

70-64-02-10-002



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340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

**Robert Joe Tom**  
**OR 2022-192**  
**+/- 1.278 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Washington and being part of the North Half of Quarter Township 4, Township 1, Range 7, also being part of the lands now owned by Robert Joe Tom (OR 2022-192) of the Muskingum County Recorder more fully described as follows.

Beginning at a point on the northwest corner of Lot 1, Durbin Heights (Plat Book 10, Page 16, said point is referenced by an axle found which bears, N48°47'26" E, 0.83 feet;

thence with the common line separating Washington Township and Perry Township, S 02°14'26" W, 92.32 feet to an iron pin found on the northeast corner of the lands now owned by Janet Louise Shelly (OR 2022-189);

thence with the common line of said Tom/Shelly the following two courses:

1. S 81°09'56" W, 124.60 feet to an iron pin found;
2. S 04°21'29" E, 256.24 feet to a point in the center of Boggs Road (CR-108), passing an iron pin found at 228.59 feet;

thence with the center of said Boggs Road, S 55°51'16" W, 34.57 feet to a point;

thence going through said Tom's lands the following four (4) courses:

1. N 04°21'29" W, 271.06 feet to an iron pin set, passing an iron pin set at 30.00 feet;
2. S 81°09'56" W, 94.98 feet to an iron pin set;
3. N 12°09'25" W, 183.96 feet to an iron pin set;
4. N 84°17'26" E, 293.58 feet to an iron pin set on the afore said Township Line;

thence with said Township Line, S 02°14'26" W, 78.50 feet to the place of beginning, containing a total of 1.278 acres more or less, subject to all legal highways and easements of record.

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 1.278 acre parcel is based on a field survey made by McPeek Land Surveying on May 28<sup>th</sup>, 2016.

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

6/3/16  
Date

**Parcel No.**

Part of : 70-64-02-10-000 (+/- 1.278 ac.)



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

6/14/16  
Date

Fee Paid

**DESCRIPTION**  
**APPROVED**  
By: 6/13/2016



SPLIT

SITUATED IN

The State of Ohio, County of Muskingum,  
Township of Washington. Being part of  
the North Half of Qtr. Twp. 4, T1, R7.

BASIS OF BEARING

Bearings are based on State Plane Grid  
Coordinates, NAD83, Ohio South, per  
GPS Observation.

REFERENCES

\* As Noted on Plat  
[www.muskingumcountyauditor.org](http://www.muskingumcountyauditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>

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

Date

Fee Paid

Robert Joe Tom  
OR 2022-192

N 84°17'26" E  
293.58'  
Northwest Corner of Lot 1  
Durbin Heights  
Plat Bk.10, Page 16

Robert Joe Tom  
OR 2022-192  
±1.278 Ac.

Robert Joe Tom  
OR 2022-192

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

Date

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Z— Property Hook
- ⊗ Axle Found

**DESCRIPTION**  
**APPROVED**  
By: 6/13/2016

PARCEL NO.

Part of: 70-64-02-10-000(±1.278 Ac.)

GRAPHIC SCALE

( IN FEET )

1 inch = 75 ft.

NORTH

Jeffrey A. Williamson &  
Connie L. Williamson, Tr.  
OR 2314-133

LOT 17  
LOT 16  
LOT 15  
LOT 14  
LOT 13  
LOT 12  
LOT 11  
LOT 10  
LOT 9  
LOT 8  
LOT 7  
LOT 6  
LOT 5  
LOT 4  
LOT 3  
LOT 2  
LOT 1  
DURBIN HEIGHTS, PB 10-16

Ricky L. Perone Jr. &  
Michelle L. Johnson  
OR 2023-473

Janet Louise Shelly  
OR 2022-189

Robert Joe Tom  
OR 2022-192



**OFFICE COPY**  
**NOT RECORDABLE** 6/3/16

Brian Kelly McPeck  
Reg. Surveyor No. 8517

Date

**MCPEEK**  
**LAND**  
**SURVEYING**

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LLC