

# Plat of Survey

## Township of Clay, County of Muskingum, State of Ohio, part Southwest Quarter of Section 15, Township 14N, Range 14W.

NW Corner of SW  
Quarter Section 15

last transferred in 1960's  
to State of Ohio per tax map  
(No Deed of record found)

Gary Dutcher  
71.60 Acres  
D.V. 1115, Page 242

**PROPERTY LOCATION:**

Being a Survey of a part of an 89.658 Acre parcel (40.783 Acres in Muskingum County per P.P.N. 13-60-15-08-000, conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3140, Page 312, in the Muskingum County Deed Records.

**BASIS OF BEARING**

The bearings of this plat are based on the South line of the Southwest Quarter of Section 15 of Clay Township & Muskingum County, as being N 86°14'15" W, and is an assumed Meridian used to denote angles only.

**LINE TABLE**

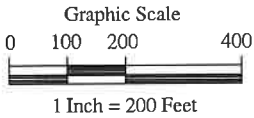
| No. | Bearing       | Distance |
|-----|---------------|----------|
| L1  | S 80°22'42" E | 55.64'   |
| L2  | S 88°52'20" E | 80.78'   |
| L3  | N 84°12'47" E | 49.16'   |
| L4  | S 86°36'58" E | 39.02'   |
| L5  | S 86°36'58" E | 200.00'  |

**Related Documents**

2022 Survey of 89.658 Acres  
by Gary A. Biedenbach, P.S. 7881

**LEGEND**

- - Bolt Found
- ▲ - 3/4" o.d. Iron Pipe Found
- △ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found capped "Biedebach"
- ◆ - 5/8" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452".



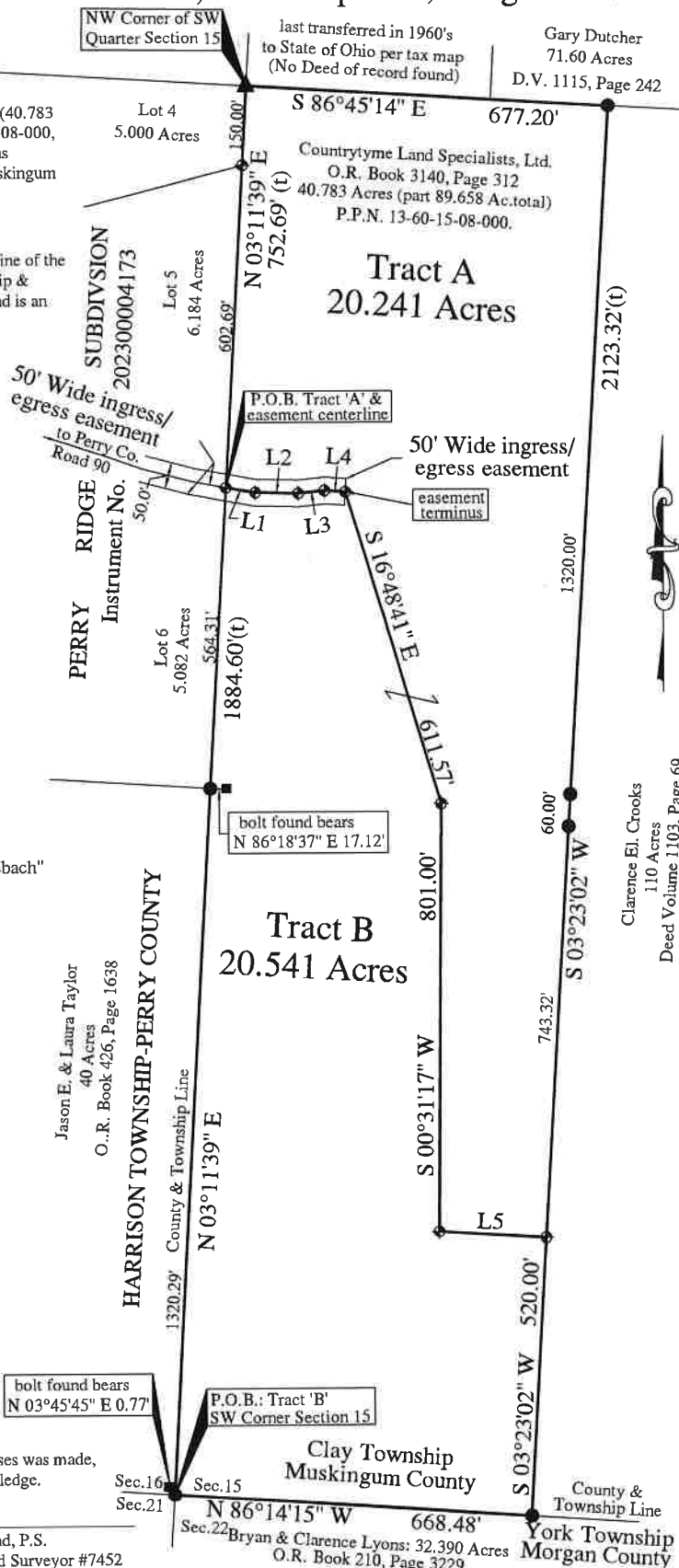
**PREPARED BY:**

**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

I hereby certify that an actual survey of the premises was made,  
and that this plat is correct to the best of my knowledge.

Dated \_\_\_\_\_

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



Jason E. & Laura Taylor  
40 Acres  
O.R. Book 426, Page 1638

Clarence El. Crooks  
110 Acres  
Deed Volume 1103, Page 69

HARRISON TOWNSHIP-PERRY COUNTY  
County & Township Line

Clay Township  
Muskingum County

York Township  
Morgan County

Sec. 16  
Sec. 21

Sec. 15  
Sec. 22

Bryan & Clarence Lyons: 32,390 Acres  
O.R. Book 210, Page 3229



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Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract A: 20.241 Acres**  
**Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Book 3140, Page 312**

Situated in the Township of Clay, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of Section 15, Township 14N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of an 89.658 Acre parcel (40.783 Acres per P.P.N. 13-60-15-08-000) conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3140, Page 312, in the Muskingum County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Biedenbach" marking the Southwest corner of Section 15 and said 40.783 Acre parcel of which this description is a part, being on the South line of Clay Township of Muskingum County, also being the North line of York Township of Morgan County and the Northwest corner of Section 22, being the on the East line of Harrison Township of Perry County and the Southeast corner of Section 16 and a 40 Acre parcel conveyed to Jason E. & Laura Taylor, as recorded in O.R. Book 426, Page 1638: a bolt found bears N 03°45'45" E 0.77 feet from said iron pin found;

Thence, N 03°11'39" E 1884.60 feet with the West line of Section 15 of Muskingum County and said 40.783 Acre parcel of which this description is a part, also being the East line of Section 16 of Harrison Township and Perry County and said parcel conveyed to Taylor, and extending along the East line of Perry Ridge Subdivision (Instrument No. 202300004173 of Perry County Deed Records) to an iron pin set, being the **PRINCIPAL PLACE OF BEGINNING** of the 20.241 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found capped "Biedenbach" at 1320.29 feet which bears S 86°18'37" W 17.12 feet from a bolt found;

Thence, N 03°11'39" E 752.69 feet continuing with the West line of Section 15 of Muskingum County and said 40.783 Acre parcel of which this description is a part, also being the East line of Section 16 of Harrison Township and Perry County and Lot 4 & Lot 5 of said Perry Ridge Subdivision, to a 3/4" o.d. iron pipe found at the Northwest corner of the Southwest Quarter of Section 15;

Thence, S 86°45'14" E 677.20 feet with the North line of the Southwest Quarter of Section 15 said 40.783 Acre parcel, of which this description is a part, to a 5/8" o.d. iron pin found capped "Biedenbach" on the South line of a 71.60 Acre parcel conveyed to Gary Dutcher, as recorded in Deed Volume 1115, Page 242, also being the Northwest corner of a 1.10 Acre parcel conveyed to Clarence E. Crooks, as recorded in Deed Volume 1103, Page 69;

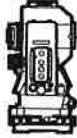
Thence, S 03°23'02" W 2123.32 feet with the East line of said 40.783 Acre parcel, of which this description is a part, also being the West line of said parcel conveyed to Crooks, to an iron pin set, and passing over 5/8" o.d. iron pins found capped "Biedenbach" at 1320.00 feet and 1380.00 feet;

Thence with a line across said 40.783 Acre parcel of which this description is a part, with the following seven (7) courses and distances:

- 1) N 86°36'58" W 200.00 feet to an iron pin set;
- 2) N 00°31'17" E 801.00 feet to an iron pin set;
- 3) N 16°48'41" W 611.57 feet to an iron pin set;
- 4) N 86°36'58" W 39.02 feet to an iron pin set;
- 5) S 84°12'47" W 49.16 feet to an iron pin set;
- 6) N 88°52'20" W 80.78 feet to an iron pin set;
- 7) N 80°22'42" W 55.64 feet to the **PRINCIPAL PLACE OF BEGINNING.**

Said parcel as surveyed contains 20.241 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

Together with and subject to a 50 foot wide INGRESS/EGRESS EASEMENT with the following described centerline:



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Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Commencing at a 5/8" o.d. iron pin found capped "Biedenbach" marking the Southwest corner of Section 15 and said 40.783 Acre parcel of which this description is a part, being on the South line of Clay Township of Muskingum County, also being the North line of York Township of Morgan County and the Northwest corner of Section 22, being the on the East line of Harrison Township of Perry County and the Southeast corner of Section 16 and a 40 Acre parcel conveyed to Jason E. & Laura Taylor, as recorded in O.R. Book 426, Page 1638: a bolt found bears N 03°45'45" E 0.77 feet from said iron pin found;

Thence, N 03°11'39" E 1884.60 feet with the West line of Section 15 of Muskingum County and said 40.783 Acre parcel of which this description is a part, also being the East line of Section 16 of Harrison Township and Perry County and said parcel conveyed to Taylor, and along the East line of Lot 6 of Perry Ridge Subdivision (Instrument No. 202300004173 of Perry County Deed Records), being the **PRINCIPAL PLACE OF BEGINNING** of the **EASEMENT CENTERLINE** herein to be described, and passing over a 5/8" o.d. iron pin found capped "Biedenbach" at 1320.29 feet which bears S 86°18'37" W 17.12 feet from a bolt found;

Thence with a line across said 40.783 Acre parcel of which this description is a part, with the following four (4) courses and distances:

- 1) S 80°22'42" E 55.64 feet to an iron pin set;
- 2) S 88°52'20" E 80.78 feet to an iron pin set;
- 3) N 84°12'47" E 49.16 feet to an iron pin set;
- 4) S 86°36'58" E 39.02 feet to an iron pin set, and being the TERMINUS POINT for this easement.

The bearings of the above description are based on the South line of the Southwest Quarter of Section 15 of Clay Township and Muskingum County, as being N 86°14'15" W, and based using 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 November of 2023.

Dated \_\_\_\_\_

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

Job No. 4106-23MU-TractA



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**Legal Description**  
**Tract B: 20.541 Acres**  
**Part Countrytyme Land Specialists, Ltd., Parcel: O.R. Book 3140, Page 312**

Situated in the Township of Clay, County of Muskingum, State of Ohio, and being a part of the Southwest Quarter of Section 15, Township 14N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of an 89.658 Acre parcel (40.783 Acres per P.P.N. 13-60-15-08-000) conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3140, Page 312, in the Muskingum County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Biedenbach" marking the Southwest corner of Section 15 and said 40.783 Acre parcel of which this description is a part, being on the South line of Clay Township of Muskingum County, also being the North line of York Township of Morgan County and the Northwest corner of Section 22, being the on the East line of Harrison Township of Perry County and the Southeast corner of Section 16 and a 40 Acre parcel conveyed to Jason E. & Laura Taylor, as recorded in O.R. Book 426, Page 1638, and being the **PRINCIPAL PLACE OF BEGINNING** of the 20.541 Acre parcel herein to be described: a bolt found bears N 03°45'45" E 0.77 feet from said iron pin found;

Thence, N 03°11'39" E 1884.60 feet with the West line of Section 15 of Muskingum County and said 40.783 Acre parcel of which this description is a part, also being the East line of Section 16 of Harrison Township and Perry County and said parcel conveyed to Taylor, and extending across said 89.658 Acre parcel with the East line of Perry Ridge Subdivision (Instrument No. 202300004173 of Perry County Records), to an iron pin set, and passing over a 5/8" o.d. iron pin found capped "Biedenbach" at 1320.29 feet which bears S 86°18'37" W 17.12 feet from a bolt found;

Thence with a line across said 40.783 Acre parcel of which this description is a part, with the following seven (7) courses and distances:

- 1) S 80°22'42" E 55.64 feet to an iron pin set;
- 2) S 88°52'20" E 80.78 feet to an iron pin set;
- 3) N 84°12'47" E 49.16 feet to an iron pin set;
- 4) S 86°36'58" E 39.02 feet to an iron pin set;
- 5) S 16°48'41" E 611.57 feet to an iron pin set;
- 6) S 00°31'17" W 801.00 feet to an iron pin set;
- 7) S 86°36'58" E 200.00 feet to an iron pin set on the East line thereof, also being on the West line of a 110 Acre parcel conveyed to Clarence E. Crooks, as recorded in Deed Volume 1103, Page 69;

Thence, S 03°23'02" W 520.00 feet with the East line of said 40.783 Acre parcel, of which this description is a part, also being the West line of said parcel conveyed to Crooks, to a 5/8" o.d. iron pin found on the South line of Section 15 of Clay Township and Muskingum County, also being the North line of said Section 22 of Yor Township of Morgan County;

Thence, N 86°14'15" W 668.48 feet with the South line of said 40.783 Acre parcel and Section 15 of Clay Township of Muskingum County, also being the North line of Section 22 of York Township of Morgan County, to the **PRINCIPAL PLACE OF BEGINNING**, and containing 20.541 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

Together with and subject to a 50 foot wide INGRESS/EGRESS EASEMENT with the following described centerline:

Commencing at a 5/8" o.d. iron pin found capped "Biedenbach" marking the Southwest corner of Section 15 and said 40.783 Acre parcel of which this description is a part, being on the South line of Clay Township of Muskingum County, also being the North line of York Township of Morgan County and the Northwest corner of Section 22, being the on the East line of Harrison Township of Perry County and the Southeast corner of Section 16 and a 40 Acre parcel conveyed to Jason E. & Laura Taylor, as recorded in O.R. Book 426, Page 1638: a bolt found bears N 03°45'45" E 0.77 feet from said iron pin found;



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Thence, N 03°11'39" E 1884.60 feet with the West line of Section 15 of Muskingum County and said 40.783 Acre parcel of which this description is a part, also being the East line of Section 16 of Harrison Township and Perry County and said parcel conveyed to Taylor, and extending across said 89.658 Acre parcel with the East line of Perry Ridge Subdivision (Instrument No. 202300004173 of Perry County Records), to an iron pin set, being the **PRINCIPAL PLACE OF BEGINNING** of the **EASEMENT CENTERLINE** herein to be described, and passing over a 5/8" o.d. iron pin found capped "Biedenbach" at 1320.29 feet which bears S 86°18'37" W 17.12 feet from a bolt found;

Thence with a line across said 40.783 Acre parcel of which this description is a part, with the following four (4) courses and distances:

- 1) S 80°22'42" E 55.64 feet to an iron pin set;
- 2) S 88°52'20" E 80.78 feet to an iron pin set;
- 3) N 84°12'47" E 49.16 feet to an iron pin set;
- 4) S 86°36'58" E 39.02 feet to an iron pin set, and being the **TERMINUS POINT** for this **easement**.

The bearings of the above description are based on the South line of the Southwest Quarter of Section 15 of Clay Township and Muskingum County, as being N 86°14'15" W, and based using 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 November of 2023.

Dated \_\_\_\_\_

\_\_\_\_\_

Job No. 4106-23MU-TractB

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