Roseville Retreat

Harrison Township – Perry County – Ohio
Part of the N.E. 1/4 of Section 8, Township 14 North, Range 14 West of
the Congress Lands East of the Scioto River.

Legal Description of 59.001 Acres

Situate in the Township of Harrison, County of Perry, State of Ohio, being part of the Northeast Quarter of Section 8, Township 14 North, Range 14 West of the Congress Lands East of the Scioto River, and also being all of the original 59.007 acre tract conveyed to Countrytyme Land Specialists, Ltd. as recorded in O. R. Volume 516, Page 1365, Perry County Official Records, being all of Parcel Number 090000080000, and being bounded and described as follows:

Beginning at a 5/8 inch diameter iron rebar (found) at the common corner between said Northeast Quarter of Section 8, Township 14 North, Range 14 West, the Northwest Quarter of Section 8, Township 14 North, Range 14 West, the Southwest Quarter of Section 5, Township 14 North, Range 14 West, and the Southeast Quarter of Section 5, Township 14 North, Range 14 West, said rebar being in the east line of a 27.09 acre tract conveyed to Sarah R. Wahl and Matthew H. Davis (O. R. Volume 434, Page 1236, P.C.O.R., Parcel Number 090000390000), said rebar also being the southwest corner of an original 91.67 acre tract conveyed to Joel A. Henning, Trustee (O. R. Volume 410, Page 1930, P.C.O.R., Parcel Number 090001210000), said rebar also being the northwest corner of the original 59.007 acre tract hereby conveyed;

thence with the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Southeast Quarter of Section 5, Township 14 North, Range 14 West and also being with said original 91.67 acre tract conveyed to said Joel A. Henning, Trustee and then being with an original 10.00 acre tract conveyed to Joel A. Henning, Trustee (O. R. Volume 415, Page 1394, P.C.O.R., Parcel Number 090001210100), S. 86°41'56" E., Passing 1/4 inch diameter by 2 inch long iron spikes (set) in Old Rainer Road (C–3) (60.00' R/W) at 167.37 feet and 937.69 feet, a total distance of 962.89 feet to a 1/4 inch diameter iron spike (found) in said Old Rainer Road, said spike being the northwest corner of a 2.98 acre tract conveyed to Crystal R. Bebout (O. R. Volume 378, Page 1480, P.C.O.R., Parcel Number 090001310100);

thence leaving the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Southeast Quarter of Section 5, Township 14 North, Range 14 West and also leaving said Old Rainer Road and with said 2.98 acre tract conveyed to said Crystal R. Bebout for the next three (3) calls, S.09°00'51"W., passing a 5/8 inch diameter iron rebar (found) at 24.65 feet and also passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 416.29 feet, a total distance of 460.77 feet to a 5/8 inch diameter iron rebar (found);

thence N.84°30'04"E. 333.44 feet to a 5/8 inch diameter iron rebar (found);

thence N.00°53'16"E. passing a 5/8 inch diameter iron rebar (found) at 384.99 feet, a total distance of 407.86 feet to a 1/4 inch diameter iron spike (found) in said Old Rainer Road, said spike being in the south line of a 2.50 acre tract conveyed to Chris A. Desarro (O. R. Volume 442, Page 585, P.C.O.R., Parcel Number 090001210104), said spike also being in the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Southeast Quarter of Section 5, Township 14 North, Range 14 West;

thence with the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Southeast Quarter of Section 5, Township 14 North, Range 14 West and also being with said 2.50 acre tract conveyed to said Chris A. Desarro and then being with a 2.11 acre tract conveyed to Teresa J. Harper (O. R. Volume 386, Page 856, P.C.O.R., Parcel Number 090001210103) and also being with said Old Rainer Road, S.86°42'03"E., passing a 1/4 inch diameter by 2 inch long iron spike (set) at 199.47 feet, a total distance of 404.00 feet to a 1/4 inch diameter iron spike (found), said spike being the northwest corner of an original 5.0 acre tract conveyed to David A. and Cheryl L. Seevers (O. R. Volume 138, Page 480, P.C.O.R., Parcel Number 090001080000);

thence leaving the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Southeast Quarter of Section 5, Township 14 North, Range 14 West and also leaving said Old Rainer Road and with said original 5.0 acre tract conveyed to said David A. and Cheryl L. Seevers and then being with a 17.77 acre tract conveyed to Misty Utterback (O. R. Volume 413, Page 2361, P.C.O.R., Parcel Number 090000620000), S.03°39'26"W., passing a 5/8 inch diameter iron rebar (found) at 39.88 feet and also passing 5/8 inch by 30 inch long iron rebars (set) at 545.22 feet, 922.55 feet, and 1287.90 feet, a total distance of 1665.35 feet to a 5/8 inch diameter iron rebar (found) in the north line of an original 60 3/4 acre tract conveyed to Donald I., Jr. and Catherine Henning (O. R. Volume 372, Page 1400, Parcel Two, P.C.O.R., Parcel Number 090000770000);

thence with said original 60 3/4 acre tract conveyed to said Donald I., Jr. and Catherine Henning, N.86°33'53"W., passing 5/8 inch diameter by 30 inch long iron rebars (set) at 250.00 feet, 815.04 feet, and 1387.19 feet, a total distance of 1610.56 feet to a 1/2 inch diameter iron bolt (found) from which a reference 5/8 inch diameter iron rebar (found) bears N.14°13'22"E. 3.90 feet, said bolt being in the east line of a 148.96 acre tract conveyed to Barbara J. Rambo (O. R. Volume 433, Page 1055, Tract 1, P.C.O.R., Parcel Number 090000660000), said bolt also being in the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Northwest Quarter of Section 8, Township 14 North, Range 14 West;

thence with the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Northwest Quarter of Section 8, Township 14 North, Range 14 West and also being with said 148.96 acre tract conveyed to said Barbara J. Rambo, N.02°48'30"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 738.04 feet, a total distance of 821.97 feet to a 5/8 inch diameter iron rebar (found), said rebar being the southeast corner of said 27.09 acre tract conveyed to said Sarah R. Wahl and Matthew H. Davis;

thence continuing with the common line between said Northeast Quarter of Section 8, Township 14 North, Range 14 West and said Northwest Quarter of Section 8, Township 14 North, Range 14 West and also with said 27.09 acre tract conveyed to said Sarah R. Wahl and Matthew H. Davis, N.02°55'59"E., passing 5/8 inch diameter by 30 inch long iron rebars (set) at 71.88 feet and 388.24 feet, a total distance of 839.59 feet to the place of beginning containing 59.001 acres and being all of Parcel Number 090000080000, and being subject to all legal rights–of–way and easements of record.

Bearings are based on the grid bearing N.86°33'53"W., Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983. The above legal description is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor Number 8539, on September 9, 2025.

APPROVED FOR TRANSFER
BY: WT DATE: 10/13/26
PERRY COUNTY ENGINEER

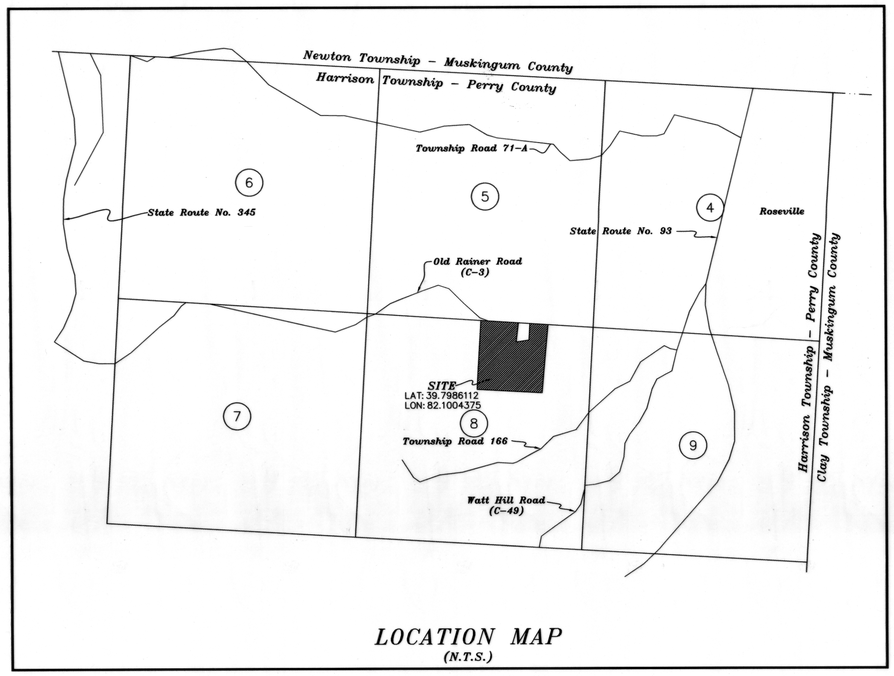
C&M 012237 R&M# 884452
Split Fee Paid $3,400.00
Date: 10/13/26
Perry Co. Planning Comm.

This plat is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor 8539 on September 9, 2025.

Wallingford Land Surveying, LLC
47 North Main Sreet
Peebles, Ohio 45660
(937) 587-3428

JEREMY HART WALLINGFORD
R.L.S. No. 8539

STATE OF OHIO · JEREMY HART WALLINGFORD · S-8539 · REGISTERED · PROFESSIONAL SURVEYOR



LOCATION MAP
(N.T.S.)

PARENT PARCEL INFORMATION
Countrytyme Land Specialists, Ltd.
O.R. Vol. 516 Pg. 1365
Orig. 59.007 Ac.
P.N. 090000080000
(59.001 Acres By Resurvey)

SURVEY DATA
BASIS OF BEARINGS: Bearings are based on the grid bearing N 86°33'53" W, Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.

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" diameter by 30" long iron rebar with 1 1/4" pink caps labeled "J. Wallingford 8539"

DEED RESTRICTIONS: Deed restrictions are recorded in

_____

INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT AGREEMENT:
Maintenance agreement recorded in

_____

This parcel lies within an area of minimal flood hazard, Zone "X" as per Community Panel Number 39127C0161D, Effective Date 4/18/2011.

DEDICATION AND ACKNOWLEDGEMENT
I, the undersigned Countrytyme Land Specialists, LTD., being the owner and lien holder of the land platted herein, certifies that this plat correctly represents, "ROSEVILLE RETREAT" a subdivision of 1 thru 18 tracts 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 29th day of September, 2026

Thomas Rhodes
Witness

State of Ohio, County of Fairfield

Be it remembered this 29th day of September, 2026 personally came Countrytyme Land Specialist, LTD., to me known, and acknowledged the signed and execution of the foregoing statement to be their voluntary act and deed.

My Commission Expires 07/24/2029

John A Beals
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)

APPROVALS

Approved this 6th day of October, 2026

Perry County Engineer

Approved this 6TH day of OCTOBER, 2026

Perry County Health Department

Approved & accepted this_____day of_____, 202_.

Perry County, Ohio Commissioners

Transferred this 22 day of Oct, 2026.

Perry County, Ohio Auditor

Filed for record this 23 day of October, 202_.

Plat Book 16 Pages 97 & 98

Slot Number 526 & 527

Perry County, Ohio Recorder

202600004407
Filed for Record in
PERRY COUNTY, OHIO
DEBI PINGLE, RECORDER
10/23/2026 07:58 AM
PLAT LARGE 172.80
BOOK: 536 PAGE: 18
PAGES: 2

040810009