

DESCRIPTION OF SURVEY FOR FLOYD R DURANT ESTATE

JOB#2210

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

Being part of the Southeast Quarter Section 3, and Northeast Quarter Section 10, Township 16, Range 14, of the Congress Lands East of the Scioto River, further **being all of Parcel Two** of the Floyd R Durant property recorded in **Official Record Volume 2546, Page 160** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Numbers 62-10-01-28-000 and 62-26-01-03-000**, and more particularly described as follows;

- Commencing at an iron pin (found) at the common corner for the Southeast and Southwest Quarters of Section 3 and Northeast and Northwest Quarters of Section 10 of said Township and Range;
- TIE- THENCE South 87 degrees 57 minutes 22 seconds East 565.71 feet** into said Southeast Quarter of Section 3 and along the common line for the Wildwood Church of Christ property recorded in Deed Book Volume 435, Page 46 and the Jason D Factor property recorded in Official Record Volume 1902, Page 78 to the unmarked Southwest corner of said Durant property being on the East side of Flint Ridge Road, further being the place of beginning for the property herein intended to be described, passing an axle (found) at 516.49 feet;
- #1- THENCE North 02 degrees 39 minutes 48 seconds East 1766.10 feet** along the West line of said Durant property and East lines of the Ricky D Ferrell and Kandi S Ferrell property recorded in Deed Book Volume 1001, Page 301 and for the Time Warner Cable Midwest LLC property recorded in Official Record Volume 2558, Page 428 to an unmarked point on a line of the Richard R Miller and Tammira Sue Miller property recorded in Deed Book Volume 1107, Page 489, passing an iron pin (found) at 62.22 feet being the common corner for said Ferrell and Time Warner properties, also passing an iron pin (found) at 1760.28 feet;
- #2- THENCE South 87 degrees 03 minutes 13 seconds East 906.39 feet** along said Durant and Miller properties to a stone (found);
- #3- THENCE South 02 degrees 51 minutes 50 seconds West 1917.96 feet** continuing along said properties and West lines of the Daniel D Miller properties recorded in Official Record Volume 2057, Page 667 and Deed Book Volume 1095, Page 142, crossing into Section 10, to an unmarked point in the centerline of Ridge Road, passing an iron pin (found) at 1586.96 feet being the common corner of said Miller properties, also passing iron pins (found) at 1752.96 feet and 1870.70 feet;
- #4- THENCE along a curve to the left having, a chord bearing South 83 degrees 19 minutes 40 seconds West 194.17 feet, a radius of 635.00 feet, and arc length of 194.93 feet, along said road to an unmarked point;**
- #5- THENCE South 74 degrees 37 minutes 58 seconds West 171.20 feet** continuing along said road to the Southeast corner of the Barbara J Durant ET AL property recorded in Official Record Volume 2516, Page 561;
- #6- THENCE North 13 degrees 49 minutes 34 seconds West 164.52 feet** leaving said road and along said Barbara J Durant property to an iron pin (found), passing an iron pin (found) at 14.64 feet;
- #7- THENCE South 76 degrees 43 minutes 34 seconds West 259.03 feet** continuing along said Barbara J Durant property to an iron pin (found) on the East line of the Josephine Davis TOP Mary Jo Ogg & Jennifer Estrada recorded in Official Record Volume 1741, Page 150;
- #8- THENCE North 03 degrees 45 minutes 50 minutes East 156.95 feet** along said Floyd Durant and Davis properties, also along the East line of the Amy J Wakely property recorded in Official Record Volume 1849, Page 102, and crossing into Section 3, to an iron pin (set);
- #9- THENCE North 87 degrees 57 minutes 22 seconds West 252.52 feet** along said Floyd Durant and Wakely properties to the place of beginning, passing iron pins (found) at 13.14 feet and 238.78 feet, containing 36.79 acres in Section 3 being all of Parcel Number 62-10-01-28-000 and 2.16 acres in Section 10 being all of Parcel Number 62-26-01-03-000 for a **total of 38.95 acres**, of which 0.17 acres are within the right of way of Ridge Road.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 20, 2015 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: *[Signature]*



0' 100' 200' 300'



GRAPHIC SCALE - FEET

The bearings on this plat are based on State Plane Coordinate Grid
(Ohio South 1983) derived from GPS observations.

Richard R Miller &
Tammira Sue Miller
DB Vol. 1107, Page 489.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- STONE (FOUND) WITH X
- ⊗ AXLE (FOUND)

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

Being part of the Southeast Quarter Section 3,
and Northeast Quarter Section 10, Township
16, Range 14, of the Congress Lands East of
the Scioto River, further being all of Parcel
Two of the Floyd R Durant property recorded
in **Official Record Volume 2546, Page 160**
of said county's deed records, further being
all of Muskingum County Auditor's Parcel
Numbers 62-10-01-28-000 and
62-26-01-03-000:

Time Warner Cable Midwest LLC
OR Vol. 2558, Page 428.

38.95 Acres

Floyd R Durant
Parcel Two
OR Vol. 2546, Page 160.
Parcel Numbers
36.79 Acres Sec 3
62-10-01-28-000 &
2.16 Acres Sec 10
62-26-01-03-000.

Clifford K Miller Jr. & Barbara Miller
DB Vol. 518, Page 1013.

Calls Along Deed Ref's 1-2-3

| | | |
|---|-----------------------|---------|
| 6 | N 13°49'34" W | 164.52' |
| | Passing Pin at 14.64' | |
| 7 | S 76°43'34" W | 259.03' |
| 8 | N 03°45'50" E | 156.95' |

SW Qtr
Sec 3
Commencing

SE Qtr
Sec 3

565.71'
S 87°57'22" E

NE Qtr
Sec 10

See Note 1 516.49'
Jason D Factor
OR Vol. 1902,
Page 78.

Naomi J Krause
OR Vol. 2183,
Page 372.

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area.
All other references are shown or listed.

REF-1 - Wildwood Church of Christ DB Vol. 435, Page 46.

REF-2 - Ricky D Ferrell & Kandi S Ferrell DB Vol. 1001, Page 301.

REF-3 - Barbara J Durant ET AL OR Vol. 2516, Page 561.

REF-4 - Josephine Davie TOD Mary Jo Ogg & Jennifer Estrada
OR Vol. 1741, Page 150.

REF-5 - Amy J Wakely OR Vol. 1849, Page 102.

Note #1- Tie line along property lines previously referenced in error
as the Section line.

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in
accordance with Chapter 4733-37 of the Administrative Code, and is intended to
be used for the legal transfer of the parcel surveyed and does not show any
apparent easements nor easements of record, unless otherwise indicated.

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Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: *[Signature]* 6/20/2015

SURVEY FOR:

**Floyd R Durant
Estate**



HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED: 3/20/15

DRAWN: 04/30/15

JOB NUMBER
Job#2210

DRAWING / SHEET #
Plat #01

