

# SHERIDAN ESTATES

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. BEING SHOWN AS AUDITOR'S PARCEL #290007110000 AND AUDITOR'S PARCEL #290007120000.

## BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 17 AS BEING S 84° 48' 43" E. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

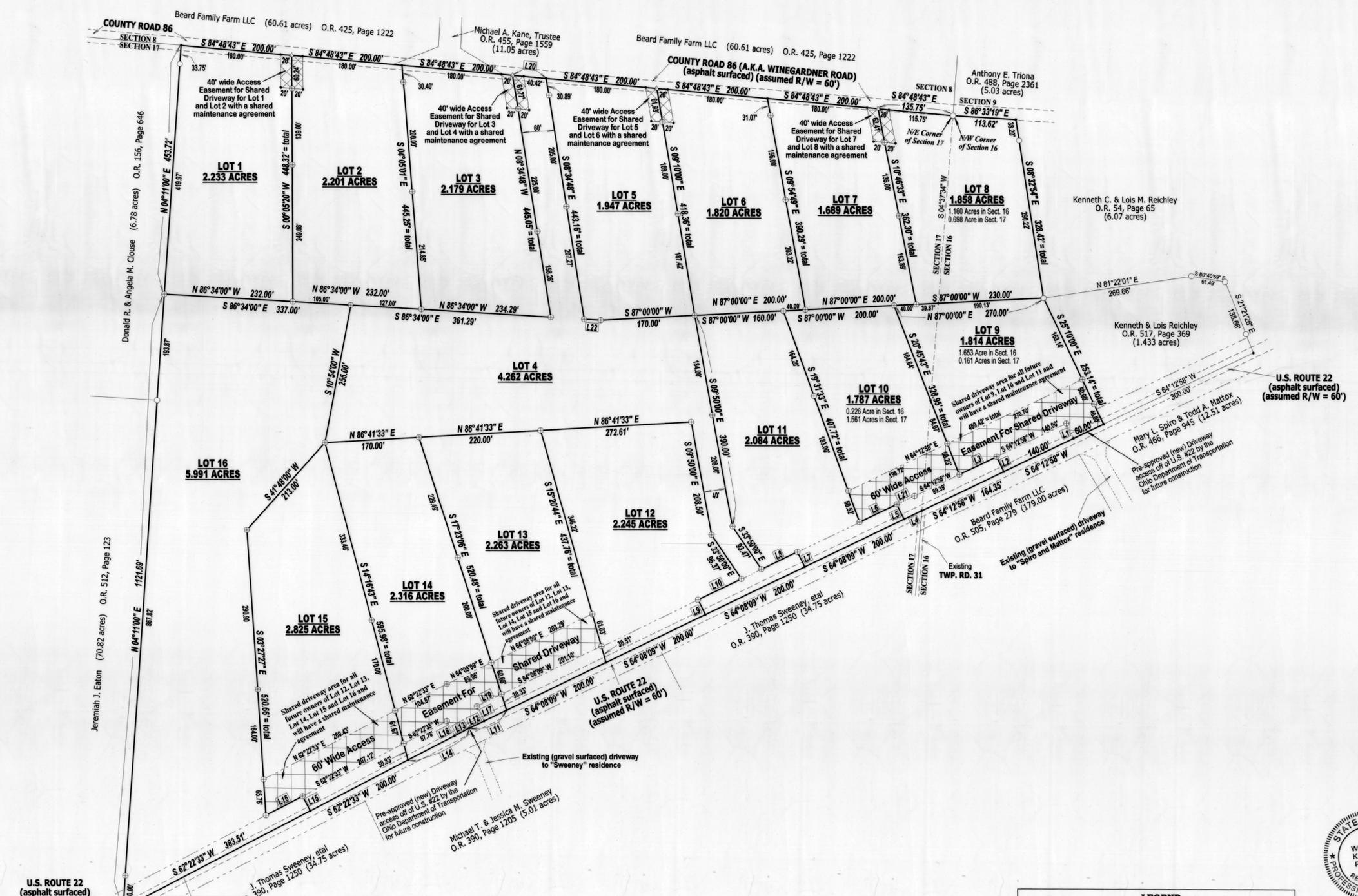
- 1- DEED REFERENCES AS SHOWN HEREON
- 2- READING TOWNSHIP TAX MAPS
- 3- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO.

- NOTES:
- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. 7231, ON JUNE 19, 2025.
  - 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.
  - 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN HEREON.

SURVEY FOR:  
**COUNTRYTYME LAND SPECIALISTS**  
 JOB # 8202457P2

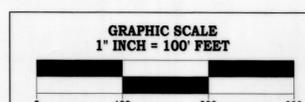
**BUILDING BACKSET DISTANCES PER READING TOWNSHIP ZONING:**  
 20 FEET FROM EACH SIDE LINE  
 30 FEET FROM THE REAR LINE  
 80 FEET FROM THE CENTER OF THE PUBLIC ROADWAYS

Id	Bearing	Distance
L1	N 25° 47' 02" W	30.00'
L2	S 25° 47' 02" E	30.00'
L3	N 64° 12' 58" E	75.00'
L4	S 64° 08' 09" W	35.65'
L5	S 25° 51' 51" E	30.00'
L6	N 64° 08' 09" E	75.00'
L7	S 25° 51' 51" E	30.00'
L8	N 64° 08' 09" E	72.16'
L9	S 25° 51' 51" E	30.00'
L10	S 64° 08' 09" W	87.45'
L11	S 64° 08' 09" W	75.10'
L12	S 64° 08' 09" W	30.00'
L13	S 62° 22' 33" W	30.00'
L14	S 62° 22' 33" W	124.90'
L15	S 27° 37' 27" E	30.00'
L16	N 62° 22' 33" E	75.00'
L17	S 25° 51' 51" E	30.00'
L18	N 27° 37' 27" W	30.00'
L19	S 64° 08' 09" W	49.57'
L20	S 84° 48' 43" E	60.42'
L21	S 64° 08' 09" W	35.65'
L22	S 86° 34' 00" E	30.00'



**LEGEND**

- △ MAG NAIL SET
- ⊕ IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING IRON PIN
- UNMARKED POINT
- ▨ ACCESS EASEMENT AREA FOR SHARED DRIVEWAY



**A & E**  
*Wayne A. Knisley*  
**WAYNE A. KNISLEY**  
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 DATE: JUNE 19, 2025

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