

Adjoiner Split of Sarah Elizabeth Wolfe Lands in Blue Rock Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the East Half of Section 20, Township 12, Range 12, Congress Lands East of the Scioto River, and being part of the lands presently owned by Sarah Elizabeth Wolfe as per Official Record 3304, Page 856, Tract Two: Parcel No. 1, and being more particularly described as follows:

Beginning for reference at the southeast corner of Lot 29 of the Plat of Gaysport, (DR 17, Pg. 432, and 433);

Thence South 63 degrees 41 minutes 26 seconds East, 23.76 feet to an iron pipe found, on the southwest corner of lands presently owned by Peter Cherevas, (OR 2965-883);

Thence along the west line of lands also presently owned by said Sarah Elizabeth Wolfe, (OR 3304-856, Tract 1: Parcel 1), South 05 degrees 51 minutes 09 Seconds West, 452.99 feet to an iron pipe found, on the northeast corner of lands also presently owned by Sarah Elizabeth Wolfe, (OR 3304-856, Tract 1: Parcel 2);

Thence continuing along the west line of said Wolfe lands, (Tract One: Parcel 1), South 21 degrees 26 minutes 09 seconds East, 104.83 feet to an iron pin found on the northeast corner of lands also presently owned by Sarah Elizabeth Wolfe, (Tract Two: Parcel No. 3);

Thence continuing along the west line of said Wolfe lands, (Tract One: Parcel 1), South 23 degrees 27 minutes 32 seconds East, 66.08 feet to an iron pin found on the northeast corner of lands also presently owned by Sarah Elizabeth Wolfe, (Tract Two: Parcel No. 1);

Thence along the north line of said Wolfe lands, (Tract Two: Parcel No. 1), North 79 degrees 14 minutes 25 seconds West, 116.28 feet to an iron pin set, and the principal place of beginning;

Thence through said Wolfe lands (Tract Two: Parcel No. 1) the following two courses:

- 1.) North 83 degrees 23 minutes 25 seconds West, 72.59 feet to an iron pin set;
- 2.) North 73 degrees 41 minutes 04 seconds West, 54.26 feet to an iron pin found on the west right of way line of Gaysport Hill Road (Co. Rd. 466) R/W 40', and the southwest corner of lands presently owned by said Wolfe (Tract Two: Parcel No. 3);

Thence along the south line of said Wolfe lands, (Tract Two: Parcel No. 3), South 79 degrees 14 minutes 25 seconds East, 126.40 feet to the principal place of beginning, containing 0.008 acres, more or less, and being part of Auditor's Parcel Number 06-44-03-25-000.

Note: Not to be used as a separate site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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.

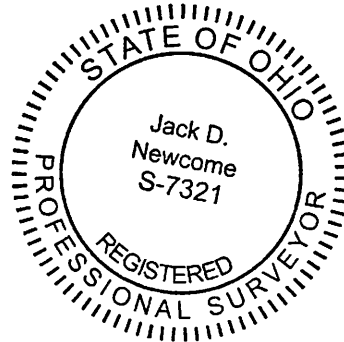
Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed Mar. 25, 2026, by Jack D. Newcome, Reg. No. 7321.

~~OFFICE COPY~~
~~Jack D. Newcome~~
~~NOT RECORDABLE~~

3-27-26

Date



DESCRIPTION

APPROVED

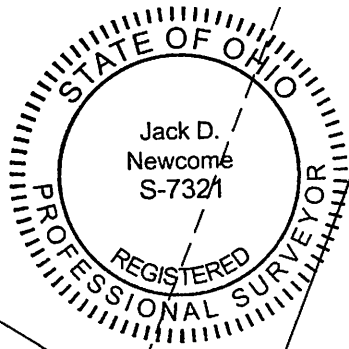
By: D.M. Barnhard

4-1-2026



3/31/26

DATE



SE Cor. Lot 29
Plat of GaysPort
DR 17 Pg. 432 and 433

Sarah Elizabeth Wolfe
Tract 1: Parcel 3 and 4:
OR 3304-856

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.

Sarah Elizabeth Wolfe
Tract 1: Parcel 2:
OR 3304-856

Sarah Elizabeth Wolfe
OR 3304-856
Tract 2: Parcel No. 1:
±0.008 Acres

Part of Parcel #:
06-44-03-25-000
±0.008 Ac.

Sarah Elizabeth Wolfe
Tract Two: Parcel No. 3
OR 3304-856
Parcel #: 06-44-03-26-000

Sarah Elizabeth Wolfe
Tract Two: Parcel No. 1:
OR 3304-856
Parcel #: 06-44-03-25-000

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
3-27-26

Peter Cherevas
OR 2965-883

SITUATED IN:
State of Ohio, County of
Muskingum, Township of Blue
Rock, being part of the East Half
of Section 20, Township 12,
Range 12, Congress Lands East
of the Scioto River

BASIS OF BEARINGS
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.

References
-All deed references shown on this plat
-www.mceo.org
DR 112-364
Surveys by:
Jack D. Newcome
Raymond M. Roberts
Richard L. Daniels
Charles R. Harkness
Roger W. Claus
Robert A. Janes

LEGEND
● Iron Pin Set 5/8" rebar
● Iron Pin Found
● Iron Pipe Found 3/4" I.D.
■ Stone Found
—X— Fence Line

0 30 60
Graphic Scale in feet: 1" = 30'

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796

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Reg. Surveyor No. 7321
3-27-26

DESCRIPTION
APPROVED
By: D.M. Barchard
4-1-2026
C/L Rockville Road
(St. Rte. 376) R/W 60'