

S.A. ENGLAND SURVEYING

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Legal Description

Tract 1 Revised: 5.014 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 3005, Page 48

Situated in the Township of Clay, County of Muskingum, State of Ohio, and being a part of the Southeast Quarter of Section 2, Township 14N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 138 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3005, Page 548, in the Muskingum County Deed Records, being part of Auditor's P.P.N. 13-40-02-08-001, and further described as follows;

Commencing for reference at a 1.25" o.d. iron pin found marking the Northeast corner of the Southeast Quarter of Section 2 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the Northwest corner of a 4.22 Acre parcel conveyed to Raymod E. Triplett, III, as recorded in O.R. Book 2793, Page 4499, and being the Southeast corner of a parcel conveyed to Steven W. Wood, as recorded in O.R. Book 1843, Page 261;

Thence, N 86°20'01" W 317.00 feet with the "East-West" Half Section Line of Section 2, the same being the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of said parcel conveyed to Wood, to an iron pin set, and being the PRINCIPAL PLACE OF BEGINNING of the 5.014 Acre parcel herein to be described;

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

- 1) S 03°25'04" W 191.72 feet to an iron pin set;
- 2) S 87°40'20" W 828.30 feet to the centerline of Hoop Pole Road (T.R.86)(40' Wide R/W), and passing over an iron pin set at 798.30 feet;

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

- 1) N 29°56'35" W 170.22 feet to a point;
- 2) N 27°33'09" W 98.13 feet to a point;
- 3) N 19°54'19" W 57.31 feet to a railroad spike set on the North line thereof, also being the "East-West" Half Section Line, and being the Southwest corner of said parcel conveyed to Wood;

Thence, S 86°20'01" E 990.94 feet leaving Hoop Pole Road with said "East-West" Half Section Line and the North line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of said parcel conveyed to Wood, to the PRINCIPAL PLACE OF BEGINNING, passing over an iron pin set at 30.00 feet, and containing 5.014 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 O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

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 September of 2021.

**OFFICE COPY
NOT RECORDABLE**

Dated: 11/16/21

Job No. 3691-21MU-Tract1-Rev1

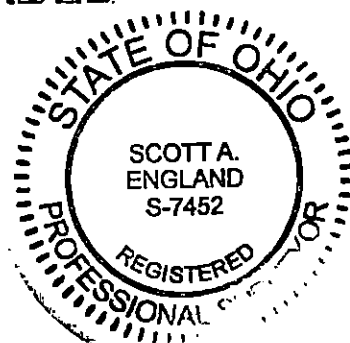
Scott A. England P.S.
Ohio Registered Surveyor #7452

DESCRIPTION

APPROVED

By: *[Signature]* 11/12/21

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



11/16/21
Date

Fee Paid