The Woods at Walnut Creek Subdivision

LEGAL DESCRIPTION OF 91.024 ACRES

Being part of the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Clayton Township, T-16 N, R-15 W, Perry County, Ohio, also known as part of the lands of Price Brothers LLC in O.R. Vol. 527 Page 2466, PPN 040000600100.

Described as follows:

Commencing at a ⅝ inch rebar found marking the northwest corner of the northeast quarter of Section 6 being the TRUE PLACE OF BEGINNING.

Thence with the following **TWENTY-THREE (23) COURSES**;

1. **S 86 degrees 13'51" E a distance of 1488.01 feet** along the section line and along the township line to an ⅝ inch rebar found capped "Galbraith";
2. **S 19 degrees 39'59" W a distance of 424.38 feet** along the west line of Justin Mathew Bobo and Amanda Marie Bobo (O.R. Vol. 527 Page 2445) to a ⅝ inch rebar found capped "Galbraith";
3. **S 80 degrees 08'46" E a distance of 777.16 feet** along the south line of said Justin Mathew Bobo and Amanda Marie Bobo to a ⅝ inch rebar found capped "Galbraith";
4. **S 68 degrees 49'26" E a distance of 946.63 feet** along the south line of said Justin Mathew Bobo and Amanda Marie Bobo to a ⅝ inch rebar found capped "Galbraith to a point in T.R. 51(assumed 40' R/W) witnessed by an iron pin set N 68 degrees 49'26" W at a distance of 18.16 feet;
5. **Thence with a curve turning to the left with a delta angle of 23 degrees 39'14", with an arc length of 232.02 feet, with a radius of 562.00 feet, with a chord bearing of S 39 degrees 42'32" W, with a chord length of 230.37 feet** along the centerline of said road and along the west line of Levi Caleb Miller and Marie Dorcas Miller (O.R. Vol. 509 Page 2511) to a point;
6. **S 27 degrees 52'57" W a distance of 333.52 feet** along the centerline of said road and along the west line of said Levi Caleb Miller and Marie Dorcas Miller to a point;
7. **Thence with a curve turning to the right with a delta angle of 15 degrees 36'58", with an arc length of 189.43 feet, with a radius of 695.00 feet, with a chord bearing of S 35 degrees 41'25" W, with a chord length of 188.84 feet** along the centerline of said road and along the west line of said Levi Caleb Miller and Marie Dorcas Miller to a point;
8. **S 43 degrees 29'55" W a distance of 120.17 feet** along the centerline of said road and along the west line of said Levi Caleb Miller and Marie Dorcas Miller to a point;
9. **S 41 degrees 47'40" W a distance of 31.91 feet** along the centerline of said road and along the west line of said Levi Caleb Miller and Marie Dorcas Miller to a point;
10. **N 68 degrees 06'27" W a distance of 36.78 feet** along the north line of Andrew Slatzer (O.R. Vol. 524 page 2400) to a ⅝ inch rebar found capped "Galbraith";
11. **N 87 degrees 25'31" W a distance of 9.02 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
12. **S 78 degrees 30'26" W a distance of 168.32 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
13. **S 80 degrees 23'07" W a distance of 56.88 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
14. **S 86 degrees 13'36" W a distance of 43.43 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
15. **N 73 degrees 46'05" W a distance of 61.12 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
16. **N 60 degrees 27'24" W a distance of 184.46 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
17. **N 63 degrees 41'01" W a distance of 615.43 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
18. **N 62 degrees 51'00" W a distance of 73.20 feet** along the north line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
19. **S 20 degrees 27'46" W a distance of 493.00 feet** along the west line of said Andrew Slatzer to a ⅝ inch rebar found capped "Galbraith";
20. **S 78 degrees 33'46" W a distance of 262.60 feet** along the west line of Daniel J. Alward and Crytsal N. Alward (O.R. Vol. 527 Page 2400) to a ⅝ inch rebar found capped "Galbraith";
21. **S 18 degrees 56'56" W a distance of 272.09 feet** along the west line of said Daniel J. Alward and Crytsal N. Alward to a ⅝ inch rebar found capped "Galbraith";
22. **N 75 degrees 56'05" W a distance of 941.70 feet** along the west line of said Daniel J. Alward and Crytsal N. Alward to a ⅝ inch rebar found capped "Galbraith";
23. **N 03 degrees 07'21" E a distance of 1871.47 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 91.024 acres and is subject to all highways, easements, and restrictions of record. Containing 86.173 acres in Section 6 and 4.851 acres in Section 5.

APPROVED FOR TRANSFER
BY: WT DATE: 10/1/26
PERRY COUNTY ENGINEER

CK# 1406 Rec# 584450
Split Fee Paid $3500.00
Date: 10/1/2026
Perry Co. Planning Comm.

I certify this survey to be correct to the best of my knowledge.

Caleb Jerome Galbraith P.S. 8703
Date: March 2026
Job ID: 2326

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

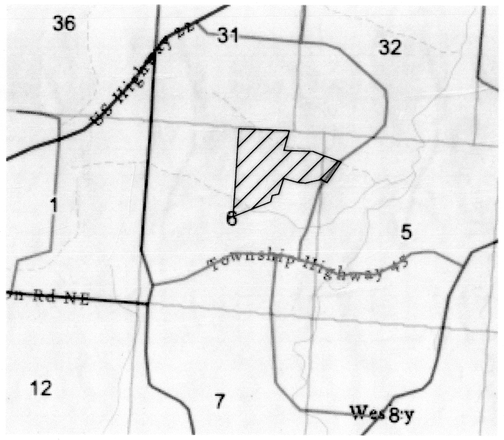
STATE OF OHIO
CALEB JEROME GALBRAITH S-8703
REGISTERED PROFESSIONAL SURVEYOR

SURVEYING & SERVICES, LLC
PIONEER

020610002

Clayton Township
N.E. Qtr. Section 6
N.W. Qtr. Section 5
T-16 N; R-15 W
Perry County, Ohio

SURVEYED FOR: Greg Price



LOCATION MAP
(N.T.S)

PARENT PARCEL INFORMATION

Price Brothers LLC
O.R. Vol. 527 Page 2466,
PPN 040000600100
91.024 acres

SURVEY DATA

BASIS OF BEARINGS: Bearings are based on Grid North, Ohio State Plane Coordinate System, South Zone, NAD 83.

SOURCE OF DATA

The sources of recorded survey data are those of the deeds listed on the accompanying survey plat as recorded in the Perry County Recorders Office and the survey plats that coincide with said deeds of record that can be found in the Perry County Map Office.

IRON PINS SET

All iron pins set are 5/8" iron rebars capped "Galbraith 8703", 30" in length

DEED RESTRICTIONS

Deed restrictions are recorded in

_____

INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT AGREEMENT

Maintenance agreement recorded in

_____

DEDICATION AND ACKNOWLEDGEMENT

I, the undersigned Price Brothers LLC, being the owner and lien holder of the land platted herein, certifies that this plat correctly represents, "THE WOODS AT WALNUT CREEK SUBDIVISION" a subdivision of 1 thru 18 lots and voluntarily consents to the execution of said plat and any improvements made on this land shall be in the conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Perry County, Ohio, for the benefit of Price Brothers LLC, and all other subsequent owners or assigns taking title from under or through the undersigned.

In witness thereof this____ day of_____, 202__.

_____
WITNESS

State of Ohio, County of Perry
Be it remembered this 29 day of Sept, 2026 personally came Price Brothers, LLC, to me known, and acknowledged the signed and execution of the foregoing statement to be their voluntary act and deed.

My Commission expires 11-18-2026

Theresa L. Wyer
NOTARY PUBLIC, STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
THERESA L. WYER
Notary Public, State of Ohio
My Commission Expires
11-18-2026

PRICE BROTHERS , LLC

By: Mitchell D. Price (Printed Name)

APPROVALS

Approved this 30 day of Sept, 2026

PERRY COUNTY ENGINEER

Approved this 9th day of SEPT., 2026

PERRY COUNTY HEALTH DEPARTMENT

Approved & accepted this____ day of_____, 202__

PERRY COUNTY, OHIO COMMISSIONERS

Transferred this 15 day of Oct, 2026

PERRY COUNTY, OHIO AUDITOR

Filed for record this 16 day of October, 2026

Plat Book 16 Pages 95 & 96

Slot Number 524 & 535

Debi Pingle, IKS
PERRY COUNTY, OHIO RECORDER

202600004292
Filed for Record in
PERRY COUNTY, OHIO
DEBI PINGLE, RECORDER
10/16/2026 07:47 AM
PLAT SMALL 80.00
BOOK: 535 PAGE: 2068
PAGES: 2