



# S.A. ENGLAND SURVEYING

Professional Land Surveying

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## Legal Description

Tract 1: 7.682 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 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, being part of Auditor's P.P.N. 06-50-16-20-004, and further described as follows;

Commencing at Railroad spike set in the centerline of Shaver Road (T.R. 227) marking the Southwest corner of said 13.802 Acre parcel Countrytyme Land Specialists, Ltd., of which this description is a part, 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 the **PRINCIPAL PLACE OF BEGINNING** of the 7.682 Acre parcel herein to be described: said spike bears N 51°30'25" E 2143.94 feet from the Southwest corner of the Southeast Quarter of Section 16;

Thence, N 01°20'16" E 827.56 feet with the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of said parcel conveyed to Fleming, to a 5/8" o.d. iron pin found on the South line of a 14.987 Acre parcel conveyed to Brent C. Brannon, ETAL, as recorded in O.R. Book 2877, Page 441, and passing over a 5/8" o.d. iron pin found at 34.63 feet;

Thence, N 83°06'21" E 453.63 feet with the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the South line of said parcel conveyed to Brannon, ETAL, to a concrete monument found on the West line of a parcel conveyed to The State of Ohio, as recorded in Deed Volume 479, Page 53, passing over a 5/8" o.d. iron pin found at 309.74 feet, passing over the centerline of Poverty Ridge Road at 345.74 feet, and passing over a 5/8" o.d. iron pin found at 376.95 feet;

Thence 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 The State of Ohio, with the following two (2) courses and distances:

- 1) S 03°10'13" W 295.85 feet to a concrete monument found;
- 2) S 01°26'37" E 205.29 feet to a concrete monument found;

Thence, S 36°58'59" W 564.53 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, a point in the centerline of Shaver Road, passing over the centerline of Poverty Ridge Road at 177.20 feet, and passing over an iron in set at 534.53 feet;

Thence, N 59°34'48" W 137.85 feet with the centerline of Shaver Road along the South line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 7.682 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 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

4/12/22

Job No. 3834-22MU-Tract1

OFFICE COPY  
NOT RECORDABLE

Scott A. England P.S.

Ohio Registered Surveyor #7452

DESCRIPTION

APPROVED

By:

4/12/22

