

42-20-08-28-001

DESCRIPTION

APPROVED

By: *[Signature]* 4/15/17

APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/12/17
Date

Fee Paid

Description For Conveyance (1.57 Acres)

Larry L. Lentz, Jr.

Deed Book 1107, Page 247

Part of Parcel #42-20-08-28-000

Situated in the State of Ohio, County of Muskingum,
Township of Monroe.

Being a part of the southeast quarter of Section 8,
Township 3, Range 5 bounded and described as follows:

Commencing at the southeast corner of Lot 1 of Otsego Farm Subdivision as recorded in Plat Book 17, Page 133; thence along the south line of Section 8 south 84 degrees 01 minutes 07 seconds east 23.66 feet to a point and the true place of beginning of the premises herein intended to be described; thence north 8 degrees 40 minutes 08 seconds east 296.06 feet to an iron pin placed passing an iron pin placed at 30.03 feet; thence south 79 degrees 52 minutes 46 seconds east 137.00 feet to an iron pin placed; thence south 6 degrees 10 minutes 51 seconds east 108.56 feet to an iron pin placed; thence south 84 degrees 05 minutes 39 seconds east 113.72 feet to an iron pipe found; thence south 3 degrees 45 minutes 46 seconds west 180.0 feet to a point on the south line of Section 8 passing an iron pin found at 150.0 feet; thence along the south line of Section 8 north 84 degrees 01 minutes 07 seconds west 294.08 feet to the true place of beginning, containing one and fifty-seven hundredths (1.57) acres more or less.

Subject to the easements of State Route #93.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, March 13, 2007.

There is also conveyed herein an easement to the Grantees herein bounded and described as follows:

Beginning at the southeast corner of Lot 1 in Otsego Farm Subdivision; thence along the east line of said Lot 1 north 6 degrees 07 minutes 17 seconds east 180.0 feet to a point; thence south 83 degrees 52 minutes 43 seconds east 31.67 feet to a point on the west line of the above described 1.57 acres; thence along the west line of said 1.57 acre parcel south 8 degrees 40 minutes 08 seconds west 180.12 feet to the south line of Section 8 and in State Route #93; thence along the south line of Section 8 north 84 degrees 01 minutes 07 seconds west 23.66 feet to the place of beginning.

This easement is for the ingress and egress to the above described 1.57 acres to State Route #93.

This easement is perpetual and shall run with the 1.57 acres and shall benefit each party hereto their heirs, successors and assigns.

Said drive shall remain open at all times.

This easement shall be maintained and each party, at his, her or their expense with respect to according to the portion at their property.

This easement excludes any access for commercial purpose and specifically only allows access for a single family residential property.

OFFICE COPY
NOT RECORDABLE





SURVEYING & MAPPING

L. PETER DINAN & ASSOC.

1705 EAST PIKE P.O. BOX 55

ZANESVILLE, OH 43701

(740) 453-8448

42-20-08-28-001 A

OTSEGO FARM SUBDIVISION P.B. 17, P. 133

SOUTHEAST CORNER LOT 1

S. 84° 01' 07" E. 23.66'

S. 6° 07' 17" W. 180.0'

EASEMENT AREA

30.0'

30.0'

N. 8° 40' 08" E. 296.06'

266.03'

LARRY L. LENTZ JR. DB. 2413, P. 805

LARRY L. LENTZ JR. DB. 1107, P. 247

S. 79° 52' 46" E. 137.00'

LARRY L. LENTZ, JR. DB. 1107, P. 247

S. 6° 10' 51" E. 108.56'

S. 84° 05' 39" E. 113.72'

1.52 Ac.

LARRY L. LENTZ, JR.
DEED BOOK 1107, PAGE 247
PART OF PARCEL # 42-20-08-28-000

STATE ROUTE #93

N. 84° 01' 07" W. 294.08'

SOUTH LINE SECTION 8 NOT CENTERLINE OF ASPHALT

S. 3° 45' 46" W. 180.0'

BOARD OF TRUSTEES, MONROE TOWNSHIP DB. 2701, P. 950

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET

1" = 50'

Approved For Transfer On-Lot Sewage O.K.

Date 4.10.17

Math

Zanesville-Muskingum Co. Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 4.11.17

Fee Paid

PART OF THE
SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 3, RANGE 5
MONROE TOWNSHIP
MUSKINGUM COUNTY, OHIO
MARCH 10, 2017

DESCRIPTION
APPROVED
By: *4/11/17*



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REGISTERED SURVEYOR #5451