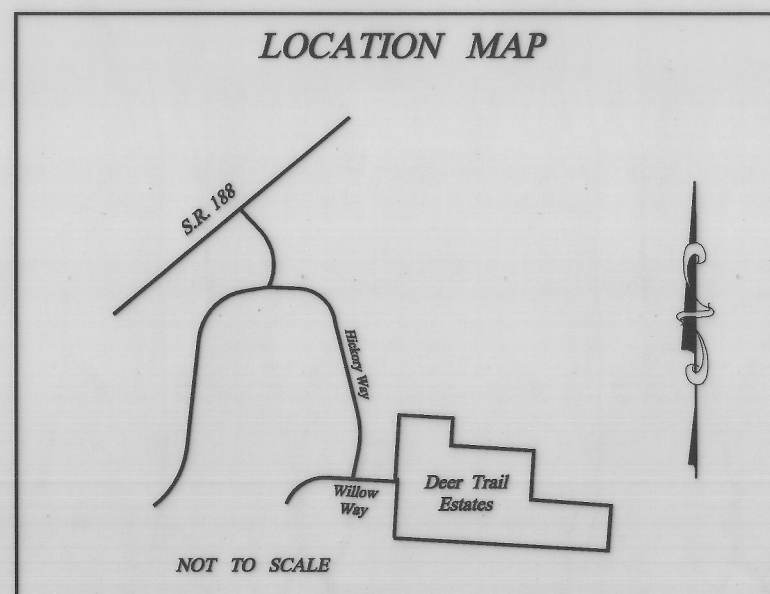


DEER TRAIL ESTATES LOTS 1 thru 9

OWNERS & DEVELOPERS:

Daniel & Ashley Grosse
4480 Cristland Hill Road
Hebron, OH 43025
PH: 928-1200

Part of Parcel No. 390004775100



DESCRIPTION OF 11.215 ACRES

~ DEER TRAIL ESTATES ~ 11.215 ACRES ~ DESCRIPTION

Situated in the State of Ohio, County of Perry, Village of Thornville, T-18-N, R-17-W, Refugee Lands, Lots 9 thru 14, Part of Lot 15 & Part of the vacated Thorn Hill Estates - Section II of Thornville as described in Official Record 378 on Page 633-639 recorded in the Perry County Recorder's Office in New Lexington, OH and better described as follows:

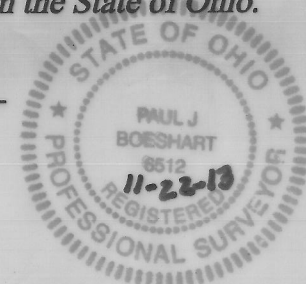
Beginning at the southwest corner of Lot 39 (5/8" I.D. pipe), Thorn Hill Estates (Plat Cabinet 5 Slot 195);
Thence, with the east line of Lot 39, North 3 degrees 38 minutes 10 seconds East, passing an existing 5/8" iron pipe at 242.52 feet, a total distance of 302.52 feet to an existing 5/8" iron pipe;
Thence, with the north line of Willow Way Drive, North 86 degrees 21 minutes 50 seconds West, 12.47 feet to an existing 5/8" iron pipe;
Thence, leaving the said road and following the east line of Lots 88 & 131, North 3 degrees 38 minutes 10 seconds East, 337.70 feet to a set 5/8" iron pin;
Thence, with the south line of Lot 132 of Thorn Hill Addition, South 86 degrees 21 minutes 50 seconds East, 280.00 feet to an existing 5/8" iron pipe;
Thence, South 3 degrees 38 minutes 10 seconds West, 142.64 feet to a set 5/8" iron pin;
Thence, South 86 degrees 21 minutes 50 seconds East, 430.00 feet to a set 5/8" iron pin;
Thence, South 3 degrees 38 minutes 10 seconds West, 256.30 feet to a set 5/8" iron pin;
Thence, South 85 degrees 48 minutes 22 seconds East, 419.31 feet to a set 5/8" iron pin *;
Thence, South 4 degrees 11 minutes 38 seconds West, 235.54 feet to an existing 5/8" iron pipe;
Thence, North 86 degrees 26 minutes 48 seconds West, 1114.53 feet to the point of beginning.

Containing 11.215 Acres and being subject to all legal roads, easements and restrictions of record. All iron pins set are 5/8" x 30" (Re-bar) with a Plastic ID Cap stamped "Boeshart S-6512". North is based on the bearing of the east line of Thorn Hill Estates I (Plat Cabinet 5 Slot 195) as bearing North 3 degrees 38 minutes 10 seconds East.

* = Permanent Monument to be placed once the plat is approved and recorded.

I hereby certify that this plat represents a true and complete survey by me under my supervision in August, 2013, and that all 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.

PAUL J. BOESHART, PLS ~ REG. NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812



DEDICATION and ACKNOWLEDGEMENT

We, the undersigned, being all the owners and lien holders of the land platted herein, do voluntarily consent to the execution of said plat and dedicate the streets hereon, comprising a total of 0.974 acres, to the public use forever.

UTILITY EASEMENTS: Utility easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of utility lines and services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

UTILITY & SANITARY SEWER EASEMENTS: Utility and sanitary sewer easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of utility lines and services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SANITARY SEWER EASEMENTS: Easements designated as Sanitary Sewer Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of utility lines and services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

DRAINAGE EASEMENTS: A Drainage easement is hereby granted for the purpose of construction, operation, reconstruction, usage and maintenance of storm drainage swales, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" hereon including the right to construct, clean, repair keep unobstructed and care for said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for the said purpose. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated on this plat, except those shown on the approved constructions drawings.

"The owners of said lot shall comply with the requirements of the State of Ohio under Ohio Administrative Code (OAC) Chapter 3745-Ohio Environmental Protection Agency regarding on site wastewater and drinking water facilities. Specifically, the owner shall connect to an existing municipal force main sewer and shall obtain site approval to drill a well for the potable water supply. The public drinking water supply system shall be approved by Ohio EPA before it is placed into service."

In witness thereof on this 22nd day of November, 2013.

DANIEL GROSSE - OWNER

ASHLEY GROSSE - OWNER

Bryan J. Bonkowski
Notary Public, State of Ohio
My comm. expires 06-15-18

STATE of OHIO PERRY COUNTY

Be it remembered that on this 22nd day of November, 2013, personally came the said Daniel & Ashley Grosse, to me known, and acknowledged the signing and execution of the forgoing statement to be their voluntary act and deed.

06-15-2018
My Commission Expires

Notary Public in and for Perry County, OH

THORNVILLE VILLAGE MAYOR

Approved and Accepted this 22nd Day of November, 2013.

Mayor, Village of Thornville

APPROVAL BY PERRY COUNTY ENGINEER

This plat is hereby approved as of 22 November, 2013, however, streets are not accepted until inspected and approved.

Perry County Engineer

ZONING INSPECTOR

This Plat is consistent with the current Thornville Zoning Resolution.

Thornville Zoning Inspector

APPROVAL BY COUNTY COMMISSIONERS

Approved and Accepted this 22nd Day of November, 2013.
The road and easements, herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Perry County Commissioner

Perry County Commissioner

Perry County Commissioner

APPROVAL BY VILLAGE ENGINEER

This plat is hereby approved as of November 22, 2013, however, streets are not accepted until inspected and approved.

Thornville Village Engineer

APPROVAL BY THORNVILLE VILLAGE ADMINSTRATOR

This plat is hereby approved as of November 22, 2013, however, Sanitary Sewers are not accepted until inspected and approved.

Thornville Village Administrator

APPROVAL BY THORNVILLE SANITARY

This plat is hereby approved as of November 22nd, 2013, however, sanitary sewers are not accepted until inspected and approved.

Thornville Sanitary

APPROVAL BY THORNVILLE PLANNING COMMISSION

I hereby certify that this plat was approved by the Thornville Planning Commission on November 4, 2013.
This approval becomes void unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

Chairperson, Thornville Planning Commission

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on November 25, 2013.

Perry County Auditor

COUNTY RECORDER

I hereby certify that this plat was filed for recording on 11/25, 2013, and that it was recorded on _____, 2013, in Plat Cabinet 5/5092 Slot 457 of the Plat Records of Perry County, Ohio. Fee: 172.00 512

458
459
460

Perry County Recorder

DEER TRAIL ESTATES LOTS 1 thru 9

Based on Thorn
Hill Subdivision
Plat Cab. 5 Slot 195

STATE of OHIO
PERRY COUNTY
VILLAGE of THORNVILLE
TOWNSHIP 18
RANGE 17
REFUGEE LANDS

PAUL J. BOESHART, P.L.S.
REGISTRATION NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OHIO 43025
Phone: 740-928-4130
Cell: 740-616-0812

0 30 60 120
Scale: 1" = 60'

PAGE 2 of 3
REVISED: November 21, 2013