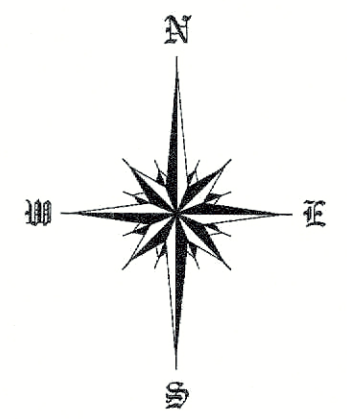


Revised.pdf

Parcel No. 2 - Skyline Heights
Lot No. 5 - P.N. 14-036505.0000
Lot No. 6 - P.N. 14-036506.0000
Lot No. 8 - P.N. 14-036508.0000
Lot No. 9 - P.N. 14-036509.0000
Lot No. 10 - P.N. 14-036510.0000
Lot No. 11 - P.N. 14-036511.0000
Lot No. 12 - P.N. 14-036512.0000
Lot No. 13 - P.N. 14-036513.0000
Lot No. 14 - P.N. 14-036514.0000
Lot No. 15 - P.N. 14-036515.0000
Lot No. 16 - P.N. 14-036516.0000
Lot No. 18 - P.N. 14-036518.0000
Lot No. 19 - P.N. 14-036519.0000
Lot No. 20 - P.N. 14-036520.0000
Lot No. 21 - P.N. 14-036521.0000
Lot No. 22 - P.N. 14-036522.0000
Lot No. 23 - P.N. 14-036523.0000



Bearings are based on the grid bearing S 28°29'50" E,
Ohio State Plane Coordinate System, Ohio South Zone,
North American Datum 1983.

Scale: 1" = 300'

Marcus A. & Beth A. Colburn
O.R. Vol. 343 Pg. 1656
Second Tract - 110 Ac. & 36 Poles
P.N. 14-071500.0000

Charles Causey
O.R. Vol. 502 Pg. 1841
O.R. Vol. 128 Pg. 75
Orig. 50 Ac.
P.N. 14-074800.0000
First Tract - Orig. 50 1/2 Ac.
P.N. 14-074900.0000

Ella M. Howard
O.R. Vol. 263 Pg. 1779
14.90 Ac.
P.N. 14-072300.0000

Murrel Colburn, Jr. & Imogene Colburn
O.R. Vol. 223 Pg. 415
20.806 Ac.
P.N. 14-011205.0000

Richard M. Kemper & Kari J. Shanyfelt
O.R. Vol. 364 Pg. 1220
20.612 Ac.
P.N. 14-011200.0000

Anne M. Gillen
O.R. Vol. 237 Pg. 156
62.053 Ac.
P.N. 14-049700.0000

John W. Cline, Jr.
O.R. Vol. 276 Pg. 362
Orig. 91 Ac.
P.N. 14-011800.0000

LINE	BEARING	DISTANCE
L1	N 07°58'07" E	274.58'
L2	N 81°52'22" W	184.13'
L3	N 08°09'47" E	434.84'
L4	N 08°15'13" E	120.10'
L5	N 08°10'15" E	137.79'
L6	N 07°48'25" E	149.21'
L7	N 08°17'32" E	150.88'
L8	S 68°03'10" E	376.32'
L9	N 08°13'57" E	104.60'
L10	N 58°44'05" W	367.78'
L11	N 31°33'02" E	30.12'
L12	N 30°41'44" E	30.00'
L13	N 31°30'27" E	120.08'
L14	N 31°17'07" E	120.13'
L15	N 31°28'57" E	87.87'
L16	N 42°14'27" E	78.27'
L17	N 42°56'13" E	110.13'
L18	N 25°11'09" E	63.72'
L19	N 25°11'09" E	20.24'
L20	N 02°34'57" W	309.37'
L21	N 32°06'21" W	230.45'
L22	N 61°18'36" E	99.98'
L23	S 31°04'52" W	61.46'
L24	N 58°44'05" W	63.38'
L25	S 58°54'44" E	411.11'
L26	S 58°54'44" E	411.11'
L27	S 58°54'44" E	20.00'

1/2" Rebar (found) bears
S 33°59'31" E 32.16'

John David Johnson
O.R. Vol. 297 Pg. 1922
36.2388 Ac.
P.N. 14-028902.0000

Golf Course Road
(C-32) (40.00' R/W)
Right of Way Dedicated
(P.C. 3, Slide 279)

60.00' Easement for Ingress, Egress,
Utility Placement & Maintenance

John David Johnson
O.R. Vol. 391 Pg. 1195
Lot No. 1
P.N. 14-036501.0000
Lot No. 2
P.N. 14-036502.0000
Lot No. 3
P.N. 14-036503.0000
Lot No. 4
P.N. 14-036504.0000

Lynne Allene Roberts Kempton, et. al.
O.R. Vol. 319 Pg. 1045
O.R. Vol. 322 Pg. 1149
97.381 Ac.
P.N. 14-039600.0000

P.O.B. 0.601 Acre Area of Easement
1/2" Rebar (found) bears N 10°07'47" E 1399.38'
from a spike (found) at the intersection of Golf Course
Road (C-32) & Clines Chapel Road (C-33).

0.601 Ac. Area of Easement
for Ingress, Egress,
Utility Placement & Maintenance

Anthony A. Moraleja
O.R. Vol. 277 Pg. 1628
Lot No. 17
P.N. 14-036517.0000

William A. Johnson
O.R. Vol. 200 Pg. 142
4.713 Ac.
P.N. 14-028901.0000

Harry E. & Naomi R. Pierce
O.R. Vol. 207 Pg. 1437
Orig. 30 Ac.
P.N. 14-004500.0000

- Legend:
- 1/4" Iron Spike (Found)
 - ◇ 1/2" Iron Rebar (Found)
 - △ 5/8" Iron Rebar (Found)
 - 18" White Oak (Found)
 - Stone (Found)
 - ⊕ Point (No Monument 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.

P.O.B. LOTS C & D & REF. P.O.B. LOTS A,B & 1 - 4 BEARS
N 53°16'48" E 2219.37' FROM A SPIKE (FOUND) AT THE
INTERSECTION OF CLINES CHAPEL ROAD (C-33) &
GOLF COURSE ROAD (C-32).

LOTS A THRU D ARE TRANSFERS BETWEEN ADJOINING LOT
OWNERS MADE IN CONNECTION 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 HEREIN.

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 30, 2023 & January 24, 2024.

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

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



Hershel L. Gray
O.R. Vol. 323 Pg. 488
Orig. 22 1/2 Ac.
P.N. 14-021900.0000

DESCRIPTION APPROVED BY
DENNY SALISBURY
PIKE COUNTY ENGINEER

NOV 12 2024

CHECKED BY VSL
601, Lot 1, Lot 2

Countrytyme Land Specialists, Ltd.

Pebble Township - Pike County - Ohio
Part of V.M.S. No's. 10559-10561 & 12630
O.R. Vol. 392 Pg. 396
First Tract - Orig. 51 Ac.
P.N. 14-036500.0000
Second Tract - Orig. 1 Ac.
P.N. 14-036400.0000
Orig. 16 Ac.
P.N. 14-036800.0000
Orig. 68.8 Ac.
P.N. 14-036800.0000
Parcel No. 2 - Skyline Heights (P.B. 5, Pg. 47)
Orig. Lot No. 5 - P.N. 14-036505.0000
Orig. Lot No. 6 - P.N. 14-036506.0000
Orig. Lot No. 8 - P.N. 14-036508.0000
Orig. Lot No. 9 - P.N. 14-036509.0000
Orig. Lot No. 10 - P.N. 14-036510.0000
Orig. Lot No. 11 - P.N. 14-036511.0000
Orig. Lot No. 12 - P.N. 14-036512.0000
Orig. Lot No. 13 - P.N. 14-036513.0000
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Orig. Lot No. 18 - P.N. 14-036518.0000
Orig. Lot No. 19 - P.N. 14-036519.0000
Orig. Lot No. 20 - P.N. 14-036520.0000
Orig. Lot No. 21 - P.N. 14-036521.0000
Orig. Lot No. 22 - P.N. 14-036522.0000
Orig. Lot No. 23 - P.N. 14-036523.0000
Orig. 9 1/4 Ac.
P.N. 14-036600.0000
Orig. 4.83 Ac.
P.N. 14-036700.0000
Orig. 4.83 Ac.
P.N. 14-075300.0000
Scale: 1" = 300'
September 30, 2023 & January 24, 2024