

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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MARISSA MEREDITH AND BRANDON ULLMAN

AUDITOR'S PARCEL NUMBER
70-72-02-19-000 (PART - 0.480 AC.)
TO BE COMBINED WITH 70-72-02-18-000

BEING A PART OF LOT 1 OF MELODY HILLS (PLAT BOOK 8, PAGE 41) AS CONVEYED TO MARISSA MEREDITH AND BRANDON ULLMAN IN O.R. VOLUME 3178, PAGE 305 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE NORTH LINE OF THE SAID LOT 1 AND WITH THE SOUTH LINE OF LOT 2 AS CONVEYED TO PAUL WESLEY BOWERS AND JEAN A. BOWERS IN O.R. VOLUME 2636, PAGE 30, SOUTH 77 DEGREES 21 MINUTES 52 SECONDS EAST 393.70 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF THE SAID LOT 1;

THENCE WITH THE EAST LINE OF SAID LOT 1, SOUTH 26 DEGREES 19 MINUTES 49 SECONDS WEST 53.85 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 26 DEGREES 19 MINUTES 49 SECONDS EAST 34.15 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE SAID LOT 1, NORTH 78 DEGREES 04 MINUTES 36 SECONDS WEST 371.84 FEET TO AN IRON PIN SET ON THE WEST LINE OF SAID LOT 1 (ALSO BEING ON THE EAST LINE OF LOT 9 OF STONE CREEK SUBDIVISION (PLAT BOOK 19, PAGE 21)), SAID IRON PIN SET BEING NORTH 03 DEGREES 31 MINUTES 12 SECONDS EAST 83.19 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE WITH THE COMMON LINE OF THE WEST LINE OF LOT 1 AND THE EAST LINE OF LOT 9, NORTH 03 DEGREES 31 MINUTES 12 SECONDS EAST 57.67 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 0.480 ACRES FROM AUDITOR'S PARCEL NUMBER 70-72-02-19-000. 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 24TH DAY OF JULY, 2025, FROM A FIELD SURVEY COMPLETED THE 21ST DAY OF JULY, 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

By: D.M. Barnhard
8-6-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7193 B ULLMAN

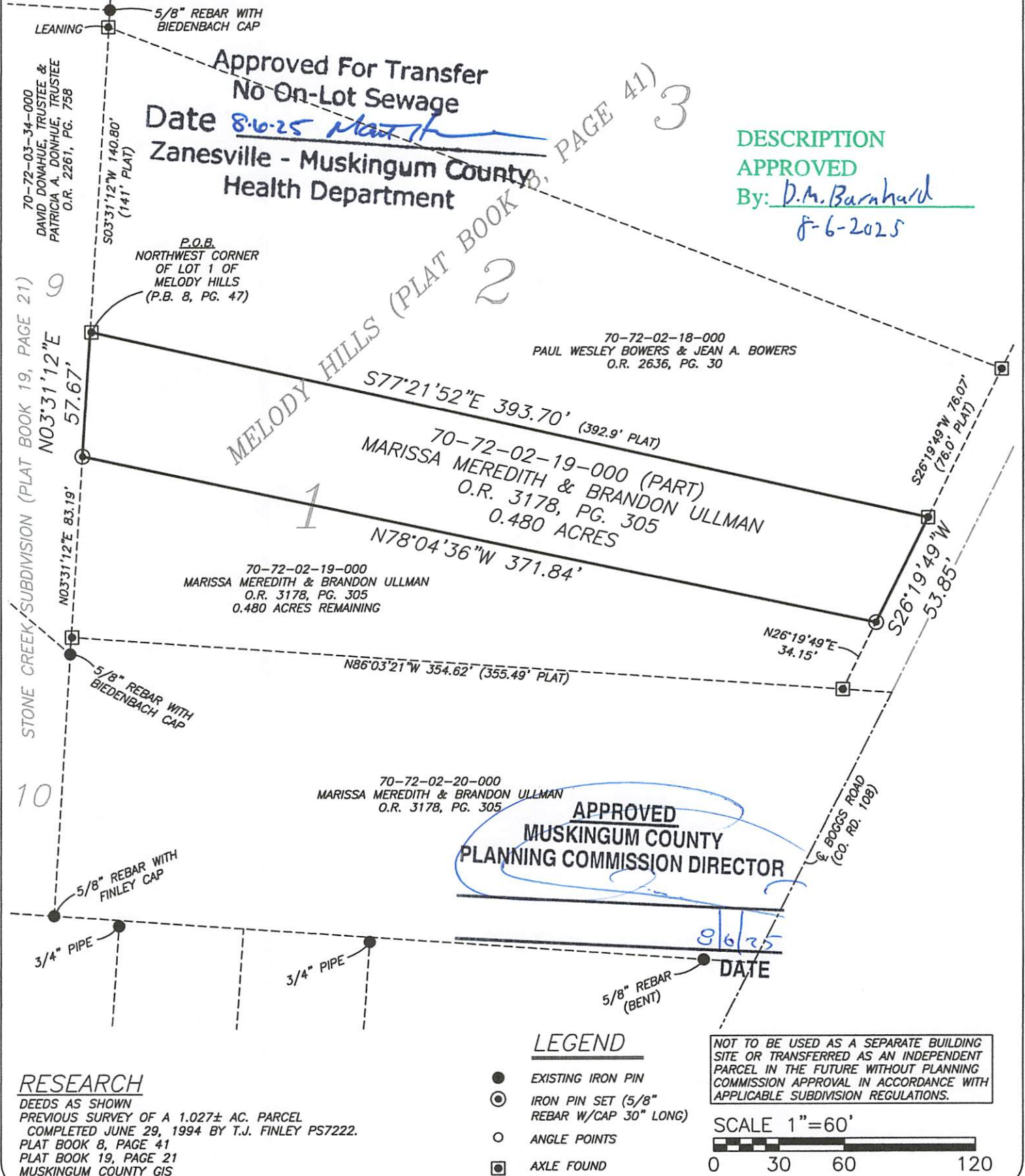
8/6/25
DATE

SURVEY FOR MARISSA MEREDITH & BRANDON ULLMAN

AUDITORS PARCEL NUMBER
70-72-02-19-000 (PART)
TO BE COMBINED WITH 70-72-02-18-000

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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 24th DAY OF JULY, 2025, FROM A FIELD SURVEY COMPLETED THE 21st DAY OF JULY, 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, 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.
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phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 07-24-25

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 7193

DRAWING NO: Z:\7193\7193.dwg