



# S.A. ENGLAND SURVEYING

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## Legal Description

### Tract 12: 5.173 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 1675.28 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 an iron pin set, and passing over an iron pin set at 1035.28 feet;

Thence, N 83°41'18" E 1055.96 feet with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to an iron pin set marking the **PRINCIPAL PLACE OF BEGINNING** of the 5.173 Acre parcel herein to be described;

Thence continuing 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°39'39" E 162.13 feet to an iron pin set;
- 2) N 84°46'34" E 532.44 feet to an iron pin set on the West line of a 2.00 Acre parcel conveyed to Donald J. & Shantay Bates, as recorded in O.R. Book 2565, Page 437;

Thence with the West and South boundary of said parcel conveyed to Bates, with the following two (2) courses and distances:

- 1) S 18°54'56" E 209.78 feet to a 5/8" o.d. iron pin found;
- 2) N 75°20'15" E 296.13 feet to the centerline of Hoop Pole Road (T.R. 86)(40' Wide R/W), and passing over an iron pin set at 266.13 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) with a curve to the right (Radius = 207.32 feet, delta angle 53°31'04", arc length = 193.65 feet), with a chord bearing S 11°51'05" W 186.69 feet to a point of tangency;
- 2) S 39°07'21" W 47.57 feet to a point;

Thence leaving 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:

- 3) N 87°55'36" W 833.83 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 4) N 03°39'39" E 102.87 feet to the **PRINCIPAL PLACE OF BEGINNING**.

Said parcel as surveyed contains 5.173 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. **MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR**

Date

11/16/21

Fee Paid

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NOT RECORDABLE

DESCRIPTION APPROVED

By: *[Signature]*

