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Harold Lloyd Elson & Marlene W. Elson, Life Estate
OR 1604-786
+/- 13.028Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton and being part of the of the Northeast Quarter of Section 36, Township 15, Range 14, also being part of the lands now owned by Harold Lloyd Elson & Marlene W. Elson, Life Estate as recorded in OR 1604-786 of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference at a stone found at the northeast corner of said northeast quarter, thence with the north line of said Section 36, N 86°29'34" W a distance of 777.43 feet to an iron pin set and the principal place of beginning, passing an iron pin found at 103.93 feet;

Thence leaving the north line of said Section 36 and going with the west line of the lands now owned by Stanley Elson (1606-972), S 03°30'26" W a distance of 1216.43 feet to an iron pin set;

Thence leaving said Elson's west line and going through said Harold Lloyd Elson & Marlene W. Elson, Life Estate's lands, N 72°55'49" W a distance of 504.45 feet to an iron pin set on said Elson, Life Estate's west line;

Thence with Elson, Life Estate's west line, N 03°30'26" E a distance of 1098.13 feet to an iron pin set on the north line of said Section 36;

Thence with the north line of said Section 36, S 86°29'34" E a distance of 490.38 feet to the principal place of beginning, containing a total of 13.028 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract is an easement, 30 feet in width for the purpose of ingress/egress and its centerline is fully described as follows:

Beginning for reference at the southeast corner of the above described tract of land, thence N 03°30'26" E a distance of 92.89 feet to a point and the principal place of beginning;

Thence S 25°30'09" E a distance of 90.01 feet to a point;

Thence S 41°33'59" E a distance of 41.01 feet to a point;

Thence S 23°58'13" E a distance of 243.61 feet to a point;

Thence S 25°53'12" E a distance of 199.28 feet to a point;

Thence S 16°52'51" E a distance of 6.69 feet to a point;

Thence S 16°52'51" E a distance of 220.02 feet to a point;

Thence S 03°39'43" W a distance of 101.60 feet to a point in the center of Leffler Road (T-130), being the terminus.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 13.028 acre parcel is based on a field survey made by McPeek Land Surveying on April 20th, 2020.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

Date

7/9/20

Parcel No.

Part of: 47-96-36-04-000 (+/- 13.028 ac.)

DESCRIPTION

APPROVED

By: h 7/30/20

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/3/2020

Date

Fee Paid