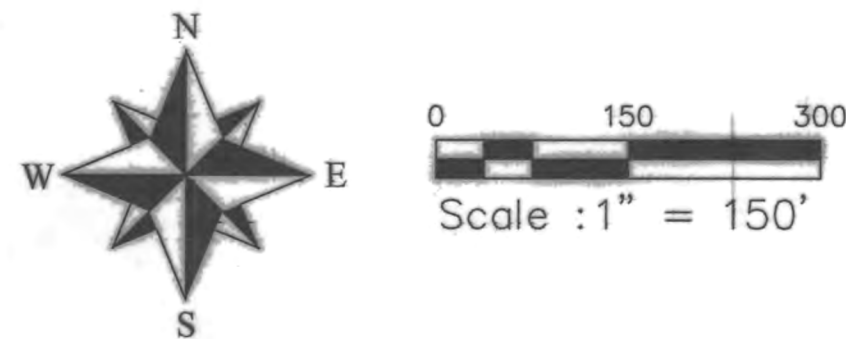


Allen Subdivision



SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF BEARFIELD, BEING IN THE SOUTHEAST QUARTER OF SECTION 5, RANGE 14 WEST, TOWNSHIP 13 NORTH OF "CONGRESS LANDS EAST OF THE SCIOTO RIVER".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON A GRID BEARING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5 USED AS NORTH 87°01'31" WEST. AS CALCULATED FROM A GPS OBSERVATION NAD83 (2001) OHIO SOUTH ZONE.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP DEAVERTOWN.
- (4) SURVEY PLATS BY KEVIN CANNON.
- (5) SURVEY PLATS BY WAYNE A. KNISLEY.
- (6) SURVEY PLATS BY DOUGLAS R. DAVIS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD.
SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

GARY L. & DEBORAH J. ALLEN
O.R.V. 188 PG. 113
100 ACRES

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = 5/8" I.P.F. "Knisley 7231"
- ▲ = 5/8" I.P.F. "Davis 7972"
- = 5/8" I.P.F. Uncapped
- = 3/4" Iron Pipe Found
- ⊗ = Post Found
- △ = 1/2" I.P.F. "Cannon 7224"
- ⊙ = Survey Angle Point

LINE	BEARING	DISTANCE
L1	N 03°05'20" E	56.38'
L2	N 27°39'42" E	138.57'
L3	S 87°01'30" E	55.03'
L4	S 27°39'42" W	161.55'
L5	N 06°57'30" E	308.33'
L6	S 87°01'30" E	156.84'
L7	N 03°05'31" E	174.36'
L8	N 02°58'30" E	60.00'
L9	N 81°24'08" E	18.08'
L10	N 75°58'07" E	169.03'
L11	N 63°03'31" E	140.76'
L12	N 63°03'31" E	40.95'
L13	N 76°25'08" E	206.97'
L14	N 89°19'42" E	222.00'
L15	N 03°05'31" E	74.29'
L16	N 03°05'31" E	100.07'

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach 8-10-2023
DATE: _____
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-4019F4RP

202300004328
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
11/20/2023 08:49 AM
PLAT SMALL
BOOK: 506 PAGE: 886
PAGES: 1

LOCATION MAP NOT TO SCALE



DESCRIPTION OF 29.013 ACRES

The following described parcel is the residue of the 33.34 acres tract as conveyed to Gary L. and Deborah Allen by Deed Volume 240, Page 397 of the Perry County Recorder's Office.

Situated in the State of Ohio, County of Perry, Township of Bearfield, being in the southeast quarter of Section 5, Range 14 West, Township 13 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at the calculated southeast corner of Section 5 (Note: Reference grid bearing on the south line of the southeast quarter of Section 5 used as North 87°01'31" West);

thence, with the south line of Section 5, North 87°01'31" West a distance of 695.32 feet to a 5/8" iron pipe found at the southeast corner of a 33.34 acres tract as conveyed to Gary L. and Deborah Allen by Deed Volume 240, Page 397 of the Perry County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the south line of Section 5, North 87°01'31" West a distance of 301.05 feet to a 5/8" iron pin found capped "Knisley 7231" at the southeast corner of a 2.00 acres tract as conveyed to Tamara L. Carpenter by Official Records Volume 419, Page 555 of the Perry County Recorder's Office;

thence, with said Carpenter 2.00 acres tract, the following 2 courses:

1. North 03°05'31" East a distance of 174.36 feet to a 5/8" iron pin found uncapped;
2. thence North 87°25'04" West a distance of 534.44 feet to a 5/8" iron pin found uncapped in the east line of a 100 acres tract as conveyed to Gary L. and Deborah J. Allen by Official Records Volume 188, Page 113 of the Perry County Recorder's Office;

thence, with the east line of said Allen 100 acres tract, North 03°05'20" East a distance of 1,307.90 feet to a point in the south line of a 44.88 acres tract as conveyed to Blake Edward Wilson by Official Records Volume 487, Page 1183 of the Perry County Recorder's Office, passing through three 5/8" iron pins set at distances of plus 608.04 feet, plus 1,014.90 feet and plus 1,277.90 feet, respectively;

thence, with said Wilson property, the following 2 courses:

1. South 83°17'21" East a distance of 349.13 feet to a 1/2" iron pin found capped "Cannon 7224";
2. thence North 06°57'30" East a distance of 308.33 feet to a 1/2" iron pin found capped "Cannon 7224" in the south line of Sunny Corner Subdivision as recorded in Plat Book 5, Page 199 of the Perry County Recorder's Office;

thence, with the south line of said Sunny Corner Subdivision, South 87°01'30" East a distance of 466.32 feet to a 1/2" iron pin found uncapped at the northeast corner of the grantor and at the northwest corner of a 1.11 acres tract as conveyed to Faustine K. Aliff by Official Records Volume 417, Page 2374 of the Perry County Recorder's Office;

thence, with the east line of the grantor and being west line of said Aliff property and an extension thereof, South 03°06'31" West a distance of 1,744.80 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin set at a distance of plus 60.00 feet, passing through a 5/8" iron pin found capped "Davis 7972" at a distance of plus 214.05 feet, passing through two 5/8" iron pins found capped "Knisley 7231" at distances of plus 476.20 feet and plus 695.99 feet, passing through a 5/8" iron pin found capped "Davis 7972" at a distance of plus 1,416.74 feet and passing through two 5/8" iron pins set at distances of plus 1,498.36 feet and plus 1,544.56 feet, respectively;

containing 29.013 acres, more or less, being the residue of Parcel No. 010005880000.

NOTE: ALL LOTS SHOWN HEREON SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT FOR ALL RIGHT-OF-WAYS AS SHOWN HEREON.

OWNER/DEVELOPER
GARY L. & DEBORAH ALLEN
1577 TWP. ROAD 196 NE.
CROOKSVILLE, OHIO 43731

CABINET _____ SLIDE _____

DEDICATION AND ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDER OF THE LAND PLATTED HEREIN, CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "ALLEN SUBDIVISION", A SUBDIVISION OF LOTS 1 - 5, 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 GARY L. AND DEBORAH ALLEN. AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF ON THIS 31 DAY OF Oct, 2023.
Stephanie Turner WITNESS
Gary L. Allen OWNER

WITNESS OWNER

WITNESS OWNER

WITNESS OWNER

WITNESS OWNER

PERRY COUNTY OHIO SS:

BE IT REMEMBERED THAT ON THIS 31 DAY OF Oct, IN THE YEAR OF 2023, BE FOR ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Steven E Baker
NOTARY PUBLIC
STEVEN E BAKER
Notary Public, State of Ohio
My Commission Expires
SEPTEMBER 8TH 2024

COUNTY COMMISSIONERS:

APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.

PERRY COUNTY COMMISSIONERS:
Jackie Hoover
Deborah Allen
Tamara L. Carpenter

DATE: 10-23-2023

COUNTY RECORDER:

NO. _____
RECEIVED FOR RECORD ON November 20, 2023 AT 8:49 O'CLOCK A.M.

RECORDED ON November 20, 2023 IN THE PERRY COUNTY RECORD OF PLATS

CABINET 10/43 SLIDE 495
FEE: _____
Jackie Hoover
PERRY COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED BY THE PERRY COUNTY AUDITOR.
DATE: 10/31/2023 FEE: _____
Deborah Allen
PERRY COUNTY AUDITOR

COUNTY ENGINEER:

APPROVED FOR RECORD ON 10/31/23
Angela DeBorja
PERRY COUNTY HEALTH DEPARTMENT

COUNTY HEALTH DEPARTMENT:
APPROVED FOR RECORD ON 10/31/23

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

CK#1066 Rec# 716260
Split Fee Paid \$800.00
Date: 10-25-2023
Perry Co. Planning Comm.