

**DESCRIPTION OF SURVEY FOR VALERIE DURST****JOB#2867-3**

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

Being part 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 Muskingum County Auditor's Parcel Number 47-96-36-12-000**, and more particularly described as follows;

Beginning at an iron pin (set) 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 the common line for Sections 35 and 36 further being a common line for said Durst property and the Hina Heritage Preserve LLC property recorded in Official Record Volume 2864, Page 374 to an iron pin (set) at the 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 1349.61 feet** into Section 36 along said properties and along the Carin J Taylor property recorded in Official Record Volume 2988, Page 43 to an iron pin (set) at the place of beginning for the property herein intended to be described, further being a corner of a 2.98 Acre Survey from the Durst property (to date not recorded), passing an iron pin (set) at 596.07 feet, the centerline of Swackhammer Road at 626.06 feet, an iron pins (found capped 6885 Harkness) at 652.67 feet and 923.60 feet;
- #1- THENCE North 02 degrees 46 minutes 28 seconds East 176.00 feet** into said Durst property and along said 2.98 Acre Survey to an iron pin (set);
- #2- THENCE North 62 degrees 36 minutes 50 seconds West 490.99 feet** continuing through said property and along said 2.98 Acre Survey to an unmarked point in the centerline of Swackhammer Road, passing an iron pin (set) at 465.97 feet;
- #3- THENCE North 36 degrees 52 minutes 50 seconds East 100.00 feet** continuing through said property and along said road to an unmarked corner of a 0.44 Acre Survey from said Durst property (to date not recorded);
- #4- THENCE North 74 degrees 04 minutes 31 seconds East 390.05 feet** leaving said road, continuing through said property, and along said 0.44 Acre Survey to an iron pin (set) on a line of the Ruth Ann Gutschmidt property recorded in Official Record Volume 2868, Page 747, passing an iron pin (set) at 35.08 feet;
- #5- THENCE South 09 degrees 34 minutes 06 seconds East 90.42 feet** along a common line for said Durst and Gutschmidt properties to an iron pin (found);
- #6- THENCE North 82 degrees 06 minutes 49 seconds East 589.39 feet** continuing along said properties to an iron pin (found capped 7224 CLS) at a corner of a 142.37 Acre Survey from said Durst property (to date not recorded);
- #7- THENCE South 32 degrees 35 minutes 14 seconds East 263.68 feet** through said Durst property and along said 142.37 Acre Survey to an iron pin (set);
- #8- THENCE South 13 degrees 17 minutes 33 seconds East 410.01 feet** continuing through said property and along said 142.37 Acre Survey to an iron pin (set) on the common line for said Durst and Koons properties;
- #9- THENCE North 87 degrees 13 minutes 32 seconds West 843.77 feet** along said properties to the place of beginning, **containing 12.04 acres** of which 0.05 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" rebar 30 inches long with identification cap (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed 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: am 1/10/25

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

2/13/25  
**DATE**