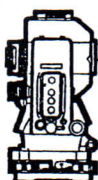


40-01-07-02-012

40-01-08-02-003



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 11: 5.380 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 & part 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 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 500.00 feet to an iron pin set being the **PRINCIPAL PLACE OF BEGINNING** of the **5.380 Acre** parcel herein to be described, and passing over an iron pin set at 250.00 feet;

Thence, S 88°16'46" E 656.04 feet continuing across said 80.455 Acre parcel of which this description is a part, to the centerline of Sugar Grove Road (Co. Road 97), and passing over 5/8" o.d. iron pins found at 500.00 feet and 647.59 feet respectively;

Thence with the centerline of Sugar Grove Road along the East line of said 80.455 Acre parcel of which this description is a part, with the following three (3) courses and distances:

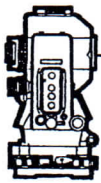
- 1) S 05°22'12" W 109.09 feet to a point of curvature
- 2) With a curve to the left (Radius = 145.00 feet, arc length 190.95 feet, Delta Angle 75°27'13") with a chord Bearing S 32°21'28" E 177.45 feet to the end of said curve;
- 3) S 70°05'08" E 141.95 feet to an angle point;

Thence leaving Sugar Grove Road 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) N 88°31'53" W 608.83 feet to an iron pin set, and passing over an iron pin set at 50.00 feet;
- 2) N 88°16'46" W 450.00 feet to an iron pin set, and passing over an iron pin set at 225.00 feet;
- 3) N 31°48'19" E 350.00 feet to **PRINCIPAL PLACE OF BEGINNING.**

Said parcel as surveyed contains **5.380Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

40-01-07-02-012 A
40-01-08-02-003 A



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The above described 5.380 Acre parcel contains 5.121 Acres in Section 7 (part P.P.N. 40-01-07-02-000) & 0.259 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-Tract11Rev1

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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED

By: [Signature]

11/2/18
Date

Fee Paid

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.

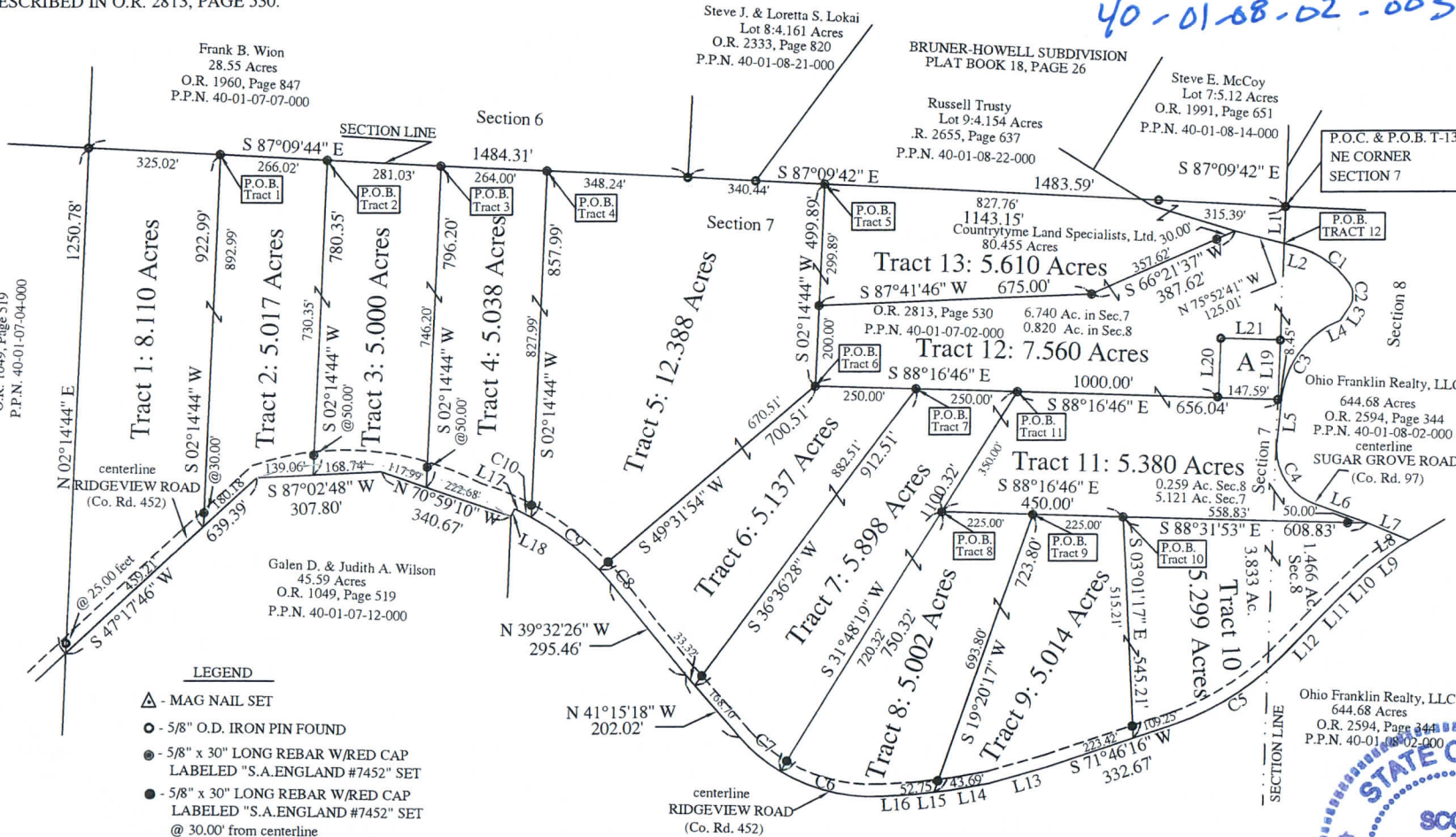
40-01-07-02-012 B
40-01-08-02-003 B

Fee Paid

Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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



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

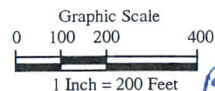
CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	167.20'	240.00'	39°54'59"	S 55°54'07" E 163.84'
C2	63.42'	52.19'	69°37'31"	S 01°08'10" E 59.59'
C3	224.19'	236.45'	54°19'34"	S 32°31'57" W 215.89'
C4	190.95'	145.00'	75°27'13"	S 32°21'28" E 177.45'
C5	311.05'	680.00'	26°12'32"	S 57°57'00" W 308.35'
C6	262.84'	450.00'	32°27'57"	N 76°12'25" W 259.12'
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C8	43.26'	680.00'	03°38'41"	N 41°21'47" W 43.25'
C9	214.63'	680.00'	18°05'02"	N 52°13'33" W 213.74'
C10	29.64'	680.00'	02°29'50"	N 62°31'07" W 29.64'

LINE TABLE

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 01°42'18" W	91.03'	L12	S 44°50'43" W	113.57'
L2	S 75°51'35" E	28.24'	L13	S 74°16'00" W	148.50'
L3	S 33°40'19" W	39.35'	L14	S 79°56'11" W	96.23'
L4	S 65°17'14" W	32.38'	L15	S 83°42'47" W	96.44'
L5	S 05°22'12" W	109.09'	L16	S 87°03'35" W	76.68'
L6	S 70°05'08" E	141.95'	L17	N 63°46'02" W	16.87'
L7	S 67°24'54" E	112.25'	L18	S 26°13'58" W	21.03'
L8	S 58°48'35" W	30.59'	L19	S 01°43'19" W	147.59'
L9	S 52°22'00" W	95.10'	L20	N 01°43'14" E	147.59'
L10	S 46°29'39" W	96.11'	L21	S 88°16'46" E	147.59'
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.

Date

Scott A. England, P.S.

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

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.

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

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C10	29.64'	680.00'	02°29'50"	N 62°31'07" W 29.64'	L11	S 44°54'54" W	95.09'			

A circular professional seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "SCOTT A. ENGLAND" and the registration number "S-7452".

11/21/18	Fee Paid
Date	

DESCRIPTION
APPROVED
By: Rich/2018

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

PREPARED BY:
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Professional Land Surveying
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