



S.A. ENGLAND SURVEYING

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Legal Description 1.706 Acres

Situated in the Township of Springfield, County of Muskingum, State of Ohio, and being a part of the Northwest Quarter of Section 5, Township 11N, Range 13W, of the Congress Lands East of the Scioto River, and being more particularly described as follows;

Being all of 2 parcels conveyed to Richard W. & Virginia L. Winsor as recorded in O.R. Book 1532, Page 231 & O.R. Book 1587, Page 696, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 62-78-03-20-000, and further described as follows;

Commencing at a point marking the Northwest corner of Section 5;

Thence, S 87°01'48" E 756.39 feet with the North line of the Northwest Quarter of Section 5 to an axle found marking the Northwest corner of a 0.330 Acre parcel conveyed to Earl F. Tuvell, II, as recorded in O.R. Book 2688, Page 922, also being the Northeast corner of a 0.286 Acre parcel conveyed to Michael R. Walters, as recorded in O.R. Book 1862, Page 547, passing over a 1" o.d. iron pipe found at 90.00 feet and passing over a ¾" o.d. iron pipe found at 380.00 feet;

Thence, S 00°04'32" E 145.68 feet leaving said Section Line with the West line of said parcel conveyed to Tuvell, the same being the East line of said parcel conveyed to Walters, to an axle found on the North Right of Way Line of Grandview Street (40' Wide R/W);

Thence, S 53°18'56" E 68.63 feet with an arbitrary line across Grandview Street, to a "T" post found w/aluminum survey cap marking the Northeast corner of a 0.26 Acre parcel (First Parcel) conveyed to Lynne P. Dodson & Sandra Post, as recorded in O.R. Book 2256, Page 257, and being the **PRINCIPAL PLACE OF BEGINNING** of the **1.706 Acre** parcel herein to be described;

Thence, S 88°56'33" E 164.90 feet with the South Right of Way Line of Grandview Street, to an axle found on the West line of a 1.32 Acre parcel conveyed to Bob Grant Enterprises, LLC, as recorded in O.R. Book 2173, Page 530;

Thence, S 16°50'19" E 278.23 feet leaving Grandview Street with the West line of said parcel conveyed to Bob Grant Enterprises, LLC, to an axle found at the Northeast corner of a 0.2 Acre parcel conveyed to William M. & Robin V. Winsor, as recorded in O.R. Book 3024, Page 546;

Thence, S 77°56'37" W 204.67 feet with the North line of said parcel conveyed to William & Robin Winsor, to an axle found marking the Southeast corner of a 0.55 Acre parcel conveyed to Jo Ann Jones, as recorded in O.R. Book 866, Page 200;

Thence, N 55°11'55" W 154.80 feet with the North line of said parcel conveyed to Jones, to an iron pin set marking the Northeast corner of a 0.706 Acre parcel conveyed to Barbara J. Knox, Trustee, as recorded in O.R. Book 2698, Page 723;

Thence, N 84°18'15" W 92.41 feet with the North line of said parcel conveyed to Knox, to a 1.5" o.d. iron pipe found at the Southeast corner of a 0.338 Acre parcel conveyed to Christopher Keith Best, as recorded in O.R. Book 2718, Page 812;

Thence, N 20°58'51" E 60.45 feet with the East line of said parcel conveyed to Best, to a "T" post found w/aluminum survey cap marking the Southwest corner of a 0.26 Acre parcel (Second Parcel) conveyed to Lynne P. Dodson & Sandra Post, as recorded in O.R. Book 2256, Page 257;

Thence, N 82°42'41" E 75.11 feet with the South line of said Second Parcel conveyed to Dodson & Post, to an iron pin set marking the Southwest corner of said First Parcel conveyed to Dodson & Post;

Thence with the South & East boundary line of said First Parcel conveyed to Dodson & Post, with the following two (2) courses and distances:

- 1) S 88°56'33" E 75.00 feet to an iron pin set;
- 2) N 01°00'00" E 150.00 feet to the **PRINCIPAL PLACE OF BEGINNING.**