

Plat of Survey

Township of Newton, County of Muskingum, State of Ohio, part West Half of Southwest Quarter Section 35, Township 17N, Range 15W, also in the Township of Madison, County of Perry, part East Half of Southeast Quarter Section 34, Township 17N, Range 15W, of the Congress Lands East of the Scioto River.

PROPERTY LOCATION:

Being a Survey of a 40.027 total Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 511, Page 114 (20.055 Acres)(P.P.N. 170003800000) in the Perry County Deed Records, also recorded in O.R. 3209, Page 291 (19.972 Acres)(P.P.N. 47-72-35-08-000), in the Muskingum County Deed Records.

Stephen Wilson Bendure & Stephen Patrick Bendure
38,485 Acres
O.R. Book 3211, Page 699
P.P.N. 47-72-35-06-002

Betty S. Clayton
7.68 Acres
Page 2041
P.P.N. 17000320200

Donald E. Chambers
5.14 Acres
O.R. 294, Page 1531
P.P.N. 17000320200

O.R. 511, Page 114
P.P.N. 170003800000

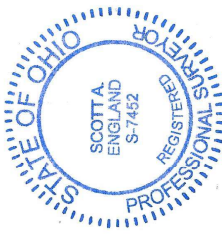
Dawn A. Snowden
10.55 Acres
Page 1832
P.P.N. 170002130200

TRACT 1: 27.672 Acres
Countrytyme Land Specialists, Ltd.
19,972 Acres
O.R. Book 3209, Page 291
P.P.N. 47-72-35-08-000

TRACT 2: 6.280 Acres
TRACT 3: 6.075 Acres

Albert E. Miller
5,0628 Acres
Page 1376
P.P.N. 170002130000

Adrienne Ehmer
40.010 Acres
O.R. Book, 476, Page 879
P.P.N. 170003800300



LEGEND

- - 5/8" o.d. Iron Pin Found capped "Vance"
- - 5/8" o.d. Iron Pin Found capped "Biedenbach Surveying, LLC, PS 7881"
- ▲ - 5/8" o.d. Iron Pin Found capped "CLS 7224"
- ◆ - 5/8" o.d. Iron Pin Set w/ red cap stamped "S.A. England P.S. #S-7452"

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

Dated 8/14/24

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

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
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Buckeye Lake, Ohio 43008
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BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

