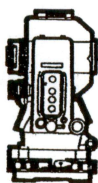


02-01-02-01-006



S.A. ENGLAND SURVEYING

Professional Land Surveying
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Buckeye Lake, Ohio 43008



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Legal Description

Tract 5: 7.696 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 2955, Page 399

Situated in the Township of Adams, County of Muskingum, State of Ohio, and being a part of Lot 4 in Quarter Township 2, Township 3N, Range 6W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2955, Page 399, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 02-01-02-001-000, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southwest corner of Lot 4 and said 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being on the North line of a parcel conveyed to M.R. Cochran, as recorded in Deed Record 1117, Page 67;

Thence, S 87°55'03" E 771.00 feet with the South line of Lot 4 and said 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the North line of said parcel conveyed to Cochran, to an iron pin set, being the **PRINCIPAL PLACE OF BEGINNING** of the 7.696 Acre parcel herein to be described, and passing over iron pins set at 250.00 feet and 500.00 feet respectively;

Thence, N 01°43'15" E 1133.88 feet with a line across said 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the centerline of Pear Orchard Road (TR-163), and passing over an iron pin set at 1103.88 feet;

Thence with the centerline of said Pear Orchard Road across said 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following four (4) courses and distances:

- 1) N 74°27'21" E 84.17 feet to an angle point;
- 2) N 83°38'57" E 73.22 feet to an angle point;
- 3) S 85°45'31" E 84.49 feet to an angle point;
- 4) S 74°10'29" E 53.32 feet to an angle point;

Thence, S 01°43'15" W 1154.26 feet leaving Pear Orchard Road with a line across said 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set on the South line thereof and the South line of Lot 4, also being on the North line of a parcel conveyed to Larry Gene & Sandra Lee Emerson, as recorded in O.R. Book 1518, Page 351, and passing over an iron pin set at 30.00 feet;

Thence, N 87°55'03" W 289.00 feet with the South line of Lot 4 and said 54.016 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the North line of said parcel conveyed to Emerson and extending along the North line of said parcel conveyed to Cochran, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 7.696 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 South line of Lot 4, as being N 87°55'03" 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 October of 2020.

OFFICE COPY
NOT RECORDABLE

Dated 12/23/20

Job No. 3477-20MU-Tract5

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: A. M. 12/28/20

Date

Fee Paid

