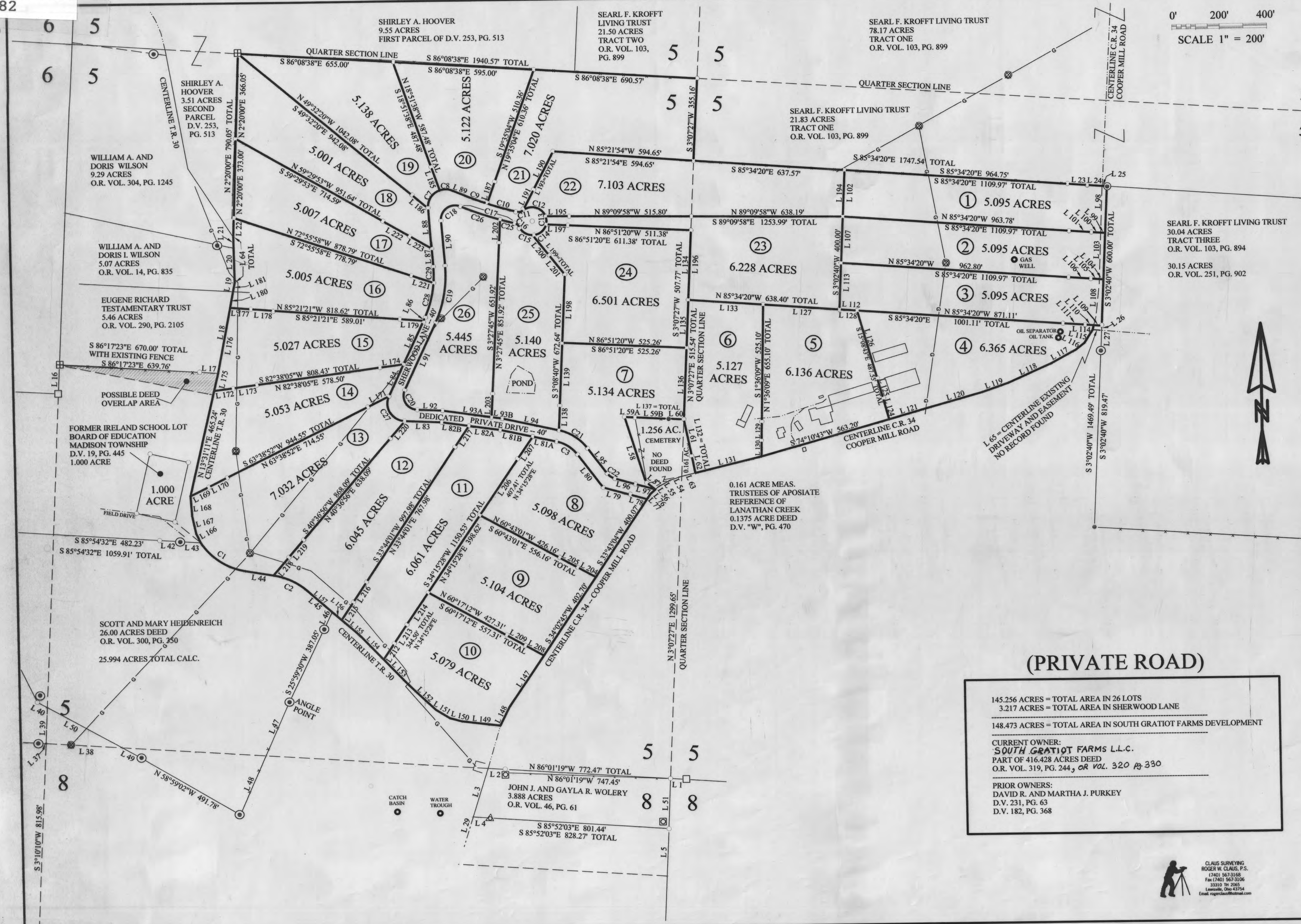
Instrument
200500001946
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
04-15-2005 At 10:27 am.
PLAT 259.28

PLAT CABINET 5, SLIDE 236
SLOT 382

SURVEY PLAT FOR SOUTH GRATIOT FARMS DEVELOPMENT

SHEET 3 OF 3

SCALE 1" = 200'



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".

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

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.

- = 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
- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY
- = GAS LINE

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

(PRIVATE ROAD)

145.256 ACRES = TOTAL AREA IN 26 LOTS
3.217 ACRES = TOTAL AREA IN SHERWOOD LANE

148.473 ACRES = TOTAL AREA IN SOUTH GRATIOT FARMS DEVELOPMENT

CURRENT OWNER:
SOUTH GRATIOT FARMS L.L.C.
PART OF 416.428 ACRES DEED
O.R. VOL. 319, PG. 244, OR VOL. 320 PG 330

PRIOR OWNERS:
DAVID R. AND MARTHA J. PURKEY
D.V. 231, PG. 63
D.V. 182, PG. 368

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

CLAUS SURVEYING
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SURVEY PLAT FILE: 050207 - 6