



## S.A. ENGLAND SURVEYING

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### Legal Description

#### Tract 8:21.296 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 2439, Page 798

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being a part of Section 17, Township 12N, Range 11W, of the Congress Lands East of the Scioto River, and being more particularly described as follows;

Being a Survey of a part of an 84.89 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2834, Page 124, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 40-40-17-01-001, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Southeast corner of Section 17, the same being the Southwest corner of Section 16, and being common corners to Section 20 & Section 21, being on the South line of said 84.89 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 David & Theresa Mell Erickson, as recorded in O.R. Book 2439, Page 798;

Thence, N 87°05'21" W 418.40 feet with the South line of Section 17 and said 84.89 Acre parcel of which this description is a part, the same being the North line of Section 20 and said parcel conveyed to Erickson, to an iron pin set, and being the **PRINCIPAL PLACE OF BEGINNING** of the **21.296 Acre parcel** herein to be described;

Thence, N 87°05'21" W 900.00 feet continuing with the South line of Section 17 and said 84.89 Acre parcel of which this description is a part, the same being the North line of Section 20 and said parcel conveyed to Erickson, to a 5/8" iron pin found w/cap stamped "CR Harkness #6885" marking the Southeast corner of a parcel conveyed to Ralph Clay & Janet L. McCready, as recorded in O.R. Book 2319, Page 427;

Thence, N 00°56'38" E 906.92 feet leaving said Section Line with the West line of said 84.89 Acre parcel of which this description is a part, the same being the East line of said parcel conveyed to McCready, to an iron pin set;

Thence with a line across said 84.89 Acre parcel of which this description is a part, with the following four (4) courses and distances:

- 1) N 86°52'33" E 810.97 feet to an iron pin set, and passing over iron pins set at 300.76 feet & 618.65 feet;
- 2) N 21°01'27" E 622.96 feet to an iron pin set;
- 3) N 01°31'21" E 62.11 feet to an iron pin set;
- 4) N 21°30'42" W 205.86 feet to the centerline of Oakland Church Road, and passing over an iron pin set at 175.86 feet;

Thence with the centerline of Oakland Church Road across said 84.89 Acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) With a curve to the left (Radius = 3874.19 feet, arc length 10.81 feet, Delta Angle 00°09'35") with a chord Bearing N 77°24'03" E 10.81 feet to an angle point;
- 2) N 77°54'07" E 68.27 feet to an angle point;