

Legal Description of 35.219 Acres

Situate in the Township of Salt Lick, County of Perry, State of Ohio, and being part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 14 North, Range 15 West, of the Congress Lands East of the Scioto River, and being all of the original 35.278 acre tract conveyed to Countrytyme Land Specialists, LTD as recorded in Official Records Volume 511, Page 418, Perry County Official Records, being part of Parcel Number 330001550000, and being bounded and described as follows:

Beginning at a 1/2 inch diameter iron rebar (found), said rebar being the common corner to the Northwest Quarter of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 13, Township 14 North, Range 15 West, said rebar also being in the north line of a 115.77 acre tract conveyed to Benjamin R. Walton (O.R. Volume 141, Page 113, P.C.O.R., Parcel Number 330001900200), said rebar also being the southwest corner of a 10.056 acre tract conveyed to John D. Bethel (O.R. Volume 440, Page 2566, Lot 10, P.C.O.R., Parcel Number 330002410900), said rebar also being the southeast corner of the tract herein described:

Thence with the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 115.77 acre tract conveyed to said Benjamin R. Walton, N.86°15'19"W., passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Township Road 215A (40.00' R/W) at 37.00' and also passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 481.11 feet, a total distance of 578.09 feet to a 5/8" diameter iron rebar (found), said rebar being the southeast corner of a 1.19 acre tract conveyed to Shawna McGrath (O.R. Volume 359, Page 69, P.C.O.R., Parcel Number 330001550100);

Thence leaving the common line of said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West and with said 1.19 acre tract conveyed to said Shawna McGrath for the next three (3) calls, N.04°51'34"E. 221.04 feet to a 5/8 inch diameter iron rebar (found);

Thence N.57°42'22"W. 71.17 feet to a 5/8 inch diameter iron rebar (found);

Thence S.53°10'59"W., passing a 5/8" diameter by 30 inch long iron rebar (set) at 100.18 feet, a total distance of 392.17 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, said rebar also being in the line of said 115.77 acre tract conveyed to said Benjamin R. Walton;

Thence with the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 115.77 acre tract conveyed to said Benjamin R. Walton, N.86°15'19"W. 388.54 feet to a 5/8 inch diameter iron rebar (found), said rebar being the northeast corner of the Northeast Quarter of the Southeast Quarter, and the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 14, Township 14 North, Range 15 West, said rebar also being in the line of a 50 acre tract conveyed to Steven M. Springborn and Vernon R. Hancock (O.R. Volume 254, Page 100, P.C.O.R., Parcel Number 330001910101);

Thence with the common line between said Southeast Quarter of the Northeast Quarter of Section 14, and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 50 acre tract conveyed to said Steven M. Springborn and Vernon R. Hancock, N.02°53'10"E., passing 5/8 inch diameter by 30 inch long iron rebars (set) at 430.13 feet, 744.86 feet, and 1005.26 feet, a total distance of 1325.51 feet to a 1 inch diameter iron pipe (found), said pipe being the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14 and the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West, said pipe also being a corner of a 50 acre tract conveyed to Kenneth J. Starts, et. al. (O.R. Volume 424, Page 698, P.C.O.R., Parcel Number 330000050000), said pipe also being a corner of a 40.39 acre tract conveyed to Andrew C. Tokie, Jr. (O.R. Volume 389, Page 710, P.C.O.R., Parcel Number 330002540000);

Thence with the common line between said Northwest Quarter of the Northwest Quarter and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West and also being with said 40.39 acre tract conveyed to said Andrew C. Tokie, Jr., S.86°14'17"E. 899.41 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 40 acre tract conveyed to Elsie E. Thomas, Josie and Clint M. Porter (O.R. Volume 444, Page 2643, P.C.O.R., Parcel Number 330001550000);

Thence leaving the common line between said Northwest Quarter of the Northwest Quarter and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West and with said original 40 acre tract conveyed to said Elsie E. Thomas, Josie and Clint M. Porter for the next four (4) calls, S.01°04'16"E. 270.17 feet to a 5/8 inch diameter iron rebar (found);

Thence S.82°02'36"E. 185.10 feet to a 5/8 inch diameter iron rebar (found);

Thence S.25°25'01"W. 189.33 feet to a 5/8 inch diameter iron rebar (found);

Thence S.75°11'33"E., passing a 5/8 inch diameter iron rebar (found) at 300.02 feet, a total distance of 306.67 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the right-of-way of said Township Road 215A, said rebar also being in the line of an 8.042 acre tract conveyed to James J. Shiplett, (O.R. Volume 478, Page 1206, Lot 11, P.C.O.R., Parcel Number 330002411000), said rebar also being in the common line between said Southwest Quarter of the Northwest Quarter and said Southeast Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West;

Thence with said Township Road 215A and also being with the common line between said Southwest Quarter of the Northwest Quarter and said Southeast Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West and also being with said 8.042 acre tract conveyed to said James J. Shiplett, and also being with said 10.056 acre tract conveyed to said John D. Bethel, S.03°23'47"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 485.47 feet and also passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said Township Road 215A at 710.67 feet, a total distance of 807.49 feet to the place of beginning containing 35.219 acres and being part of Parcel Number 330001550000, and being subject to all legal rights-of-way and easements of record.

The above described 35.219 acre tract is subject to an existing 15.00 foot wide easement previously recorded in O.R. Volume 359, Page 69, P.C.O.R., the centerline of said 15.00 wide easement being bounded and described as follows:

Beginning for reference at a 5/8 inch diameter iron rebar (found) in the north line of a 115.77 acre tract conveyed to said Benjamin R. Walton, said rebar also being the southeast corner of said 1.19 acre tract conveyed to said Shawna McGrath, said rebar also being in the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, said rebar bears N 86°15'19" W 578.09 feet from a 1/2 inch diameter iron rebar (found) at the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 13, thence leaving the common line of said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter and with the line of said 1.19 acre tract conveyed to Shawna McGrath, N 04°51'34" E 10.00 feet to a point, said point being the true point of beginning of the existing 15.00 foot wide easement;

Thence with the centerline of said existing 15.00 foot wide easement S 86°15'19" E 541.87 feet to a point in the centerline of Township Road 215A and being the point of termination of the above described 15.00 foot wide easement.

This plat is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor 8539 on August 28, 2024.

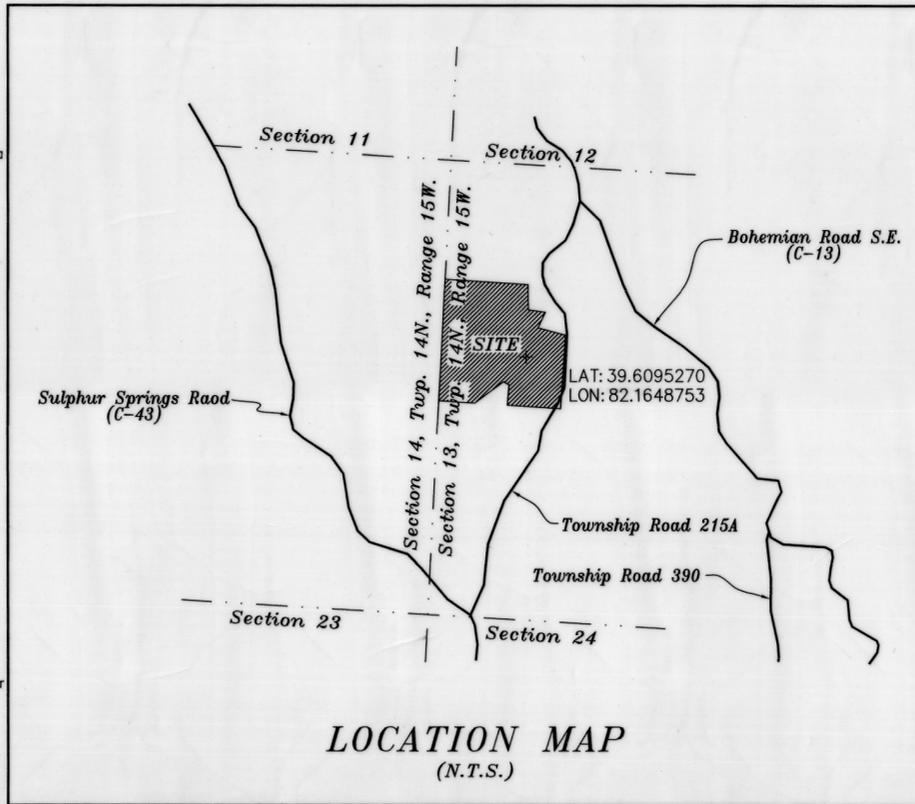
Wallingford Land Surveying, LLC
47 North Main Street
Peebles, Ohio 45660
(937) 587-3428

Signature
JEREMY HART WALLINGFORD
R.L.S. No. 8539



Shawnee Woods Subdivision

Salt Lick Township - Perry County - Ohio
Part of the S.W. 1/4 of the N.W. 1/4 of
Section 13, Township 14 North, Range 15 West
of the Congress Lands East of the Scioto River



PARENT PARCEL INFORMATION

Countrytyme Land Specialists, LTD
O.R. Vol. 511 Pg. 418
Orig. 35.278 Ac.
P/O P.N. 330001550000
(35.219 Ac. By Resurvey)

SURVEY DATA

BASIS OF BEARINGS: Bearings are based on the grid bearing N 02°53'10" E, Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.

SOURCE OF DATA: The sources of recorded survey data are those of the deeds listed on the accompanying survey plat as recorded in the Perry County Recorders Office and the survey plats that coincide with said deeds of record that can be found in the Perry County Map Office.

Iron Pins Set: All iron pins set are 5/8" diameter by 30" long iron rebar with 1 1/4" pink caps labeled "J. Wallingford 8539"

DEED RESTRICTIONS: Deed restrictions are recorded in

OR 518 P61819

INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT AGREEMENT:
Maintenance agreement recorded in

OR 518 P61819

FEMA: This parcel lies within an area of minimal flood hazard, Zone "X" as per Community Panel Number 39127C0335D, Effective Date 4/18/2011.

APPROVED FOR
TRANSFER
BY: *WT* DATE: 2-4-25
PERRY COUNTY ENGINEER

CK#010712 RCPT#255802
Split Fee Paid \$1400.00
Date: 1-13-2025
Perry Co. Planning Comm.

1/2

DEDICATION AND ACKNOWLEDGEMENT

I, the undersigned Countrytyme Land Specialists, LTD., being the owner and lien holder of the land platted herein, certifies that this plat correctly represents, "SUBDIVISION" a subdivision of 1 thru 8 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 13 day of January, 2024.

Signature
Witness

State of Ohio, County of Fairfield

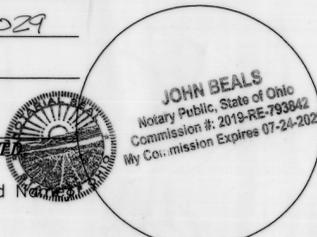
Be it remembered this 13 day of January, 2024 personally came Countrytyme Land Specialist, LTD., to me known, and acknowledged the signed and execution of the foregoing statement to be their voluntary act and deed.

My Commission Expires 07/24/2029

Signature
Notary Public, State of Ohio

Countrytyme Land Specialists, LTD.

By: Mark Graham (Printed Name)



APPROVALS

Approved this 13 day of Feb., 2024.

Signature
Perry County Engineer

Approved this _____ day of _____, 2024.

Signature
Perry County Health Department

Approved & accepted this 29 day of January, 2024.

Perry County, Ohio Commissioners

Signatures

Transferred this 17 day of March, 2024.

Perry County, Ohio Auditor

Filed for record this 17 day of March, 2024.

Plat Book 6 Pages 56-57

Stat Number 504 - 505

Signature
Perry County, Ohio Recorder

20250000902
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
03/17/2025 10:10 AM
PLAT SMALL 80.00
BOOK: 518 PAGE: 1490
PAGES: 2

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