



S.A. ENGLAND SURVEYING

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Legal Description

Tract 12: 5.462 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 South Half 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 Southeast corner of a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 547, Page 765, and being the Southwest corner of a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 542, Page 893, and being the **PRINCIPAL PLACE OF BEGINNING** of the 5.462 Acre parcel herein to be described;

Thence, S 87°07'00" E 61.92 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;

Thence, S 02°40'33" E 995.51 feet with a line across said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the South line thereof in the centerline of Blue Rock Church Road (40' Wide R/W), and passing over an iron pin set at 965.51 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 three (3) courses and distances:

- 1) S 75°12'02" W 101.59 feet to a point;
- 2) S 68°56'44" W 59.55 feet to a point;
- 3) S 68°38'15" W 103.26 feet to a point;

Thence, N 00°10'20" W 1089.38 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 an iron pin set on the North line of the Southwest Quarter of Section 17, also being on the South line of said parcel conveyed to Ohio Power Company (DV547,Pg765), and passing over an iron pin set at 30.00 feet;

Thence, S 87°17'00" E 145.07 feet with the North line of the Southwest 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 (Dv547,Pg765), to the **PRINCIPAL PLACE OF BEGINNING**, and containing 5.462 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.

**OFFICE COPY
NOT RECORDABLE**

Dated 7/20/21

Job No. 3625-21MU-Tract12

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

DESCRIPTION
APPROVED

APPROVED BY: [Signature]
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 8/25/21

Fee Paid

