



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 3: 6.189 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, S 03°25'10" W 351.52 feet with the East line of Section 2 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the West line of Section 1 and said parcel conveyed to Triplett, and extending along the West line of a parcel conveyed to Gary & Carol Densmore, as recorded in O.R. Book 2582, Page 382, to an iron pin set, being the **PRINCIPAL PLACE OF BEGINNING** of the 6.189 Acre parcel herein to be described, and passing over an iron pin set at 151.52 feet;

Thence, S 03°25'10" W 250.00 feet with the East line of Section 2 and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the West line of Section 1 and said parcel conveyed to Triplett, and extending along the West line of a parcel conveyed to Gary & Carol Densmore, as recorded in O.R. Book 2582, Page 382, to an iron pin set;

Thence, S 80°20'27" W 953.85 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the centerline of Hoop Pole Road (T.R.86)(40' Wide R/W), and passing over an iron pin set at 923.85 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 two (2) courses and distances:

- 1) N 14°17'50" W 179.54 feet to a point;
- 2) N 17°49'00" W 119.71 feet to a point;

Thence, N 83°18'16" E 1043.33 feet leaving Hoop Pole Road with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, passing over an iron pin set at 30.00 feet, and containing 6.189 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.

Dated 11/9/21

Job No. 3691-21MU-Tract3

**OFFICE COPY
NOT RECORDABLE**

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

DESCRIPTION

APPROVED

By: [Signature] 11/12/21

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date 11/16/21 Fee Paid

