

PERRY RIDGE SUBDIVISION

Township of Harrison, County of Perry, State of Ohio, part of the East Half of Section 16  
Township 14N Range 14W, of the Congress Lands East of the Scioto River.

Legal Description of 48.875 Acres

Situated in the Township of Harrison, County of Perry, State of Ohio, being part of the East Half of Section 16, Township 14N, Range 14W, of the Congress Lands East of the Scioto River, and being more particularly described as follows;

Being a Survey of 48.875 Acres conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Volume 501, Page 283, in the Perry County Deed Records, also being all of Auditor's P.P.N. 07000566000, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found marking the Northeast corner of the Southeast Quarter of Section 16, being the Northeast corner of said 48.875 Acre parcel of which this description is a part, being on the East line of Harrison Township and Perry County, also being the West line of Clay Township and Muskingum County, being the Northwest corner of a 40.783 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 3140, Page 312, in the Muskingum County Deed Records, being the Southeast corner of a 4.75 Acre parcel conveyed to James E. Kille, as recorded in O.R. Volume 355, Page 1773, and being the **PRINCIPLE PLACE OF BEGINNING** of the **48.875 Acre** parcel herein to be described;

Thence, **S 03°11'39" W 1317.00 feet** with the East line of Section 16, Harrison Township, Perry County, also being the West line of Section 15 and Clay Township, Muskingum County, and said 40.783 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., to a 5/8" o.d. iron pin found w/cap stamped "Biedenbach Surveying LLC P.S. 7881" at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, being the Southeast corner of said 48.875 Acre parcel, and being the Northeast corner of a 40 Acre parcel conveyed to Jason E. & Laura Taylor, as recorded in O.R. Volume 465, Page 1573;

Thence, **N 86°18'37" W 1335.73 feet** with the North line of said parcel conveyed to Taylor, to a 1" square bolt found at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Sectioni 16, and being on the East line of a 78.70 Acre parcel conveyed to Wesley A. & Ashley N. Braden, as recorded in O.R. Volume 469, Page 394;

Thence, **N 03°40'27" E 1308.25 feet** with the East line of said parcel conveyed to Braden, to a 3/4" o.d. iron pipe found at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 16;

Thence, **N 86°09'50" W 774.88 feet** with the North line of said parcel conveyed to Braden, to a 5/8" o.d. iron pin found w/cap stamped "Biedenbach Surveying LLC, PS 7881" marking the Southwest corner of a 0.91 Acre parcel conveyed to Jimmy Lee Stidham, as recorded in O.R. Volume 356, Page 2694;

Thence, **N 61°24'20" E 417.57 feet** with the South line of said 0.91 Acre parcel conveyed to Stidham, and extending along the South line of a 0.64 Acre parcel conveyed to Jimmy Lee Stidham, as recorded in O.R. Volume 422, Page 1493, to a 5/8" o.d. iron pin found, and passing over a 1" bolt found at 150.58 feet;

Thence, **N 59°04'02" W 204.18 feet** with the East line of said 0.64 Acre parcel conveyed to Stidham, to a point in the centerline of County Road 90 (60' Wide R/W Assumed), and passing over a 5/8" o.d. iron pin found at 178.62 feet;

Thence, **N 58°35'40" E 9.03 feet** with the centerline of County Road 90, to a mag nail found marking the Northwest corner of a 0.697 Acre parcel conveyed to James E. Kille, as recorded in O.R. Volume 342, Page 1638;

Thence leaving said Road with the boundary of said 0.697 Acre parcel conveyed to Kille, with the following three (3) courses and distances:

- 1) **S 59°04'02" E 161.59 feet** to a 5/8" o.d. iron pin found w/cap stamped "Biedenbach Surveying LLC, P.S. 7881";
- 2) **N 62°44'26" E 182.13 feet** to a 5/8" o.d. iron pin found;
- 3) **N 25°49'45" W 136.99 feet** to a point in the centerline of County Road 90, and passing over a 5/8" o.d. iron pin found at 100.98 feet;

Thence, **N 64°18'18" E 238.61 feet** with the centerline of County Road 90, to a point marking the Northwest corner of said 4.75 Acre parcel conveyed to Kille, and passing over a point marking the centerline of a 50 foot wide ingress/egress easement at 200.99 feet;;

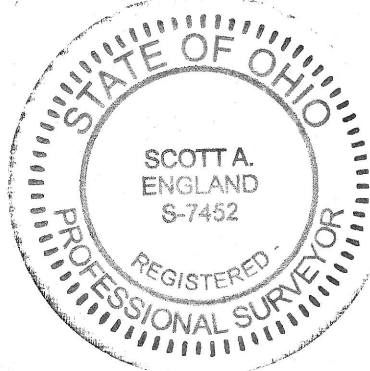
Thence leaving said Road with the boundary of said 4.75 Acre parcel conveyed to Kille, with the following four (4) courses and distances:

- 1) **S 56°07'55" E 564.30 feet** to a 5/8" o.d. iron pin found w/cap stamped "Biedenbach Surveying LLC, PS 7881", and passing over 5/8" o.d. iron pins found w/cap stamped "Biedenbach Surveying LLC, PS 7881" at 30.00 feet and 130.00 feet;
- 2) **S 21°22'05" W 116.32 feet** to a 5/8" o.d. iron pin found w/cap stamped "Biedenbach Surveying LLC, PS 7881";
- 3) **S 42°08'27" E 261.18 feet** to a 5/8" o.d. iron pin found w/cap stamped "Biedenbach Surveying LLC, PS 7881", and passing over a 5/8" o.d. iron pin set at 100.00 feet;
- 4) **S 86°41'13" E 840.59 feet** to THE PRINCIPLE PLACE OF BEGINNING.

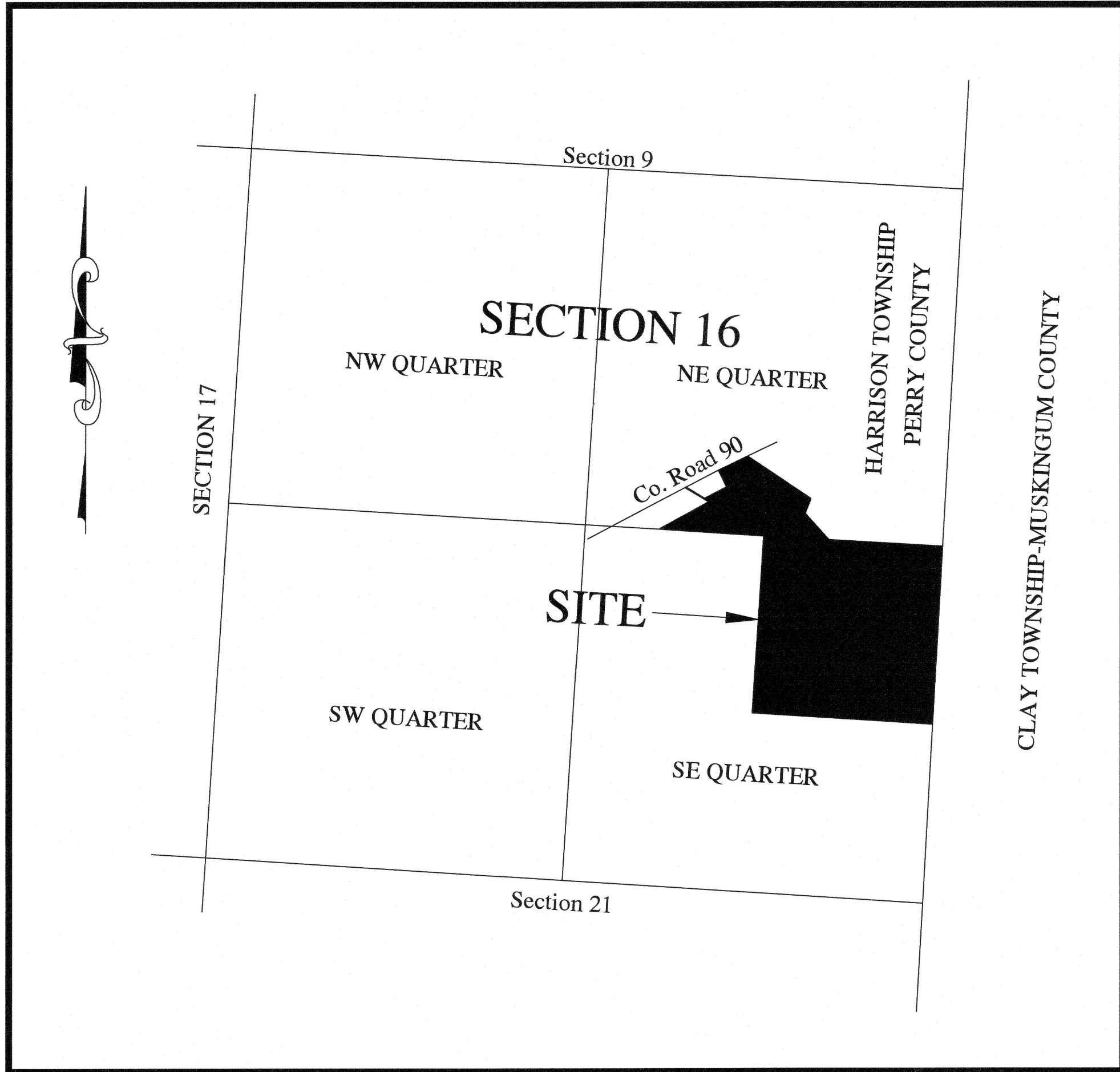
Said parcel as surveyed contains 48.875 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

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 10/9/23  
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



LOCATION MAP  
NO SCALE

PARENT PARCEL  
Countrytyme Land Specialists, Ltd.  
O.R. Volume 501, Page 283  
P.P.N. 070005660000  
Total Acreage = 48.875 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 April of 2023.

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 506 PG 1805**

INGRESS/EGRESS EASEMENT & SHARED DRIVEWAY MAINTENANCE AGREEMENT: recorded in **OR 506 PG 1802**

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

DEDICATION & ACKNOWLEDGEMENT

I, the undersigned Countrytyme Land Specialists, Ltd., being owner and lien holder of the land platted herein, certifies that this plat correctly represents, "Perry Ridge Subdivision" a subdivision of 1-10 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 Countrytyme Land Specialists, Ltd., and all other subsequent owners or assigns taking title from under or through the undersigned.

In Witness thereof this 10<sup>th</sup> day of October, 2023.

Thomas A. Davis  
Witness

STATE OF OHIO  
COUNTY OF Fairfield SS:

Be it remembered this 10 day of October, 2023 personally came said Countrytyme Land Specialists, Ltd., to me known, and acknowledged the signed and execution of the forgoing statement to be his voluntary act and deed.

July 24, 2024  
My commission expires

John Z. B...  
Notary Public, State of Ohio



Countrytyme Land Specialists, Ltd.

By M. C. (Graham) ... (Printed Name)

APPROVALS

Approved this 24 day of October, 2023

Perry County Engineer

Approved this 17<sup>th</sup> day of October, 2023

Angela DeRog...  
Perry County Health Department

Approved & accepted this 1<sup>st</sup> day of November, 2023  
Perry County Commissioners

Transferred this 31 day of October, 2023

Perry County Auditor

Filed for record this 6 day, November 2023, at 1:49 PM.  
Plat Book 6 Pages 45-46  
Slot No. 493-494

Jackie H...  
Perry County Recorder

202300004173  
Filed for Record in  
PERRY COUNTY, OHIO  
JACKIE HOOVER, RECORDER  
11/06/2023 01:49 PM  
PLAT LARGE  
BOOK: 506 PAGE: 54  
PAGES: 2

APPROVED FOR  
TRANSFER  
BY: W T DATE: 10-25-23  
PERRY COUNTY ENGINEER

CK# 009781 Rec# 716259  
Split Fee Paid \$1800.00  
Date: 10-25-2023  
Perry Co. Planning Comm.