

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bel@rrohio.com

Telephone (740) 453-4850

15 FEET WIDE SANITARY SEWER EASEMENT

M & S INVESTMENT PROPERTIES LLC.

AUDITOR'S PARCEL NUMBER

51-60-03-47-000 (PART)

BEING A PART OF LOT 21 OF WALTER'S WAY SUBDIVISION (PLAT BOOK 18, PAGE 53) AS CONVEYED TO M & S INVESTMENT PROPERTIES LLC. IN O.R. VOLUME 3257, PAGE 137 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID LOT 21;

THENCE WITH THE WEST LINE OF THE SAID LOT 21, SOUTH 09 DEGREES 39 MINUTES 04 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT 0.22 FEET, A TOTAL DISTANCE OF 83.24 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID LOT LINE AND TRAVERSING THROUGH THE ABOVE SAID M & S INVESTMENTS PROPERTIES LLC, SOUTH 48 DEGREES 48 MINUTES 45 SECONDS EAST 47.11 FEET TO A POINT ON THE NORTH LINE OF WALTER'S WAY (PRIVATE ROAD – MESSER PROPERTIES LLC, DEED VOLUME 1151, PAGE 687), SAID POINT BEING NORTH 84 DEGREES 57 MINUTES 01 SECONDS WEST 9.72 FEET FROM AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE SAID LOT 21;

THENCE WITH THE NORTH LINE OF THE SAID ROAD, NORTH 84 DEGREES 57 MINUTES 01 SECONDS WEST 25.44 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID M & S INVESTMENT PROPERTIES LLC. PARCEL, NORTH 48 DEGREES 48 MINUTES 45 SECONDS WEST 17.36 FEET TO A POINT ON THE WEST LINE OF THE SAID LOT 21, SAID POINT BEING NORTH 09 DEGREES 39 MINUTES 04 SECONDS EAST 5.50 FEET FORM AN IRON PIN SET;

THENCE WITH THE WEST LINE OF THE SAID LOT 21, NORTH 09 DEGREES 39 MINUTES 04 SECONDS EAST 17.60 FEET TO THE PLACE OF BEGINNING.

PARCEL NUMBER 51-60-03-47-000 (LOT 21) IS SUBJECT TO THIS SANITARY SEWER EASEMENT AND PARCEL NUMBER 51-60-03-48-000 (LOT 22) HAS THE RIGHT TO USE THIS SANITARY SEWER EASEMENT.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

7122 SEWER EASEMENT

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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 12TH DAY OF MAY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 12TH DAY OF MAY 2025.

OFFICE COPY
JASON LEACHMAN
NOT RECORDABLE
PROFESSIONAL SURVEYOR S-8536



SANITARY SEWER EASEMENT FOR M & S INVESTMENT PROPERTIES LLC.

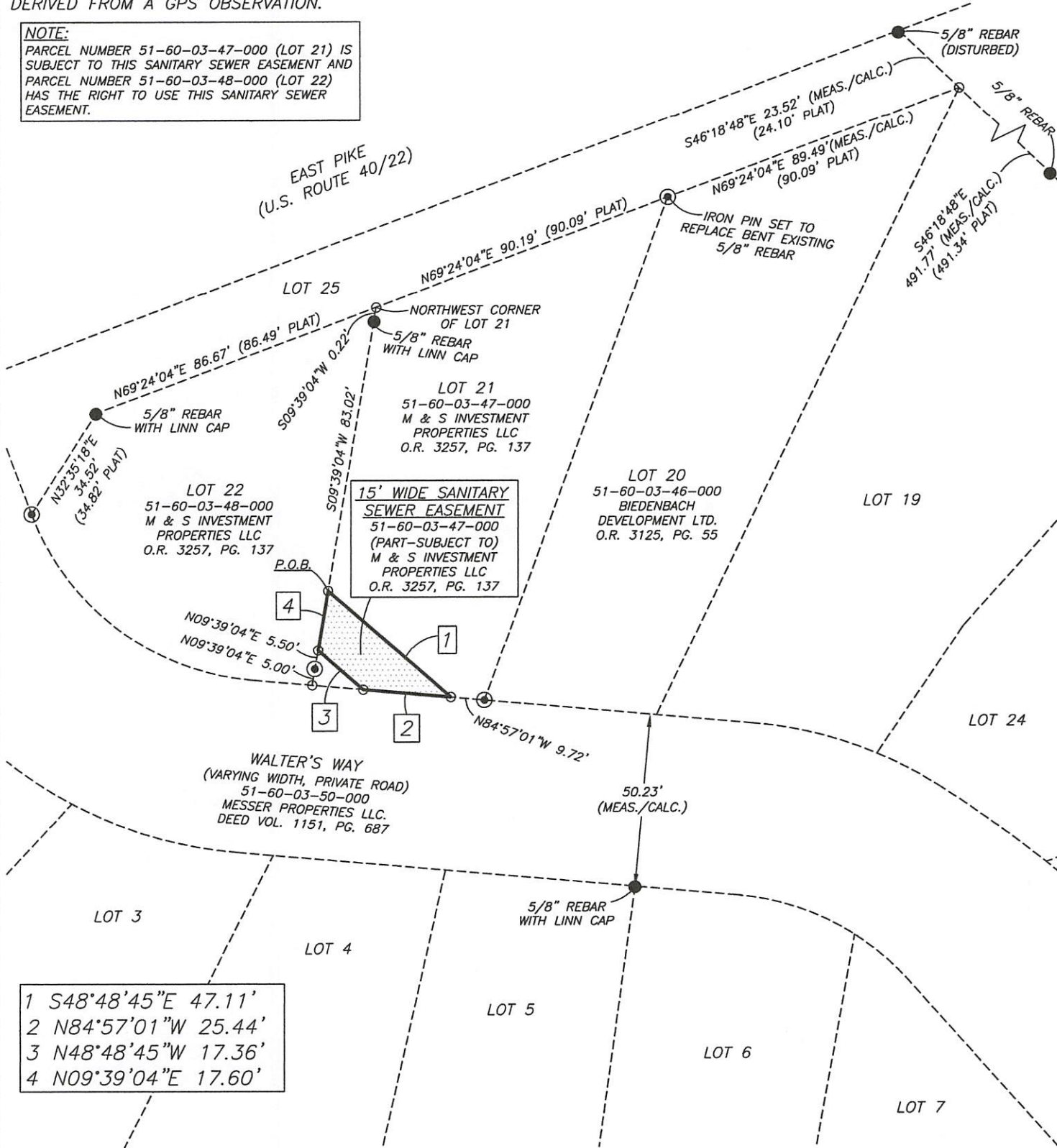
AUDITOR'S PARCEL NUMBER
51-60-03-47-000 (PART)

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

NOTE:

PARCEL NUMBER 51-60-03-47-000 (LOT 21) IS SUBJECT TO THIS SANITARY SEWER EASEMENT AND PARCEL NUMBER 51-60-03-48-000 (LOT 22) HAS THE RIGHT TO USE THIS SANITARY SEWER EASEMENT.



LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\"/>
- ANGLE POINTS

SCALE 1\"/>

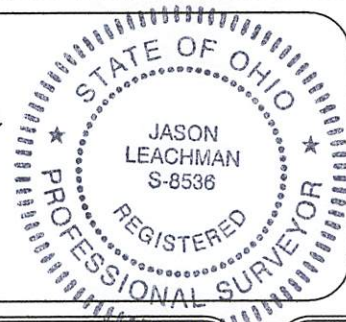


RESEARCH

DEEDS AS SHOWN
PLAT BOOK 18, PAGE 53
MUSKINGUM COUNTY GIS

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 12th DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED THE 12th DAY OF MAY, 2025.

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@rrhio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 05-12-25

SCALE: 1\"/>

CHECKED BY: MDN

JOB NO: 7122

DRAWING NO:
Z:\7122\WALTER'S WAY.dwg