

70-64-02-12-000



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Barbara Jane Maston
OR 2022-188
+/- 0.335 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 all of the lands now owned by Barbara Jane Maston (OR 2022-188) 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 51°26'45" W a distance of 540.55 feet to an iron pin found and the principal place of beginning;

thence with the common line of said Maston's lands and the lands now owned by Robert Joe Tom (OR 2022-192), S 02°26'55" W a distance of 177.82 feet to a point in the center of Boggs Road (CR-108), passing an iron pin set at 152.82 feet;

thence with the center of said Boggs Road, S 73°44'37" W a distance of 88.10 feet to a point, said point being the southeast corner of the lands now owned by Elizabeth M. Nichols (DR 1123-319);

thence leaving the center of said Boggs Road and going with the east line of said Nichols lands, N 02°26'55" E a distance of 172.36 feet to an iron pin set, passing in iron pin found at 25.14 feet;

thence with the common line of said Tom/Maston, N 70°26'55" E a distance of 90.00 feet to the place of beginning, containing a total of 0.335 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 0.335 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying, LLC on April 5th, 2019.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 4/17/19



Parcel No.

All of : 70-64-02-12-000 (+/- 0.335 ac.)

DESCRIPTION

APPROVED

By: BK 4/17/2019