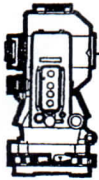


40-01-07-02-008



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 7: 5.898 Acres

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being a part of the North Half of Section 7, Township 12N, Range 11W, of the Congress Lands East of the Scioto River, and being more particularly described as follows;

Being a Survey of part of an 80.455 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2813, Page 530, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 40-01-07-02-000, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Northeast Corner of Section 7 and said 80.455 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the Southeast corner of Section 6 and Bruner-Howell Subdivision, as recorded in Plat Book 18, Page 26, in the Muskingum County Plat Records;

Thence, N 87°09'42" W 1143.15 feet with the North line of Section 7 and said 80.455 Acre parcel of which this description is a part, the same being the South line of Section 6 and said Bruner-Howell Subdivision, to an iron pin set on the South line of Lot 9 of said Bruner-Howell Subdivision;

Thence with a line across said 80.455 Acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) S 02°14'44" W 499.89 feet to an iron pin set, and passing over an iron pin set at 299.89 feet;
- 2) S 88°16'46" E 250.00 feet to an iron pin set, and being the **PRINCIPAL PLACE OF BEGINNING** of the **5.898 Acre** parcel herein to be described;

Thence with a line across said 80.455 Acre parcel of which this description is a part, with the following two (2) courses and distances:

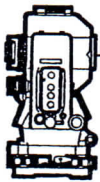
- 1) S 88°16'46" E 250.00 feet to an iron pin set;
- 2) S 31°48'19" W 1100.32 feet to the South line thereof in the centerline of Ridgeview Road (Co. Road 452), and passing over iron pins set at 350.00 feet & 1070.32 feet respectively;

Thence with the centerline of Ridgeview Road along the South line of said 80.455 Acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) With a curve to the right (Radius = 450.00 feet, arc length 132.86 feet, Delta Angle 16°54'57") with a chord Bearing N 51°00'59" W 132.37 feet to an angle point;
- 2) N 41°15'18" W 168.70 feet to an angle point;

Thence, N 36°36'28" E 912.51 feet leaving Ridgeview Road with a line across said 80.455 Acre parcel of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, containing **5.898 Acres**, more or less, passing over an iron pin set at 30.00 feet, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

40-01-07-02-008 A



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The bearings of the above description are based on the East line of Section 7, as being S 01°43'14" 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 September of 2018.

Dated 11/1/18

Job No. 3120-18MU-Tract7Rev1

OFFICE COPY

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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/21/18
Date

Fee Paid

DESCRIPTION
APPROVED

By: 11/19/2018

Plat of Survey

Township of Meigs, County of Muskingum, State of Ohio, part North Half of Section 7 & Northwest Quarter of Section 8, Township 12N, Range 11W, of the Congress Lands East of the Scioto River.

ACREAGE BREAKDOWN:

Tract 10 contains 3.833 Acres in Section 7 & 1.466 Acres in Section 8.
Tract 11 contains 5.121 Acres in Section 7 & 0.259 Acres in Section 8.
Tract 12 contains 6.740 Acres in Section 7 & 0.820 Acres in Section 8.

NOTE: TRACTS 1-13 INCLUDE THE ENTIRE 80.455 ACRE
PARCEL DESCRIBED IN O.R. 2813, PAGE 530.

PROPERT LOCATION

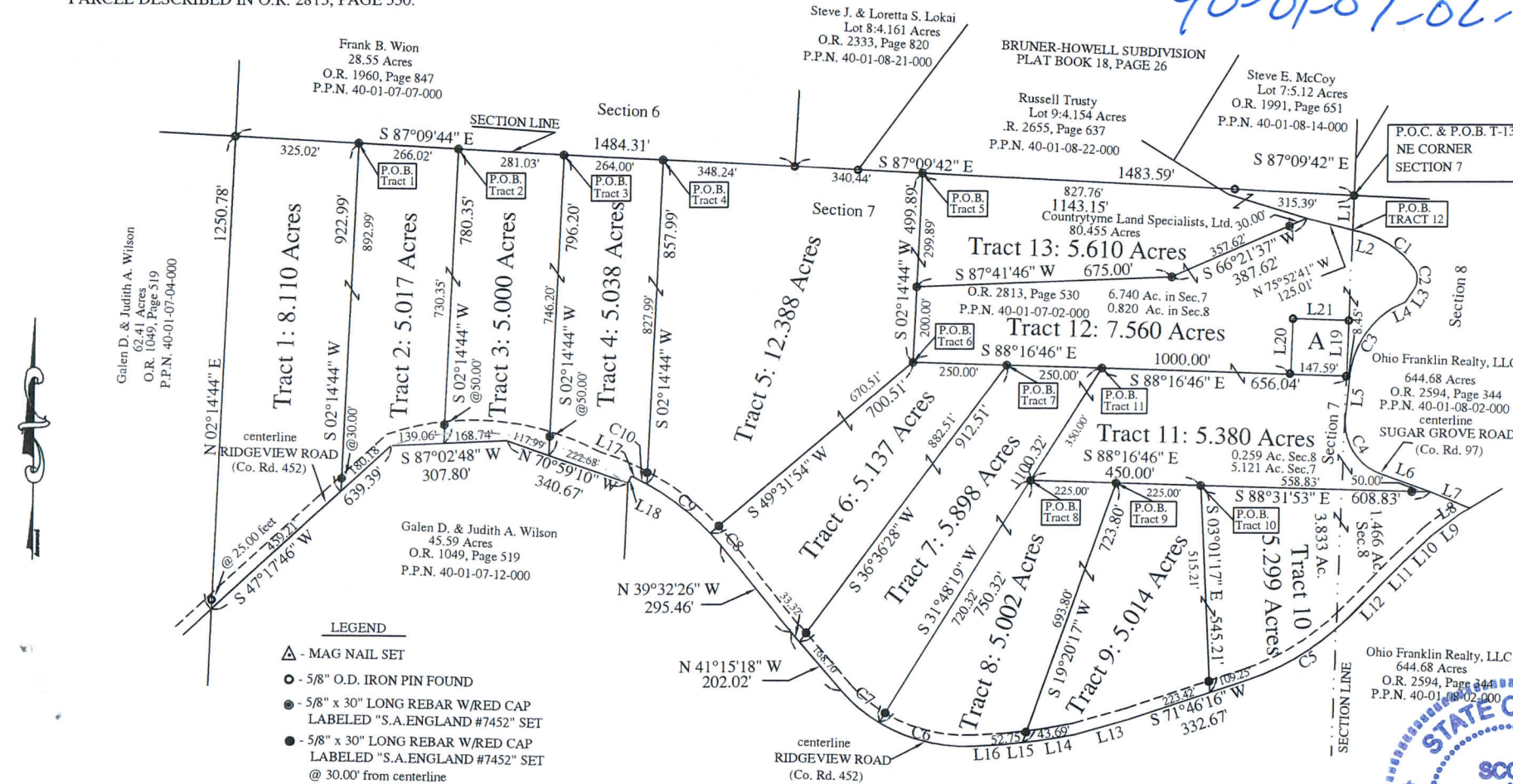
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Being a Survey of an 80.455 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Volume 2813, Page 535, in the Muskingum County Deed Records, and being part of Auditor's P.P.N. 40-01-07-02-000 & P.P.N. 40-01-08-02-000.

The bearings of this plat are based on the East line of Section 7, as being S 01°43'14" W, and is an assumed Meridian used to denote angles only.

A - Robert E. Howell, Sr.
0.500 Acres
O.R. 1621, Page 452

40-01-07-02-008 B

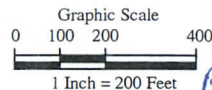


LEGEND

- △ - MAG NAIL SET
- - 5/8" O.D. IRON PIN FOUND
- - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET
- - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET @ 30.00' from centerline

LINE TABLE

CURVE TABLE				LINE TABLE			
No.	Arc length	Radius	Delta Angle	Chord/Distance	No.	Bearing	Distance
C1	167.20'	240.00'	39°54'59"	S 55°54'07" E 163.84'	L1	S 01°42'18" W	91.03'
C2	63.42'	52.19'	69°37'31"	S 01°08'10" E 59.59'	L2	S 75°51'35" E	28.24'
C3	224.19'	236.45'	54°19'34"	S 32°31'57" W 215.89'	L3	S 33°40'19" W	39.35'
C4	190.95'	145.00'	75°27'13"	S 32°21'28" E 177.45'	L4	S 65°17'14" W	32.38'
C5	311.05'	680.00'	26°12'32"	S 57°57'00" W 308.35'	L5	S 05°22'12" W	109.09'
C6	262.84'	450.00'	32°27'57"	N 76°12'25" W 259.12'	L6	S 70°05'08" E	141.95'
C7	132.86'	450.00'	16°54'57"	N 51°00'59" W 132.37'	L7	S 67°24'54" E	112.25'
C8	43.26'	680.00'	03°38'41"	N 41°21'47" W 43.25'	L8	S 58°48'35" W	30.59'
C9	214.63'	680.00'	18°05'02"	N 52°13'33" W 213.74'	L9	S 52°22'00" W	95.10'
C10	29.64'	680.00'	02°29'50"	N 62°31'07" W 29.64'	L10	S 46°29'39" W	96.11'
					L11	S 44°54'54" W	95.09'



Ohio Franklin Realty, LLC
429.27 Acres
O.R. 2594, Page 344
P.P.N. 40-01-07-02-000

DESCRIPTION

APPROVED

By: *[Signature]*

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

11/16/18
Date: *[Signature]*
Office Copy NOT RECORDED
Ohio Registered Surveyor #S-7452



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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date
Fee Paid

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

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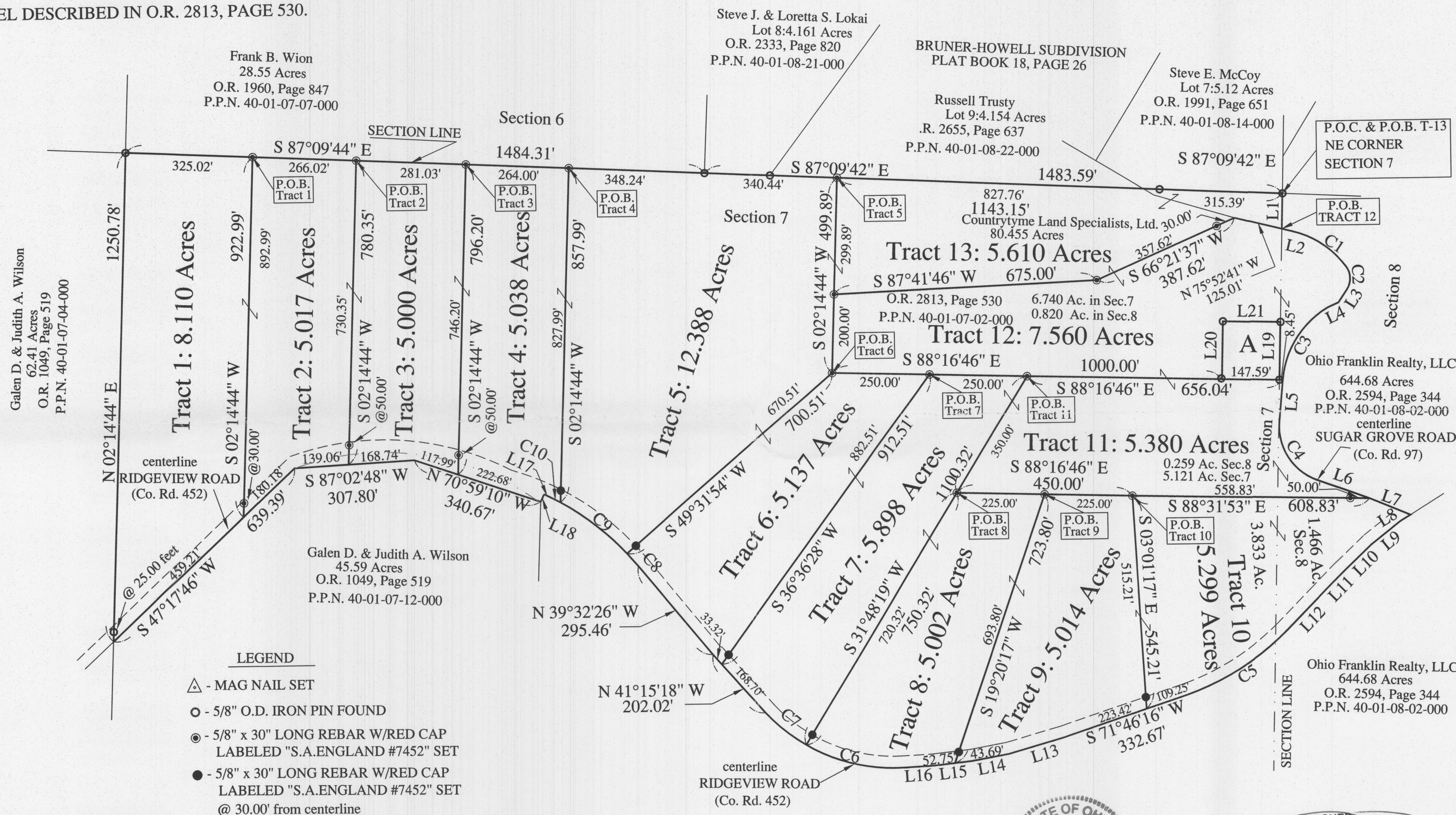
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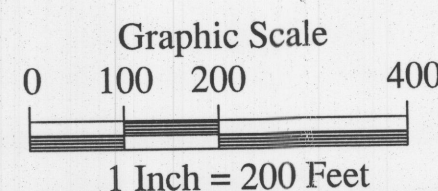


LEGEND

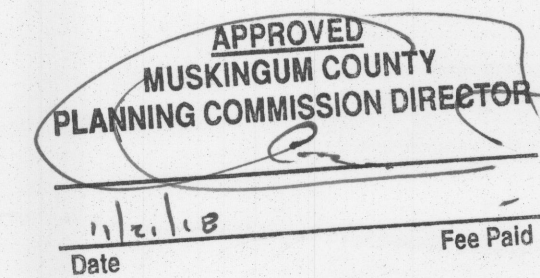
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O.R. 2594, Page 344
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Date 11/10/18
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

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