

Survey Split of Jeremiah W. and Amanda L. Miller Lands in Jackson Township

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being part of the South Half of Section 4, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by Jeremiah W. and Amanda L. Miller as per Official Record 2588, Page 778, and being more particularly described as follows:

Beginning for reference at an iron pin found on the northeast corner of the Northwest Quarter of Sec 4, Township 3, Range 9, United States Military Lands;

Thence South 02 degrees 10 minutes 42 seconds West, 2259.64 feet to a point in Wakatomika Creek, and being the northwest corner of the Southwest Quarter of Section 4, and the principal place of beginning, passing an iron pin found at 1937.26 feet, and an iron pipe found at 2179.64 feet;

Thence along the mid-section line, South 87 degrees 26 minutes 15 seconds East, 166.32 feet to a point on the corner of lands presently owned by Mattingly Properties Frazeyburg LLC et. al., (OR 2555-758), from which an iron pin set bears South 87 degrees 26 minutes 15 seconds East, 168.50 feet;

Thence along the west line of said Mattingly lands, South 02 degrees 04 minutes 59 seconds West, 956.50 feet to an iron pin set, passing iron pins set at 165.69 feet, and 523.06 feet;

Thence through the lands of Jeremiah W. and Amanda L. Miller, (OR 2588-778), the following two courses:

- 1.) North 67 degrees 47 minutes 38 seconds West, 271.71 feet to an iron pin set;
- 2.) South 54 degrees 58 minutes 34 seconds West, 579.59 feet to a point in the centerline of Hamby Hill Road, (Co. Rd. 38, R\W 40'), passing an iron pin set at 562.54 feet;

Thence along said centerline the following two courses:

- 1.) Along a non-tangent curve to the left, with a delta angle of 6 degrees 18 minutes 54 seconds, a radius of 1496.10 feet, an arc length of 164.90 feet, and a chord which bears North 22 degrees 43 minutes 33 seconds West, 164.81 feet to a point;
- 2.) North 26 degrees 37 minutes 04 seconds West, 408.34 feet to a point on the southeast corner of lands presently owned by Jerry W. and Amanda Miller, (OR 3128-351);

Thence along the east line of said Miller lands, North 26 degrees 04 minutes 00 seconds East, 774.23 feet to a point on the mid-section line, passing an iron pin found at 36.24 feet, an iron pin set at 372.77 feet, an iron pin found at 588.97 feet, and an iron pin found at 773.02 feet;

Thence along the mid-section line, South 87 degrees 47 minutes 36 seconds East, 501.59 feet to the principal place of beginning, passing an iron pin found at 401.51 feet, containing 19.61 acres, more or less, and being part of Auditor's Parcel Number 29-10-04-16-000. Note: The property herein described is to be used for personal recreation and agriculture use only. No change in use shall occur unless approved by the Muskingum County Planning Commission 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, all distances shown are grid distances.

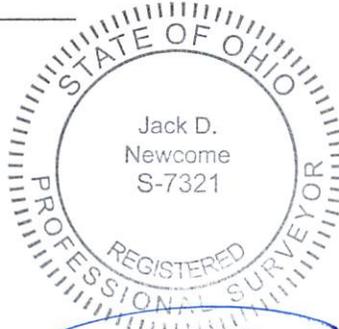
This description is written based on a field survey completed June 16, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321

10-10-25

Date



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/22/25

DATE

DESCRIPTION

APPROVED

By: D.M. Barnhard

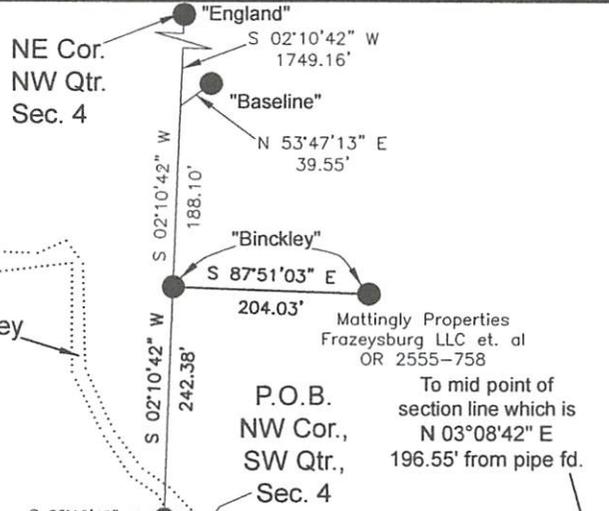
10-23-2025

SITUATED IN:

State of Ohio, County of Muskingum,
Township of Jackson,
being part of the South Half of
Section 4, Township 3, Range 9,
United States Military Lands

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 distance.



Randy G. and
Victoria S. Anderson
OR 1984-659

Nickel Valley
Run

P.O.B.
NW Cor.,
SW Qtr.,
Sec. 4

To mid point of
section line which is
N 03°08'42" E
196.55' from pipe fd.

Northwest Qtr.
Southwest Qtr.

**DESCRIPTION
APPROVED**
By: D.M. Barnhard
10-23-2025

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

DATE
10/23/25

Jerry W. and
Amanda Miller
OR 3128-351

Jeremiah W. and
Amanda L. Miller
OR 2588-778
±19.61 Acres

±16.06 Ac.
in SW Qtr.

±3.55 Ac.
in SE Qtr.

Part of Parcel #:
29-10-04-16-000
±19.61 Acres
(±0.27 Ac. in R/W Co. Rd. 38)
(±1.41 Ac. in Wakatomica Creek)

Musk. Co. Flood Plain Line
Zone A, Eff. 7/6/2010
Panel 39119C0020G

D=6°18'54"
R= 1496.10'
A= 164.90'
N 22°43'33" W
164.81'

Parcel #:
29-10-04-16-000

Jeremiah W. and
Amanda L. Miller
OR 2588-778

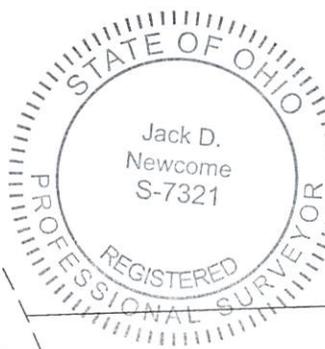
Note:
The property herein
described is to be used
for personal recreation
and agriculture use only.
No change in use shall
occur unless approved by
the Muskingum County
Planning Commission in
accordance with
applicable subdivision
regulations.

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 3/4" I.D.
- Stone Found
- ⊗ Fence Post
- Fence Line

REFERENCES

-www.mceo.org
-Surveys by Harold W. Hitchens,
Charles R. Harkness, Stephen M. Bowman,
Richard Max Graves, Donald E. Binckley II,
Kenneth C. Varner, and Jack D. Newcome
-All deed Ref. shown on this plat



OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Date: 10/24/25

Reg. Surveyor No. 7321

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