



Larry Lentz, Jr.  
DR 1107-247  
+/- 16.992 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Monroe, being part of Section 8, T3, R5.

Beginning at an iron pin set at the southeast corner of Lot 9, Otsego Farm Subdivision (Plat Book 17, Page 133), thence with the east line of said Otsego Farm Subdivision also being the west line of said Lentz, Jr.'s lands, N 01°42'56" E a distance of 1164.18 feet to a point on the Mid-Section Line, passing an iron pin found (erd) at 200.00 feet, an iron pin found (5/8") at 404.90 feet and an iron pin found (erd) at 599.90 feet, said point being the southwest corner of the lands now owned by ABK Investors, LLC (OR 2754-254), said point is referenced by an iron pin found (5/8") found out of position and not used that bears S 36°31'32" W a distance of 6.88 feet;

Thence with said Mid-Section Line, S 88°26'01" E a distance of 639.40 feet to a pipe found (1") on the northwest corner of the lands now owned by John C. Byler & Noah J. Troyer (OR 2491-508);

Thence with the west line of said Byler & Troyer, S 01°51'16" W a distance of 1156.15 feet to an iron pin set;

Thence going through said Lentz, Jr.'s lands, N 89°09'25" W a distance of 636.67 feet to the place of beginning, containing a total of 16.992 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.

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 iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 16.992 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on March 10<sup>th</sup>, 2021

**Parcel No.**

Part of: 42-20-08-28-000 (+/-16.992 Ac.)

OFFICE COPY  
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



3/30/21  
Date

DESCRIPTION  
APPROVED

By: M 4/5/21

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

4/5/21  
Date

Fee Paid