



## **S.A. ENGLAND SURVEYING**

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### **Legal Description Tract 3: 20.010 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 2 Parcels 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 (20.01 Acres) & part P.P.N. 40-40-17-12-001 (20.03 Acres), 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 Southwest corner of a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 547, Page 765, 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, and being the PRINCIPAL PLACE OF BEGINNING of the 20.010 Acre parcel herein to be described;

Thence, S 87°17'00" E 1015.02 feet with the "East-West" Half Section Line of Section 17, the same being the North line of said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, and continuing along the North line of said 20.03 Acre parcel, the same being the South line of said parcel conveyed to Ohio Power Company (DV547, Pg765), to a 5/8" o.d. iron pin found marking the Northwest corner of a 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2993, Page 163;

Thence with the East line of said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., with the following two (2) courses and distances:

- 1) S 03°02'25" E 484.86 feet to an iron pin set;
- 2) S 16°05'25" E 263.35 feet to an iron pin set;

Thence with a line across said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) N 83°23'09" W 351.52 feet to an iron pin set, and passing over an iron pin set at 162.72 feet;
- 2) S 06°59'52" W 818.57 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 788.57 feet;

Thence, N 76°38'10" W 106.66 feet with the South line of said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the centerline of said Blue Rock Church Road, to the Southwest corner thereof, and being the Southeast corner of said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd.;

Thence, N 01°41'30" E 761.88 feet leaving Blue Rock Church Road with the East line of said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said 20.03 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., to an iron pin set, and passing over an iron pin set at 30.00 feet;

Thence, N 82°43'48" W 275.55 feet with a line across said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set ;

Thence, N 83°23'09" W 331.89 feet continuing across said 20.01 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set on the West line thereof and Section 17, the same being the East line of Section 18 and a parcel conveyed to Jerry L. Hixenbaugh, as recorded in O.R. Volume 1700, Page 815;