

Adjoiner Split of James A. and Elizabeth A. Zaayer Lands in Muskingum County, Blue Rock Township

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the Northeast Quarter of Section 29, Township 12 Range 12, Congress Lands East of the Scioto River, and being part of the lands presently owned by James A. and Elizabeth A. Zaayer as per Official Record 2890, Page 833, and being more particularly described as follows:

Beginning for reference at a stone found on the southeast corner of Section 29 in Township 12, Range 12, Congress Lands East of the Scioto River and the southeast corner of lands presently owned by Sarah Elizabeth and Steven Michael John Wolfe, (OR 2669-762 Parcel One);

Thence through said Wolfe lands, North 14 degrees 40 minutes 46 seconds West, 2831.75 feet to an iron pin found disturbed and reset, on the east line of lands presently owned by Sarah Elizabeth and Steve Michael John Wolfe, (OR 2669-762, Parcel Two), and the principal place of beginning:

Thence along the lines of said Wolfe lands, (OR 2669-762 Parcel Two), the following two courses:

- 1.) North 83 degrees 50 minutes 56 seconds West, 303.80 feet to a pipe found, passing an iron pin set at 49.92 feet;
- 2.) North 04 degrees 34 minutes 45 seconds West, 238.56 feet to an iron pin found and a point on the west line of lands presently owned by James A. and Elizabeth A. Zaayer, (OR 2890-833);

Thence through said Zaayer lands the following two courses:

- 1.) South 74 degrees 36 minutes 45 seconds East, 90.28 feet to an iron pin found;
- 2.) North 17 degrees 11 minutes 55 seconds East, 159.22 feet to a pipe found on the southwest corner of lands presently owned by Gary G. Hartman, (DR 1091-567);

Thence along the south line of said Hartman lands, South 82 degrees 04 minutes 55 seconds East, 229.42 feet to an iron pin found on the west line of said Wolfe lands (OR 2669-762 Parcel One);

Thence along the west line of said Wolfe lands (OR 2669-762 Parcel One), South 06 degrees 15 minutes 41 seconds West, 369.10 feet to the principal place of beginning, containing 2.51 acres more or less, and being part of Auditor's Parcel Number 06-70-29-04-000.

Note: 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.

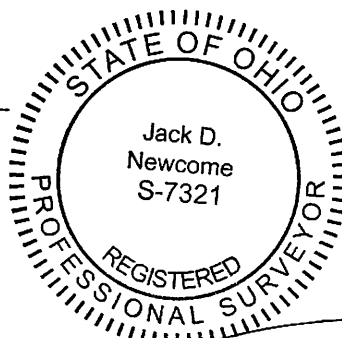
Subject to all legal recorded easements and right of ways.

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 May 11, 2026, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
(Jack D. Newcome, Reg. No. 7321)



5-14-26
Date

DESCRIPTION
APPROVED

By: *A. M. Barnhart*
5-28-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

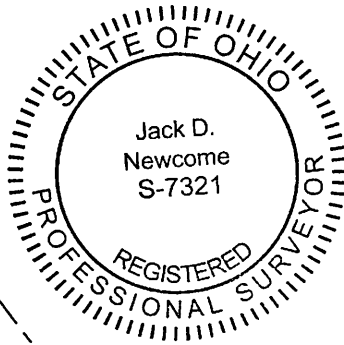
5/28/26
DATE

SITUATED IN:

State of Ohio, County of Muskingum, Township of Blue Rock,
being part of the Northeast Quarter of Section 29, Township
12, Range 12, Congress Lands East of the Scioto River

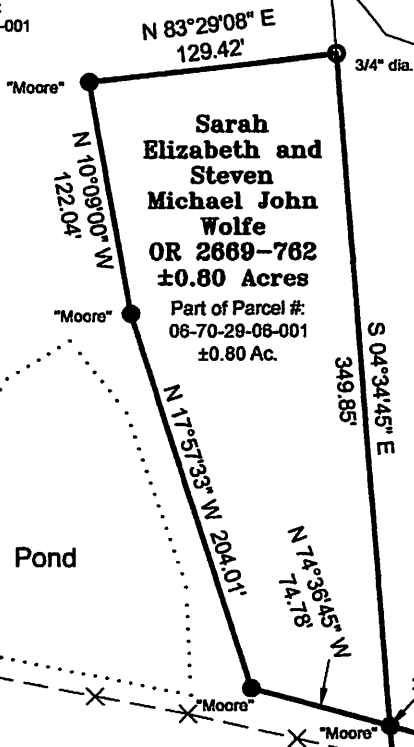
BASIS OF BEARINGS

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.



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
and
Steven Michael
John Wolfe
OR 2669-762
Parcel Two:
Parcel #:
06-70-29-08-001



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

References

Deeds

- All deed references shown on this plat
- Surveys
- W. J. Biedenbach 4/20/1978
- Donald E. Binckley II 4/21/1999
- Brian Kelly McPeck 1/11/2013
- Douglas L. Moore 5/31/2017
- Muskingum County Auditor GIS Map
www.mceo.org

Sarah Elizabeth
and
Steven Michael
John Wolfe
OR 2669-762
Parcel Two:
Parcel #:
06-70-29-08-001

DESCRIPTION

APPROVED
By: *D.M. Barnhard*
5-28-2026

253.88'

N 83°50'56" W 303.80'(T)

49.92'

5/8" rebar found
disturbed - laid
flat - reset

N 14°40'46" N 283.75'

N 22°51'27" E 2889.87'

N 87°35'39" W 612.27'

N 87°35'39" W 1841.37'

N 02°24'21" E 0.28'

N 79°59'31" E 0.33' from stn.

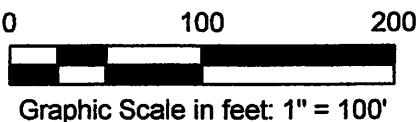
Section 29

Section 32

Stone fd. on
the SE Cor.
Sec. 29,
T-12 R-12,
C.L.E.S.R.

OFFICE COPY

Jack D. Newcome 5-14-26
NOT RECORDABLE
Reg. Surveyor No. 7321



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

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 1/2" I.D.
- ⊞ Stone Found
- X— Fence Line