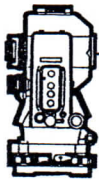


40-01-07-02-013
40-01-08-02-001



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 12: 7.560 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, 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), and being the **PRINCIPAL PLACE OF BEGINNING** of the **7.560 Acre parcel** herein to be described;

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 six (6) courses and distances:

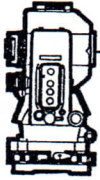
- 1) S 75°51'35" E 28.24 feet to a point of curvature;
- 2) With a curve to the right (Radius = 240.00 feet, arc length 167.20 feet, Delta Angle 39°54'59") with a chord Bearing S 55°54'07" E 163.84 feet to an angle point;
- 3) With a curve to the right (Radius = 52.19 feet, arc length 63.42 feet, Delta Angle 69°37'31") with a chord Bearing S 01°08'10" E 59.59 feet to an angle point;
- 4) S 33°40'19" W 39.35 feet to an angle point;
- 5) S 65°17'14" W 32.38 feet to a point of curvature;
- 6) With a curve to the left (Radius = 236.45 feet, arc length 224.19 feet, Delta Angle 54°19'34") with a chord Bearing S 32°31'57" W 215.89 feet to an angle point;

Thence, N 88°16'46" W 8.45 feet leaving Sugar Grove Road with a line across said 80.455 Acre parcel of which this description is a part, to a 5/8" o.d. iron pin found marking the Southeast corner of a 0.500 Acre parcel conveyed to Robert E. Howell, Sr., as recorded in O.R. 1621, Page 452;

Thence with the boundary of said 0.500 Acre parcel conveyed to Howell, with the following three (3) courses and distances:

- 1) N 01°43'19" E 147.59 feet to a 5/8" o.d. iron pin found;
- 2) N 88°16'46" W 147.59 feet to a 5/8" o.d. iron pin found;
- 3) S 01°43'14" W 147.59 feet to a 5/8" o.d. iron pin found;

40-01-07-02-013 A
40-01-08-02-001 A



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Thence with a line across said 80.455 Acre parcel of which this description is a part, with the following four (4) courses and distances:

- 1) N 88°16'46" W 1000.00 feet to an iron pin set, and passing over an iron pin set at 500.00 feet and 750.00 feet respectively;
- 2) N 02°14'44" E 200.00 feet to an iron pin set;
- 4) N 87°41'46" E 675.00 feet to an iron pin set;
- 5) N 66°21'37" E 387.62 feet to the centerline of Sugar Grove Road, and passing over an iron pin set at 357.62 feet;

Thence, S 75°52'41" E 125.01 feet with the centerline of Sugar Grove Road across said 80.455 Acre parcel of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 7.560 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 7.560 Acre parcel contains 6.740 Acres in Section 7 (part P.P.N. 40-01-07-02-000) & 0.820 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 11/8/18

Job No. 3120-18MU-Tract12Rev2

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

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION

APPROVED

By: [Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/21/18
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.

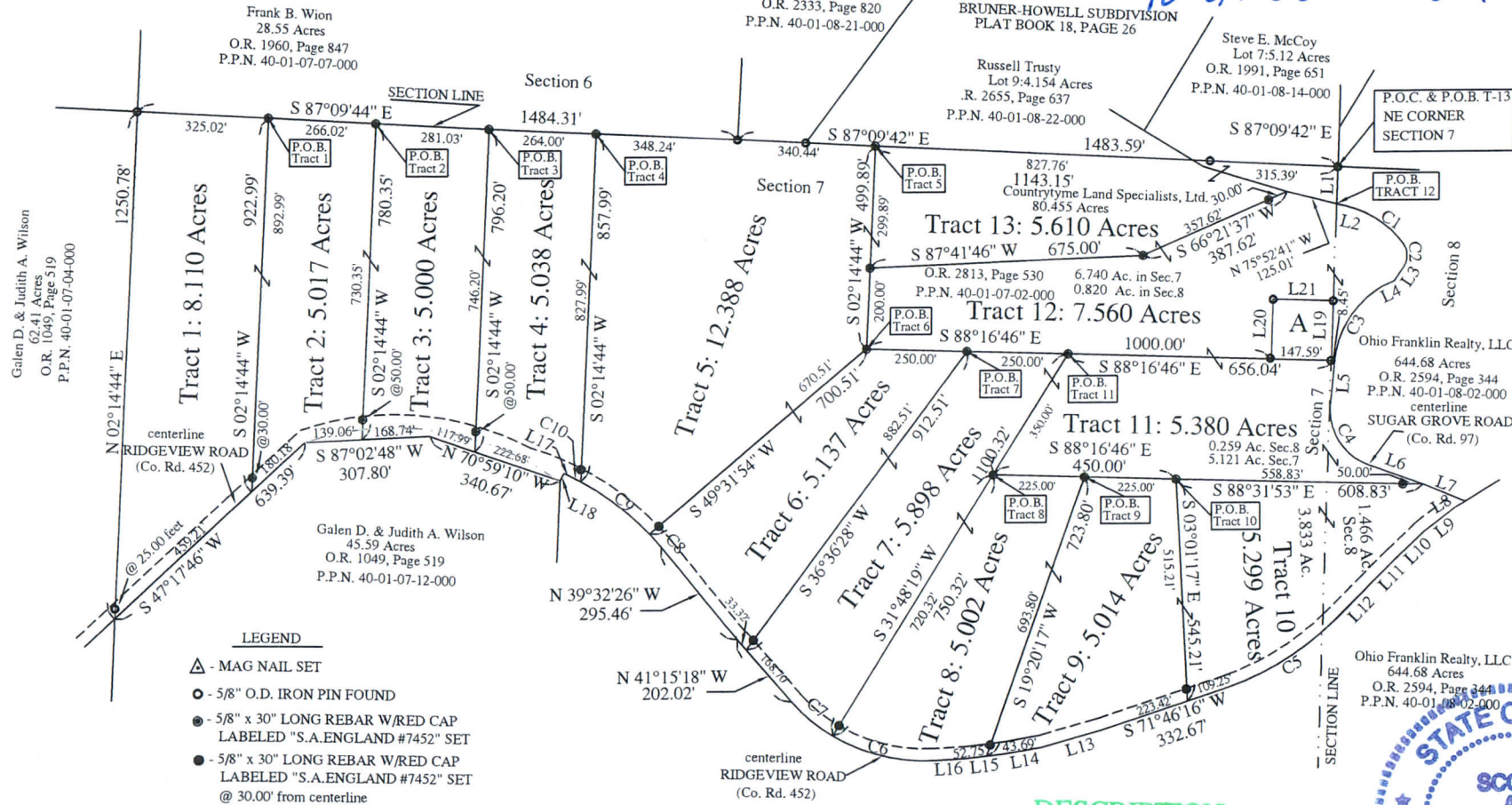
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APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

Date

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



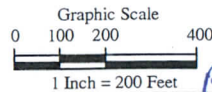
LEGEND

- ▲ - 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

LINE TABLE

CURVE TABLE					LINE TABLE					
No.	Arc length	Radius	Delta Angle	Chord/Distance	No.	Bearing	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'	L12	S 44°50'43" W	113.57'
C2	63.42'	52.19'	69°37'31"	S 01°08'10" E 59.59'	L2	S 75°51'35" E	28.24'	L13	S 74°16'00" W	148.50'
C3	224.19'	236.45'	54°19'34"	S 32°31'57" W 215.89'	L3	S 33°40'19" W	39.35'	L14	S 79°56'11" W	96.23'
C4	190.95'	145.00'	75°27'13"	S 32°21'28" E 177.45'	L4	S 65°17'14" W	32.38'	L15	S 83°42'47" W	96.44'
C5	311.05'	680.00'	26°12'32"	S 57°57'00" W 308.35'	L5	S 05°22'12" W	109.09'	L16	S 87°03'35" W	76.68'
C6	262.84'	450.00'	32°27'57"	N 76°12'25" W 259.12'	L6	S 70°05'08" E	141.95'	L17	N 63°46'02" W	16.87'
C7	132.86'	450.00'	16°54'57"	N 51°00'59" W 132.37'	L7	S 67°24'54" E	112.25'	L18	S 26°13'58" W	21.03'
C8	43.26'	680.00'	03°38'41"	N 41°21'47" W 43.25'	L8	S 58°48'35" W	30.59'	L19	S 01°43'19" W	147.59'
C9	214.63'	680.00'	18°05'02"	N 52°13'33" W 213.74'	L9	S 52°22'00" W	95.10'	L20	N 01°43'14" E	147.59'
C10	29.64'	680.00'	02°29'50"	N 62°31'07" W 29.64'	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]* 11/19/2018

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
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

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