PB 5 PG 247
Slot 393

(AMENDED)
BEAVER HOLLOW SUBDIVISION

LEGAL DESCRIPTION:

Being a tract of land that is now or formerly in the name of Countrytyme Grove City, Ltd., as recorded in Official Record _____, Page _____ of the Perry County Recorder's Office, said tract being situated in the southeast quarter of Section 29, T-16-N, R-15-W, Clayton Township, Perry County, State of Ohio and being more particularly described as follows:

Beginning for reference on a point located on the northeast corner of the southeast quarter of Section 29, said point bears, NOrth 16° 06' 35" East a distance of 2.52 feet from a found 5/8" iron pin (bent);

Thence along the east line of Section 29, South 04° 19' 34" West, passing a 5/8" iron pin with a plastic identification cap found stamped "TCW-6465" at 1395.24 feet, going a total distance of 1420.24 feet to a iron spike set (60 penny nail) in the center of County Road 38, said iron spike being the principal place of beginning of the tract herein described;

Thence leaving t he center of County Road 48 and continuing along the east line of Section 29, South 04° 19' 34" West, passing a 5/8" iron pin with a plastic identification cap set stamped "SHARRETT-8019" at 20.00 feet, going a total distance of 494.40 feet to a 5/8" iron pin found on the property line of the State of Ohio;

Thence leaving the east line of Section 29 and along the property line of the State of Ohio the following three (3) courses:
1) North 86° 47' 16" West a distance of 637.80 feet to a 5/8" iron pin with a plastic identification cap set stamped "SHARRETT-8019",
2) North 31° 42' 47" West a distance of 898.13 feet to a 5/8" iron pin with a plastic identication cap set stamped "SHARRETT-8019", and;
3) North 58° 40' 46" West a distance of 350.13 feet to a 5/8" iron pin found on the southeast corner of a 25.150 acre tract (Offical Record 261, Page 2470);

Thence along the property line of the 25.150 acre tract the following two (2) courses:
1) North 00° 01' 39" West a distance of 449.07 feet to a 5/8" iron pin found, and;
2) North 51° 42' 13" East, passing a 5/8" iron pin found 1t 199.64 feet, going a total distance of 242.85 feet to a railroad spike found in the center of County Road 48;

Thence along the center of County Road 48 the following five (5) courses:
1) South 38° 22' 47" East a distance of 411.63 feet to a point,
2) With a curve to the left, having a radius of 1158.43 feet, a arc length of 237.93 feet and a chord bearing and distance of South 44° 18' 30" East, 461.07 feet to a point,
3) South 50° 11' 32" East a distance of 461.07 feet to a point,
4) With a curve to the left, having a radius of 1762.95 feet, a arc length of 338.51 feet and a chord bearing and distance of South 55° 41' 34" East, 337.99 feet to a point, and;
5) South 61° 11' 37" East a distance of 228.34 feet to the principal place of beginn, containing 22.849 acres more or less and being subject to the right of way of County Road 48 and all other legal easements of record.

All bearing based on the east line of Section 29 being, South 04° 19' 34" West and are to be used to denote angles only.

LOCATION MAP

OWNER'S STATEMENT:

OWNER: Countrytyme Grove City, Ltd. 1660 Gateway Circle, Grove City, Ohio 43123
DEVELOPER: Same
SURVEYOR: Paul Sharrett (P.S., P.S. Surveying), 14 South Paint Street (Suite 24), Chillicothe, Ohio 45601
STATEMENTS: Situated in the southeast quarter of Section 29, T-16-N, R-15-W, Clayton Township, Perry County, State of Ohio and being a tract of land in the name of Countrytyme Grove City, Ltd. as recorded in Official Record _____, Page _____.

The undersigned, Eric Thomas (President) for Countrytyme Grove City, Ltd., does hereby certify that the attached plat correctly represents "Beaver Hollow Subdivision", a subdivision of Lots 1 to 5 inclusive with Common Drives and dies hereby accept this plat.
The undersigned further agree that conformity with existing valid zoning, platting, health or other lawful regulations of the State of Ohio and County of Perry for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Eric Thomas (President) hereunto set his hand this 30th day of November, 2005.

Kristi M. Dague — ~~Owner~~ President
Witnesses
Kristi M. Dague — ERIC THOMAS
Printed Name — Printed Name

STATE OF OHIO, COUNTY OF FRANKLIN
Before me, a Notary Public, in and for said county, personally came Eric Thomas, President of Countrytyme Grove City, Ltd., who acknowledged the signing of the forgoing instrument to be his voluntary act and deed.
In witness whereof, I have hereunto set my hand and affixed my official seal this 30th day of November, 2005.

Kristi M. Dague — Franklin
Notary Public — County
My Commission Expires May 3, 2008

NOTARIAL SEAL STATE OF OHIO
KRISTI M DAGUE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
MAY 3, 2008

SURVEYORS STATEMENT:

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 06th day of September, 2005 and that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary except as shown.

Paul Sharrett
Professional Surveyor No. 8019

COVENANTS & RESTRICTIONS:

SEE RECORDED DOCUMENT: OFFICIAL RECORD 325, PAGE 2453 OF THE THE PERRY COUNTY RECORDER'S OFFICE.

AMENDING SLOT # 387 & 388
PLAT BOOK 5 PAGE 241 & 242

APPROVALS:

Mathematically approved this 15 day of Dec, 2005
By: _____ Perry County Engineer's Office

Approved this 13th day of January, 2006
By: Paul K Monts P.S. Perry County HEALTH DEPT.

Approved this 15 day of December, 2005
By: _____ Perry County Planning Commission

Approved this _____ day of _____, 20__

Perry County Commissioners:
Donnie Wood
Fred Shriner

Transferred on tax duplicate this 13th day of January, 2006
By: _____ 1/13/2006 12:25PM
Perry County Auditor

Filed for record this 19 day of JAN, 2006 at 10:30 AM
Recorded this 19 day of JAN., 2006 in Plat Cabinet 5 at page 247 & 248
File No. 295 Fee 172.80
SLOT # 393 + 394
Barbara J. Fox
Perry County Recorder

200600000295
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
01-19-2006 At 10:30 am.
PLAT 172.80

P.S. PS SURVEYING
740-775-3548
800-848-3548
• LOTS • FARMS • SUBDIVISIONS • CONSTRUCTION
PROFESSIONAL SURVEYING
PLANNING & DEVELOPMENT
CHILLICOTHE, OHIO 45601

STATE OF OHIO
SHARRETT
S-8019
PROFESSIONAL SURVEYOR

BEAVER HOLLOW SUBDIVISION
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29,
T-16-N, R-15-W, CLAYTON TOWNSHIP, PERRY COUNTY,
STATE OF OHIO

FILENAME: EGPT / PE0501-02.DWG

JOB	DRAWN	DATE	REVISIONS
	P.R.S.	9-8-05	11-23-05

SHEET 1/2

PB 5 Pg 247
Slot 393

PB 5 PG 247
Slot 393

PB 5 PG 247
Slot 393