

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1150.00	220.83	220.83	N 71°07'47" E	11°00'28"
C2	1150.00	14.91	14.91	N 65°15'08" E	0°44'34"
C3	35.00	56.08	50.27	N 18°58'44" E	91°48'11"

E.P.N. 9-13-296  
5.067 AC. TR.  
JEFFERY R. & RENEE  
B. CONRAD  
OR. 547, PG. 2168

APPROXIMATE LOCATION  
OF AN EXISTING 20'  
WIDE EASEMENT AS  
RECORDED IN  
OR. 505, PG. 1890

TRACT 6  
5.978  
ACRE TRACT

TRACT 5  
7.681  
ACRE TRACT

TRACT 4  
5.002  
ACRE TRACT

TRACT 2  
8.437  
ACRE TRACT

TRACT 1  
14.965  
ACRE TRACT

TRACT 3  
8.097  
ACRE TRACT

THE PRESERVE SUBDIVISION  
(PHASE 1)  
PLAT BOOK 14, PAGE 116

EGYPT PIKE (COUNTY ROAD 127)

E.P.N. 9-13-302  
5.421 AC. TR.  
COUNTRYTME LAND  
SPECIALISTS LTD.  
OR. 545, PG. 3382

E.P.N. 9-13-303  
5.670 AC. TR.  
JILL L. & JONATHAN D. COY  
OR. 548, PG. 3826

E.P.N. 9-13-312  
6.615 AC. TR.  
COUNTRYTME LAND  
SPECIALISTS LTD.  
OR. 545, PG. 4779

E.P.N. 9-13-311  
6.366 AC. TR.  
COUNTRYTME LAND  
SPECIALISTS LTD.  
OR. 545, PG. 4779

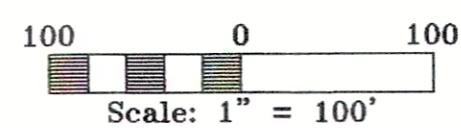
E.P.N. 9-13-174  
0.522 AC. TR.  
RICHARD G. MORSE III  
OR. 545, PG. 5138

E.P.N. 9-13-278  
2.200 AC. TR.  
COREY L. & HEATHER M.  
COTTRILL  
OR. 472, PG. 130

E.P.N. 9-13-115  
75.90 AC. TR.  
ROSS COUNTY OHIO  
DV. 377, PG. 283

E.P.N. 9-13-115  
75.90 AC. TR.  
ROSS COUNTY OHIO  
DV. 377, PG. 283

REFERENCES:  
DEEDS AS NOTED  
COUNTY MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS



LEGEND:

- FOUND 5/8" IRON PIN
- FOUND IRON PIN CAPPED "CENTRAL SURVEYING"
- FOUND IRON PIN CAPPED "MCARTY ASSOCIATES"
- ▲ FOUND IRON PIN CAPPED "SHARRETT-8019"
- POINT
- SET MAGNETIC NAIL
- ▲ SET 5/8" IRON PIN WITH L.D. CAP STAMPED "SHARRETT-8019"

NOTES:

BEING PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF COUNTRYTME LAND SPECIALISTS, LTD. AS RECORDED IN OFFICIAL RECORD 537, PAGE 647 IN THE ROSS COUNTY RECORDER'S OFFICE.

BEING 65.843 ACRES OUT OF ENGINEER'S PARCEL 9-13-131, A 202.563 ACRE TRACT.

ALL SET 5/8" X 30" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT-8019"

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON OCTOBER, 5 2019 UTILIZING ODOT CORS YES (VIRTUAL REFERENCE SYSTEM) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

PPSD  
SURVEYING, INC. • LOTS  
740-775-3548 • FARMS  
800-848-3548 • SUBDIVISIONS  
PROFESSIONAL SURVEYOR  
COLUMBUS, OH 43215  
• CONSTRUCTION

THIS PLAT IS NOT TO BE REPRODUCED WITHOUT THE SEAL BELOW.

FOR: COUNTRYTME LAND SPECIALISTS, LTD.  
SITUATED IN  
VIRGINIA MILITARY SURVEY 7559, 7575 AND 7576,  
UNION TOWNSHIP, ROSS COUNTY,  
STATE OF OHIO

FILENAME: R01924-04

DATE: 9-12-21  
P.P.S.:

SHEET

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 12th DAY MAY, 2021 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

*Paul Sharrett* 5-12-21  
PAUL SHARRETT, P.S. 8019 DATE

