CLOVER HILL SUBDIVISION

Township of Clayton, County of Perry, State of Ohio, part of the Southeast Quarter of Section 23, Township 16N, Range 15W.

Legal Description of Lots 1-8 inclusive: 19.168 Acres

Situated in the Township of Clayton, County of Perry, State of Ohio,and being part of the Southeast Quarter of Section 23, Township 16N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a 36.722 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 524, Page 1257, in the Perry County Deed Records, also being part of Auditor's P.P.N. 030003940000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Linn" marking the Northeast corner of the Southeast Quarter of Section 23 on the East line of Clayton Township, also being the Northwest corner of the Southwest Quarter of Section 24 and the West line of Harrison Township, also being the Northwest corner of a 20.192 Acre parcel conveyed to Denver J. Black, as recorded in O.R. Book 497, Page 875, being the Southeast corner of a 9.15 Acre parcel conveyed to Kent C. Cannon, Trustee, as recorded in O.R. Book 464, Page 1678, and being the **PRINCIPLE PLACE OF BEGINNING** of the **19.168 Acre** parcel herein to be described: a 5/8" o.d. iron pin found bears S 53°56'37" E 33.08 feet;

Thence, S 02°58'02" W 2138.89 feet with the East line of the Southeast Quarter of Section 23 and Clayton Township, also being the West line of the Southwest Quarter of Section 24 and the West line of Harrison Township and said 20.192 Acre parcel conveyed to Black, and extending along the West line of a 21.659 Acre Parcel & 10.724 Acre parcel conveyed to Kelly & Terri Ault, as recorded in O.R. Book 497, Page 2538, and extending along the West line of a 4.31 Acre parel conveyed to Kevin Cannon & Clayton McCoy, as recorded in O.R. Book 327, Page 712, to an iron pin set, and passsing over mag spikes set in the centerline of Twp. Road 162 (40' Wide Right of Way) at 844.88 feet, 1368.21 feet, 1449.76 feet, and passing over a 5/8" o.d. iron pin found at 1663.59 feet;

Thence, **N 18°07'48" W 1635.90 feet** with a line across said parcel conveyed to Countrytyme Land Specialists, Ltd., to a mag spike set in the centerline of Twp. 162A (40' Wide R/W);

Thence, **N 82°04'49" W 30.59 feet** leaving Township Road 162A continuing across said parcel conveyed to Countrytyme Land Specialists, Ltd., to an iron pin set on the West line thereof, and being on the East line of a 22.48 Acre parcel conveyed to Matthew E. & Sherry D. Kilbarger, as recorded in O.R. Book 147, Page 187;

Thence, **N 01°01'56" E 609.95 feet** with the West line of said parcel conveyed to Countrytyme Land Specialists, Ltd., also being the East line of said 22.48 Acre parcel conveyed to Kilbarger and extending along the East line of a 15.00 Acre parcel conveyed to Kilbarger, as recorded in O.R. Book 147, Page 187, to a 5/8" o.d. iron pin found capped "CLS 7224" on the "East-West" Half Section Line of Section 23, also being the South line of a 7.56 Acre parcel conveyed to Theodore A. Cline, as recorded in O.R. Book 336, Page 2695;

Thence, **S 87°04'35" E 639.93 feet** with the "East-West" Half Section Line of Section 23, the same being the South line of said parcel conveyed to Cline and extending across said Twp. Road 162A with the South line of said 9.15 Acre parcel conveyed to Cannon, to the **PRINCIPLE PLACE OF BEGINNING,** passing over a 5/8" o.d. iron pin found at 237.04 feet, and passing over a 5/8" o.d. iron pin found capped "Linn" at 476.97 feet and 516.96 feet respectively, and containing, **19.168 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

The bearings of the above description are based on the "East-West" Section Line of Section 23 of Clayton Township, as being S 87°04'35" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

SURVEY DATA

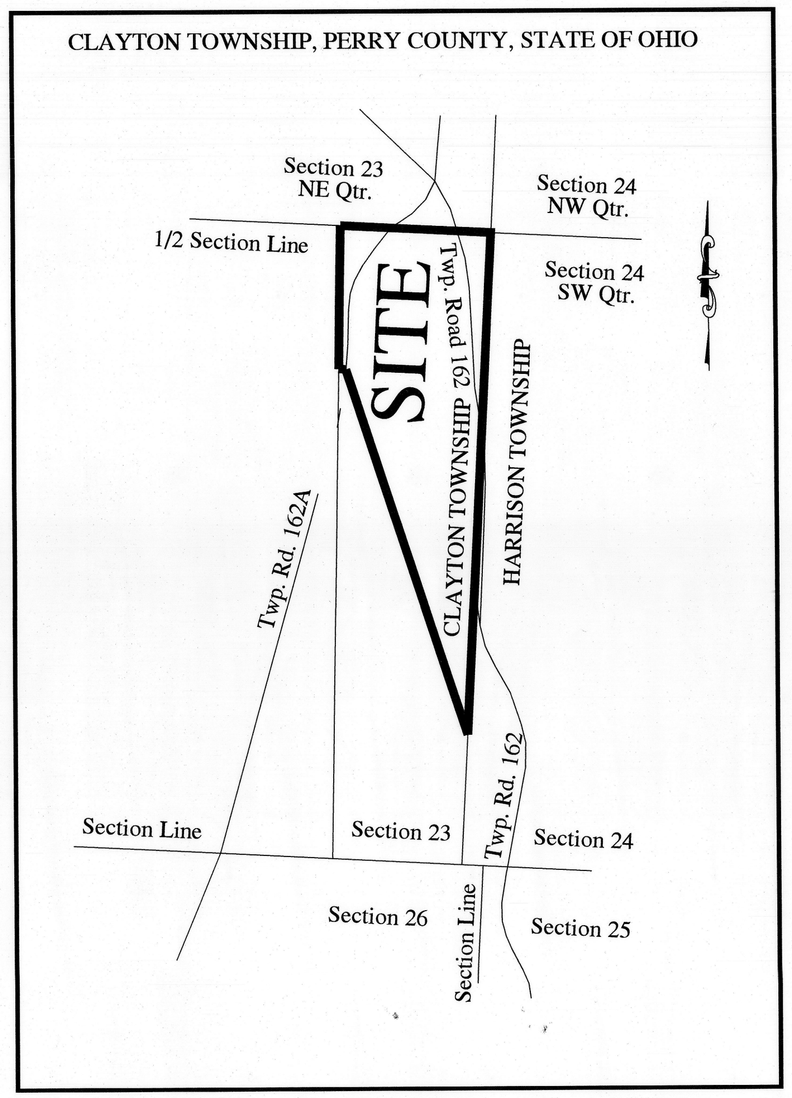
BASIS OF BEARINGS: Bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD1983).

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 November 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 _____

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



LOCATION MAP
NO SCALE

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

STATE OF OHIO
SCOTT A ENGLAND S-7452
REGISTERED PROFESSIONAL SURVEYOR

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

8/7/26
Date

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PARENT PARCEL

Countrytyme Land Specialists, Ltd.
Official Record Book 524, Page 1257
P.P.N. 030003940000
Total Acreage = 36.722 Acres

DEDICATION & ACKNOWLEDGEMENT

the undersigned Countrytyme Land Specialists, Ltd., being owner and lien holder of the land platted herein, certifies that this plat correctly represents, "Clover Hill Subdivision", a subdivision of Lots 1-8, 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 17th day of August, 2026.

Thomas A Dare
Witness

STATE OF OHIO
COUNTY OF Fairfield ss:

Be it remembered this 17 day of August, 2026 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.

07-24-2029
My commission expires

Notary Public, State of Ohio

JOHN BEALS
Notary Public, State of Ohio
Commission #: 2019-RE-793842
My Commission Expires 07-24-2029

Countrytyme Land Specialists, Ltd.

By Mark Graham, Owner (Printed Name)

202600004185
Filed for Record in
PERRY COUNTY, OHIO
DEBI PINGLE, RECORDER
10/08/2026 01:13 PM
PLAT LARGE 172.80
BOOK: 535 PAGE: 1428
PAGES: 2

APPROVED FOR TRANSFER
BY: WT DATE: 9/14/26
PERRY COUNTY ENGINEER

ck#01260 Rcpt#38447
Split Fee Paid: $1600.00
Date: 9/14/2026
Perry Co. Planning Comm.

APPROVALS

Approved this 14 day of Sept., 2026

Perry County Engineer

Approved this 8th day of September, 2026

Perry County Health Department

Approved & accepted this 23 day of September 2026
Perry County Commissioners

Transfered this 6 day of Oct, 2026

Perry County Auditor

Filed for record this 8th day, October 2026, at 1:13 pm

Plat Book 6 Pages 93 & 94
Slot No. 522 & 523.

Debi Pingle DS
Perry County Recorder

02232 0010