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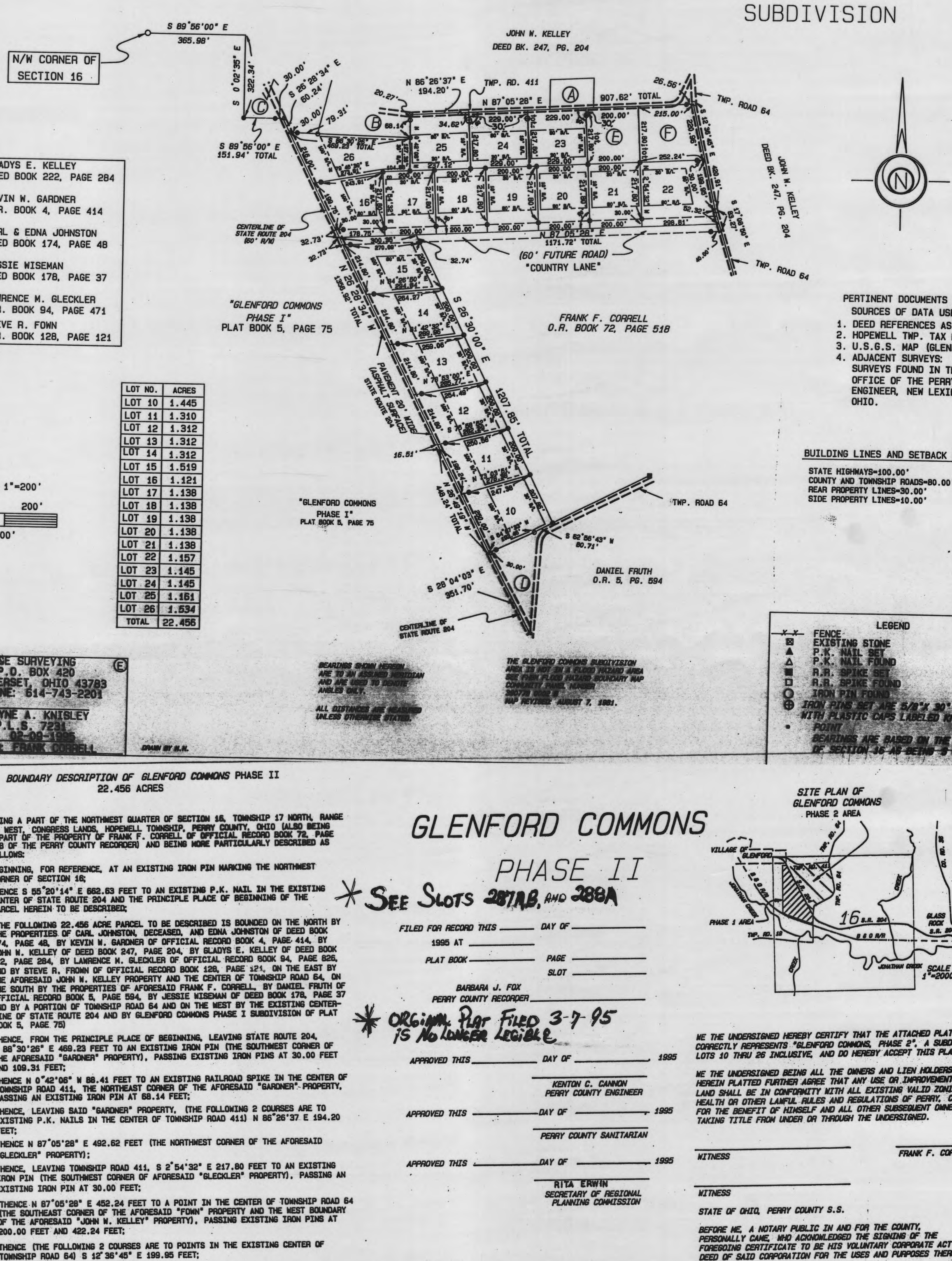
5-127-12 8

BEING A PART OF THE N/W QUARTER OF SECTION 16, T-17-N, R-16-W, HOPEWELL TWP., PERRY COUNTY, OHIO.
(ALSO BEING A PART OF THE PROPERTY OF FRANK F. CORRELL OF OFFICIAL RECORD BOOK 72, PAGE 518 OF THE PERRY COUNTY RECORDER).

GLENFORD COMMONS
PHASE II
SUBDIVISION



LOT NO.	ACRES
LOT 10	1.445
LOT 11	1.310
LOT 12	1.312
LOT 13	1.312
LOT 14	1.312
LOT 15	1.519
LOT 16	1.121
LOT 17	1.138
LOT 18	1.138
LOT 19	1.138
LOT 20	1.138
LOT 21	1.138
LOT 22	1.157
LOT 23	1.145
LOT 24	1.145
LOT 25	1.161
LOT 26	1.534
TOTAL	22.456

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
1. DEED REFERENCES AS SHO
2. HOPEWELL TWP. TAX MAPS
3. U.S.G.S. MAP (GLENFORD
4. ADJACENT SURVEYS: SURVEYS FOUND IN THE OFFICE OF THE PERRY CO ENGINEER, NEW LEXINGTO OHIO.

BUILDING LINES AND SETBACK DIST

STATE HIGHWAYS=100.00'
COUNTY AND TOWNSHIP ROADS=80.00'
REAR PROPERTY LINES=30.00'
SIDE PROPERTY LINES=10.00'

LEGEND
- FENCE
- EXISTING STONE
- P.K. NAIL SET
- P.K. NAIL FOUND
- R.R. SPIKE SET
- R.R. SPIKE FOUND
- IRON PIN FOUND
- IRON PINS SET ARE 5/8"X 30" ST WITH PLASTIC CAPS LABELED KNIS
- POINT
- BEARINGS ARE BASED ON THE NO OF SECTION 16 AS BEING S 89

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A&E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: 614-743-2201

WAYNE A. KNISLEY
P.L.S. 7231
DATE: 02-09-1995
SURVEY FOR: FRANK CORRELL

DRAWN BY M.N.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

ALL DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.

THE GLENFORD COMMONS SUBDIVISION AREA IS NOT IN A FLOOD HAZARD AREA SEE FIRM FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NUMBER 390778 0002 B MAP REVISED: AUGUST 7, 1981.

BOUNDARY DESCRIPTION OF GLENFORD COMMONS PHASE II
22.456 ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 16 WEST, CONGRESS LANDS, HOPEWELL TOWNSHIP, PERRY COUNTY, OHIO (ALSO BEING A PART OF THE PROPERTY OF FRANK F. CORRELL OF OFFICIAL RECORD BOOK 72, PAGE 518 OF THE PERRY COUNTY RECORDER) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF SECTION 16;

THENCE S 55°20'14" E 662.63 FEET TO AN EXISTING P.K. NAIL IN THE EXISTING CENTER OF STATE ROUTE 204 AND THE PRINCIPLE PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED;

(THE FOLLOWING 22.456 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTIES OF CARL JOHNSTON, DECEASED, AND EDNA JOHNSTON OF DEED BOOK 174, PAGE 48, BY KEVIN W. GARDNER OF OFFICIAL RECORD BOOK 4, PAGE 414, BY JOHN W. KELLEY OF DEED BOOK 247, PAGE 204, BY GLADYS E. KELLEY OF DEED BOOK 222, PAGE 284, BY LAWRENCE M. GLECKLER OF OFFICIAL RECORD BOOK 94, PAGE 826, AND BY STEVE R. FROWN OF OFFICIAL RECORD BOOK 128, PAGE 121, ON THE EAST BY THE AFORESAID JOHN W. KELLEY PROPERTY AND THE CENTER OF TOWNSHIP ROAD 64, ON THE SOUTH BY THE PROPERTIES OF AFORESAID FRANK F. CORRELL, BY DANIEL FRUTH OF OFFICIAL RECORD BOOK 5, PAGE 594, BY JESSIE WISEMAN OF DEED BOOK 178, PAGE 37 AND BY A PORTION OF TOWNSHIP ROAD 64 AND ON THE WEST BY THE EXISTING CENTER-LINE OF STATE ROUTE 204 AND BY GLENFORD COMMONS PHASE I SUBDIVISION OF PLAT BOOK 5, PAGE 75)

THENCE, FROM THE PRINCIPLE PLACE OF BEGINNING, LEAVING STATE ROUTE 204, S 88°30'26" E 469.23 FEET TO AN EXISTING IRON PIN (THE SOUTHWEST CORNER OF THE AFORESAID "GARDNER" PROPERTY), PASSING EXISTING IRON PINS AT 30.00 FEET AND 109.31 FEET;

THENCE N 0°42'06" W 88.41 FEET TO AN EXISTING RAILROAD SPIKE IN THE CENTER OF TOWNSHIP ROAD 411, THE NORTHEAST CORNER OF THE AFORESAID "GARDNER" PROPERTY, PASSING AN EXISTING IRON PIN AT 68.14 FEET;

THENCE, LEAVING SAID "GARDNER" PROPERTY, (THE FOLLOWING 2 COURSES ARE TO EXISTING P.K. NAILS IN THE CENTER OF TOWNSHIP ROAD 411) N 86°26'37 E 194.20 FEET;

THENCE N 87°05'28" E 492.62 FEET (THE NORTHWEST CORNER OF THE AFORESAID "GLECKLER" PROPERTY);

THENCE, LEAVING TOWNSHIP ROAD 411, S 2°54'32" E 217.80 FEET TO AN EXISTING IRON PIN (THE SOUTHWEST CORNER OF AFORESAID "GLECKLER" PROPERTY), PASSING AN EXISTING IRON PIN AT 30.00 FEET;

THENCE N 87°05'28" E 452.24 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 64 (THE SOUTHEAST CORNER OF THE AFORESAID "FOWN" PROPERTY AND THE WEST BOUNDARY OF THE AFORESAID "JOHN W. KELLEY" PROPERTY), PASSING EXISTING IRON PINS AT 200.00 FEET AND 422.24 FEET;

THENCE (THE FOLLOWING 2 COURSES ARE TO POINTS IN THE EXISTING CENTER OF TOWNSHIP ROAD 64) S 12°36'45" E 199.95 FEET;

THENCE S 17°08'50" E 83.27 FEET;

THENCE, LEAVING TOWNSHIP ROAD 64 AND THE LAST MENTIONED "KELLEY" PROPERTY, S 87°05'28" W 1171.72 FEET TO AN IRON PIN SET; PASSING AN IRON PIN SET AT 40.00;

THENCE S 26°30'00" E 1207.85 FEET TO AN IRON PIN SET IN THE NORTHERLY SIDE OF TOWNSHIP ROAD 64 AND IN THE NORTHERLY BOUNDARY OF THE AFORESAID "FRUTH" PROPERTY;

THENCE S 62°56'43" W 80.71 FEET TO AN EXISTING IRON PIN (THE NORTHEAST CORNER OF THE AFORESAID "WISEMAN" PROPERTY AND THE NORTHWEST CORNER OF SAID "FRUTH" PROPERTY);

THENCE S 64°57'33" W 192.46 FEET TO A POINT IN THE EXISTING CENTER OF STATE ROUTE 204 (THE NORTHWEST CORNER OF SAID "WISEMAN" PROPERTY), PASSING AN EXISTING IRON PIN AT 162.46 FEET;

THENCE (THE FOLLOWING 2 COURSES ARE TO POINTS IN THE EXISTING CENTER OF STATE ROUTE 204) N 26°49'19" W 448.24 FEET;

THENCE N 26°28'34" W 1356.92 FEET TO THE PRINCIPLE PLACE OF BEGINNING. THE PARCEL AS DESCRIBED CONTAINS 22.456 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIONS OF RECORD. THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 16 AS BEING S 89 56'00" E. THE ABOVE DESCRIPTION IS BASED ON A SURVEY MADE BY A&E SURVEYING IN FEBRUARY 9, 1995. ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".

GLENFORD COMMONS
PHASE II

* SEE SLOTS 287A,B, AND 288A

FILED FOR RECORD THIS _____ DAY OF _____
1995 AT _____
PLAT BOOK _____ PAGE _____
SLOT _____
BARBARA J. FOX
PERRY COUNTY RECORDER _____

* ORGINAL PLAT FILED 3-7-95 IS NO LONGER LEGIBLE

APPROVED THIS _____ DAY OF _____, 1995
KENTON C. CANNON
PERRY COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 1995
PERRY COUNTY SANITARIAN

APPROVED THIS _____ DAY OF _____, 1995
RITA ERWIN
SECRETARY OF REGIONAL PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 1995.
PERRY COUNTY COMMISSIONERS
WILLIAM CRANE
MICHAEL HEAVENER
LARRY HOUSEHOLDER

APPROVED THIS _____ DAY OF _____, 1995
GLEN A. HURSEY
HOPEWELL ZONING BOARD

TRANSFERRED THIS _____ DAY OF _____, 1995
JOANN N. HANKINSON
PERRY COUNTY AUDITOR

SITE PLAN OF GLENFORD COMMONS PHASE 2 AREA

WE THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "GLENFORD COMMONS, PHASE 2", A SUBDIVIS LOTS 10 THRU 26 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF HEREIN PLATTED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MA LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF PERRY, COUNT FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS O TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

_____ _____
WITNESS FRANK F. CORRELL

_____
WITNESS

STATE OF OHIO, PERRY COUNTY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING CERTIFICATE TO BE HIS VOLUNTARY CORPORATE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____.

MY COMMISION EXPIRES _____
NOTARY PUBLIC
PERRY COUNTY, O

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A&E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: 614-743-2201

WAYNE A. KNISLEY
P.L.S. 7231
DATE: 2-9-1995

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