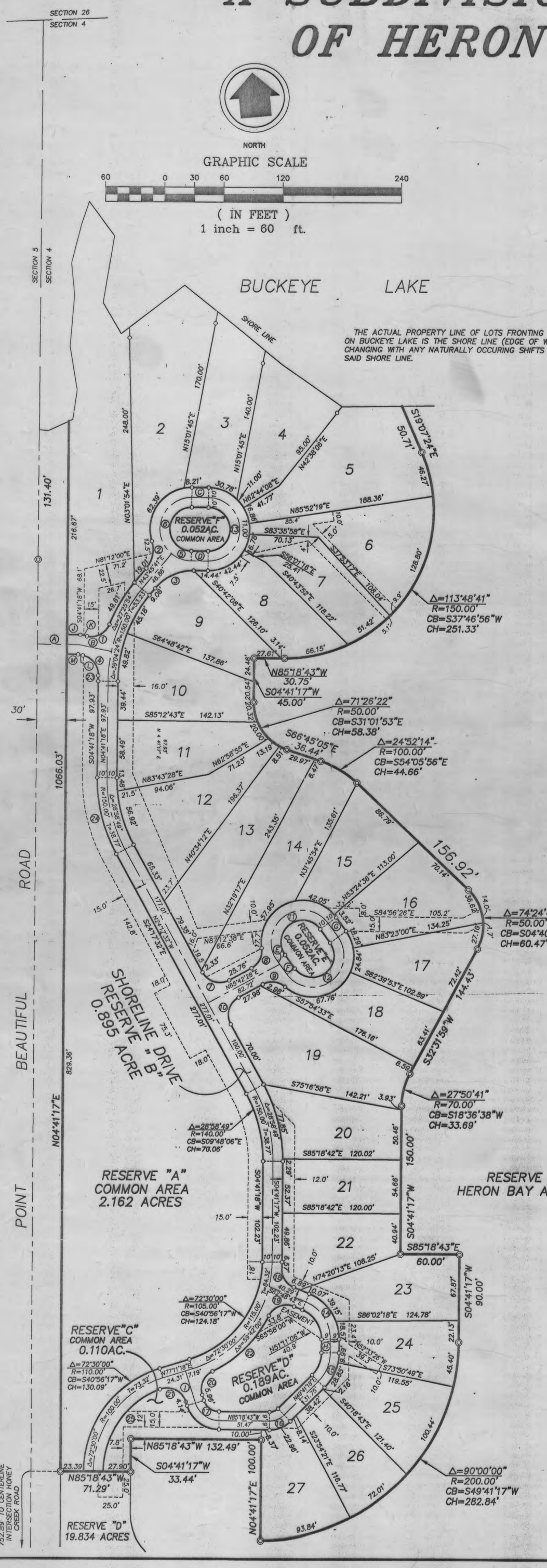
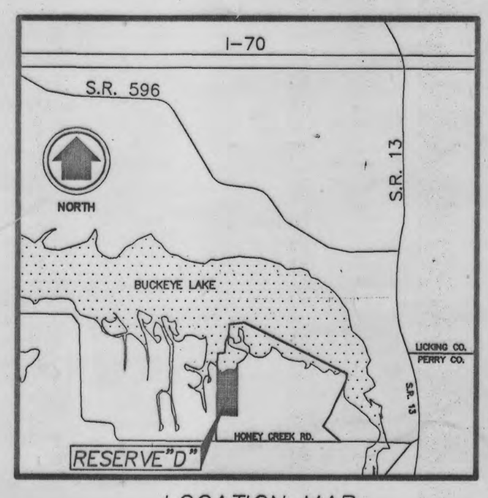
5-130
288-B

HERON BAY CLUSTERS PHASE I
A SUBDIVISION OF RESERVE "D"
OF HERON BAY AMENDED



THE ACTUAL PROPERTY LINE OF LOTS FRONTING ON BUCKEYE LAKE IS THE SHORE LINE (EDGE OF WATER) CHANGING WITH ANY NATURALLY OCCURING SHIFTS IN SAID SHORE LINE.



LOCATION MAP

HERON B·A·Y

CURVE DATE

CURVE	RADIUS	CHORD	BEARING	DELTA
1	20.00'	25.82'	N66°07'36"E	80°24'21"
2	30.00'	28.28'	N15°38'19"E	56°14'44"
3	50.00'	42.99'	S69°13'29"W	50°55'36"
4	20.00'	25.82'	S33°28'02"E	80°24'21"
5	31.99'	21.41'	N65°45'50"W	39°05'46"
6	31.99'	60.29'	N24°14'10"E	140°54'14"
7	20.00'	28.28'	S69°17'32"E	90°00'00"
8	20.00'	22.84'	N30°53'08"E	69°38'41"
9	20.00'	22.84'	N79°28'11"W	69°38'41"
10	20.00'	28.28'	S20°42'28"W	90°00'00"
11	31.99'	63.98'	N58°13'00"E	180°00'00"
12	31.99'	63.98'	N58°13'00"E	180°00'00"
13	31.99'	63.98'	N04°41'17"E	180°00'00"
14	41.00'	45.56'	S29°03'42"E	67°30'00"
15	41.00'	31.38'	N27°11'18"E	45°00'00"
16	21.00'	16.07'	S72°11'17"W	45°00'00"
17	25.00'	29.60'	N49°00'21"W	72°36'42"
18	20.00'	23.09'	S27°33'23"E	70°30'38"
19	20.00'	27.33'	N74°05'27"E	86°11'40"
20	20.00'	26.07'	N27°51'44"E	81°20'54"
21	20.00'	29.22'	N59°43'54"W	93°50'24"
22	125.00'	80.45'	S49°45'54"W	37°32'35"
23	160.00'	5.72'	S05°42'42"W	02°02'50"
24	160.00'	80.07'	S09°48'06"E	28°58'49"
25	90.00'	101.51'	S39°01'05"W	68°39'35"

LINE DATA

LINE	DIRECTION	DISTANCE
A	S85°18'42"E	42.39'
B	S73°40'13"E	33.38'
C	S85°18'43"E	17.02'
D	N85°18'43"W	17.02'
E	N31°47'00"W	4.30'
F	N31°47'00"W	12.72'
G	S31°47'00"E	17.02'
H	S04°41'18"W	13.72'
I	N12°48'42"W	34.30'
J	S85°18'42"E	13.41'
K	S73°40'13"E	6.92'
L	N73°40'13"W	4.88'
M	N85°18'42"W	11.37'

RESERVE "F"
HERON BAY AMENDED

SURVEYED & PLATTED BY
M-E CIVIL ENGINEERING, INC.
COLUMBUS, OHIO

Situated in the State of Ohio, County of Perry, Township of Thorn, being a part of Section 4, Township 18, Range 17, Ohio River Survey, and being part of that land as described in a deed to Andrew B. Wolfe of record in Official Record Volume 95, Page 7 and part of that land as described in a Governor's Deed also to Andrew B. Wolfe, of record in Official Record Volume 132, Page 255, and as re-recorded in Official Record Volume 133, Page 168, being also part of Reserve "D" of Heron Bay Amended, a subdivision of record in Plat Book _____, Pages _____ and _____, all references being to the records of the Recorder's Office, Perry County, Ohio.

Easements shown on this plat together with Reserve "B" are reser for the construction, operation, maintenance, repair, replacement o removal of public and quasi-public utility lines or services above and beneath the surface of the ground, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

I, the undersigned, hereby certify that the attached plat correctly represents Heron Bay Clusters Phase I a subdivision of Lots 1 through 27, and Reserves "A" through "F" and do hereby accept this plat of same.

I, the undersigned, being the owner and lien holder of the lands herein platted further agree that any use of 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.

In Witness Thereof, I have hereunto set my hand this 31 day of May, 1995.

Lisa A. Karr
Witness

by Andrew B. Wolfe

Sheryl L Bowing
Witness

STATE OF OHIO, S.S.

Before me, a Notary Public, in and for the State of Ohio, personally came Andrew B. Wolfe, who acknowledged the signing of the foregoing certificate to be his voluntary act and deed for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 31st day of May, 1995.

Lisa A. Karr
Notary Public
State of Ohio

My commission expires: LISA A. Notary Public, My commission

APPROVALS

The Perry County Commissioners and Thorn Township Trustees hereby waive any side yard setback requirements imposed under any zoning laws, ordinances or regulations with respect to the lots shown on this plat.

APPROVED THIS 26 DAY OF May, 19

Richard F. Wilson
THORN TOWNSHIP TRUSTEE

APPROVED THIS 31st DAY OF May, 19

PERRY COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 19

PERRY COUNTY HEALTH DEPARTMENT

APPROVED THIS 1st DAY OF June, 19

SECRETARY OF REGIONAL PLANNING COMMISSION

APPROVED THIS 30 DAY OF MAY, 19

SECRETARY OF ZONING COMMISSION

APPROVED AND ACCEPTED THIS 25 DAY OF MAY, 19 the easements shown hereon and not heretofore dedicated are acce such by the Commissioners of Perry County, Ohio

PERRY COUNTY COMMISSIONERS

Richard L Heavener 5-25-95

05/25/95 @ 2:48PM.

William Q. Crume 5-25-95

TRANSFERRED THIS 5th DAY OF June, 1995

Joseph D. Hutchinson
PERRY COUNTY AUDITOR

FILED FOR RECORD THIS 6th DAY OF JUNE, 1995

AT 10:15

PLAT BOOK 5, PAGE 130

SLOT 288-B

Barbara A. Fox
PERRY COUNTY RECORDER

RECEIVED F At 10:15 JUN 06 OFF. REC. VOL. BARBARA J. FEE $ 30.00

BEARINGS HEREON ARE BASED ON A BEARING OF NORTH 86°05'1 FOR THE HALF SECTION LINE OF SECTION NUMBER 4.

MEASUREMENTS HEREON ARE CERTIFIED CORRECT AND MONUMEN WILL BE SET AS SHOWN. DISTANCES ON CURVES ARE ALONG THE CH AND ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. IRON PIN MONUMENTS SHOWN THUS: ———o

STATE OF OHIO
ROBERT S. WYND
6872
REGISTERED SURVEYOR

BY: Robert S. Wynd
ROBERT S. WYND
REGISTERED SURVEYOR

5-130
288-B