

+ - 18.66 Acre 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 Section 2, Township 1, Range 8, United States Military Lands;

Thence South 64 degrees 39 minutes 12 seconds East, 2598.02 feet to a PK nail found in the intersection of Marshall Hill Drive, (Twp. Rd. 691, R\W 40'), and Baughman Road, (Twp. Rd. 148, R\W 40');

Thence along the east line of lands presently owned by Dean A. Baughman, Trustee, (DR 1078-536), and in the road, North 24 degrees 27 minutes 38 seconds East, 149.43 feet to a point, and the principal place of beginning;

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

- 1.) North 39 degrees 07 minutes 58 seconds West, 666.09 feet to an iron pin set, passing an iron pin set at 22.49 feet;
- 2.) North 39 degrees 57 minutes 04 seconds West, 907.86 feet to an iron pin set;
- 3.) South 88 degrees 09 minutes 16 seconds East, 1406.21 feet to a point in the centerline of said Baughman Road, passing an iron pin set at 1368.16 feet;
- 4.) Along the centerline, South 02 degrees 01 minutes 04 seconds West, 87.44 feet to a point on the northeast corner of lands presently owned by Raegan L. Galligher, Trustee, (OR 2669-787);

Thence along the lines of said Galligher lands the following four courses;

- 1.) North 87 degrees 02 minutes 42 seconds West, 228.32 feet to an iron pin found, passing an iron pipe found at 26.09 feet;
- 2.) South 02 degrees 41 minutes 04 seconds West, 200.08 feet to an iron pin found;
- 3.) South 02 degrees 54 minutes 59 seconds West, 99.65 feet to an iron pin found;
- 4.) South 87 degrees 08 minutes 43 seconds East, 199.57 feet to a point in the centerline of said Baughman Drive, and the east line of said Baughman lands;

Thence along the east line of said Baughman lands, South 24 degrees 27 minutes 38 seconds West, 859.58 feet to the principal place of beginning, containing 18.66 acres, more or less, and being part of Auditor's Parcel Number 17-12-02-01-000, and being +- 0.45 Acres in R\W of Baughman Road.

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
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome, Reg. No. 7321



11-4-25
Date

DESCRIPTION
APPROVED
By: A.M. Barnhart
11-17-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
11.4.25
DATE

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 Corrdinate 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 24°27'38"E	149.43'
L-2	N 39°07'58"W	22.49'
L-3	N 39°07'58"W	643.60'
L-4	S 02°01'04"W	87.44'
L-5	N 87°02'42"W	26.09'
L-6	N 87°02'42"W	202.23'
L-7	S 02°41'04"W	200.06'
L-8	S 02°54'59"W	99.65'
L-9	S 87°08'43"E	162.72'
L-10	S 87°08'43"E	36.85'



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

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

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

Larry William and
Janet K. Lynn
DR 1082-112

Dean A. Baughman,
Trustee
DR 1078-536
+- 18.66 Acres

Raegan L.
Gallagher
Trustee
OR 2669-787

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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
11-14-25

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

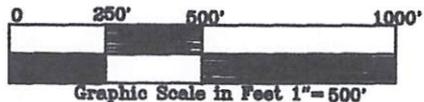
Center of Quarter
Township 2, T 1, R
8, U. S. M. L.

DESCRIPTION

APPROVED

By: *J. M. Barnard*

11-17-2025



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

OFFICE COPY
Jack D. Newcome 11-14-25
NOT RECORDABLE
Date
Reg. Surveyor No. 7321

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