

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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VALLI-VUE HEIGHTS, INC.

AUDITORS PARCEL NUMBER 35-06-01-30-000 (PART)
TO BE COMBINED WITH 35-06-01-30-004

BEING A PART OF THE PARCEL CONVEYED TO VALLI-VUE HEIGHTS INC. IN DEED VOLUME 815, PAGE 188 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF LOT 19 OF VALLI-VUE HEIGHTS No. 2 (PLAT BOOK 14, PAGE 11);

THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO RICK L. AULT, CANDACE AULT, RAYMOND THOMPSON, AND JEANNETTE THOMPSON IN O.R. VOLUME 3094, PAGE 452, SOUTH 41 DEGREES 01 MINUTES 01 SECONDS WEST 207.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF JAMES ROAD (50 FEET WIDE) AS PLATTED IN VALLI-VUE HEIGHTS No. 4 (PLAT BOOK 15, PAGE 39), SAID IRON PIN BEING NORTH 49 DEGREES 14 MINUTES 17 SECONDS WEST 485.00 FEET FROM AN EXISTING IRON PIN (1 INCH PINCH TOP PIPE);

THENCE WITH THE NORTH LINE OF JAMES ROAD, NORTH 49 DEGREES 14 MINUTES 17 SECONDS WEST 109.56 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 49 DEGREES 14 MINUTES 17 SECONDS EAST 330.22 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE -2.2 FEET DEEP, INSIDE OF A YELLOW PLASTIC PIPE);

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID VALLI VUE HEIGHTS INC. PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 40 DEGREES 43 MINUTES 45 SECONDS EAST 207.85 FEET TO AN IRON PIN SET;
2. SOUTH 49 DEGREES 16 MINUTES 35 SECONDS EAST 110.60 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.525 ACRES. 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.

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

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

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 13TH DAY OF JUNE, 2024, FROM A FIELD SURVEY COMPLETED THE 6TH DAY OF JUNE, 2024.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

6973 KING

**DESCRIPTION
APPROVED**

By: Arb/18/2024



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

6/18/24
DATE