



S.A. ENGLAND SURVEYING

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Legal Description

Tract 1: 5.059 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 3090, page 584

Situated in the Township of Harrison, County of Muskingum, State of Ohio, and being a part of the North Half of Section 2, Township 10N, Range 13W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of a 25.036 Acre parcel conveyed to Countrytyme Land Specialist, Ltd., as recorded in O.R. Book 3090, Page 584, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 20-70-02-03-002, and further described as follows;

Commencing at a stone found marking the Northeast corner of the Northwest Quarter of Section 2 and being on the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being on the South line of Section 30 and the Southwest corner of a parcel conveyed to Ray Donovan Hughes, ETAL & Mark Anthony Hughes, ETAL, as recorded in O.R. Book 3052, Page 170, and being the Southeast corner of a parcel conveyed to Shaun R. & Tabitha Boyd, as recorded in O.R. Book 2872, Page 173, and being the **PRINCIPAL PLACE OF BEGINNING** of the 5.059 Acre parcel herein to be described;

Thence, S 86°47'35" E 265.39 feet with the North line of Section 2 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of Section 30 and said parcel conveyed to Hughes & Hughes, to an iron pin set;

Thence, S 35°08'04" W 539.48 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to a point on the South line thereof in the centerline of Back Run Road, and passing over an iron pin set at 509.48 feet;

Thence with centerline of Back Run Road, the same being the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following six (6) courses and distances:

- 1) N 51°53'18" W 123.84 feet to a point;
- 2) N 60°36'55" W 181.20 feet to a point;
- 3) N 55°29'30" W 49.28 feet to a point;
- 4) N 45°17'45" W 202.50 feet to a point;
- 5) N 43°37'45" W 132.72 feet to a point;
- 6) N 47°35'40" W 84.46 feet to a point on the North line thereof and the North line of Section 2, also being the Southwest corner of said parcel conveyed to Boyd and the South line of Section 30;

Thence, S 87°04'20" E 640.13 feet leaving Back Run Road with the North line of Section 2 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found capped "Harkness" at 33.55 feet, and containing 5.059 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)..

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 2023.

Dated 7/20/23

Job No. 4097-23MU-Tract1

APPROVED

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: As 7/15/2023

7-25-2023

Date

Fee Paid

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NOT RECORDABLE

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

