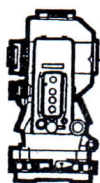


40-01-07-02-001

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008

Date

Fee Paid



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description
Tract 13: 5.610 Acres**

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being a part of the North Half of Section 7, 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, 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, and being the **PRINCIPAL PLACE OF BEGINNING** of the 5.610 Acre parcel herein to be described;

Thence, **S 01°42'18" W 91.03 feet** with the East line of Section 7, the same being the West line of Section 8, to the centerline of Sugar Grove Road (Co. Road 97);

Thence, **N 75°52'41" W 125.01 feet** with the centerline of Sugar Grove Road with a line across said 80.455 Acre parcel of which this description is a part, to an angle point;

Thence leaving Sugar Grove Road continuing across said 80.455 Acre parcel of which this description is a part, with the following three (3) courses and distances:

- 1) **S 66°21'37" W 387.62 feet** to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) **S 87°41'46" W 675.00 feet** to an iron pin set;
- 3) **N 02°14'44" E 299.89 feet** to an iron pin set on the North line of Section 7 and said 80.455 Acre parcel of which this description is a part, also being on the South line of Section 6 and Lot 9 of said Bruner-Howell Subdivision;

Thence, **S 87°09'42" E 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 the **PRINCIPAL PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 827.76 feet, and containing **5.610 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 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

11/11/18

Job No. 3120-18MU-Tract13Rev1

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

OFFICE COPY



DESCRIPTION

APPROVED

By:

11/19/2018

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

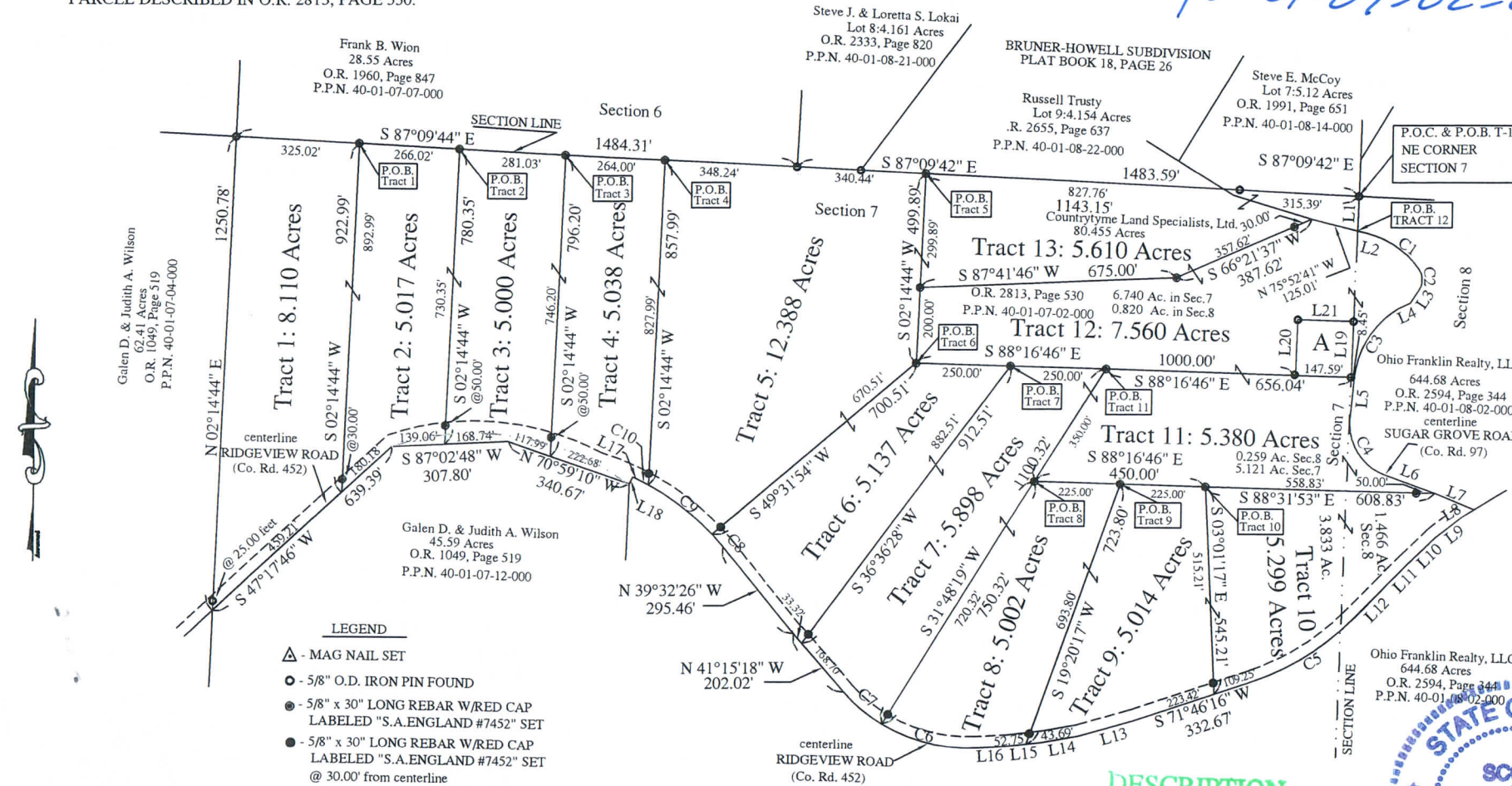
PROPERT LOCATION

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.

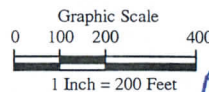
40-01-07-02-001 A



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid
Date

CURVE TABLE				LINE TABLE			
No.	Arc length	Radius	Delta Angle	Chord/Distance	No.	Bearing	Distance
C1	167.20'	240.00'	39°54'59"	S 55°54'07" E 163.84'	L1	S 01°42'18" W	91.03'
C2	63.42'	52.19'	69°37'31"	S 01°08'10" E 59.59'	L2	S 75°51'35" E	28.24'
C3	224.19'	236.45'	54°19'34"	S 32°31'57" W 215.89'	L3	S 33°40'19" W	39.35'
C4	190.95'	145.00'	75°27'13"	S 32°21'28" E 177.45'	L4	S 65°17'14" W	32.38'
C5	311.05'	680.00'	26°12'32"	S 57°57'00" W 308.35'	L5	S 05°22'12" W	109.09'
C6	262.84'	450.00'	32°27'57"	N 76°12'25" W 259.12'	L6	S 70°05'08" E	141.95'
C7	132.86'	450.00'	16°54'57"	N 51°00'59" W 132.37'	L7	S 67°24'54" E	112.25'
C8	43.26'	680.00'	03°38'41"	N 41°21'47" W 43.25'	L8	S 58°48'35" W	30.59'
C9	214.63'	680.00'	18°05'02"	N 52°13'33" W 213.74'	L9	S 52°22'00" W	95.10'
C10	29.64'	680.00'	02°29'50"	N 62°31'07" W 29.64'	L10	S 46°29'39" W	96.11'
					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: 11/16/18
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



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

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