

Mark S. Hill, PEPS
2387 High Point Dr.
Zanesville, OH 43701

JAMES J. BROWN II AND JULIE A. BROWN
All of Parcel No.: 62-47-01-14-000 0.08 acres
Part of Parcel No.: 62-43-01-23-000 0.07 acres
Part of Parcel No.: 62-47-01-11-001 8.19 acres
Total 8.34 acres

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Sections 15 and 16, Township 16 North, Range 14 West,

Being part of the lands conveyed to the James J. Brown, II and Julie A. Brown, in Deedbook 2447, page 19, parcel 1 and Deedbook 1129, page 14, bounded and described as follows:

Beginning at an axle found at the southwest corner of Section 15, Township 16, Range 14,

thence; along the west line of Section 15 North 02 degrees 49 minutes 13 seconds East 1,285.90 feet to a point in the centerline of Pinkerton Road (County Road 125), said point being the true place of beginning,

thence; along the center of said road North 64 degrees 07 minutes 37 seconds West 26.23 feet to a point on the south line of the Springfield Township School Lot,

thence; through the lands of said School Lot North 10 degrees 24 minutes 22 seconds West 38.82 feet to a 5/8 x 30-inch rebar set and capped M S Hill S-7536, here after referred to as an iron pin set,

thence; continuing through the lands of said school Lot and James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1, North 03 degrees 32 minutes 38 seconds East 119.21 feet to an iron pin set;

thence; continuing through the lands of James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1, North 43 degrees 51 minutes 36 seconds East 242.12 feet to an iron pin set,

thence; continuing through the lands of James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1, North 63 degrees 50 minutes 16 seconds West 160.37 feet to an iron pin set on the east line of Paxton Valley Farm Deedbook 2181, Page 64, Tract 1, Parcel 2,

thence; along the east line of Paxton Valley Farm Deedbook 2181, Page 64, Tract 1, Parcel 2 North 12 degrees 34 minutes 09 seconds East 116.78 feet to a stone found, being the northwest corner of James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1,

thence; along the north line of James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1 South 68 degrees 55 minutes 11 seconds East 755.70 feet to an iron pin found, being the northeast corner of James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1,

thence; along the east line of James J. Brown, II and Julie A. Brown Deedbook 2447, Page 19, Parcel 1 South 07 degrees 31 minutes 13 seconds West 483.99 feet to an iron pin found,

thence; continuing South 07 degrees 31 minutes 13 seconds West 25.73 feet to a point in the centerline of Pinkerton Road,

thence, along the centerline of Pinkerton Road the following four courses:

1. North 68 degrees 48 minutes 05 seconds West 128.23 feet to a point, referenced by an iron pin found North 21 degrees 27 minutes 12 seconds East 25.00 feet,
2. North 71 degrees 21 minutes 26 seconds West 355.04 feet to a point, referenced by an iron pin found North 20 degrees 44 minutes 12 seconds East 25.00 feet,
3. North 69 degrees 20 minutes 00 seconds West 115.92 feet to a point, referenced by an iron pin found North 20 degrees 46 minutes 52 seconds East 25.05 feet, and
4. North 64 degrees 07 minutes 38 seconds West 111.13 feet to the place of beginning containing 8.34 acres more or less.

This description prepared by Mark S. Hill, PS # 7536, from a field survey performed on February 20, 2016.

DESCRIPTION
APPROVED
BY: 

3/11/16

OFFICE COPY

~~NOT RECORDABLE~~

Mark S. Hill, PS 7536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR


3/11/16
Date Fee Paid

PLAT OF SURVEY FOR JAMES J. BROWN, II & JULIE A. BROWN

SITUATED IN THE STATE OF OHIO, MUSKINGUM COUNTY, SPRINGFIELD TOWNSHIP,
PART OF SECTION 15 AND 16, T-16N, R-14W

Approved For Transfer
On-Lot Sewage O.K.
Date 3-7-16

Zanesville-Muskingum Co.
Health Department

PAXTON VALLEY FARM, LLC.
DEED VOL. 2181, PG. 64,
TRACT 1, PARCEL 2

PAXTON VALLEY FARM, LLC.
DEED VOL. 2181, PG. 64,
TRACT 4

J.J. BROWN, II & J.A. BROWN
DEED VOL. 2447, PG. 19, PARCEL 3

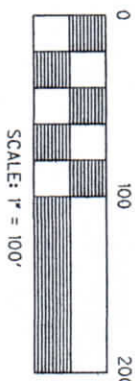
J.J. BROWN, II & J.A. BROWN
DEED VOL. 2447, PG. 19, PARCEL 1

JAMES J. BROWN, II & JULIE A. BROWN
DEED VOL. 2447, PAGE 19, PARCEL 1
DEED VOL. 1129, PAGE 14
8.34 ACRES

C.G. & G.S. COOPER
DEED VOL. 2246, PG. 424

PERTINENT DOCUMENTS AND SURVEYS USED:
- DEED REFERENCES SHOWN
- TAX MAPS
- SURVEY RECORDS FOUND IN THE MUSKINGUM
COUNTY ENGINEER'S OFFICE

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE TO BE ASSUMED
MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



NORTH

LEGEND

- IRON PIN SET 5/8"x30" W/CAP
- MARKED (M S HILL S-7536)
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- ⊗ AXLE FOUND
- POINT

PLAT PREPARED BY:

MARK S. HILL P.E., P.S.

2387 HIGH POINT DRIVE
ZANESVILLE, OH 43701
(740)450-3650

I HEREBY CERTIFY THIS PLAT TO BE CORRECT



OFFICE OF THE
COUNTY ENGINEER
NOT RECORDED

MARK HILL
PSL # 7536

DATE: FEBRUARY 28, 2016

PARCEL NO.	ACRES
ALL OF: 62-47-01-14-000	0.08 ACRES
PART OF: 62-43-01-23-000	0.07 ACRES
PART OF: 62-47-01-11-001	8.19 ACRES
TOTAL	8.34 ACRES

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

3/7/16

SOUTHWEST CORNER OF
SECTION 15, T16, R14

J.J. BROWN, II & J.A. BROWN
DEED VOL. 2447, PG. 19, PARCEL 2

COUNTY ROAD 125

CENTERLINE OF PINKERTON ROAD

N 20°46'52" E
25.05'

N 69°20'00" W
115.92'

N 10°24'22" W
38.82'

N 64°07'38" W
111.13'

N 64°07'37" W
26.23'

N 02°49'13" E
1285.90'

P.O.B.

SECTION 15

SECTION 16

0.07 ACRES

0.08 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

8.19 ACRES

8.34 ACRES

SEPTIC SYSTEM EASEMENT

SITUATED IN THE STATE OF OHIO, MUSKINGUM COUNTY, SPRINGFIELD TOWNSHIP,
PART OF SECTION 15 AND 16, T-16N, R 14W

