

KING FAMILY SUBDIVISION

PLAT OF SURVEY

BEING A PART OF THE EAST HALF OF SECTION #17, TOWNSHIP 15 NORTH, RANGE 15 WEST, CONGRESS LANDS, PIKE TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF THE KING FAMILY LAND COMPANY, INC. OF OFFICIAL RECORD BOOK 203, PAGE 778 OF THE PERRY COUNTY RECORDER.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- PIKE TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO.

NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

CERTIFICATION OF SURVEYOR

I CERTIFY THAT, UNDER THE DIRECTION OF THE "KING FAMILY LAND COMPANY, INC.", OWNERS OF THE REAL ESTATE SHOWN HEREON, RECORDED IN OFFICIAL RECORD BOOK 203, PAGE 778, I SURVEYED AND PLATTED A TOTAL OF 34.035 ACRES INTO 8 PARCELS, WHICH WILL BE LOT #1 TO LOT #8 INCLUSIVE. ALL ACRES OF SAID "LOTS" IS FIGURED FROM THE APPROXIMATE CENTERLINE OF 60.00 FEET WIDE, COUNTY ROAD #83 (A.K.A. CEMETERY ROAD) AND OR, 60.00 FEET WIDE, COUNTY ROAD #7 (A.K.A. DUTCH RIDGE ROAD). ALL "LOTS" OF THIS SUBDIVISION HAVE A MINIMUM OF 235.00 FEET OF PUBLIC ROAD FRONTAGE. THE DIMENSIONS OF ALL "LOTS" SHOWN HEREON ARE IN FEET AND DECIMAL PARTS OF FEET. ALL SURVEY MONUMENTATION (i.e. SURVEY IRON PINS SET AND FOUND) SHOWN HEREON WILL BE USED FOR CONTROL OF FUTURE SURVEYS.

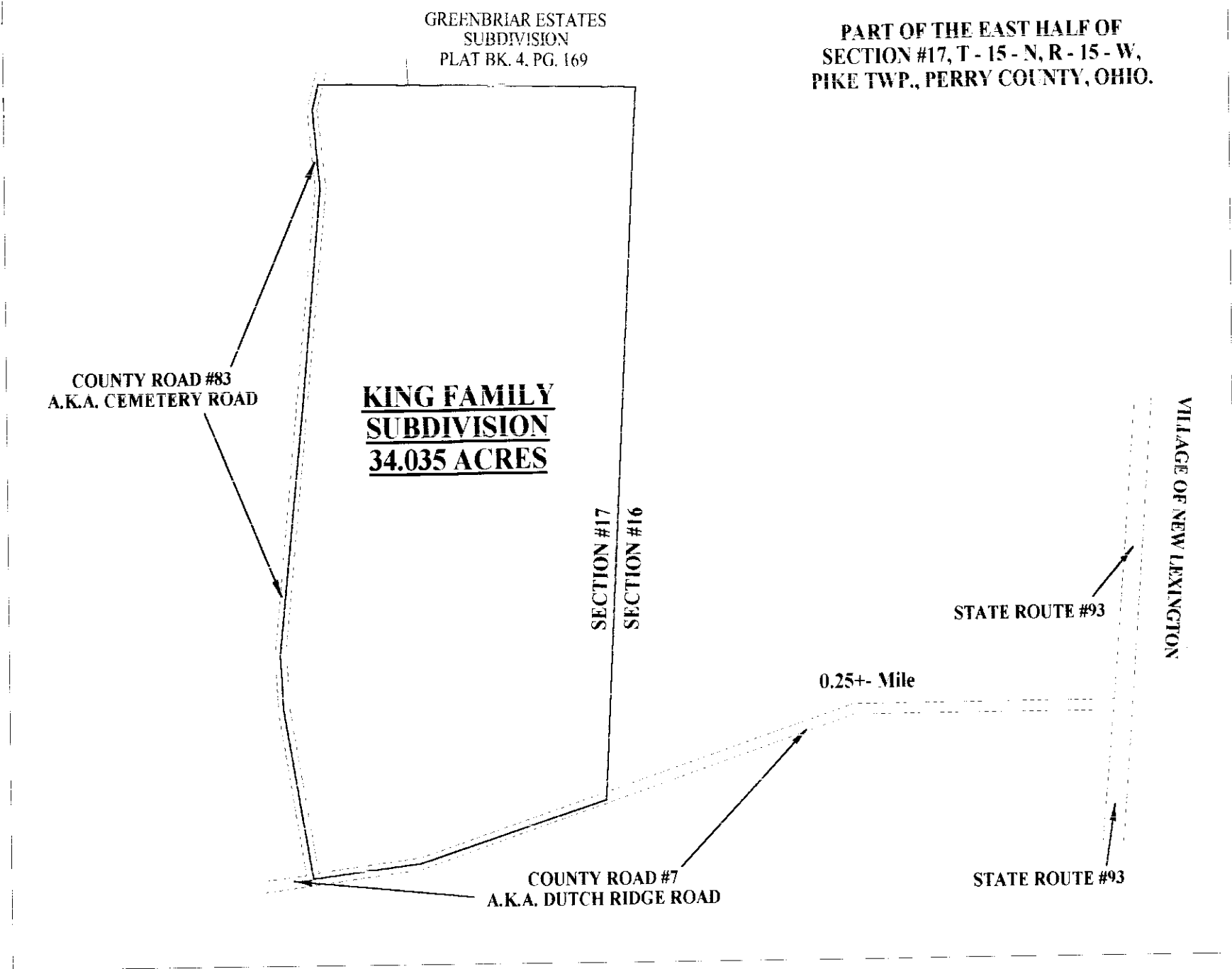
Wayne A. Knisley
WAYNE A. KNISLEY
OHIO PROFESSIONAL SURVEYOR #7231

THIS SUBDIVISION, LOT #1 THRU LOT #8, IS NOT IN A FLOOD HAZARD AREA. SEE FLOOD HAZARD MAP #390778 0070 C, EFFECTIVE DATE: SEPTEMBER 27, 1991.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION #17 AS BEING S 3° 52' 30" W. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

VICINITY MAP { not to scale }



DEDICATION

I, THE UNDERSIGNED, MICHAEL F. KING, A MANAGING MEMBER OF THE "KING FAMILY LAND COMPANY, INC." OF OFFICIAL RECORD BOOK 203, PAGE 778 HEREBY CERTIFY THAT I HAVE CAUSED THE "KING FAMILY LAND COMPANY, INC." PROPERTY TO BE SURVEYED AND PLATTED INTO LOTS AND COMMON USE AREAS AS SHOWN. THAT SAID LOTS HAVE BEEN NUMBERED #1 TO #8 INCLUSIVE. THAT THE SUBDIVISION HAS BEEN NAMED "KING FAMILY SUBDIVISION". RESTRICTIVE COVENANCES IN THIS SUBDIVISION ARE RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ AND SHALL APPLY TO ALL FUTURE OWNERS OF ANY LOT OF LOTS IN THIS SUBDIVISION WHETHER SPECIFIED IN EACH INDIVIDUAL CONVEYANCE OR NOT.

Michael F. King
MICHAEL F. KING
MANAGING MEMBER

Ellen C. Harris
ELLEN C. HARRIS
WITNESS
Rebecca J. Smith
REBECCA J. SMITH
WITNESS

PROPERTY DESCRIPTION

"KING" FAMILY LAND COMPANY, INC. (34.035 ACRES)

BEING A PART OF THE EAST HALF OF SECTION #17, TOWNSHIP 15 NORTH, RANGE 15 WEST, CONGRESS LANDS, PIKE TOWNSHIP, PERRY COUNTY, OHIO ALSO BEING THE PROPERTY OF THE "KING FAMILY LAND COMPANY, INC." OF OFFICIAL RECORD BOOK 203, PAGE 778 OF THE PERRY COUNTY RECORDER. BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #17 [ALSO BEING THE NORTHWEST CORNER OF A CERTAIN 1.04 - ACRE PARCEL OF THE PROPERTY OF DOUGLAS W. AND CONNIE K. KING OF OFFICIAL RECORD BOOK 298, PAGE 2042]; THENCE S 3° 52' 30" W 248.34' IN THE MID LINE OF SECTION #17, TO A POINT IN THE EXISTING PAVEMENT OF COUNTY ROAD #7; A.K.A. DUTCH RIDGE ROAD; AND IN THE SOUTHWEST CORNER OF "KING 1.04 ACRE PARCEL", PASSING AN EXISTING IRON PIN AT 138.24 FEET; THENCE LEAVING SAID 1.04 ACRE PARCEL, THE FOLLOWING TWO COURSES ARE TO EXISTING P.K. NAILS IN COUNTY ROAD #7; SAID LINE ALSO BEING THE NORTH BOUNDARY OF THE PROPERTY OF THOMAS AND VICKI EDWARDS OF OFFICIAL RECORD BOOK 14, PAGE 301; COURSE #1 = S 58° 37' 50" W 393.90 FEET, COURSE #2 = S 60° 27' 44" W 508.54 FEET TO A POINT AT THE INTERSECTION OF THE APPROXIMATE CENTER OF COUNTY ROAD #83 (A.K.A. CEMETERY ROAD); ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY OF ROBERT AND CONNIE MOTTORN OF OFFICIAL RECORD BOOK 309, PAGE 786; THENCE LEAVING COUNTY ROAD #7, THE FOLLOWING SIX COURSES ARE IN COUNTY ROAD #83: COURSE #1 = N 1° 30' 34" W 424.05 FEET TO AN EXISTING P.K. NAIL, COURSE #2 = N 3° 38' 34" W 98.67 FEET TO AN EXISTING P.K. NAIL, COURSE #3 = N 10° 10' 56" E 567.85 FEET TO AN EXISTING P.K. NAIL, COURSE #4 = N 7° 37' 56" E 710.70 FEET TO AN EXISTING P.K. NAIL, COURSE #5 = N 1° 55' 56" E 215.51 FEET TO AN EXISTING P.K. NAIL, COURSE #6 = N 18° 34' 48" E 83.04 FEET TO A POINT; THENCE LEAVING COUNTY ROAD #83, S 86° 08' 13" E 241.20 FEET, IN THE SOUTH BOUNDARY OF RONALD AND DOROTHY SIDWELL OF DEED BOOK 203, PAGE 562, TO AN EXISTING IRON PIN; PASSING AN IRON PIN SET AT 30.00 FEET; THENCE LEAVING SAID "SIDWELL" PROPERTY, S 86° 22' 43" E 511.56 FEET, IN THE SOUTH LINE OF GREENBRIAR ESTATES OF PLAT BOOK 4, PAGE 169, TO AN EXISTING IRON PIN; PASSING AN EXISTING IRON PIN AT 344.00 FEET; THENCE LEAVING SAID "GREENBRIAR ESTATES", S 3° 52' 30" W 1313.40 FEET, IN THE WEST BOUNDARY OF DUSTY DRILLING AND PRODUCTION CORP. OF OFFICIAL RECORD BOOK 106, PAGE 881, OFFICIAL RECORD BOOK 112, PAGE 74, TO AN EXISTING IRON PIN; AND THE PLACE OF BEGINNING OF THIS 34.035 ACRES PARCEL, PASSING IRON PINS SET AT 250.33 FEET, 496.23 FEET, 732.91 FEET, 960.56 FEET AND 1178.65 FEET; THE TRACT AS DESCRIBED CONTAINS 34.035 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. THE RIGHT OF WAY WIDTHS OF COUNTY ROAD #7 AND COUNTY ROAD #83 IS 60.00 FEET THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON SEPTEMBER 25, 2006.

SPECIAL NOTES PERTAINING TO FUTURE DRIVEWAYS or NEW DRIVEWAYS TO BE CONSTRUCTED ON THE "KING FAMILY SUBDIVISION"

- 1- ALL FUTURE DRIVEWAYS (to be constructed) IN THE "KING FAMILY SUBDIVISION" SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF AND THROUGH THE ORDERS OF THE PERRY COUNTY ENGINEER (HIGHWAY DEPARTMENT).
- 2- THE GEOGRAPHIC LOCATION OF ALL NEW DRIVEWAYS AND FUTURE DRIVEWAYS SHALL BE REGULATED THROUGH THE OFFICE OF THE PERRY COUNTY ENGINEER (HIGHWAY DEPARTMENT).
- 3- IN SOME CASES, THERE WILL BE A NEED FOR SHARED DRIVEWAYS IN THE "KING FAMILY SUBDIVISION". SHARED DRIVEWAYS TO BE CONSTRUCTED WILL BE IMPLEMENTED TO PROTECT THE SAFETY, THE HEALTH AND THE WELFARE OF ALL INDIVIDUALS THAT TRAVEL COUNTY ROAD #7; A.K.A. DUTCH RIDGE ROAD; COUNTY ROAD #83 (A.K.A. CEMETERY ROAD) AND ALL INDIVIDUALS THAT INGRESS AND EGRESS THE "KING FAMILY SUBDIVISION".
- 4- ALL SHARED DRIVEWAYS IN THIS "SUBDIVISION" SHALL HAVE A WRITTEN MAINTENANCE AGREEMENT. SAID "MAINTENANCE AGREEMENT" SHALL BE RECORDED IN THE OFFICE OF THE PERRY COUNTY RECORDER. RULES AND REGULATIONS OF SAID "MAINTENANCE AGREEMENT" WILL RUN WITH THE LAND. ALL CURRENT LOT OWNERS AND FUTURE LOT OWNERS OF SAID DRIVEWAYS WILL BE BOUND TO AND MUST BE IN COMPLIANCE WITH SAID "MAINTENANCE AGREEMENT CONTRACT".

THE ENGINEERING DEPARTMENT OF THE PERRY COUNTY ENGINEER, PERRY COUNTY, OHIO HEREBY APPROVES THE LAYOUT OF THIS "KING FAMILY SUBDIVISION" THIS 19 DAY OF Feb 2007

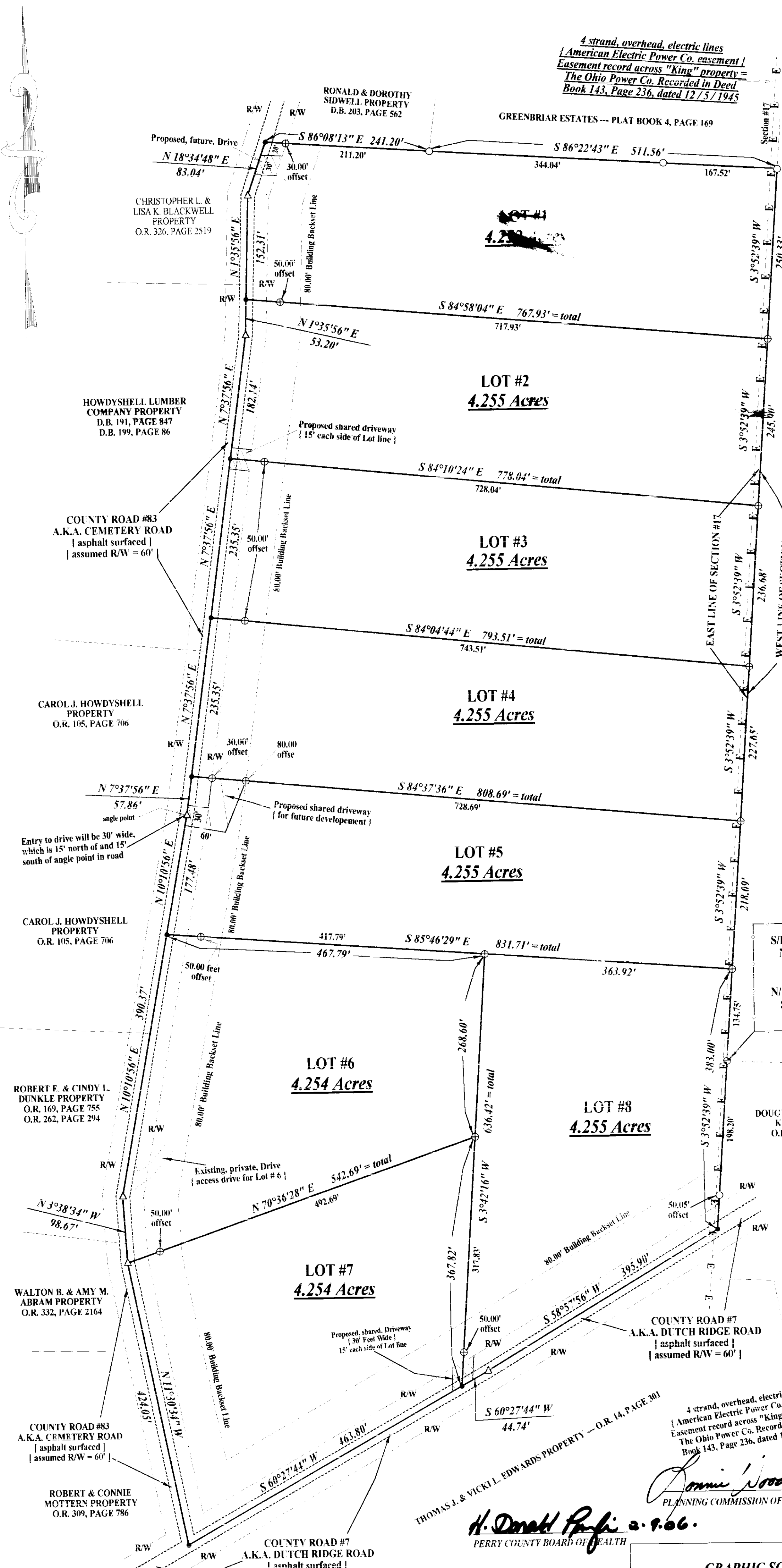
ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED, MICHAEL F. KING, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY DID SIGN THE SAID INSTRUMENT AS THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SUBSCRIBED MY NAME AND AFFIX MY SEAL.

Rebecca J. Smith
REBECCA J. SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-28-10

Rebecca J. Smith
REBECCA J. SMITH
Notary Public, State of Ohio
My Commission Expires February 28, 2010



GRAPHIC SCALE
1 INCH = 100 FEET

100'	100'	100'
300'		

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- △ EXISTING P.K. NAIL
- POINT (nothing set)

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 FAX: 743-2660
Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P.S. #7231
DATE: SEPTEMBER 25, 2006

JOB # K200686P

SURVEY FOR: **THE KING FAMILY**

TRANSFERRED DATE: April 3, 1998
AUDITOR, PERRY COUNTY: *Jessica L. Stevenson*
FEE:
ACCEPTED AND APPROVED UNDER SECTION 711.05 OF THE REVISED CODE OF THE STATE OF OHIO, IN THAT A LEAST MINIMUM SPECIFICATIONS FOR SUBDIVISION THOROUGHFARES AND DRAINAGE IN PERRY COUNTY MUST BE MET BEFORE APPLICATION UNDER SECTION 21.091 IS MADE.
Shel Cooper 12-8-06
Ronnie Wood 12-8-06

STATE OF OHIO, PERRY COUNTY
RECEIVED FOR RECORD ON THE 19 DAY OF March 2007 AT 2:47 O'CLOCK
RECORDED
PLAT BOOK 5 PAGE 480 SL 07 # 428
RECORDER (PERRY COUNTY)
FEE: 186.40
DATE 3-19-07 SUBMITTED FOR
ACCEPTANCE AND APPROVAL
Barbara J. Hoover
BARBARA J. HOOPER
CLERK, PERRY COUNTY COMMISSIONERS

PERRY COUNTY COMMISSIONERS

H. Donald Profi 2-9-06
PERRY COUNTY BOARD OF HEALTH