

Parcel #
08-40-28-15-001
2805 Virginia Ridge Rd.

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 08-08-40-28-15-001 (ALL)

BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11, RANGE 13, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 89 DEGREES 14 MINUTES 16 SECONDS EAST 1555.42 FEET (BY DEED) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF A 7.409 MORE OR LESS ACRE TRACT CONVEYED TO J. AND F. BRIGGS AS RECORDED IN DEED VOLUME 711 PAGE 266 OF SAID COUNTY DEED RECORDS, PASSING AN EXISTING 3/4 INCH PIPE AT 1089.04 FEET; THENCE ALONG THE EAST LINE OF SAID 7.409 MORE OR LESS ACRE TRACT NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST 630.02 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID 7.409 MORE OR LESS ACRE TRACT SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID 7.409 MORE OR LESS ACRE TRACT SOUTH 76 DEGREES 45 MINUTES 17 SECONDS WEST 682.07 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 66 (VIRGINIA RIDGE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 662.07 FEET; THENCE ALONG THE CENTER OF SAID ROAD THE NEXT SIX COURSES AND DISTANCES:

- 1) NORTH 17 DEGREES 32 MINUTES 00 SECONDS WEST 26.14 FEET TO A POINT,
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 161.07 FEET (CHORD BEARING NORTH 20 DEGREES 05 MINUTES 16 SECONDS EAST 196.64 FEET) AN ARC DISTANCE OF 211.52 FEET TO AN EXISTING NAIL,
- 3) NORTH 57 DEGREES 42 MINUTES 33 SECONDS EAST 97.87 FEET TO A POINT,
- 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 137.86 FEET (CHORD BEARING NORTH 27 DEGREES 22 MINUTES 03 SECONDS EAST 139.28 FEET) AN ARC DISTANCE OF 146.01 FEET TO A POINT,
- 5) CONTINUING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 137.86 FEET (CHORD BEARING NORTH 18 DEGREES 34 MINUTES 03 SECONDS WEST 74.12 FEET) AN ARC DISTANCE OF 75.04 FEET TO A POINT,
- 6) NORTH 37 DEGREES 09 MINUTES 17 SECONDS WEST 57.86 FEET TO A POINT; THENCE LEAVING SAID ROAD NORTH 89 DEGREES 34 MINUTES 33 SECONDS EAST 515.21 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 20.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST 349.49 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.322 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 66 (VIRGINIA RIDGE ROAD) AND ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE DEED BEARING OF SOUTH 76 DEGREES 45 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF THE TRACT CONVEYED TO J. AND F. BRIGGS (DEED VOLUME 711 PAGE 266).

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAP.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 11TH DAY OF JANUARY 1988.

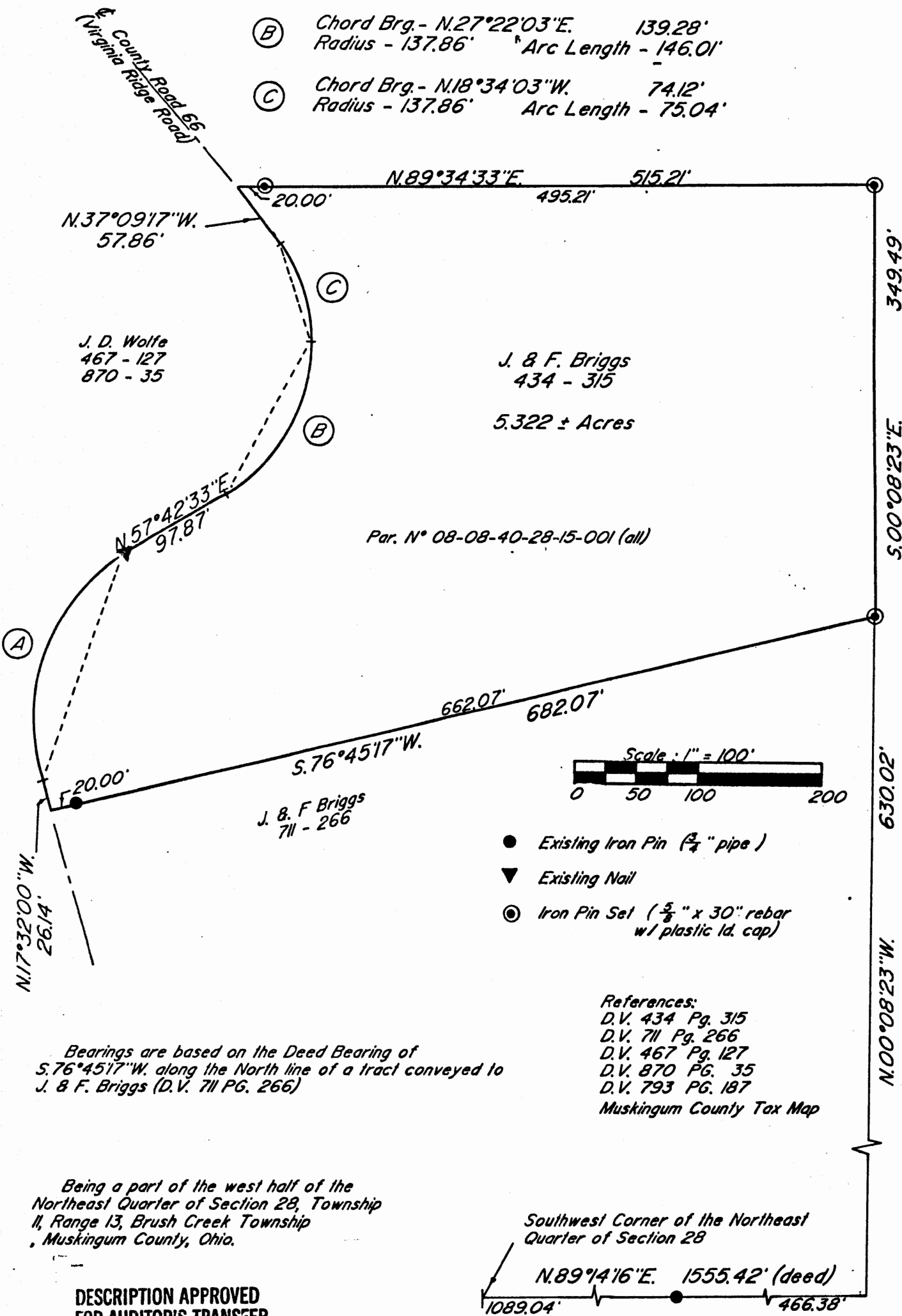
D2760 GIBSON

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Namik
1-15-88

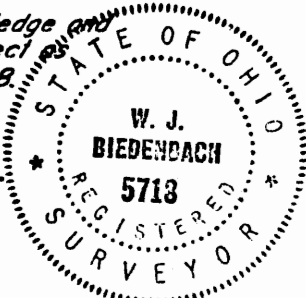
Curve Data

- (A) Chord Brg. - N.20°05'16"E. 196.64'
Radius - 161.07' Arc Length - 211.52'
- (B) Chord Brg. - N.27°22'03"E. 139.28'
Radius - 137.86' Arc Length - 146.01'
- (C) Chord Brg. - N.18°34'03"W. 74.12'
Radius - 137.86' Arc Length - 75.04'



I hereby certify to the best of my knowledge and belief the above plat and survey to be correct and prepared by me this 15th day of January 1988.

W. J. Biedendach
Reg. Surveyor #5718



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 1/11/88
Scale: 1" = 100'	Checked by: SD
Job N° 2760	D. Gibson