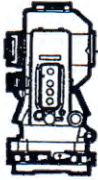


06-60-23-07-000



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

Tract 2: 22.826 Acres

Part Countrytyme Land, LLC Parcel: O.R. 2576, Page 439

Situated in the Township of Blue Rock, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 12N, Range 12W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of a 42.83 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 2576, Page 439, in the Muskingum County Deed Records, and being part of Auditor's Parcel No. 06-60-23-07-000, and further described as follows;

Commencing at a stone found marking the Southwest corner of the Southeast Quarter of Section 23, being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, also being the Southeast corner of a parcel conveyed to Kenneth L. Karns, Jr., as recorded in O.R. 2198, Page 876, being on the North line of a parcel conveyed to Frame Farm Partnership, LLC, as recorded in O.R. 2473, Page 532, and being the **PRINCIPAL PLACE OF BEGINNING** of the 22.826 Acre parcel herein to be described;

Thence, **N 02°05'00" W 988.42 feet** with the North-South Half Section Line of Section 23, the same being the West line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, also being the East line of said parcel conveyed to Karns, to a mag nail set in the centerline of Imlay Road, and passing over an iron pin set at 958.42 feet;

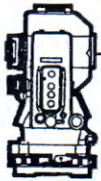
Thence with the centerline of Imlay Road across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, with the following two (2) courses and distances:

- 1) **S 72°02'23" E 75.88 feet** to a point of curvature;
- 2) With a curve to the left (radius = 90.00 feet, delta angle = 110°26'52", arc length 173.49 feet) with a chord bearing **N 58°30'01" E 147.85 feet** to a mag nail set;

Thence, **S 64°10'15" E 1241.34 feet** leaving Imlay Road with a line across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, to an iron pin set on the East line thereof, also being on the West line of a parcel conveyed to J. Larry Jardine, as recorded in O.R. 2127, Page 421, being on the North-South Quarter Section Line, and passing over an iron pin set at 30.00 feet;

Thence, **S 02°07'06" E 428.39 feet** with said Quarter Section Line and the East line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the West line of said parcel conveyed to Jardine, to a stone found on the South line of Section 23 marking the Southeast corner of said parcel conveyed to Countrytyme Land, LLC thereof, and being on the North line of said parcel conveyed to Frame Farm Partnership, LLC;

06-60-23-07-000 A



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Thence, **S 86°47'18" W 1297.51 feet** with the South line of Section 23 and said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the North line of said parcel conveyed to Frame Farm Partnership, LLC, to the **PRINCIPAL PLACE OF BEGINNING**, and containing **22.826 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to an easement for concerning an existing gas well.

Subject to an easement for overhead electric lines.

The bearings of the above description are based on the South line of Section 23, as being **S 86°47'18" W**, and is an assumed Meridian used to denote angles only.

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 2015.

Dated 6/6/15

**OFFICE COPY
NOT RECORDABLE**

Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 2734-15MU-Tract2Rev1

DESCRIPTION
APPROVED

6/16/15

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/16/15
Date

Fee Paid



06-60-23-07-000 B

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

Plat of Survey

Township of Blue Rock, County of Muskingum, State of Ohio, and being the Southwest Quarter of the Southeast Quarter of Section 23, Township 12N, Range 12W.

PROPERTY LOCATION:

Situated in the Township of Blue Rock, County of Muskingum, State of Ohio, and being the Southwest Quarter of the Southeast Quarter of Section 23, Township 12N, Range 12W, of the Congress Lands.

Being a Survey of a 42.83 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 2576, Page 439, in the Muskingum County Deed Records, and being all of Auditor's Parcel No. 06-60-23-07-000.

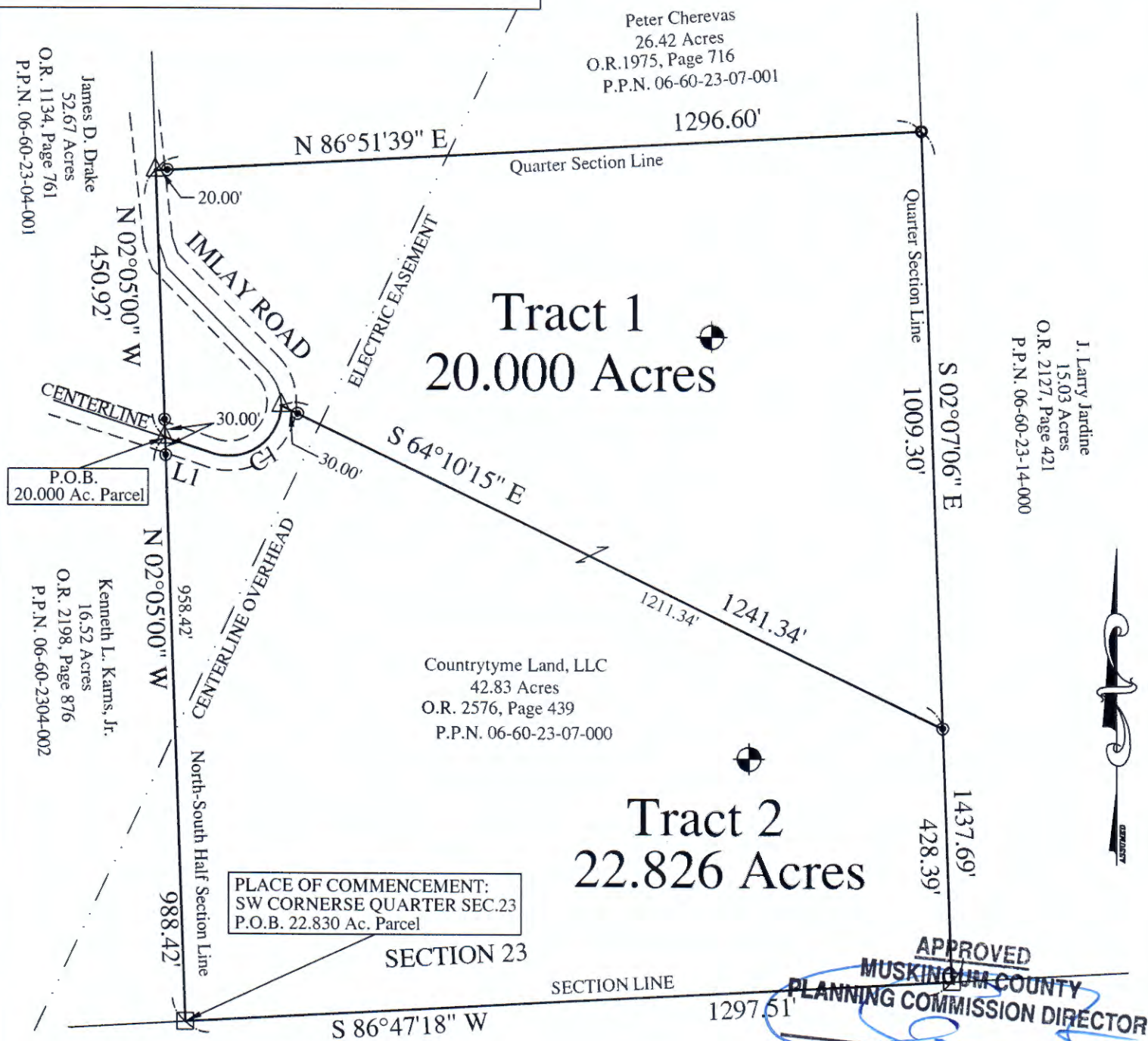
The bearings of this plat are based on the South line of Section 23, as being S 86°47'18" W, and is an assumed Meridian used to denote angles only.

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Stone Found w/x'
- - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊙ - Oil Well

N 72°02'23" W
L1- 75.88'

Radius = 90.00'
Delta Angle = 110°26'52"
C1- Arc Length 173.49'
Chord = N 58°30'01" E
147.85'



PLACE OF COMMENCEMENT:
SW CORNER SECT. 23
P.O.B. 22.830 Ac. Parcel

SECTION 23

SECTION LINE

S 86°47'18" W

SECTION 26

Frame Farm Partnership, LLC
157.43 Acres
O.R. 2473, Page 532
P.P.N. 06-90-26-22-000

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

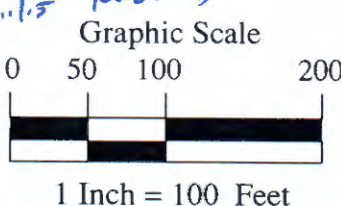
Date 6/1/15
Fee Paid

PREPARED FOR:
COUNTRYTYME LAND, LLC
Lancaster, Ohio

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 6/6/15
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



N/A address

Connie E. Spencer Etal.
10/8/91

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, Township 12, Range 12, part of the Southeast Quarter of Section 23, bounded and described as follows:

Beginning at a stone found at the Southwest corner of the Southeast Quarter of Section 23; thence ~~North~~ along the West line of said section and the East line of Connie E. Spencer Etal, Parcel Number 06-06-23-04-000, North 2° 01' 59" West 2655.06 feet to a railroad spike set in Imlay Road; thence leaving Imlay Road North 90° 00' 00" East along the North line of said section 597.42 feet to a point in Wilsonwood Road, passing iron pins set at 27.46 and 577.42 feet; thence along the center of Wilsonwood Road the following eight (8) courses and distances, South 28° 49' 20" East 41.05 feet to a point, South 23° 08' 04" East 208.46 feet to a point from which an iron pin set bears South 90° 00' 00" West 11.00 feet, South 30° 29' 07" East 283.56 feet to a point, South 36° 51' 16" East 196.53 feet to a point, South 42° 03' 37" East 51.33 feet to a point from which an iron pin set bears South 90° 00' 00" West 10.00 feet, South 59° 39' 35" East 89.84 feet, South 64° 32' 33" East 183.84 feet and South 58° 31' 12" East 103.71 feet to a point. The last eight courses and distances being along the West side of H. L. Parker, Deed Vol. 984, Page 125; thence leaving center of Wilsonwood Road South 2° 07' 06" East along H. L. Parker, Deed Vol. 984, Page 125, 1746.00 feet to a stone found on the South line of said quarter section, passing an iron pin set at 15.00 feet; thence along the North line of Cecil R. Frame, Deed Vol. 672, Page 319, South 87° 14' 11" West 1299.04 feet to the place of beginning, containing 69.26 acres more or less.

Bearings are based on the West line of the Southeast Quarter of Section 23 bearing North 2° 01' 59" West.

Iron pins set are No. 5 reinforcing bars 30 inches long with plastic I. D. caps.

Being all of Auditor's Parcel Numbers 06-~~60~~-23-07-000 & 06-~~60~~-23-08-000.

Deed Reference: Deed Vol. 994, Page 38.

Survey & Description By

**OFFICE COPY
NOT RECORDABLE**
R. L. Daniels
Registered Surveyor No. 5410

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. L. Hambl*
10-11-91

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY JY Nank
10-11-91

1"=200'

H.L. Parson
Y 984, P125

H.L. Parson
Y 984, P125

Parcels 06-60-23-07-000
06-60-23-08-000

Vol. 1041, P239

69.26 Ac

S.W. Cor.
S.E. Qtr
Section 23

S87°14'11"W
1299.04

Cecil R. Frame V674

- Stone Found
- Iron Pins Set No. 5
- Reinf Bars 30" Lg.
- Plastic ID. Caps.
- △ R.R. Spikes Set.

Connie Spencer Etal.
Survey S. Daniels Reg.
Survey No. 5410 10/8/91
Muskingum County, Blue
Rock Township, T12, R12
S.E. Quarter Sec. 23.

OFFICE COPY
NOT RECORDABLE

C. Spencer Etal/V1041, P239

N 2°01'59"W
2655.06

Imley Road

N 90°00'00"E 597.42

27.46 549.96

20.00

S23°08'04"E
208.46

S28°49'20"E
41.08

S90°00'00"W
11.00

S30°29'07"E
283.66

S36°51'16"E
196.53

S42°03'37"E
51.33

S90°00'00"W
10.00

S59°39'35"E
89.84

S64°32'33"E
183.84

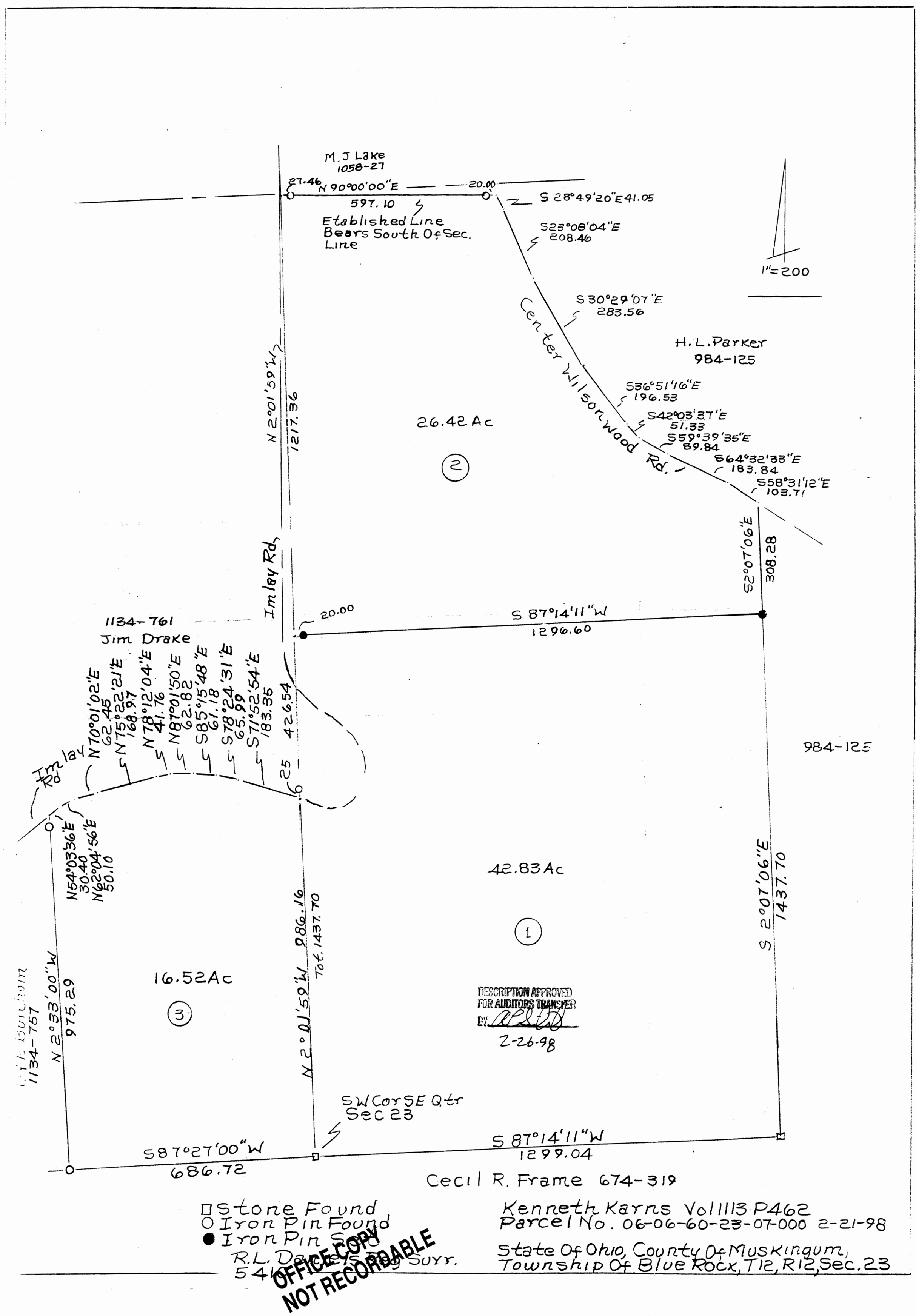
S58°31'12"E
103.71

15.00

S 2°07'06"E 1731.00

1746.00

Handwritten scribbles



□ Stone Found
○ Iron Pin Found
● Iron Pin Set
R.L. Drake Surr.
54

Kenneth Karns Vol 1113 P462
Parcel No. 06-06-60-23-07-000 2-21-98
State of Ohio, County of Muskingum,
Township of Blue Rock, T12, R12, Sec. 23

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Kenneth Karns

OFFICE COPY
NOT RECORDABLE

State of Ohio, County of Muskingum, Township of Blue Rock, Township 12, Range 12,
part of the Southeast Quarter of Section 23, bounded and described as follows:

Being part of Kenneth Karns Property Deed Vol. 1113, Page 462, Parcel Number
06-60-23-07-000.

Imley Rd.

Parcel One:

Beginning at a stone found at the Southwest Corner of the Southeast Quarter of
Section 23; Thence North 02°01'59" West along Kenneth Karns Vol. 1113, Page 462
and James Drake Vol. 1134, Page 761, 1437.70 feet to a ~~point~~; Thence North
87°14'11" East along the split line of Parcel No. 06-60-23-07-000, 1296.60 feet to an
iron pin set passing an iron pin set at 20.00 feet; Thence South 02°07'06" East along
H.L. Parker Vol. 984, Page 125, 1437.70 feet to a stone found; Thence South 87°14'11"
West along Cecil R. Frame Vol. 674, Page 319, 1299.04 feet to the place of beginning
containing 42.83 acres more or less:

Parcel Two:

Commencing at a stone found at the Southwest Corner of the Southeast Quarter of
Section 23; Thence North 02°01'59" West 1437.70 feet to a ~~point~~ the place of
beginning; Thence North 02°01'59" West along James Drake Vol. 1134, Page 761,
1217.36 feet to a point; Thence North 90°00'00" East along M.J. Lake Vol. 1058, Page
27, 597.10 feet to a point in Wilson Wood Road passing iron pins found at 27.46 and
577.10 feet; Thence along H.L. Parker Vol. 984, Page 125, in center of Wilson Wood
Road the following eight courses and distances: South 28°49'20" East 41.05 feet to a
point, South 23°08'04" East 208.46 feet to a point, South 30°29'07" East 283.56 feet to a
point, South 36°51'16" East 196.53 feet to a point, South 42°03'37" East 51.33 feet to a
point, South 59°39'35" East 89.84 feet to a point, South 64°32'33" East 183.84 feet to a
point, and South 58°31'12" East 103.71 feet to a point; Thence leaving said road South
02°07'06" East along H.L. Parker Vol. 984, Page 125, 308.28 feet to an iron pin set
passing an iron pin found at 15.00 feet; Thence along the split line of Kenneth Karns
Parcel 06-60-23-07-000 South 87°14'11" West 1296.60 feet to the place of beginning
passing an iron pin set at 1276.60 feet containing 26.42 acres more or less: