOLUME 3126, PG. 833 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 14, QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION  
APPROVED

By: D.M. Barnhard  
6-27-2025

29-10-01-12-001  
DANIEL A. & ANGELA M. ADKINS  
O.R. VOL. 3126, PG. 833

29-20-61-09-000  
LAUREN K. GOWINS, TRUSTEE  
O.R. VOL. 2875, PG. 180

29-20-61-25-000  
BOWERSTON SHALE CO. INC.  
DEED VOL. 514, PG. 239

29-10-01-12-001 (PART)  
DANIEL A. & ANGELA M. ADKINS  
O.R. VOL. 3126, PG. 833  
8.088 ACRES

29-10-01-12-002  
MICHAEL J. MAGORA, TRUSTEE &  
MIA MAGORA, TRUSTEE  
O.R. VOL. 3146, PG. 778

29-20-61-10-000  
MICHAEL & AMANDA LOWE  
DEED VOL. 1158, PG. 977

29-20-61-23-000  
GREGORY E. & MELINDA S. BABCOCK  
DEED VOL. 996, PG. 94

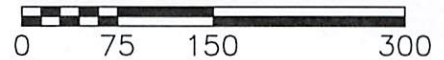
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

## LEGEND

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

DATE

SCALE 1"=150'



## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 37.29± AC. PARCEL COMPLETED  
JAN. 17, 2023 BY J.D. NEWCOME PS7321.  
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 20th DAY OF JUNE, 2025,  
FROM A FIELD SURVEY COMPLETED THE 17th DAY  
OF JUNE, 2025.

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: 06-20-25

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 7165

DRAWING NO:  
Z:\7165\7165.dwg