



S.A. ENGLAND SURVEYING

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Legal Description 2.899 Acres

Situated in the Township of Muskingum, County of Muskingum, State of Ohio, and being a part of the Northeast Quarter of Section 21, Township 2N, Range 8W, of the United States Military Lands, and being more particularly described as follows;

Being a Re-Survey of a 2.90 Acre parcel conveyed to Earl E. Passwaters, II & Kimberly F. Pletcher, as recorded in O.R. Book 3020, Page 503, in the Muskingum County Deed Records, being all of Auditor's P.P.N. 44-54-01-13-000, and further described as follows;

Commencing for reference at a $\frac{3}{4}$ " o.d. iron pipe found marking the Northwest corner of Lot 8 of M and E Acres, as recorded in Plat Book 13, Page 6, in the Muskingum County Plat Records, and being on the South line of an 18.365 Acre parcel conveyed to George F. & Mona Lisa Riachy, as recorded in O.R. Book 2790, Page 446;

Thence, N $88^{\circ}34'17''$ W 521.42 feet with the South line of said parcel conveyed to Riachy, to a $\frac{5}{8}$ " o.d. iron pin found marking the Northwest corner of a 2.69 Acre parcel conveyed to Shane Travis, as recorded in O.R. Book 2834, Page 884, and being the **PRINCIPAL PLACE OF BEGINNING** of the 2.899 Acre parcel herein to be described;

Thence, S $04^{\circ}20'01''$ E 353.00 feet with the West line of said parcel conveyed to Travis, to a point in My Drive (50' Wide R/W), being on the North line of a parcel conveyed to Gerald A. Moore, Trustee, Jeffrey P. Moore, Trustee, ETAL, as recorded in O.R. Book 2646, Page 875, and passing over a $\frac{5}{8}$ " o.d. iron pin found at 328.84 feet;

Thence, N $88^{\circ}32'52''$ W 358.90 feet with the North line of said parcel conveyed to Moore, ETAL, to a point in My Drive marking the Southeast corner of an 8.081 Acre parcel conveyed to Russell E. Scott, Jr. & Lisa J. Scott, as recorded in O.R. Book 2741, Page 756;

Thence, N $04^{\circ}34'00''$ W 353.00 feet leaving My Drive with the East line of said parcel conveyed to Scott, to a $\frac{5}{8}$ " o.d. iron pin found marking the Southwest corner of said parcel conveyed to Riachy, and passing over a $\frac{5}{8}$ " o.d. iron pin found at 7.00 feet;

Thence, S $88^{\circ}34'17''$ E 360.32 feet with the South line of said parcel conveyed to Riachy, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 2.899 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to a together with a 50 foot Right of Way of My Drive.

The bearings of the above description are based on the North line of M and E Acres, as recorded in Plat Book 13, Page 6, in the Muskingum County Plat Records, as being N $88^{\circ}34'17''$ W, and taken from the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

All iron pins set are $\frac{5}{8}$ " 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 November of 2021.

Dated 11/12/21

Job No. 3758-21MU

**OFFICE COPY
NOT RECORDABLE**

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

DESCRIPTION

APPROVED

By: [Signature]

