

OWNERS DEDICATION:

Situated in Reading Township, Section 36, Township 17, Perry County, Ohio. Containing 95.500 acres and being the same tract as conveyed to Countrytime Grove City, Ltd., and described in the deed recorded in Official Record 335, Page 1474, Perry County, Ohio.

The undersigned hereby certify that the attached plat correctly represents their property, a subdivision of LOTS 1 to 13 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 and easements as shown hereon. The undersigned further agree 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:

James L. Wilcox, Manager of Countrytime Grove City, Ltd. Date 12-1-06
James L. Wilcox, Manager of Countrytime Grove City, Ltd. Date 12-1-06
James L. Wilcox, Chairman of Gallopway Land Company Date 11-28-06

WITNESSES:

Patricia A. Householder Date 11-28-06
Patricia A. Householder Date 11-28-06

STATE OF OHIO, PERRY COUNTY:

Be it remembered that on this 28th day of November 2006, personally came the said James L. Wilcox to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

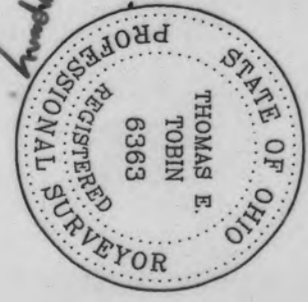
My Commission Expires August 1, 2009
Patricia A. Householder
Notary Public in and for Perry County, Ohio



CERTIFICATION OF SURVEYOR:

I hereby certify that this plat represents a true and complete survey made by me, or under my supervision, on August 23, 2006, 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.

Thomas E. Tobin, P.S. 6363 Date 11-11-06
James L. Wilcox, Manager of Countrytime Grove City, Ltd.
James L. Wilcox, Manager of Countrytime Grove City, Ltd.
James L. Wilcox, Chairman of Gallopway Land Company



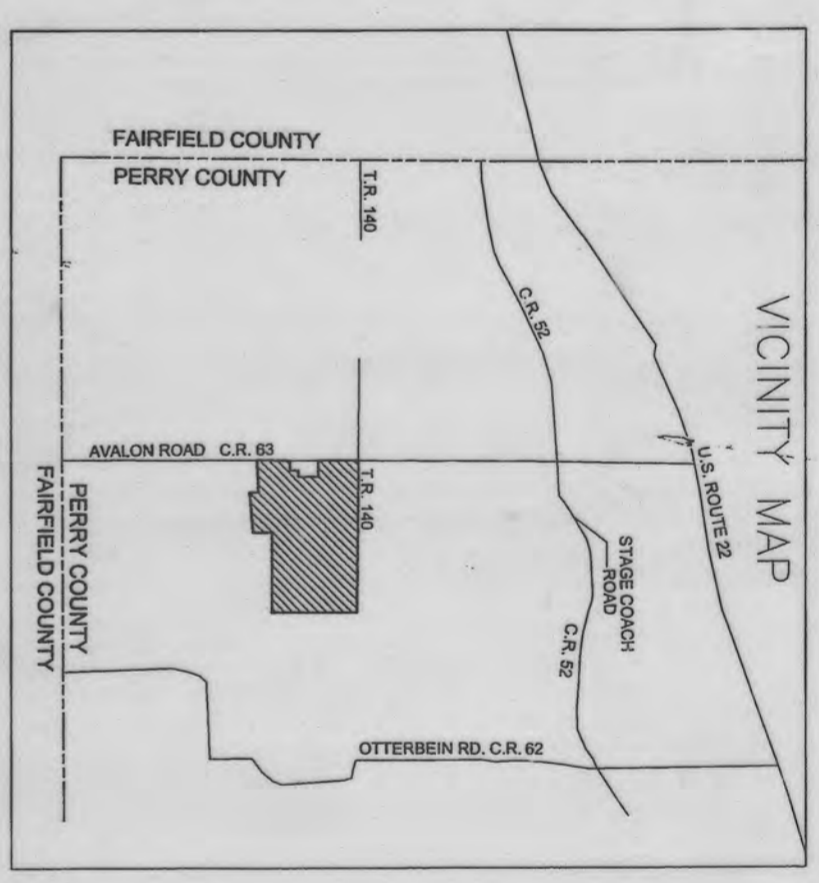
STATE OF OHIO
PERRY COUNTY
READING TOWNSHIP
TOWNSHIP 17
RANGE 17
SECTION 36

Description of 95.500 Acres

Situated in the State of Ohio, County of Perry, Township of Reading, Township 17, Range 17, Section 36.

Being the remainder of the 20 acre tract and the 25 acre tract described in official record 44, page 919, and all of the 60 acre tract described in official record 30, page 609, and the remainder of the 6,687 acre tract described in official record 47, page 691, to Donald A. Palmer, and being more fully described as follows:

- Beginning at a PK nail found in the centerline intersection of Township Road 140 and Avalon Road, said point also being the northwest corner of the aforementioned 20 acre tract and the northwest corner of Section 36;
thence with Township Road 140 and the north line of Section 36, South 89 degrees 45'46" East a distance of 2669.57 feet to a point, said point being the northeast corner of the aforementioned 60 acre tract;
thence South 00 degrees 08'05" West, passing a 5/8 inch rebar found at 20.70 feet, a total distance of 1388.13 feet to a 5/8 inch rebar found at the southeast corner of said 60 acre tract;
thence with the south line of said 60 acre tract South 89 degrees 57'50" West a distance of 1383.55 feet to a stone found at the northeast corner of the aforementioned 25 acre tract;
thence South 00 degrees 23'42" East a distance of 508.76 feet to a 5/8 inch rebar set at the northwest corner of a 10,689 acre tract described in official record 301, page 1676;
thence South 89 degrees 07'42" West a distance of 780.72 feet to a 5/8 inch rebar found at the southeast corner of a 2,695 acre tract described in official record 321, page 2488;
thence North 00 degrees 00'45" West a distance of 242.27 feet to a 5/8 inch rebar found at the northeast corner of said 2,695 acre tract;
thence South 88 degrees 24'41" West a distance of 506.56 feet to a 5/8 inch rebar found at the northwest corner of said 2,695 acre tract and on the west line of Section 36;
thence North 00 degrees 00'00" East a distance of 335.26 feet to a 5/8 inch rebar set at the southwest corner of Pisgah Cemetery (0.537 acres) described in deed volume 3, page 381;
thence North 89 degrees 15'34" East a distance of 120.50 feet to a 5/8 inch rebar set at the southeast corner of said cemetery;
thence North 00 degrees 00'00" East a distance of 191.29 feet to a 5/8 inch rebar set at the northeast corner of said cemetery;
thence South 88 degrees 00'53" East a distance of 96.62 feet to a 3/4 inch solid iron pin found at the southeast corner of a 1,978 acre tract described in official record 205, page 912;
thence North 00 degrees 02'00" West a distance of 401.26 feet to a 1 1/4 inch iron pipe found at the northeast corner of said 1,978 acre tract;
thence South 89 degrees 47'47" West, passing a 5/8 inch rebar found at 183.95 feet, a total distance of 216.82 feet to a point in Avalon Road and at the northwest corner of said 1,978 acre tract;
thence North 00 degrees 00'00" East a distance of 784.87 feet to the point of beginning, containing 95.500 acres, and being subject to all legal easements, restrictions and rights-of-way of record.
Bearings are based on the west line of Section 36, being North 00 degrees 00'00" East by previous surveys. Rebars set are 5/8 inch by 30 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.



APPROVAL BY COUNTY COMMISSIONERS:

Approved and accepted this 20th day of November 2006. The streets, roads, etc., herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Donna Lebar 11-22-06
Tad Spurr 11-22-06

Perry County Commissioners Date 11-22-06

APPROVAL BY COUNTY ENGINEER:

This plat is hereby approved as of 11/22/06. However, streets are not accepted until inspected and approved.

11/22/06
Perry County Engineer Date 11/22/06

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.

11/22/06
Perry County Health Commissioner Date 11/22/06

COUNTY RECORDER:

I hereby certify that this plat was filed for recording on Dec 8 2006 at 10:38 am and that it was recorded on Dec 8 2006 in Volume 5 Page 418 plat records of Perry County, Ohio Fee \$ 24.40 419 Slot 426, 427

Barbara J. Fox 12-8-06
Perry County Recorder Date 12-8-06

COUNTY AUDITOR:

I hereby certify that the land described by this plat was transferred on 11/22/06

11/22/06
Perry County Auditor Date 11/22/06

TOWNSHIP CLERK OR ZONING INSPECTOR:

This plat is consistent with the current READING TOWNSHIP Zoning Resolution.

11-13-2006
Township Clerk or Zoning Inspector Date 11-13-2006

See Or vol 339 ps 1467
339 ps 1470
AVALON MEADOWS SUBDIVISION

SIGNATURE SHEET SHEET 1 OF 2

