

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

SURVEY FOR JEFFERY AND BRANDY HUGHES

AUDITOR'S PARCEL NUMBERS
70-13-02-17-000 (PART-4.337 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO JEFFERY AND BRANDY HUGHES IN O.R. VOLUME 3071, PAGE 398 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 15 OF UNDERWOOD'S SUBDIVISION (UNDERWOOD'S RESERVATION-DEED VOLUME E, PAGE 62 AND PLAT BOOK A-O, PAGE 55), QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE SAID LOT 15;

THENCE SOUTH 01 DEGREES 34 MINUTES 36 SECONDS WEST 372.67 FEET (DEED) TO A POINT, SAID POINT BEING SOUTH 51 DEGREES 38 MINUTES 38 SECONDS WEST 48.42 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP);

THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO THE ZANESVILLE MUSKINGUM COUNTY PORT AUTHORITY (DEED VOLUME 1142, PAGE 426), NORTH 87 DEGREES 27 MINUTES 54 SECONDS WEST 763.62 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO JEFFREY L. STOTTS (DEED VOLUME 1160, PAGE 858);

THENCE CONTINUING WITH THE SOUTH LINE OF THE PORT AUTHORITY PARCEL, NORTH 87 DEGREES 27 MINUTES 54 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT 1270.00 FEET, A TOTAL DISTANCE OF 1300.86 FEET TO A POINT IN THE CENTER OF NORTH RIVER ROAD EAST (STATE ROUTE 666), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SAID ROAD THE FOLLOWING TEN COURSES AND DISTANCES:

1. SOUTH 15 DEGREES 53 MINUTES 26 SECONDS WEST 48.23 FEET TO A POINT;
2. SOUTH 10 DEGREES 14 MINUTES 09 SECONDS WEST 80.05 FEET TO A POINT;
3. SOUTH 14 DEGREES 15 MINUTES 07 SECONDS WEST 99.72 FEET TO A POINT;
4. SOUTH 31 DEGREES 03 MINUTES 31 SECONDS WEST 96.94 FEET TO A POINT;
5. SOUTH 31 DEGREES 52 MINUTES 33 SECONDS WEST 93.72 FEET TO A POINT;
6. SOUTH 26 DEGREES 29 MINUTES 39 SECONDS WEST 120.93 FEET TO A POINT;
7. SOUTH 21 DEGREES 49 MINUTES 59 SECONDS WEST 74.57 FEET TO A POINT, SAID POINT BEING NORTH 26 DEGREES 13 MINUTES 34 SECONDS WEST 150.00 FEET FROM AN IRON PIN SET;
8. SOUTH 21 DEGREES 49 MINUTES 59 SECONDS WEST 41.94 FEET TO A POINT;
9. SOUTH 16 DEGREES 16 MINUTES 20 SECONDS WEST 75.42 FEET TO A POINT;
10. SOUTH 16 DEGREES 52 MINUTES 32 SECONDS WEST 558.01 FEET TO A POINT;

THENCE LAVING THE SAID ROAD AND WITH THE NORTH LINE OF PARCELS OWNED BY LAWRENCE GOINS (DEED VOLUME 1085, PAGE 312) AND RICKEY E. DONNELLY (DEED VOLUME 1020, PAGE 537), NORTH 70 DEGREES 23 MINUTES 33 SECONDS WEST, PASSING AN IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 198.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP) ON THE EAST LINE OF A PARCEL CONVEYED TO THE BOARD OF PARK COMMISSIONERS OF THE MUSKINGUM COUNTY PARK DISTRICT (DEED VOLUME 1153, PAGE 567);

THENCE WITH THE EAST LINE OF THE SAID PARK DISTRICT PARCEL, THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 26 DEGREES 00 MINUTES 30 SECONDS EAST 727.48 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);
2. NORTH 23 DEGREES 57 MINUTES 07 SECONDS EAST 321.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);
3. NORTH 20 DEGREES 53 MINUTES 14 SECONDS EAST 257.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);
4. NORTH 18 DEGREES 37 MINUTES 02 SECONDS EAST 310.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);

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THENCE LEAVING THE SAID EAST LINE OF THE PARK DISTRICT PARCEL, SOUTH 89 DEGREES 13 MINUTES 53 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP) AT 49.79 FEET, A TOTAL DISTANCE OF 93.65 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID NORTH RIVER ROAD EAST;

THENCE WITH THE SAID ROAD, SOUTH 18 DEGREES 45 MINUTES 52 SECONDS WEST 359.24 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.337 ACRES TOTAL FROM AUDITOR’S PARCEL NUMBER 70-13-02-17-000 (PART). SUBJECT TO A 30 FEET WIDE RIGHT OF WAY AS RECORDED IN PLAT BOOK 15, PAGE 91, ALL LEGAL ROAD RIGHT OF WAYS OF NORTH RIVER ROAD EAST (STATE ROUTE 666) AND ALL OTHER 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 20TH DAY OF APRIL 2026, FROM A FIELD SURVEY COMPLETED ON THE 17TH DAY OF APRIL 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
5/19/26
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhart
5-18-2026

SURVEY FOR SEBASTIAN HUGHES

AUDITORS PARCEL NUMBER

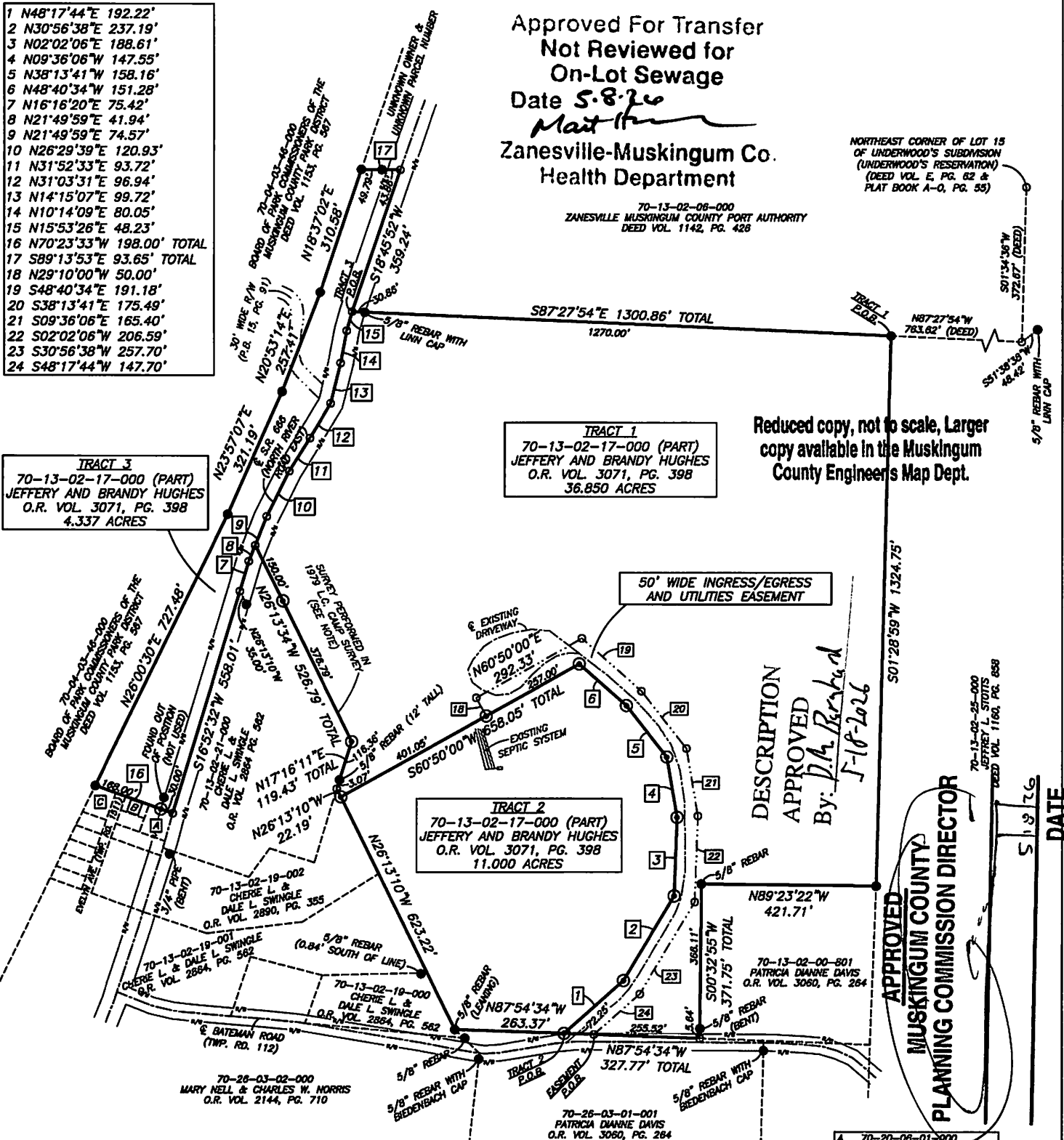
70-13-02-17-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JEFFERY AND BRANDY HUGHES IN O.R. VOLUME 3071, PAGE 398 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 15 OF UNDERWOOD'S SUBDIVISION (UNDERWOOD'S RESERVATION - DEED VOLUME E, PAGE 62 AND PLAT BOOK A-O, PAGE 55), QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON 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 N48°17'44"E 192.22'
- 2 N30°56'38"E 237.19'
- 3 N02°02'06"E 188.61'
- 4 N09°36'06"W 147.55'
- 5 N38°13'41"W 158.16'
- 6 N48°40'34"W 151.28'
- 7 N16°16'20"E 75.42'
- 8 N21°49'59"E 41.94'
- 9 N21°49'59"E 74.57'
- 10 N26°29'39"E 120.93'
- 11 N31°52'33"E 93.72'
- 12 N31°03'31"E 96.94'
- 13 N14°15'07"E 99.72'
- 14 N10°14'09"E 80.05'
- 15 N15°53'26"E 48.23'
- 16 N70°23'33"W 198.00' TOTAL
- 17 S89°13'53"E 93.65' TOTAL
- 18 N29°10'00"W 50.00'
- 19 S48°40'34"E 191.18'
- 20 S38°13'41"E 175.49'
- 21 S09°36'06"E 165.40'
- 22 S02°02'06"W 206.59'
- 23 S30°56'38"W 257.70'
- 24 S48°17'44"W 147.70'

TRACT 3
70-13-02-17-000 (PART)
JEFFERY AND BRANDY HUGHES
O.R. VOL. 3071, PG. 398
4.337 ACRES



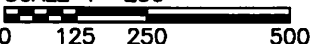
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 53.21 AC. PARCEL COMPLETED NOV. 24, 2008 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 53.39 AC. PARCEL COMPLETED JUNE 5, 1981 BY J.R. MARSHALL PS3307.
PREVIOUS SURVEY OF A 4.65 AC. PARCEL COMPLETED JULY 3, 1979 BY L.C. CAMP PS5843.
PREVIOUS SURVEY OF 3 TRACTS COMPLETED MARCH 27, 1993 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 5.63 AC. PARCEL COMPLETED JULY 2, 1979 BY L.C. CAMP PS5843.
PREVIOUS SURVEY OF A 3.68 AC. PARCEL COMPLETED JUNE 5, 1981 BY J.R. MARSHALL PS3307.
PLAT BOOK 5, PAGE 44
PLAT BOOK 15, PAGE 91
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=250'



NOTE:
THE 1979 L.C. CAMP SURVEY (OF PARCEL NUMBER 70-13-02-21-000) OVERLAPS WITH THE 1981 J.R. MARSHALL SURVEY AND WITH THE 2008 S.M. BOWMAN SURVEY OF THE SUBJECT PROPERTY (PARCEL NUMBER 70-13-02-17-000). THE L.C. CAMP SURVEY CORRESPONDS WITH THE 1 ACRE EXCEPTION AS INDICATED IN PRIOR DEEDS OF THE SUBJECT PROPERTY (I.E. DEED VOL. 1078, PG. 112 & DEED VOL. 547, PG. 508).

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 17TH DAY OF APRIL, 2026, FROM A FIELD SURVEY COMPLETED THE 17TH DAY OF APRIL, 2026.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

STATE OF OHIO
JASON LEACHMAN
S-8536
REGISTERED PROFESSIONAL SURVEYOR

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: JDL@rohio.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: 04-20-26 SCALE: 1"=250'
CHECKED BY: MDN JOB NO: 7312 DRAWING NO: 2\7312\7312.dwg