

TRANSFERRED

MAR 11 2024

CINDY OWINGS WAUGH
VINTON COUNTY AUDITOR



0661013006257
Tx: 4004492

20240323

Filed for Record in

VINTON COUNTY, OHIO

ERIN YATES, RECORDER

03/11/2024 12:47 PM

BOOK: 185 PAGE: 1240

NUMBER OF PAGES: 14

DEED-WARRANTY

RECORDING FEE 130.00

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code

Fee _____
Exempt _____ 2.00
CINDY OWINGS WAUGH OW
COUNTY AUDITOR

GENERAL WARRANTY DEED

Countrytyme Land Specialists Ltd, an Ohio Limited Company organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants, with general warranty covenants to: **Countrytyme Land Specialists Ltd**, an Ohio Limited Liability Company, Whose tax-mailing address is: 3451 Cincinnati-Zanesville Rd SW, Lancaster, Ohio 43130.

The following REAL PROPERTY:
See **EXHIBIT "A-D"** Attached hereto and incorporated herein by this reference.

Situated in: **Knox Township, Vinton County, Ohio.**

Parcel No: **09-00257-013 (Part)**
Known As: **Tract 13-A: 2.541 Acres on Perry Ridge Road (Township Road 16)**
Deed Restriction: No dwelling shall be constructed on the tract that would require larger than a 3-bedroom sewage treatment system unless otherwise approved by the Vinton County Health Department. The areas of the tract approved for primary and replacement sewage treatment systems shall not be overly disturbed unless alternative primary and replacement sewage treatment sites are identified and approved for use by the Vinton County Health Department.

Known As: **Tract 13-B: 2.501 Acres on Perry Ridge Road (Township Road 16)**
Deed Restriction: No dwelling shall be constructed on the tract that would require larger than a 2-bedroom sewage treatment system unless otherwise approved by the Vinton County Health Department. The areas of the tract approved for primary and replacement sewage treatment systems shall not be overly disturbed unless alternative primary and replacement sewage treatment sites are identified and approved for use by the Vinton County Health Department.

Parcel No: **09-00257-017 (Part)**
Known As: **Tract 17-A: 3.485 Acres on Huston Road (Township Road 17)**
Deed Restriction: No dwelling shall be constructed on the tract that would require larger than a 3-bedroom sewage treatment system unless otherwise approved by the Vinton County Health Department. The areas of the tract approved for primary and replacement sewage treatment systems shall not be overly disturbed unless alternative primary and replacement sewage treatment sites are identified and approved for use by the Vinton County Health Department.

Known As: **Tract 17-B: 2.650 Acres on Huston Road (Township Road 17)**
Deed Restriction: No dwelling shall be constructed on the tract that would require larger than a 2-bedroom sewage treatment system unless otherwise approved by the Vinton County Health Department. The areas of the tract approved for primary and replacement sewage treatment systems shall not be overly disturbed unless alternative primary and replacement sewage treatment sites are identified and approved for use by the Vinton County Health Department.

See Attached **Exhibit "E"** for Plat of Survey.

Prior Deed Reference: **Official Record 183, Page 2942** of Vinton County, Ohio.

Except, however, taxes and assessments now and hereafter a lien, all of which the Grantee hereby assumes and excepting all conditions, leases, restrictions, and easements of record for said premises, subject to all of which this conveyance is made.

EXECUTED before me on this 12 day of February, 2024, grantor has caused its name to be subscribed hereto by Mark Graham, Managing Member, thereunto duly authorized by authority of its operating agreement.

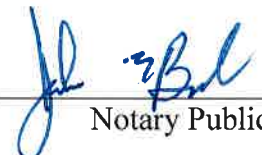
Countrytyme Land Specialists Ltd

By: 
Mark Graham, Managing Member

State of Ohio, County of Fairfield ss:

BE IT REMEMBERED, that on this 12 day of February, 2024, before me a Notary Public in and for said state, personally came Mark Graham, Managing Member of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed on behalf of said limited liability company.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.


Notary Public



This instrument was prepared by James L. Wilcox - Attorney at Law
3451 Cincinnati-Zanesville Road SW, Lancaster, Ohio, 43130.

Exhibit "A"

COUNTRYTYME LAND SPECIALISTS, LTD. (GRANTOR)
LOT NUMBER 13A – 2.541 ACRES

Situate in the Township of Knox, County of Vinton, State of Ohio, being part of the Southeast Quarter of Section 7, Township 10 North, Range 16 West, and also being part of an original 5.042 acre tract conveyed to Countrytyme Land Specialists, Ltd. as recorded in O. R. Volume 183, Page 2942, Tract 13, Vinton County Official Records, being part of Parcel Number 09-00257.013, and being bounded and described as follows:

Beginning at a reference 5/8 inch diameter iron rebar (found), said reference rebar being the common corner between said Section 7, Township 10 North, Range 16 West, Section 1, Township 10 North, Range 16 West, Section 6, Township 10 North, Range 16 West, and Section 12, Township 10 North, Range 16 West, said reference rebar also being in the common line between said Knox Township and Vinton Township, said reference rebar being the southeast corner of a 5.012 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 12, V.C.O.R., Parcel Number 09-00257.012), the southwest corner of a 21.18 acre tract conveyed to Dorothy Collins (Deed Book 99, Page 515, Vinton County Deed Records, Parcel Number 09-00061.000), the northwest corner of a 46.84 acre tract conveyed to James E. and Janice M. McConaha (Deed Book 140, Page 2832, V.C.D.R., Parcel Number 16-00428.000), and the Northeast corner of a 39.991 acre tract conveyed to Jon C. and Anne M. Salmon (O. R. Volume 180, Page 1107, V.C.O.R., Parcel Number 16-00425.001);

thence with the common line between said Knox Township and said Vinton Township and also being with the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and also being with the common line between said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd. and said 39.991 acre tract conveyed to said Jon C. and Anne M. Salmon and being a reference call, N.86Deg.09'11"W. 137.84 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the southeast corner of said original 5.042 acre tract of which this is a part;

thence continuing with the common line between said Knox Township and said Vinton Township and also continuing with the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West, and also being with the common line between said original 5.042 acre tract of which this is a part and said 39.991 acre tract conveyed to said Jon C. and Anne M. Salmon and being another reference call, N.86Deg.09'11"W., passing a 5/8 inch diameter iron rebar (found) at 273.27 feet, a total distance of 299.34 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of Perry Ridge Road (T-16);

thence leaving the common line between said Knox Township and said Vinton Township and also leaving the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and with the centerline of said Perry Ridge Road for the next three (3) reference calls, N.22Deg.44'17"W. 66.24 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.11Deg.46'40"W. 87.82 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.08Deg.01'06"W. 180.25 feet to a ¼ inch diameter by 2 inch long iron spike (set), said spike being the True Point of Beginning of the tract hereby conveyed;

thence continuing with the centerline of said Perry Ridge Road for the next two (2) calls, N.08Deg.01'06"W. 147.69 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.02Deg.52'24"E. 156.82 feet to a ¼ inch diameter by 2 inch long iron spike (set) at the intersection of the centerlines of said Perry Ridge Road and Huston Road (T-17);

thence leaving the centerline of said Perry Ridge Road and with the centerline of said Huston Road for the next two (2) calls, N.77Deg.50'55"E. 74.10 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.69Deg.57'29"E. 238.75 feet to a ¼ inch diameter by 2 inch long iron spike (set), said spike being the northwest corner of said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd.;

thence leaving the centerline of said Huston Road and with said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd., S.06Deg.22'31"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 28.82 feet, a total distance of 392.83 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence with a new division line through the original 5.042 acre tract of which this is a part, S.88Deg.16'16"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 299.76 feet, a total distance of 327.76 feet to the True Point of Beginning containing 2.541 acres and being part of Parcel Number 09-00257.013, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing N.86Deg.09'11"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 August 9, 2023 and November 2, 2023.

Jeremy Hart Wallingford
Jeremy Hart Wallingford
Registered Land Surveyor Number 8539



**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED per
ORC 315.251
VINTON COUNTY ENGINEER'S OFFICE**

BY *[Signature]* DATE 12/6/23
[Signature] 3/11/24

MINOR SUBDIVISION
NO. 689
APPROVED DENIED

Exhibit "B"

COUNTRYTYME LAND SPECIALISTS, LTD. (GRANTOR)
LOT NUMBER 13B – 2.501 ACRES

Situate in the Township of Knox, County of Vinton, State of Ohio, being part of the Southeast Quarter of Section 7, Township 10 North, Range 16 West, and also being part of an original 5.042 acre tract conveyed to Countrytyme Land Specialists, Ltd. as recorded in O. R. Volume 183, Page 2942, Tract 13, Vinton County Official Records, being part of Parcel Number 09-00257.013, and being bounded and described as follows:

Beginning at a reference 5/8 inch diameter iron rebar (found), said reference rebar being the common corner between said Section 7, Township 10 North, Range 16 West, Section 1, Township 10 North, Range 16 West, Section 6, Township 10 North, Range 16 West, and Section 12, Township 10 North, Range 16 West, said reference rebar also being in the common line between said Knox Township and Vinton Township, said reference rebar being the southeast corner of a 5.012 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 12, V.C.O.R., Parcel Number 09-00257.012), the southwest corner of a 21.18 acre tract conveyed to Dorothy Collins (Deed Book 99, Page 515, Vinton County Deed Records, Parcel Number 09-00061.000), the northwest corner of a 46.84 acre tract conveyed to James E. and Janicé M. McConaha (Deed Book 140, Page 2832, V.C.D.R., Parcel Number 16-00428.000), and the Northeast corner of a 39.991 acre tract conveyed to Jon C. and Anne M. Salmon (O. R. Volume 180, Page 1107, V.C.O.R., Parcel Number 16-00425.001);

thence with the common line between said Knox Township and said Vinton Township and also being with the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and also being with the common line between said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd. and said 39.991 acre tract conveyed to said Jon C. and Anne M. Salmon and being a reference call, N.86Deg.09'11"W. 137.84 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the True Point of Beginning of the tract hereby conveyed;

thence continuing with the common line between said Knox Township and said Vinton Township and also continuing with the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West, and also being with said 39.991 acre tract conveyed to said Jon C. and Anne M. Salmon, N.86Deg.09'11"W., passing a 5/8 inch diameter iron rebar (found) at 273.27 feet, a total distance of 299.34 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of Perry Ridge Road (T-16);

thence leaving the common line between said Knox Township and said Vinton Township and also leaving the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and with the centerline of said Perry Ridge Road for the next three (3) calls, N.22Deg.44'17"W. 66.24 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.11Deg.46'40"W. 87.82 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence N.08Deg.01'06"W. 180.25 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence leaving the centerline of said Perry Ridge Road and with a new division line through the original 5.042 acre tract of which this is a part, N.88Deg.16'16"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 28.00 feet, a total distance of 327.76 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the west line of said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd.;

thence with said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd., S.06Deg.22'31"E. 357.73 feet to the True Point of Beginning containing 2.501 acres and being part of Parcel Number 09-00257.013, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing N.86Deg.09'11"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 August 9, 2023 and November 2, 2023.


Jeremy Hart Wallingford
Registered Land Surveyor Number 8539



**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED per
ORC 315.251
VINTON COUNTY ENGINEER'S OFFICE**

BY  DATE 12/6/23
 3/11/24

MINOR SUBDIVISION
NO. 692
APPROVED DENIED

Exhibit "C"

COUNTRYTYME LAND SPECIALISTS, LTD. (GRANTOR)
LOT NUMBER 17A – 3.485 ACRES

Situate in the Township of Knox, County of Vinton, State of Ohio, being part of the Southeast Quarter of Section 7, Township 10 North, Range 16 West, and also being part of an original 6.288 acre tract conveyed to Countrytyme Land Specialists, Ltd. as recorded in O. R. Volume 183, Page 2942, Tract 17, Vinton County Official Records, being part of Parcel Number 09-00257.017, and being bounded and described as follows:

Beginning at a reference 5/8 inch diameter iron rebar (found), said reference rebar being the common corner between said Section 7, Township 10 North, Range 16 West, Section 1, Township 10 North, Range 16 West, Section 6, Township 10 North, Range 16 West, and Section 12, Township 10 North, Range 16 West, said reference rebar also being in the common line between said Knox Township and Vinton Township, said reference rebar being the southeast corner of a 5.012 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 12, V.C.O.R., Parcel Number 09-00257.012), the southwest corner of a 21.18 acre tract conveyed to Dorothy Collins (Deed Book 99, Page 515, Vinton County Deed Records, Parcel Number 09-00061.000), the northwest corner of a 46.84 acre tract conveyed to James E. and Janice M. McConaha (Deed Book 140, Page 2832, V.C.D.R., Parcel Number 16-00428.000), and the Northeast corner of a 39.991 acre tract conveyed to Jon C. and Anne M. Salmon (O. R. Volume 180, Page 1107, V.C.O.R., Parcel Number 16-00425.001);

thence with the common line between said Knox Township and said Vinton Township and also being with the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and also being with the common line between said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd., a 5.042 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 13, V.C.O.R., Parcel Number 09-00257.013), a 5.330 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 14, V.C.O.R., Parcel Number 09-00257.014), a 5.047 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 15, V.C.O.R., Parcel Number 09-00257.015), and a 6.841 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 16, V.C.O.R., Parcel Number 09-00257.016) on the north and said 39.991 acre tract conveyed to said Jon C. and Anne M. Salmon and an 80 acre tract conveyed to Steve Lind (O. R. Volume 123, Page 795, V.C.O.R., Parcel Number 16-00327.000) on the south and being a reference call, N.86Deg.09'11"W., passing a 5/8 inch diameter iron rebar (found) at 23.93 feet, a 5/8 inch diameter by 30 inch long iron rebar (set) at 553.93 feet, another 5/8 inch diameter iron rebar (found) at 851.92 feet, and another 5/8

inch diameter by 30 inch long iron rebar (set) at 939.17 feet, a total distance of 1,188.43 feet to a 5/8 inch diameter iron rebar (found), said rebar being the southeast corner of a 23.35 acre tract conveyed to Abby Cecil, Trustee (O. R. Volume 171, Page 1671, V.C.O.R., Parcel Number 09-00056.000);

thence leaving the common line between said Knox Township and said Vinton Township and also leaving the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and with the common line between said 6.841 acre tract (Tract 16) conveyed to said Countrytyme Land Specialists, Ltd. and said 6.288 acre tract of which this is a part on the east and said 23.35 acre tract conveyed to said Abby Cecil, Trustee on the west and being another reference call, N.04Deg.01'35"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 413.29 feet and also passing a 5/8 inch diameter iron rebar (found) at 655.07 feet and also passing a 1/4 inch diameter by 6 inch long iron mag spike (set) at 867.77 feet, and also passing another 5/8 inch diameter by 30 inch long iron rebar (set) at 917.16 feet, a total distance of 984.84 feet to a 5/8 inch diameter iron rebar (found);

thence continuing with said 23.35 acre tract conveyed to said Abby Cecil, Trustee and being another reference call, N.86Deg.08'28"W. 33.52 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the True Point of Beginning of the tract hereby conveyed;

thence continuing with said 23.35 acre tract conveyed to said Abby Cecil, Trustee N.86Deg.08'28"W., passing a 5/8 inch diameter iron rebar (found) at 428.79 feet, a total distance of 528.76 feet to a 5/8 inch diameter iron rebar (found), said rebar being the southeast corner of a 5.084 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 18, V.C.O.R., Parcel Number 09-00257.018);

thence with said 5.084 acre tract (Tract 18) conveyed to said Countrytyme Land Specialists, Ltd., N.17Deg.13'34"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 426.22 feet, a total distance of 455.95 feet to a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Hudson Road (T-17);


thence with the centerline of said Huston Road for the next three (3) calls, S.53Deg.30'32"E. 88.83 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence S.63Deg.32'36"E., passing 1/4 inch diameter by 2 inch long iron spikes (set) at 34.03 feet and 492.40 feet, a total distance of 657.58 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence S.59Deg.54'40"E. 65.42 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence leaving the centerline of said Huston Road and with another new division line through the original 6.288 acre tract of which this is a part, S.30Deg.20'17"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 16.47 feet, a total distance of 107.17 feet to the True Point of Beginning containing 3.485 acres and being part of Parcel Number 09-00257.017, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing N.86Deg.09'11"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 August 9, 2023 and November 2, 2023.


Jeremy Hart Wallingford
Registered Land Surveyor Number 8539



**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED per
ORC 315.251
VINTON COUNTY ENGINEER'S OFFICE**

BY  DATE 12/6/22
 3/11/24

MINOR SUBDIVISION
NO. 487
APPROVED DENIED

Exhibit "D" COUNTRYTYME LAND SPECIALISTS, LTD. (GRANTOR)
LOT NUMBER 17B – 2.650 ACRES

Situate in the Township of Knox, County of Vinton, State of Ohio, being part of the Southeast Quarter of Section 7, Township 10 North, Range 16 West, and also being part of an original 6.288 acre tract conveyed to Countrytyme Land Specialists, Ltd. as recorded in O. R. Volume 183, Page 2942, Tract 17, Vinton County Official Records, being part of Parcel Number 09-00257.017, and being bounded and described as follows:

Beginning at a reference 5/8 inch diameter iron rebar (found), said reference rebar being the common corner between said Section 7, Township 10 North, Range 16 West, Section 1, Township 10 North, Range 16 West, Section 6, Township 10 North, Range 16 West, and Section 12, Township 10 North, Range 16 West, said reference rebar also being in the common line between said Knox Township and Vinton Township, said reference rebar being the southeast corner of a 5.012 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 12, V.C.O.R., Parcel Number 09-00257.012), the southwest corner of a 21.18 acre tract conveyed to Dorothy Collins (Deed Book 99, Page 515, Vinton County Deed Records, Parcel Number 09-00061.000), the northwest corner of a 46.84 acre tract conveyed to James E. and Janice M. McConaha (Deed Book 140, Page 2832, V.C.D.R., Parcel Number 16-00428.000), and the Northeast corner of a 39.991 acre tract conveyed to Jon C. and Anne M. Salmon (O. R. Volume 180, Page 1107, V.C.O.R., Parcel Number 16-00425.001);

thence with the common line between said Knox Township and said Vinton Township and also being with the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and also being with the common line between said 5.012 acre tract (Tract 12) conveyed to said Countrytyme Land Specialists, Ltd., a 5.042 acre tract (Tract 13) conveyed to Countrytyme Land Specialists, Ltd., a 5.330 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 14, V.C.O.R., Parcel Number 09-00257.014), a 5.047 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 15, V.C.O.R., Parcel Number 09-00257.015), and a 6.841 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 183, Page 2942, Tract 16, V.C.O.R., Parcel Number 09-00257.016) on the north and said 39.991 acre tract conveyed to said Jon C. and Anne M. Salmon and an 80 acre tract conveyed to Steve Lind (O. R. Volume 123, Page 795, V.C.O.R., Parcel Number 16-00327.000) on the south and being a reference call, N.86Deg.09'11"W., passing a 5/8 inch diameter iron rebar (found) at 23.93 feet, a 5/8 inch diameter by 30 inch long iron rebar (set) at 553.93 feet, another 5/8 inch diameter iron rebar (found) at 851.92 feet, and another 5/8 inch diameter by 30 inch long iron rebar (set) at

939.17 feet, a total distance of 1,188.43 feet to a 5/8 inch diameter iron rebar (found), said rebar being the southeast corner of a 23.35 acre tract conveyed to Abby Cecil, Trustee (O. R. Volume 171, Page 1671, V.C.O.R., Parcel Number 09-00056.000);

thence leaving the common line between said Knox Township and said Vinton Township and also leaving the common line between said Section 7, Township 10 North, Range 16 West and said Section 12, Township 10 North, Range 16 West and with the common line between said 6.841 acre tract (Tract 16) conveyed to said Countrytyme Land Specialists, Ltd. and said 23.35 acre tract conveyed to said Abby Cecil, Trustee and being another reference call, N.04Deg.01'35"E. 413.29 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being the True Point of Beginning of the tract hereby conveyed;

thence continuing with said 23.35 acre tract conveyed to said Abby Cecil, Trustee, N.04Deg.01'35"E., passing a 5/8 inch diameter iron rebar (found) at 241.78 feet and also passing a 1/4 inch diameter by 6 inch long iron mag spike (set) at 454.48 feet, a total distance of 503.87 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence with a new division line through the original 6.288 acre tract of which this is a part, N.30Deg.20'17"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 134.98 feet, a total distance of 153.16 feet to a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Hudson Road (T-17);

thence with the centerline of said Hudson Road for the next two (2) calls, S.59Deg.54'40"E. 13.91 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence S.56Deg.41'59"E., passing 1/4 inch diameter by 2 inch long iron spikes (set) at 92.54 feet and 187.11 feet, a total distance of 317.26 feet to a 1/4 inch diameter by 2 inch long iron spike (set), said spike being the northernmost corner of said 6.841 acre tract (Tract 16) conveyed to said Countrytyme Land Specialists, Ltd.;

thence leaving the centerline of said Hudson Road and with said 6.841 acre tract (Tract 16) conveyed to said Countrytyme Land Specialists, Ltd., S.40Deg.40'51"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 25.58 feet, a total distance of 598.21 feet to the True Point of Beginning containing 2.650 acres and being part of Parcel Number 09-00257.017, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing N.86Deg.09'11"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 August 9, 2023 and November 2, 2023.


Jeremy Hart Wallingford
Registered Land Surveyor Number 8539



**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED per
ORC 315.251
VINTON COUNTY ENGINEER'S OFFICE**

BY  DATE 12/6/23
 3/11/24

MINOR SUBDIVISION
NO. 488
APPROVED DENIED

Exhibit "E"

Reduced - Not to Scale



Bearings are based on the grid bearing N 85°09'11" W.
Ohio State Plane Coordinate System, Ohio South Zone.
North American Datum 1983.



N.E. 1/4 of Section 7, Twp. 10N., Range 16W.
S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Countrytyme Land Specialists, Ltd.
D.R. Vol. 183 Pg. 2942
Tract 1 - 5.286 Ac.
P.N. 09-00257.001
Tract 2 - 0.0257.002
P.N. 09-00257.002
Tract 3 - 17.845 Ac.
P.N. 09-00257.003
Tract 4 - 13.453 Ac.
P.N. 09-00257.004
Tract 5 - 5.351 Ac.
P.N. 09-00257.005
Tract 6 - 5.415 Ac.
P.N. 09-00257.006
Tract 7 - 5.089 Ac.
P.N. 09-00257.007
Tract 8 - 8.857 Ac.
P.N. 09-00257.008
Tract 9 - 0.163 Ac.
P.N. 09-00257.009
Tract 10 - 0.163 Ac.
P.N. 09-00257.010
Tract 11 - 0.163 Ac.
P.N. 09-00257.011
Tract 12 - 0.163 Ac.
P.N. 09-00257.012
Tract 13 - 0.163 Ac.
P.N. 09-00257.013
Tract 14 - 0.163 Ac.
P.N. 09-00257.014
Tract 15 - 0.163 Ac.
P.N. 09-00257.015

Countrytyme Land Specialists, Ltd.
D.R. Vol. 183 Pg. 2942
Tract 9 - 5.459 Ac.
P.N. 09-00257.009
Tract 12 - 5.012 Ac.
P.N. 09-00257.012
Tract 13 - 0.163 Ac.
P.N. 09-00257.013
Tract 14 - 0.163 Ac.
P.N. 09-00257.014
Tract 15 - 0.163 Ac.
P.N. 09-00257.015

Abby Cecil, Trustee
O.R. Vol. 135, Ac.
23-135 Ac.
P.N. 09-00056.000

Legend:
 ▲ 5/8" Iron Rebar (Found)
 ● 1/4" x 6" Long Iron Nag Spike (Set)
 ▲ 1/4" x 2" Long Iron Spike (Set)
 ▲ 5/8" x 30" Long Iron Rebar (Set)

THE LOT 17C, 0.153 ACRE CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS IN ACCORDANCE WITH SECTION 711.001, SUB-SECTION B(1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATIONS IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HERIN.

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 plot is based on an actual field survey performed by or under the direct supervision of Jeremy J. Wallendorf, Registered Land Surveyor 8539 on August 9 & November 3, 2023.

Wallendorf Land Surveying, LLC
47 North Main Street
Poeblis, Ohio 43060
614.377.5877-5928



James E. & Janice M. McConaha
D.B. 140 Pg. 2832
P.N. 16-00425.001

Jon C. & Anne M. Salmon
O.R. Vol. 180 Pg. 1107
P.N. 16-00425.001

James E. & Janice M. McConaha
D.B. 140 Pg. 2832
P.N. 16-00425.000

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

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N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

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N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Center of Section 7, Twp. 10N., Range 16W.

S.W. 1/4 of Section 7, Twp. 10N., Range 16W.

S.E. 1/4 of Section 7, Twp. 10N., Range 16W.

N.E. 1/4 of Section 7, Twp. 10N., Range 16W.

Countrytyme Land Specialists, Ltd.
Knox Township - Vinton County - Ohio
Section 7, Township 10 North, Range 16 West
O.R. Vol. 183 Pg. 2942
Tract 13 - Orig. 5.042 Ac.
P.N. 09-00257.013
Tract 14 - Orig. 5.330 Ac.
P.N. 09-00257.014
Tract 17 - Orig. 6.288 Ac.
P.N. 09-00257.017
Scale: 1" = 200'
August 9, 2023, Revised November 2, 2023

Section 7, Twp. 10N., R. 16W.
Dorothy Collins
D.B. 169 Pg. 515
O.R. Vol. 169 Pg. 853
P.N. 09-00061.000

Section 6, Twp. 10N., R. 16W.
James E. & Janice M. McConaha
D.B. 140 Pg. 2832
P.N. 16-00428.000

Section 12, Twp. 10N., R. 16W.
Steve Lind
O.R. Vol. 125 Pg. 795
P.N. 16-00327.000

Section 7, Twp. 10N., R. 16W.
Abby Cecil, Trustee
O.R. Vol. 135, Ac.
23-135 Ac.
P.N. 09-00056.000

Section 7, Twp. 10N., R. 16W.
Countrytyme Land Specialists, Ltd.
D.R. Vol. 183 Pg. 2942
Tract 9 - 5.459 Ac.
P.N. 09-00257.009
Tract 12 - 5.012 Ac.
P.N. 09-00257.012
Tract 13 - 0.163 Ac.
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