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.

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

0 100 200 300
Scale: 1" = 100'

Line Table		
LINE	BEARING	DISTANCE
L1	S 17°58'40" E	137.73'
L2	S 06°37'02" W	145.47'
L3	S 33°35'13" W	106.44'
L4	S 07°56'59" W	33.33'
L5	S 06°12'37" E	41.87'
L6	S 37°01'00" E	43.65'
L7	S 68°13'31" E	85.55'
L8	S 68°13'31" E	56.36'
L9	S 50°23'26" E	95.58'
L10	S 41°24'55" E	108.92'
L11	S 41°24'55" E	19.80'
L12	S 48°09'36" W	38.77'
L13	S 21°33'39" E	92.33'
L14	S 13°57'31" E	25.96'
L15	S 03°21'33" W	89.03'
L16	S 26°02'53" W	88.41'
L17	S 47°30'31" W	99.79'
L18	S 22°08'14" W	37.73'
L19	S 72°54'21" E	20.05'
L20	S 05°53'48" W	66.93'
L21	S 05°53'48" W	75.94'
L22	S 44°54'48" W	103.87'
L23	S 57°26'05" E	30.89'
L24	S 29°14'07" E	64.86'
L25	S 54°46'14" E	126.50'
L26	S 67°58'46" E	132.55'
L27	S 50°47'06" E	66.78'
L28	S 87°21'45" E	30.06'
L29	S 51°55'36" E	97.13'
L30	S 46°38'38" E	80.48'
L31	S 56°25'59" E	80.65'
L32	S 56°25'59" E	40.62'
L33	S 28°31'14" E	38.72'
L34	S 74°49'12" E	49.13'
L35	S 74°48'08" E	42.18'
L36	S 09°00'51" W	35.69'
L37	S 11°30'19" W	161.40'
L38	S 09°19'01" W	180.06'
L39	S 15°37'26" W	77.24'
L40	S 06°52'31" W	44.23'
L41	S 39°11'47" E	31.94'
L42	S 69°55'00" E	113.07'
L43	N 84°57'30" E	125.95'
L44	S 72°19'08" E	55.60'
L45	S 42°59'22" E	93.21'
L46	S 05°25'14" W	37.33'
L47	S 25°21'47" W	143.54'
L48	S 27°19'28" W	76.11'
L49	S 28°33'56" W	213.59'
L50	S 05°32'20" W	80.84'
L51	S 18°37'05" E	85.34'
L52	S 20°52'48" E	34.95'
L53	S 20°27'20" E	61.88'
L54	S 50°32'10" W	35.18'
L62	S 03°12'31" W	84.64'

Line Table		
LINE	BEARING	DISTANCE
R1	N 71°32'27" E	25.97'
R2	N 39°37'22" E	30.45'
R3	N 17°24'59" E	17.48'
R4	N 50°29'10" E	25.88'
R5	N 29°25'18" W	20.49'
R6	N 50°13'29" E	23.32'
R7	N 51°03'41" E	25.88'
R8	S 81°25'10" E	30.07'
R9	N 20°50'29" E	31.60'

Old Rainer Road (C-3) (60.00' R/W)

S.W. 1/4 of Section 5, Township 14N., Range 14W.
N.W. 1/4 of Section 8, Township 14N., Range 14W.

S.E. 1/4 of Section 5, Township 14N., Range 14W.
S 86°41'56" E 962.89'

N.E. 1/4 of Section 8, Township 14N., Range 14W.

Joel A. Henning, Trustee
O.R. Vol. 410 Pg. 1930
Orig. 91.67 Ac.
P.N. 090001210000

Joel A. Henning, Trustee
O.R. Vol. 415 Pg. 1394
Orig. 10.00 Ac.
P.N. 090001210100

Chris A. Desarro
O.R. Vol. 442 Pg. 585
2.50 Ac.
P.N. 090001210104

Teresa J. Harper
O.R. Vol. 386 Pg. 856
2.11 Ac.
P.N. 090001210103

Crystal R. Bebout
O.R. Vol. 378 Pg. 1480
2.98 Ac.
P.N. 090001310100

David A. & Cheryl L. Seevers
O.R. Vol. 138 Pg. 480
Orig. 5.0 Ac.
P.N. 090001080000

Sarah R. Wahl & Matthew H. Davis
O.R. Vol. 434 Pg. 1236
27.09 Ac.
P.N. 090000390000

Barbara J. Rambo
O.R. Vol. 433 Pg. 1055
Tract 1 – 148.96 Ac.
P.N. 090000660000

Misty Utterback
O.R. Vol. 413 Pg. 2361
17.77 Ac.
P.N. 090000620000

Donald I., Jr. & Catherine Henning
O.R. Vol. 372 Pg. 1400
Parcel Two – Orig. 60 3/4 Ac.
P.N. 090000770000

1 — 1.858 Ac.
2 — 2.417 Ac.
3 — 2.610 Ac.
4 — 5.723 Ac.
5 — 3.944 Ac.
6 — 2.848 Ac.
7 — 2.510 Ac.
Countrytyme Land Specialists, Ltd.
O.R. Vol. 516 Pg. 1365
Orig. 59.007 Ac.
P.N. 090000080000
(59.001 Acres By Resurvey)
8 — 2.822 Ac.
9 — 2.381 Ac.
10 — 2.256 Ac.
11 — 3.898 Ac.
12 — 2.824 Ac.
13 — 1.774 Ac.
14 — 5.182 Ac.
15 — 3.560 Ac.
16 — 4.536 Ac.
17 — 3.277 Ac.
18 — 4.582 Ac.

℄ 50.00' Easement for Ingress, Egress, Utility Placement & Maintenance

10.00' Building Set–Back Line (Typ.)

Small Drain

5/8" Rebar (found) bears N 14°13'22" E 3.90'

N.W. 1/4 of Section 8, Township 14N., Range 14W.
N.E. 1/4 of Section 8, Township 14N., Range 14W.

Legend:
- ○ 1/4" Iron Spike (Found)
- ⊡ 1/2" Iron Bolt (Found)
- △ 5/8" Iron Rebar (Found)
- ⊕ Point (No Monument Set)
- ◆ 1/4" x 6" Long Iron Spike (Set)
- • 1/4" x 2" Long Iron Spike (Set)
- ▲ 5/8" x 30" Long Iron Rebar (Set)
- — X — Fence generally as shown.
- —— —— 10.00' Building Set–Back Line

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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

Countrytyme Land Specialists, Ltd.

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.
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(59.001 Acres By Resurvey)
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September 9, 2025, Revised July 8, 2026

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