

# **Legal Description of 35.219 Acres**

Situate in the Township of Salt Lick, County of Perry, State of Ohio, and being part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 14 North, Range 15 West, of the Congress Lands East of the Scioto River, and being all of the original 35.278 acre tract conveyed to Countrytyme Land Specialists, LTD as recorded in Official Records Volume 511, Page 418, Perry County Official Records, being part of Parcel Number 330001550000, and being bounded and described as follows:

Beginning at a 1/2 inch diameter iron rebar (found), said rebar being the common corner to the Northwest Quarter of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 13, Township 14 North, Range 15 West, said rebar also being in the north line of a 115.77 acre tract conveyed to Benjamin R. Walton (O.R. Volume 141, Page 113, P.C.O.R., Parcel Number 330001900200), said rebar also being the southwest corner of a 10.056 acre tract conveyed to John D. Bethel (O.R. Volume 440, Page 2566, Lot 10, P.C.O.R., Parcel Number 330002410900), said rebar also being the southeast corner of the tract herein described:

Thence with the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 115.77 acre tract conveyed to said Benjamin R. Walton, N.86°15'10"W, passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Township Road 215A (40.00' R/W) at 37.00' and also passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 481.11 feet, a total distance of 578.09 feet to a 5/8" diameter iron rebar (found), said rebar being the southeast corner of a 1.19 acre tract conveyed to Shanna McGrath (O.R. Volume 359, Page 69, P.C.O.R., Parcel Number 330001550100);

Thence leaving the common line of said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, and with said 1.19 acre tract conveyed to said Shanna McGrath for the next three (3) calls, N.04°51'34"E. 221.04 feet to a 5/8 inch diameter iron rebar (found);

Thence N.57°42'22"W. 71.17 feet to a 5/8 inch diameter iron rebar (found);

Thence S.53°10'59"W, passing a 5/8" diameter by 30 inch long iron rebar (set) at 100.18 feet, a total distance of 392.17 feet to a 5/8" diameter iron rebar (set) in the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, said rebar also being in the line of said 115.77 acre tract conveyed to said Benjamin R. Walton;

Thence with the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 115.77 acre tract conveyed to said Benjamin R. Walton, N.86°15'19"W. 388.54 feet to a 5/8 inch diameter iron rebar (found), said rebar being the northeast corner of the Northeast Quarter of the Southwest Quarter, and the southeast corner of the Southwest Quarter of the Northwest Quarter of Section 14, Township 14 North, Range 15 West, said rebar also being in the line of a 50 acre tract conveyed to Steven M. Springborn and Vernon R. Hancock (O.R. Volume 254, Page 100, P.C.O.R., Parcel Number 330001910101);

Thence with the common line between said Southwest Quarter of the Northeast Quarter of Section 14, and said Southwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 50 acre tract conveyed to said Steven M. Springborn and Vernon R. Hancock, N.02°53'10"E, passing 5/8 inch diameter by 30 inch long iron rebar (set) at 430.13 feet, 744.86 feet, and 1005.26 feet, a total distance of 1325.51 feet to a 1 inch diameter iron pipe (found), said pipe being the southeast corner of the Northeast Quarter of said Section 14 and the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West, said pipe also being a corner of a 50 acre tract conveyed to Kenneth J. Storts, et al. (O.R. Volume 424, Page 658, P.C.O.R., Parcel Number 330000050000), said pipe also being a corner of a 40.39 acre tract conveyed to Andrew C. Tolk, Jr. (O.R. Volume 385, Page 710, P.C.O.R., Parcel Number 330002540000);

Thence with the common line between said Northwest Quarter of the Northwest Quarter and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West, and also being with said 40.39 acre tract conveyed to said Andrew C. Tolk, Jr., S.80°14'17"E. 899.41 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 40 acre tract conveyed to Elsie E. Thomas, Josie and Clint M. Porter (O.R. Volume 444, Page 2643, P.C.O.R., Parcel Number 330001550000);

Thence leaving the common line between said Northwest Quarter of the Northwest Quarter and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West and with said original 40 acre tract conveyed to said Elsie E. Thomas, Josie and Clint M. Porter for the next four (4) calls, S.01°04'16"E. 270.17 feet to a 5/8 inch diameter iron rebar (found);

Thence S.82°02'36"E. 185.10 feet to a 5/8 inch diameter iron rebar (found);

Thence S.25°25'01"W. 189.33 feet to a 5/8 inch diameter iron rebar (found);

Thence S.75°11'33"E, passing a 5/8 inch diameter iron rebar (found) at 300.02 feet, a total distance of 306.67 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the right-of-way of said Township Road 215A, said rebar also being in the line of an 8.042 acre tract conveyed to James J. Shiplett, (O.R. Volume 478, Page 1206, Lot 11, P.C.O.R., Parcel Number 330002411000), said rebar also being in the common line between said Southwest Quarter of the Northwest Quarter and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West;

Thence with said Township Road 215A and also being with the common line between said Southwest Quarter of the Northwest Quarter and said Southwest Quarter of the Northwest Quarter of said Section 13, Township 14 North, Range 15 West and also being with said 8.042 acre tract conveyed to said James J. Shiplett, and also being with said 10.056 acre tract conveyed to said John D. Bethel, S.03°23'47"W, passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 485.47 feet and also passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said Township Road 215A at 710.67 feet, a total distance of 807.49 feet to the place of beginning containing 35.219 acres and being part of Parcel Number 330001550000, and being subject to all legal rights-of-way and easements of record.

The above described 35.219 acre tract is subject to an existing 15.00 foot wide easement previously recorded in O.R. Volume 359, Page 69, P.C.O.R., the centerline of said 15.00 foot wide easement being bounded and described as follows:

Beginning for reference at a 5/8 inch diameter iron rebar (found) in the north line of a 115.77 acre tract conveyed to said Benjamin R. Walton, said rebar also being the southeast corner of said 1.19 acre tract conveyed to said Shanna McGrath, said rebar also being in the common line between said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter of said Section 13, Township 14 North, Range 15 West, said rebar bears N.86°15'19"W. 578.09 feet from a 1/2 inch diameter iron rebar (found) at the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 13, thence leaving the common line of said Southwest Quarter of the Northwest Quarter and said Northwest Quarter of the Southwest Quarter and with the line of said 1.19 acre tract conveyed to Shanna McGrath, N.04°51'34"E. 10.00 feet to a point, said point being the true point of beginning of the existing 15.00 foot wide easement;

Thence with the centerline of said existing 15.00 foot wide easement S.86°15'19"E. 541.87 feet to a point in the centerline of Township Road 215A and being the point of termination of the above described 15.00 foot wide easement.

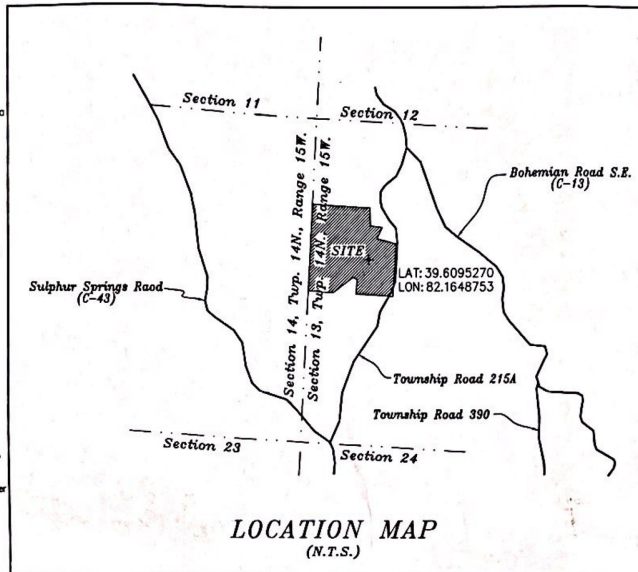
This plat is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor 8539 on August 28, 2024.

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

*Jeremy Hart Wallingford*  
J.H.W.  
O.L.S. No. 8539

## **Shawnee Woods Subdivision**

Salt Lick Township - Perry County - Ohio  
Part of the S.W. 1/4 of the N.W. 1/4 of  
Section 13, Township 14 North, Range 15 West  
of the Congress Lands East of the Scioto River



### **PARENT PARCEL INFORMATION**

Countrytyme Land Specialists, LTD  
O.R. Vol. 511 Pg. 418  
Orig. 35.278 Ac.  
P/O P.N. 330001550000  
(35.219 Ac. By Resurvey)

### **SURVEY DATA**

BASIS OF BEARINGS: Bearings are based on the grid bearing N 02°53'10" E, Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.

**SOURCE OF DATA:** The sources of recorded survey data are those of the deeds listed on the accompanying survey plat as recorded in the Perry County Recorder's Office and the survey plats that coincide with said deeds of record that can be found in the Perry County Map Office.

**Iron Pins Set:** All iron pins set are 5/8" diameter by 30" long iron rebar with 1 1/4" pink caps labeled "J. Wallingford 8539"

**DEED RESTRICTIONS:** Deed restrictions are recorded in

**INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT AGREEMENT:**  
Maintenance agreement recorded in

**FEMA:** This parcel lies within an area of minimal flood hazard, Zone "X" as per Community Panel Number 39127C03350, Effective Date 4/18/2011.

APPROVED FOR  
TRANSFER  
BY: *WT* DATE: *2-4-25*  
PERRY COUNTY ENGINEER

CK#D10712 RCH# 255802  
Split Fee Paid \$1400.00  
Date: 1-13-2025  
Perry Co. Planning Comm.



### **DEDICATION AND ACKNOWLEDGEMENT**

I, the undersigned Countrytyme Land Specialists, LTD., being the owner and lien holder of the land platted herein, certifies that this plat correctly represents, "SUBDIVISION" a subdivision of 1 thru 8 tracts 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 Countrytyme Land Specialists, LTD., and all other subsequent owners or assigns taking title from under or through the undersigned.

In witness thereof this 13 day of January, 2024.

*[Signature]*  
Witness

State of Ohio, County of Fairfield

Be it remembered this 13 day of January, 2024, personally came Countrytyme Land Specialist, LTD., to me known, and acknowledged the signed and execution of the foregoing statement to be their voluntary act and deed.

My Commission Expires 07/24/2029

*[Signature]*  
Notary Public, State of Ohio

Countrytyme Land Specialists, LTD.

By: *Mark Graham* (Printed Name)

### **APPROVALS**

Approved this 13 day of February, 2024.

*[Signature]*  
Perry County Engineer

Approved this 13 day of February, 2024.

*[Signature]*  
Perry County Health Department

Approved & accepted this 29 day of January, 2024.

Perry County, Ohio Commissioners

*[Signature]*

*[Signature]*

Transferred this 17 day of March, 2024.

Perry County, Ohio Auditor

*[Signature]*

Filed for record this 13 day of January, 2024.

Plat Book 6 Pages 56-57

Slot Number 504-805

*[Signature]*  
Perry County, Ohio Recorder

20250000902  
Filed for Record in  
PERRY COUNTY, OHIO  
JACKIE HOOVER, RECORDER  
03/17/2025 10:10 AM  
PLAT 5944  
BOOK: 518 PAGE: 1490  
PAGES: 2

131340006



# Shawnee Woods Subdivision

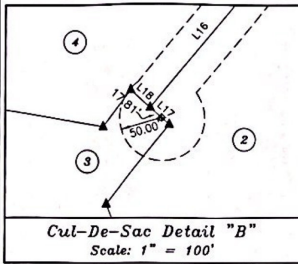
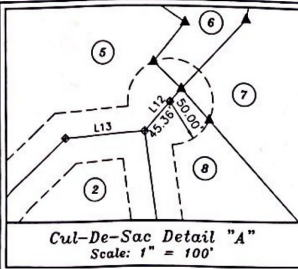
Salt Lick Township - Perry County - Ohio  
Part of the S.W. 1/4 of the N.W. 1/4 of  
Section 13, Township 14 North, Range 15 West  
of the Congress Lands East of the Scioto River



2/2

Bearings are based on the grid bearing N 02°53'10" E,  
Ohio State Plane Coordinate System, Ohio South Zone,  
North American Datum 1983.

0 200 400 600  
Scale: 1" = 200'



Kenneth J. Storts, et. al.  
O.R. Vol. 424 Pg. 698  
50 Ac.  
P.N. 330000050000

Township Road 215A  
(40.00' R/W)

Andrew C. Tokie, Jr.  
O.R. Vol. 389 Pg. 710  
40.39 Ac.  
P.N. 330002540000

Bohemian Road S.E.  
(C-13)

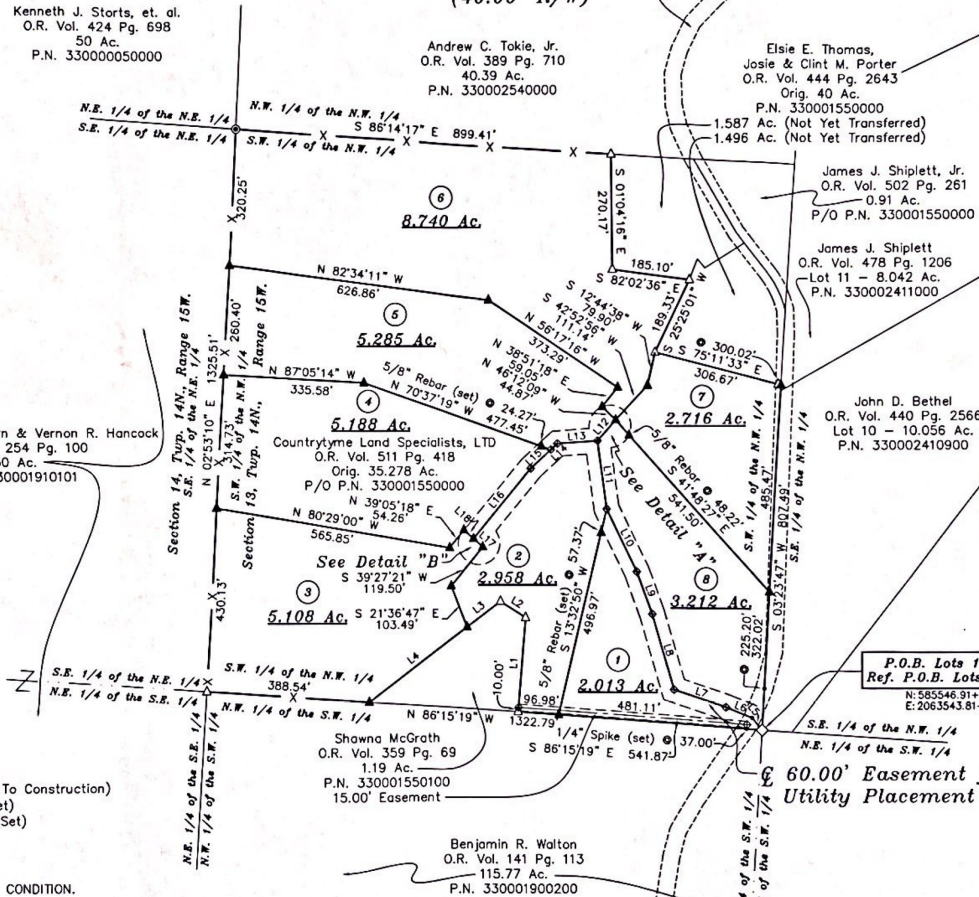
Elsie E. Thomas,  
Josie & Clint M. Porter  
O.R. Vol. 444 Pg. 2643  
Orig. 40 Ac.  
P.N. 330001550000  
1.587 Ac. (Not Yet Transferred)  
1.496 Ac. (Not Yet Transferred)

James J. Shiplett, Jr.  
O.R. Vol. 502 Pg. 261  
0.91 Ac.  
P/O P.N. 330001550000

James J. Shiplett  
O.R. Vol. 478 Pg. 1206  
Lot 11 - 8.042 Ac.  
P.N. 330002411000

John D. Bethel  
O.R. Vol. 440 Pg. 2566  
Lot 10 - 10.056 Ac.  
P.N. 330002410900

Steven M. Springborn & Vernon R. Hancock  
O.R. Vol. 254 Pg. 100  
50 Ac.  
P.N. 330001910101



LINE	BEARING	DISTANCE
L1	N 04°51'14" E	221.04'
L2	N 57°42'22" E	71.17'
L3	S 53°10'59" W	100.18'
L4	S 53°10'59" W	291.99'
L5	N 39°29'47" W	16.15'
L6	N 68°28'16" E	65.90'
L7	N 71°59'19" W	127.79'
L8	N 16°01'55" W	183.10'
L9	N 19°50'14" W	105.51'
L10	N 25°49'08" W	164.13'
L11	N 07°36'01" W	162.73'
L12	N 41°20'25" E	165.55'
L13	S 85°58'48" W	96.38'
L14	S 47°27'20" W	21.12'
L15	S 47°27'20" W	65.88'
L16	S 39°36'59" W	215.66'
L17	S 48°33'08" E	29.73'
L18	S 48°33'08" E	30.79'

Legend:  
◇ 1/2" Iron Rebar (Found)  
△ 5/8" Iron Rebar (Found)  
● 1" Iron Pipe (Found)  
● Point (No Monument Set Due To Construction)  
• 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.

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 August 28, 2024.

Wallingford Land Surveying, LLC  
47 North Main Street  
Peebles, Ohio 45660  
(937) 687-3428

*Jeremy Hart Wallingford*  
REGISTERED LAND SURVEYOR  
No. 8539



Benjamin R. Walton  
O.R. Vol. 141 Pg. 113  
115.77 Ac.  
P.N. 330001900200

P.O.B. Lots 1 & 8  
Ref. P.O.B. Lots 2 - 7  
N: 585546.81+-  
E: 2063543.81+-

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

## Countrytyme Land Specialists, LTD

Salt Lick Township - Perry County - Ohio  
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