

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rohio.com](mailto:bei@rohio.com)

Telephone (740) 453-4850  
Fax (740) 450-1000

**VICKI L. AND GEORGE H. MAPLE**

AUDITORS PARCEL NUMBER 35-35-06-02-56-000 (PART)

TO BE CONVEYED TO JONATHAN D. & DORA A. TAYLOR (CURRENT OWNER LOT 60)

BEING A PART OF LOT 59 OF VALLI-VUE HEIGHTS NO. 4 (PLAT BOOK 15, PAGE 39) AS CONVEYED TO VICKI L. AND GEORGE H. MAPLE IN O.R. VOLUME 2702, PAGE 933 OF THE MUSKINGUM COUNTY OFFICIAL 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 – LEANING) AT THE NORTHWEST CORNER OF LOT 59 OF THE SAID VALLI-VUE HEIGHTS;

**THENCE** WITH THE SOUTH LINE OF JAMES ROAD (NORTH LINE OF LOT 59), SOUTH 51 DEGREES 39 MINUTES 20 SECONDS EAST 90.00 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 51 DEGREES 39 MINUTES 20 SECONDS WEST 30.00 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 59;

**THENCE** TRAVERSING THROUGH SAID LOT 59, SOUTH 56 DEGREES 22 MINUTES 28 SECONDS WEST 210.00 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 62;

**THENCE** WITH THE NORTH LINE OF LOT 62 AS CONVEYED TO JONATHAN D. AND DORA A. TAYLOR IN O.R. VOLUME 2747, PAGE 403 (SOUTH LINE OF LOT 59), NORTH 52 DEGREES 12 MINUTES 33 SECONDS WEST 24.87 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF LOT 60 (SOUTHWEST CORNER OF LOT 59);

**THENCE** LEAVING THE NORTH LINE OF LOT 62 AND WITH THE EAST LINE OF LOT 60 AS CONVEYED TO JONATHAN D. AND DORA A. TAYLOR IN O.R. VOLUME 2747, PAGE 403, NORTH 38 DEGREES 18 MINUTES 26 SECONDS EAST 199.93 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.263 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 THE SOUTH LINE OF JAMES ROAD OF VALLI-VUE HEIGHTS NO. 4 AS RECORDED IN PLAT BOOK 15, PAGE 39.

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 6TH DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 2ND DAY OF NOVEMBER, 2017.

**OFFICE COPY  
NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



**DESCRIPTION  
APPROVED**

By: *[Signature]* 11/16/17

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

6042 MAPLE

Date *11/16/17*

Faa D:

# SURVEY FOR VICKI AND GEORGE MAPLE

AUDITORS PARCEL NUMBER

35-35-06-02-56-000 (PART)

TO BE CONVEYED TO JONATHAN D. & DORA A. TAYLOR (CURRENT OWNER LOT 60)

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DESCRIPTION

APPROVED

By: *[Signature]*



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date *11/6/17*

Fee Paid *56*

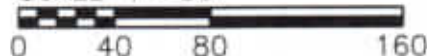
## RESEARCH

DEEDS AS SHOWN  
PLAT OF VALLI-VUE HEIGHTS NO. 4 AS RECORDED IN  
PLAT BOOK 15, PAGE 39  
MUSKINGUM COUNTY GIS

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=80'



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 6th DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 2nd DAY OF NOVEMBER, 2017.

**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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rrahio.com

DRAWN BY: JWJ

DATE: 11-06-17

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6042

DRAWING NO:

2\6042\6042.dwg