

**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
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**Legal Description**

**Tract 4: 5.001 Acres**

**Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 3054, Page 809**

Situated in the Township of Blue Rock, County of Muskingum, State of Ohio, and being a part of the Southeast Quarter of Section 16, Township 12N, Range 12W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of a 5.909 Acre parcel (P.P.N. 06-50-16-20-002) and part of a 5.100 Acre parcel (P.P.N. 06-50-16-20-001) conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3054, Page 809, in the Muskingum County Deed Records, and further described as follows;

Commencing at Railroad spike set in the centerline of Shaver Road (T.R. 227) marking the Southwest corner of a 13.802 Acre parcel Countrytyme Land Specialists, Ltd., of which this description is a part, as recorded in O.R. Book 3054, Page 809, also being the Southeast corner of a 5.924 Acre parcel conveyed to Chauntelle Fleming, as recorded in O.R. Book 1118, Page 225, and being on the North line of said 5.909 Acre parcel of which this description is a part: said spike bears N 51°30'25" E 2143.94 feet from the Southwest corner of the Southeast Quarter of Section 16;

Thence, S 59°34'48" E 137.85 feet with the centerline of Shaver Road, to a point marking the **PRINCIPAL PLACE OF BEGINNING** of the 5.001 Acre parcel herein to be described;

Thence continuing with the centerline of Shaver Road, the same being the North line of said parcels conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) S 59°34'48" E 191.78 feet to a point;
- 2) S 74°31'48" E 9.25 feet to a point marking the Northeast corner thereof, and being the Northwest corner of a 4.24 Acre parcel conveyed to Cody Pernice, as recorded in O.R. Book 2981, Page 360;

Thence, S 02°57'02" E 723.81 feet leaving Shaver Road with the East line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said parcel conveyed to Pernice, to a 5/8" o.d. iron pin found on the North line of a 3.000 Acre parcel conveyed to Alonzo T. Coleman, as recorded in O.R. Book 116, Page 122, and passing over a 5/8" o.d. iron pin found at 30.00 feet;

Thence, S 86°48'59" W 377.20 feet with the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the North line of said parcel conveyed to Coleman, and extending along the North line of a 4.51 Acre parcel conveyed to Anthony & Lee Ann Moore, as recorded in O.R. Book 3050, Page 508, to an iron pin set;

Thence with a line across said parcels conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following three (3) courses and distances:

- 1) N 12°04'52" E 624.26 feet to an iron pin set;
- 2) N 13°18'20" W 104.41 feet to an iron pin set;
- 3) N 23°59'22" E 143.75 feet to the **PRINCIPAL PLACE OF BEGINNING**, and passing over an iron pin set at 113.75 feet;

Said parcel as surveyed contains 5.001 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 5.001 Acre parcel contains 0.454 Acres in P.P.N. 06-50-16-20-002 & 4.547 Acres in P.P.N. 06-50-16-20-001.

The bearings of the above description are based on the West line of a 13.802 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3054, Page 809, in the Muskingum County Deed Records, as being N 01°20'16" 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 April of 2022.

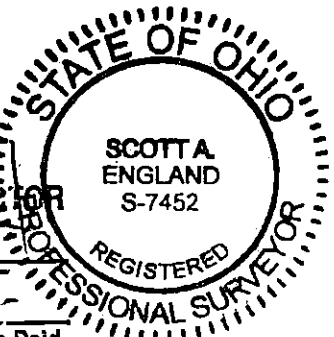
Dated 4/22/22

Job No. 3834-22MU-Tract4

**OFFICE COPY**  
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 S.A. England  
 Ohio Registered Surveyor #7452

DESCRIPTION  
 APPROVED  
 By: [Signature]

MUSKINGUM COUNTY  
 PLANNING COMMISSION DIRECTOR



Date 5/2/22 Fee Paid \_\_\_\_\_