



S.A. ENGLAND SURVEYING

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Legal Description

Tract 2: 5.011 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 2993, Page 163

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of Section 17, Township 12N, Range 11W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of a 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2993, Page 163, in the Muskingum County Deed Records, being part of Auditor's P.P.N. 40-40-17-12-003, and further described as follows;

Commencing at a stone found marking the Northwest corner of the Southwest Quarter of Section 17 and said 20.01 Acre parcel Countrytyme Land Specialists, Ltd., of which this description is a part, also being the Northeast Corner of the Southeast Quarter of Section 18 and a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 649, Page 293;

Thence, S 01°41'30" W 698.31 feet with the West line of Section 17 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 18 and said parcel conveyed to Ohio Power Company, and extending along the East line of a parcel conveyed to Jerry L. Hixenbaugh, as recorded in O.R. Volume 1700, Page 815, to an iron pin set;

Thence, S 83°23'09" E 331.89 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set, and being the **PRINCIPAL PLACE OF BEGINNING** of the 5.011 Acre parcel herein to be described;

Thence, S 82°43'48" E 275.55 feet continuing across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set on the East line thereof, also being the West line of a 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2993, Page 163;

Thence, S 01°41'30" W 761.88 feet with the East line of said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said 20.03 Acre parcel, to the South line thereof in the centerline of Blue Rock Church Road (40' Wide R/W), and passing over an iron pin set at 731.88 feet;

Thence the South line of said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the centerline of Blue Rock Church Road, with the following two (2) courses and distances:

- 1) N 76°38'10" W 131.46 feet to an angle point;
- 2) N 74°28'40" W 189.17 feet to a point;

Thence, N 04°44'28" E 717.86 feet leaving Blue Rock Church Road with a line across said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to Hixenbaugh, to the **PRINCIPAL PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 30.00 feet, and containing 5.011 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 on the North line of the Southwest Quarter of Section 17, as being S 87°17'00" E, 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 June of 2021.

OFFICE COPY
NOT RECORDABLE

Dated 8/24/21

Job No. 3625-21MU-Tract2-Rev2

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

DESCRIPTION

APPROVED

By: [Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 8/25/21

Fee Paid

