0 700 1400 2100

Scale: 1" = 700'

David J. Manges, Sr.
O.R. Vol. 547 Pg. 3262
4.996 Ac.
P.N. 22-1103051.000
4.984 Ac.
P.N. 22-1103104.000
4.967 Ac.
P.N. 22-1103099.000
4.995 Ac.
P.N. 22-1103073.000
Parcel 5 - 4.983 Ac.
P.N. 22-1103013.000

Chance Rodgers
O.R. Vol. 564 Pg. 4508
4.79 Ac.
P.N. 22-1103100.000

Rebecca & Christopher Cooper
O.R. Vol. 438 Pg. 2393
5.375 Ac.
P.N. 22-1103063.000

Jacqueline A. Wilkins
O.R. Vol. 506 Pg. 2512
Parcel A - 5.0001 Ac.
P.N. 22-1103153.000

Gary A. & Patricia I. Gilbert
O.R. Vol. 506 Pg. 2516
Parcel B - 4.3824 Ac.
P.N. 22-1103036.000

Doug Young
O.R. Vol. 500 Pg. 1965
1.18 Ac.
P.N. 22-1103092.000

Chase Rodgers
O.R. Vol. 555 Pg. 2812
5.01 Ac.
P.N. 22-1103089.000

Rolan A. Rodgers
O.R. Vol. 400 Pg. 1152
O.R. Vol. 400 Pg. 1154
10.6198 Ac.
P.N. 22-1103141.000

Gloria Jean Williams & Paula Jean Cox
O.R. Vol. 438 Pg. 1938
10.536 Ac.
P.N. 22-1103114.000

Freda J. Fent
O.R. Vol. 158 Pg. 139
2.0000 Ac.
P.N. 22-1103131.000

Mary Kay Cox
O.R. Vol. 152 Pg. 98
8.803 Ac.
P.N. 22-1103075.000

Kevin Knisley
O.R. Vol. 66 Pg. 1062
Lot No. 2 - 1.533 Ac.
P.N. 22-1103103.000
Lot No. 3 - 2.076 Ac.
P.N. 22-1103106.000

Kevin D. Knisley
D.B. 538 Pg. 587
2.469 Ac.
P.N. 22-1103105.000

Raymond A. Verner
O.R. Vol. 544 Pg. 2545
Tract One - 73.771 Ac.
P.N. 22-1103043.000
Tract Three - 6.2136 Ac.
P.N. 22-1103152.000

Albert L. Bray
O.R. Vol. 463 Pg. 2395
1.303 Ac.
P.N. 22-1103143.000

Countrytyme Land Specialists, Ltd.
O.R. Vol. 564 Pg. 2362
Orig. 171.254 Ac.
P.N. 22-1103080.000
Orig. 3.432 Ac.
P.N. 22-1103108.000

Carol Ann Carter
O.R. Vol. 8 Pg. 816
Tract One - 45.0822 Ac.
P.N. 22-1103031.000

Mark A. Knisley
O.R. Vol. 502 Pg. 787
Parcel One - 4 Ac.
P.N. 22-1103028.000
Parcel Two - 8 1/2 Ac.
P.N. 22-1103029.000

Kevin Francis, T.O.D.
O.R. Vol. 560 Pg. 2939
Parcel Three - 68.17 Ac.
P.N. 22-1103025.000
Parcel Four - 5 Ac.
P.N. 22-1103026.000
Parcel Five - 25.00 Ac.
P.N. 22-1103027.000
Parcel Six - 5 Ac.
P.N. 22-1103016.000

46.835 Ac.
(0.254 Ac. From Orig. 3.432 Ac.)
(46.581 Ac. From Orig. 171.254 Ac.)

45.705 Ac.

13.805 Ac.

7.376 Ac.

5.954 Ac.

5.152 Ac.

9.735 Ac.

7.250 Ac.

5.061 Ac.

6.201 Ac.

6.230 Ac.
(3.178 Ac.)
(3.052 Ac.)

7.439 Ac.

7.943 Ac.

2.283 Ac. Ease.
2.025 Ac. Ease.
1.823 Ac. Ease.
1.368 Ac. Ease.

80.00' Shared Drive For Ingress & Egress

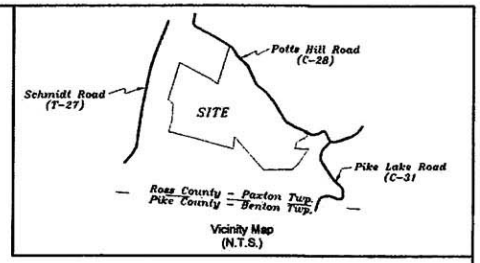
Area of Easement For Ingress, Egress, Utility Placement & Maintenance

Old Road Beds

Reference P.O.B. Lots 1-13

Potts Hill Road (C-28)

Pike Lake Road (C-31)



Vicinity Map
(N.T.S.)

Bearings are based on the grid bearing N 65°44'04" W, Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.

Legend:
- 1/4" Iron Spike (Found)
- 3/8" Iron Rebar (Found)
- 1/2" Iron Rebar (Found)
- 5/8" Iron Rebar (Found)
- 1" Iron Pipe (Found)
- 1/2" Iron Pipe (Found)
- Stone (Found)
- 1/4" x 2" Long Iron Spike (Previously Set)
- 1/4" x 2" Long Iron Spike (Set)
- 1/4" x 6" Long Iron Spike (Set)
- 5/8" x 30" Long Iron Rebar (Previously Set)
- 5/8" x 30" Long Iron Rebar (Set)
- Fence generally on or near the property line.
- Fence generally as shown.

LineTable			LineTable			LineTable		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 54°17'52" E	55.17'	L23	S 66°15'44" E	58.40'	L45	N 72°18'32" E	41.56'
L2	S 34°06'42" E	214.32'	L24	S 71°34'31" E	105.27'	L46	N 62°43'03" E	124.20'
L3	S 40°50'06" E	97.85'	L25	S 35°24'40" W	80.27'	L47	N 85°02'29" E	78.81'
L4	S 48°15'24" E	144.49'	L26	S 71°38'23" W	117.66'	L48	N 77°09'29" E	152.93'
L5	S 42°51'23" E	157.42'	L27	S 73°11'21" W	100.94'	L49	N 66°38'24" E	37.59'
L6	S 33°18'23" E	107.45'	L28	S 49°14'52" W	123.93'	L50	N 49°14'57" E	121.33'
L7	S 24°51'15" E	467.79'	L29	S 66°38'24" W	52.29'	L51	N 51°49'27" E	115.90'
L8	S 36°13'15" E	105.90'	L30	S 77°09'29" W	148.98'	L52	N 71°38'23" E	93.59'
L9	S 47°58'27" E	67.25'	L31	S 77°09'29" W	13.50'	L53	N 35°24'40" E	28.08'
L10	S 52°59'23" E	183.32'	L32	S 85°02'29" W	71.10'	L54	N 05°29'48" E	65.27'
L11	S 54°59'09" E	12.39'	L33	S 69°43'03" W	117.39'	L55	N 27°28'23" E	61.53'
L12	S 45°51'47" E	101.06'	L34	S 72°18'32" W	172.30'	L56	N 60°11'03" E	61.73'
L13	S 41°05'06" E	199.27'	L35	N 61°18'57" W	255.28'	L57	N 82°55'39" E	74.49'
L14	S 33°16'49" E	130.86'	L36	N 49°43'16" W	94.28'	L58	N 88°47'37" W	176.86'
L15	S 28°22'55" E	130.84'	L37	N 49°43'16" W	13.92'	L59	N 39°54'00" W	152.26'
L16	S 27°28'35" E	208.78'	L38	N 49°11'31" W	172.30'	L60	N 42°41'09" W	187.73'
L17	S 27°28'14" E	112.26'	L39	N 43°25'10" W	17.54'	L61	N 64°23'14" W	131.36'
L18	S 42°15'52" E	90.53'	L40	N 43°25'10" W	201.71'			
L19	S 42°14'11" E	59.17'	L41	S 43°25'10" E	172.08'			
L20	S 54°20'00" E	149.82'	L42	S 49°11'31" E	129.60'			
L21	S 64°08'18" E	187.72'	L43	S 49°43'16" E	101.83'			
L22	S 65°21'44" E	307.69'	L44	S 61°18'57" E	223.46'			

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 24, 2022 & January 3, 2023.

Wallingford Land Surveying, LLC
2944 Stoney Road
Peebles, Ohio 45660
(513) 509-1844

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

STATE OF OHIO
JEREMY HART WALLINGFORD
S-8539
REGISTERED
PROFESSIONAL SURVEYOR

Countrytyme Land Specialists, Ltd.
Paxton Township - Ross County - Ohio
Part of V.M.S. No. 12812
O.R. Vol. 564 Pg. 2362
Orig. 171.254 Ac.
P.N. 22-1103080.000
Orig. 3.432 Ac.
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