

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rrohio.com](mailto:bei@rrohio.com)

Telephone (740) 453-4850

## SURVEY FOR RICK KNOWLDEN

**EDWARD H. JONES JR.**

AUDITOR'S PARCEL NUMBER

81-43-02-06-000 (ALL)

BEING ALL OF LOT 34 AND 35 OF AN UNRECORDED SUBDIVISION KNOWN AS WHEELER PLACE AS CONVEYED TO EDWARD H. JONES, JR IN O.R. VOLUME 2989, PAGE 44 (1/2 INTEREST) AND IN DEED VOLUME 930, PAGE 351. SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 6;

**THENCE** NORTH 86 DEGREES 47 MINUTES 14 SECONDS WEST 903.05 FEET (DEED) TO A POINT ON THE EAST LINE OF HAESSLER AVENUE;

**THENCE** WITH THE EAST LINE OF THE SAID HAESSLER AVENUE, SOUTH 03 DEGREES 12 MINUTES 45 SECONDS WEST 150.00 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE SAID HAESSLER AVENUE, NORTH 81 DEGREES 42 MINUTES 31 SECONDS WEST 33.83 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE - LEANING) ON THE WEST LINE OF THE SAID HAESSLER AVENUE;

**THENCE** WITH THE SAID WEST LINE, SOUTH 02 DEGREES 52 MINUTES 24 SECONDS WEST 399.37 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID WEST LINE, SOUTH 02 DEGREES 54 MINUTES 54 SECONDS WEST 200.00 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 02 DEGREES 54 MINUTES 54 SECONDS EAST 200.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);

**THENCE** LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO NATHANIEL L. AND SUSAN B. GRAY IN O.R. VOLUME 1875, PAGE 750, NORTH 87 DEGREES 04 MINUTES 30 SECONDS WEST 286.63 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING NORTH 03 DEGREES 20 MINUTES 14 SECONDS EAST 200.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOWMAN CAP);

**THENCE** WITH THE EAST LINE OF A PARCEL CONVEYED TO HOWARD M. AND EDNA P. BAILEY IN DEED VOLUME 540, PAGE 398 (AFFIDAVIT – O.R. VOLUME 2099, PAGE 412), NORTH 03 DEGREES 14 MINUTES 56 SECONDS EAST 200.00 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 03 DEGREES 14 MINUTES 56 SECONDS WEST 549.79 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP);

**THENCE** LEAVING THE SAID BAILEY EAST LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO BRENDA HOWARD IN O.R. VOLUME 2600, PAGE 846, SOUTH 87 DEGREES 04 MINUTES 30 SECONDS EAST 285.47 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 1.313 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 15TH DAY OF AUGUST, 2025, FROM A FIELD SURVEY COMPLETED THE 15TH DAY OF AUGUST, 2025.

**OFFICE COPY**  
**NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536

7218 KNOWLDEN



DESCRIPTION  
APPROVED

By: J.M. Barnhard

8-29-2025

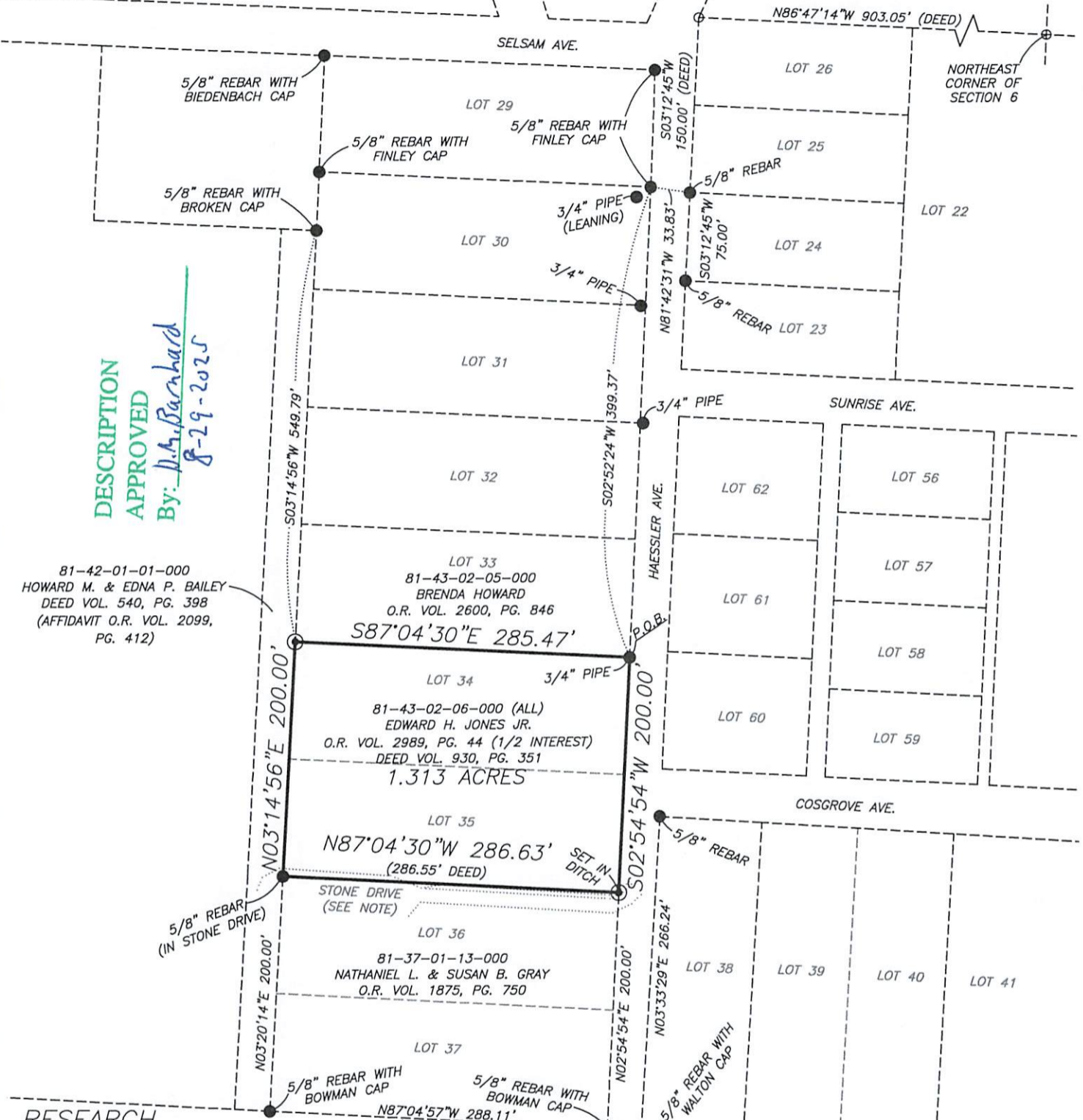


# SURVEY FOR RICK KNOWLDEN

AUDITOR'S PARCEL NUMBER  
81-43-02-06-000 (ALL)

BEING ALL OF LOT 34 AND 35 OF AN UNRECORDED SUBDIVISION KNOWN AS WHEELER PLACE AS CONVEYED TO EDWARD H. JONES, JR IN O.R. VOLUME 2989, PAGE 44 (1/2 INTEREST) AND IN DEED VOLUME 930, PAGE 351. SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, 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.



DESCRIPTION  
APPROVED  
By: *D.A. Barbard*  
8-29-2025

81-42-01-01-000  
HOWARD M. & EDNA P. BAILEY  
DEED VOL. 540, PG. 398  
(AFFIDAVIT O.R. VOL. 2099,  
PG. 412)

LOT 33  
81-43-02-05-000  
BRENDA HOWARD  
O.R. VOL. 2600, PG. 846  
**S87°04'30"E 285.47'**  
LOT 34  
81-43-02-06-000 (ALL)  
EDWARD H. JONES JR.  
O.R. VOL. 2989, PG. 44 (1/2 INTEREST)  
DEED VOL. 930, PG. 351  
**1.313 ACRES**  
LOT 35  
**N87°04'30"W 286.63'**  
(286.55' DEED)

LOT 36  
81-37-01-13-000  
NATHANIEL L. & SUSAN B. GRAY  
O.R. VOL. 1875, PG. 750  
**N87°04'57"W 288.11'**  
(288.00' DEED)

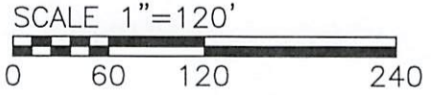
**RESEARCH**

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.32 AC. PARCEL COMPLETED MAY 21, 2004 BY S.M. BOWMAN PS7135.  
PREVIOUS SURVEY OF A 1.917± AC. PARCEL COMPLETED NOV. 17, 2014 BY B.K. McPEEK PS8517.  
PREVIOUS SURVEY OF A 0.648± AC. PARCEL COMPLETED NOV. 17, 1993 BY T.J. FINLEY PS7222.  
PREVIOUS SURVEY OF A 0.654± AC. PARCEL COMPLETED JAN. 24, 1986 BY W.J. BIEDEINBACH PS5718.  
PREVIOUS SURVEY OF A 0.314± AC. PARCEL COMPLETED AUGUST 1992 BY E.R. DONAKER PS7142.  
MUSKINGUM COUNTY GIS

**LEGEND**

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

NOTE: AS PER PAROLE EVIDENCE FROM RICK KNOWLDEN, THE OWNER OF THE SUBJECT PARCEL GAVE PERMISSION TO THE ADJOINER TO EXPAND THEIR DRIVEWAY ACROSS THE PROPERTY LINE. NO EASEMENT WAS RECORDED.



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 AUGUST, 2025, FROM A FIELD SURVEY COMPLETED THE 15th DAY OF AUGUST, 2025.

OFFICE COPY  
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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 08-15-25	SCALE: 1"=120'
CHECKED BY: MDN	JOB NO: 7218	DRAWING NO: z:\7218\7218.dwg