

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850

SURVEY FOR TANNER AND BRITTANY HUGHES

DEL KEVIN AND MARSHA A. HUGHES

AUDITOR'S PARCEL NUMBER

66-15-01-18-000 (PART – 0.721 AC.)

TO BE COMBINED WITH 66-15-01-18-001

BEING A PART OF THE PARCEL CONVEYED TO DEL KEVIN AND MARSHA A. HUGHES IN DEED VOLUME 1132, PAGE 708 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF SECTION 7;

THENCE WITH THE NORTH LINE OF THE SAID SECTION, NORTH 88 DEGREES 04 MINUTES 54 SECONDS WEST 1489.69 FEET (PREVIOUSLY MEASURED) TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID SECTION LINE, NORTH 88 DEGREES 06 MINUTES 30 SECONDS WEST 253.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT THE NORTHEAST CORNER OF THE ABOVE SAID DEL KEVIN AND MARSHA A. HUGHES PARCEL;

THENCE WITH THE EAST LINE OF THE SAID HUGHES PARCEL, SOUTH 01 DEGREES 52 MINUTES 22 SECONDS WEST 922.54 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF THE SAID HUGHES PARCEL, SOUTH 87 DEGREES 15 MINUTES 20 SECONDS WEST 57.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FINLEY CAP), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID HUGHES SOUTH LINE (NORTH LINE OF A PARCEL CONVEYED TO TODD JAMES BEISSER IN DEED VOLUME 1145, PAGE 69), SOUTH 87 DEGREES 15 MINUTES 20 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 113.70 FEET, A TOTAL DISTANCE OF 356.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE EAST LINE OF A PARCEL CONVEYED TO TANNER AND BRITTANY HUGHES IN O.R. VOLUME 3075, PAGE 722;

THENCE WITH THE SAID TANNER AND BRITTANY HUGHES EAST LINE, NORTH 41 DEGREES 53 MINUTES 19 SECONDS EAST 247.63 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR -BENT);

THENCE TRAVERSING THROUGH THE ABOVE SAID DEL KEVIN AND MARSHA A. HUGHES PARCEL, SOUTH 48 DEGREES 43 MINUTES 47 SECONDS EAST 253.61 FEET TO THE PLACE OF BEGINNING.

7160 HUGHES

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CONTAINING 0.721 ACRES FROM AUDITOR'S PARCEL NUMBER 66-15-01-18-000 (PART). SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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 2ND DAY OF JUNE 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 2ND DAY OF JUNE 2025.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION
APPROVED

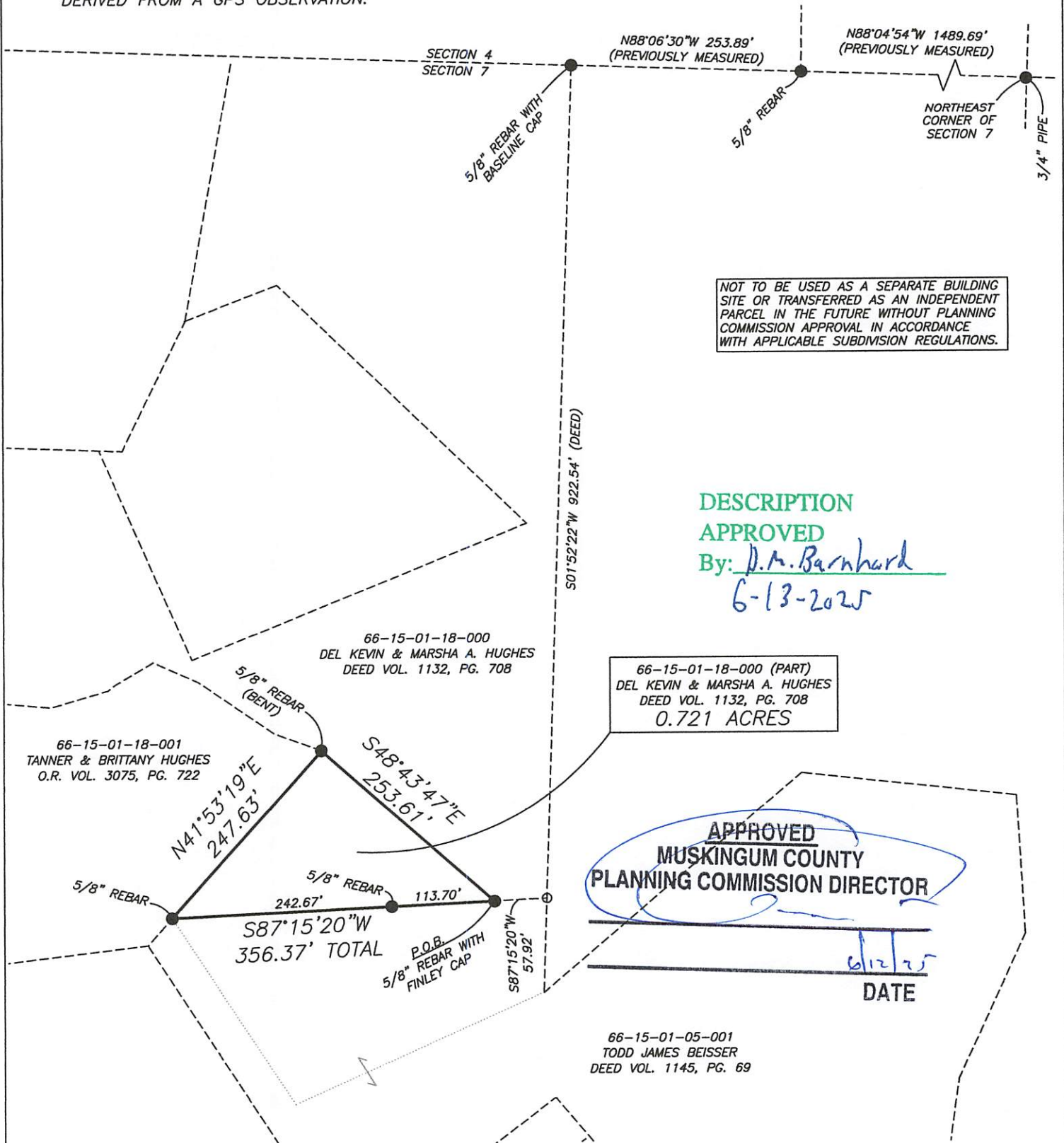
By: D.M. Barnhard
6-13-2025

SURVEY FOR TANNER & BRITTANY HUGHES

AUDITOR'S PARCEL NUMBER
66-15-01-18-000 (PART)
TO BE COMBINED WITH 66-15-01-18-001

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RESEARCH

DEEDS AS SHOWN
PREVIOUS PROPERTY LINE LOCATION OF A 100.326 AC. & A 36.701 AC. PARCEL COMPLETED FEB. 7, 2020 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 1.3292 AC. PARCEL COMPLETED JULY 30, 2001 BY T.J. FINLEY PS7222.
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ANGLE POINTS

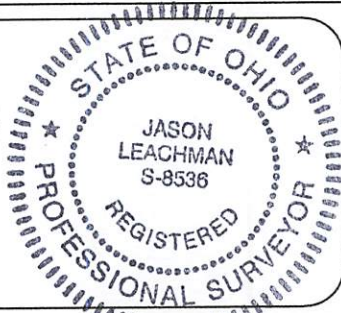
SCALE 1"=150'



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 2ND DAY OF JUNE, 2025, FROM A FIELD SURVEY COMPLETED THE 2ND DAY OF JUNE, 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, 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: 06-02-25

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 7160

DRAWING NO:
Z:\7160\7160.dwg