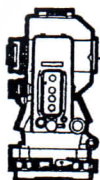


40-01-07-02-011
40-01-08-02-002



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 10: 5.299 Acres

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being a part of the North Half of Section 7 and the Northwest Quarter of Section 8, 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 & P.P.N. 40-01-08-02-000, 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 three (3) 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 500.00 feet to an iron pin set, and passing over an iron pin set at 250.00 feet;
- 3) S 31°48'19" W 350.00 feet to an iron pin set;
- 4) S 88°16'46" E 450.00 feet to an iron pin set being the **PRINCIPAL PLACE OF BEGINNING** of the **5.299 Acre** parcel herein to be describe, and passing over an iron pin set at 225.00 feet;

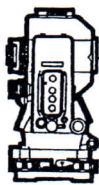
Thence, S 88°31'53" E 608.83 feet continuing across said 80.455 Acre parcel of which this description is a part, to the East line thereof in the centerline of Sugar Grove Road (Co. Road 97), and passing over an iron pin set at 558.83 feet;

Thence, S 67°24'54" E 112.25 feet with the East line of said 80.455 Acre parcel of which this description is a part, the same being the centerline of Sugar Grove Road, to the intersection of the centerlines of Sugar Grove Road and Ridgeview Road (Co. Road 452);

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 seven (7) courses and distances:

- 1) S 58°48'35" W 30.59 feet to an angle point;
- 2) S 52°22'00" W 95.10 feet to an angle point;
- 3) S 46°29'39" W 96.11 feet to an angle point;
- 4) S 44°54'54" W 95.09 feet to an angle point;
- 5) S 44°50'43" W 113.57 feet to a point of curvature;
- 6) With a curve to the right (Radius = 680.00 feet, arc length 311.05 feet, Delta Angle 26°12'32") with a chord Bearing S 57°57'00" W 308.35 feet to an angle point;
- 7) S 71°46'16" W 109.25 feet to an angle point;

40-01-07-02-011 A
40-01-08-02-002 A



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Thence, N 03°01'17" W 545.21 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 5.299 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.

The above described 5.299 Acre parcel contains 3.833 Acres in Section 7 (part P.P.N. 40-01-07-02-000) & 1.466 Acres in Section 8 (part P.P.N. 40-01-08-02-000).

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-Tract10Rev1

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/2/18
Date

Fee Paid

DESCRIPTION

APPROVED

By:

11/19/2018

OFFICE COPY

NO RECORDABLE



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.

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

PROPERTY LOCATION

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

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.

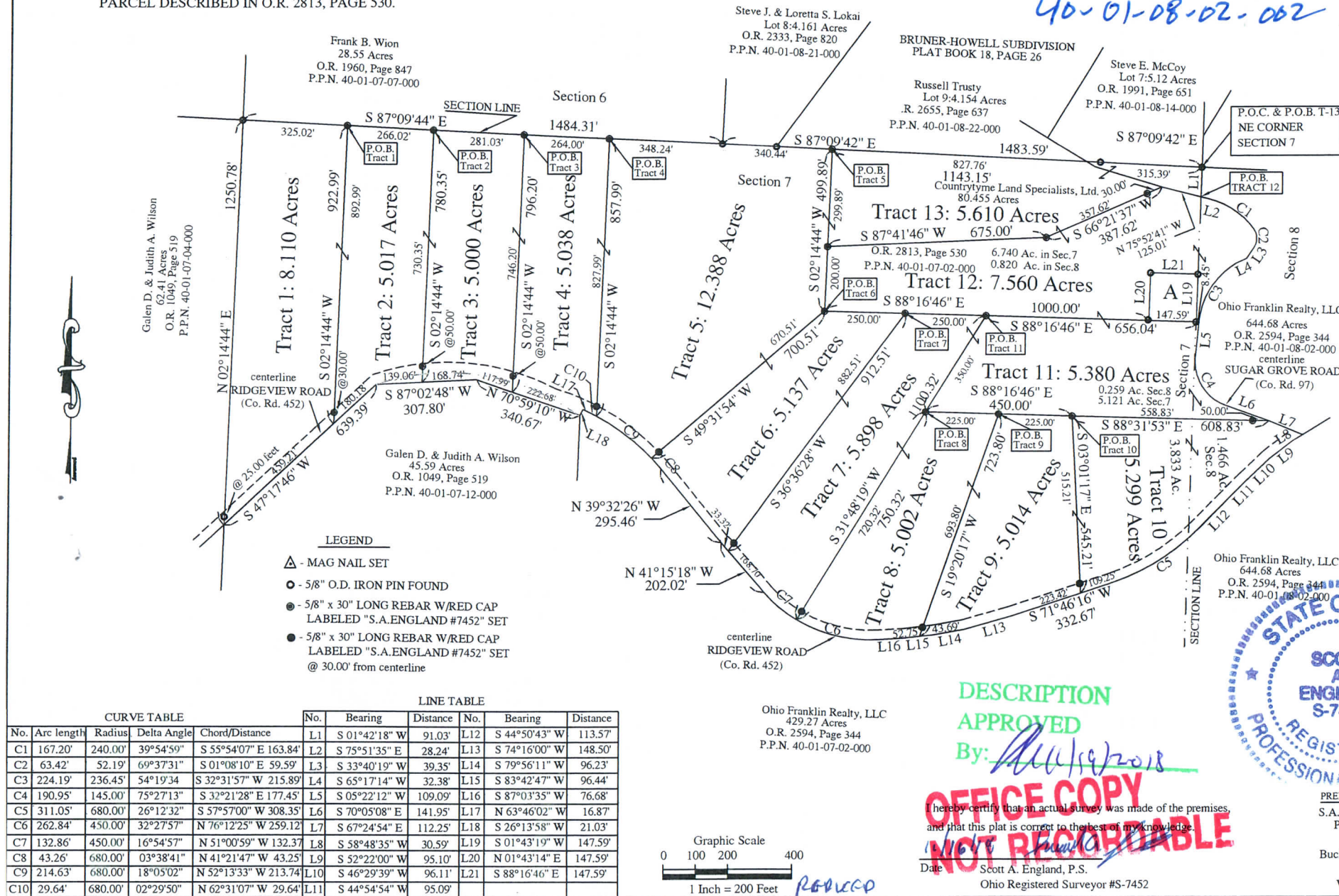
40-01-07-02-011 B
40-01-08-02-002 B

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

Date

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

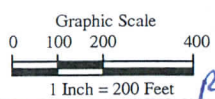


DESCRIPTION
APPROVED

By: [Signature]

OFFICE COPY
NOT RECORDED

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



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

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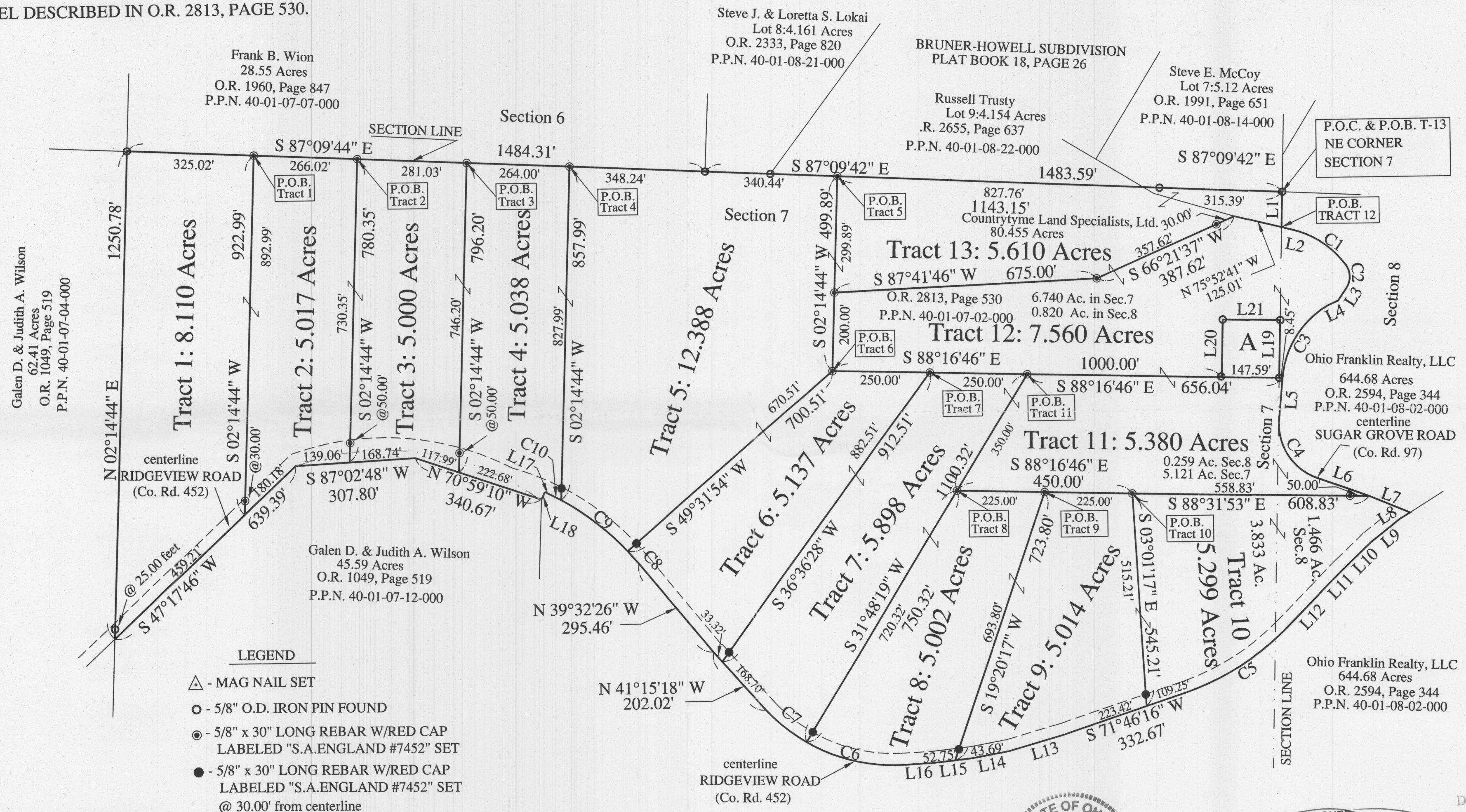
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0.500 Acres
O.R. 1621, Page 452

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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.

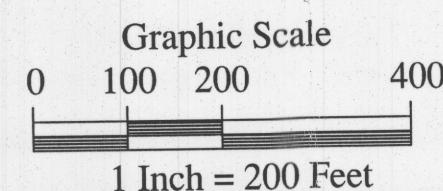


LEGEND

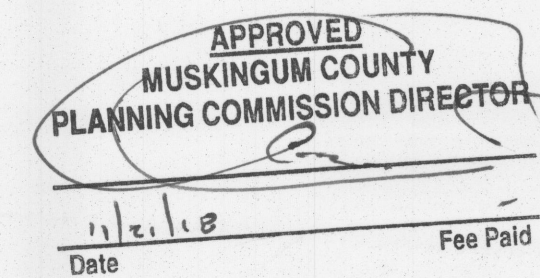
- △ - MAG NAIL SET
- - 5/8" O.D. IRON PIN FOUND
- - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET
- - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET @ 30.00' from centerline

LINE TABLE

CURVE TABLE					No.	Bearing	Distance	No.	Bearing	Distance
No.	Arc length	Radius	Delta Angle	Chord/Distance	L1	S 01°42'18" W	91.03'	L12	S 44°50'43" W	113.57'
C1	167.20'	240.00'	39°54'59"	S 55°54'07" E 163.84'	L2	S 75°51'35" E	28.24'	L13	S 74°16'00" W	148.50'
C2	63.42'	52.19'	69°37'31"	S 01°08'10" E 59.59'	L3	S 33°40'19" W	39.35'	L14	S 79°56'11" W	96.23'
C3	224.19'	236.45'	54°19'34"	S 32°31'57" W 215.89'	L4	S 65°17'14" W	32.38'	L15	S 83°42'47" W	96.44'
C4	190.95'	145.00'	75°27'13"	S 32°21'28" E 177.45'	L5	S 05°22'12" W	109.09'	L16	S 87°03'35" W	76.68'
C5	311.05'	680.00'	26°12'32"	S 57°57'00" W 308.35'	L6	S 70°05'08" E	141.95'	L17	N 63°46'02" W	16.87'
C6	262.84'	450.00'	32°27'57"	N 76°12'25" W 259.12'	L7	S 67°24'54" E	112.25'	L18	S 26°13'58" W	21.03'
C7	132.86'	450.00'	16°54'57"	N 51°00'59" W 132.37'	L8	S 58°48'35" W	30.59'	L19	S 01°43'19" W	147.59'
C8	43.26'	680.00'	03°38'41"	N 41°21'47" W 43.25'	L9	S 52°22'00" W	95.10'	L20	N 01°43'14" E	147.59'
C9	214.63'	680.00'	18°05'02"	N 52°13'33" W 213.74'	L10	S 46°29'39" W	96.11'	L21	S 88°16'46" E	147.59'
C10	29.64'	680.00'	02°29'50"	N 62°31'07" W 29.64'	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



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 11/10/18
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

DESCRIPTION
APPROVED
By: [Signature]

PREPARED BY:
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