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(1/3)

GLENFORD COMMONS

PHASE II

BOUNDARY DESCRIPTION OF GLENFORD COMMONS PHASE II
22.459 ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 15 WEST, CONCORD TOWNSHIP, PERRY COUNTY, OHIO, AND BEING A PART OF THE PROPERTY OF FRANK F. CORRELL OF OFFICIAL RECORD BOOK 172, PAGE 616 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°20'44" E 662.03 FEET TO AN EXISTING PK NAIL IN THE EXISTING CENTER OF STATE ROUTE 204 AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL DESCRIBED BELOW, IN T. OF CROOKS;

THENCE THE FOLLOWING 22.00 FOUR (4) COURSES AND DISTANCES ALONG THE NORTH BY THE PROPERTIES OF JAMES W. BRASELTON AND JOHN JOHNSON OF DEED BOOK 174, PAGE 43, BY KEVIN M. CARLSON OF OFFICIAL RECORD BOOK 177, PAGE 424, BY JOHN W. KELLEY OF DEED BOOK 221, PAGE 204, BY RANDY D. KELLEY OF DEED BOOK 222, PAGE 264, BY LAWRENCE W. BLECKLER OF OFFICIAL RECORD BOOK 64, PAGE 828, AND BY STEVE M. BROWN OF OFFICIAL RECORD BOOK 183, PAGE 824, ON THE EAST BY THE APPROXIMATE JOHN W. KELLEY PROPERTY AND THE CENTER OF TOWNSHIP ROAD 64, ON THE SOUTH BY THE PROPERTIES OF APPRESAID FRANK F. CORRELL, BY DANIEL FRUTH OF OFFICIAL RECORD BOOK 5, PAGE 594, BY GILLIE WISEMAN OF DEED BOOK 213, 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 79:

THENCE, FROM THE PRINCIPAL PLACE OF BEGINNING, LEAVING STATE ROUTE 204, S 88°30'26" E 400.26 FEET TO AN EXISTING IRON PIN, THE SOUTHWEST CORNER OF THE APPRESAID "BRASELTON" PROPERTY, PASSING OVER AN EXISTING IRON PIN AT 30.00 FEET AND 109.31 FEET;

THENCE N 0°42'03" W 88.41 FEET TO AN EXISTING PK NAIL IN THE CENTER OF TOWNSHIP ROAD 41, THE NORTHEAST CORNER OF THE APPRESAID "BRASELTON" PROPERTY, PASSING AN EXISTING IRON PIN AT 58.14 FEET;

THENCE, LEAVING SAID "BRASELTON" PROPERTY, THE FOLLOWING 3 COURSES ALONG THE EXISTING PK NAILS IN THE CENTER OF TOWNSHIP ROAD 41, N 88°20'07" E 15.00 FEET;

THENCE N 01°08'20" E 92.02 FEET (THE NORTHEAST CORNER OF THE APPRESAID "BLECKLER" PROPERTY);

THENCE, LEAVING TOWNSHIP ROAD 41, S 2°04'00" E 217.00 FEET TO AN EXISTING IRON PIN (THE SOUTHWEST CORNER OF APPRESAID "BLECKLER" PROPERTY), PASSING AN EXISTING IRON PIN AT 30.00 FEET;

THENCE N 87°05'00" E 452.24 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 64 (THE SOUTHEAST CORNER OF THE APPRESAID "BLECKLER" PROPERTY, THE WEST BOUNDARY OF THE APPRESAID "JOHN W. KELLEY" PROPERTY), PASSING AN EXISTING IRON PIN AT 200.00 FEET AND 428.24 FEET;

THENCE, ALONG THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE CENTER OF TOWNSHIP ROAD 64, S 02°39'45" E 158.00 FEET;

THENCE S 87°00'00" E 15.00 FEET;

THENCE, LEAVING TOWNSHIP ROAD 64, THE WEST PROPERTY LINE OF "KELLEY" PROPERTY, S 87°00'00" E 1217.00 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 30.00 FEET;

THENCE S 01°00'00" E 1217.88 FEET TO AN EXISTING IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF TOWNSHIP ROAD 64, AND IN THE NORTHERLY LINE OF THE APPRESAID "FRUTH" PROPERTY;

THENCE S 87°00'00" W 30.71 FEET TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF THE APPRESAID "WISEMAN" PROPERTY AND THE NORTHEAST CORNER OF SAID "FRUTH" PROPERTY;

THENCE S 01°57'33" W 15.40 FEET TO A POINT IN THE EXISTING CENTER OF STATE ROUTE 204, THE NORTHEAST CORNER OF SAID "WISEMAN" PROPERTY, PASSING AN EXISTING IRON PIN AT 162.48 FEET;

THENCE, ALONG THE FOLLOWING 2 COURSES AND DISTANCES ALONG THE CENTER OF STATE ROUTE 204, N 20°49'19" W 447.07 FEET;

THENCE N 26°28'54" W 356.92 FEET TO THE PRINCIPAL PLACE OF BEGINNING. THE PARCEL AS DESCRIBED CONTAINS 22.459 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD. BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 16 AS BEARING S 88°30'26" E. THE ABOVE DESCRIPTION IS BASED ON A SURVEY MADE BY ASE SURVEYS IN FEBRUARY 9, 1995. ALL IRON PINS SET ARE 5/8 INCH DIAMETER STEEL PINS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".

FILED FOR RECORD THIS 7th DAY OF March
1995 AT 10:37 Am.
PLAT BOOK 5 PAGE 127, 128, 129
SLOT 287A, 287B, 288A
BARBARA J. FOX
PERRY COUNTY RECORDER Barbara J. Fox

APPROVED THIS 3 DAY OF March, 1995
KENTON C. SHANNON
PERRY COUNTY ENGINEER

APPROVED THIS 3 DAY OF MARCH 1995
William D. Lee Jr. R.S.
PERRY COUNTY SANITARIAN

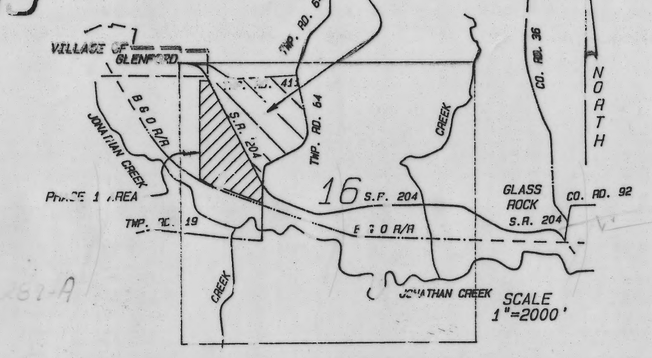
APPROVED THIS 2 DAY OF March 1995
RITA ERWIN
SECRETARY OF REGIONAL PLANNING COMMISSION

APPROVED AND ACCEPTED THIS 3 DAY OF March, 1995.
PERRY COUNTY COMMISSIONERS
WILLIAM C. LEE
MICHAEL HAYDEN
LARRY HOUTEFLIEGER

APPROVED THIS 28 DAY OF February 1995
GLEN A. HURLEY
HOPEWELL ZONING SUPT.

TO WHOM IT MAY CONCERN THIS 7th DAY OF March, 1995
JOHN N. HENDERSON
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 SUBDIVISION OF LOTS 10 THRU 26 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

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

Richard W. Rhoads
WITNESS

Frank F. Correll
FRANK F. CORRELL

Robert L. Williams
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 3RD. DAY OF March, 1995.

MY COMMISSION EXPIRES OCTOBER 1, 1998

Jacqueline D. King
NOTARY PUBLIC
PERRY COUNTY, OHIO
JACQUELINE D. KING

Christopher Martin Wisemann, Survey Specialist, Approval for transfer is up to the Auditor's Office
3-2-95 M.H.
Perry County Engineers Office

0516002 SHEET2

STATE OF OHIO
WAYNE A. KNISLEY
7231
REGISTERED PROFESSIONAL SURVEYOR

ASE SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: 614-743-2201
Wayne A. Knisley
WAYNE A. KNISLEY
P.L.S. 7231

DATE: 2-9-1995

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