



Stephen P. Roberts
OR 3195-99

Part of: 20-30-20-16-000
+/-2.606 Acres

Situated in the State of Ohio, County of Muskingum, Township of Harrison, Northwest Quarter of Section 20, Township 11, Range 13 and being part of the lands now owned by Stephen P. Roberts as recorded in OR 3195-99 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference an iron pin found (daniels) at the southeast corner of said northwest quarter, thence with the mid-section line, N 86°49'28" W a distance of 158.25 feet to an iron pin set, the principal place of beginning;

thence continuing with said mid-section line, N 86°49'28" W a distance of 388.94 feet to a gin pin set at the southeast corner of the lands now owned by Ricky J. Dement & Rachelle M. Dement (OR 2811-843);

thence leaving said mid-section line and going with the east line of said Dement's lands, N 02°37'52" E a distance of 335.13 feet to an oak tree (28" diameter), being the southwest corner of said Dement's lands (OR 3128-42), reference by an iron pin found (baseline) that bears, N 02°37'52" E a distance of 3.20 feet;

thence with the south line of said Dement's lands, N 76°02'05" E a distance of 221.99 feet to an iron pin set;

thence going through said Roberts' lands, S 21°01'21" E a distance 439.12 feet to the place of beginning, passing an iron pin set at 379.12 feet, containing a total of 2.606 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, Grid North 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 2.606 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on March 21, 2024.

NOT RECORDABLE
Brian Kelly McPeek, PS 8517

3/25/24
Date

DESCRIPTION
APPROVED

By: [Signature] 3/25/2024