

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

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

JOHN H. III AND MELISSA L. ALFORD

SOUTH HALF

AUDITORS PARCEL NUMBER
56-56-80-23-04-007 (PART – 6.444 ACRES)

BEING THE SOUTH HALF OF A PARCEL CONVEYED TO JOHN H. III AND MELISSA L. ALFORD IN O.R. VOLUME 2193, PAGE 443 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 23, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING AXLE (LEANING) AT THE NORTHWEST CORNER OF THE SAID SECTION 23;

THENCE WITH THE WEST LINE OF THE SAID SECTION 23 THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 02 DEGREES 00 MINUTES 30 SECONDS WEST 699.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 02 DEGREES 49 MINUTES 50 SECONDS WEST 151.09 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING INTO THE ABOVE SAID ALFORD PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 83 DEGREES 21 MINUTES 25-SECONDS EAST 393.78 FEET TO AN IRON PIN SET;
2. NORTH 69 DEGREES 34 MINUTES 08 SECONDS EAST 163.77 FEET TO AN IRON PIN SET;
3. SOUTH 83 DEGREES 47 MINUTES 04 SECONDS EAST 684.12 FEET TO AN IRON PIN SET;
4. SOUTH 73 DEGREES 17 MINUTES 17 SECONDS EAST 580.71 FEET TO A POINT IN NORFIELD ROAD (COUNTY ROAD 64), PASSING AN IRON PIN SET AT 518.71 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 27 DEGREES 41 MINUTES 38 SECONDS WEST 85.85 FEET TO A POINT;
2. SOUTH 46 DEGREES 49 MINUTES 12 SECONDS WEST 228.93 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO RANDOLPH LEE AND TINA MARIE McQUISTON IN O.R. VOLUME 2593, PAGE 126 THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 62 DEGREES 50 MINUTES 14 SECONDS WEST 552.18 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN IRON PIN SET AT 30.00 FEET;
2. NORTH 82 DEGREES 32 MINUTES 44 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1065.38 FEET, A TOTAL DISTANCE OF 1095.38 FEET TO A POINT, SAID POINT BEING NORTH 02 DEGREES 49 MINUTES 50 SECONDS EAST 530.10 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE WITH THE EAST LINE OF A PARCEL CONVEYED TO HAROLD M. Jr. AND RICHARD WEST IN DEED VOLUME 792, PAGE 39 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 02 DEGREES 49 MINUTES 50 SECONDS EAST 68.00 FEET TO THE **PLACE OF BEGINNING.**

5948 ALFORD SOUTH

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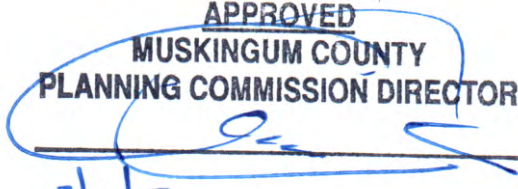
CONTAINING 6.444 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF NORFIELD ROAD (COUNTY ROAD 64) AND ALL OTHER APPLICABLE EASEMENTS.

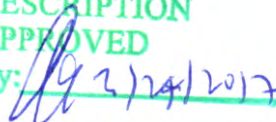
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF FEBRUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 16TH DAY OF FEBRUARY, 2017.

~~OFFICE COPY~~
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923
~~NOT RECORDABLE~~

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/6/17
Date _____ Fee Paid _____

DESCRIPTION
APPROVED
By:  2/24/2017

SURVEY FOR MELISSA ALFORD

SOUTH HALF

AUDITORS PARCEL NUMBER
56-56-80-23-04-007 (PART - 6.444 ACRES)



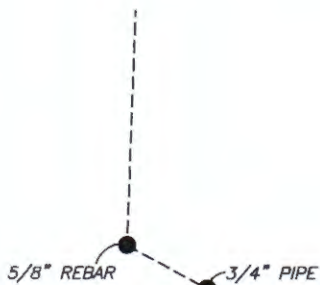
BEING THE SOUTH HALF OF A PARCEL
CONVEYED TO JOHN H. III & MELISSA L.
ALFORD IN O.R. VOLUME 2193, PAGE 443;
SITUATED IN SECTION 23, TOWNSHIP 2,
RANGE 6, OF THE UNITED STATES
MILITARY LANDS, SALEM TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE
PLANE COORDINATE SYSTEM 1983(2011),
OHIO SOUTH ZONE, GRID, DERIVED FROM
A GPS OBSERVATION.

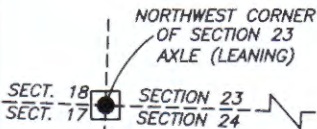
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/6/17
Date

Fee Paid
DANIELLE L. HARMON
O.R. VOL. 2669, PG. 226



HAROLD J. & MALINDA S. MADDEN
O.R. VOL. 2051, PG. 181



HAROLD M. Jr. & RICHARD WEST
DEED VOL. 792, PG. 39

ADAM J. & JENNA R. HEIL
O.R. VOL. 2558, PG. 711

JOHN H. III & MELISSA L. ALFORD
DEED VOL. 1056,
PG. 393

JOHN H. III & MELISSA L. ALFORD
O.R. VOL. 2193, PG. 443

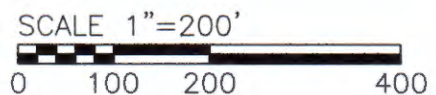
JOHN H. III & MELISSA L. ALFORD
O.R. VOL. 2193, PG. 443
6.444 ACRES

RANDOLPH LEE & TINA MARIE McQUISTON
O.R. VOL. 2593, PG. 126

Approved For Transfer
On-Lot Sewage O.K.
Date 3/13/17
Zanesville-Muskingum Co.
Health Department

LEGEND

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 12.863 AC. PARCEL
COMPLETED DEC. 1989 BY J.A. MALLOTT PS5963
PREVIOUS SURVEY OF A 14.914 AC. PARCEL
COMPLETED FEB. 29 1988 BY J.A. MALLOTT PS5963
PREVIOUS OF A 23462± AC. PARCEL
COMPLETED SEPT. 28, 2005 BY M.D. NICHOLS PS6923

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THE
ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME, THIS 17th DAY OF FEBRUARY,
2017, FROM A FIELD SURVEY COMPLETED THE
16th DAY OF FEBRUARY, 2017.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923

DESCRIPTION
APPROVED
By: *[Signature]*

THIS PROPERTY IS SUBJECT TO ALL 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.

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL DATE: 02-17-17 SCALE: 1"=200'

CHECKED BY: MDN JOB NO: 5948 DRAWING NO: Z:\5948\ALFORD.dwg