5-78

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265A

1/2

SOMERSET RIDGE

SUBDIVISION
LEGAL DESCRIPTION

Being a part of the Northwest Quarter of Section 4, Township 16 North, Range 16 West, Reading Township, Perry County, Ohio and being a resurvey of the lands of Capital University, OR 63, Page 557 and being more particularly described as follows:

Beginning, for reference, at a stone found at the northwest corner of Section 4; thence South 00° 00' 00" West 839.997 feet to a point in the centerline of Township Road 70 (which is taken to have a right-of-way of 15 feet each side of the centerline); thence North 73° 55' 22" East 144.797 feet along the lands of William F. and Elizabeth A. Dawson, OR 35, Page 725, to a point in the centerline of 30 feet wide Township Road 70; thence North 67° 36' 57" East 244.863 feet along the lands of William F. and Elizabeth A. Dawson, OR 35, Page 725, to a point in the centerline of Township Road 70; thence North 62° 36' 58" East 119.069 feet along the lands of William F. and Elizabeth A. Dawson, OR 35, Page 725, to a point in the centerline of Township Road 70; thence North 69° 26' 55" East 59.125 feet along the lands of William F. and Elizabeth A. Dawson, OR 35, Page 725, to a point in the centerline of Township Road 70; thence North 83° 39' 02" East 82.124 feet along the lands of William F. and Elizabeth A. Dawson, OR 35, Page 725, to a point in the centerline of Township Road 70; thence North 88° 33' 07" East 303.792 feet along the lands of William F. and Elizabeth A. Dawson, OR 35, Page 725, to a railroad spike found in the centerline of Township Road 70; thence South 01° 10' 17" East 236.054 feet along the lands of Thomas L. and Rosemary Fisher, Volume 249, Page 435, to an iron pin found, passing an iron pin found at 28.002 feet; thence South 83° 45' 39" East 504.252 feet along the lands of Thomas L. and Rosemary Fisher, Volume 249, Page 435, to an iron pin found; thence North 11° 29' 02" East 237.530 feet along the lands of Thomas L. and Rosemary Fisher, Volume 249, Page 435, to a point in the centerline of Township Road 70, passing an iron pin set at 217.530 feet; thence South 80° 15' 37" East 564.820 feet along the lands of William F. and Elizabeth A. Dawson, Volume 238, Page 17 to a railroad spike set at the intersection of Township Road 70 and State Route 757; thence South 00° 25' 57" East 256.959 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of 60 feet wide State Route 757; thence South 01° 31' 16" East 311.969 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of State Route 757; thence South 04° 02' 11" East 200.820 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of State Route 757; thence on a curve to the left 300.293 feet, having a radius of 1648.932 feet, a central angle of 10° 26' 04" and a chord which bears South 11° 12' 28" East 299.878 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of State Route 757; thence on a curve to the left 225.755 feet, having a radius of 888.282 feet, a central angle of 14° 33' 51" and a chord which bears South 24° 48' 33" East 225.186 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of State Route 757; thence on a curve to the right 267.862 feet, having a radius of 770.116 feet, a central angle of 19° 55' 43" and a chord which bears South 20° 47' 22" East 266.514 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of State Route 757; thence on a curve to the left 415.621 feet, having a radius of 697.061 feet, a central angle of 34° 09' 53" and a chord which bears South 26° 49' 48" East 409.491 feet along the lands of Clyde Stover, Volume 205, Page 242, to a point in the centerline of State Route 757; thence South 89° 11' 08" West 2478.808 feet along the mid-section line and the lands of Dennis Young, Volume 229, Page 23, to an iron pin found at the southwest corner of the Northwest Quarter of Section 4, passing an iron pin set at 100.00 feet; thence North 00° 00' 00" East 1845.460 feet along the west section line of Section 4 and the lands of A.M. Flautt, Volume 191, Page 515 and Anna Sessum, Volume 226, Page 566, to the principal place of beginning, passing an iron pin set at 1805.460 feet. The tract so surveyed contains 94.53 acres, more or less, subject to all highways and other easements of record.

Bearings in the above description are based on the west line of Section 4 bearing North 00° 00' 00" West.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps set flush with the ground.

STATE OF OHIO
T. C. WILSON
6465
REGISTERED
SURVEYOR

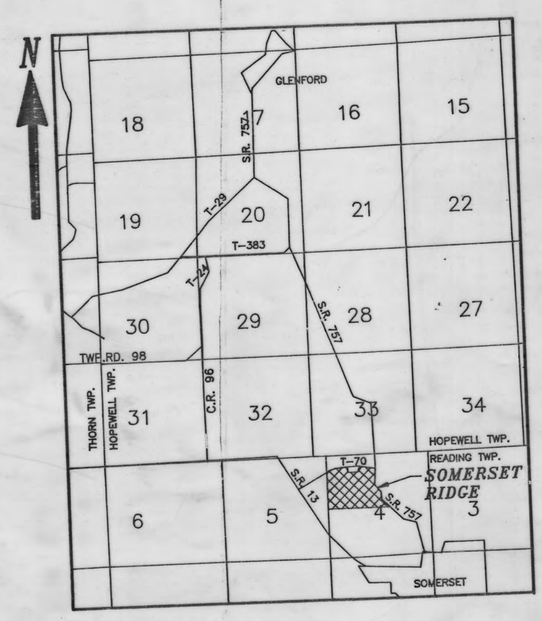
T. Chris Wilson
T. Chris Wilson
Ohio Reg. Surveyor No. 6465

Date: February 28, 1992

Filed for record this 15th day of May 1992 at 10:20

Recorded this 15th day of May, 1992 in:
Plat Book 5, Page 78 & 79.
Slot 265-A & 265-B

Barbara J. Fox
Perry County Recorder.



LOCATION MAP
SCALE: 1" = 1 MILE

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, READING TOWNSHIP, TOWNSHIP 16, RANGE 16, SECTION 4, containing 94.53 acres and being part of the property as conveyed to Countrytyme, Inc., 3980 Broadway, Grove City, Ohio 43123 and described in a deed recorded in Official Record Book , Page , Recorder's Office, Perry County, Ohio.

We the undersigned hereby certify that the attached plat correctly represents "SOMERSET RIDGE", a subdivision of Lots 1 to 15, inclusive, and do hereby accept this plat of same.

We the undersigned being all the owners and lien holders of the lands herein platted 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 of Perry County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from under or through the undersigned.

Countrytyme, Inc.

Dawn Drake
Witness

James L. Wilcox
James L. Wilcox
President

John C. Schuller
Witness

STATE OF OHIO, PERRY COUNTY S.S.

Before me, a Notary Public in and for the County Franklin personally came, who acknowledged the signing of the foregoing certificate to be his voluntary corporate act and deed of said corporation for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 6th day of May, 1992.

My commission expires

Nancy Bausum
Notary Public
Perry County, Ohio

NANCY BAUSUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 11, 1992

Approved this 7th day of May, 1992.
Dennis P. Hagan,
Perry County Engineer

Approved this 7th day of May, 1992.
William Lee
Perry County Sanitarian

Approved this 7 day of May, 1992.
Sally Rambo,
Secretary of Regional
Planning Commission

Approved this 13 day of May, 1992.
Reading Township
Zoning Board

Transferred this 13TH day of MAY, 1992.
JoAnn Hankinson,
Perry County Auditor

Approved and accepted this 14th day of MAY, 1992, the roads, herein dedicated to public use are hereby accepted as such for the County of Perry, State of Ohio.

Perry County Commissioners

The TCW Company
1218 St. Rt. 93 NE
New Lexington, Ohio 43764 (614) 342-5131

ENGINEERING
SURVEYING
RESOURCE
DEVELOPMENT

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