

Baseline Surveying, Inc.
Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

MUSKINGUM COUNTY LAND REUTILIZATION CORPORATION
AUDITOR'S PARCEL NUMBER
83-02-03-01-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO THE MUSKINGUM COUNTY LAND REUTILIZATION CORPORATION IN O.R. 3012, PAGE 341 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 20 OF ENGLEWOOD (PLAT BOOK 4, PAGE 32), CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20 OF ENGLEWOOD (PLAT BOOK 4, PAGE 32);

THENCE WITH THE EAST LINE OF THE SAID LOT (WEST LINE OF GRAY STREET (50 FEET WIDE)), NORTH 03 DEGREES 15 MINUTES 09 SECONDS EAST 144.00 FEET (CALCULATED) TO AN IRON PIN SET;

THENCE LEAVING THE SAID LOT LINE AND TRAVERSING THROUGH THE ABOVE SAID MUSKINGUM COUNTY LAND REUTILIZATION CORPORATION PARCEL, NORTH 86 DEGREES 45 MINUTES 00 SECONDS WEST 105.61 FEET TO A POINT ON THE EAST LINE OF AN ALLEY, PASSING AN IRON PIN SET AT 60.00 FEET;

THENCE WITH THE EAST LINE OF THE SAID ALLEY, NORTH 02 DEGREES 51 MINUTES 05 SECONDS EAST 42.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO TONIA ATKINSON IN O.R. 1802, PAGE 859, PASSING AN IRON PIN SET AT 5.00 FEET AND AT 38.00 FEET;

THENCE LEAVING THE SAID ALLEY AND WITH THE SOUTH LINE OF THE SAID ATKINSON PARCEL, SOUTH 86 DEGREES 45 MINUTES 00 SECONDS EAST 105.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH WILLIS CAP) ON THE WEST LINE OF THE ABOVE SAID GRAY STREET, PASSING AN IRON PIN SET AT 55.90 FEET;

THENCE WITH THE WEST LINE OF THE SAID STREET, SOUTH 03 DEGREES 15 MINUTES 09 SECONDS WEST 42.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.102 ACRES. SUBJECT TO ALL 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 13TH DAY OF FEBRUARY 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11TH DAY OF FEBRUARY 2026.

OFFICE COPY
~~NOT RECORDABLE~~
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: P.A. Barnhard
4-2-2026

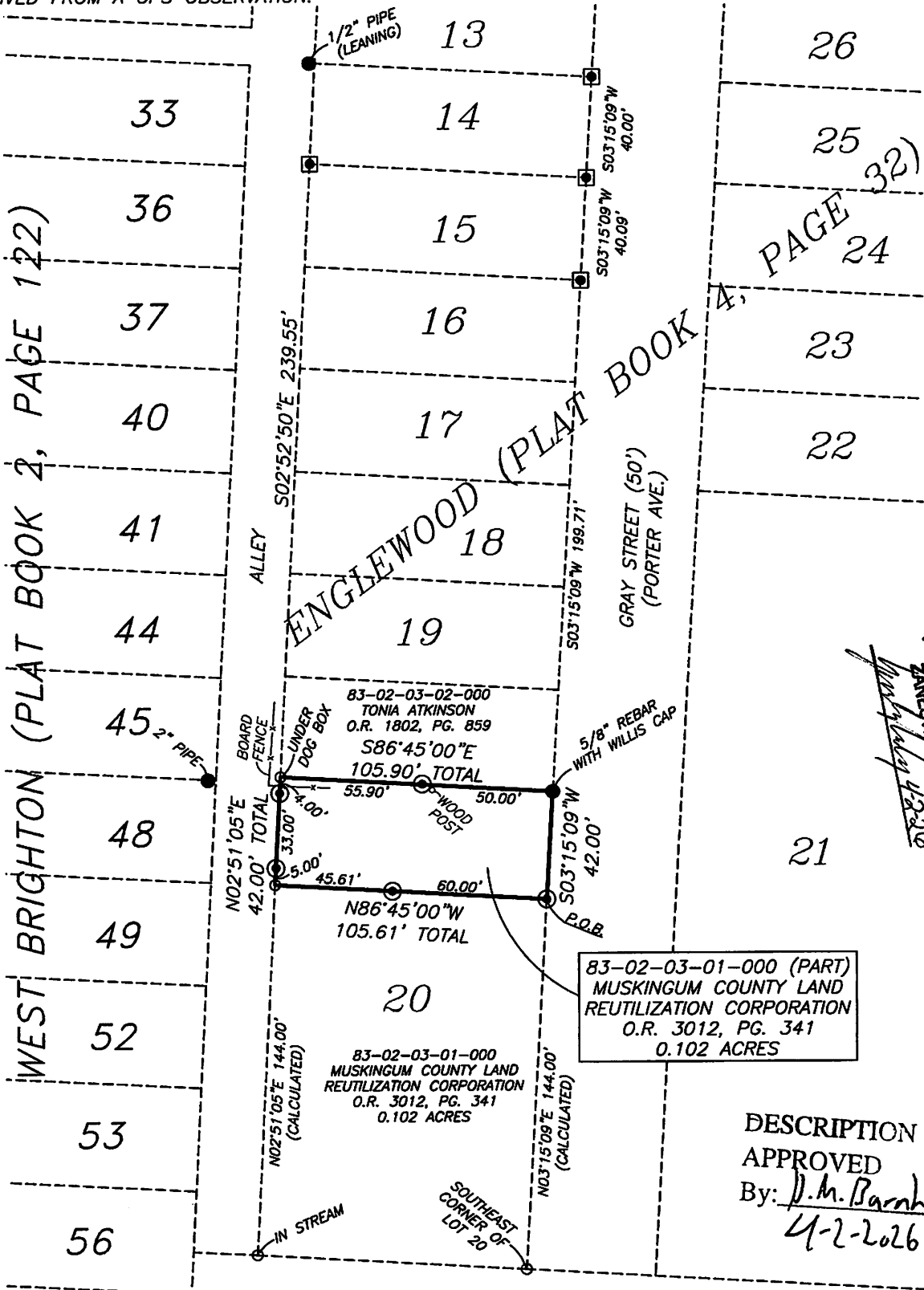
APPROVED BY CITY
PLANNING COMMISSION
ZANESVILLE, OHIO
[Signature] 4-2-2026

SURVEY FOR THE MUSKINGUM CO. LAND REUTILIZATION CORP.

AUDITOR'S PARCEL NUMBER
83-02-03-01-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO THE MUSKINGUM COUNTY LAND REUTILIZATION CORPORATION IN O.R. 3012, PAGE 341 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 20 OF ENGLEWOOD (PLAT BOOK 4, PAGE 32), CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.449 AC. PARCEL COMPLETED
FEB. 27, 2022 BY T.D. WILLIS PS7996.
PREVIOUS SURVEY OF A 0.67 AC. PARCEL COMPLETED
MARCH 24, 1994 BY L.P. DINAN PS5451.
PLAT BOOK 4, PAGE 32
PLAT BOOK 2, PAGE 122
MUSKINGUM COUNTY GIS

LEGEND

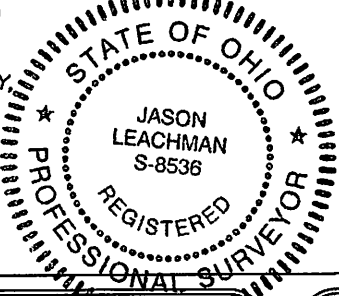
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- AXLE FOUND

SCALE 1"=60'
0 30 60 120

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 15TH DAY OF FEBRUARY, 2026. MY FIELD SURVEY COMPLETED THE 14TH DAY OF FEBRUARY, 2026.

NOT RECORDABLE

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@roahio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 02-13-26	SCALE: 1"=60'
CHECKED BY: MDN	JOB NO: 7294	DRAWING NO: Z:\7294\7294.dwg