P B 5 P 226,227
SLIDES 371,372

P B 5 P 226,227
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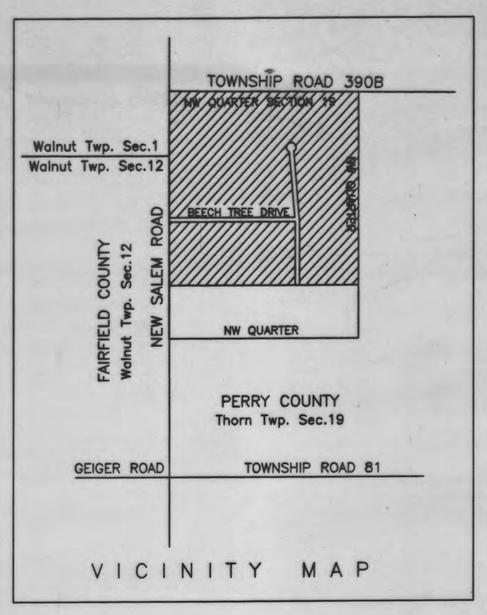
Instrument 200400006415
Book Page 0 0

DESCRIPTION OF 98.288 ACRES

Situated in the State of Ohio, County of Perry, Township of Thorn, Township 18, Range 17, Section 19.
Being all of the 100 acre tract, 98.288 acres as surveyed, described in a deed to Letitia A. Overly as recorded in volume 192, page 122, and being more fully described as follows:
Beginning at a railroad spike found at the northwest corner of Section 19, said point also being the centerline intersection of New Salem Road and Township Road 390 and on the Fairfield-Perry County line;
thence South 89 degrees 20'11" East, passing a railroad spike found at 1.88 feet, a distance of 2106.57 feet to a mag nail set over a railroad spike found in the centerline of Township Road 390, said point also being the northeast corner of the northwest quarter of Section 19;
thence South 00 degrees 12'34" East a distance of 2018.34 feet to a 5/8 inch rebar set at the northeast corner of a 49.77 acre tract described in official record 241, page 493;
thence South 89 degrees 49'07" West a distance of 1050.03 feet to a stone found at the northwest corner of the aforementioned 49.77 acre tract;
thence North 89 degrees 53'41" West, passing a 5/8 inch rebar set at 1028.44 feet, a distance of 1058.44 feet to a railroad spike set in the centerline of New Salem Road and on the Fairfield-Perry County line;
thence North 00 degrees 03'46" West, with the centerline of New Salem Road, a distance of 1271.42 feet to a railroad spike found at the southeast corner of Section 1 of Walnut Township in Fairfield County;
thence North 00 degrees 17'35" West a distance of 772.70 feet to the point of beginning, containing **98.288 acres**, and being subject to all legal easements, restrictions and rights-of-way of record.
Bearings are based on the north line of a 49.77 acre tract recorded in official record 241, page 493, being North 89 degrees 49'07" East. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.



VICINITY MAP

OWNERS DEDICATION

Situated in Thorn Township, Section 19, Township 18, Range 17, Perry County, Ohio. Containing **98.288 acres** and being the same tract as conveyed to **Jennifer Alex Development Co. LLC** and described in the deed recorded in Official Record 303, Page 438 Perry County, Ohio.

The undersigned hereby certify that the attached plat correctly represents their property, a subdivision of **LOTS 1 to 25** inclusive, and do hereby accept this plat of same and dedicate to public use as such all parts of the roads and cul-de-sacs, containing 4.462 acres, and easements as shown hereon.
The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Perry County, Ohio, for the benefit of himself/herself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

OWNERS: Gary Alt. MEMBER Date 7.13.2004
W.H. Member Date 8.2.2004
Date
Date

WITNESSES: Allison Date 07.13.04
Allison Date 8.02.04

STATE OF OHIO, PERRY COUNTY

Be it remembered that on this 12th day of July, 20 04, personally came the said Gary Libertini, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

10-24-05
My Commission Expires
Christy Barnhart
Notary Public in and for
Perry County, Ohio

CHRISTY BARNHART
Notary Public, State of Ohio
My Commission Expires
10-24-05

COUNTY AUDITOR.

I hereby certify that the land described by this plat was transferred on November, 7, 20 03.
Teresa A. Stevenson Acting Auditor Rec'd (04-0902-24)
Perry County Auditor Date 9-14-04

COUNTY RECORDER.

I hereby certify that this plat was filed for recording on 10-5-2004, at 1:33 am-pm and that it was recorded on 10-5-04, 20 ____, in Volume 5, Page 226 plat records of Perry County, Ohio. Fee $ 86.40 SLOT #371
Barbara J. Fox
Perry County Recorder

STATE OF OHIO
PERRY COUNTY
THORN TOWNSHIP
TOWNSHIP 18
RANGE 17
SECTION 19

HEALTH DEPARTMENT APPROVAL.

I hereby certify that this plat meets the requirements of the Perry County Board of Health. This approval given subject to the following regulations: Before construction is commenced each individual owner or builder shall contact the Board of Health for approval of type and location of wastewater disposal systems, location of potable water supply, dwelling and driveway. Approval of on site wastewater disposal systems is based on the original soil conditions. Any cut or fill on lots proposed for on-site wastewater treatment systems shall be approved by the Health Department and this approval shall be noted on construction drawings prior to work being commenced.

Paul K. Montgomery R.S. / stk 9-2-04
Perry County Health Commissioner Date

APPROVAL BY COUNTY COMMISSIONERS.

Approved and accepted this _____ day of _____, 20 _____. The streets, roads, etc., herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Thyl Cooper 9/2/04
Bonnie Wood 9/2/04
John Astin 9/2/04
Perry County Commissioners Date

200400006415
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
10-05-2004 At 01:33 pm.
PLAT 86.40
PLAT Book 5 Pg 226 + 227
Slot # 371 + 372

TOWNSHIP CLERK OR ZONING INSPECTOR.

This plat is consistent with the current THORN TOWNSHIP Zoning Resolution.
Dale A Fox 8/27/04
Township Clerk or Zoning Inspector Date

APPROVAL BY COUNTY ENGINEER.

This plat is hereby approved as of 8/31, 20 04
However, streets are not accepted until inspected and approved.
8/31/04
Perry County Engineer Date

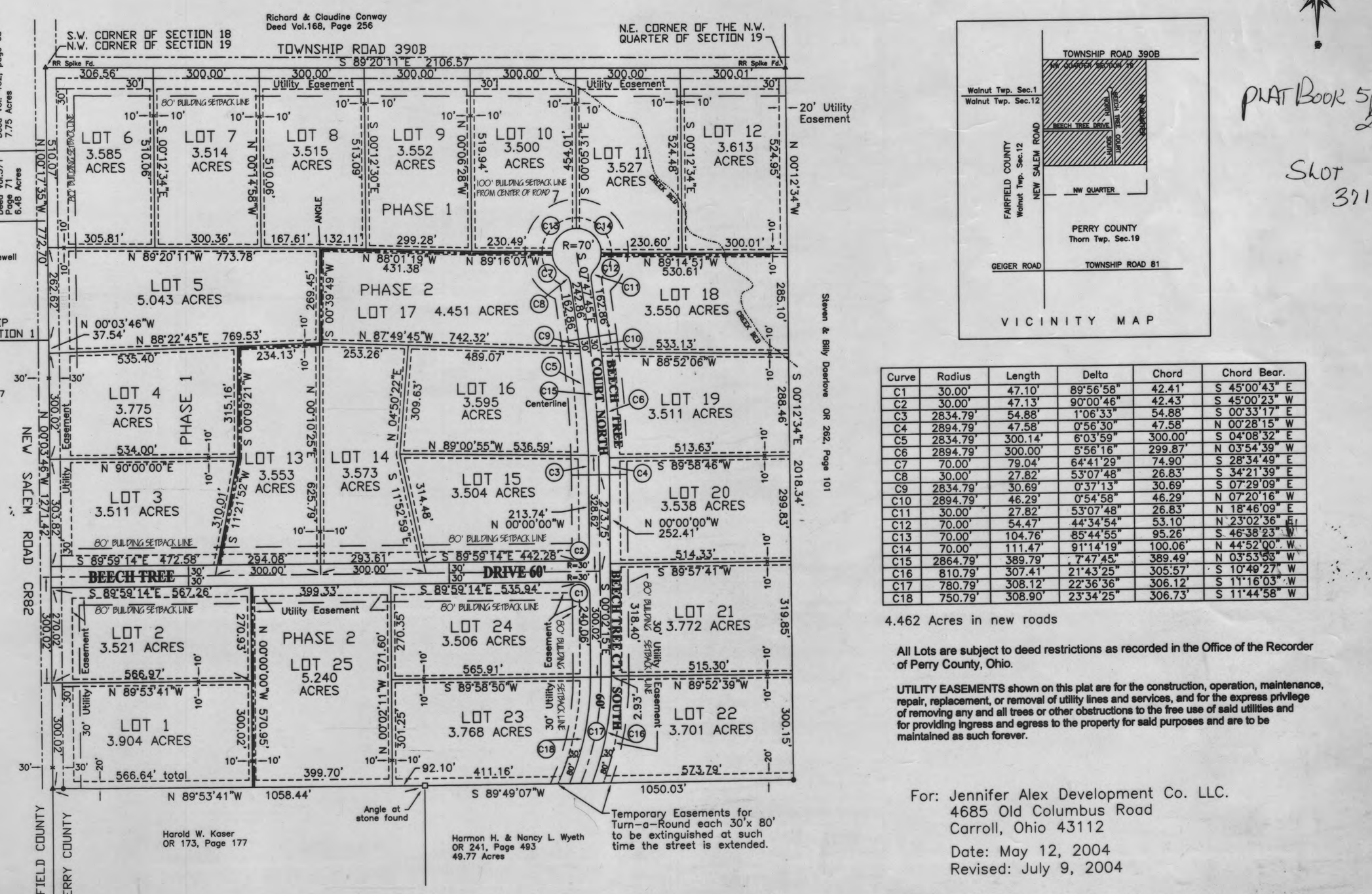
CERTIFICATION OF SURVEYOR.

I hereby certify that this plat represents a true and complete survey made by me, or under my supervision, on July 9, 20 04, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37, "Minimum Standards for Boundary Surveys" in the State of Ohio.

Rodney McFarland 7/7/04
Rodney McFarland, P.S.6416 Date
Approved by Doug Mokros owner of Lot 12 Doug Mokros 8/1/04

NEW SALEM FARMS SUBDIVISION
SIGNATURE SHEET
REVISED 07/09/04

SHEET 1 OF 2



Bearings are based on line of a 49.77 acre tract recorded in OR 241, Page 493 being N89°49'07"E

VICINITY MAP

PLAT Book 5 PAGE 226 & 227
SLOT 371 & 372

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	30.00'	47.10'	89°56'58"	42.41'	S 45°00'43" E
C2	30.00'	47.13'	90°00'46"	42.43'	S 45°00'23" W
C3	2834.79'	54.88'	1°06'33"	54.88'	S 00°33'17" E
C4	2894.79'	47.58'	0°56'30"	47.58'	N 00°28'15" W
C5	2834.79'	300.14'	6°03'59"	300.00'	S 04°08'32" E
C6	2894.79'	300.00'	5°56'16"	299.87'	N 03°54'39" W
C7	70.00'	79.04'	64°41'29"	74.90'	S 28°34'49" E
C8	30.00'	27.82'	53°07'48"	26.83'	S 34°21'39" E
C9	2834.79'	30.69'	0°37'13"	30.69'	S 07°29'09" E
C10	2894.79'	46.29'	0°54'58"	46.29'	N 07°20'16" W
C11	30.00'	27.82'	53°07'48"	26.83'	N 18°46'09" E
C12	70.00'	54.47'	44°34'54"	53.10'	N 23°02'36" E
C13	70.00'	104.76'	85°44'55"	95.26'	S 46°38'23" W
C14	70.00'	111.47'	91°14'19"	100.06'	N 44°52'00" W
C15	2864.79'	389.79'	7°47'45"	389.49'	N 03°53'53" W
C16	810.79'	307.41'	21°43'25"	305.57'	S 10°49'27" W
C17	780.79'	308.12'	22°36'36"	306.12'	S 11°16'03" W
C18	750.79'	308.90'	23°34'25"	306.73'	S 11°44'58" W

4.462 Acres in new roads

All Lots are subject to deed restrictions as recorded in the Office of the Recorder of Perry County, Ohio.

UTILITY EASEMENTS shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

For: Jennifer Alex Development Co. LLC.
4685 Old Columbus Road
Carroll, Ohio 43112
Date: May 12, 2004
Revised: July 9, 2004

TOBIN–McFARLAND SURVEYING INC.
111 West Wheeling Street
Lancaster, Ohio 43130
Ph. 740-687-1710 Fax 740-687-0877

STATE OF OHIO
PERRY COUNTY
THORN TOWNSHIP
TWP.18, RANGE 17
SECTION 19

NEW SALEM FARMS SUBDIVISION
REVISED 7/9/04

SHEET 2 OF 2

P B 5 P 226,227
SLIDES 371,372