

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

Lots	(P.P.N. 200004660000)	(P.P.N. 2000004640000)	(P.P.N. 2000008070300)	Section 17	Section 18	TOTAL
Lot 1	12.219 Acres				12.219 Acres	12.219 Acres
Lot 2	7.027 Acres				7.027 Acres	7.027 Acres
Lot 3	6.283 Acres				6.283 Acres	6.283 Acres
Lot 4	6.034 Acres				6.034 Acres	6.034 Acres
Lot 5	7.621 Acres				7.621 Acres	7.621 Acres
Lot 6	3.826 Acres	0.064 Acres		0.064 Acres	3.826 Acres	3.890 Acres
Lot 7		3.272 Acres		3.272 Acres		3.272 Acres
Lot 8		2.967 Acres		2.967 Acres		2.967 Acres
Lot 9		2.318 Acres		2.318 Acres		2.318 Acres
Lot 10		2.320 Acres		2.320 Acres		2.320 Acres
Lot 11		0.348 Acres	7.940 Acres	8.288 Acres		8.288 Acres
Lot 12			11.404 Acres	11.404 Acres		11.404 Acres
Lot 13			5.546 Acres	5.546 Acres		5.546 Acres

LINE TABLE

No.	Bearing	Distance
L1	N 86°56'33" W	27.60'
L2	S 44°16'17" E	118.09'
L3	S 44°16'17" E	150.00'
L4	S 44°16'17" E	150.00'
L5	S 43°46'02" E	150.00'
L6	S 43°46'02" E	90.71'
L7	S 42°02'32" E	59.31'
L8	S 42°02'32" E	79.36'
L9	S 06°16'31" W	47.56'
L10	S 04°59'44" E	96.38'
L11	S 10°26'24" E	94.56'
L12	S 10°26'24" E	90.51'
L13	S 14°48'28" E	40.28'
L14	S 36°03'58" E	55.19'
L15	S 40°01'45" E	44.30'
L16	S 40°01'45" E	36.48'
L17	N 86°39'18" W	139.57'
L18	N 56°21'42" W	135.32'
L19	N 32°08'57" W	32.46'
L20	N 79°14'50" W	106.51'
L21	N 77°01'15" W	103.38'
L22	N 58°00'32" W	46.42'

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	212.36'	300.00'	40°33'25"	S 59°48'42" E 207.95'
C2	73.62'	121.07'	34°50'23"	S 47°34'41" E 72.49'
C3	95.41'	441.06'	12°25'06"	S 55°04'08" E 95.21'
C4	108.39'	441.06'	14°04'51"	S 41°49'57" E 108.12'

GENERAL NOTES:

1) All Easements are not shown.

RELATED DOCUMENTS:

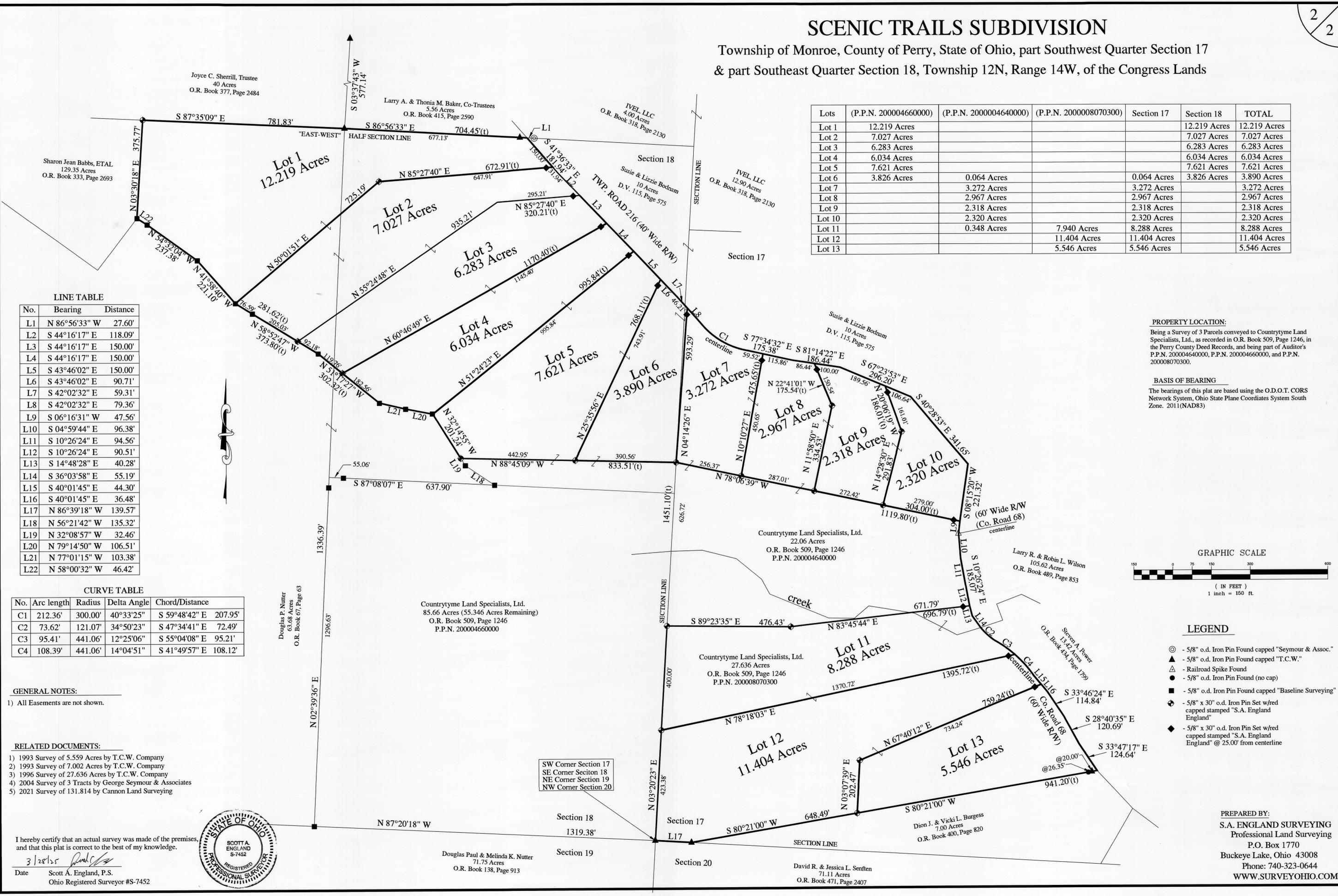
- 1) 1993 Survey of 5.559 Acres by T.C.W. Company
- 2) 1993 Survey of 7.002 Acres by T.C.W. Company
- 3) 1996 Survey of 27.636 Acres by T.C.W. Company
- 4) 2004 Survey of 3 Tracts by George Seymour & Associates
- 5) 2021 Survey of 131.814 by Cannon Land Surveying

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

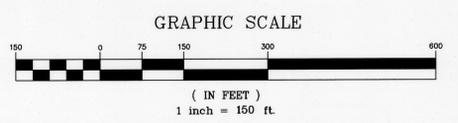


091730006



PROPERTY LOCATION:
 Being a Survey of 3 Parcels conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, in the Perry County Deed Records, and being part of Auditor's P.P.N. 200004640000, P.P.N. 200004660000, and P.P.N. 200008070300.

BASIS OF BEARING:
 The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)



LEGEND

- ⊙ - 5/8" o.d. Iron Pin Found capped "Seymour & Assoc."
- ▲ - 5/8" o.d. Iron Pin Found capped "T.C.W."
- ⊙ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found (no cap)
- - 5/8" o.d. Iron Pin Found capped "Baseline Surveying"
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red capped stamped "S.A. England England"
- ◆ - 5/8" x 30" o.d. Iron Pin Set w/red capped stamped "S.A. England England" @ 25.00' from centerline

PREPARED BY:
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