

# BILL GEMIENHARDT SUBDIVISION

Situated in the State of Ohio, County of Perry,  
Township of Monday Creek and located in  
Section 7, Township 14, Range 16.

**Notes:**

- Setback Lines:**  
30 feet front and rear lot lines  
8 feet side lot lines
- Utility Easements:**  
6 feet on side lot lines  
12 feet on rear lot lines

**DESCRIPTION OF A 86.2337 ACRE PARCEL**

Situated in the State of Ohio, County of Perry, Township of Monday Creek and being all of a parcel of land conveyed to Gale L. Gemienhardt (hereinafter referred to as "Grantor") in Official Record 309, Page 1440 and located in the Northwest Quarter of Section 7, Township 14, Range 16 and being more particularly described as follows:

Commencing for reference at a stone found, said stone being the Southwest corner of the Northwest Quarter of Section 7;

Thence S 89° 34' 46" E along the South line of the Northwest Quarter of Section 7 a distance of 991.37 feet to a point, said point being the Grantor's Southwesterly property corner, a property corner of a parcel of land conveyed to Roy P. Baker in Official Record 503, Page 257 and the TRUE POINT OF BEGINNING for the parcel herein described;

Thence N 46° 52' 04" W along the Grantor's Westerly property line and the Easterly property line of the aforementioned Baker parcel a distance of 91.66 feet to a point, said point being the Southeastery property corner of a parcel of land conveyed to Judy L. Routley in Official Record 420, Page 1444;

Thence N 00° 42' 06" E and continuing along the Grantor's Westerly property line, along the Easterly property line of the aforementioned Routley parcel and the Easterly property line of a parcel of land conveyed to Gary L. and Mary A. Knece in Official Record 279, Page 850 a distance of 1047.58 feet to a 3/8 inch iron pin found with a plastic identification cap inscribed "KNISLEY - 7231", said iron pin being the Northeastery property corner of the aforementioned Knece parcel and the Southeastery property corner of a parcel of land conveyed to Chad M. Ashbaugh in Official Record 290, Page 511;

Thence N 00° 40' 40" E continuing along the Grantor's Westerly property line and the Easterly property line of the aforementioned Ashbaugh parcel a distance of 386.20 feet to a "PK" nail found in the root of a tree, said "PK" nail being the Grantor's Northwestery property corner of the Southwestery property corner of a parcel of land conveyed to Mark E. and Brandy N. Nelson in Official Record 310, Page 2350;

Thence S 89° 19' 20" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Nelson parcel a distance of 551.79 feet to a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378", said iron pin being a property corner of the Grantor, the Southeastery property corner of the aforementioned Nelson parcel and on the Westerly property line of a parcel of land as conveyed to Charles B. and Tammy K. Roberts in Official Record 500, Page 1755;

Thence with the Grantor's lines and the lines of the aforementioned Roberts parcel the following three (3) courses:

- 1) S 00° 37' 47" W a distance of 58.92 feet to a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378";
- 2) S 89° 17' 33" E a distance of 270.65 feet to a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378";
- 3) N 06° 03' 05" E a distance of 414.61 feet to a point (passing a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378" at 379.32 feet), said point being a property corner of the Grantor, the Northeastery property corner of the aforementioned Roberts parcel and in the traveled portion of Township Road 248;

Thence along the Grantor's Northerly property line, the Southerly property line of a parcel of land conveyed to Jonathan and Maria Garmen in Official Record 428, Page 2119, the Southerly property line of a parcel of land conveyed to Dennis F. and Leslie A. Renwick in Official Record 439, Page 2390, the Southerly property line of a parcel of land conveyed to James E. and Melissa A. Miller in Official Record 498, Page 1633 and with the traveled portion of Township Road 248 the following ten (10) courses:

- 1) S 74° 52' 16" E a distance of 97.53 feet to a point;
- 2) S 73° 51' 35" E a distance of 247.11 feet to a point;
- 3) S 73° 51' 35" E a distance of 103.37 feet to a point;
- 4) S 79° 44' 54" E a distance of 300.14 feet to a point;
- 5) S 79° 44' 54" E a distance of 109.19 feet to a point;
- 6) S 67° 15' 18" E a distance of 135.32 feet to a point;
- 7) S 83° 11' 55" E a distance of 47.62 feet to a point;
- 8) N 79° 17' 03" E a distance of 8.80 feet to a point;
- 9) N 79° 17' 03" E a distance of 34.16 feet to a point;
- 10) N 68° 43' 59" E a distance of 34.27 feet to a point, said point being the Grantor's Northeastery property corner and the Northwestery property corner of a parcel of land conveyed to Ronald E. Householder in Official Record 393, Page 85;

Thence along the Grantor's Easterly property line and the Westerly property line of the aforementioned Householder parcel the following three (3) courses:

- 1) S 59° 25' 30" E a distance of 380.38 feet to a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378" (passing a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378" at 34.49 feet);
- 2) S 53° 28' 15" W a distance of 195.35 feet to a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378";
- 3) S 36° 32' 01" E a distance of 825.62 feet to a 5/8" iron pin found with a plastic identification cap inscribed "CASSELL S-6378", said iron pin being on the Westerly property line of a parcel of land conveyed to Benjamin J. and Rhessa L. Guess in Official Record 281, Page 2210;

Thence along the Grantor's Easterly property line and the Westerly property line of the aforementioned Guess parcel the following two (2) courses:

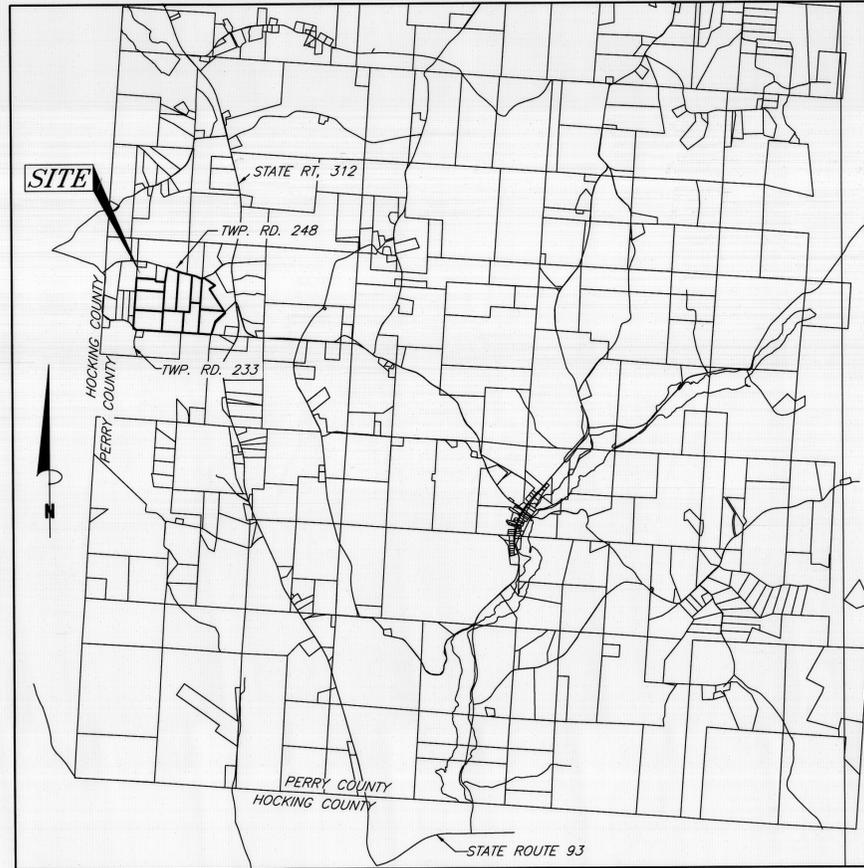
- 1) S 42° 47' 16" W a distance of 399.14 feet to a fence corner post (passing an iron pin set at 389.14 feet);
- 2) S 15° 48' 09" W a distance of 370.55 feet to a 3/4 inch iron pipe found (passing an iron pin set at 10.00 feet), said iron pipe being the Grantor's Southeastery property corner, the Southwestery property corner of the aforementioned Guess parcel and the Northeastery property corner of a parcel of land conveyed to Columbus Bible Way Church in Official Record 115, Page 151;

Thence N 89° 34' 46" W along the Grantor's Southerly property line, the Northerly property line of the aforementioned Church parcel, the northerly property line of the aforementioned Baker parcel and the Northerly property line of a parcel of land conveyed to Beverly L. Jones in Official Record 426, Page 1718 a distance of 2185.81 feet (passing a 5/8 inch iron pin found at 877.65 feet, which bears S 00° 25' 14" W a distance of 3.91 feet, passing a 5/8 inch iron pin found at 1951.42 feet, which bears N 00° 25' 14" E a distance of 5.18 feet and passing a 5/8 inch iron pin found at 2165.90 feet, which bears N 00° 25' 14" E a distance of 5.75 feet) to the point of beginning, containing 86.2337 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "DTK SITE SOLUTIONS".

The bearing system for this description is based on evidence found on the South line of the Northwest Quarter of Section 7, Township 14, Range 16 and bears S 89° 34' 46" E and is for the determination of angles only.

This description was prepared on October 18, 2024 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in August of 2024 and existing public records.



LOCATION MAP  
Not to Scale

**DEDICATION**

OWNER: Gale L. Gemienhardt, 5985 Saunders Road, Logan Ohio 43138  
PROPERTY ADDRESS: 5840 Township Road 248, Logan, Ohio 43138  
DEVELOPER: Same

SURVEYOR: DTK Site Solutions, Ltd, 4315 Professional Pkwy, Groveport, Ohio 43125  
Situated in the State of Ohio, County of Perry, Township of Monday Creek and being all of a parcel of land conveyed to Gale L. Gemienhardt in Official Record 309, Page 1440 and located in the Northwest quarter of Section 7, Township 14, Range 16.

The undersigned, Gale L. Gemienhardt, does hereby certify that the plat correctly represents "Bill Gemienhardt Subdivision" and it's roadways and does hereby accept this plat of same. All roads are dedicated for public use.

The undersigned further agrees that any use or improvements made on the land shall be in conformity with all existing valid zoning, platting, health or other lawful regulations of the State of Ohio and County of Perry for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Gale L. Gemienhardt hereunto set her hand this 24<sup>th</sup> day of March, 2025

Witnesses: Gale Gemienhardt Owner  
Gale Gemienhardt Printed Name

Witnesses: \_\_\_\_\_ Owner  
Printed Name \_\_\_\_\_

STATE OF OHIO, COUNTY OF HOCKING  
Before me, a Notary Public, in and for said county, personally came Gale L. Gemienhardt, who acknowledged the signing of the forgoing instrument to be her voluntary act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal this 24<sup>th</sup> day of March, 2025

Notary Public: Nicole M. Diamond County \_\_\_\_\_  
My Commission Expires: 03.10.2028

APPROVED FOR TRANSFER  
BY: GF DATE: 4/1/25  
PERRY COUNTY ENGINEER

Split Fee Paid 2000  
Date: 3/27/25 GF  
Perry Co. Planning Comm.

ck: 1056  
rpt: 255814

202500001112  
Filed for Record in  
PERRY COUNTY, OHIO  
JACKIE HOOVER, RECORDER  
04/02/2025 01:28 PM

PLAT LARGE 172.80  
BOOK: 518 PAGE: 2681  
PAGES: 2

**APPROVALS:**

Approved this 31<sup>st</sup> day of March, 2025  
[Signature]  
Perry County Engineer

Approved this 27<sup>th</sup> day of March, 2025  
[Signature]  
Perry Health Commissioner

Approved this 2<sup>nd</sup> day of April, 2025  
[Signature]  
Commissioner Perry County, Ohio

[Signature]  
Commissioner Perry County, Ohio

[Signature]  
Commissioner Perry County, Ohio

**TRANSFER AND RECORDING:**

PERRY COUNTY AUDITOR  
Transferred on tax duplicate this 2<sup>nd</sup> day of April, 2025

[Signature]  
Perry County Auditor

PERRY COUNTY RECORDER  
Filed for record this 2<sup>nd</sup> day of April, 2025 at 1:38 P.M.  
Recorded this 2<sup>nd</sup> day of April, 2025 in Plat Book 6 Pg. 58  
File No. \_\_\_\_\_ Fee 172.80

[Signature]  
Perry County Recorder

**DECLARATION OF PRIVATE ACCESS EASEMENT**

This declaration and agreement is made and entered into by and between all of the owners of lots in the Bill Gemienhardt Subdivision as follows:

- Easement "A", Lots 1 through 3.  
Easement "B", Lots 7 through 10.

Access Easements "A" and "B" as illustrated on the Plat of Survey of the Bill Gemienhardt Subdivision on record in Plat Cabinet \_\_\_\_\_, Page \_\_\_\_\_ is to be on property included in the above mentioned Lots. An access easement is granted to the above Lots having a total width of 40 feet from adjacent lot lines.

The covenants, agreements, restrictions and reservations included in this declaration agreement shall run with the real estate described above and shall be binding upon and shall inure to the benefit of all subsequent grantees, their respective heirs, successors and assigns.

By declaring this access easement, the owners of the subject Lots do for themselves, and for their grantees, respective heirs, successors, and assigns, agree to take permanent responsibility for the maintenance, repair, and upkeep of the subject private roadway/easement. Therefore, at no time shall the current or future Lot owners seek to force Monday Creek Township, Perry County or the State of Ohio to assume ownership or responsibility for the said private roadway/easement. Easements that meet the standards included in Section 67.00 of the Perry County Subdivision Regulations may be dedicated as public roads as part of subdivision plats or according to other procedures outlined in the Ohio Revised Code only if all parties, including Monday Creek Township and Perry County, agree to said dedication.

This declaration agreement may be modified or superseded so long as said modification or superseding agreement is in writing, approved by the unanimous consent of all Lot owners and that said modifications or superseding agreements meet all conditions set out in Section 67.00 of the Perry County Subdivision Regulations. Also, said modifications or superseding agreements shall not remove any other restrictions which may have been required by the Perry County Planning Commission. Each modification or superseding agreement shall be recorded in the County Recorder's Office.

**PROVISIONS:**

1. Lot owners shall meet annually to determine the need for and the cost of maintenance for the private roadway. Grass and weed control and ditch maintenance shall be the responsibility of each Lot owner for his portion of the private roadway.
2. The terms "maintenance", "repair", and "upkeep" as used in this agreement shall be interpreted in their broadest sense. The terms include, but in no way be limited to, snow removal, replacement of stone or gravel, the removal of obstructions and overhangs from the private roadway as needed, tar and chipping, and dust control together with all associated labor costs.
3. Relative to the total expense for maintenance, repair, and upkeep of the easement and private roadway, each respective Lot shall be responsible for total expenses as follows:  
Easement "A", Lots 1 through 3, 33.33%  
Easement "B", Lots 7 through 10, 25%
4. The improved private roadway shall be fourteen (14) feet in width.
5. The common access easement shall, at all times, be free from obstructions of any kind so as to allow for the proper passage of motor vehicles. All trees, overhanging branches, or other obstructions to the free passage of public safety vehicles shall be removed and shall be kept removed and maintained at all times.
6. Unless otherwise agreed to in writing by the unanimous consent of the Lot owners, no compensation shall be paid to any owner of said Lot who personally provides for maintenance, repair, or upkeep of any area of the common access private roadway. Any work so done by any party without the unanimous consent of all Lot owners shall be considered to be gratuitous in nature. An agreement to provide compensation to a Lot owner for maintenance, repair, or upkeep of the private roadway shall be in writing and shall be with the unanimous consent of all Lot owners. Said agreement may be terminated by approval of two-thirds (2/3rds) of the Lot owners.

I hereby certify that this plat was prepared from an actual field survey of the premises in Aug of 2024 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 24 day of Jan, 2025  
[Signature]  
Jerry L. Cassell  
Ohio Professional Surveyor No. 6378

**PLAT OF SURVEY**

Situated in the State of Ohio, County of Perry, Township of Monday Creek and being all of a parcel of land conveyed to Gale L. Gemienhardt in Official Record 309, Page 1440 and located in the Northwest quarter of Section 7, Township 14N, Range 16W, Congress Lands East of the Scioto River.

FOR: Gale L. Gemienhardt BY: Jerry L. Cassell, P.S.  
DATE: December 12, 2024 PROJ. NO.: 1928 DTK  
REV: \_\_\_\_\_  
REV: \_\_\_\_\_

1/2

**DTK SITE SOLUTIONS**

4315 PROFESSIONAL PKWY  
GROVEPORT, OH 43125  
(614)567-6144

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