



# Know all Men by these Presents

8/45-01-02

1624 SHARON AVE

**That** Pearl Edith Hutton, a widow

of Muskingum County, State of Ohio, for valuable consideration paid, grant s ,  
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 ( $\frac{1}{2}$  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 ( $\frac{1}{2}$  inch I. D. pipe), passing a point marked by an existing iron pin ( $\frac{1}{2}$  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 ( $\frac{3}{4}$  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 ( $\frac{1}{2}$  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 ( $\frac{1}{2}$  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 ( $\frac{1}{2}$  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 ( $\frac{3}{4}$  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 ( $\frac{1}{2}$  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 ( $\frac{1}{2}$  inch I. D. pipe); thence South 00 degrees 17 minutes 56 seconds West a distance of 376.10 feet to the place of beginning.

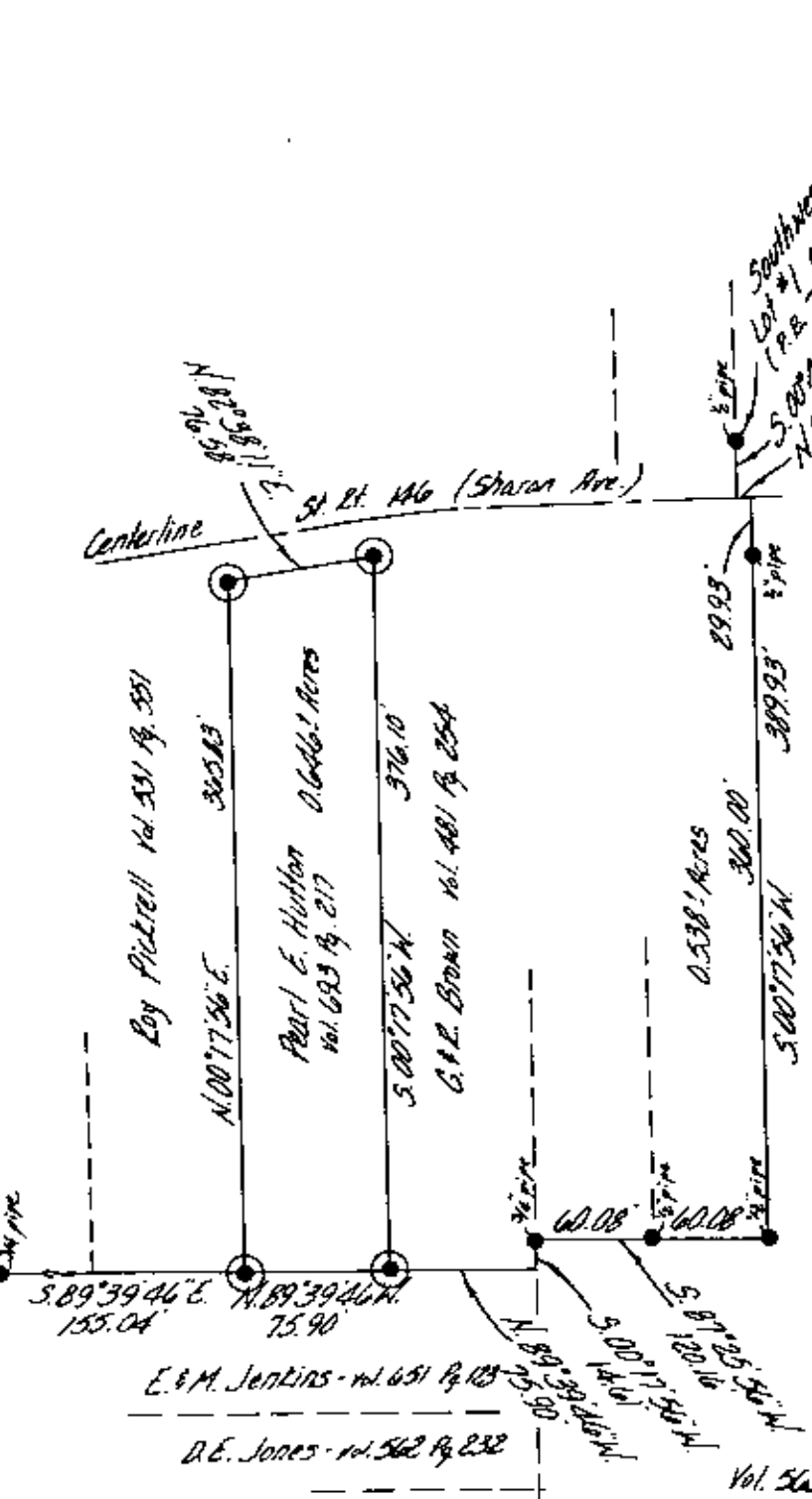
Containing 0.646 more or less acres.

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



• ~ Existing Iron Pins  
 ⊙ ~ Iron Pins Set - 4" I.D. pipe  
 Bearings are based on the  
 previous survey of 0.5381 Acres.

Being a part of Section 4,  
 Township 12, Range 13 of  
 the Congress Lands East of  
 the Scioto River, Wayne  
 Township, Muskingum County,  
 Ohio.

I hereby certify the above  
 plat and survey to be  
 correct as prepared by  
 me this 26th day of  
 October 1987.

W. J. BIEDENBACH, REG. SURVEYOR 5718

**W. J. BIEDENBACH & ASSOC.**  
 Surveying & Mapping  
 3120 Lisa Ln. Zanesville, Ohio 43701  
 (614) 453-4850

Drawn by: MDJ	Date: 10-27-87
Scale: 1"=100'	Checked by: MDJ
Job No: 1097-10-82	E. Piceral

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DESCRIPTION APPROVED  
 for Auditor's transfer

10/27/87

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