



81-45-01-02

# Know all Men by these Presents

1624 SHARON AVE

**That** Pearl Edith Hutton, a widow

of Muskingum County, State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to Donald E. Durant and Rosario A. Durant

whose tax mailing address is 1624 Sharon Ave., Zanesville, Ohio 43701

the following real property:

Being a part of Section 4, Township 12, Range 13 of the Congress Lands East of the Scioto River, Wayne Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (1/2 inch I. D. pipe) at the Southwest Corner of Lot number 1 of Sandy Ridge Subdivision as recorded in Plat Book 7, Page 54 of the Muskingum County Plat Records; thence South 00 degrees 49 minutes 00 seconds West a distance of 30.00 feet to a point in the center of state route 146 (Sharon Avenue), said point being the Southeast corner of a 0.372 more or less acre tract; thence North 88 degrees 19 minutes 50 seconds East a distance of 7.60 feet to a point in the said center of State Route 146, said point being the Northeast Corner of a 0.538 more or less acre tract; thence South 00 degrees 17 minutes 56 seconds West a distance of 389.93 feet along the East line of the said 0.538 more or less acre tract, to a point marked by an existing iron pin (1/2 inch I. D. pipe), passing a point marked by an existing iron pin (1/2 inch I. D. pipe) at 29.93 feet; thence South 27 degrees 25 minutes 56 seconds West a distance of 120.16 feet to a point marked by an existing iron pin (3/4 inch I. D. pipe) at the North West corner of a 5.0 acre tract as recorded in Deed Book 565, page 698 of the Muskingum County Deed Records, passing a point marked by an existing iron pin (1/2 inch I. D. pipe) at 60.08 feet said point being the South East corner of the above mentioned 0.538 more or less acre tract; thence South 00 degrees 17 minutes 56 seconds West a distance of 14.61 feet to a point; thence North 89 degrees 39 minutes 46 seconds West a distance of 75.90 feet to a point marked by an iron pin (1/2 inch I. D. pipe), said point being the place of beginning of this tract; thence continuing North 89 degrees 39 minutes 46 seconds West a distance of 75.90 feet to a point marked by an iron pin (1/2 inch I. D. pipe), said point being South 29 degrees 39 minutes 46 seconds East a distance of 155.04 feet from a point marked by an existing iron pin (3/4 inch I. D. pipe) on the East line of White Oak Avenue; thence North 00 degrees 17 minutes 56 seconds East a distance of 365.83 feet to a point marked by an iron pin (1/2 inch I. D. pipe) on the South line of State Route 146 (Sharon Ave); thence North 82 degrees 38 minutes 11 seconds East a distance of 76.58 feet along the said South line of Sharon Avenue to a point marked by an iron pin (1/2 inch I. D. pipe); thence South 00 degrees 17 minutes 56 seconds West a distance of 376.10 feet to the place of beginning.

Containing 0.646 more or less acres.

Survey and description by W. J. Biedenbach, Reg. Surveyor #5718, on October 26, 1982.

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
for Auditor's transfer

By: W. J. Biedenbach  
11-1-82

