PB 5 P235
381

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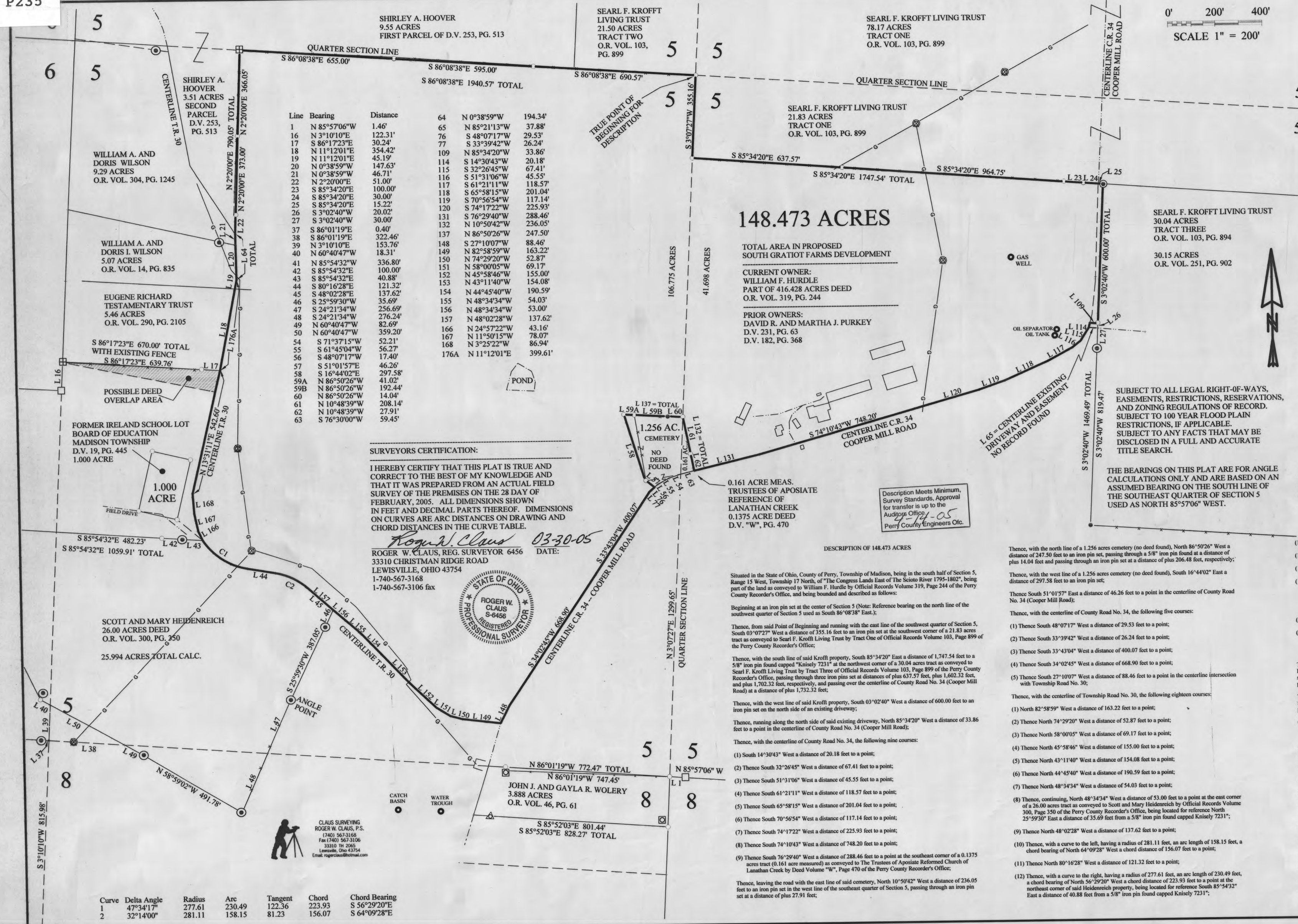
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
04-15-2005 At 10:27 am.
PLAT 259.00

PLAT CABINET 5, SLIDE 235
SLOT 380

SURVEY PLAT FOR SOUTH GRATIOT FARMS DEVELOPMENT

SHEET 2 OF 3

SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF MADISON, BEING IN THE SOUTH HALF OF SECTION 5, RANGE 15 WEST, TOWNSHIP 17 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER 1795-1802".



Line	Bearing	Distance
1	N 85°57'06"W	1.46'
16	N 3°10'10"E	122.31'
17	S 86°17'23"E	30.24'
18	N 11°12'01"E	354.42'
19	N 11°12'01"E	45.19'
20	N 0°38'59"W	147.63'
21	N 0°38'59"W	46.71'
22	N 2°20'00"E	51.00'
23	S 85°34'20"E	100.00'
24	S 85°34'20"E	30.00'
25	S 85°34'20"E	15.22'
26	S 3°02'40"W	20.02'
27	S 3°02'40"W	30.00'
37	S 86°01'19"E	0.40'
38	S 86°01'19"E	322.46'
39	N 3°10'10"E	153.76'
40	N 60°40'47"W	18.31'
41	N 85°54'32"W	336.80'
42	S 85°54'32"E	100.00'
43	S 85°54'32"E	40.88'
44	S 80°16'28"E	121.32'
45	S 48°02'28"E	137.62'
46	S 25°59'30"W	35.69'
47	S 24°21'34"W	256.69'
48	S 24°21'34"W	276.24'
49	N 60°40'47"W	82.69'
50	N 60°40'47"W	359.20'
54	S 71°37'15"W	52.21'
55	S 61°45'04"W	56.27'
56	S 48°07'17"W	17.40'
57	S 51°01'57"E	46.26'
58	S 16°44'02"E	297.58'
59A	N 86°50'26"W	41.02'
59B	N 86°50'26"W	192.44'
60	N 86°50'26"W	14.04'
61	N 10°48'39"W	208.14'
62	N 10°48'39"W	27.91'
63	S 76°33'00"W	59.45'
64	N 0°38'59"W	194.34'
65	N 85°21'13"W	37.88'
76	S 48°07'17"W	29.53'
77	S 33°39'42"W	26.24'
109	N 85°34'20"W	33.86'
114	S 14°30'43"W	20.18'
115	S 32°26'45"W	67.41'
116	S 51°31'06"W	45.55'
117	S 61°21'11"W	118.57'
118	S 65°58'15"W	201.04'
119	S 70°56'54"W	117.14'
120	S 74°17'22"W	225.93'
131	S 76°29'40"W	288.46'
132	N 10°50'42"W	236.05'
137	N 86°50'26"W	247.50'
148	S 27°10'07"W	88.46'
149	N 82°58'59"W	163.22'
150	N 74°29'20"W	52.87'
151	N 58°00'05"W	69.17'
152	N 45°58'46"W	155.00'
153	N 43°11'40"W	154.08'
154	N 44°45'40"W	190.59'
155	N 48°34'34"W	54.03'
156	N 48°34'34"W	53.00'
157	N 48°02'28"W	137.62'
166	N 24°57'22"W	43.16'
167	N 11°50'15"W	78.07'
168	N 3°25'22"W	86.94'
176A	N 11°12'01"E	399.61'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	47°34'17"	277.61	230.49	122.36	223.93	S 56°29'20"E
2	32°14'00"	281.11	158.15	81.23	156.07	S 64°09'28"E

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON THE 28 DAY OF FEBRUARY, 2005. ALL DIMENSIONS SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ON CURVES ARE ARC DISTANCES ON DRAWING AND CHORD DISTANCES IN THE CURVE TABLE.

Roger W. Claus 03-30-05
DATE:

ROGER W. CLAUS, REG. SURVEYOR 6456
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

STATE OF OHIO
ROGER W. CLAUS
S-6456
REGISTERED
PROFESSIONAL SURVEYOR

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5 USED AS NORTH 85°57'06" WEST.

PERTINENT DOCUMENTS

(1) ALL DEEDS AS SHOWN.
(2) COUNTY TAX MAPS.
(3) U.S.G.S. QUAD. MAP "GRATIOT"
(4) THREE SURVEY PLATS BY WAYNE A. KNISLEY
(5) SURVEY PLAT BY SCOTT A. ENGLAND
(6) TWO SURVEY PLATS BY CHARLES R. HARKNESS
(7) FORMER U.S.G.S. QUAD. MAP. "GRATIOT"
(8) 1875 MADISON TOWNSHIP MAP
(9) 1875 TO 1900 TAX MAP
(10) TWO SURVEY PLATS BY CLAUS SURVEYING

⊗ = FENCE POST FOUND
⊗ = GAS LINE MARKER POST
⊠ = 1" IRON PIPE FOUND
△ = 3/4" IRON PIPE FOUND
◉ = 5/8" IRON PIN FOUND CAPPED "CLAUS 6456".
○ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456".
◎ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456"
• = 5/8" IRON PIN FOUND UNCAPPED.
▣ = " IRON PIN FOUND CAPPED "
◉ = 5/8" IRON PIN FOUND CAPPED "KNISELY 7231"
▲ = " IRON PIN FOUND CAPPED "
= CONCRETE MONUMENT FOUND
⊞ = MARKED STONE FOUND.
□ = UN-MARKED STONE FOUND
+ = SURVEY ANGLE POINT
▲ = RAILROAD SPIKE SET
◉ = RAILROAD SPIKE FOUND.
= TREE WITH WIRE FOUND
—— = EXISTING PROPERTY LINES
-x-x- = FENCE EVIDENCE FOUND
▬▬ = LINES OF THIS SURVEY
--G-- = GAS LINE

DESCRIPTION OF 148.473 ACRES

Situated in the State of Ohio, County of Perry, Township of Madison, being in the south half of Section 5, Range 15 West, Township 17 North, of "The Congress Lands East of The Scioto River 1795-1802", being part of the land as conveyed to William F. Hurdle by Official Records Volume 319, Page 244 of the Perry County Recorder's Office, and being bounded and described as follows:

Beginning at an iron pin set at the center of Section 5 (Note: Reference bearing on the north line of the southwest quarter of Section 5 used as South 86°08'38" East.);

Thence, from said Point of Beginning and running with the east line of the southwest quarter of Section 5, South 03°07'27" West a distance of 355.16 feet to an iron pin set at the southwest corner of a 21.83 acres tract as conveyed to Searl F. Krofft Living Trust by Tract One of Official Records Volume 103, Page 899 of the Perry County Recorder's Office;

Thence, with the south line of said Krofft property, South 85°34'20" East a distance of 1,747.54 feet to a 5/8" iron pin found capped "Knisely 7231" at the northwest corner of a 30.04 acres tract as conveyed to Searl F. Krofft Living Trust by Tract Three of Official Records Volume 103, Page 899 of the Perry County Recorder's Office, passing through three iron pins set at distances of plus 637.57 feet, plus 1,602.32 feet, and plus 1,702.32 feet, respectively, and passing over the centerline of County Road No. 34 (Cooper Mill Road) at a distance of plus 1,732.32 feet;

Thence, with the west line of said Krofft property, South 03°02'40" West a distance of 600.00 feet to an iron pin set on the north side of an existing driveway;

Thence, running along the north side of said existing driveway, North 85°34'20" West a distance of 33.86 feet to a point in the centerline of County Road No. 34 (Cooper Mill Road);

Thence, with the centerline of County Road No. 34, the following nine courses:

(1) South 14°30'43" West a distance of 20.18 feet to a point;

(2) Thence South 32°26'45" West a distance of 67.41 feet to a point;

(3) Thence South 51°31'06" West a distance of 45.55 feet to a point;

(4) Thence South 61°21'11" West a distance of 118.57 feet to a point;

(5) Thence South 65°58'15" West a distance of 201.04 feet to a point;

(6) Thence South 70°56'54" West a distance of 117.14 feet to a point;

(7) Thence South 74°17'22" West a distance of 225.93 feet to a point;

(8) Thence South 74°10'43" West a distance of 748.20 feet to a point;

(9) Thence South 76°29'40" West a distance of 288.46 feet to a point at the southeast corner of a 0.1375 acres tract (0.161 acre measured) as conveyed to The Trustees of Aposiate Reformed Church of Lanathan Creek by Deed Volume "W", Page 470 of the Perry County Recorder's Office;

Thence, leaving the road with the east line of said cemetery, North 10°50'42" West a distance of 236.05 feet to an iron pin set in the west line of the southeast quarter of Section 5, passing through an iron pin set at a distance of plus 27.91 feet;

Thence, with the north line of a 1.256 acres cemetery (no deed found), North 86°50'26" West a distance of 247.50 feet to an iron pin set, passing through a 5/8" iron pin found at a distance of plus 14.04 feet and passing through an iron pin set at a distance of plus 206.48 feet, respectively;

Thence, with the west line of a 1.256 acres cemetery (no deed found), South 16°44'02" East a distance of 297.58 feet to an iron pin set;

Thence South 51°01'57" East a distance of 46.26 feet to a point in the centerline of County Road No. 34 (Cooper Mill Road);

Thence, with the centerline of County Road No. 34, the following five courses:

(1) Thence South 48°07'17" West a distance of 29.53 feet to a point;

(2) Thence South 33°39'42" West a distance of 26.24 feet to a point;

(3) Thence South 33°43'04" West a distance of 400.07 feet to a point;

(4) Thence South 34°02'45" West a distance of 668.90 feet to a point;

(5) Thence South 27°10'07" West a distance of 88.46 feet to a point in the centerline intersection with Township Road No. 30;

Thence, with the centerline of Township Road No. 30, the following eighteen courses:

(1) North 82°58'59" West a distance of 163.22 feet to a point;

(2) Thence North 74°29'20" West a distance of 52.87 feet to a point;

(3) Thence North 58°00'05" West a distance of 69.17 feet to a point;

(4) Thence North 45°58'46" West a distance of 155.00 feet to a point;

(5) Thence North 43°11'40" West a distance of 154.08 feet to a point;

(6) Thence North 44°45'40" West a distance of 190.59 feet to a point;

(7) Thence North 48°34'34" West a distance of 54.03 feet to a point;

(8) Thence, continuing, North 48°34'34" West a distance of 53.00 feet to a point at the east corner of a 26.00 acres tract as conveyed to Scott and Mary Heidenreich by Official Records Volume 300, Page 350 of the Perry County Recorder's Office, being located for reference North 25°59'30" East a distance of 35.69 feet from a 5/8" iron pin found capped Knisely 7231";

(9) Thence North 48°02'28" West a distance of 137.62 feet to a point;

(10) Thence, with a curve to the left, having a radius of 281.11 feet, an arc length of 158.15 feet, a chord bearing of North 64°09'28" West a chord distance of 156.07 feet to a point;

(11) Thence North 80°16'28" West a distance of 121.32 feet to a point;

(12) Thence, with a curve to the right, having a radius of 277.61 feet, an arc length of 230.49 feet, a chord bearing of North 56°29'20" West a chord distance of 223.93 feet to a point at the northeast corner of said Heidenreich property, being located for reference South 85°54'32" East a distance of 40.88 feet from a 5/8" iron pin found capped Knisely 7231";

(13) Thence North 24°57'22" West a distance of 43.16 feet to a point;

(14) Thence North 11°50'15" West a distance of 78.07 feet to a point;

(15) Thence North 03°25'22" West a distance of 86.94 feet to a point;

(16) Thence North 13°31'11" East a distance of 542.60 feet to a point at the southeast corner of a 5.46 acres tract as conveyed to Eugene Richard Testamentary Trust by Official Records Volume 290, Page 2105 of the Perry County Recorder's Office, being located for reference South 86°17'23" East a distance of 30.24 feet from an iron pin set;

(17) Thence North 11°12'01" East a distance of 399.61 feet to a point;

(18) Thence North 00°38'59" West a distance of 194.34 feet to a point at the southeast corner of a 3.51 acres tract as conveyed to Shirley A. Hoover by the Second Parcel of Deed Volume 253, Page 513 of the Perry County Recorder's Office;

Thence, leaving the road with the east line of said Hoover property, North 02°20'00" East a distance of 790.05 feet to a marked stone found in the north line of the southwest quarter of Section 5, passing through two iron pins set at distances of plus 51.00 feet and plus 424.00 feet, respectively;

Thence, with the quarter section line, South 86°08'38" East a distance of 1,940.57 feet to The Point of Beginning, passing through two iron pins set at distances of plus 655.00 feet and plus 1,250.00 feet, respectively;

Containing 148.473 acres, more or less, of which:
106.775 acres are in the southwest quarter of Section 5,
41.698 acres are in the southeast quarter of Section 5.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 34.

Subject to the right-of-way of Township Road No. 30.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of the southeast quarter of Section 5 used as North 85°57'06" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of February 22, 2005; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 319, Page 244
Reference deeds: Deed Volume 231, Page 63 and Deed Volume 182, Page 368

SURVEY PLAT FILE: 050207 - 5

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