

Adjoiner Split of Kaci D. Cullins Lands in Muskingum Township , Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of Fractional Section 3, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Kaci D. Cullins, as per Official Record 3259, Page 234, Parcel One, and being more particularly described as follows:

Beginning for reference at an iron pin found on the southeast corner of the Northwest Quarter of Fractional Section 3, Township 2, Range 8, United States Military Lands;

Thence through the lands presently owned by Joshua, and Megan E. Durst, (OR 3264-346), North 60 degrees 25 minutes 45 seconds West, 1289.81 feet to stone found(unmarked), and being the principal place of beginning, from which a square bolt bears South 61 degrees 13 minutes 56 seconds East, 0.23 feet;

Thence along a north line of said Durst lands, North 87 degrees 36 minutes 54 seconds West, 833.60 feet to an iron pin found on the west line of lands presently owned by Scott, and Teresa A. Brocklehurst, (OR 2200-861);

Thence along the west line of said Brocklehurst lands, North 02 degrees 25 minutes 08 seconds East, 623.73 feet to an iron pin set;

Thence through the lands presently owned by Kaci D. Cullins, (OR 3259-234), South 88 degrees 16 minutes 39 seconds East, 839.21 feet to an iron pin found on the northwest corner of said Durst lands;

Thence along the west line of said Durst lands, South 02 degrees 55 minutes 13 seconds West, 633.46 feet to the principal place of beginning, containing 12.07 acres, more or less, and being part of Auditor's Parcel Number 44-02-03-02-002.

Note: The above described parcel is 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.

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 Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

This description is written based on a field survey completed August 1, 2025 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**

**NOT RECORDABLE**



8-1-25  
Date

**DESCRIPTION**

**APPROVED**

By: D. M. Barnhard

8-13-2025

Tyler Alexander  
OR 2897-823

"Graves"

N 02°25'08" E  
197.78'

Kaci D. Cullins  
OR 3259-234

S 88°16'39" E 839.21'

Ted E. Cullins  
OR 3007-226

Charles R. and  
Linda J. Gill  
OR 1112-177

S 88°16'39" E 517.82'

S 88°13'36" E  
246.78'

S 89°04'40" E  
371.44'

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.

Kaci D. Cullins  
OR 3259-234  
Part of Parcel One:  
±12.07 Acres

Scott and  
Teresa A.  
Brocklehurst  
OR 2200-861

N 02°25'08" E 623.73'

Part of Parcel No.  
44-02-03-02-002  
±12.07 Ac.

Stone fd. unmarked  
ref. by square bolt fd.  
S 61°13'56" E  
0.23'

N 87°36'54" W 833.60'

P.O.B.

Joshua and  
Megan E. Durst  
OR 3264-346

Iron pin fd.  
"Graves"  
N 87°41'52" W  
0.20'

Phillip D. Bice and  
Debra S. Morningstar  
OR 2187-652

DESCRIPTION  
APPROVED

By: P.M. Barnhard  
8-17-2025

**OFFICE COPY  
NOT RECORDABLE**  
Jack D. Newcome 8-1-25  
Reg. Surveyor No. 7321

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio 43830  
740-452-5796

0 200 400  
Graphic Scale in feet: 1" = 200'

Kendrick Property  
Management, LLC.  
OR 3181-697

Pickrell Farms  
Livestock, LLC.  
OR 3221-318

N 60°25'45" W 1289.81'

N 87°57'36" W 560.74'

P.O.B and Iron Pin Fd.  
on the SE Cor. of the  
NW Qtr. of Frac. Sec. 3,  
T-2 R-8, U.S.M.L.

Frac. Sec. 3

S 02°07'46" W 1240.83'(T)

Lot 36

324.22'

349.64'

229.83'

Lot 36  
Lot 37

**LEGEND**

- Iron Pin Set 5/8" Dia.  
rebar 30" Long
- Iron Pin Found 5/8" Dia.
- Stone Found

**REFERENCES**

-www.mceo.org  
-All deed Ref.  
shown on this plat

