

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR TODD WARE
MARY ANN HARVEY & DONNA HARRIS
AUDITOR'S PARCEL NUMBER
83-40-03-07-000 (ALL)

BEING ALL OF PARCEL ONE AS CONVEYED TO MARY ANN HARVEY IN O.R. VOLUME 3289, PAGE 489, AND ALL OF PARCEL TWO AS CONVEYED TO DONNA HARRIS IN O.R. VOLUME 3209, PAGE 415 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 5, SQUARE 11 OF THE WESTERN ADDITION TO THE CITY OF ZANESVILLE (R.P. 1, PG. 4), CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 5, SQUARE 11 OF THE ABOVE SAID WESTERN ADDITION, SAID IRON PIN SET BEING SOUTH 49 DEGREES 23 MINUTES 49 SECONDS EAST 241.69 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH MCPEEK CAP) AT THE SOUTHEAST CORNER OF LOT 2, SQUARE 10;

THENCE WITH THE EAST LINE OF AN ALLEY (WEST LINE OF THE SAID LOT 5), NORTH 28 DEGREES 11 MINUTES 38 SECONDS EAST 53.22 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID ALLEY LINE AND TRAVERSING THROUGH THE SAID LOT 5 WITH THE SOUTH LINE OF PARCEL TWO AS CONVEYED TO BRYAN LANNING IN O.R. VOLUME 3228, PAGE 340, SOUTH 61 DEGREES 46 MINUTES 08 SECONDS EAST 40.00 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF LOT 5 (WEST LINE OF LOT 6 AS CONVEYED TO BRYAN LANNING AS PARCEL THREE IN O.R. VOLUME 3228, PAGE 340), SOUTH 28 DEGREES 11 MINUTES 19 SECONDS WEST 62.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF RAILROAD STREET (100 FEET WIDE);

THENCE WITH THE NORTH LINE OF RAILROAD STREET (50 FEET FROM AND PARALLEL TO THE CENTER OF THE EXISTING RAILROAD TRACKS), NORTH 49 DEGREES 23 MINUTES 49 SECONDS WEST 40.96 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.053 ACRES AND BEING ALL OF AUDITOR'S PARCEL NUMBER 83-40-03-07-000. 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 9TH DAY OF DECEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF DECEMBER 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: *A.M. Barnhard*
12-15-2025

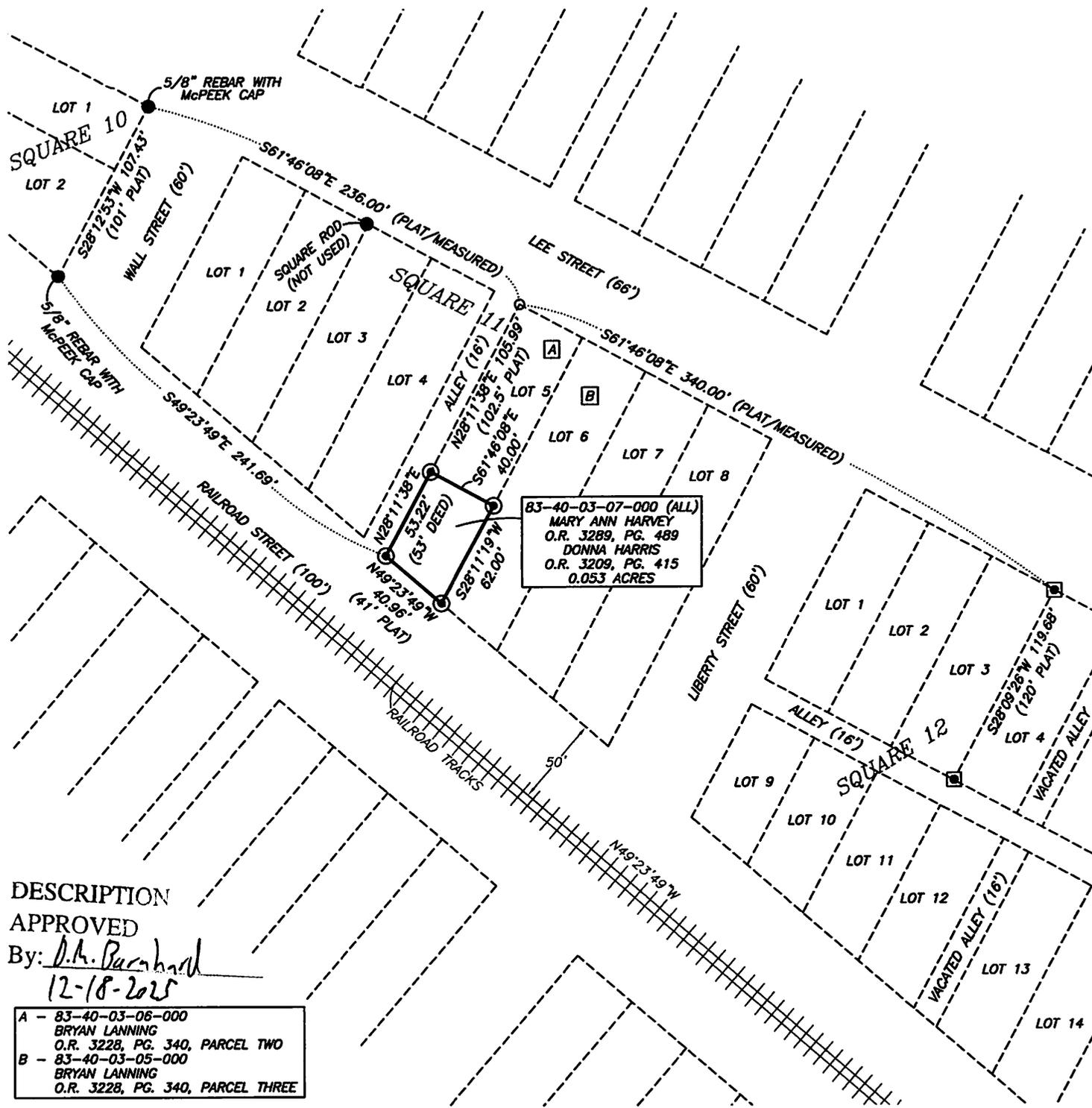
SURVEY FOR TODD WARE

AUDITOR'S PARCEL NUMBER
83-40-03-07-000 (ALL)

BEING ALL OF PARCEL ONE AS CONVEYED TO MARY ANN HARVEY IN O.R. VOLUME 3289, PAGE 489, AND ALL OF PARCEL TWO AS CONVEYED TO DONNA HARRIS IN O.R. VOLUME 3209, PAGE 415 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 5, SQUARE 11 OF THE WESTERN ADDITION TO THE CITY OF ZANESVILLE (R.P. 1, PG. 4), 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.H. Barnhard*
12-18-2025

- A - 83-40-03-06-000
BRYAN LANNING
O.R. 3228, PG. 340, PARCEL TWO
- B - 83-40-03-05-000
BRYAN LANNING
O.R. 3228, PG. 340, PARCEL THREE

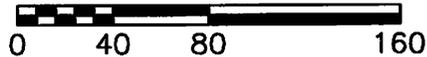
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.306± AC. PARCEL
COMPLETED APRIL 3, 2025 BY B.K. McPEEK PS8517.
REPLAT BOOK 1, PAGE 4
HISTORICAL TAX MAPS
MUSKINGUM COUNTY GIS

LEGEND

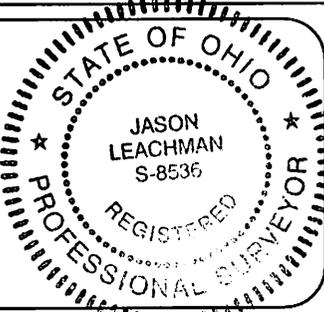
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ⊠ AXLE FOUND

SCALE 1"=80'



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 9th DAY OF DECEMBER, 2025. COMPLETED THE 9th DAY OF DECEMBER, 2025.

OFFICE COPY
NOT RECORDABLE
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: 12-09-25

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 7264

DRAWING NO:
Z:\7264\7264.dwg