



S.A. ENGLAND SURVEYING

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Legal Description Tract 1: 27.672 Acres Part Countrytyme Land Specialists, Ltd. Parcel

Situated in the Township of Newton, County of Muskingum, State of Ohio, being part of Southwest Quarter of Section 35, Township 17N, Range 15W, and being part of the Township of Madison, County of Perry, being part of the Southeast Quarter of Section 34, of the Congress Lands East of the Scioto River, and being more particularly described as follows;

Being a Survey of a part of a 40.027 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3209, Page 291, in the Muskingum County Deed Records (all of P.P.N. 47-72-35-08-000), and part of a parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 511, Page 114 (part P.P.N. 170003800000), in the Perry County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Vance" marking the Northwest corner of the Southwest Quarter of Section 35 (Newton Township, Muskingum County), also being the Northeast corner of the Southeast Quarter of Section 34 (Madison Township, Perry County), being the Southeast corner of a 7.68 Acre parcel conveyed to Betty S. Clayton, as recorded in O.R. 504, Page 2041 (Perry County Deed Records), and being the Southwest corner of a 38.485 Acre parcel conveyed to Stephen Wilson Bendure & Steven Patrick, as recorded in O.R. Book 3211, Page 697, and being the **PRINCIPAL PLACE OF BEGINNING**, of the **27.672 Acre** parcel herein to be described;

Thence, **S 86°30'36" E 1316.48 feet** with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd. and the North line of the Southwest Quarter of Section 35, the same being the South line of said parcel conveyed to Bendure & Bendure, to a 5/8" o.d. iron pin found capped "CLS 7224" marking the Northwest corner of a 5.01 Acre parcel conveyed to Dustin K. Dunlap, as recorded in O.R. 2589, Page 651 (Muskingum County Deed Records);

Thence, **S 03°46'18" W 662.05 feet** with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., also being the West line of said parcel conveyed to Dunlap and extending along the West line of a parcel conveyed to Dustin K. Dunlap, ETAL, as recorded in O.R. Book 2612, Page 561, to a 5/8" o.d. iron pin found capped "Biedenbach" marking the Northeast corner of a 19.981 Acre parcel conveyed to Adrienne Ehmer, as recorded in O.R. 2980, Page 1 (Muskingum County Deed Records);

Thence, **N 86°24'56" W 1316.04 feet** with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd., the same being the North line of said 19.981 Acre parcel conveyed to Ehmer, to an iron pin set on the West line of Newton Township, Muskingum County, also being on the East line of Madison Township, Perry County;

Thence, **N 03°44'03" E 400.00 feet** with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd. along said County Line, to an iron pin set, and passing over an iron pin set at 200.00 feet;

Thence continuing across said parcel conveyed to Countrytyme Land Specialists, Ltd, with the following two (2) courses and distances:

- 1) **N 86°24'56" W 1030.54 feet** to an iron pin set;
- 2) **N 74°56'35" W 299.93 feet** to an iron pin set on the West line thereof, also being on the East line of a 10.55 Acre parcel conveyed to Dawn A. Snowden, as recorded in O.R. Book 501, Page 1832 (Perry County Deed Records, and passing over iron pins set at 169.93 feet and 269.93 feet, and passing over the centerline of Township Road No. 57 at 274.03 feet.

Thence, **N 03°30'05" E 200.00 feet** with the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd. and the West line of the East Half of the Southwest Quarter of Section 34, the same being the East line of said parcel conveyed to Snowden, to a 5/8" o.d. iron pin found capped "Biedenbach Surveying, LLC PS 7881" at the Northwest corner of the East Half of the Southeast Quarter of Section 34 and being the Southwest corner of a 5.14 Acre Parcel conveyed to Donald E. Chambers, as recorded in O.R. Book 294, Page 1531 (Perry County Deed Records).