

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

TRACT THREE

ANGEL GAUSE, BRIANNA A. DOOLEY, JAMES I. GAUSE AND GALINA B. GAUSE
AUDITOR'S PARCEL NUMBER
35-30-71-27-004 (PART – 2.222 ACRES)

BEING THE PARCEL CONVEYED TO ANGEL M. GAUSE IN O.R. VOLUME 3152, PAGE 305 (1/3 INTEREST), BRIANNA A. DOOLEY IN O.R. VOLUME 3152, PAGE 307 (1/3 INTEREST) AND JAMES I. GAUSE AND GALINA B. GAUSE IN O.R. VOLUME 3152, PAGE 310 (1/6 INTEREST EACH) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 8 OF CRAIGS SURVEY OF QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 OF CRAIGS SURVEY OF QUARTER TOWNSHIP 3;

THENCE SOUTH 01 DEGREES 58 MINUTES 35 SECONDS WEST 2264.47 FEET (DEED) TO A POINT;

THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO DOUGLAS A. AND JUDITH A. ELEKES (DEED VOLUME 1153, PAGE 661); THROUGH A PARCEL CONVEYED TO STEVEN AND DAWN M GARAVUSO (O.R. VOLUME 2989, PAGE 622); WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ANGEL M. GAUSE (O.R. 3152, PAGE 642), BRIANNA A. DOOLEY (O.R. VOLUME 3152, PAGE 644) AND JAMES I. GAUSE AND GALINA B. GAUSE (O.R. VOLUME 3152, PAGE 647); AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ANGEL M. GAUSE (O.R. VOLUME 3152, PAGE 305), BRIANNA A. DOOLEY (O.R. VOLUME 3152, PAGE 307) AND JAMES I. GAUSE & GALINA B. GAUSE (O.R. VOLUME 3152, PAGE 310); NORTH 87 DEGREES 23 MINUTES 57 SECONDS WEST 2143.57 FEET TO AN EXISTING IRON PIN (1/2 INCH IRON PIPE) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO KEITH A. GAUSE (DEED VOLUME 1000, PAGE 108), PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 913.52 FEET (DEED), AN IRON PIN SET AT 1115.02 FEET, AND AN EXISTING IRON PIN (3/4 INCH PINCH-TOP PIPE) AT 1215.78 FEET;

THENCE WITH THE EAST LINE OF THE SAID KEITH GAUSE PARCEL, NORTH 00 DEGREES 55 MINUTES 15 SECONDS EAST 173.15 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE SAID KEITH GAUSE PARCEL, NORTH 00 DEGREES 55 MINUTES 15 SECONDS EAST 368.36 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID GAUSE, DOOLEY, & GAUSE PARCEL THE FOLLOWING THREE COURSES AND DISTANCES;

1. SOUTH 89 DEGREES 04 MINUTES 45 SECONDS EAST 136.58 FEET TO AN IRON PIN SET;
2. SOUTH 37 DEGREES 27 MINUTES 38 SECONDS EAST 426.57 FEET TO A POINT;
3. SOUTH 86 DEGREES 04 MINUTES 59 SECONDS WEST, PASSING AN IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 402.86 FEET TO THE PLACE OF BEGINNING,.

CONTAINING 2.222 ACRES FROM AUDITOR'S PARCEL NUMBER 35-30-71-27-004. SUBJECT TO A 50-FOOT-WIDE RIGHT OF WAY AS RECORDED IN O.R. VOLUME 3152, PAGE 305. SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

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

BEING A PART OF THE PARCEL CONVEYED TO ANGEL M. GAUSE IN O.R. VOLUME 3152, PAGE 305, BRIANNA A. DOOLEY IN O.R. VOLUME 3152, PAGE 307 AND JAMES I. GAUSE & GALINA B. GAUSE IN O.R. VOLUME 3152, PAGE 310 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 8 OF CRAIGS SURVEY OF QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 OF CRAIGS SURVEY OF QUARTER TOWNSHIP 3;

THENCE SOUTH 01 DEGREES 58 MINUTES 35 SECONDS WEST 2264.47 FEET (DEED) TO A POINT;

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THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO DOUGLAS A. AND JUDITH A. ELEKES (DEED VOLUME 1153, PAGE 661); THROUGH A PARCEL CONVEYED TO STEVEN AND DAWN M GARAVUSO (O.R. VOLUME 2989, PAGE 622); WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ANGEL M. GAUSE (O.R. 3152, PAGE 642), BRIANNA A. DOOLEY (O.R. VOLUME 3152, PAGE 644) AND JAMES I. GAUSE AND GALINA B. GAUSE (O.R. VOLUME 3152, PAGE 647); AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ANGEL M. GAUSE (O.R. VOLUME 3152, PAGE 305), BRIANNA A. DOOLEY (O.R. VOLUME 3152, PAGE 307) AND JAMES I. GAUSE & GALINA B. GAUSE (O.R. VOLUME 3152, PAGE 310); NORTH 87 DEGREES 23 MINUTES 57 SECONDS WEST 2143.57 FEET TO AN EXISTING IRON PIN (1/2 INCH IRON PIPE) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO KEITH A. GAUSE (DEED VOLUME 1000, PAGE 108), PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 913.52 FEET, AN IRON PIN SET AT 1115.02 FEET, AND AN EXISTING IRON PIN (3/4 INCH PINCH-TOP PIPE) AT 1215.78 FEET;

THENCE WITH THE EAST LINE OF THE SAID KEITH GAUSE PARCEL, NORTH 00 DEGREES 55 MINUTES 15 SECONDS EAST 541.51 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 173.15 FEET;

THENCE TRAVERSING INTO THE SAID GAUSE, DOOLEY, & GAUSE PARCEL, SOUTH 89 DEGREES 04 MINUTES 45 SECONDS EAST 104.69 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH THE SAID GAUSE, DOOLEY, & GAUSE PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 89 DEGREES 04 MINUTES 45 SECONDS EAST 63.78 FEET TO A POINT, PASSING AN IRON PIN SET AT 31.89 FEET;
2. SOUTH 37 DEGREES 27 MINUTES 38 SECONDS EAST 397.96 FEET TO A POINT;
3. SOUTH 76 DEGREES 16 MINUTES 36 SECONDS EAST 54.91 FEET TO A POINT;
4. NORTH 74 DEGREES 39 MINUTES 03 SECONDS EAST 670.04 FEET TO A POINT ON THE WEST LINE OF A PARCEL CONVEYED TO RAY W. STULL II (O.R. VOLUME 2851, PAGE 835);

THENCE WITH THE WEST LINE OF THE SAID STULL PARCEL, SOUTH 57 DEGREES 15 MINUTES 24 SECONDS EAST 19.13 FEET TO A N EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO TYLER D. ELEKES (O.R. VOLUME 2997, PAGE 581);

THENCE WITH THE WEST LINE OF THE SAID ELEKES PARCEL, SOUTH 07 DEGREES 59 MINUTES 21 SECONDS WEST 38.95 FEET TO AN IRON PIN SET;

THENCE TRAVERSING INTO THE ABOVE SAID GAUSE, DOOLEY, & GAUSE PARCEL THE FOLLOWING THREE COURSES AND DISTANCES;

1. SOUTH 74 DEGREES 39 MINUTES 03 SECONDS WEST 680.35 FEET TO A POINT;
2. NORTH 76 DEGREES 16 MINUTES 36 SECONDS WEST 85.49 FEET TO A POINT;
3. NORTH 37 DEGREES 27 MINUTES 38 SECONDS WEST, PASSING AN IRON PIN SET AT 25.38 FEET, A TOAL DISTANCE OF 455.17 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 11TH DAY OF MAY 2026, FROM A FIELD SURVEY COMPLETED ON THE 27TH DAY OF APRIL 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
REGISTERED PROFESSIONAL SURVEYOR PS 8536

7317 TRACT 3



DESCRIPTION

APPROVED

By: D.M. Barnhard
6-5-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/1/26
DATE

SURVEY FOR ANGEL GAUSE
AUDITOR'S PARCEL NUMBER
35-30-71-27-004 (ALL) & 35-30-71-28-000 (ALL)

DESCRIPTION
APPROVED
By: *J.M. Parshard*
6-5-2026

BEING THE PARCEL CONVEYED TO ANGEL M. GAUSE IN O.R. VOLUME 3152, PAGE 305 (1/3 INTEREST), BRIANNA A. DOOLEY IN O.R. VOLUME 3152, PAGE 307 (1/3 INTEREST) AND JAMES I. GAUSE AND GALINA B. GAUSE IN O.R. VOLUME 3152, PAGE 310 (1/6 INTEREST EACH) AND THE PARCEL CONVEYED TO ANGEL M. GAUSE IN O.R. VOLUME 3152, PAGE 642 (1/3 INTEREST), BRIANNA A. DOOLEY IN O.R. VOLUME 3152, PAGE 644 (1/3 INTEREST) AND JAMES I. GAUSE AND GALINA B. GAUSE IN O.R. VOLUME 3152, PAGE 647 (1/6 INTEREST EACH) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 8 OF CRAIGS SURVEY OF QUARTER TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

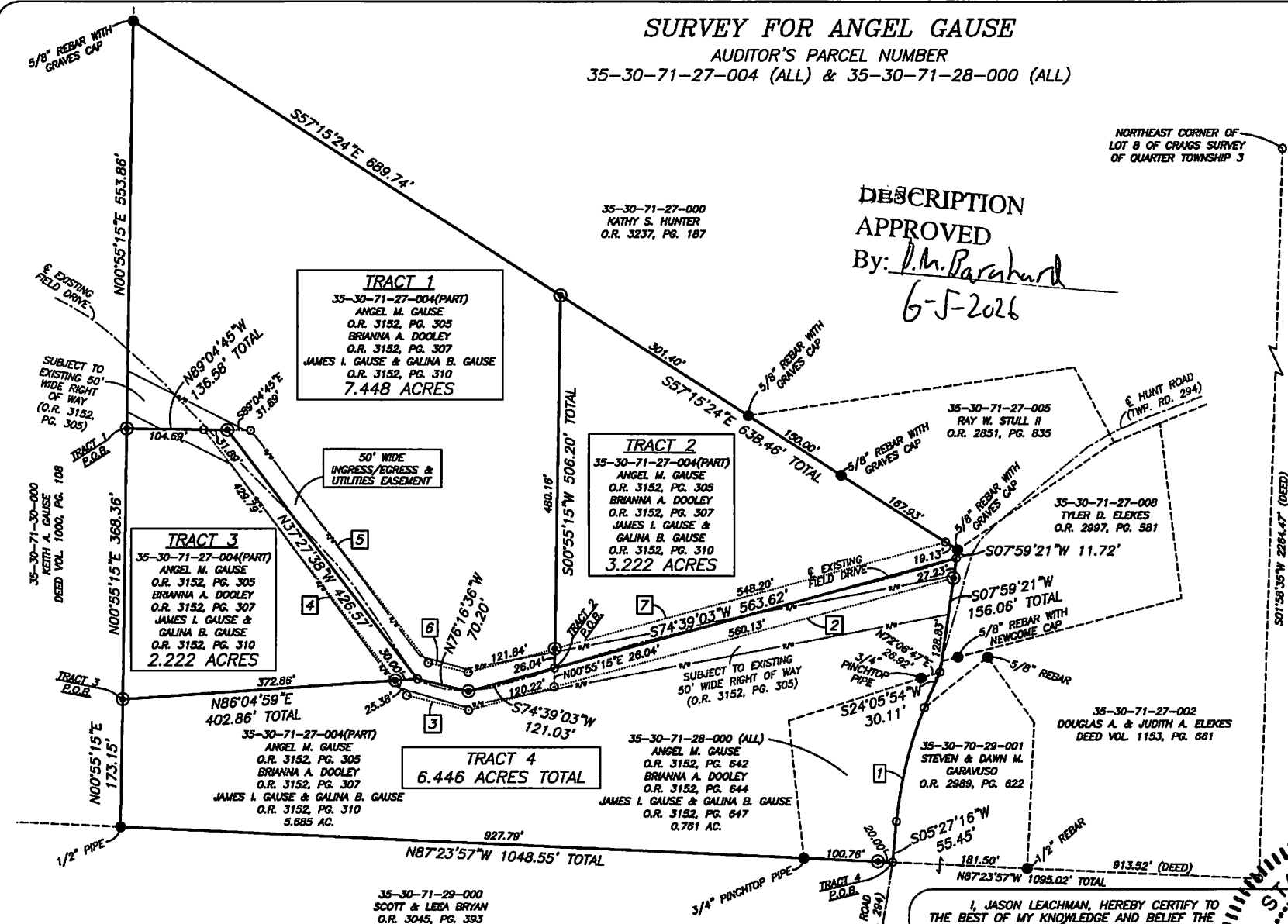
1	CHORD - 514'48"16"W 181.59'
	RAD - 559.91'
	ARC - 182.40'
	DELTA - 18°39'54"
2	S74°39'03"W 680.35' TOTAL
3	N76°16'36"W 85.49'
4	N37°27'38"W 455.17' TOTAL
5	S37°27'38"E 397.96'
6	S76°16'36"E 54.91'
7	N74°39'03"E 670.04' TOTAL

NOTE 1: TRACTS 1, 2, AND 3 HAVE THE RIGHT TO USE AND ARE SUBJECT TO THE DESCRIBED 50' WIDE INGRESS/EGRESS AND UTILITIES EASEMENT. TRACT 4 DOES NOT HAVE THE RIGHT TO USE AND IS SUBJECT TO THE DESCRIBED 50' WIDE INGRESS/EGRESS AND UTILITIES EASEMENT. ALL FOUR TRACTS ARE SUBJECT TO THE EXISTING 50' WIDE RIGHT OF WAY AS RECORDED IN O.R. 3152, PAGE 305.

NOTE 2: ALL FOUR TRACTS ARE IN FLOOD ZONE X BASED ON FIRM 39115C0145G.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF FIVE PARCELS COMPLETED APRIL 15, 1988 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 0.781 AC. PARCEL COMPLETED DEC. 14, 1974 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 1.39± AC. PARCEL COMPLETED APRIL 15, 2021 BY J.D. NEWCOMB PS7321.
PREVIOUS SURVEY OF A 1.475 AC. PARCEL COMPLETED SEPT. 30, 1996 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 1.51± AC. PARCEL COMPLETED JUNE 17, 2020 BY J.D. NEWCOMB PS7321.
PREVIOUS SURVEY OF A 30.353 AC. & A 20.000 AC. PARCEL COMPLETED SEPT. 13, 1993 BY P.J. BOESHART PS6512.
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=150'
0 75 150 300

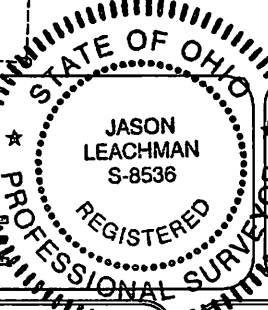
Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

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 5th DAY OF MAY, 2026, FROM A FIELD SURVEY COMPLETED THE 27th DAY OF APRIL 2026.

NOT RECORDABLE

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BD@btoho.com, www.BaselineSurveyingInc.com



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.

DRAWN BY: JWL	DATE: 05-11-26	SCALE: 1"=150'
CHECKED BY: MDN	JOB NO: 7317	DRAWING NO: Z\7317\7317.dwg