



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: 5.003 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 2993, Page 163

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

Being a Survey of a part of a 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2993, Page 163, in the Muskingum County Deed Records, being part of Auditor's P.P.N. 40-40-17-12-003, and further described as follows;

Commencing at a stone found marking the Northwest corner of the Southwest Quarter of Section 17 and said 20.01 Acre parcel Countrytyme Land Specialists, Ltd., of which this description is a part, also being the Northeast Corner of the Southeast Quarter of Section 18 and a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 649, Page 293;

Thence, S 01°41'30" W 698.31 feet with the West line of Section 17 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 18 and said parcel conveyed to Ohio Power Company, and extending along the East line of a parcel conveyed to Jerry L. Hixenbaugh, as recorded in O.R. Volume 1700, Page 815, to an iron pin set marking the **PRINCIPAL PLACE OF BEGINNING** of the 5.003 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found at 320.03 feet;

Thence with a line across said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) S 83°23'09" E 331.89 feet to an iron pin set;
- 2) S 04°44'28" W 717.86 feet to the South line thereof in the centerline of Blue Rock Church Road (40' Wide R/W), and passing over an iron pin set at 687.86 feet;

Thence the South line of said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the centerline of Blue Rock Church Road, with the following two (2) courses and distances:

- 1) N 74°28'40" W 80.83 feet to a point of curvature;
- 2) With a curve to the left (Radius = 4630.26 feet, delta angle 02°42'44", arc length 219.19 feet) with a chord bearing N 75°50'00" W 219.17 feet to the Southwest corner thereof, and being the Southeast corner of said parcel conveyed to Hixenbaugh;

Thence, N 01°41'30" E 678.66 feet with the West line of Section 17 and said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of Section 18 and said parcel conveyed to Hixenbaugh, to the **PRINCIPAL PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 25.76 feet, and containing 5.003 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 North line of the Southwest Quarter of Section 17, as being S 87°17'00" E, 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 June of 2021.

Dated

8/16/21

Job No. 3625-21MU-Tract1

**OFFICE COPY
NOT RECORDABLE**

Scott A. England P.S.

Ohio Registered Surveyor #7452

DESCRIPTION

APPROVED

By: MSH/gk21

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/25/21
Date

Fee Paid

