



www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

Robert Joe Tom  
OR 2022-192  
+/- 0.047 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 for reference 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 S 52°54'08" W a distance of 528.47 feet to an iron pin found and the principal place of beginning;

thence going through said Tom's lands, S 01°41'40" W a distance of 194.82 feet to a point in the center of Boggs Road (CR-108), passing in iron pin found at 169.19 feet;

thence with the center of said Boggs Road, S 70°51'25" W a distance of 3.22 feet to a point;

thence leaving the center of said Boggs Road and going with the common line of said Tom's lands and the lands now owned by Barbara Jane Maston (OR 2022-188) the following two (2) courses:

1. N 02°26'55" E a distance of 177.82 feet to an iron pin set, passing an iron pin set at 25.00 feet;

2. S 70°26'55" W a distance of 90.00 feet to an iron pin set on the east line of the lands now owned by Elizabeth M. Nichols (DR 1123-319);

thence with the east line of said Nichols lands, N 02°26'55" E a distance of 23.41 feet to an iron pin found;

thence leaving said east line and going through said Tom's lands, N 73°41'41" E a distance of 88.58 feet to the place of beginning, containing a total of 0.047 acres more or less, subject to all legal highways and easements of record.

*Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.*

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 0.047 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying, LLC on April 5<sup>th</sup> 2019.



Brian Kelly McPeck, PS 8517

Date

4/8/19

Parcel No.

Part of : 70-64-02-10-000 (+/- 0.047 ac)

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: 4/10/2019

4/10/19  
Date

Fee Paid