

08-40-23-17-000

2560 Virginia Ridge Rd.

DESCRIPTION FOR KEITH & DIANN McCORMICK

Situated in the Township of Brushcreek, County of Muskingum, and State of Ohio, and being a parcel of land in the southwest quarter of Section 23, Township 11N, Range 13W of the United States Military District and being more particularly described as follows:

Commencing at a "T" nail found at the southeast corner of the southwest quarter of Section 23, thence S89°53'08"W along the south line of the southwest quarter of Section 23 a distance of 447.73 feet to a PK nail set (passing on line a concrete monument found at a distance of 171.83 feet), the BEGINNING; thence continuing S89°53'08"W with said south line a distance of 1691.51 feet to an iron pipe found (passing on line an iron pin set at a distance of 45.57 feet); thence leaving said south line N45°48'20"E with the land of D. Hood as recorded in Deed Volume 779, Page 108 a distance of 794.24 feet to a PK nail set in the center of Virginia Ridge Road (passing on line an iron pin found at a distance of 783.24 feet); thence with the center of Virginia Ridge Road the following six courses:

- (1) on a curve to the left with the following properties; chord bearing = S49°47'30"E, arc = 301.67 feet, chord = 297.09 feet, radius = 498.22 feet, delta = 34°41'33" to a PK nail set;
- (2) S67°08'16"E a distance of 82.36 feet to a PK nail set;
- (3) S60°32'58"E a distance of 232.03 feet to a PK nail set;
- (4) S57°14'24"E a distance of 204.57 feet to a PK nail set;
- (5) S80°26'16"E a distance of 309.98 feet to a PK nail set;
- (6) S70°12'11"E a distance of 148.28 feet to the point of beginning, containing 8.984 acres, being all of Auditor's Parcel #08-08-40-23-17-000 and Auditor's Parcel #08-08-40-23-19-000.

Subject to all leases, easements, rights of way, and restrictions of public record, if any.

Subject to the right of way for Virginia Ridge Road (C-66).

A survey of this description was made August 10, 1996 by Charles W. Hunnell, Registered Land Surveyor #6889. All iron pins set are 5/8" x 30" rebar with orange plastic caps labeled HUNNELL 6889. Reference bearing of S89°53'08"W on the south line of the southwest quarter of Section 23 is assumed for angle calculations.

Prior Deed Reference: Deed Volume 1125, Page 103

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

8-23-96



OFFICE COPY
NOT RECORDABLE

Charles W. Hunnell

PARCEL #
08-40-23-17-000
2560 VIRGINIA RIDGE

PLAT OF SURVEY FOR KEITH L. & DIANN McCORMICK

SCALE: 1" = 100'



PERTINENT DOCUMENTS:
ALL DEEDS SHOWN
COUNTY TAX MAPS
U.S.G.S. TOPO MAP (PHILO)
SURVEY BY JERRY L. GAMBLE 5737

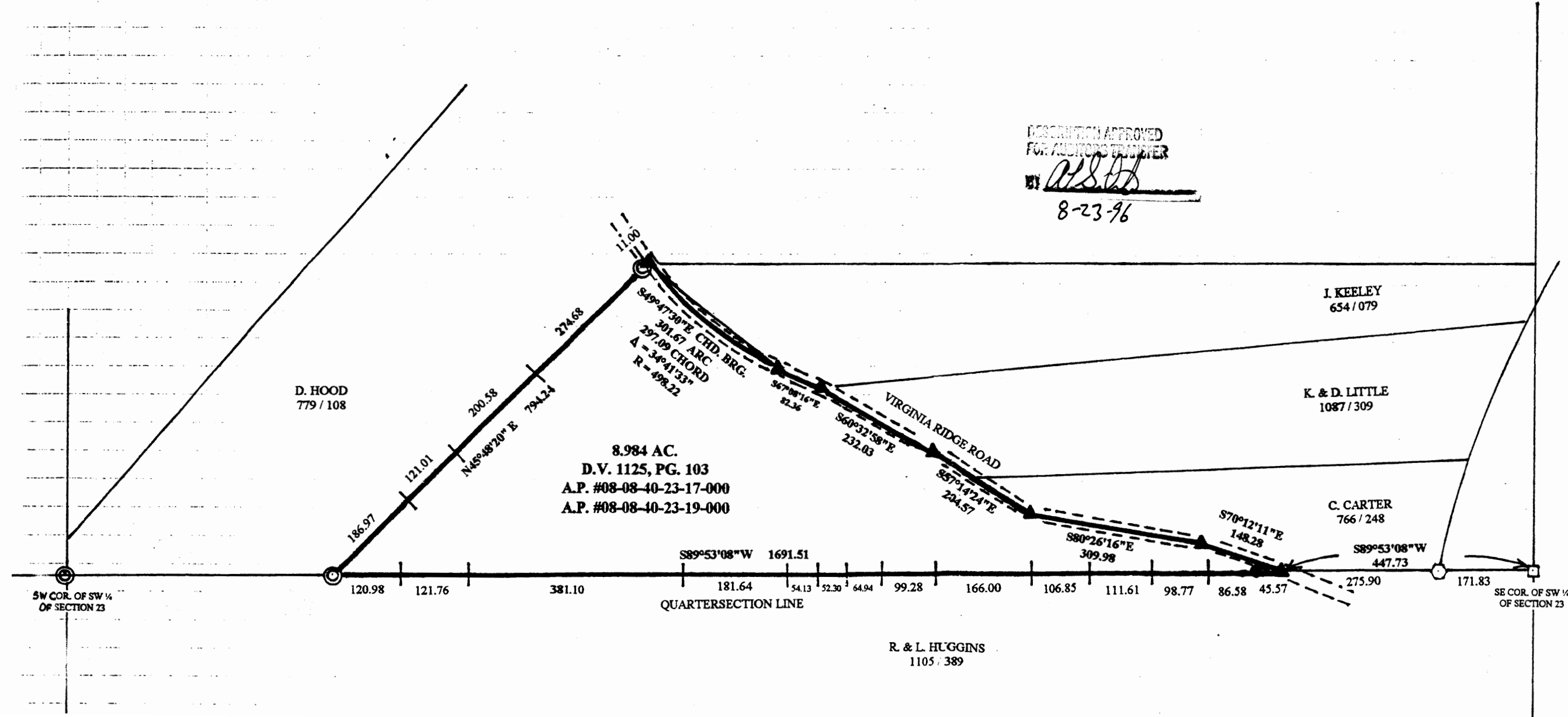
SITUATED IN BRUSH CREEK TWP., MUSKINGUM CO.,
AND BEING A PART OF THE SW 1/4 OF SECTION 23,
TWP. 11N, RG. 13W, OF THE UNITED STATES
MILITARY DISTRICT

- LEGEND:
- ⊙ IRON PIPE FOUND
 - T-RAIL FOUND
 - ⬢ CONCRETE MONUMENT FOUND
 - IRON PIN SET CAPPED HUNNELL 6889
 - ▲ PK NAIL SET
 - ✚ OAK LATH SET

BASIS OF BEARINGS:
BEARING OF S89°53'08"W ON THE
SOUTH LINE OF THE SW 1/4 OF SECTION 23
IS ASSUMED FOR ANGLE CALCULATIONS.



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *ASB*
8-23-96



SURVEY BY:
CHARLES W. HUNNELL, R.L.S. #6889
350 MAPLE AVE.
SENECAVILLE, OH 43780
(614) 685-5049
AUG. 10, 1996

