

## 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  
Fax (740) 450-1000

### RONALD A. AND DOROTHY A. BROWN AUDITORS PARCEL NUMBERS 29-29-20-61-39-000 (PART)

BEING A PART OF THE PARCELS CONVEYED TO RONALD A. AND DOROTHY A. BROWN IN O.R. VOLUME 1910, PAGE 218 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 18 OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9 OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT THE SOUTHEAST CORNER OF LOT 18;

**THENCE** WITH THE EAST LINE OF THE SAID LOT 18, NORTH 02 DEGREES 31 MINUTES 50 SECONDS EAST 118.37 FEET TO AN IRON PIN SET, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE FIRST PARCEL OF THE LANDS CONVEYED TO RONALD A. AND DOROTHY A. BROWN THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 80 DEGREES 05 MINUTES 00 SECONDS WEST 397.34 FEET TO AN IRON PIN SET;
2. NORTH 00 DEGREES 43 MINUTES 50 SECONDS EAST 369.60 FEET TO AN IRON PIN SET;
3. NORTH 31 DEGREES 03 MINUTES 30 SECONDS EAST 129.85 FEET TO AN IRON PIN SET;
4. NORTH 38 DEGREES 52 MINUTES 30 SECONDS EAST 113.10 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO SCOTT A. AND CALLIE A. BROWN (O.R. VOLUME 2567, PAGE 10), SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO DOROTHY A. BROWN (O.R. VOLUME 2594, PAGE 819);

**THENCE** WITH THE SOUTH LINE OF THE SAID DOROTHY A. BROWN PARCEL, NORTH 54 DEGREES 24 MINUTES 00 SECONDS EAST 111.63 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE SAID DOROTHY A. BROWN PARCEL, SAID IRON PIN BEING SOUTH 18 DEGREES 28 MINUTES 00 SECONDS EAST 100.90 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP);

**THENCE** LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID RONALD A. AND DOROTHY A. BROWN PARCEL, NORTH 80 DEGREES 31 MINUTES 15 SECONDS EAST 186.85 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE ABOVE SAID LOT 18, SAID IRON PIN SET BEING SOUTH 02 DEGREES 31 MINUTES 50 SECONDS WEST 176.64 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP);

**THENCE** WITH THE SAID EAST LINE, SOUTH 02 DEGREES 31 MINUTES 50 SECONDS WEST 596.77 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 5.000 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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## **ALSO THE RIGHT TO USE THE FOLLOWING NON EXCLUSIVE 50 FEET WIDE INGRESS-EGRESS AND UTILITY EASEMENT:**

BEING A PART OF THE PARCELS CONVEYED TO RONALD A. AND DOROTHY A. BROWN IN O.R. VOLUME 1910, PAGE 218 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 19 OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9 OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT THE SOUTHEAST CORNER OF LOT 18;

**THENCE** WITH THE EAST LINE OF THE SAID LOT 18, NORTH 02 DEGREES 31 MINUTES 50 SECONDS EAST 655.63 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE EAST LINE OF THE SAID LOT 18, NORTH 02 DEGREES 31 MINUTES 50 SECONDS EAST 59.51 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE SECOND PARCEL OF THE LANDS CONVEYED TO RONALD A. AND DOROTHY A. BROWN THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 59 DEGREES 41 MINUTES 10 SECONDS EAST 91.40 FEET TO A POINT;
2. NORTH 89 DEGREES 20 MINUTES 05 SECONDS EAST 218.67 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 48 (SCOUT ROAD) ON THE EAST LINE OF THE SAID SECOND PARCEL OF LANDS CONVEYED TO RONALD A. AND DOROTHY A. BROWN;

**THENCE** WITH THE CENTER OF SAID ROAD AND THE SAID EAST LINE OF THE BROWN PARCEL, SOUTH 41 DEGREES 44 MINUTES 30 SECONDS EAST 66.33 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE SAID BROWN PARCEL THE NEXT TWO COURSES AND DISTANCES:

1. SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 249.02 FEET TO A POINT;
2. SOUTH 59 DEGREES 41 MINUTES 10 SECONDS WEST 110.44 FEET TO THE **PLACE OF BEGINNING**.

## **ALSO THE RIGHT TO USE THE FOLLOWING EASEMENT FOR ACCESS AND MAINTENANCE OF WATER WELL:**

BEING A PART OF THE PARCELS CONVEYED TO RONALD A. AND DOROTHY A. BROWN IN O.R. VOLUME 1910, PAGE 218 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 19 OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9 OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT THE SOUTHEAST CORNER OF LOT 18;

**THENCE** WITH THE EAST LINE OF THE SAID LOT 18, NORTH 02 DEGREES 31 MINUTES 50 SECONDS EAST 591.06 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE EAST LINE OF THE SAID LOT 18, NORTH 02 DEGREES 31 MINUTES 50 SECONDS EAST 40.00 FEET TO A POINT;

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE SECOND PARCEL OF THE LANDS CONVEYED TO RONALD A. AND DOROTHY A. BROWN THE FOLLOWING THREE COURSES AND DISTANCES:

6021 BROWN

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1. SOUTH 87 DEGREES 28 MINUTES 10 SECONDS EAST 52.00 FEET TO A POINT;
2. SOUTH 02 DEGREES 31 MINUTES 50 SECONDS WEST 40.00 FEET TO A POINT;
3. NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST 52.00 FEET TO THE **PLACE OF BEGINNING.**

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

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

I, MICHAEL D. NICHOLS (PS 6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 29TH DAY OF SEPTEMBER 2017, FROM A FIELD SURVEY COMPLETED THE 28TH DAY OF SEPTEMBER 2017.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



DESCRIPTION  
APPROVED  
By: *[Signature]* 10/3/17

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*  
10/3/17  
Date Fee Paid

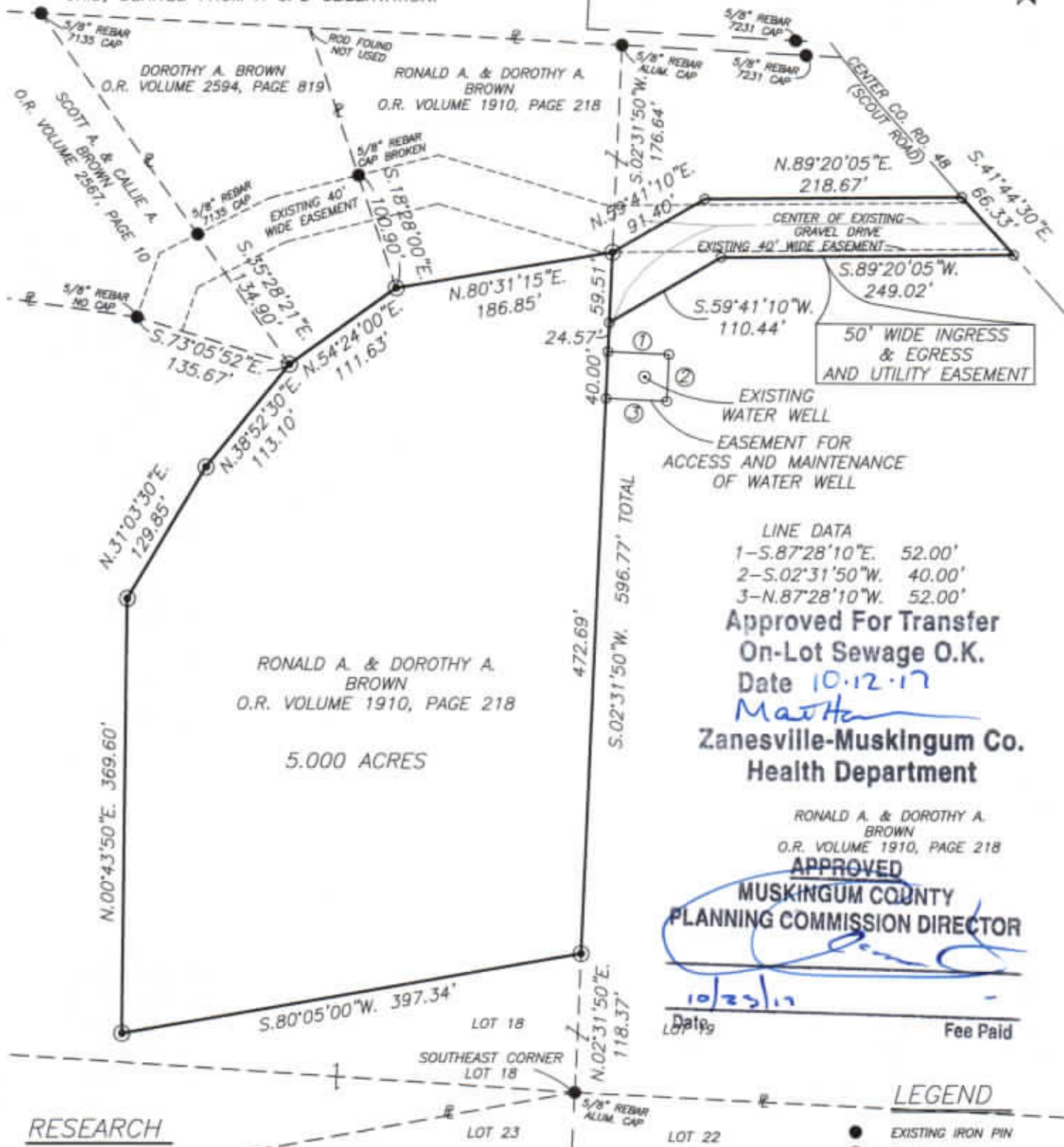


# SURVEY FOR DOUG BROWN

AUDITORS PARCEL NUMBER  
29-29-20-61-39-000 (PART)

BEING A PART OF THE PARCELS CONVEYED TO RONALD A. AND DOROTHY A. BROWN AS CONVEYED BY OFFICIAL RECORD VOLUME 1910, PAGE 218 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 18 OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



LINE DATA  
1-S.87°28'10"E. 52.00'  
2-S.02°31'50"W. 40.00'  
3-N.87°28'10"W. 52.00'

Approved For Transfer  
On-Lot Sewage O.K.  
Date 10.12.17

*Matthew*  
Zanesville-Muskingum Co.  
Health Department

RONALD A. & DOROTHY A. BROWN  
O.R. VOLUME 1910, PAGE 218

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date 10/23/17 Fee Paid

## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 15.613 AC. PARCEL  
COMPLETED SEPT. 14, 1988 BY C.R. HARKNESS PS 6885  
PREVIOUS SURVEY OF A 2.062 AC. PARCEL  
COMPLETED FEB 2, 2002 BY S.M. BOWMAN PS 7135  
PREVIOUS SURVEY OF A 1.038 AC. PARCEL  
COMPLETED JUNE 15, 1998 BY S.M. BOWMAN PS 7135  
PREVIOUS SURVEY OF A 85.633 AC. PARCEL  
COMPLETED AUG 16, 2010 BY W.A. KNISLEY PS 7231  
MUSKINGUM COUNTY GIS MAPPING

DESCRIPTION  
APPROVED

By: *[Signature]*

SCALE 1"=120'  
0 60 120 240

## LEGEND

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

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 29th DAY OF SEPTEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF SEPTEMBER, 2017.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



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, fax: 740-450-1000, email: BEM@baseline.com

DRAWN BY: JWL DATE: 09-29-17 SCALE: 1"=120'

CHECKED BY: MDN JOB NO: 6021 DRAWING NO: Z:\6021\6021.dwg