

Legal Description of Lots 1-10 inclusive: 54.690 Acres

Situated in the Township of Monroe, County of Perry, State of Ohio, being part of the Southwest Quarter of Section 18 and the Southwest Quarter of Section 17 in Township 12N, Range 14W, of the Congress Lands, and being more particularly described as follows:

Being a Survey of a part of 2 parcels conveyed to Countrytime Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, in the Perry County Deed Records, also being part of Auditor's P.P.N. 200004660000 and P.P.N. 200004660000, and further described as follows:

Commencing at a 5/8" o.d. iron pin found capped "TCW" marking the Southwest corner of Section 17 and a 27.636 acre parcel conveyed to Countrytime Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, also being the Southwest corner of Section 18 and said 54.690 Acre parcel of which this description is a part, also being the Northeast corner of Section 19 and a 71.75 Acre parcel conveyed to Douglas Paul & Melinda K. Nutter, as recorded in O.R. Book 138, Page 913, also being the Northwest corner of Section 20 and a 71.11 Acre parcel conveyed to David R. & Jessica L. Seifert, as recorded in O.R. Book 471, Page 2407.

Thence, N 0°22'23" E 145.10 feet with the West line of the Southwest Quarter of Section 17, and said 27.636 Acre parcel and said 22.06 Acre parcel, also being the East line of said 54.66 Acre parcel, to an iron pin set, being the PRINCIPLE PLACE OF BEGINNING of the 54.690 Acre parcel herein to be described, and passing over an iron pin set at 423.38 feet and 823.38 feet.

Thence, N 8°45'09" W 833.51 feet across said 54.66 Acre parcel of which this description is a part, to an iron pin set on the North line of a 63.68 Acre parcel conveyed to Douglas P. Nutter, as recorded in O.R. Book 67, Page 63, and passing over an iron pin set at 390.56 feet.

Thence with the South line of said 54.66 Acre parcel of which this description is a part, the same being the North line of said parcel conveyed to Nutter, with the following seven (7) courses and distances:

- 1) N 32°14'55" W 201.24 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 2) N 79°14'50" W 106.51 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 3) N 77°02'15" W 183.58 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 4) N 51°17'27" W 302.32 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying", and passing over an iron pin set at 182.56 feet, and passing over a 5/8" o.d. iron pin found capped "Baseline Surveying" at 207.21 feet;
- 5) N 58°52'47" W 373.81 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying", passing over an iron pin set at 92.18 feet, and passing over a 5/8" o.d. iron pin found capped "Baseline Surveying" at 207.21 feet;
- 6) N 41°58'40" W 221.10 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 7) N 54°32'04" W 237.38 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying";
- 8) N 58°09'32" W 46.42 feet to a 5/8" o.d. iron pin found stamped "Baseline Surveying" on the East line of a 129.35 Acre parcel conveyed to Sharon Ann Babbs, ETAL, as recorded in O.R. Book 331, Page 2963.

Thence, N 83°30'18" E 375.77 feet with the East line of said parcel conveyed to Babbs, ETAL, also being the West line of said 54.66 Acre parcel, to an iron pin set on the "East West" Half Section Line of Section 18, and being on the South line of a 40 Acre parcel conveyed to Joyce C. Sherrill, ETAL, as recorded in O.R. Book 377, Page 2484.

Thence, S 87°35'09" E 781.83 feet continuing with the "East West" Half Section Line of Section 18, to a 5/8" o.d. iron pin found capped "TCW" at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 18, and being the Southwest corner of a 5.56 Acre parcel conveyed to Larry A. & Thomas M. Baker, Co-Trustees, as recorded in O.R. Book 415, Page 2590.

Thence, S 86°56'33" E 784.45 feet continuing with the "East West" Half Section Line of Section 18, the same being the South line of said parcel conveyed to Baker, ETAL, also being the North line of said 54.66 Acre parcel, to a point in the centerline of Twp. Road 216 (40' Wide R/W), and passing over a 5/8" o.d. iron pin found capped "TCW" at 677.13 feet.

Thence with the centerline of Twp. Road 216, with the following ten (10) courses and distances:

- 1) S 41°36'33" E 181.94 feet to a point;
- 2) S 44°10'17" E 418.09 feet to a point;
- 3) S 43°46'02" E 240.71 feet to a point;
- 4) S 42°02'32" E 138.67 feet to a point of curvature;
- 5) With a curve to the left (Radius = 300.00 feet, Delta Angle 40°33'25", Arc Length 212.36 feet) with a chord bearing S 59°48'42" E 207.95 feet to a point;
- 6) S 77°34'32" E 175.38 feet to a point;
- 7) S 81°14'22" E 186.44 feet to a point;
- 8) S 67°23'53" E 296.29 feet to a point;
- 9) S 40°28'53" E 341.65 feet to a point;
- 10) S 08°15'29" W 221.32 feet to a point;

Thence, N 78°06'39" W 1119.79 feet leaving said road with a line across said 22.06 feet of which this description is a part, to the PRINCIPLE PLACE OF BEGINNING, passing over iron pin set at 25.00 feet, 304.00 feet, 576.42 feet and 863.42 feet and containing, 54.690 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

Legal Description of Lots 11-13 inclusive: 25.238 Acres

Situated in the Township of Monroe, County of Perry, State of Ohio, being part of the Southwest Quarter of Section 17 in Township 12N, Range 14W, of the Congress Lands, and being more particularly described as follows:

Being a Survey of a part of a 27.636 Acre parcel and part of a 22.06 Acre parcel conveyed to Countrytime Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, in the Perry County Deed Records, also being part of Auditor's P.P.N. 20000807030000 & P.P.N. 200004660000, and further described as follows:

Commencing at a 5/8" o.d. iron pin found capped "TCW" marking the Southwest corner of Section 17 and said 27.636 Acre parcel of which this description is a part, also being the Southwest corner of Section 18 and an 85.66 Acre parcel conveyed to Countrytime Land Specialists, Ltd., as recorded in O.R. Book 509, Page 1246, also being the Northeast corner of Section 19 and a 71.75 Acre parcel conveyed to Douglas Paul & Melinda K. Nutter, as recorded in O.R. Book 138, Page 913, also being the Northwest corner of Section 20 and a 71.11 Acre parcel conveyed to David R. & Jessica L. Seifert, as recorded in O.R. Book 471, Page 2407, and being the PRINCIPLE PLACE OF BEGINNING of the 25.238 Acre parcel herein to be described.

Thence, N 8°20'23" E 823.38 feet with the West line of the Southwest Quarter of Section 17, and said 27.636 Acre parcel, also being the East line of said 54.66 Acre parcel, to an iron pin set, and passing over an iron pin set at 423.38 feet.

Thence with a line across said 27.636 Acre parcel, of which this description is a part, with the following two (2) courses and distances:

- 1) S 89°23'35" E 476.43 feet to an iron pin set;
- 2) N 83°45'44" E 696.79 feet to a point on the East line thereof in the centerline of Co. Rd. 68 (60' Wide R/W), and passing over an iron pin set at 671.79 feet;

Thence with the centerline of Co. Road 68, also being the East line of said 27.636 Acre parcel, with the following ten (10) courses and distances:

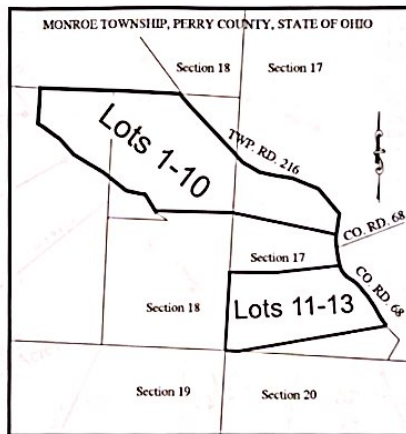
- 1) S 14°48'28" E 40.28 feet to a point;
- 2) S 30°13'58" E 55.19 feet to a point of curvature;
- 3) With a curve to the left (Radius = 121.87 feet, Delta Angle 34°50'23", Arc Length 73.62 feet) with a chord bearing S 47°34'41" E 72.49 feet to a point of curvature;
- 4) With a curve to the right (Radius = 441.06 feet, Delta Angle 28°28'23", Arc Length 263.79 feet) with a chord bearing S 48°01'42" E 201.98 feet to a point;
- 5) S 40°01'45" E 80.78 feet to a point;
- 6) S 33°46'24" E 114.84 feet to a point;
- 7) S 38°40'35" E 120.69 feet to a point;
- 8) S 13°47'17" E 124.44 feet to a point marking the Southeast corner thereof, and being the Northeast corner of a 7.00 Acre parcel conveyed to Don J. & Vicki L. Burgess, as recorded in O.R. Book 400, Page 820.

Thence, S 89°21'00" W 1589.68 feet leaving said road with the South line of said 27.636 Acre parcel, also being the North line of said parcel conveyed to Burgess, to a 5/8" o.d. iron pin found capped "TCW" on the South line of Section 17, also being the North line of said parcel conveyed to Seifert;

Thence, S 86°39'18" W 1119.79 feet with the South line of Section 17 and said 27.636 Acre parcel, also being the North line of Section 20 and said parcel conveyed to Seifert, to the PRINCIPLE PLACE OF BEGINNING, and containing, 25.238 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions and ordinances of record.

SCENIC TRAILS SUBDIVISION

Township of Monroe, County of Perry, State of Ohio, part Southwest Quarter Section 17 & part Southeast Quarter Section 18, Township 12N, Range 14W, of the Congress Lands



LOCATION MAP
NO SCALE

DEDICATION & ACKNOWLEDGEMENT

the undersigned Countrytime Land Specialists, Ltd., being owner and lien holder of the land platted herein, certifies that this plat correctly represents, "Scenic Trails Subdivision", a subdivision of Lots 1-13, 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 Countrytime Land Specialists, Ltd., and all other subsequent owners or assigns taking title from under or through the undersigned.

In Witness thereof this 10th day of April, 2025.

Thomas A. Dwyer
Witness

STATE OF OHIO
COUNTY OF Fairfield ss:

Be it remembered this 10 day of April, 2025 personally came Mark Graham, P.E., of Countrytime Land Specialists, Ltd., to me known, and acknowledged the signed and execution of the foregoing statement to be his voluntary act and deed.

My commission expires

Notary Public, State of Ohio



Countrytime Land Specialists, Ltd.

By Mark Graham, P.E. (Printed Name)

APPROVALS

Approved this 28 day of May, 2025

Countrytime Land Specialists, Ltd.

Approved this 21 day of May, 2025

Angie Delaport
Perry County Health Department

Approved & accepted this day of May, 2025
Perry County Commissioners

Countrytime Land Specialists, Ltd.

2025050000791
Filed for Record in
Perry County, Ohio
JACKIE HEDDER, RECORDER
06/18/2025 02:27 PM
PLAT LABEL
BOOK 521 PAGE 495
PAGES: 2

Transferred this day of May, 2025

Perry County Auditor

Filed for record this 18th day of June, 2025, at 2:27 PM

Plat Book 16 Pages 623-628
Slot No. 510-9511

Deed & Map
Perry County Recorder

PARENT PARCEL

Covered Bridge-Lake Countrytime Land Specialists, Ltd.
Official Record Book 509, Page 1246
P.P.N. 200004660000, P.P.N. 200004660000, &
P.P.N. 20000807030000
Total Acreage = 79.928 Acres

SURVEY DATA

BASIS OF BEARINGS: Bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD1983).

SOURCE OF DATA: The sources of recorded survey data are the records of the Perry County, Ohio Recorder, and referenced in the plan and text of this plat and this plat was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2025.

IRON PINS SET: All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

DEED RESTRICTIONS: Deed restrictions are recorded in

SHARED DRIVEWAY MAINTENANCE AGREEMENT: recorded in

ITEMA: This parcel lies in non flood zone "X" as per Community Panel No. 39127C 0125D, Affective Date 04/18/2011.



PREPARED BY
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

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PRIORITY LOCATION
Being a Survey of 3 Parcels consigned to Countywide Land Speculation, Ltd., as mentioned in O.D. Sheet 509, Page 1236, in the Perry County, David Reardon, and being part of Auctioner's P.P.N. 200006400000, P.P.N. 200006400000, and P.P.N. 200006700000.

GRAPHIC SCALE
(30 FEET)

GENERAL NOTES:

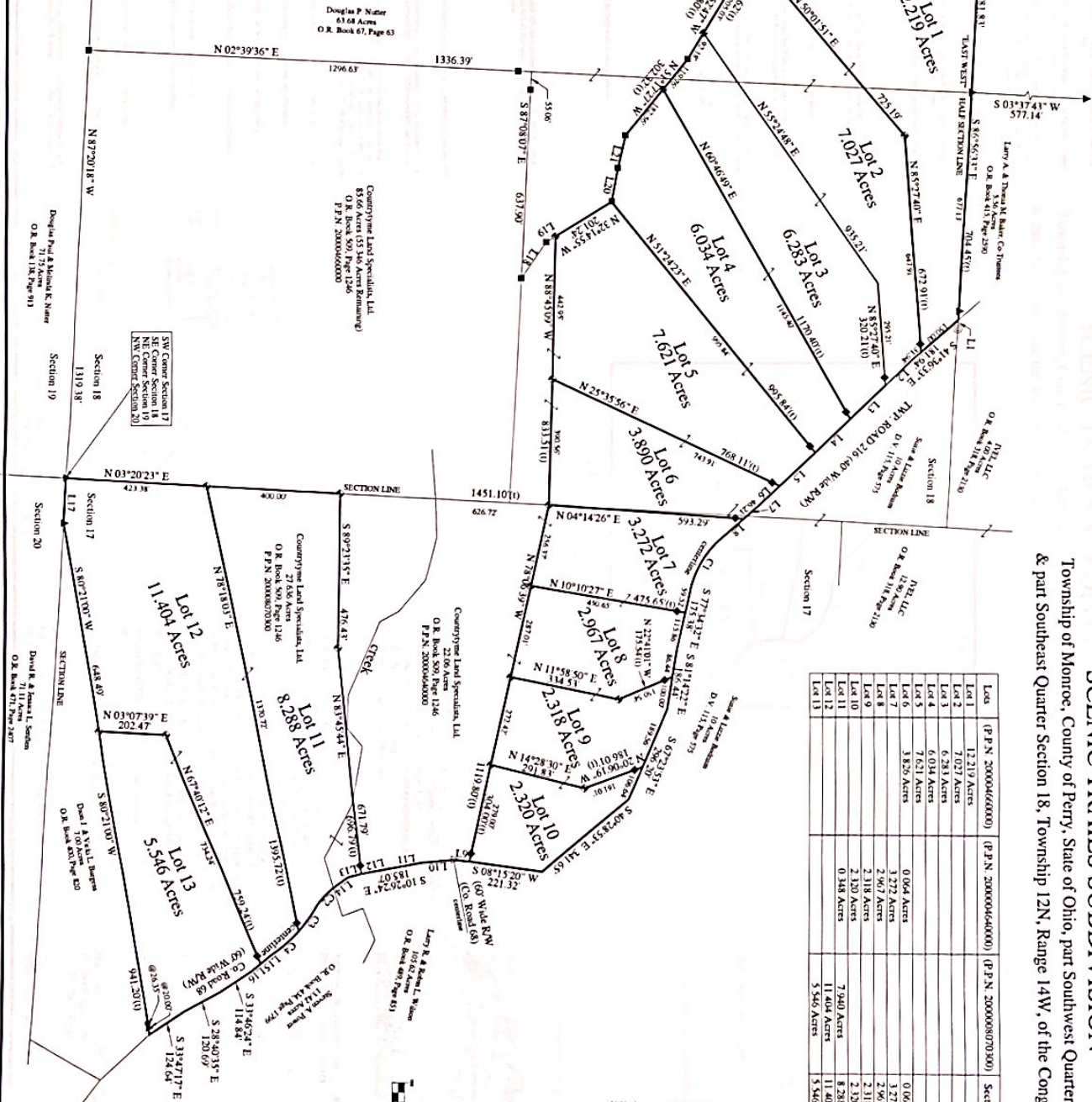
RELATED DOCUMENTS:

- 1) 1993 Survey of 2,577 Acres by T. C. W. Company
- 2) 1993 Survey of 7,002 Acres by T. C. W. Company
- 3) 1996 Survey of 27,636 Acres by T. C. W. Company
- 4) 2004 Survey of 3 Tracts by George Seymour & Associates
- 5) 2021 Survey of 131,814 by Cannon Land Surveying

I hereby certify that an actual survey was made of the premises and that this plan is correct to the best of my knowledge.

Date Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

091730006



- ① - 58° a.d. from Pa found capped 'Kynosura & Aeneas'
- ▲ - 58° a.d. from Pa found capped T.C.W.
- △ - 'National Spire' found
- - 58° a.d. from Pa found (no cap)
- - 58° a.d. from Pa found capped 'Banstone Surveying'
- ◆ - 58° & 30° a.d. from Pa in the water capped stamped 'S.A. England England'
- ◆ - 58° & 30° a.d. from Pa in the water capped stamped 'S.A. England England' @ XDOT from entrance

S.A. ENGLAND SURVEYING
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