

S.A. ENGLAND SURVEYING

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Legal Description

Tract 9: 5.174 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 Northwest 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 Northeast corner of a 171 Acre parcel conveyed to Bruner Land Company, as recorded in O.R. Book 3009, Page 289;

Thence, S 03°39'39" W 2315.28 feet with the "North-South" Half Section Line of Section 2, the same being the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the East line of said parcel conveyed to Bruner Land Company, to a 1/2" o.d. iron pin found marking the Northwest corner of a parcel conveyed to Michael Lewis, as recorded in O.R. Book 2093, Page 747, and passing over iron pins set at 1035.28 feet and 1675.28 feet;

Thence, S 86°38'01" E 1171.89 feet with the South 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 Lewis, and extending along the North line of a parcel conveyed to Matthew & Sarah Hicks, as recorded in O.R. Book 2974, Page 813, to an iron pin set, and being the **PRINCIPAL PLACE OF BEGINNING** of the 5.174 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) N 03°59'49" E 270.29 feet to an iron pin set;
- 2) N 83°26'12" E 568.45 feet to the centerline of Hoop Pole Road (T.R. 86)(40' Wide R/W), and passing over an iron pin set at 538.45 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) S 31°02'33" E 162.79 feet to a point;
- 2) S 30°40'43" E 282.39 feet to a railroad spike set on the South line thereof, and being on the North line of said parcel conveyed to Hicks;

Thence, N 86°38'01" W 813.00 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 Hicks, to the **PRINCIPAL PLACE OF BEGINNING**, passing over 5/8" o.d. iron pins found at 27.99 feet and 286.43 feet respectively, and containing 5.174 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 11/9/21

Job No. 3691-21MU-Tract9

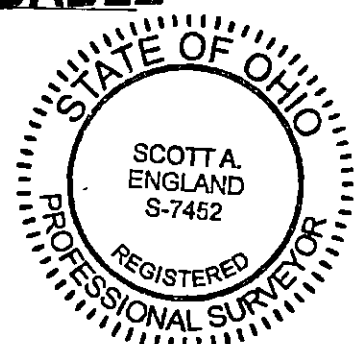
Scott A. England P.S.
Ohio Registered Surveyor #7452

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: [Signature]



Date

Fee Paid