

73-18-04-87-003
1477 Dietz Ln

DESCRIPTION OF SURVEY FOR THOMAS LENT

JOB#1106

Situated in the State of Ohio, County of Muskingum, Township of Wayne:

Being part of the Southwest Quarter of Section #7, Township #12, Range #13, of the Congress Lands East of the Scioto River, **being all of the Thomas Lent property described in deed reference Official Record Volume 1583, Page 752 of said county's deed records, known as Muskingum County Auditor's Parcel Number 73-18-04-87-003, and more particularly described as follows;**

Commencing at the common corner for the Southeast and Southwest Quarters of Sections #7, located in the roadbed of North Dietz Road (County Road #72); **THENCE North 03 degrees 06 minutes 30 seconds East 347.85 feet** along the common line for said Southeast and Southwest Quarters and within said roadbed to the Southeast corner of the William Lent property recorded in deed reference Deed Book Volume 809, Page 181, also being the Northeast corner of the T Harper property recorded in deed reference Deed Book Volume 1055, Page 475; **THENCE North 87 degrees 26 minutes 30 seconds West 424.60 feet** along the common line for said William Lent and Harper properties to an iron pin (set) at the Southwest corner of said William Lent property, also being the place of beginning of the property herein intended to be described, passing an iron pin (found) at 25.75 feet;

#1- **THENCE North 87 degrees 26 minutes 30 seconds West 447.20 feet** along the common line for said Thomas Lent and Harper properties to an iron pin (found disturbed) at the Southwest corner of said Thomas Lent property and the Northwest corner of said Harper property, also being on the East line of the W Longshore property recorded in deed reference Deed Book Volume 549, Page 398;

#2- **THENCE North 02 degrees 57 minutes 20 seconds East 106.00 feet** along the common line for said Thomas Lent and Longshore properties to a stone (found disturbed) at the Northwest corner of said Thomas Lent property and Southwest corner of the E & B Brookover property recorded in deed reference Deed Book Volume 519, Page 649;

#3- **THENCE South 87 degrees 26 minutes 30 seconds East 447.20 feet** along the common line for said Thomas Lent and Brookover properties to an iron pin (set) at the Northwest corner of said William Lent property;

#4- **THENCE South 02 degrees 57 minutes 20 seconds West 106.00 feet** along the common line for said William Lent and Thomas Lent properties to the place of beginning, **containing 1.09 acres.**

ALSO AN EASEMENT

Also an easement 20 feet wide through the William Lent property running along the South line from and North Dietz Road to the East line of the above described 1.09 acre parcel.

The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 2, 2001, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY
NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
6-27-2001



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6865)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊠ (AXLE)
- ⊞ (STONE)



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SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio).

All other references are shown or listed.

Note #1- The Quarter Section corner location is shown as surveyed by L Peter Dinan PLS #5451 on April 22, 1992. This location does not match with other surveys of the area within Section #7 or #14.

Note #2- A 20 foot wide ingress and egress easement as described in OR Vol 1583, Page 752.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

6-22-2001

SURVEY FOR:

Thomas Lent

1477 North Dietz Lane, Zanesville, Ohio 43701

SURVEY DATE: 6/2/2001

DRAWN DATE: 6/4/2001

SEC: #7 TWP: #12 R: #13 TWP: Wayne CO: Muskingum

CHARLES R. HARKNESS
SURVEYING & MAPPING, INC.
768 DRYDEN ROAD
ZANESVILLE, OHIO 43701
PHONE (740) 454-6367

JOB NUMBER

JOB #1106

DRAWING / SHEET NUMBER

Plat #01

Section #7

Section #14

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness PLS #6865

W Longshore
DB Vol. 549, Page 398.

Disturbed
N 02°57'20"E
706.00'

N 03°23'30"E
33.00'

Thomas Lent
OR Vol 1583, Page 752.

1.09 Acres
Par #73-18-04-87-003

S 87°26'30"E 447.20'

N 87°26'30"W 447.20'

T Harper
DB Vol. 1055, Page 475.

A Hibler
DB Vol. 1125, Page 148.

D & S Harry
DB Vol. 1122,
Page 491.

G Grimes
DB Vol. 1063,
Page 258.

See Note #1
S 87°26'30"E
23.09'

SW Qtr
Sec #7

NW Qtr
Sec #14

E & B Brookover
DB Vol. 519, Page 649.

William Lent
DB Vol 809, Page 181.

N 87°26'30"W 424.60'

20' Easement 398.85'

See Note #2

North Dietz Road (CR #72)

M Rosenberger
DB Vol. 461, Page 558.

SE Qtr
Sec #7

NE Qtr
Sec #14

K Mautz
DB Vol. 1004, Page 423.