

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

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

CHRIS AND TARA NEFF

AUDITORS PARCEL NUMBER 60-60-50-21-09-000 (PART - 0.104 AC.)
TO BE COMBINED WITH 60-60-50-21-11-001

BEING 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 WITH THE EAST LINE OF A TRACT CONVEYED TO JAMES A. NEFF IN O.R. VOLUME 1949, PAGE 154 (WEST LINE OF THE SAID JEROME C. AND JAMES A. NEFF TRACT), NORTH 00 DEGREES 31 MINUTES 35 SECONDS EAST 312.03 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 0.104 ACRES, SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND ALL OTHER APPLICABLE EASEMENTS.

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.

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



DESCRIPTION
APPROVED
By: *[Signature]*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/20/15
Date

Fee Paid

SURVEY FOR CHRIS & TARA NEFF

AUDITORS PARCEL NUMBER
60-60-50-21-09-000 (PART - 0.104 AC.)
TO BE COMBINED WITH 60-60-50-21-11-001

BEING A PART OF THE 71.63 ACRE TRACT CONVEYED TO JAMES A. AND JEROME C. NEFF IN O.R. VOLUME 1161, PAGE 81 OF THE MUSKINGUM COUNTY OFFICIAL 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.



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.

CENTER OF SECTION 21

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

5/8" REBAR
WITH CAP

N.88°31'45"W. 422.50'

5/8" REBAR
WITH CAP

S.00°31'35"W. 250.27' (DEED)

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

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

JAMES A. NEFF
OR VOL. 1949, PG. 154

CENTER OF ELECTRIC
TRANSMISSION LINES

N.00°31'35"E. 312.03'

S.04°55'50"E. 303.95'

N.00°31'35"E. 348.91'

5/8" REBAR

JEROME C. & JAMES A. NEFF
DEED VOL. 1161, PG. 81
60-60-50-21-09-000
0.104 ACRES

S.72°25'00"W. 30.41'

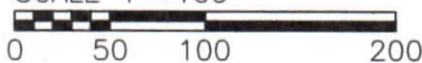
Approved For Transfer
No On-Lot Sewage
Date 10-15-15
Anne Hollingworth
Zanesville - Muskingum Co.
Health Department

DESCRIPTION
APPROVED
By: [Signature]

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 AUGUST 14, 1985 BY M.D. NICHOLS PS 6923

SCALE 1"=100'



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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@erohio.com

DRAWN BY: JWJ

DATE: 06-30-15

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5792

DRAWING NO:

Z:\5792\5792.dwg