

S.A. ENGLAND SURVEYING

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Legal Description

Tract 3: 7.554 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 5/8" o.d. iron pin found in Stockdale Lane (T.R. 257) at the Northeast corner of Lot 13 of Stockdale Ridge, as recorded in Plat Book 18, Page 105, in the Muskingum County Plat Records: said Lot 13 conveyed to WHD Property Holdings, LLC, as recorded in O.R. Book 3265, Page 160;

Thence, N 86°49'54" W 1216.08 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, being the **PRINCIPAL PLACE OF BEGINNING** of the 7.554 Acre parcel herein to be described, passing over a 5/8" o.d. iron pin found capped "Graves" at 30.02 feet, and passing over an iron pin set at 966.08 feet;

Thence, N 86°49'54" W 295.20 feet continuing with the North line of said Lot 13 and extending along the North line of a 78.59 Acre parcel conveyed to Bradley Perry & Tiffany Ludwig, as recorded in O.R. Book 3113, Page 599, also being the South line of said 31.631 Acre parcel of which this description is a part, to an iron pin set at the Southeast corner of a 57.360 Acre parcel conveyed to Charles Arthur Hammer & Sally Louise Hammer, as recorded in O.R. Book 2123, Page 138, and passing over a 5/8" o.d. iron pin found (no cap) at 21.26 feet;

Thence, N 03°04'13" E 94.14 feet with the East line of said parcel conveyed to Hammer & Hammer, also being the West line of said 31.631 Acre parcel, of which this description is a part, to an iron pin set;

Thence, N 54°18'41" E 1194.90 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 1164.90 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 three (3) courses and distances:

- 1) S 45°05'21" E 104.84 feet to a point;
- 2) S 53°10'02" E 129.93 feet to a point;
- 3) S 59°06'05" E 75.60 feet to a point;

Thence, S 56°16'42" W 1110.80 feet leaving Dennis Road with a line across said 31.631 Acre parcel, of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing 7.554 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

2/6/16

Job No. 4643-25-Tract3

OFFICE COPY

NOT RECORDABLE
Scott A. England
Ohio Registered Surveyor #7452

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED

By: J.M. Barnhard

2-23-2026

DATE



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
 Countrytyme 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.

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

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)

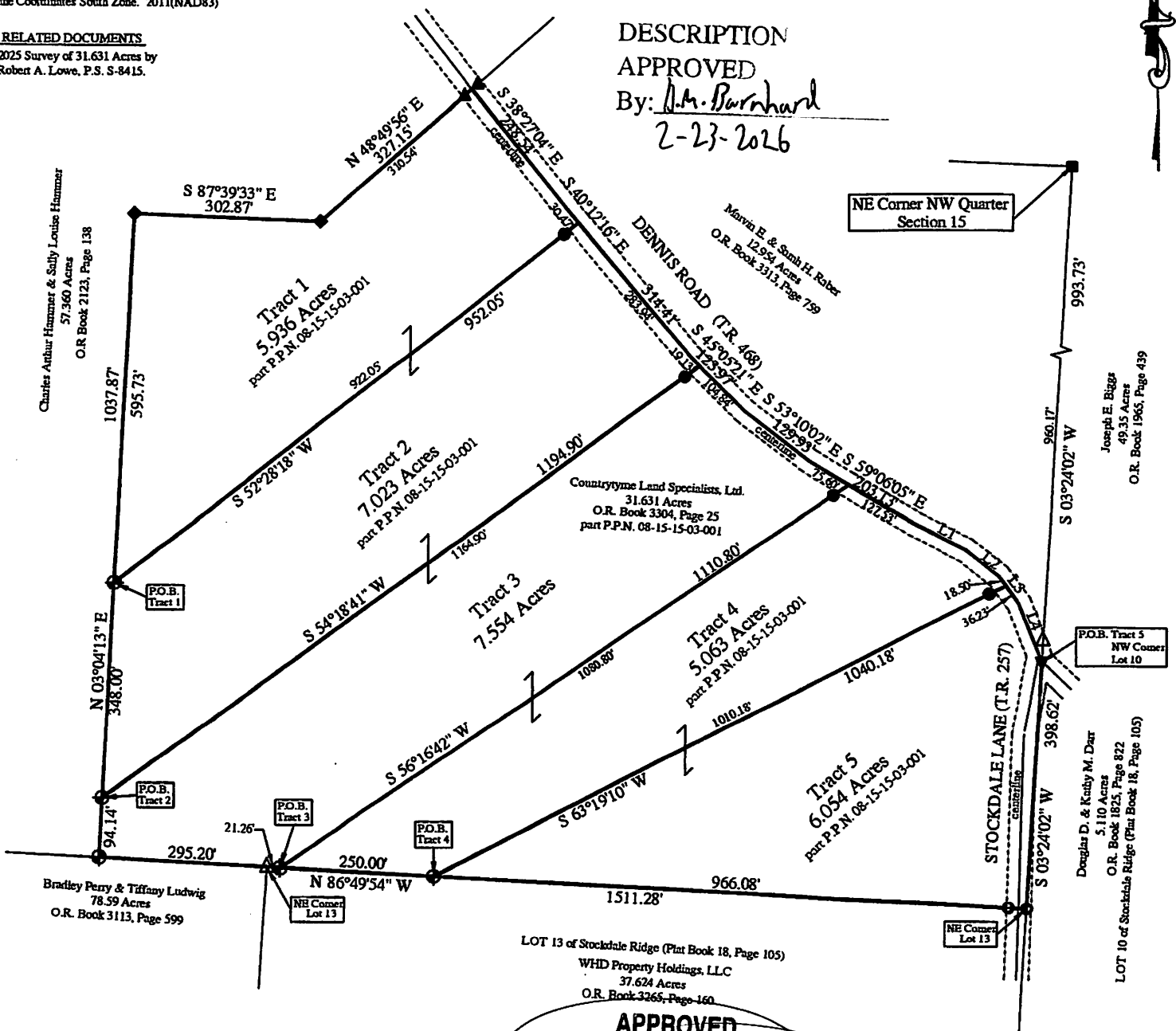
RELATED DOCUMENTS

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

DESCRIPTION

APPROVED

By: *J.M. Barnhard*
 2-23-2026



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

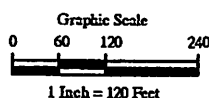
LEGEND

- - Stone Found
- ▼ - Mag Spike Set
- - 5/8" x 30" o.d. Iron Pin set w/md capstamped "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 capstamped "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"

DATE

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:

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STATE OF OHIO
SCOTT A. ENGLAND
S-7452
REGISTERED PROFESSIONAL SURVEYOR

OFFICE COPY
NOT RECORDED

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