

LOCATION MAP

Situated in the State of Ohio, County of Perry, Township of Pike, being a part of Section 3, Township 15, Range 15, being 8.024 acres of that 34.87 acre tract of land as described in a deed to Kenneth R. Halsey of record in Official Records 353, Page 2687, all references being to the records of the Recorder's Office, Perry County, Ohio.

Easements shown on this plat are reserved for the construction, operation, maintenance, repair, replacement or removal of public and quasi public utilities beneath and on the surface of the ground and when necessary for the removal of obstructions, with ingress and egress to all properties for said purposes and are to be maintained as such forever.

I, the undersigned, hereby certify that the attached plat correctly represents "Spring Ridge Subdivision" a subdivision of Lots 1-6 do hereby accept this plat of same.

I, the undersigned, Kenneth R. Halsey, being the owner and lien holders of the land 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 Perry County and all other subsequent owners or assigns taking title from under or through the undersigned.

In Witness Whereof, I have hereunto set my hand this day of April 14th, 2022.

by Kenneth R. Halsey
Kenneth R. Halsey

David M. A. Mc
Witness

David M. A. Mc
Witness

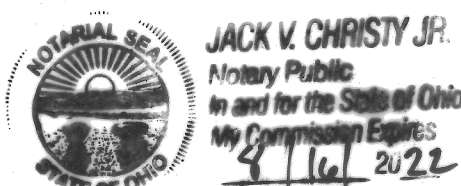
STATE OF OHIO, S.S.

Before me, a Notary Public, in and for the State of Ohio, personally came Kenneth R. Halsey, who acknowledged the signing of the foregoing plat to be his voluntary act and deed and for the uses and proposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 14th day of April, 2022.

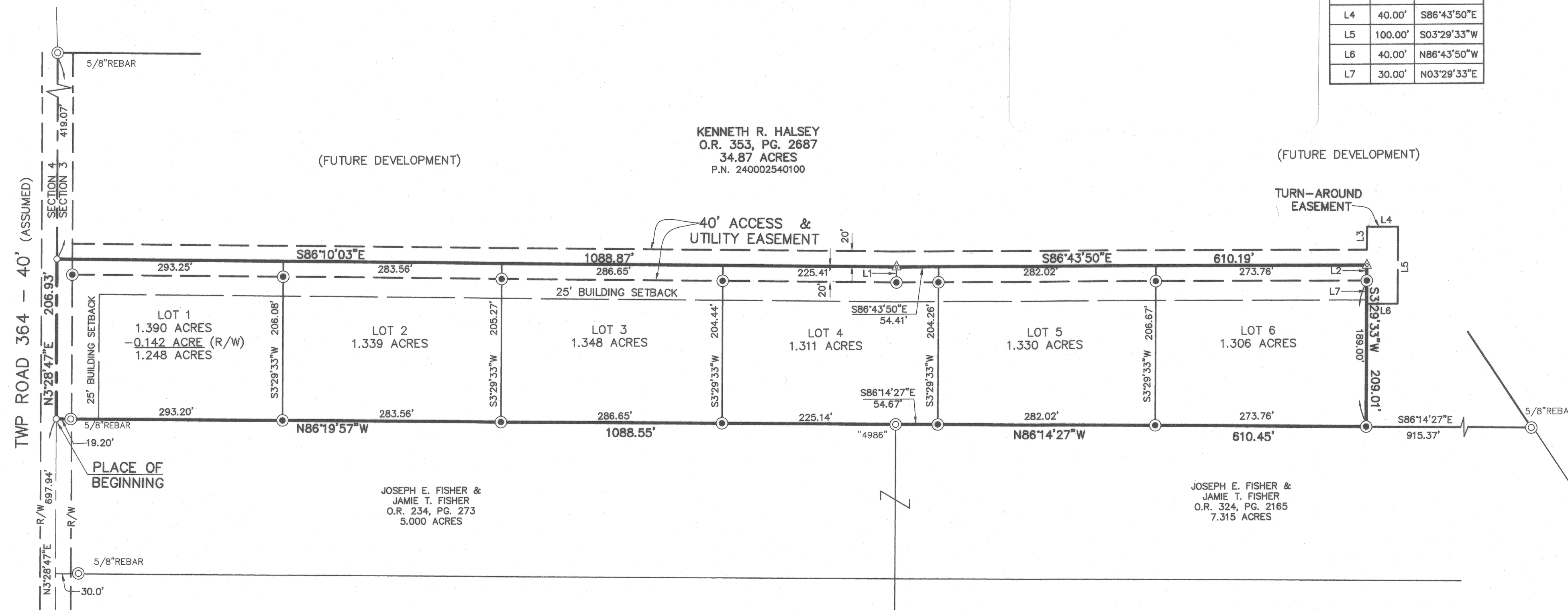
My commission expires: 8/14/22

David M. A. Mc
Notary Public
State of Ohio



SPRING RIDGE SUBDIVISION

STATE OF OHIO , COUNTY OF PERRY, TOWNSHIP OF PIKE SECTION 3, TOWNSHIP 15, RANGE 15, CONGRESS LANDS



20220002050
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
05/05/2022 07:00 AM
PLAT LARGE
BOOK: 490 PAGE: 512
PAGES: 1

Line Table		
Line #	Length	Direction
L1	20.00'	S03°33'04\"W
L2	20.00'	S03°29'33\"W
L3	30.00'	N03°29'33\"E
L4	40.00'	S86°43'50\"E
L5	100.00'	S03°29'33\"W
L6	40.00'	N86°43'50\"W
L7	30.00'	N03°29'33\"E

BUILDING SETBACKS

FRONT YARD SETBACK - 25 FEET
SIDE YARD SETBACK - 10 FEET
REAR YARD SETBACK - 15 FEET

ACCESS & UTILITY EASEMENT NOTE

MAINTENANCE OF 40' ACCESS AND UTILITY EASEMENT TO BE SHARED BY ALL 7 LOT OWNERS AND ANY CURRENT OR FUTURE LAND OWNERS.

DESCRIPTION

Situated in the State of Ohio, County of Perry, Township of Pike, Section 3, Township 15, Range 15, Congress Lands, being 8.024 acres of that 34.87 acre tract as described in a deed to Kenneth R. Halsey, of record in Official Record 353, Page 2687, all references herein being to the records of the Recorder's Office, Perry County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a mag nail found in the centerline of Township Road No. 364 (40.00 feet in width assumed) at the southwest corner of the northwest quarter of Section 3 and the southeast corner of the northeast quarter Section 4; thence North 03°28'47\"E, along said centerline and the common line to said Sections 3 and 4, a distance of 697.94 feet to a mag nail set at the southwesterly corner of said 34.87 acre tract and the northwesterly corner of that 5.000 acre tract as described in a deed to Joseph E. Fisher and Jamie T. Fisher of record in Official Record 234, Page 273 at the TRUE PLACE OF BEGINNING;

Thence North 03°28'47\"E, continuing along said centerline and section line, a distance of 206.93 feet to a mag nail set;

Thence through said 34.87 acre tract with a new division line the following courses:

- South 86°10'03\"E, a distance of 1088.87 feet to a point reference by an iron pin set, South 03°33'04\"W, a distance of 20.00 feet from said point;
- South 86°43'50\"E, a distance of 610.19 feet to a point reference by an iron pin set South 03°29'33\"W, a distance of 20.00 feet from said point;
- South 03°29'33\"W, a distance of 209.01 feet to an iron pin set in the southerly perimeter of said 34.87 acre tract and the northerly line of that 7.315 acre tract as described in a deed to Joseph E. Fisher and Jamie T. Fisher, of record in Official Record 324, Page 2165;

Thence North 86°14'27\"W, along said northerly line and said perimeter, a distance of 610.45 feet to an iron pin found with a plastic cap inscribed "4986" at the northwesterly corner of said 7.315 acre tract and the northeasterly corner of the aforementioned 5.000 acre tract;

Thence North 86°19'57\"W, continuing along the southerly perimeter of said 34.87 acre tract and the northerly line of said 5.000 acre tract passing a 5/8\" rebar found at a distance of 1069.35 feet, a total distance of 1088.55 feet to the TRUE PLACE OF BEGINNING and containing 8.024 acres of land of which 0.095 acre lies within Township Road 364 leaving a net acreage of 7.929 acres.

Bearings herein are based on GPS observations of the Ohio CORS Network and the Ohio State Plane Coordinate System, South Zone NAD 83 (2011 adjustment), establishing a bearing of North 03°28'47\"E for the centerline of Township Road No. 364.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

PPN: 240002540100

APPROVALS

APPROVED THIS 20 DAY OF April, 2022

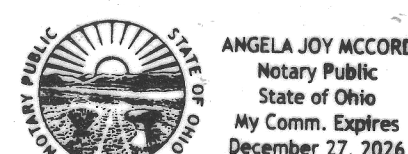
[Signature]
PERRY COUNTY ENGINEER

APPROVED THIS 14th DAY OF April, 2022

[Signature]
PERRY COUNTY HEALTH DEPARTMENT

APPROVED THIS 27th DAY OF April, 2022

[Signature]
PERRY COUNTY COMMISSIONERS



TRANSFERRED THIS 28 DAY OF April, 2022

[Signature]
PERRY COUNTY AUDITOR

FILED FOR RECORD THIS 5 DAY OF May, 2022

AT 7:00 A.M.

PLAT BOOK 6, PAGE 25

SLOT 485

[Signature]
PERRY COUNTY RECORDER

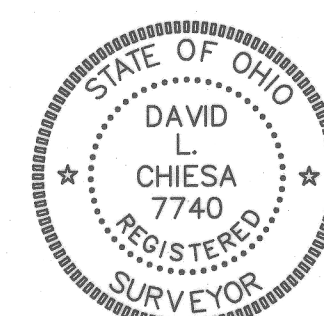
LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET
- 5/8\" REBAR 30\" LONG
- "IBI GROUP S-6872/S-7740"
- MAG NAIL SET
- MAG NAIL FOUND
- ▲ POINT

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), ESTABLISHING A BEARING OF NORTH 03°28'47\"E EAST FOR THE CENTERLINE OF TOWNSHIP ROAD NO. 364.

MEASUREMENTS HEREON ARE CERTIFIED CORRECT AND MONUMENTS WILL BE SET AS SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. IRON PIN MONUMENTS SHOWN THUS: ⊙



BY: David L. Chiesa 04/12/22
REGISTERED SURVEYOR NO. 7740



CK# 2011 Recpt# 508930
Split Fee Paid \$1200.00
Date: 4-21-22
Perry Co. Planning Comm.



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