

TRANSFER
NOT NECESSARY
APR 03 2025

BRAD WASHBURN
AUDITOR
PICKAWAY CO OHIO
Being a Survey of an original 18.751 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in P.C. 5, Slide 19 and O.R. Book 803, Page 5884, in the Pickaway County Deed records, and being all of Auditor's P.P.N. M30-0-003-00-117-00.

PROPERTY LOCATION

Plat of Survey
Township of Walnut, County of Pickaway, State of Ohio, and being part of Section 28, Township 9N, Range 21W, of the Congress Lands.

BASIS OF BEARING

The bearings of this plat are based on the centerline of Winchester Road, also being the East line of Section 28, as being S 03°22'28" W, and is an assumed Meridian used to denote angles only.

LEGEND

- 5/8" o.d. Iron Pin Found
- 5/8" x 30" long rebar w/red cap set stamped "S.A. ENGLAND #7452"
- Mag Spike Set

LINE TABLE

No.	Bearing	Distance
L1	N 86°44'25" W	100.00'
L2	S 03°22'28" W	70.00'
L3	S 86°44'25" E	100.00'

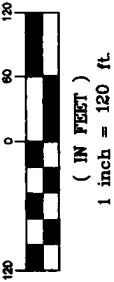
AUDITOR'S BREAKDOWN

M30-003-00-117-00	18.751 Acres
Less Tract A	3.062 Acres
Less Tract B	15.688 Acres
Decreased	- 0.001 Acres
Balance	0.000 Acres

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

11/13/25
Date
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

GRAPHIC SCALE



PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
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Buckeye Lake, Ohio 43008
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WWW.SURVEYOHIO.COM

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF
DATE: 01/23/2025

