

25-70-02-27-001



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Stetson Robison
OR 2803-408
+/-1.906 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Section 2, T18, R15 and being part of the lands now owned by Stetson Robison (OR 2803-408) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at a concrete monument found at centerline station 975+00, per Plat Book 11, Page 52, thence S 45°10'37" W a distance of 332.86 feet to an iron pin found on the common line of the lands now owned by Clinton J. Frame & Maria K. Frame (OR 2704-928) and said Robison's lands, the principal place of beginning;

thence going through said Robison's lands (parcels 25-70-02-28-001 & 25-70-02-27-000), S 33°00'43" W a distance of 439.47 feet to an iron pin set on the south line of said Robison's parcel 25-70-02-27-000, being on the north line of the lands now owned by Scott E. Michel & Lindsay A. Michel (OR 2631-859);

thence with the common line of said Robison/Michel's lands, N 85°57'09" W a distance of 135.78 feet to an iron pin found on the southwest corner of said Robison's lands;

thence with the west line of said Robison's lands, N 03°46'12" E a distance of 277.72 feet to an iron pin found, passing an iron pin found at 125.79 feet at a southeasterly corner of said Frame's lands;

thence with the common line of said Robison/Frame's lands the following three (3) courses:

1. N 62°14'33" E a distance of 113.36 feet to an iron pin found;
2. N 71°54'17" E a distance of 113.19 feet to an iron pin found;
3. S 87°38'10" E a distance of 148.83 feet to the place of beginning,

containing 1.906 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract is an easement for the purpose of ingress/egress 50 feet in width, the center line of said easement is as follows:

Beginning at a point S 86°12'20" E a distance of 199.51 feet from an iron pin found at the northeast corner of the above described tract;

thence S 66°25'44" W a distance of 211.54 feet to a point;

thence N 83°16'30" W a distance of 35.92 feet to a point and terminus of said easement centerline.

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 1.906 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 4th, 2019.

Brian Kelly McPeek, PS 8517

Date



Parcel No.
Part of: 25-70-02-28-001 (+/-0.590 Ac.)
Part of: 25-70-02-27-000 (+/-1.316 Ac.)
Total (+/-1.906 Ac.)

DESCRIPTION

APPROVED

By: *Stetson Robison*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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