

+/- 9.52 Acres Split of Dean A. Baughman, Trustee Lands in Falls Township

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being part of the East Half of Quarter Township 2, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by Dean A. Baughman, Trustee, as per Deed Record 1078, Page 536, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Center of Quarter Township 2, Township 1, Range 8, United States Military Lands;

Thence South 76 degrees 32 minutes 23 seconds East, 1098.77 feet to a point in the centerline of Marshall Hill Drive, (Twp. Rd. 691, R\W 40'), and being the southeast corner of lands presently owned by Larry William and Janet K. Lynn, (DR 1082-112), and the principal place of beginning;

Thence along the east line of said Lynn lands, North 35 degrees 20 minutes 35 seconds East, 395.88 feet to an iron pin found, passing an iron pin found at 16.45 feet;

Thence through the lands presently owned by Dean A. Baughman, Trustee, (DR 1078-536), the following four courses:

- 1.) North 32 degrees 44 minutes 28 seconds East, 201.27 feet to an iron pin set;
- 2.) South 39 degrees 57 minutes 04 seconds East, 907.86 feet to an iron pin set;
- 3.) South 29 degrees 34 minutes 52 seconds West, 102.73 feet to a and iron pin set;
- 4.) South 29 degrees 48 minutes 28 seconds West, 242.62 feet to a point in the centerline of said Marshall Hill Drive, passing an iron pin set at 207.69 feet;

Thence along the centerline of said Marshall Hill Drive, the following five courses:

- 1) North 53 degrees 11 minutes 24 seconds West, 147.62 feet to a point;
- 2.) North 55 degrees 43 minutes 31 seconds West, 118.38 feet to a point;
- 3.) North 59 degrees 01 minutes 58 seconds West, 310.53 feet to a point;
- 4.) North 55 degrees 54 minutes 56 seconds West, 116.95 feet to a point;
- 5.) North 54 degrees 08 minutes 17 seconds West, 210.23 feet to the principal place of beginning, containing 9.52 acres, more or less, and being part of Auditor's Parcel Number 17-12-02-01-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed Oct. 23, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE

Jack D. Newcome
Jack D. Newcome, Reg. No. 7321
APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/25/25
DATE



10-30-25
Date

DESCRIPTION
APPROVED
By: *D.A. Barnhard*
11-25-2025

SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, and being part of the East Half of Quarter Township Two, Township 1, Range 8, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations. All distances are grid distances.

REFERENCES

Previous Survey by me Adj. surveys by R. M. Graves, P. Dinan, and J. Eppley. R\W Plans of St. Rte. 146

COURSE	BEARING	DISTANCE
L-1	N 35°20'35"E	16.45'
L-2	N 35°20'35"E	379.43'
L-3	N 32°44'28"E	201.27'
L-4	S 39°57'04"E	907.86'
L-5	S 29°34'52"W	102.73'
L-6	S 29°48'28"W	207.69'
L-7	S 29°48'28"W	34.93'
L-8	N 53°11'24"W	147.62'
L-9	N 55°43'31"W	118.38'
L-10	N 59°01'58"W	310.53'
L-11	N 55°54'56"W	116.95'
L-12	N 54°08'17"W	210.23'

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found
- ⊗ PK Nail Found

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

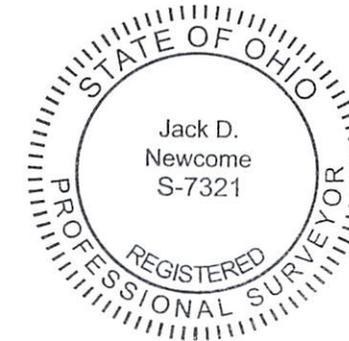
DATE 11/25/25

James J. and Diana S. Polk
OR 2565-108

Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 11.20.25
Max H.
Zanesville-Muskingum Co.
Health Department

Warren D. and
Deborah L. Baughman
OR 2806-7
OR 2330-634

Centerline of
Baughman Road, R\W 40'
(Twp. Rd. 148)



Dean A. Baughman, Trustee
DR 1078-536

Dean A. Baughman,
Trustee
DR 1078-536
+- 9.52 Acres

Raegan L.
Gallagher
Trustee
OR 2669-787

Part of:
17-12-02-01-000

Larry William and
Janet K. Lynn
DR 1082-112



U. S. A.
DR 475-666

Stn. Fd.
Offline 1.16 Ft.

20 Ft.
Wide Field
Drive

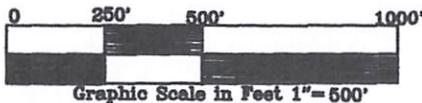
Centerline of
State Route 146

I. Pipe Fd.
3.26 ft. offline

Center of Quarter
Township 2, T 1, R
8, U. S. M. L.

DESCRIPTION
APPROVED

By: A.M. Barnhard
11-25-2025



Centerline of
Marshall Hill Drive,
R\W 40' (Twp. Rd. 691)

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Date 11-25-25

Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796