



S.A. ENGLAND SURVEYING

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Legal Description Tract 16: 5.381 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 Southeast 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 72.37 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. 40-40-17-13-000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found at the center of Section 17 on the North line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the Southwest corner of a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 542, Page 893;

Thence, S 87°07'00" E 665.12 feet with North line of the Southeast Quarter of Section 17, the same being the North line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of said parcel conveyed to Ohio Power Company (DV542, Pg893), to an iron pin set, being the **PRINCIPAL PLACE OF BEGINNING** of the 5.381 Acre parcel herein to be described, and passing over iron pins set at 61.92 feet, 151.12 feet, and 417.12 feet respectively;

Thence, S 87°07'00" E 696.45 feet continuing with North line of the Southeast Quarter of Section 17, the same being the North line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of said parcel conveyed to Ohio Power Company (DV542, Pg893), to a 5/8" o.d. iron pin found marking the Northwest corner of a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 541, Page 688;

Thence, S 00°56'40" W 322.63 feet with the East line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said parcel conveyed to Ohio Power Company (DV541, Pg688), to the centerline of Blue Rock Church Road (40' Wide R/W), and passing over a 5/8" o.d. iron pin found at 304.63 feet;

Thence with the South line of said 72.37 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) S 53°22'35" W 273.50 feet to a point;
- 2) S 57°12'20" W 76.63 feet to a point;

Thence, N 35°51'12" W 693.73 feet leaving Blue Rock Church Road with a line across said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., 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 5.381 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.

Dated 7/26/21

Job No. 3625-21MU-Tract16

**OFFICE COPY
NOT RECORDABLE**

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

DESCRIPTION

APPROVED

By: [Signature] 8/24/21

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/25/21
Date

Fee Paid

