

Legal Description of 105.59 Acres

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

Being a Survey of a 105.59 Acre parcel conveyed to Daniel & Ashley Grosse, as recorded in O.R. Book 523, Page 2187, in the Perry County Deed Records, also being all of Auditor's P.P.N. 370005920000, and further described as follows;

Commencing at a stone found at the Northwest corner of the Northeast Quarter of Section 14 and a 100.00 Acre parcel conveyed to J. Kenneth & Constance A. Miller, as recorded in O.R. Book 433, Page 2372, also being the Southwest corner of the Southeast Quarter of Section 11 and a 112.69 Acre parcel conveyed to J. David & Kimberly A. Hoops, as recorded in O.R. Book 489, Page 670;

Thence, S 85°39'48" E 1057.36 feet with the North line of the Northeast Quarter of Section 14 and said parcel conveyed to Miller, also being the South line of the Southeast Quarter of Section 11 and said parcel conveyed to Hoops, to a 5/8" iron pin found capped "Knisley 7231" at the Northwest corner of said parcel conveyed to Grosse, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 105.59 Acre parcel herein to be described;

Thence, S 85°39'48" E 1680.69 feet continuing with the North line of the Northeast Quarter of Section 14 and the North line of said parcel conveyed to Grosse, of which this description is a part, also being the South line of the Southeast Quarter of Section 11 and said parcel conveyed to Hoops and extending along the South line of a 114.04 Acre parcel conveyed to Mark A. & Leslie K. Cooper, as recorded in O.R. Book 303, Page 1496, to a mag nail found in Lonesome Road (Co. Road 72)(60' Wide R/W) at the Northeast corner of Section 14, also being a common corner to Section 11, Section 12, Section 13, and Section 14, and passing over a 5/8" o.d. iron pin found capped "Knisley 7231" at 1636.69 feet;

Thence, S 03°35'07" W 2731.78 feet with the East line of the Northeast Quarter of Section 14 and said parcel conveyed to Grosse, of which this description is a part, also being the West line of the Northwest Quarter of Section 13 in Lonesome Road, to an unmarked point in Lonesome Road at the Southeast corner of the Northeast Quarter of Section 14, and being the Northeast corner of a 30.57 Acre parcel conveyed to Beard Family Farm, LLC, as recorded in O.R. Book 393, Page 1106;

Thence, N 85°40'00" W 1686.96 feet leaving Lonesome Road with the "East-West" Half Section Line of Section 14, also being the South line of said parcel conveyed to Grosse, of which this description is a part, and being the North line of said parcel conveyed to Beard Family Farm, LLC, to a 5/8" o.d. iron pin found capped "Knisley 7231" at the Southeast corner of said parcel conveyed to J. Kenneth & Constance A. Miller, and passing over 5/8" o.d. iron pins found capped "Knisley 7231" at 26.00 feet, 245.00 feet, and 713.00 feet respectively;

Thence, N 03°43'00" E 2731.80 feet with the West line of said parcel conveyed to Grosse, of which this description is a part, also being the East line of said parcel conveyed to Miller, to the **PRINCIPLE PLACE OF BEGINNING**, and containing, **105.59 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

GENERAL NOTES:

- 1) Easement Area #1 is for shared ingress/egress easement to Lot 7.

PROPERTY DESIGN & CONSTRUCTION REQUIREMENTS:

- 1) Residences built on the subject property/properties must be no smaller than 1800 livable square feet for a ranch style home or 2200 livable square feet for a two-story structure home.
- 2) Roof pitches are to be a minimum of 1/2 pitch and shall apply to both homes and accessory structures.
- 3) Permanent foundations are required. No mobile home or manufactured homes are permitted.

APPROVED FOR TRANSFER
BY: WT DATE: 12/1/25
PERRY COUNTY ENGINEER

CK# 105 Recpt# 255860
Split Fee Paid \$1600.00
Date: 12/1/2025
Perry Co. Planning Comm.

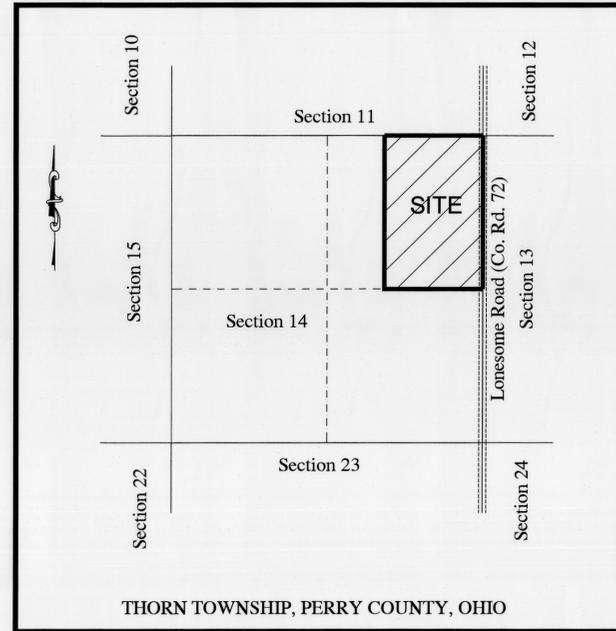


I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.
Date 11/25/25
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

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

LONESOME ROAD ESTATES

Township of Thorn, County of Perry, State of Ohio, part Northeast Quarter of Section 14, Township 18N, Range 17W, of the Congress Lands.



LOCATION MAP
NO SCALE

BUILDING SETBACK LINES

FRONT SETBACK: 90 feet from centerline of roads
REAR SETBACK: 90 feet
SIDE LINE SEBACK: 30 feet

PARENT PARCEL

Daniel & Ashley Grosse
O.R. Book 523, Page 2187
P.P.N. 370005920000
Total Acreage = 105.59 Acres

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 September 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".

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 Daniel & Ashley Grosse, being owners of the land platted herein, certifies that this plat correctly represents, "Lonesome Road Estates" a subdivision of 1-9 Lots 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 Daniel & Ashley Grosse and all other subsequent owners or assigns taking title from under or through the undersigned.

In Witness thereof this 26th day of November, 2025.

Witness: [Signatures]
Daniel Grosse
Ashley Grosse

STATE OF OHIO
COUNTY OF Licking ss:

Be it remembered this 26th day of November, 2025 personally came said Daniel Grosse and Ashley Grosse, to me known, and acknowledged the signed and execution of the forgoing statement to be their voluntary act and deed.

Aug 14, 2027 My commission expires
Notary Public, State of Ohio



APPROVALS

Approved this 26th day of NOVEMBER, 2025

[Signature]
Thorn Township, Zoning Inspector

Approved this 1 day of December, 2025

[Signature]
Perry County Engineer

Approved this 26 day of November, 2025

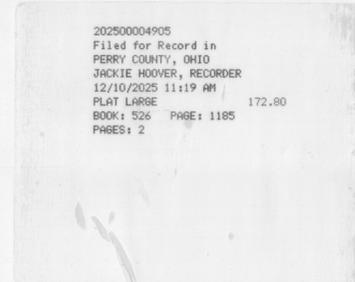
[Signature]
Perry County Health Department

Approved & accepted this ___ day of ___, 2025
Perry County Commissioners

[Signatures]

Transferred this 10 day of Dec, 2025

[Signature]
Perry County Auditor



Filed for record this 10th day, December, 2025, at 11:21 AM

Plat Book 6, Pages 90 & 91

Slot No. 519 & 520

[Signature]
Perry County Recorder