

S.A. ENGLAND SURVEYING

Professional Land Surveying
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Legal Description

Tract 5: 6.054 Acres

Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Book 3304, Page 25

Situated in the Township of Brush Creek, County of Muskingum, State of Ohio, and being part of Section 15, Township 11N, Range 13W, of the Congress Lands East of the Scioto River, and being more particularly described as follows;

Being a Survey of a part of a 31.631 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3304, Page 25, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 08-15-15-03-001, and further described as follows;

Commencing at a mag spike set in the intersection of Dennis Road (T.R. Road 468) and Stockdale Lane (T.R. 257) marking the Northwest corner of Lot 10 of Stockdale Ridge, as recorded in Plat Book 18, Page 105, in the Muskingum County Plat Records, being the Northeast corner of said 31.631 Acre parcel of which this description is a part, and being the **PRINCIPAL PLACE OF BEGINNING** of the 6.054 Acre parcel herein to be described: said spike bears S 03°24'02" W from a stone found marking the Northeast corner of the Northwest Quarter of Section 15;

Thence, S 03°24'02" W 398.62 feet with the East line of the Northwest Quarter of Section 15, also being the West line of said Lot 10, to a 5/8" o.d. iron pin found capped "Graves" marking the Northeast corner of Lot 13 of said Stockdale Ridge conveyed to WHD Property Holdings, LLC, as recorded in O.R. Book 3265, Page 160, and being in said Stockdale Lane;

Thence, N 86°49'54" W 966.08 feet leaving Stockdale Lane with the North line of said Lot 13, also being the South line of said 31.631 Acre parcel of which this description is a part, to an iron pin set, and passing over a 5/8" o.d. iron pin found capped "Graves" at 30.02 feet;

Thence, N 63°19'10" E 1040.18 feet with a line across said 31.631 Acre parcel, of which this description is a part, to a point in the centerline of said Dennis Road and on the North line thereof, and passing over an iron pin set at 1010.18 feet;

Thence with the centerline of Dennis Road, also being the North line of said 31.631 Acre parcel, of which this description is a part, with the following two (2) courses and distances:

- 1) S 36°55'19" E 36.23 feet to a point;
- 2) S 21°36'21" E 100.64 feet to the **PRINCIPAL PLACE OF BEGINNING**, and containing 6.054 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 December of 2025.

Dated 2/20/26

Job No. 4643-25-Tract5

OFFICE COPY
~~NOT RECORDABLE~~
Scott A. England #S-7452
Ohio Registered Surveyor #7452

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION

APPROVED

By: D.A. Barchard

2-23-2026



Plat of Survey
Township of Brush Creek, County of Muskingum, State of Ohio, part Section 15,
Township 11N, Range 13W, of the Congress Lands East of the Scioto River

PROPERTY LOCATION:

Being a Survey of a 31.631 Acre Parcel conveyed to
Countytime Land Specialists, Ltd., as recorded in O.R.
Book 3304, Page 25, in the Muskingum County Deed
Records, also being all of Auditor's P.P.N. 08-15-15-03-001.

BASIS OF BEARING

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

RELATED DOCUMENTS

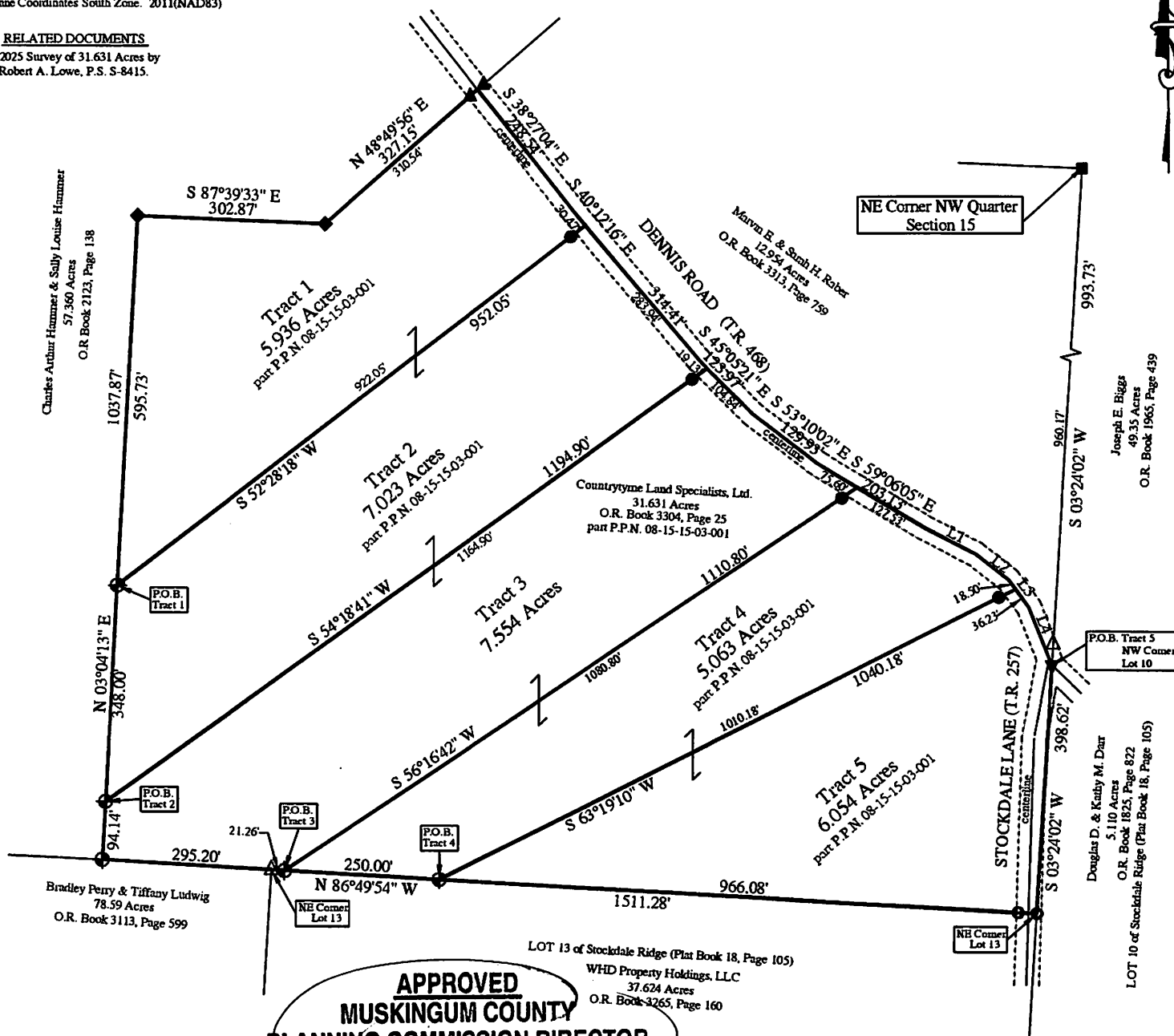
1. 2025 Survey of 31.631 Acres by
Robert A. Lowe, P.S. S-8415.

DESCRIPTION

APPROVED

By: D.A. Burnhard
2-23-2026

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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
2/23/26

LEGEND

- - Stone Found
- ▼ - Mag Spike Set
- - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452" @ 30.00' from centerline
- △ - 5/8" o.d. Iron Pin Found (no cap)
- ◆ - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- - 5/8" o.d. Iron Pin Found capped "Graves"
- ▲ - 5/8" o.d. Iron Pin Found capped "Lowe"
- ◆ - 3/4" o.d. Iron Pipe Found capped "Bowman"

LINE TABLE

No.	Bearing	Distance
L1	S 62°42'35" E	91.81'
L2	S 52°14'31" E	67.05'
L3	S 36°55'19" E	54.73'
L4	S 21°36'21" E	100.64'

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
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Phone: 740-323-0644
email: saengland@surveyohio.com

STATE OF OHIO
SCOTT A. ENGLAND
S-7452
REGISTERED PROFESSIONAL SURVEYOR
OFFICE COPY
NOT RECORDED

I hereby certify that an actual survey of the premises was made,

Date _____
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

