

1.62 Acre Split of Kenneth and Delores Hecker

Situated in the State of Ohio, County of Muskingum, Township of Springfield, and being part of the Northeast Quarter of Section 3, Township 15, Range 14, Congress Lands East of the Scioto River, and being part of the lands presently owned by Kenneth D. and Delores A. Hecker, as per OR 2196-727, and being more particularly described as follows:

Beginning for reference at the Northeast corner of Section 3, Township 15, Range 14, Congress Lands East of the Scioto River;

Thence,(by deed), along the north line of Section 3, North 90 degrees 00 minutes 00 seconds West, 1995.14 feet to a point on the northwest corner of lands presently owned by Harry and Patricia Strickler,(OR 2171-678);

Thence along the west line of said Strickler lands,(by deed), South 00 degrees 01 minutes 28 seconds West, 539.57 feet to a point on the northwest corner of lands presently owned by John M. James,(DR 1020-519);

Thence along the north line of said James land, North 83 degrees 31 minutes 13 seconds East, 525.76 feet to an iron pin found on the northwest corner of lands presently owned by Kenneth D. and Delores A. Hecker,(OR 2196-727), passing an iron pin found at 388.78 feet;

Thence along the west line of said Hecker lands, South 00 degrees 38 minutes 00 seconds East, 30.16 feet to an iron pin set, and the principal place of beginning;

Thence along the south line of a 30 feet wide, Ingress, Egress, Utility Easement, North 83 degrees 31 minutes 13 seconds East, 216.64 to an iron pin set;

Thence through said Hecker lands, South 09 degrees 02 minutes 02 seconds West, 419.54 feet to an iron pin set, on the north line of lands presently owned by R. Russell, Life Est.(OR 1980-905);

Thence along the north line of said Russell lands, North 82 degrees 07 minutes 22 seconds West, 146.68 feet to an iron pin found on the southeast corner of lands presently owned by John M. James,(DR 1020-519);

Thence along the east line of said James lands, North 00 degrees 38 minutes 00 seconds West, 369.81 feet to the principal place of beginning, containing 1.62 acres more or less.

Appended to the above described tract, is an augmenting 30 feet wide Ingress, Egress, Easement, and being a shared easement at this present time with Kenneth D. and Delores A. Hecker, and John M. James, and said maintenance of said drive to be shared as follows: 50 percent with the individual or party having ownership of the above described tract, and 50 percent with the individual or party having ownership of parcel number 62-68-02-05-001, and \$500.00 (five hundred dollars) per year with the individual or party having ownership of the west remainder of parcel number 62-68-02-05-000, and being more particularly described as follows:

Beginning for reference at the Northeast corner of Section 3, Township 15, Range 14, Congress Lands East of the Scioto River.

Thence,(by deed), along the north line of Section 3, South 90 degrees 00 minutes 00 seconds West, 1995.14 feet to a point on the northwest corner of lands presently owned by Harry and Patricia Strickler,(OR 2171-678);

Thence along the west line of said Strickler lands,(by deed), South 00 degrees 01 minutes 28

seconds West, 539.57 feet to a point on the northwest corner of lands presently owned by John M. James,(DR 1020-519);

Thence along the north line of said James land, North 83 degrees 31 minutes 13 seconds East, 525.76 feet to an iron pin found on the northwest corner of lands presently owned by Kenneth D. and Delores A. Hecker,(OR 2196-727) and being the principal place of beginning, passing an iron pin found at 388.78 feet;

Thence along the north line of said Hecker lands, North 83 degrees 31 minutes 13 seconds East, 821.33 feet to a point on the east line of Luby Lane,(Twp. Rd. 669), passing iron pins found at 145.52 feet, 261.70 feet, 443.83 feet, 565.22 feet, and 788.79 feet;

Thence along the east line of Luby Lane, South 36 degrees 47 minutes 35 seconds East, 34.76 feet to a point on the northeast corner of lands presently owned by John M. James,(DR 1020-519);

Thence along the north line of said James lands, and said Hecker lands, South 83 degrees 31 minutes 13 seconds West, 841.94 feet to an iron pin set on the east line of said James lands, passing iron pins found at 34.16 feet, and 407.82 feet, and an iron pin set at 625.30 feet;

Thence along the east line of said James lands, North 00 degrees 38 minutes 00 seconds West, 30.16 feet to the principal place of beginning, containing 0.57 Acres more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the north line of the adjacent landowner, J. James as per DR 1020-519, and bears North 83 degrees 31 minutes 13 seconds East.

This description is written based on a field survey completed April 23, 2009, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDBABLE**

Jack D. Newcome, Reg. No. 7321

6-1-09
Date

Parcel No.s
Part of: 62-68-02-05-001 +- 1.62 Acres
Note: No future divisions or partition of the above described lands without M. C. P. C. approval.



**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]
6/4/09
Date Fee Paid

DESCRIPTION APPROVED
By *[Signature]* 6/10/09

N 90°00'00"W 1994.14' (by deed)

Northwest Corner of Section 3

B. M. and M. J. Kerbride OR 2155-511

Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 6/2/09
Zanesville-Muskingum Co.
Health Department

G. L. and M. S. Vaughn OR 6045-486

N. A. Sebb OR 1595-796

(by deed)
539.57
S 00°12'28"W

N 83°31'13"E 398.78'
S 00°38'00"E 30.16'

136.98'
145.92'
N 83°31'13"E 216.84'

116.18'

S 83°31'13"W 217.48'

182.13'

N 83°31'13"E 821.33'

121.39'

S 83°31'13"W 373.66'

223.57'

S 83°31'13"W 34.16'

S 36°47'35"E 34.76'

East Line of Lindy Lane (Twp. Rd. 689)

30 Ft. Wide Egress Easement +/- 0.07 Acres

SITUATED IN:

State of Ohio, County of Muskingum, Township of Springfield, and being part of the Northeast Quarter of Section 3, Township 15, Range 14, Congress Lands East of the Scioto River.

BASIS OF BEARINGS

Bearings are based on the north line of adjacent landowner, J. James as per DR 1080-519, and bears North 89 degrees 31 minutes 13 seconds East.

PARCEL NO.

Part of: 69-99-02-05-001 +/- 1.69 Acres

REFERENCES

DR 1020-519
DE 2198-727

Note: No future division or partition of the lands depicted on this plat without MCPC approval.

John M. James
DR 1020-519

LEGEND

- ▲ Railroad Spikes Set
- Iron Pin Found
- ⊞ Range Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spikes Found
- Iron Pin Set, 6/8" rebar
- ⊞ Monument Found

Kenneth D. and
Delores A. Hecker
OR 2198-727
+/- 1.62 Acres

K. D. and
D. A. Hecker
OR 2198-727

John M. James
DR 1020-519

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE 6/14/09

Fee Paid

R. Russell, Life Est.
OR 1980-905

R. and E. Forus
OR 1915-78



OFFICE RECORDABLE
NOT RECORDED
DATE 6-1-09

DATE

Reg. Surveyor No. 72821



Graphic Scale in Feet 1"=100'

Newcombe Surveying Company

6515 Ballard Road
Maidport, Ohio
740-468-6799