



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

4.759 Acres

All of Doretta Hale Parcel: O.R. Book 3045, Page 941

Situated in the Township of Washington, County of Muskingum, State of Ohio, and being a part of Lot 14 & Lot 15 of the Mining Company Subdivision, as recorded in Plat Book 2, Page 10, in the Muskingum County Plat Records, Quarter Township 3, Township 1N, Range 7W, of the United States Military Lands, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Doretta Hale, as recorded in O.R. Book 3045, Page 941, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 70-44-02-18-000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking a common corner to Lot 12, Lot 13, Lot 15 & Lot 16 of said Mining Company Subdivision, being the Northeast corner of a parcel conveyed to Mark A. & Regina Hale, as recorded in O.R. Book 2238, Page 669, also being the Southwest corner of a parcel conveyed to Bruce Adams, as recorded in O.R. Book 2437, Page 747, and being the **PRINCIPAL PLACE OF BEGINNING** of the 4.759 Acre parcel herein to be described;

Thence, S 87°40'54" E 435.55 feet with the North line of said Lot 15, the same being the South line of said parcel conveyed to Bruce Adams, to an iron pin set, and passing over a 5/8" o.d. iron pin found at 396.58 feet;

Thence, S 38°59'33" E 154.65 feet continuing with the South line of said parcel conveyed to Adams, to the centerline of Coal Run Road, and passing over a 5/8" o.d. iron pin found at 134.65 feet;

Thence with the centerline of Coal Run Road, with the following four (4) courses and distances:

- 1) S 42°09'40" W 96.56 feet to a point;
- 2) S 40°57'14" W 71.04 feet to a point;
- 3) S 35°40'55" W 46.60 feet to a point;
- 4) S 22°41'04" W 17.37 feet to a point on the East line of said Lot 15, also being on the West line of a parcel conveyed to Mt. Olive Cemetery, as recorded in Deed Volume 170, Page 425;

Thence, S 01°43'03" W 164.21 feet leaving Coal Run Road with the East line of said Lot 15, the same being the West line of said parcel conveyed to Mt. Olive Cemetery, to a 5/8" o.d. iron pin found marking the Northeast corner of a 6.61 Acre Parcel conveyed to Jeffrey L. Hill, as recorded in O.R. Book 2142, Page 173;

Thence, N 87°56'02" W 397.50 feet with the North line of said parcel conveyed to Jeffrey Hill, to a point in a 36" cherry tree on the East line of Lot 16 and a parcel conveyed to Nathan A. & Wendy M. Hill, as recorded in O.R. Book 2786, Page 114, also being on the West line of said Lot 15: a 5/8" o.d. iron pin found bears S 01°49'51" W 6.00 feet from said point;

Thence, N 01°49'51" E 466.97 feet with the West line of Lot 15, the same being the East line of Lot 16 and said parcel conveyed to Nathan & Wendy Hill, and extending along the East line of said parcel conveyed to Mark & Regina Hale, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 4.759 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 Lot 15, as being S 87°40'54" 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 December of 2021.

Dated 1/3/22

Job No. 3780-21MU

DESCRIPTION

APPROVED

By: [Signature] 1/5/22

OFFICE COPY

NOT RECORDABLE

Scott A. England P.S.

Ohio Registered Surveyor #7452

