CENTENNIAL FARM ACRES

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #2, TOWNSHIP 17, RANGE 17, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF MARILYN C. WINEGARDNER OF OFFICIAL RECORD BOOK 473, PAGE 2248 OF THE PERRY COUNTY RECORDER. SHOWN AS AUDITOR'S PARCEL #290009780000.

BASIS OF BEARINGS

PERTINENT DOCUMENTS AND SOURCES OF DATA USED ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION #2 AS BEING S 3° 38' 24" W. ALL BEARINGS SHOWN ARE 1- DEED REFERENCES AS SHOWN HEREON TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. 2- READING TOWNSHIP TAX MAPS 3- U.S.G.S MAPS 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE edge of pavement PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO. PLEASANT VALLEY ACRES PLAT BOOK 6, PAGE 18 - 19 5- VARIOUS RIGHT OF WAY MAPS FOR S.R. 13 AND C.R. 26 **TOWNSHIP ROAD #37** (asphalt surfaced) FOR REFERENCE, TO THE INTERSECTION OF OF STATE ROUTE # 13 AND COUNTY ROAD 26-N, SEE THE RIGHT OF WAY PLAN PER-13-32.39, SHEET 8 OF 12, FOUND IN THE OFFICE OF THE O.D.O.T. JACKSONTOWN, OHIO ref. i.p. #1 **CENTERLINE OF STATE ROUTE #13** (varying R/W widths) **STATE ROUTE #13** edge of Thorn Township (Section #35) (varying R/W widths) Reading Township (Section #2) Thorn Township (Section #36) N/E Corner of STATE OF OHIO DEPARTMENT OF TRANSPORTATION O.R. 415, PAGE 2411 (1.29 acres) 03°38'24" W 99.93' Reading Township (Section #1) FOR MORE PARTICULAR RIGHT OF WAY INFORMATION CONCERNING Section #2 Reading Twp. STATE ROUTE #13 AND COUNTY ROAD #26N SEE THE RIGHT OF WAY S 81°29'25" E DETAIL SHEET FROM STATION 269 + 00 TO 43 + 00. PER - 13 - 32.39, ref. i.p. #2 8.74 PAGES 8 - 12. IDENTIFICATION # 94257. SEE THE ORIGINAL RIGHT OF S 86°06'10" E 324.23' 249.57 WAY PLANS FOR PERRY COUNTY ROAD # 26 NORTH, FOUND IN THE R/W OFFICE OF THE PERRY COUNTY ENGINEER. NEW LEXINGTON, OHIO, 20' 30' S 85°58'22" E 15.91 LOT 1 **BUILDING SETBACK LINES ACCORDING TO** N 03°59'22' 3.049 ACRES **READING TOWNSHIP ZONING REGULATIONS: COUNTY ROAD #26N** 80 FEET FROM THE CENTERLINE OF SURVEY OF C.R. #26N 40' wide Access Easement A.K.A. SHERIDAN ROAD 20 FEET FROM THE SIDE LINE for ingress & egress to and (asphalt surfaced) 30 FEET FROM THE REAR LINE from Lot 1 & Lot 2 (varying R/W widths) 80 N 86°42'27" W 406.24' = total 20' Inaccessible R/W 20' 314.92 point in a 87.08 wood pile N 61°11'00" 81.83 existing gravel drive ₹ 27.76 N 84°35'00" W LOT 2 110.00' = totalJOHN T. & CAROL A. POORMAN O.R. 457, PAGE 1911 (91.84 acres) **3.843 ACRES** R/W 30' \$ 03 . PAGE 370 Centerline of survey 20' S 86°42'27" E 592.03' = total for County Road #26N 7.05 S 04°02'47" W 20' 426.03 91, 124.95 34.00 O.R. LOT 3 0.49 acres) 03°38'24" **3.012 ACRES** 3°32'22" W 30' S building backset line 20' \$ 86°42'27" E 593.38' = total MICHAEL E. & TERESA WILSON 366.38 186.34 34.00 N 03°59'22" 220.01 LOT 4 S 03°38'24" **3.000 ACRES** JOHN T. & CAROL A. POORMAN O.R. 457, PAGE 1911 (91.84 acres) 30' building backset line S 86°42'27" E 594.72' = total 20' 20' 425.72 128.79 building backset line 32.00 LOT 5 3.007 ACRES SURVEY FOR:-30' **MARILYN WINEGARDNER** building backset line 80' S 86°42'27" E 596.07' = total 20' 11.49 430.07 JOB # W202324P 126.51 building backset line 28.00 COUNTY ROAD #26N A.K.A. SHERIDAN ROAD LOT 6 S 03°38'24" | 220.00' **3.014 ACRES** (asphalt surfaced) (varying R/W widths) S 03°27'09" W OF WAYNE A 20' N 86°42'27" W 597.41' = total KNISLEY 38.77 PS 7231 JOHN T. & CAROL A. POORMAN O.R. 457, PAGE 1911 BOARD OF EDUCATION OF THE NORTHERN LOCAL SCHOOL DISTRICT O.R. 259, PAGE 2637 (40.00 acres) 58.85 (91.84 acres) **LEGEND** A&E R/W IRON PIN SET = 5/8" BY 30" STEEL ROD WITH Wayne a. Enisley PLASTIC ID. CAP MARKED "KNISLEY 7231" Centerline of survey for County Road #26N S 04°02'47" W WAYNE A. KNISLEY **EXISTING IRON PIN** OHIO P.S. #7231 EXISTING CONCRETE HIGHWAY MONUMENT, BROKEN NOTES: 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE 3284 TOWNSHIP ROAD #121 NW **GRAPHIC SCALE** EXISTING IRON PIN WITH ALUMINUM CAP MARKED DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON JULY 17, 2023. 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND SOMERSET, OHIO 43783 1" INCH = 100' FEET "O.D.O.T. R/W DISTRICT 5" Ph: (740) 743-2201 ALL EASEMENTS OF RECORD. RAILROAD SPIKE SET Cell: (740) 605-0002 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN. DATE: JULY 17, 2023 UNMARKED POINT SHEET 2 of 2 100 200