

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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SURVEY FOR JEFFERY AND BRANDY HUGHES

AUDITOR'S PARCEL NUMBERS
70-13-02-17-000 (PART-36.850 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), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

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 (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;

THENCE TRAVERSING THROUGH THE ABOVE SAID HUGHES PARCEL THE FOLLOWING SEVEN 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, PASSING AN IRON PIN SET AT 257.00 FEET, A TOTAL DISTANCE OF 658.05 FEET TO AN IRON PIN SET ON THE EAST LINE OF A PARCEL CONVEYED TO CHERIE L. AND DALE L. SWINGLE (O.R. VOLUME 2890, PAGE 355);

THENCE WITH THE SAID SWINGLE EAST LINE, NORTH 26 DEGREES 13 MINUTES 10 SECONDS WEST 22.19 FEET TO A POINT 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 (O.R. VOLUME 2864, PAGE 562), NORTH 17 DEGREES 16 MINUTES 11 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT 3.07 FEET, A TOTAL DISTANCE OF 119.43 FEET TO AN IRON PIN SET;

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THENCE WITH THE NORTH LINE OF THE SAID SWINGLE PARCEL (O.R. VOLUME 2864, PAGE 562), NORTH 26 DEGREES 13 MINUTES 34 SECONDS WEST, PASSING AN IRON PIN SET AT 376.79 FEET, A TOTAL DISTANCE OF 526.79 FEET TO A POINT IN THE CENTER OF NORTH RIVER ROAD EAST (STATE ROUTE 666),

THENCE WITH THE CENTER OF THE SAID ROAD, THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. NORTH 21 DEGREES 49 MINUTES 59 SECONDS EAST 74.57 FEET TO A POINT;
2. NORTH 26 DEGREES 29 MINUTES 39 SECONDS EAST 120.93 FEET TO A POINT;
3. NORTH 31 DEGREES 52 MINUTES 33 SECONDS EAST 93.72 FEET TO A POINT;
4. NORTH 31 DEGREES 03 MINUTES 31 SECONDS EAST 96.94 FEET TO A POINT;
5. NORTH 14 DEGREES 15 MINUTES 07 SECONDS EAST 99.72 FEET TO A POINT;
6. NORTH 10 DEGREES 14 MINUTES 09 SECONDS EAST 80.05 FEET TO A POINT;
7. NORTH 15 DEGREES 53 MINUTES 26 SECONDS EAST 48.23 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF THE ABOVE SAID ZANESVILLE MUSKINGUM COUNTY PORT AUTHORITY PARCEL, SOUTH 87 DEGREES 27 MINUTES 54 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT 30.86 FEET, A TOTAL DISTANCE OF 1300.86 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 36.850 ACRES TOTAL FROM AUDITOR'S PARCEL NUMBER 70-13-02-17-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF NORTH RIVER ROAD EAST (STATE ROUTE 666) AND BATEMAN ROAD (TOWNSHIP ROAD 112), AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO 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;

7312 HUGHES-TRACT 1

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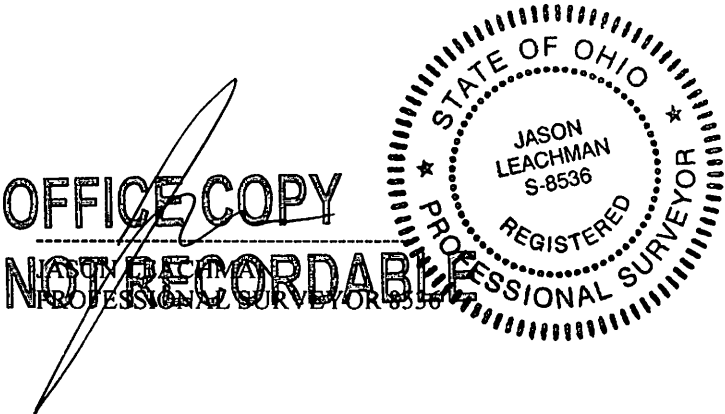
THENCE TRAVERSING THROUGH THE ABOVE SAID HUGHES PARCEL THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

- 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.

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.



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

