

Legal Description of Lots 1-10 inclusive: 54.690 Acres

Situated in the Township of Monroe, County of Perry, State of Ohio, being part of the Southeast Quarter of Section 18 and the Southwest Quarter of Section 17 in Township 12N, Range 14W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of 2 parcels conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, in the Perry County Deed Records, also being part of Auditor's P.P.N. 200004660000 and P.P.N. 200004640000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "TCW" marking the Southwest corner of Section 17 and a 27.636 acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, also being the Southeast corner of Section 18 and said 85.66 Acre parcel of which this description is a part, also being the Northeast corner of Section 19 and a 71.75 Acre parcel conveyed to Douglas Paul & Melinda K. Nutter, as recorded in O.R. Book 138, Page 913, also being the Northwest corner of Section 20 and a 71.11 Acre parcel conveyed to David R. & Jessica L. Senften, as recorded in O.R. Book 471, Page 2407;

Thence, N 03°20'23" E 1451.10 feet with the West line of the Southwest Quarter of Section 17, and said 27.636 Acre parcel and said 22.06 Acre parcel, also being the East line of said 85.66 Acre parcel, to an iron pin set, being the PRINCIPLE PLACE OF BEGINNING of the 54.690 Acre parcel herein to be described, and passing over iron pins set at 423.38 feet and 823.38 feet;

Thence, N 88°45'09" W 833.51 feet across said 85.66 Acre parcel of which this description is a part, to an iron pin set on the North line of a 63.68 Acre parcel conveyed to Douglas P. Nutter, as recorded in O.R. Book 67, Page 63, and passing over an iron pin set at 390.56 feet;

Thence with the South line of said 85.66 Acre parcel of which this description is a part, the same being the North line of said parcel conveyed to Nutter, with the following seven (7) courses and distances:

- 1) N 32°14'55" W 201.24 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 2) N 79°14'50" W 106.51 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 3) N 77°01'15" W 103.38 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 4) N 51°17'27" W 302.32 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying", and passing over an iron pin set at 182.56 feet;
- 5) N 58°52'47" W 373.81 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying", passing over an iron pin set at 92.18 feet, and passing over a 5/8" o.d. iron pin found capped "Baseline Surveying" at 297.21 feet;
- 6) N 41°58'40" W 221.10 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 7) N 54°32'04" W 237.38 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 8) N 58°00'32" W 46.42 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying" on the East line of a 129.35 Acre parcel conveyed to Sharon Jean Babbs, ETAL, as recorded in O.R. Book 333, Page 2693;

Thence, N 03°30'18" E 375.77 feet with the East line of said parcel conveyed to Babbs, ETAL, also being the West line of said 85.66 Acre parcel, to an iron pin set on the "East-West" Half Section Line of Section 18, and being on the South line of a 40 Acre parcel conveyed to Joyce C. Sherrill, ETAL, as recorded in O.R. Book 377, Page 2484;

Thence, S 87°35'09" E 781.83 feet continuing with the "East-West" Half Section Line of Section 18, to a 5/8" o.d. iron pin found capped "TCW" at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 18, and being the Southwest corner of a 5.56 Acre parcel conveyed to Larry A. & Thonia M. Baker, Co-Trustees, as recorded in O.R. Book 415, Page 2590;

Thence, S 86°56'33" E 704.45 feet continuing with the "East-West" Half Section Line of Section 18, the same being the South line of said parcel conveyed to Baker, ETAL, also being the North line of said 85.66 Acre parcel, to a point in the centerline of Twp. Road 216 (40' Wide R/W), and passing over a 5/8" o.d. iron pin found capped "TCW" at 677.13 feet;

Thence with the centerline of Twp. Road 216, with the following ten (10) courses and distances:

- 1) S 41°36'33" E 181.94 feet to a point;
- 2) S 44°16'17" E 418.09 feet to a point;
- 3) S 43°46'02" E 240.71 feet to a point;
- 4) S 42°02'32" E 138.67 feet to a point of curvature;
- 5) With a curve to the left (Radius = 300.00 feet, Delta Angle 40°33'25", Arc Length 212.36 feet) with a chord bearing S 59°48'42" E 207.95 feet to a point;
- 6) S 77°34'32" E 175.38 feet to a point;
- 7) S 81°14'22" E 186.44 feet to a point;
- 8) S 67°23'53" E 296.20 feet to a point;
- 9) S 40°28'53" E 341.65 feet to a point;
- 10) S 08°15'20" W 221.32 feet to a point;

Thence, N 78°06'39" W 1119.79 feet leaving said road with a line across said 22.06 feet of which this description is a part, to the PRINCIPLE PLACE OF BEGINNING, passing over iron pins set at 25.00 feet, 304.00 feet, 576.42 feet and 863.42 feet and containing, 54.690 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

Legal Description of Lots 11-13 inclusive: 25.238 Acres

Situated in the Township of Monroe, County of Perry, State of Ohio, being part of the Southwest Quarter of Section 17 in Township 12N, Range 14W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a part of a 27.636 Acre parcel and part of a 22.06 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, in the Perry County Deed Records, also being part of Auditor's P.P.N. 200008070300 & P.P.N. 200004640000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "TCW" marking the Southwest corner of Section 17 and said 27.636 Acre parcel of which this description is a part, also being the Southeast corner of Section 18 and an 85.66 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, also being the Northeast corner of Section 19 and a 71.75 Acre parcel conveyed to Douglas Paul & Melinda K. Nutter, as recorded in O.R. Book 138, Page 913, also being the Northwest corner of Section 20 and a 71.11 Acre parcel conveyed to David R. & Jessica L. Senften, as recorded in O.R. Book 471, Page 2407, and being the PRINCIPLE PLACE OF BEGINNING of the 25.238 Acre parcel herein to be described;

Thence, N 03°20'23" E 823.38 feet with the West line of the Southwest Quarter of Section 17, and said 27.636 Acre parcel, also being the East line of said 85.66 Acre parcel, to an iron pin set, and passing over an iron pin set at 423.38 feet;

Thence with a line across said 27.636 Acre parcel, of which this description is a part, with the following two (2) courses and distances:

- 1) S 89°23'35" E 476.43 feet to an iron pin set;
- 2) N 83°45'44" E 696.79 feet to a point on the East line thereof in the centerline of Co. Road 68 (60' Wide R/W), and passing over an iron pin set at 671.79 feet;

Thence with the centerline of Co. Road 68, also being the East line of said 27.636 Acre parcel, with the following ten (10) courses and distances:

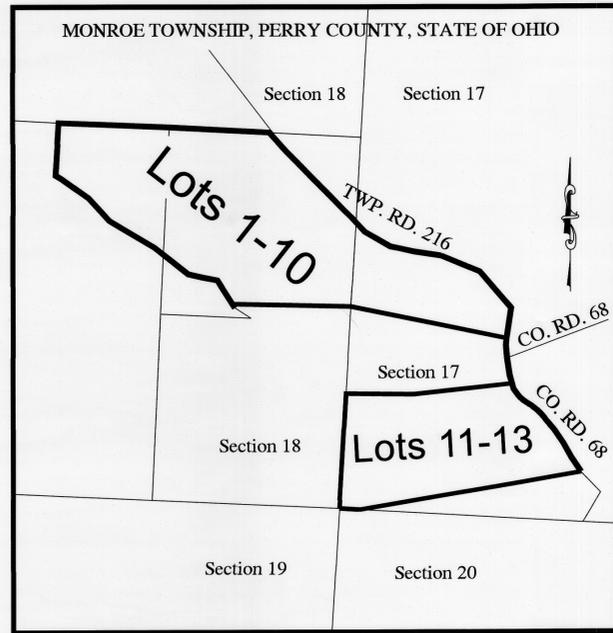
- 1) S 14°48'28" E 40.28 feet to a point;
- 2) S 36°03'58" E 55.19 feet to a point of curvature;
- 3) With a curve to the left (Radius = 121.07 feet, Delta Angle 34°50'23", Arc Length 73.62 feet) with a chord bearing S 47°34'41" E 72.49 feet to a point of curvature;
- 4) With a curve to the right (Radius = 441.06 feet, Delta Angle 26°28'23", Arc Length 203.79 feet) with a chord bearing S 48°01'42" E 201.98 feet to a point;
- 5) S 40°01'45" E 80.78 feet to a point;
- 6) S 33°46'24" E 114.84 feet to a point;
- 7) S 28°40'35" E 120.69 feet to a point;
- 8) S 33°47'17" E 124.64 feet to a point marking the Southeast corner thereof, and being the Northeast corner of a 7.00 Acre parcel conveyed to Dion J. & Vicki L. Burgess, as recorded in O.R. Book 400, Page 820;

Thence, S 80°21'00" W 1589.69 feet leaving said Road with the South line of said 27.636 Acre parcel, also being the North line of said parcel conveyed to Burgess, to a 5/8" o.d. iron pin found capped "TCW" on the South line of Section 17, also being the North line of said parcel conveyed to Senften;

Thence, N 86°39'18" W 139.57 feet with the South line of Section 17 and said 27.636 Acre parcel, also being the North line of Section 20 and said parcel conveyed to Senften, to the PRINCIPLE PLACE OF BEGINNING, and containing, 25.238 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

# SCENIC TRAILS SUBDIVISION

## Township of Monroe, County of Perry, State of Ohio, part Southwest Quarter Section 17 & part Southeast Quarter Section 18, Township 12N, Range 14W, of the Congress Lands



LOCATION MAP  
NO SCALE

APPROVED FOR TRANSFER  
BY: WT DATE: 6/2/25  
PERRY COUNTY ENGINEER

CK# 010946 Recd# 255871  
Split Fee Paid \$ 2600.00  
Date: 6/2/2025  
Perry Co. Planning Comm.



PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
Phone: 740-323-0644  
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

3/28/25  
Date Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

### PARENT PARCEL

Covered Bridge, LLC COUNTRYTYME LAND SPECIALISTS, LTD.  
Official Record Book 509, Page 1246  
P.P.N. 200004640000, P.P.N. 200004660000, &  
P.P.N. 200008070300000  
Total Acreage = 79.928 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 nNovember of 2025.

**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 \_\_\_\_\_

**SHARED DRIVEWAY MAINTENANCE AGREEMENT:** recorded in \_\_\_\_\_

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

### DEDICATION & ACKNOWLEDGEMENT

the undersigned Countrytyme Land Specialists, Ltd., being owner and lien holder of the land platted herein, certifies that this plat correctly represents, "Scenic Trails Subdivision", a subdivision of Lots 1-13, 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 April, 2025.

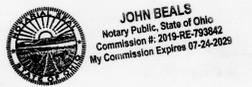
Thomas A. Dyer  
Witness

STATE OF OHIO  
COUNTY OF Fairfield ss:

Be it remembered this 10 day of April, 2025 personally came Mark Graham, P.E., of Countrytyme Land Specialists, Ltd., to me known, and acknowledged the signed and execution of the forgoing statement to be his voluntary act and deed.

07/24/2025  
My commission expires

John Beals  
Notary Public, State of Ohio



Countrytyme Land Specialists, Ltd.

By Mark Graham, owner (Printed Name)

### APPROVALS

Approved this 28 day of May, 2025

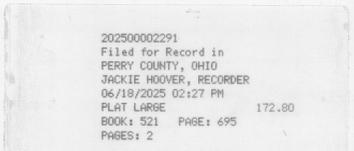
Perry County Engineer

Approved this 21 day of May, 2025

Perry County Health Department

Approved & accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
Perry County Commissioners

Jackie Hoover  
Recorder



Transferred this 18 day of June, 2025

Perry County Auditor

Filed for record this 18<sup>th</sup> day, June 2025, at 2:41pm  
Plat Book 60 Pages 629-643  
Slot No. 510 & 511

Jackie Hoover, KES  
Perry County Recorder