

60-50-21-11-002

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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JEROME 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 400.02 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



DESCRIPTION APPROVED
By: *[Signature]* 6/30/15

APPROVED
5792 NEFF
MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR

6/30/15
Date

Fee Paid

SURVEY FOR CHRIS & TARA NEFF

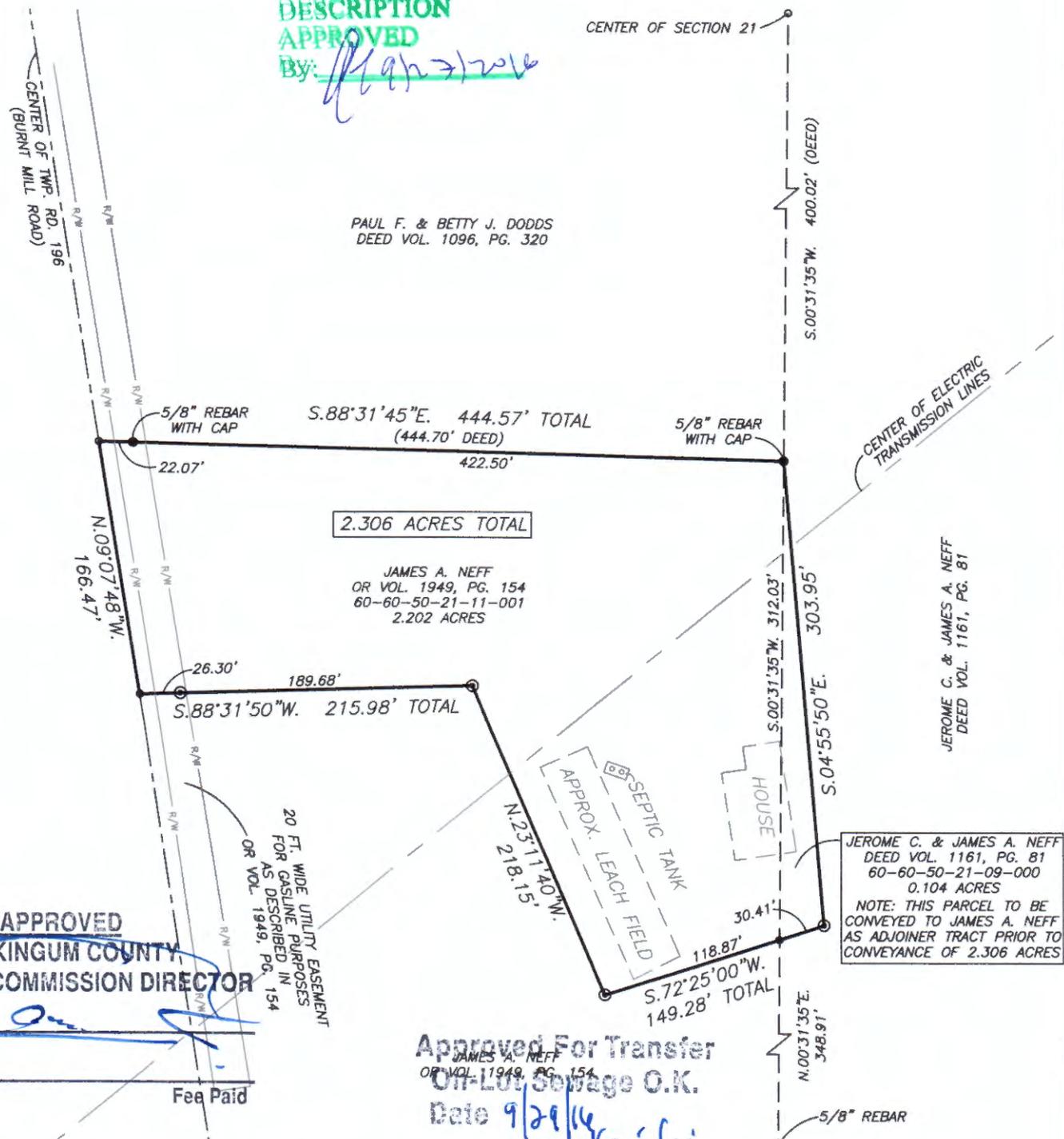
AUDITORS PARCEL NUMBER
 60-60-50-21-11-001 (PART - 2.202 AC.)
 60-60-50-21-09-000 (PART - 0.104 AC.)

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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.



DESCRIPTION APPROVED
 By: *[Signature]*



2.306 ACRES TOTAL

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

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

APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR

Approved For Transfer
 Off-Lot Sewage O.K.
 Date *9/29/14*

Zanesville-Muskingum Co.
 Health Department

SCALE 1"=100'
 0 50 100 200

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

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

Date *6/2/15* Fee Paid

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