

# S.A. ENGLAND SURVEYING

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## Legal Description

Tract 8: 7.560 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 1886.52 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, and being the PRINCIPAL PLACE OF BEGINNING of the 7.560 Acre parcel herein to be described, and passing over an iron pin set at 351.52 feet, 601.52 feet, 811.52 feet, 1161.52 feet, and 1561.52 feet respectively;

Thence, S 03°25'10" W 415.00 feet continuing 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 Densmore, and extending along the West line of a parcel conveyed to Frank D. & Lillie A. Williams, as recorded in O.R. Book 1060, Page 79, to an iron pin set marking the Southeast corner of said parcel conveyed to Countrytyme Land Specialists, Ltd., also being the Northeast corner of a parcel conveyed to Donna R. Good, Trustee, as recorded in O.R. Book 3008, Page 281, and passing over a 5/8" o.d. iron pin found at 252.16 feet: said iron pin set at the Southeast corner of Countrytyme Land Specialists, Ltd. Parcel bears N 03°25'10" E 688.36 feet from a 3/4" o.d. iron pipe found at the Southeast corner of Section 2;

Thence, N 86°38'01" W 648.22 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 Good, to a railroad spike set in the centerline of Hoop Pole Road (T.R.86)(40' Wide R/W), and passing over a 3/4" o.d. iron pipe found at 629.80 feet and 4.52 feet North;

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 30°40'43" W 282.39 to a point;
- 2) N 31°02'33" W 162.79 feet to a point of curvature;
- 3) with a curve to the right (Radius = 150.00 feet, delta angle 21°24'22", arc length = 56.04 feet), with a chord bearing N 19°53'13" W 55.72 to a point;

Thence, S 86°21'16" E 920.70 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 7.560 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. 369

APPROVED

MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

DESCRIPTION

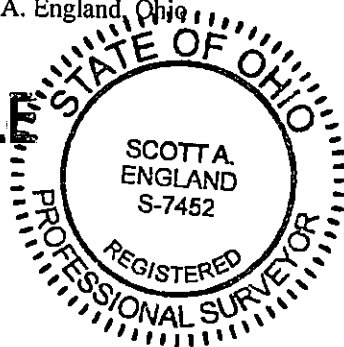
APPROVED

By:

Scott A. England P.S.

Ohio Registered Surveyor #7452

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NOT RECORDABLE



Date

Fee Paid