

TURKEY RUN SUBDIVISION
SECTION #20, TOWNSHIP 15 NORTH, RANGE 15 WEST,
PIKE TOWNSHIP, PERRY COUNTY, OHIO.

20250000502
FILED FOR RECORD IN
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
02/12/2025 10:27 AM
PLAT SMALL 80.00
BOOK 1 517 PAGE 1 2146
PAGE 1 2

PARCEL DESCRIPTION

BEING A 24.52 ACRES TRACT IN THE SOUTHWEST QUARTER OF SECTION #20, TOWNSHIP 15 NORTH, RANGE 15 WEST, PIKE TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF COUNTRYTIME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 513, PAGE 1654 OF THE PERRY COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

{ THE FOLLOWING TRACT TO BE DESCRIBED IS BOUNDED ON THE WEST BY THE PROPERTY OF COUNTRYTIME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 513, PAGE 945, BOUNDED ON THE NORTH BY BERNARD M. and FLORA A. BALDY OF DEED BOOK 164, PAGE 534, BOUNDED ON THE EAST BY THE PROPERTY OF ISRAEL J. and AMANDA J. CLARK OF OFFICIAL RECORD BOOK 481, PAGE 657 AND BOUNDED ON THE SOUTH BY THE PROPERTY OF DAVID CRAIG OF OFFICIAL RECORD BOOK 495, PAGE 2425 }

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF SECTION #20; THENCE, IN THE WEST LINE OF SECTION #20, N 3° 40' 34" E 1785.96 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 200.00 FEET, 520.00 FEET, 795.00 FEET, 964.72 FEET, 1048.41 FEET, 1098.80 FEET AND 1717.96 FEET; THENCE, LEAVING THE WEST LINE OF SECTION #20, S 86° 19' 26" E 199.32 FEET TO A POINT IN THE CENTERLINE OF TOWNSHIP ROAD #128, PASSING AN IRON PIN SET AT 159.32 FEET; THENCE, THE FOLLOWING SEVEN (7) COURSES ARE TO POINTS IN THE CENTERLINE OF TOWNSHIP ROAD #128:
COURSE #1 = 244.69 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 1188.65 FEET AND A CHORD OF S 20° 01' 06" E 244.26 FEET;
COURSE #2 = S 25° 27' 18" E 454.91 FEET;
COURSE #3 = 264.12 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 800.00 FEET AND A CHORD OF S 16° 05' 42" E 262.92 FEET;
COURSE #4 = S 6° 38' 13" E 159.39 FEET;
COURSE #5 = S 15° 59' 56" E 216.91 FEET;
COURSE #6 = 255.65 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 1262.00 FEET AND A CHORD OF S 21° 48' 08" E 255.21 FEET;
COURSE #7 = S 27° 36' 20" E 382.66 FEET TO A POINT IN THE SOUTH LINE OF SECTION #20; THENCE, LEAVING TOWNSHIP ROAD #128, N 86° 16' 09" W 1017.91 FEET, IN THE SOUTH LINE OF SECTION #20, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS 24.52 ACRES PARCEL, PASSING AN IRON PIN SET AT 22.00 FEET.

THE TRACT AS DESCRIBED CONTAINS 24.52 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL LEGAL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #20 AS BEING N 3° 40' 34" E.

CERTIFICATE OF SURVEYOR

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF PERRY AND THE STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231"

Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P.S. # 7231
December 5, 2024



DEDICATION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #20, TOWNSHIP 15 NORTH, RANGE 15 WEST, PIKE TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF COUNTRYTIME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 513, PAGE 1654 OF THE PERRY COUNTY RECORDER, SAID TRACT CONTAINING 24.52 ACRES.

I, THE UNDERSIGNED, MARK GRAHAM, OWNER AND ALL PARTIES WITH ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE SHOWN HEREON, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, THAT SAID LOTS ARE NUMBERED 1 THROUGH 6, INCLUSIVELY, AND THAT THE FOREGOING SUBDIVISION HAS BEEN NAMED "TURKEY RUN SUBDIVISION".

IN WITNESS THEREOF THIS 8 DAY OF January, 2025.

MARK GRAHAM _____
WITNESS *[Signature]* _____

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK GRAHAM WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED. IN TESTIMONY THEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 2025

N/A

TOWNSHIP CLERK or ZONING INSPECTOR

APPROVED THIS _____ DAY OF _____, 2025

[Signature]
PERRY COUNTY ENGINEER

APPROVED THIS 16 DAY OF January, 2025

[Signature]
PERRY COUNTY BOARD OF HEALTH

APPROVED THIS 14 DAY OF January, 2025

APPROVED FOR TRANSFER BY WT DATE 1/16/25
PERRY COUNTY ENGINEER
ck# 010713 RCH# 255801
Split Fee Paid \$ 1000.00
Date: 1/13/2025
Perry Co. Planning Comm.

[Signature]
PERRY COUNTY COMMISSIONER
[Signature]
PERRY COUNTY COMMISSIONER
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PERRY COUNTY COMMISSIONER

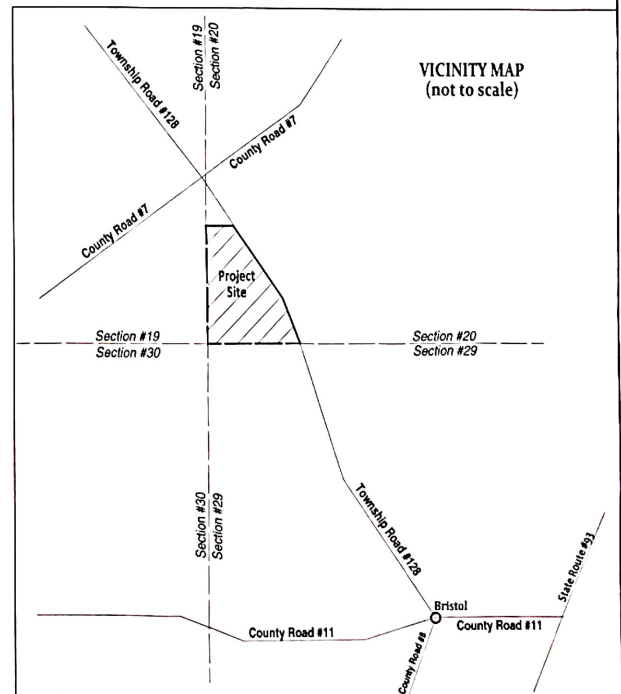
STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 12 DAY OF February, 2025 AT 10:27 (AM - PM).
RECORDED THIS 12 DAY OF February, 2025 IN PLAT BOOK 6, PAGE 54-55.
SLOT 502-509

[Signature]
PERRY COUNTY RECORDER

TRANSFERRED THIS _____ DAY OF _____, 2025

[Signature]
PERRY COUNTY AUDITOR



TURKEY RUN SUBDIVISION

BEING A PART OF AN ORIGINAL 24.52 ACRES TRACT IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 15, RANGE 15, PIKE TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING A SPLIT OF SIX (6) LOTS (LOTS 1 THROUGH 6) OF THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 513, PAGE 1654 OF THE PERRY COUNTY RECORDER AND PRESENTLY BEING SHOWN AS AUDITOR'S PARCEL #240007240100.

BASIS OF BEARINGS

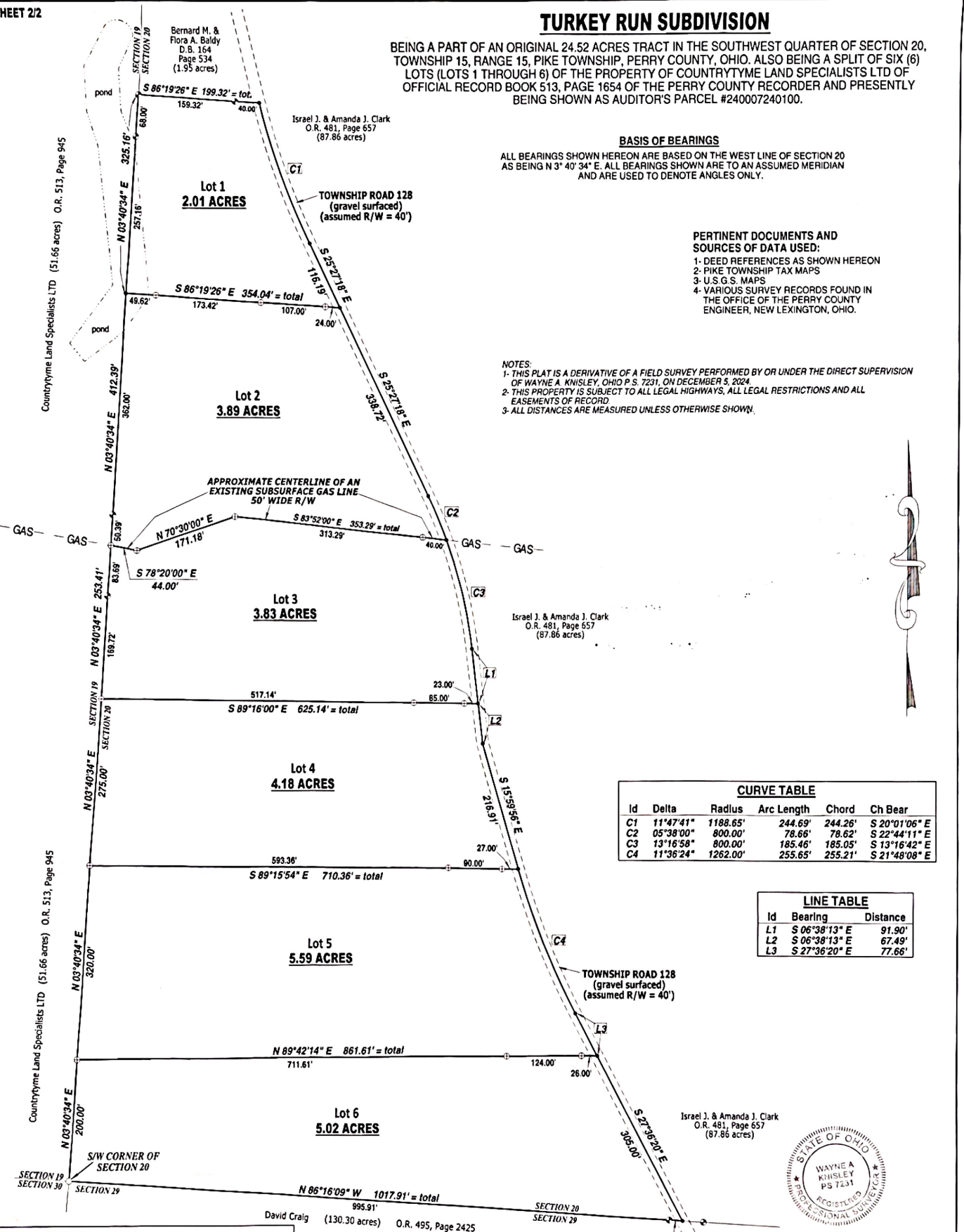
ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 20 AS BEING N 3° 40' 34" E. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- PIKE TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO.

NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. 7231, ON DECEMBER 5, 2024.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL LEGAL RESTRICTIONS AND ALL EASEMENTS OF RECORD
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

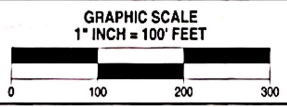


CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	11°47'41"	1188.65'	244.69'	244.26'	S 20°01'06" E
C2	05°38'00"	800.00'	78.66'	78.62'	S 22°44'11" E
C3	13°16'58"	800.00'	185.46'	185.05'	S 13°16'42" E
C4	11°36'24"	1262.00'	255.65'	255.21'	S 21°48'08" E

LINE TABLE		
Id	Bearing	Distance
L1	S 06°38'13" E	91.90'
L2	S 06°38'13" E	67.49'
L3	S 27°36'20" E	77.66'



- LEGEND**
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
 - EXISTING IRON PIN (with plastic cap marked "Cannon 7224")
 - ⊕ IRON PIN SET ON A PREVIOUS SURVEY BY WAYNE A. KNISLEY, OHIO P.S. 7231
 - UNMARKED POINT



SURVEY FOR: **COUNTRYTYME REALTY**
JOB # C202456P

A & E
Wayne A. Knisley
WAYNE A. KNISLEY - OHIO P.S. 7231
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Cell: (740) 605-0002
DATE: DECEMBER 5, 2024

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