

Legal Description of 140.52 Acres

Situated in the Township of Thorn, County of Perry, State of Ohio, being part of the Southwest Quarter of Section 26 and the Northwest Quarter of Section 35 in Township 18N, Range 17W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a 140.52 Acre parcel conveyed to Covered Bridge, LLC, as recorded in O.R. Book 492, Page 495, in the Perry County Deed Records, also being Auditor's P.P.N. 370005480000, and P.P.N. 370005490000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast Corner of the Southwest Quarter of Section 26, the same being the Northeast corner of the Northwest Quarter of Section 35, being on the East line of said 140.52 Acre parcel, also being the Southwest corner of an 87.08 Acre parcel conveyed to David L. Forsythe, ETAL, as recorded in O.R. Book 343, Page 1034, and being the Northwest corner of an 8.43 Acre parcel conveyed to David L. & Teresa K. Forsythe, as recorded in O.R. Book 380, Page 1381, and being the **PRINCIPLE PLACE OF BEGINNING** of the **140.52 Acre** parcel herein to be described;

Thence, **S 03°44'26" W 728.38 feet** with the "North-South" Half Section Line of Section 35, the same being the West line of said 8.43 Acre parcel conveyed to Forsythe, also being the East line of said 140.20 Acre parcel of which this description is a part, to a point in the centerline of Township Road No. 87 (40' Wide R/W) marking the Southeast corner thereof, and passing over a 5/8" o.d. iron pin found at 698.38 feet;

Thence with the centerline of Twp. Road 87, the same being the South line of said 140.52 Acre parcel of which this description is a part, with the following seven (7) courses and distances:

- 1) **S 85°25'10" W 595.44 feet** to a point;
- 2) **S 85°37'14" W 548.12 feet** to a point;
- 3) **S 88°55'40" W 147.38 feet** to a point;
- 4) **N 89°40'18" W 477.42 feet** to a point;
- 5) **S 88°39'40" W 197.01 feet** to a point;
- 6) **S 88°48'42" W 247.96 feet** to a point;
- 7) **S 89°37'16" W 247.81 feet** to a point;
- 8) **S 89°40'18" W 322.51 feet** to a point in the centerline of State Route 13 (R/W Width varies O.D.O.T. Plan No. PER-13-34.98, 39.51), also being on the West line of Section 35, and being on the East line of Section 34: said point bears **S 83°49'37" W 144.57 feet** from a concrete monument found;

Thence, **N 03°42'31" E 1023.14 feet** with the centerline of State Route 13, the same being the West line of Section 35 and said 140.52 Acre parcel of which this description is a part, also being the East line of Section 34, to a point marking a common corner to Section 26, Section 27, Section 34, and Section 35;

Thence, **N 03°47'25" E 1306.88 feet** continuing with the centerline of State Route 13, the same being the West line of Section 26 and said 140.52 Acre parcel of which this description is a part, also being the East line of Section 27, to a point marking the Northwest corner of said 140.52 Acre parcel, and being the Southwest corner of a 10.000 Acre parcel conveyed to Covered Bridge, LLC, as recorded in O.R. Book 492, Page 495;

Thence, **S 86°13'28" E 2770.96 feet leaving State Route 13** with the North line of said 140.52 Acre parcel, the same being the South line of said 10.000 Acre parcel conveyed to Covered Bridge LLC and extending along the South line of said 133.58 Acre parcel conveyed to Forsythe, ETAL, to a 5/8" o.d. iron pin found on the "North-South" Half Section Line of Section 26, passing over 5/8" o.d. iron pins found at 60.00 feet and 589.93 feet, and passing over iron pins set at 1493.00 feet and 2118.67 feet;

Thence, **S 03°55'15" W 1316.14 feet** with the East line of said 140.52 Acre parcel, the same being the West line of said 133.58 Acre parcel conveyed to Forsythe, ETAL, also being the "North-South" Half Section line of Section 26, to the **PRINCIPLE PLACE OF BEGINNING**, and containing, **140.52 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.



I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 9/19/22
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

COVERED BRIDGE ESTATES SECTION 1

Township of Thorn, County of Perry, State of Ohio, part Southwest Quarter Section 26 & Part Northwest Quarter Section 35, Township 18N, Range 17W, of the Congress Lands.



LOCATION MAP
NO SCALE

PARENT PARCEL

Covered Bridge, LLC
Official Record Book 492, Page 495
P.P.N. 370005480000, and P.P.N.
370005490000
Total Acreage = 140.52 Acres

SURVEY DATA

BASIS OF BEARINGS: Bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD1983).

SOURCE OF DATA: The sources of recorded survey data are the records of the Perry County, Ohio Recorder, and referenced in the plan and text of this plat and this plat was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

IRON PINS SET: All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

DEED RESTRICTIONS: Deed restrictions are recorded in **OR 494 pg 1953**

SHARED DRIVEWAY MAINTENANCE AGREEMENT: recorded in **494 pg 1957**

FEMA: This parcel lies in non flood zone "X" as per Community Panel No. 39127C 0125D, Affective Date 04/18/2011.

DEDICATION & ACKNOWLEDGEMENT

the undersigned Covered Bridge, LLC being owner and lien holder of the land platted herein, certifies that this plat correctly represents, "Covered Bridge Estates" a subdivision of 1-13 Tracts and voluntarily consents to the execution of said plat and any 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 Covered Bridge, LLC and all other subsequent owners or assigns taking title from under or through the undersigned.

In Witness thereof this _____ day of _____, 2022.

Witness

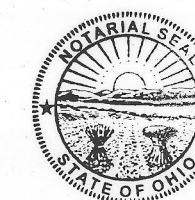
STATE OF OHIO
COUNTY OF Perry SS:

Be it remembered this 21st day of September, 2022 personally came said Cover Bridge, LLC, to me known, and acknowledged the signed and execution of the forgoing statement to be his voluntary act and deed.

July 24, 2022
My commission expires

Natasha Hendershot
Notary Public, State of Ohio

[Signature]
Covered Bridge, LLC
By Daniel Gross (Printed Name)



APPROVALS

Approved this 19 day of September, 2022

[Signature]
Thorn Township, Zoning Inspector

Approved this 20 day of September, 2022

[Signature]
Perry County Engineer

Approved this 20 day of September, 2022

[Signature]
Perry County Health Department

Approved & accepted this 21 day of Sept, 2022
Perry County Commissioners

[Signature]
[Signature]
[Signature]

Transferred this 21 day of September, 2022

[Signature]
Perry County Auditor

Filed for record this 21 day, September, 2022, at 3:56
Plat Book 6 Pages 26-27
Slot No. 486-487

[Signature]
Perry County Recorder