

Adjoiner Split from Linda and Bowen F. Vancooney Jr. to Jennifer and Todd Bunger Sr. In Blue Rock Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the Northeast Quarter of Section 20, Township 12, Range 12, Congress Lands East of the Scioto River, and being part of the lands presently owned by Linda and Bowen F. Vancooney Jr. as per Deed Record 811, Page 156, and being more particularly described as follows:

Beginning for reference, (by deed), at the Northeast corner of Section 20, Township 12, Range 12, Congress Lands East of the Scioto River;

Thence, (by deed), South 02 degrees 51 minutes 27 seconds West, 495.87 feet to a point;

Thence, (by deed), South 11 degrees 39 minutes 32 seconds West, 1247.10 feet to a railroad spike found in the centerline of Buttermilk Road, (Co. Rd. 226, R\W 40')

Thence along the centerline of said road, North 62 degrees 27 minutes 37 seconds West, 52.28 feet to a railroad spike found;

Thence leaving the centerline and being in the traveled portion thereof, North 53 degrees 07 minutes 23 seconds West, 168.95 feet to a railroad spike found in the centerline of said road, and the principal place of beginning;

Thence along the centerline of said road, along a curve to the left, with a delta angle of 6 degrees 54 minutes 49 seconds, an arc length of 60.02 feet, a radius of 497.43 feet, and a chord which bears South 48 degrees 45 minutes 36 seconds East, 59.99 feet to a point;

Thence along the south line of lands presently owned by Linda and Bowen F. Vancooney Jr., (DR 811-156), North 69 degrees 56 minutes 53 seconds West, 187.23 feet to an iron pin set, passing an iron pin set at 67.19 feet, and a point at 152.28 feet, from which an iron pin found bears South 18 degrees 38 minutes 35 seconds West, 1.16 feet;

Thence through said Vancooney lands, North 34 degrees 50 minutes 55 seconds East, 85.64 feet to a point in the south line of lands presently owned by Michell R. and Wayne S. Work Jr., (OR 1518-495), passing an iron pin set at 56.21 feet;

Thence along the said Work lands the following two courses:

- 1.) South 39 degrees 39 minutes 28 seconds East, 76.84 feet to railroad spike found;
- 2.) Along a curve to the left, with a delta angle of 5 degrees 35 minutes 32 seconds, an arc length of 48.55 feet, a radius of 497.43 feet and a chord which bears South 42 degrees 30 minutes 25 seconds East, 48.53 feet to the principal place of beginning, containing 0.17 acres, more or less, and being part of Auditor's Parcel Number 06-42-01-14-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed Sept. 3, 2025, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome Reg. No. 7321



9-05-25

Date

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

9-17-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/17/25

DATE

SITUATED IN:

State of Ohio, County of Muskingum, Township of Blue Rock, Being a part of the Northeast Quarter of Section 20, Township 12, Range 12, Congress Lands East of the Scioto River

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set 5/8 rebar
- ⊞ Monument Found
- Bolt Found
- ⊗ PK Nail Set

References

-All deed references shown on this plot
-www.mceo.org
Surveys by:
Jack D. Newcome
Raymond M. Roberts
L. Peter Dinan
Wayne A. Knisley

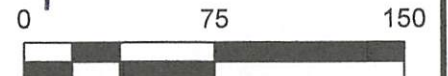
Note 1: The original re-survey by L. Peter Dinan (DR 843-140) of the property north of Buttermilk Road called to the center of the road, then gave bearings and distances in his description. My corner is going to the existing centerline of Buttermilk Road, and not to the second re-survey line done by Wayne A. Knisley which gives the bearing distance first and calls to the line in the road second, but doesn't call to the centerline.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION
APPROVED

By: D. M. Burnhark
9-17-2025



Graphic Scale in feet: 1" = 75'

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796

Michell R. and
Wayne S. Work Jr.
OR 1518-495

Linda and Bowen F.
Vancooney Jr.
DR 811-156

Linda and Bowen
F. Vancooney Jr.
DR 811-156
±0.17 Acres

Samuel R. Singer and
Andrew R. Taylor
OR 2975-264

D=6°54'49"
A=60.02'
R=497.43'
S 48°45'36" E
59.99'

Peter Cherevas
OR 2965-883

Jennifer N. and Todd N.
Bunger Sr.
OR 2990-664

Part of Parcel #:
06-42-01-14-000
±0.17 Ac.
(±0.08 ac. in R/W Co. Rd. 266)



OFFICE COPY
NOT RECORDABLE
Jack D. Newcome
Reg. Surveyor No. 7321