

47-96-36-12-006

DESCRIPTION OF SURVEY FOR JOHN AND VALERIE DURST JOB#2680

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 John G Durst and Valerie A Durst property, recorded in **Deed Book Volume 1140, Page 571**, 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 point in the centerline of Swackhammer Road being the place of beginning for the property herein intended to be described;

#1- 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 140.37 feet along said road and through said Durst property to an unmarked point;

#2- THENCE North 38 degrees 22 minutes 44 seconds East 112.35 feet continuing along said road and through said property to an unmarked point;

#3- THENCE South 84 degrees 25 minutes 40 seconds East 172.94 feet leaving said road and continuing along said property to an iron pin (set), passing an iron pin (set) at 28.64 feet;

#4- THENCE South 11 degrees 38 minutes 49 seconds West 193.43 feet continuing through said property to an iron pin (set) on a common line for said Durst and Koons properties;

#5- THENCE North 87 degrees 13 minutes 32 seconds West 297.54 feet along said properties to the place of beginning, **containing 1.05 acres**, of which 0.11 acres are within the right of way for Swackhammer Road

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 PLS6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 10, 2021 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
Charles R. Harkness
NOT RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: *AM 4/2/2021*

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APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
4/9/21
Date Fee Paid