

THE WOODS AT TURKEY RUN - PHASE 1

SECTION 19, TOWNSHIP 15, RANGE 15, PIKE TOWNSHIP, PERRY COUNTY, OHIO

PARCEL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15, RANGE 15, PIKE TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 513, PAGE 945 [AUDITOR'S PARCEL #240007220000 (part)] OF THE PERRY COUNTY RECORDER.

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 19; THENCE N 85° 34' 50" W 1040.51 FEET, IN THE SOUTH LINE OF SECTION 19, TO AN EXISTING IRON PIN, PASSING IRON PINS SET AT 530.00 FEET AND 790.00 FEET AND PASSING AN EXISTING IRON PIN AT 1015.24 FEET; THENCE, LEAVING THE SOUTH LINE OF SECTION 19, 812.92 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 1457.68 FEET AND WITH A CHORD OF N 2° 51' 07" W 802.43 FEET TO AN IRON PIN SET; THENCE N 19° 14' 45" W 498.23 FEET TO A POINT IN COUNTY ROAD 7, PASSING IRON PINS SET AT 220.01 FEET AND 287.01 FEET AND PASSING AN EXISTING IRON PIN AT 461.69 FEET; THENCE THE FOLLOWING SIX (6) COURSES ARE TO POINTS IN COUNTY ROAD 7: COURSE #1 = N 48° 55' 17" E 249.22 FEET; COURSE #2 = N 45° 28' 00" E 286.00 FEET; COURSE #3 = N 48° 17' 00" E 704.62 FEET; COURSE #4 = 185.55 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 411.00 FEET AND WITH A CHORD OF N 61° 13' 00" E 183.98 FEET; COURSE #5 = N 74° 09' 00" E 109.74 FEET; COURSE #6 = N 70° 36' 00" E 83.29 FEET TO A POINT AT THE APPROXIMATE INTERSECTION OF COUNTY ROAD 7 AND TOWNSHIP ROAD 128 (SAID POINT BEARS N 7° 08' 12" E 50.59 FEET FROM A REFERENCE IRON PIN SET); THENCE, LEAVING COUNTY ROAD 7, S 39° 20' 30" E 187.67 FEET, IN TOWNSHIP ROAD 128, TO A MAG NAIL SET IN THE EAST LINE OF SECTION 19; THENCE, LEAVING TOWNSHIP ROAD 128, S 3° 40' 34" W 2190.82 FEET, IN THE EAST LINE OF SECTION 19, TO AN EXISTING IRON PIN AND THE PLACE OF BEGINNING OF THIS 51.66 ACRES PARCEL, PASSING IRON PINS SET AT 35.00 FEET AND 987.02 FEET AND PASSING EXISTING IRON PINS AT 404.86 FEET, 472.86 FEET, 1092.02 FEET, 1142.41 FEET, 1226.10 FEET, 1395.82 FEET, 1670.82 FEET AND 1990.82 FEET.

THE PARCEL AS DESCRIBED CONTAINS 51.66 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF SECTION 19 AS BEING S 3° 40' 34" W.

THE RIGHT OF WAY WIDTH OF COUNTY ROAD 7 IS ASSUMED TO BE 60 FEET. THE RIGHT OF WAY WIDTH OF TOWNSHIP ROAD 128 IS ASSUMED TO BE 40 FEET.

CK# 011228 Recpt# 255836



CERTIFICATE OF SURVEYOR

ALL DIMENTIONS 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 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

March 24, 2025



DEDICATION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15, RANGE 15, PIKE TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF COUNTRYTYME LAND SPECIALISTS LTD OF OFFICIAL RECORD BOOK 513, PAGE 945 OF THE PERRY COUNTY RECORDER, CONTAINING 51.66 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, INCLUSUVELY, AND THAT THE FOREGOING SUBDIVISION HAS BEEN NAMED "THE WOODS AT TURKEY RUN - PHASE 1".

IN WITNESS THEREOF THIS 17 DAY OF June, 2025.

MARK GRAHAM

Thomas A. Davis
WITNESS

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 17 DAY OF June, 2025.

NOTARY PUBLIC: John B. B.

MY COMMISSION EXPIRES: 07/29/2029



APPROVALS

APPROVED THIS 5th DAY OF August, 2025

Perry County Engineer

APPROVED THIS 5th DAY OF August, 2025

Angela DeKorah
PERRY COUNTY BOARD OF HEALTH

APPROVED THIS 27 DAY OF August, 2025

Perry County Commissioner

Perry County Commissioner

Perry County Commissioner

APPROVED THIS 5 DAY OF Sep, 2025

Perry County Auditor

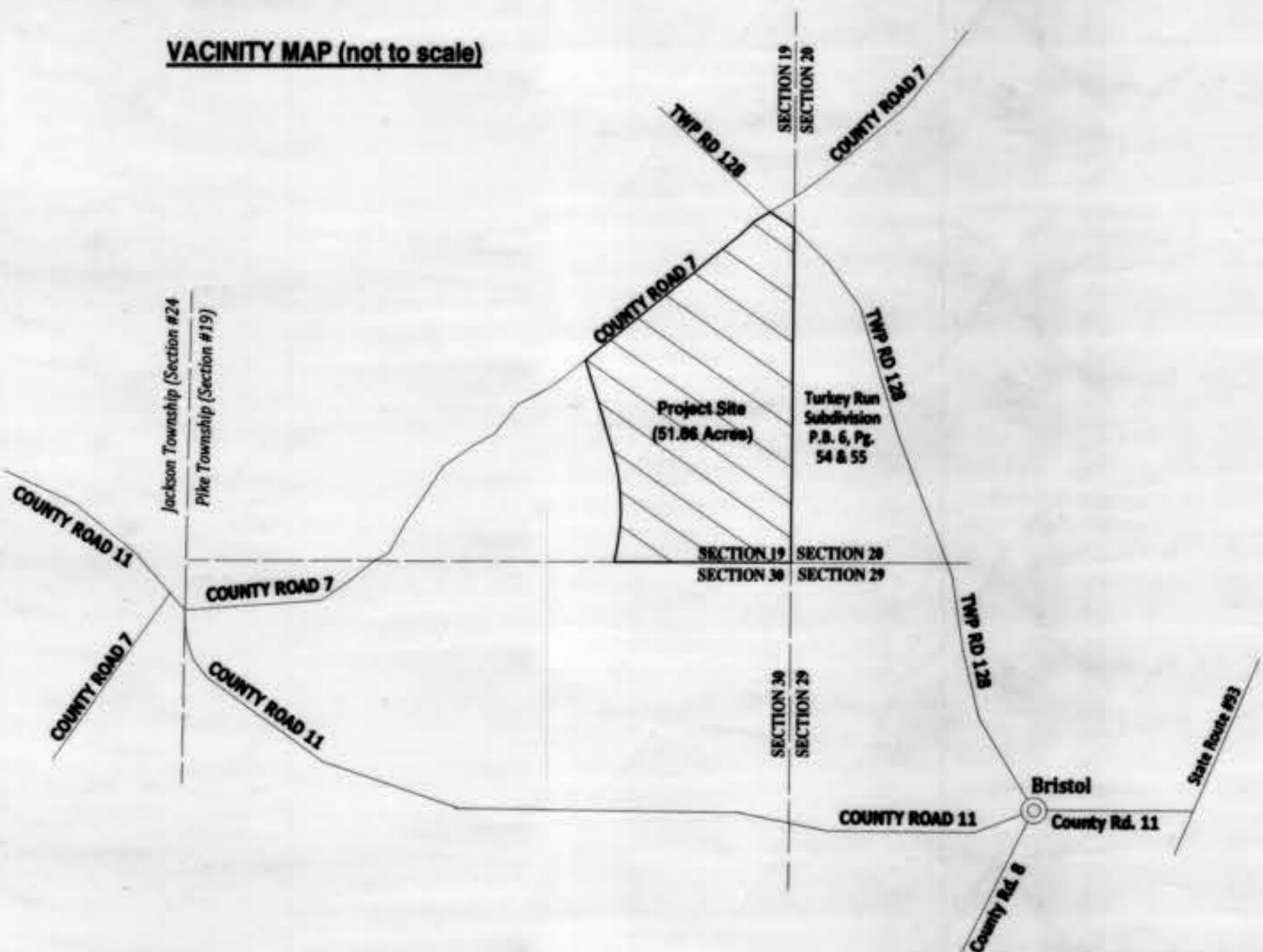
STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 5th DAY OF September, 2025
AT 5:13 (AM - PM). RECORDED THIS 5th DAY OF
September, 2025 IN PLAT BOOK 6, PAGE 649.65
SLOT 512.9513

202500003474
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
09/05/2025 11:02 AM
PLAT LARGE 172.80
BOOK: 523 PAGE: 1874
PAGES: 2

Jackie Hoover
Perry County Recorder

VACINITY MAP (not to scale)



101920002

THE WOODS AT TURKEY RUN - PHASE 1

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15, RANGE 15, PIKE TOWNSHIP, PERRY COUNTY, OHIO.
BEING A SPLIT OF A 51.66 ACRES PARCEL OF THE PROPERTY OF COUNTRYTME LAND SPECIALISTS LTD OF OFFICIAL RECORD
BOOK 513, PAGE 945 OF THE PERRY COUNTY RECORDER. BEING SHOWN AS AUDITOR'S PARCEL #240007220000 (part).

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 19 AS
BEING S 3° 40' 34" W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND
ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

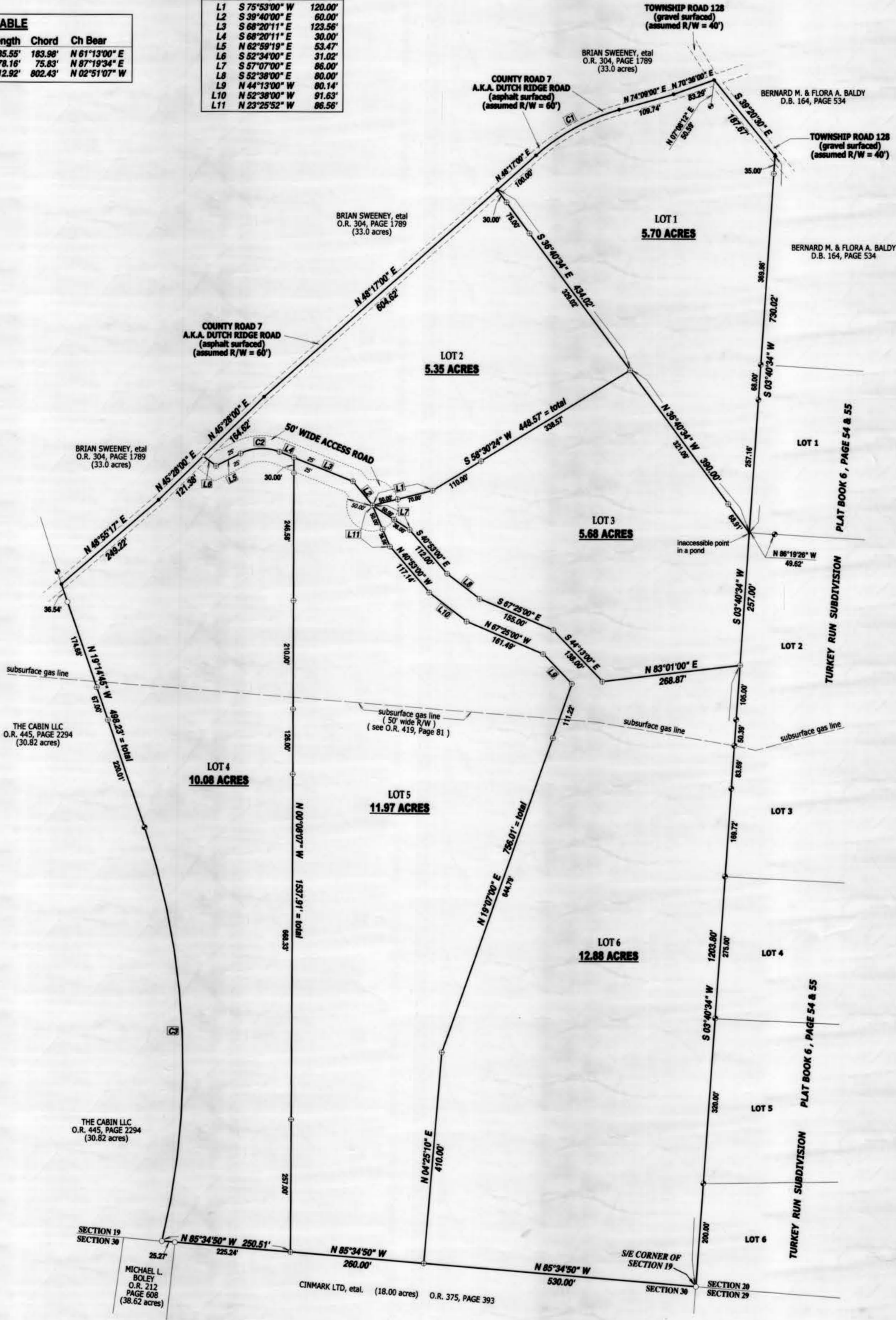
- 1- DEED REFERENCES AS SHOWN HEREON
- 2- PIKE TOWNSHIP TAX MAPS
- 3- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY
ENGINEER, NEW LEXINGTON, OHIO.

LINE TABLE

| Id | Bearing | Distance |
|-----|---------------|----------|
| L1 | S 75°53'00" W | 120.00' |
| L2 | S 39°40'00" E | 60.00' |
| L3 | S 68°20'11" E | 123.56' |
| L4 | S 68°20'11" E | 30.00' |
| L5 | N 62°59'19" E | 53.47' |
| L6 | S 52°34'00" E | 31.02' |
| L7 | S 57°07'00" E | 86.00' |
| L8 | S 52°38'00" E | 80.00' |
| L9 | N 44°13'00" W | 80.14' |
| L10 | N 52°38'00" W | 91.63' |
| L11 | N 23°25'52" W | 86.56' |

CURVE TABLE

| Id | Delta | Radius | Arc Length | Chord | Ch Bear |
|----|-----------|----------|------------|---------|---------------|
| C1 | 25°52'00" | 411.00' | 185.55' | 183.98' | N 61°13'00" E |
| C2 | 48°40'30" | 92.00' | 78.16' | 75.83' | N 87°19'34" E |
| C3 | 31°57'10" | 1457.68' | 812.92' | 802.43' | N 02°51'07" W |



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: MARCH 24, 2025

LEGEND

- IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID, CAP MARKED "KNISLEY 7231"
- IRON PIN SET BY WAYNE A. KNISLEY ON A PREVIOUS SURVEY
- EXISTING IRON PIN
- MAG NAIL SET
- MAG NAIL SET ON A PREVIOUS SURVEY
- UNMARKED POINT

JOB #C202504P



SURVEY FOR:

COUNTRYTME LAND SPECIALISTS

- 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 MARCH 24, 2025.
 - 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.
 - 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.