

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**JERRY & DONNA MAUK**  
AUDITORS PARCEL NUMBER  
17-38-04-03-000 (PART)

BEING A PART OF LOT 240 OF BLAIRMONT NO.5 (PLAT BOOK 9, PAGE 37) AS CONVEYED TO JERRY AND DONNA MAUK IN DEED VOLUME 615, PAGE 210 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF LOT 240 OF BLAIRMONT NO.5, AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE MUSKINGUM COUNTY PLAT RECORDS;

**THENCE** WITH THE NORTH LINE OF LOT 240, ALSO BEING THE SOUTH LINE OF LOT 239 AS CONVEYED TO JTAD ARNOLD PROPERTIES LLC IN O.R. VOLUME 2853, PAGE 38, NORTH 76 DEGREES 15 MINUTES 32 SECONDS EAST 105.76 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF LOT 240;

**THENCE** WITH THE EAST LINE OF LOT 240, ALSO BEING THE WEST LINE OF LOT 237 AS CONVEYED TO LORI ANNE AND PAUL ANTHONY BAKER IN O.R. VOLUME 1889, PAGE 48 AND THE WEST LINE OF LOT 236 AS CONVEYED TO EDWARD L. AND DIANA L. ROBERTS IN O.R. VOLUME 2853, PAGE 1, SOUTH 11 DEGREES 59 MINUTES 48 SECONDS EAST, PASSING AN EXISTING IRON PIN (AXLE) AT 85.00 FEET, A TOTAL DISTANCE OF 111.34 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 11 DEGREES 59 MINUTES 48 SECONDS WEST 139.00 FEET FROM AN EXISTING IRON PIN (DISTURBED AXLE) AT THE SOUTHEAST CORNER OF LOT 241;

**THENCE** LEAVING THE SAID EAST LINE OF LOT 240 AND TRAVERSING INTO THE ABOVE SAID MAUK PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 68 DEGREES 37 MINUTES 33 SECONDS WEST 89.51 FEET TO AN IRON PIN SET;
2. SOUTH 83 DEGREES 21 MINUTES 45 SECONDS WEST 48.26 FEET TO AN IRON PIN SET ON THE EAST LINE OF CIRCLE COURT (50' WIDE), SAID IRON PIN SET BEING NORTH 05 DEGREES 26 MINUTES 46 SECONDS EAST 27.30 FEET FROM AN EXISTING IRON PIN (AXLE);

**THENCE** WITH THE SAID EAST LINE OF CIRCLE COURT, NORTH 05 DEGREES 26 MINUTES 46 SECONDS EAST 57.00 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 0.199 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS. 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 16TH DAY OF OCTOBER 2019, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF OCTOBER 2019.

**OFFICE COPY**  
**NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536  
6246 MAUK

DESCRIPTION

APPROVED

By: *Jason Leachman*

