



S.A. ENGLAND SURVEYING

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Legal Description

Tract 7: 5.266 Acres

Part Countrytyme Land Specialists, Ltd. Parcel: O.R. Book 2993, Page 163

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of Section 17, Township 12N, Range 11W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of a 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 2993, Page 163, in the Muskingum County Deed Records, being part of Auditor's P.P.N. 40-40-17-13-000, and further described as follows;

Commencing for reference at a stone found marking the Northwest corner of the Southwest Quarter of Section 17;

Thence, S 87°17'00" E 2425.02 feet with the "East-West" Half Section Line of Section 17, to an iron pin set on the North line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, also being the South line of a parcel conveyed to Ohio Power Company, as recorded in Deed Volume 547, Page 765;

Thence with a line across said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) S 07°41'02" W 383.84 feet to an iron pin set;
- 2) S 74°00'57" W 892.24 feet to the PRINCIPAL PLACE OF BEGINNING of the 5.266 Acre parcel herein to be described, and passing over iron pins set at 315.21 feet and 650.99 feet;

Thence, S 04°43'53" E 903.98 feet continuing across said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the South line thereof in the centerline of Blue Rock Church Road (40' Wide R/W), and passing over an iron pin set at 873.98 feet;

Thence with the South line of said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the centerline of Blue Rock Church road with a curve to the right (Radius = 872.38 feet, delta angle 18°34'50", arc length = 282.91 feet), with a chord bearing S 80°25'42" W 281.67 feet to a point;

Thence leaving Blue Rock Church Road with a line across said 72.37 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, with the following three (3) courses and distances:

- 3) N 07°32'55" E 338.28 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 4) N 16°05'25" W 542.30 feet to an iron pin set;
- 5) N 73°32'09" E 322.26 feet to the PRINCIPAL PLACE OF BEGINNING.

Said parcel as surveyed contains 5.266 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 North line of the Southwest Quarter of Section 17, as being S 87°17'00" E, and is an assumed Meridian used to denote angles only.

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 June of 2021.

**OFFICE COPY
NOT RECORDABLE**

Dated

2/26/21

Job No. 3625-21MU-Tract7-Rev1

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



DESCRIPTION
APPROVED

By: *[Signature]*

2/25/21
Date

Fee Paid

