

**DESCRIPTION OF SURVEY FOR VALERIE A DURST      JOB#2680-3**

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 from which an iron pin (found capped 6885 Harkness bears for reference South 84 degrees 25 minutes 40 seconds East 28.64 feet;
- TIE-5 THENCE North 36 degrees 52 minutes 50 seconds East 318.50 feet** continuing along said road and through said Durst property to the place of beginning for the property herein intended to be described;
- #1- THENCE North 37 degrees 06 minutes 15 seconds East 124.91 feet** continuing along said road and through said property to an unmarked point;
- #2- THENCE North 82 degrees 50 minutes 55 seconds East 297.05 feet** leaving said road and continuing through said property to an iron pin (found) at a corner of the Ruth Ann Gutschmidt property recorded in Official Record Volume 2868, Page 747, passing an iron pin (set) at 30.05 feet;
- #3- THENCE South 09 degrees 34 minutes 06 seconds East 30.00 feet** along a common line for said Durst and Gutschmidt properties to an iron pin (set);
- #4- THENCE South 74 degrees 04 minutes 31 seconds West 390.05 feet** through said Durst property to the place of beginning passing an iron pin (set) at 354.97 feet, **containing 0.44 acres**, of which 0.06 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 47-96-36-12-002.

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.

**OFFICE COPY**

**NOT RECORDABLE**

Charles R. Harkness PLS #6885

**DESCRIPTION**

**APPROVED**

**By:** AR 11/6/2024

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

11/14/24  
**DATE**