

**DESCRIPTION OF SURVEY FOR VALERIE A DURST      JOB#2680-2**

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

Being part of the Southwest Quarter of Section 36, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of** the Valerie A Durst property, recorded in **Official Record Volume 3226, Page 680**, of said county's deed records, further **being part of** the Muskingum County **Auditor's Parcel Number 47-96-36-12-000**, and more particularly described as follows;

Commencing at an iron pin (found) at the common corner for the Northwest and Southwest Quarters of Section 36 and the Northeast and Southeast Quarters of Section 35 of said Township and Range;

- TIE-1 THENCE South 02 degrees 44 minutes 35 seconds West 890.65 feet** along said Section line and common line for said Durst property and for the Hina Heritage Preserve LLC property recorded in Official Record Volume 2864, Page 374 to an iron pin (set) at a common corner for said Durst property and for the Aaron C Koons and Kimberly S Koons property recorded in Deed Book Volume 1006, Page 152;
- TIE-2 THENCE South 87 degrees 13 minutes 32 seconds East 626.06 feet** into said Southwest Quarter of Section 36 and along said Durst and Koons properties to an unmarked corner of the Carin J Taylor property recorded in Official Record Volume 2988, Page 43, being in the centerline of Swackhammer Road;
- TIE-3 THENCE with a curve to the left having, a chord bearing North 42 degrees 16 minutes 56 seconds East 140.26 feet, a radius of 1030.15 feet,** and arc length of 140.36 feet along said road and said Taylor property to an unmarked point;
- TIE-4 THENCE North 38 degrees 22 minutes 44 seconds East 112.35 feet** continuing along said road and property to an unmarked point being the place of beginning for the property herein intended to be described;
- #1- THENCE North 36 degrees 52 minutes 50 seconds East 218.50 feet** continuing along said road and through said Durst property to an unmarked point;
- #2- THENCE South 62 degrees 36 minutes 50 seconds East 490.99 feet** leaving said road and continuing through said property to an iron pin (set), passing an iron pin (set) at 25.02 feet;
- #3- THENCE South 02 degrees 46 minutes 28 seconds West 176.00 feet** continuing through said property to an iron pin (set) on the common line for said Durst property and for the Aaron C Koons and Kimberly S Koons property recorded in Deed Book Volume 1006, Page 152;
- #4- THENCE North 87 degrees 13 minutes 32 seconds West 426.01 feet** along said common property line to an iron pin (found capped 6885 Harkness) at a corner of said Taylor property;
- #5- THENCE North 11 degrees 38 minutes 49 seconds East 193.43 feet** along a line of said Taylor property to an iron pin (found capped 6885 Harkness);
- #6- THENCE North 84 degrees 25 minutes 40 seconds West 172.94 feet** continuing along said property to the place of beginning passing an iron pin (found capped 6885 Harkness) at 144.30 feet, **containing 2.96 acres**, of which 0.10 acres are within the right of way for Swackhammer Road.

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. Parcel to be combined with adjacent Auditor's Parcel Number 47-96-36-12-006.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations (See Plat for META Data). Iron pins (set) are 5/8 inch rebar 30 inches long capped CR Harkness PS6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on August 15, 2024 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 any apparent easements nor easements of record, unless otherwise indicated.

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**NOT RECORDABLE**  
Charles R. Harkness PLS #6885

**DESCRIPTION**

**APPROVED**

By: Charles R. Harkness 11/16/2024



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**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

11/14/24  
**DATE**