

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## CHRIS AND TARA NEFF

AUDITORS PARCEL NUMBER 60-60-50-21-11-001 (PART - 2.202 AC.)

AUDITORS PARCEL NUMBER 60-60-50-21-09-000 (PART - 0.104 AC.)

BEING A PART OF THE 7.976 ACRE TRACT CONVEYED TO JAMES A. NEFF IN O.R. VOLUME 1949, PAGE 154 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS AND A PART OF THE 71.63 ACRE TRACT CONVEYED TO JAMES A. AND JEROME C. NEFF IN DEED VOLUME 1161, PAGE 81 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SECTION 21;

**THENCE** WITH THE EAST LINE OF THE WEST HALF OF SECTION 21, SOUTH 00 DEGREES 31 MINUTES 35 SECONDS WEST 250.27 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** TRAVERSING THROUGH THE ABOVE SAID JEROME C. AND JAMES A. NEFF TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 04 DEGREES 55 MINUTES 50 SECONDS EAST 303.95 FEET TO AN IRON PIN SET;
2. SOUTH 72 DEGREES 25 MINUTES 00 SECONDS WEST 30.41 FEET TO A POINT, SAID POINT BEING NORTH 00 DEGREES 31 MINUTES 35 SECONDS EAST 348.91 FEET OF AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** TRAVERSING THROUGH THE ABOVE SAID JAMES A. NEFF TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 72 DEGREES 25 MINUTES 00 SECONDS WEST 118.87 FEET TO AN IRON PIN SET;
2. NORTH 23 DEGREES 11 MINUTES 40 SECONDS WEST 218.15 FEET TO AN IRON PIN SET;
3. SOUTH 88 DEGREES 31 MINUTES 50 SECONDS WEST 215.98 FEET TO A POINT IN THE CENTER OF BURNT MILL ROAD (TOWNSHIP ROAD 196), PASSING AN IRON PIN SET AT 189.68 FEET;

**THENCE** WITH THE CENTER OF THE SAID ROAD, NORTH 09 DEGREES 07 MINUTES 48 SECONDS WEST 166.47 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO PAUL F. AND BETTY J. DODDS IN DEED VOLUME 1096, PAGE 320, (NORTH LINE OF THE SAID JAMES A. NEFF TRACT), SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 22.07 FEET, A TOTAL DISTANCE OF 444.57 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 2.306 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF BURNT MILL ROAD (TOWNSHIP ROAD 196), A 20 FEET WIDE UTILITY EASEMENT FOR GASLINE PURPOSES AS RECORDED IN O.R. VOLUME 1949, PAGE 154, AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 7.976 ACRES PERFORMED BY W.J. BIEDENBACH PS 5718, DATED MAY 7, 1993 AS RECORDED IN O.R. VOLUME 1949, PAGE 154.

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 30TH DAY OF JUNE, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 26TH DAY OF JUNE, 2015.

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



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

10/20/15  
Date \_\_\_\_\_ Fee Paid \_\_\_\_\_

5792 NEFF

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 7/1/2015



SURVEY FOR CHRIS & TARA NEFF

AUDITORS PARCEL NUMBER

60-60-50-21-11-001 (PART - 2.202 AC.)

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BEING A PART OF THE 7.976 ACRE TRACT CONVEYED TO JAMES A. NEFF IN O.R. VOLUME 1949, PAGE 154 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS AND A PART OF THE 71.63 ACRE TRACT CONVEYED TO JAMES A. AND JEROME C. NEFF IN DEED VOLUME 1161, PAGE 81 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 7.976 ACRES PERFORMED BY W.J. BIEDENBACH PS 5718 DATED MAY 7, 1993 AS RECORDED IN O.R. VOLUME 1949, PAGE 154.



Approved For Transfer  
On-Lot Sewage O.K.  
Date 10-15-15  
*Chris Hollingworth*  
Zanesville-Muskingum Co.  
Health Department

PAUL F. & BETTY J. DODDS  
DEED VOL. 1096, PG. 320

CENTER OF SECTION 21

S.00°31'35"W. 250.27' (DEED)

CENTER OF ELECTRIC  
TRANSMISSION LINES

JEROME C. & JAMES A. NEFF  
DEED VOL. 1161, PG. 81

JEROME C. & JAMES A. NEFF  
DEED VOL. 1161, PG. 81  
60-60-50-21-09-000  
0.104 ACRES  
NOTE: THIS PARCEL TO BE  
CONVEYED TO JAMES A. NEFF  
AS ADJOINER TRACT PRIOR TO  
CONVEYANCE OF 2.306 ACRES

2.306 ACRES TOTAL

JAMES A. NEFF  
OR VOL. 1949, PG. 154  
60-60-50-21-11-001  
2.202 ACRES

S.88°31'50"W. 215.98' TOTAL

20 FT. WIDE UTILITY EASEMENT  
FOR GASLINE PURPOSES  
OR VOL. 1949, PG. 154

APPROX. SEPTIC TANK  
LEACH FIELD

HOUSE

S.72°25'00"W. 149.28' TOTAL

N.00°31'35"E. 348.91'

5/8" REBAR

JOSEPH D. & JANET K. NESSELROAD, TRUSTEES  
OR VOL. 2391, PG. 633

DESCRIPTION  
APPROVED  
By: *[Signature]* 7/14/2015

APPROVED  
JAMES A. NEFF  
OR VOL. 1949, PG. 154  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 7.976 AC. TRACT  
COMPLETED MAY 7, 1993 BY W.J. BIEDENBACH PS 5718  
PREVIOUS SURVEY OF A 3.699 AC. TRACT  
COMPLETED JUNE 18, 1993 BY W.J. BIEDENBACH PS 5718  
PREVIOUS SURVEY OF A 79.876 AC. TRACT  
COMPLETED THE 26th DAY OF JUNE, 2015.

Date 10/20/15

SCALE 1"=100' Fee Paid  
0 50 100 200

LEGEND

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

I, JASON LEACHMAN (PS#8536), HEREBY  
CERTIFY TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THE ABOVE PLAT AND SURVEY TO BE  
CORRECT AS PREPARED BY ME, THIS 30th DAY  
OF JUNE, 2015, FROM A FIELD SURVEY  
COMPLETED THE 26th DAY OF JUNE, 2015.

JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



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: 06-30-15	SCALE: 1"=100'
CHECKED BY: MDN	JOB NO: 5792	DRAWING NO: Z:\5792\5792.dwg