

Larry D. Napier, Trustee
O.R. Vol. 435 Pg. 346
Parcel 4 - 134.36 Ac.
P.N. 142-00-00-030.000

Hope Well Road
(T-426)

Old Dutch Road
(T-4C)

P.O.B. Lot 1

Spike (found) bears S 62°15'25" W 404.02'
from a spike (found) at the intersection of
Old Dutch Road (T-4C) & Hope Well Road (T-426).

Larry D. Napier, Trustee
O.R. Vol. 435 Pg. 346
Parcel 7 - 8 1/3 Ac.
P.N. 156-00-00-004.000

Michael R. Baldwin
O.R. Vol. 523 Pg. 232
2.937 Ac.
P.N. 156-00-00-001.000

P.O.B. Lot 2
Ref. P.O.B. Lot 3

Spike (found) bears S 51°34'04" W 1029.73'
from a spike (found) at the intersection of
Old Dutch Road (T-4C) & Hope Well Road (T-426).

Bearings are based on the grid bearing S 34°05'10" W,
Ohio State Plane Coordinate System, Ohio South Zone,
North American Datum 1983.

0 100 200 300
Scale: 1" = 100'

3.021 Ac.

Countrytyme Land Specialists, LTD., LLC.
Instrument No. 2025-978
Orig. 11.002 Ac.
P.N. 156-00-00-012.012

3.873 Ac.

Existing 50.00' Easement for
Ingress & Egress
Instrument No. 2025-978
Proposed 50.00' Easement
For Utilities to Lot 3

4.104 Ac.

Jeffrey A. & Debra K. Scruggs
O.R. Vol. 510 Pg. 187
64.232 Ac.
P.N. 156-00-00-001.002

T.P.O.B. Lot 3

Cynthia E. Russell
Instrument No. 2024-3988
Exhibit A - 5.000 Ac.
P.N. 156-00-00-012.020

Thomas M. & Judy A. Calvert
O.R. Vol. 202 Pg. 481
Orig. 1.86 Ac.
P.N. 156-00-00-003.000

Ron & Donna Fiste
O.R. Vol. 484 Pg. 785
5.735 Ac.
P.N. 156-00-00-012.010

- Legend:
- 1/4" Iron Spike (Found)
 - ◇ 1/2" Iron Rebar (Found)
 - △ 5/8" Iron Rebar (Found)
 - 1" x 6" Long Iron Railroad Spike (Set)
 - ◆ 1/4" x 6" Long Iron Mag Spike (Set)
 - 1/4" x 2" Long Iron Spike (Set)
 - ▲ 5/8" x 30" Long Iron Rebar (Set)
 - X - Fence generally on or near the property line.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

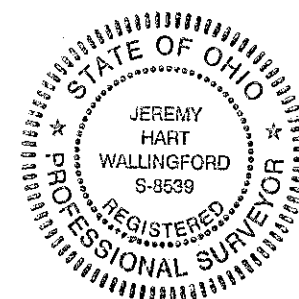
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY
LINES INDICATED BY SOLID LINES.

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 March 22, 2025.

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

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



REVIEWED FOR ACCURACY
Date: 3/16/25 By: [Signature]
Adams County Tax Map

156-Pb 12-012

Countrytyme Land Specialists, LTD., LLC.

Sprigg Township - Adams County - Ohio
Part of V.M.S. No. 915
Instrument No. 2025-978
Orig. 11.002 Ac.
P.N. 156-00-00-012.012
Scale: 1" = 100'
March 22, 2025