

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-11.000 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 WITH THE WEST LINE OF THE SAID STOTTS PARCEL, SOUTH 01 DEGREES 28 MINUTES 59 SECONDS WEST 1324.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO PATRICIA DIANNE DAVIS (O.R. VOLUME 3060, PAGE 264), NORTH 89 DEGREES 23 MINUTES 22 SECONDS WEST 421.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT THE NORTHWEST CORNER OF THE SAID DAVIS PARCEL;

THENCE WITH THE WEST LINE OF THE SAID DAVIS PARCEL, SOUTH 00 DEGREES 32 MINUTES 55 SECONDS WEST, PASSING AN EXISTING IRON PIN (BENT 5/8 INCH REBAR-NO CAP) AT 366.11 FEET, A TOTAL DISTANCE OF 371.75 FEET TO A POINT;

THENCE LEAVING THE SAID DAVIS PARCEL AND WITH THE SOUTH LINE OF THE ABOVE HUGHES PARCEL, NORTH 87 DEGREES 54 MINUTES 34 SECONDS WEST 327.77 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID HUGHES SOUTH LINE, NORTH 87 DEGREES 54 MINUTES 34 SECONDS WEST 263.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-LEANING) ON THE EAST LINE OF A PARCEL CONVEYED TO CHERIE L. AND DALE L. SWINGLE (O.R. VOLUME 2864, PAGE 562);

THENCE WITH THE SAID SWINGLE EAST LINE AND THE EAST LINE OF A PARCEL CONVEYED TO CHERIE L. AND DALE L. SWINGLE (O.R. VOLUME 2890, PAGE 355), NORTH 26 DEGREES 13 MINUTES 10 SECONDS WEST 623.22 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SWINGLE EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID HUGHES PARCEL THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. NORTH 60 DEGREES 50 MINUTES 00 SECONDS EAST, PASSING AN IRON PIN SET AT 401.05 FEET, A TOTAL DISTANCE OF 658.05 FEET TO AN IRON PIN SET;
2. SOUTH 48 DEGREES 40 MINUTES 34 SECONDS EAST 151.28 FEET TO AN IRON PIN SET;
3. SOUTH 38 DEGREES 13 MINUTES 41 SECONDS EAST 158.16 FEET TO AN IRON PIN SET;
4. SOUTH 09 DEGREES 36 MINUTES 06 SECONDS EAST 147.55 FEET TO AN IRON PIN SET;
5. SOUTH 02 DEGREES 02 MINUTES 06 SECONDS WEST 188.61 FEET TO AN IRON PIN SET;
6. SOUTH 30 DEGREES 56 MINUTES 38 SECONDS WEST 237.19 FEET TO AN IRON PIN SET;
7. SOUTH 48 DEGREES 17 MINUTES 44 SECONDS WEST 192.22 FEET TO THE **PLACE OF BEGINNING.**

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**CONTAINING 11.000 ACRES TOTAL FROM AUDITOR'S PARCEL NUMBER 70-13-02-17-000 (PART).
SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF BATEMAN ROAD (TOWNSHIP ROAD 112), AND
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 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 WITH THE WEST LINE OF THE SAID STOTTS PARCEL, SOUTH 01 DEGREES 28 MINUTES 59 SECONDS WEST 1324.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO PATRICIA DIANNE DAVIS (O.R. VOLUME 3060, PAGE 264), NORTH 89 DEGREES 23 MINUTES 22 SECONDS WEST 421.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT THE NORTHWEST CORNER OF THE SAID DAVIS PARCEL;

THENCE WITH THE WEST LINE OF THE SAID DAVIS PARCEL, SOUTH 00 DEGREES 32 MINUTES 55 SECONDS WEST, PASSING AN EXISTING IRON PIN (BENT 5/8 INCH REBAR-NO CAP) AT 366.11 FEET, A TOTAL DISTANCE OF 371.75 FEET TO A POINT;

THENCE LEAVING THE SAID DAVIS PARCEL AND WITH THE SOUTH LINE OF THE ABOVE HUGHES PARCEL, NORTH 87 DEGREES 54 MINUTES 34 SECONDS WEST 255.52 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID HUGHES SOUTH LINE, NORTH 87 DEGREES 54 MINUTES 34 SECONDS WEST 72.25 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID HUGHES PARCEL THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

1. NORTH 48 DEGREES 17 MINUTES 44 SECONDS EAST 192.22 FEET TO AN IRON PIN SET;
2. NORTH 30 DEGREES 56 MINUTES 38 SECONDS EAST 237.19 FEET TO AN IRON PIN SET;
3. NORTH 02 DEGREES 02 MINUTES 06 SECONDS EAST 188.61 FEET TO AN IRON PIN SET;
4. NORTH 09 DEGREES 36 MINUTES 06 SECONDS WEST 147.55 FEET TO AN IRON PIN SET;
5. NORTH 38 DEGREES 13 MINUTES 41 SECONDS WEST 158.16 FEET TO AN IRON PIN SET;
6. NORTH 48 DEGREES 40 MINUTES 34 SECONDS WEST 151.28 FEET TO AN IRON PIN SET;
7. SOUTH 60 DEGREES 50 MINUTES 00 SECONDS WEST 257.00 FEET TO AN IRON PIN SET;
8. NORTH 29 DEGREES 10 MINUTES 00 SECONDS WEST 50.00 FEET TO A POINT;
9. NORTH 60 DEGREES 50 MINUTES 00 SECONDS EAST 292.33 FEET TO A POINT;
10. SOUTH 48 DEGREES 40 MINUTES 34 SECONDS EAST 191.18 FEET TO A POINT;
11. SOUTH 38 DEGREES 13 MINUTES 41 SECONDS EAST 175.49 FEET TO A POINT;
12. SOUTH 09 DEGREES 36 MINUTES 06 SECONDS EAST 165.40 FEET TO A POINT;
13. SOUTH 02 DEGREES 02 MINUTES 06 SECONDS WEST 206.59 FEET TO A POINT;
14. SOUTH 30 DEGREES 56 MINUTES 38 SECONDS WEST 257.70 FEET TO A POINT;
15. SOUTH 48 DEGREES 17 MINUTES 44 SECONDS WEST 147.70 FEET TO THE PLACE OF BEGINNING.

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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 RECORDED
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
5 | 18 | 26
DATE

DESCRIPTION
APPROVED
By: J.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

TRACT 1
70-13-02-17-000 (PART)
JEFFERY AND BRANDY HUGHES
O.R. VOL. 3071, PG. 398
36.850 ACRES

TRACT 2
70-13-02-17-000 (PART)
JEFFERY AND BRANDY HUGHES
O.R. VOL. 3071, PG. 398
11.000 ACRES

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 53.21 AC. PARCEL COMPLETED NOV. 24, 2006 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 53.39 AC. PARCEL COMPLETED JUNE 5, 1981 BY J.R. MARSHALL PSS307.
PREVIOUS SURVEY OF A 4.65 AC. PARCEL COMPLETED JULY 3, 1979 BY L.C. CAMP PSS843.
PREVIOUS SURVEY OF 3 TRACTS COMPLETED MARCH 27, 1993 BY T.W. FINLEY PS7222.
PREVIOUS SURVEY OF A 5.03 AC. PARCEL COMPLETED JULY 2, 1979 BY L.C. CAMP PSS843.
PREVIOUS SURVEY OF A 3.88 AC. PARCEL COMPLETED JUNE 5, 1981 BY J.R. MARSHALL PSS307.
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'

0 125 250 500

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 ON APRIL 20, 2026. FROM A FIELD SURVEY COMPLETED THE 7TH DAY OF APRIL, 2026.

BASELINE SURVEYING, INC.

3010 EAST PINE, ZANESVILLE, OHIO 43701
phone: 740-453-4830, email: BDI@bdi.com, www.BaselineSurveyingInc.com

Approved For Transfer
On-Lot Sewage O.K.

Date 5.8.26

Zanesville-Muskingum Co.
Health Department

70-13-02-06-000
ZANESVILLE MUSKINGUM COUNTY PORT AUTHORITY
DEED VOL. 1142, PG. 426

NORTHEAST CORNER OF LOT 15
OF UNDERWOOD'S SUBDIVISION
(UNDERWOOD'S RESERVATION)
(DEED VOL. E, PG. 62 &
PLAT BOOK A-O, PG. 55)

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

DESCRIPTION
APPROVED
By: J.A. Barnhart
5-8-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

- A 70-20-06-01-000
LAWRENCE GOINS
DEED VOL. 1085, PG. 312
- B 70-20-06-02-000
LAWRENCE GOINS
DEED VOL. 1085, PG. 312
- C 70-20-05-01-000
RICKEY E. DONNELLY
DEED VOL. 1020, PG. 537

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 2006 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. 506).

STATE OF OHIO
JASON LEACHMAN
S-8536
REGISTERED PROFESSIONAL SURVEYOR

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: Z\7312\7312.dwg

DATE
5/19/26