

SHERIDAN ESTATES

SECTION 16 AND SECTION 17, TOWNSHIP 16, RANGE 16, READING TOWNSHIP, PERRY COUNTY, OHIO

PARCEL DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16 AND A PART OF THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 16, RANGE 16, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 517, PAGE 375 OF THE PERRY COUNTY RECORDER. AUDITOR'S PARCEL #290007110000 AND #290007120000.

BEGINNING AT AN EXISTING IRON PIN IN (ASPHALT SURFACED) COUNTY ROAD 86 (A.K.A. WINEGARDNER ROAD) MARKING THE NORTHWEST CORNER OF SECTION 16 (ALSO BEING A COMMON CORNER WITH SECTION 8, SECTION 9 AND SECTION 17); THENCE S 86° 33' 19" E 113.62 FEET, IN THE NORTH LINE OF SECTION 16 AND ALONG COUNTY ROAD 86, TO A POINT; THENCE, LEAVING THE NORTH LINE OF SECTION 16 AND COUNTY ROAD 86, S 8° 32' 54" E 328.42 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 38.20 FEET; THENCE S 25° 10' 00" E 253.14 FEET TO A POINT IN (ASPHALT SURFACED) U. S. ROUTE 22, PASSING IRON PINS SET AT 163.14 FEET AND 213.14 FEET; THENCE THE FOLLOWING THREE (3) COURSES ARE IN U. S. ROUTE 22: COURSE #1 = S 64° 12' 58" W 364.35 FEET TO A POINT IN THE WEST LINE OF SECTION 16; COURSE #2 = LEAVING SECTION 16 AND ENTERING INTO SECTION 17, S 64° 08' 09" W 910.75 FEET TO A POINT; COURSE #3 = S 62° 22' 33" W 708.41 FEET TO A POINT; THENCE, LEAVING U. S. ROUTE 22, N 4° 11' 00" E 1575.41 FEET TO A POINT IN THE NORTH LINE OF SECTION 17 AND IN COUNTY ROAD 86, PASSING IRON PINS SET AT 60.00 FEET AND 1121.69 FEET AND PASSING EXISTING IRON PINS AT 927.82 FEET AND 1541.66 FEET; THENCE S 84° 48' 43" E 1396.17 FEET, IN THE NORTH LINE OF SECTION 17 AND ALONG COUNTY ROAD 86, TO AN EXISTING IRON PIN AND THE PLACE OF BEGINNING OF THIS 39.516 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 39.516 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 17 AS BEING S 84° 48' 43" E.

THE RIGHT OF WAY WIDTH OF COUNTY ROAD 86 AND U. S. ROUTE 22 IS ASSUMED TO BE 60 FEET.



Split Fee Paid \$3,000.00
Date: 9/18/2025
Perry Co. Planning Comm.

CERTIFICATE OF SURVEYOR

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF PERRY AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".

Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P.S. 7231



June 19, 2025

DEDICATION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16 AND A PART OF THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 16, RANGE 16, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 517, PAGE 375 OF THE PERRY COUNTY RECORDER, CONTAINING 39.516 ACRES.

I, THE UNDERSIGNED, MARK GRAHAM, OWNER AND ALL PARTIES WITH ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE SHOWN HEREON, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, THAT SAID LOTS ARE NUMBERED 1 THROUGH 16, INCLUSIVELY, AND THAT THE FOREGOING SUBDIVISION HAS BEEN NAMED "SHERIDAN ESTATES".

IN WITNESS THEREOF THIS 15 DAY OF August, 2025.

MARK GRAHAM

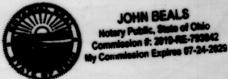
Thomas A. Davis
WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK GRAHAM WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED. IN TESTIMONY THEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL THIS 15 DAY OF August, 2025.

NOTARY PUBLIC: John E. Bal
MY COMMISSION EXPIRES: 07/24/2029



APPROVALS

APPROVED THIS 25 DAY OF SEPTEMBER, 2025

Yong Talbot
ZONING INSPECTOR

APPROVED THIS 18 DAY OF September, 2025

[Signature]
PERRY COUNTY ENGINEER

APPROVED THIS 11 DAY OF September, 2025

[Signature]
PERRY COUNTY BOARD OF HEALTH

APPROVED THIS 1 DAY OF October, 2025

[Signature]
PERRY COUNTY COMMISSIONER

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PERRY COUNTY COMMISSIONER

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PERRY COUNTY COMMISSIONER

STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 8th DAY OF October, 2025
AT 7:57 (AM-PM) RECORDED THIS 8th DAY OF October, 2025
IN PLAT BOOK 6, PAGE 166 & 167
SLOT 514 & 515

202500003972
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
10/08/2025 07:57 AM
PLAT LARGE
BOOK: 524 PAGE: 1810
PAGES: 2

Jackie Hoover (R)
PERRY COUNTY RECORDER

TRANSFERRED THIS 7 DAY OF Oct, 2025.

[Signature]
PERRY COUNTY AUDITOR

VICINITY MAP (not to scale)

