

APPROVED FOR
TRANSFER
BY: CTM DATE: 8-29-17
PERRY COUNTY ENGINEER

CHK# 17190 REPT# 885233
Split Fee Paid - \$200.00
Date: 8-29-17
Perry Co. Planning Comm.

KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Instrument 201700003196 OR 77 437 843
Book Page
180 pieces
1 acre

Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, being a part of Debrah E. Roberts OR 430 Pg. 1612, being a part of Section 4, and more particularly described as follows:

Beginning at a stone found at the Southwest Corner of the Southeast Quarter of Section 4; thence along the Mid Section Line North 00 Degrees 00 Minutes 00 Seconds East 1936.16 feet to an IPS and the place of beginning; thence continuing along said line North 00 Degrees 00 Minutes 00 Seconds East 304.45 feet to an IPS; thence North 73 Degrees 35 Minutes 23 Seconds East 371.95 feet to a point in the centerline of Twp. Rd. 459 (Panther Drive 40'), passing an IPS at 338.66 feet; thence along said centerline South 24 Degrees 55 Minutes 23 Seconds East 80.83 feet; thence leaving said centerline South 40 Degrees 48 Minutes 52 Seconds West 463.28 feet to a 5/8" IPF, capped Camp, passing 5/8" IPF, capped Camp at 36.57 feet and at 238.85 feet; thence North 80 Degrees 42 Minutes 53 Seconds West 89.22 feet to the place of beginning, containing 2.112 acres total, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. 99 (Panther Drive 60' assumed) R/W.

Iron pins set are 5/8 inch rebar 30 inches long, with plastic ID caps.

Bearings are based on the Mid Section Line of Section 4 as being North 00 Degrees 00 Minutes 00 Seconds East.

This description was written from a survey made by Kevin Cannon PS 7224, June 27, 2017.

Parcel # Part of 240001030100 (0.372 acres) Part of 240001030000

KEVIN CANNON
REG. NO. 7224

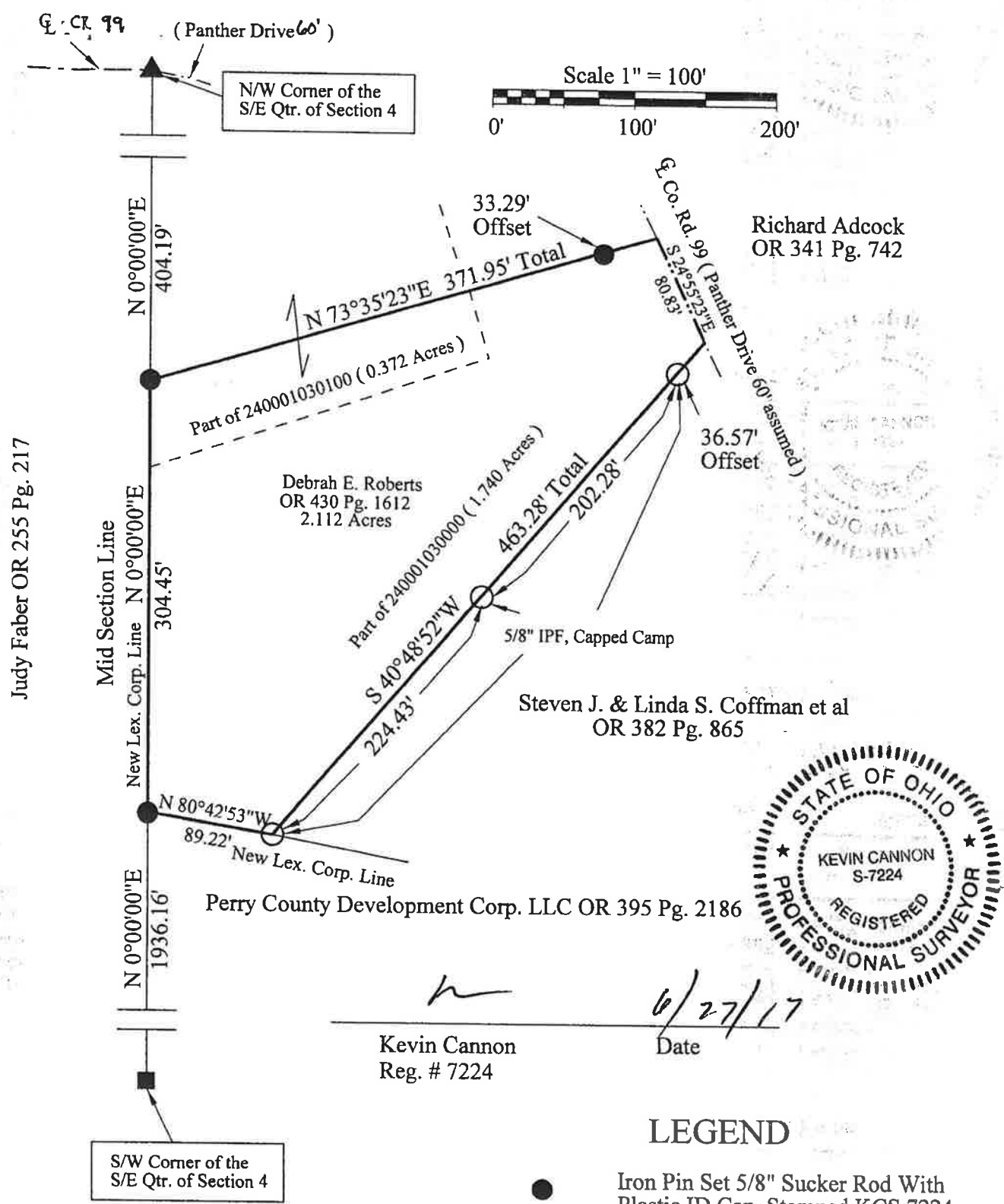
6/27/17
DATE



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(740) 342 - 2835

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Bearings shown are to an assumed meridian and are used to denote angles only.
Data references: USGS maps, tax maps, deed description and existing monumentation.
This survey is subject to any facts that may be disclosed by a full and accurate title search.



Richard Adcock
OR 341 Pg. 742

Debrah E. Roberts
OR 430 Pg. 1612
2.112 Acres

Steven J. & Linda S. Coffman et al
OR 382 Pg. 865

Perry County Development Corp. LLC OR 395 Pg. 2186



Kevin Cannon
Reg. # 7224
Date 6/27/17

LEGEND

- Iron Pin Set 5/8" Sucker Rod With Plastic ID Cap, Stamped KCS 7224
- Iron Pin Found
- ▲ Mag. Nail Found
- Stone Found
- X—X— Fence
- Basis of Bearings

Survey for: Steve & Linda Coffman
State: Ohio
County: Perry
Township: Pike
T - 15, R - 15,
Section: 4
City or Village: N/A

Instrument : Book Page
201700003196 OR -437 - 845

Deed Restriction Paragraph

As we discussed, the parcel must either be combined with the current property under one deed and description, or the following deed restriction must be placed in the deed for the parcel:

The Grantees, their heirs, and assigns do hereby acknowledge and agree that this conveyance is subject to the covenant and agreement of the grantees, their heirs, and assigns that this lot does not constitute a residential, commercial or industrial building site. No residential, commercial or industrial building shall be constructed on said premises without prior written approval of the Perry County Planning Commission.

201700003196
SIGNATURE TITLE