



S.A. ENGLAND SURVEYING

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Legal Description

157.543 Acres

All of Blue Rock Hay Farm, LLC Parcel: O.R. Book 3007, Page 914

Situated in the Township of Blue Rock, County of Muskingum, State of Ohio, and being the Southeast Quarter of Section 11, Township 12N, Range 12W, and being more particularly described as follows;

Being a Re-Survey of a 155 Acre parcel conveyed to Blue Rock Hay Farm, LLC, as recorded in O.R. Book 3007, Page 914, in the Muskingum County Deed Records, also being all of Auditor's P.P.N. 06-30-11-14-000, and further described as follows;

Commencing at a concrete monument found at a common corner to Section 11, Section 12, Section 13, and Section 14 of Township 12N, Range 12W, being the Southwest corner of a 75.5 Acre parcel conveyed to Robin Ann Ferguson, as recorded in O.R. Book 2792, Page 226, also being the Northeast corner of a 48.20 Acre parcel conveyed to State of Ohio Blue Rock State Forest, as recorded in Deed Volume 479, Page 53, and being the **PRINCIPAL PLACE OF BEGINNING** of the 157.543 Acre parcel herein to be described;

Thence, N 87°31'45" W 2649.22 feet with the South line of the Southeast Quarter of Section 11, also being the North line of Section 14 and said 48.20 Acre parcel conveyed to State of Ohio Blue Rock State Forest, to an iron pin set at the Southwest corner of the Southeast Quarter of Section 11, also being the Southeast corner of the Southwest Quarter of Section 11, and being the Southeast corner of an 80 Acre parcel conveyed to State of Ohio Blue Rock State Forest, as recorded in Deed Volume 479, Page 53: said monument found bears S 87°31'45" E 1324.62 feet from a concrete monument found;

Thence, N 01°41'20" E 2600.41 feet with the "North-South" Half Section Line of Section 11, also being the East line of said 80 Acre Parcel conveyed to State of Ohio Blue Rock State Forest, to a concrete monument found at the Northwest corner of the Southeast Quarter of Section 11, also being the Northeast Corner of the Southwest Quarter of Section 11, and being the Southwest corner of a 48.018 Acre parcel conveyed to Slainte, LLC, as recorded in O.R. Book 2356, Page 12;

Thence, S 87°02'46" E 2652.53 feet with the North line of the Southeast Quarter of Section 11, also being the South line of said parcel conveyed to Slainte, LLC, and extending along the South line of a 52.485 Acre parcel conveyed to Mary Ann Dutro & Wanda R. Wolfe, as recorded in O.R. Book 3270, Page 49, to an iron pin set at the Northeast corner of the Southeast Quarter of Section 11, also being the Northwest corner of the Southwest Quarter of Section 12 and a 75.5 Acre parcel conveyed to Sadie M. & Mathew S. Mahon, as recorded in O.R. Book 3241, Page 280;

Thence, S 01°45'13" W 2578.00 feet with the East line of the Southeast Quarter of Section 11, also being the West line of said parcel conveyed to Mahon and extending along the West line of said parcel conveyed to Ferguson, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 157.543 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2026.

Dated

5/12/26

Job No. 4708-26MU-157.543Ac

~~OFFICE COPY~~
~~NOT RECORDED~~

DESCRIPTION

APPROVED

By: P.M. Barnhard

6-2-2026



Plat of Survey

Township of Blue Rock, County of Muskingum, State of Ohio, being the
Southeast Quarter of Section 11, Township 12N, Range 12W.

PROPERTY LOCATION:

Being a Survey of a 155 Acre Parcel conveyed to Blue Rock Hay Farm, LLC, as recorded in O.R. Book 3007, Page 914, in the Muskingum County Records, also being all of Auditor's P.P.N. 06-30-11-14-000.

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

Slainte, LLC
48.018 Acres
O.R. Book 2356, Page 12
1064.34'

Mary Ann Dutro & Wanda R. Wolfe
52.485 Acres
O.R. Book 3270, Page 49
O.R. Book 3270, Page 49

NW Corner SE Quarter Section 11
NE Corner SW Quarter Section 11

NE Corner SE Quarter Section 11
NW Corner SW Quarter Section 12

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

Blue Rock Hay Farm, LLC
155 Acres
O.R. Book 3007, 914
P.P.N. 06-30-11-14-000

"North-South"
Half Section Line
Ingress/Egress Easement

157.543 Acres Surveyed

DESCRIPTION
APPROVED

By: D.M. Barnhard
6-2-2026

SW Corner SE Qtr. Section 14
SE Corner SW Qtr. Section 14

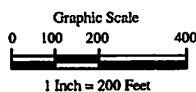
P.O.B. 157.543 Acre Parcel
Common Corner Section 11,
Section 12, Section 13, Section 14

LEGEND

- ▲ - Mag Spike Set
- - Concrete Monument Found
- - 5/8" x 30" Iron Pin Set w/red cap stamped S.A. England #7452
- ⊗ - Stone w/scribed "X"

RELATED DOCUMENTS

- 1) 2005 Survey of 48.018 Acres by Robert A. Jones, P.S. 6029



PREPARED BY:
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