



S.A. ENGLAND SURVEYING

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Legal Description

Tract 5: 5.006 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 20.03 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. 40-40-17-12-001, and further described as follows;

Commencing for reference at a stone found marking the Northwest corner of the Southwest Quarter of Section 17;

Thence, S 87°17'00" E 1015.02 feet with the "East-West" Half Section Line of Section 17, to an iron pin set at the Northeast corner of said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the Northwest corner of a 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2993, Page 163, and passing over a 5/8" o.d. iron pin found at 605.01 feet;

Thence with the East line of said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said 72.37 Acre parcel, with the following two (2) courses and distances:

- 1) S 03°02'25" E 484.86 feet to an iron pin set;
- 2) S 16°05'25" E 263.35 feet to an iron pin set marking the **PRINCIPAL PLACE OF BEGINNING** of the 5.006 Acre parcel herein to be described;

Thence continuing with the East line of said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said 72.37 Acre parcel, with the following two (2) courses and distances:

- 3) S 16°05'25" E 597.19 feet to an iron pin set;
- 4) S 07°32'55" W 329.62 feet to the centerline of Blue Rock Church Road marking the Southeast corner of said 20.03 Acre parcel, and passing over an iron pin set at 299.62 feet;

Thence with the South line of said 20.03 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:

- 5) with a curve to the right (Radius = 872.38 feet, delta angle 01°25'15", arc length = 125.13 feet), with a chord bearing N 81°13'20" W 125.03 feet to a point of tangency;
- 6) N 77°06'50" W 125.65 feet to a point;

Thence leaving Blue Rock Church road with a line across said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 7) N 02°28'51" W 873.01 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 8) S 83°23'09" E 162.72 feet to the **PRINCIPAL PLACE OF BEGINNING**.

Said parcel as surveyed contains 5.006 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 8/16/21

Job No. 3625-21MU-Tract5

DESCRIPTION

APPROVED

By: [Signature]

Date 8/25/21

Fee Paid

OFFICE COPY
NOT RECORDABLE

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

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

