

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 1: 2.951 Acres Part Steven K. Hall: O.R. Book 2544, Page 395

Situated in the Township of Licking, County of Muskingum, State of Ohio, and being a part of Military Lot 6 in the Third Quarter, Township 2N, Range 9W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 5.030 Acre parcel conveyed to Steven K. Hall, as recorded in O.R. Book 2544, Page 395, in the Muskingum County Deed Records, being part of Auditor's P.P.N. 35-30-61-17-000, and further described as follows;

Commencing for reference at the Northeast corner of Military Lot 6;

Thence, N 88°26'12" W 181.10 feet to a 5/8" o.d. iron pin found on the East line of a parcel conveyed to Caleb J. Mills, as recorded in O.R. Book 2880, Page 307;

Thence, S 01°05'06" W 464.39 feet with the East line of said parcel conveyed to Mills, to a 5/8" o.d. Iron pin found;

Thence, N 88°26'12" W 880.58 feet with the South line of said parcel conveyed to Mills, to a 5/8" o.d. iron pin found marking the Northeast corner of said 5.030 Acre parcel conveyed to Hall, of which this description is a part, also being the Northwest corner of a 5.010 Acre parcel conveyed to Melissa Dennis, as recorded in O.R. Book 2872, Page 490;

Thence, S 08°33'47" W 332.07 feet with the East line of said parcel conveyed to Hall, of which this description is a part, the same being the West line of said parcel conveyed to Dennis, to the centerline of Pert Hill Road (Co. Road 8)(60' Wide), being the Northwest corner of a 5.010 acre parcel conveyed to Robert F. & Betsy Nethers, as recorded in O.R. Book 1062, Page 274, being the **PRINCIPAL PLACE OF BEGINNING** of the 2.951 Acre parcel herein to be described, and passing over 5/8" o.d. iron pins found at 197.07 feet and 297.07 feet respectively;

Thence leaving Pert Hill Road with the East and South line of said parcel conveyed to Hall, of which this description is a part, the same being the West line of said parcel conveyed to Nethers, with the following two (2) courses and distances:

- 1) S 08°33'47" W 759.73 feet to an iron pin set, passing over a 3/4" o.d. iron pin found t 28.32 feet, and passing over a 1/2" o.d. iron pin found at 128.00 feet;
- 2) S 66°16'43" W 150.00 feet to an iron pin set on the West line thereof, and being on the East line of a 77.36 Acre parcel conveyed to John C. Franks, as recorded in O.R. Book 2110, Page 193;

Thence, N 01°58'33" E 683.67 feet with the West line of said parcel conveyed to Hall, of which this description is a part, the same being the East line of said parcel conveyed to Franks, to an iron pin set;

Thence with a line across said parcel conveyed to Hall, of which this description is a part, with the following three (3) courses and distances:

- 3) S 88°01'27" E 70.00 feet to an iron pin set;
- 4) N 01°58'33" E 68.84 feet to an iron pin set;
- 5) N 50°42'40" E 155.91 feet to an iron pin set in the centerline of said Pert Hill Road, and passing over an iron pin set at 125.91 feet;

Thence, S 42°38'45" E 50.00 feet with the centerline of Pert Hill Road across said parcel conveyed to Hall, of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 2.951 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to a 60 foot wide easement for Right of Way and utilities along Pert Hill Road, as recorded in O.R. Book 2544, Page 395.

The bearings of the above description are based on the West line of the Steven K. Hall Parcel (O.R. Book 2544, Page 395), as being N 01°58'33" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates 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 October of 2021.

Dated 11/11/21

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

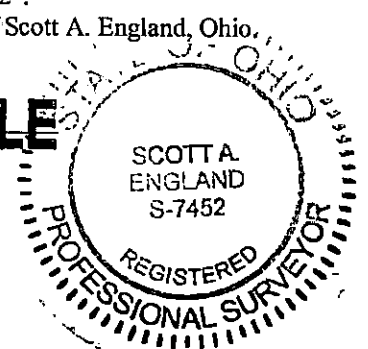
DESCRIPTION

APPROVED

By: [Signature]

Job # 2021-0000000000 Tract I
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

OFFICE COPY
NOT RECORDABLE



11/11/21