5-164
309

HERON BAY BEACON POINT PHASE II
A SUBDIVISION OF RESERVES "D" AND "F" OF HERON BAY AMENDED

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LOCATION MAP

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, being part of Reserves "D" and "F" as shown and delineated upon the plat "Heron Bay Amended", a subdivision of record in Plat Book 5, Pages 131 and 132, Recorder's Office Perry County, Ohio.

Easements shown on this plat together with Reserve "A" are reserved for the construction, operation, maintenance, repair, replacement or 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. Easements outside the platted area are within those tracts of land referenced above.

I, the undersigned, hereby certify that the attached plat correctly represents Heron Bay Beacon Point Phase II a subdivision of Lots 28 through 55, and Reserves "A" through "D" 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 2 day of Sept, 1999.

Witness

Witness

by Andrew B. Wolfe

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 2nd day of September, 1999.

MONA L. VANN
Notary Public, State of Ohio
My Commission Expires Aug. 24, 2001

My commission expires:

Notary Public
State of Ohio

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 18 DAY OF August, 1999

THORN TOWNSHIP TRUSTEE

APPROVED THIS 11th DAY OF August, 1999

PERRY COUNTY ENGINEER

APPROVED THIS FIFTH DAY OF AUGUST, 1999

PERRY COUNTY HEALTH DEPARTMENT

APPROVED THIS Fifth DAY OF August, 1999

PLANNING DIRECTOR PERRY COUNTY PLANNING COMMISSION

APPROVED THIS 12TH DAY OF AUGUST, 1999

SECRETARY OF ZONING COMMISSION

HERON BAY

APPROVED AND ACCEPTED THIS 24th DAY OF August, 1999 wherein the easements shown hereon and not heretofore dedicated are accepted as such by the Commissioners of Perry County, Ohio

PERRY COUNTY COMMISSIONERS

TRANSFERRED THIS 24TH DAY OF August, 1999

PERRY COUNTY AUDITOR

FILED FOR RECORD THIS 8th DAY OF September 1999

AT 10:06 AM

PLAT BOOK 5, PAGE 164

SLOT #309

PERRY COUNTY RECORDER

BEARINGS HEREON ARE BASED ON A BEARING OF NORTH 86°05'14" WEST FOR THE HALF SECTION LINE OF SECTION NUMBER 4.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED SURVEYOR

BY: DAVID L. CHIESA 8/5/99
DATE
REGISTERED SURVEYOR NO. 7740

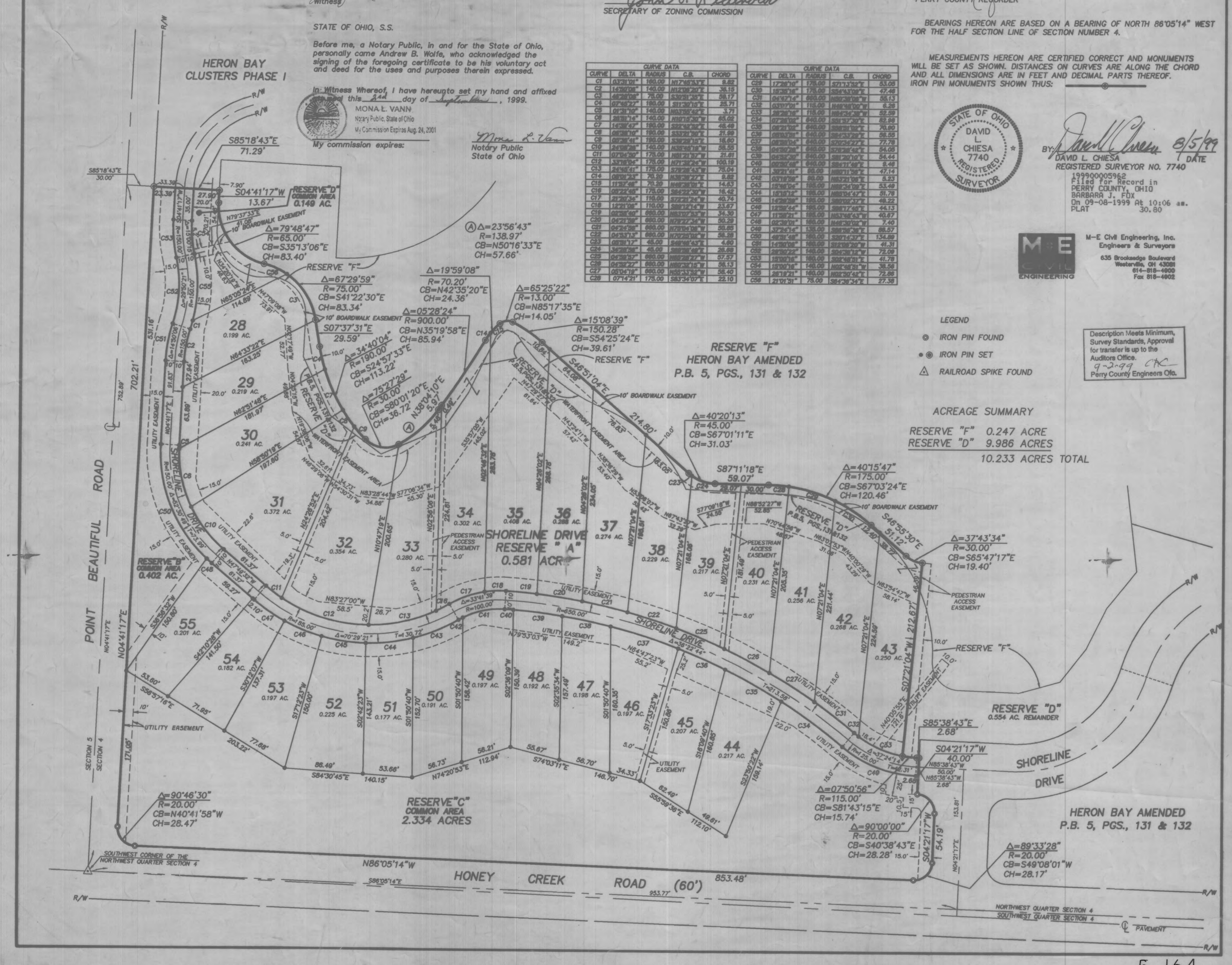
199900005962
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
On 09-08-1999 At 10:06 am.
PLAT 30.80

M-E Civil Engineering, Inc.
Engineers & Surveyors
635 Brooksedge Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4902

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
9-2-99 CAC
Perry County Engineers Ofc.

CURVE DATA				
CURVE	DELTA	RADIUS	C.B.	CHORD
C1	03°31'01"	160.00	N17°45'53"E	9.82
C2	14°30'08"	140.00	N12°08'20"E	35.15
C3	46°20'08"	75.00	S30°31'35"E	59.17
C4	07°49'27"	180.00	S11°30'15"E	25.71
C5	01°31'10"	140.00	N43°55'45"E	3.71
C6	28°39'14"	140.00	N10°15'30"W	65.02
C7	14°59'47"	180.00	S22°30'30"E	46.48
C8	08°38'17"	180.00	S33°21'30"E	27.88
C9	05°36'41"	180.00	S39°26'15"E	16.60
C10	24°07'28"	140.00	N35°45'19"W	58.56
C11	07°04'00"	175.00	N61°21'57"W	21.61
C12	33°10'04"	175.00	N71°32'24"W	100.19
C13	24°45'41"	175.00	S78°28'43"W	75.04
C14	08°10'23"	70.00	N38°38'27"E	8.88
C15	11°57'46"	70.00	N48°08'01"E	14.67
C16	05°22'46"	175.00	S84°22'43"W	16.42
C17	21°30'34"	110.00	S72°21'24"W	40.74
C18	12°21'06"	110.00	S88°31'14"W	23.67
C19	02°55'40"	680.00	N85°07'53"W	34.30
C20	04°21'59"	680.00	N79°27'34"W	50.29
C21	04°24'39"	680.00	N75°04'08"W	50.65
C22	04°53'15"	680.00	N70°35'02"W	56.29
C23	05°51'17"	45.00	S48°36'43"E	4.60
C24	34°28'56"	45.00	S68°38'49"E	26.69
C25	04°59'57"	680.00	N66°28'27"W	57.57
C26	04°59'27"	680.00	N61°28'15"W	58.13
C27	05°04'19"	680.00	N56°33'36"W	58.40
C28	07°14'21"	175.00	S83°34'07"E	22.10

CURVE DATA				
CURVE	DELTA	RADIUS	C.B.	CHORD
C29	17°26'10"	175.00	S71°13'32"E	53.05
C30	15°36'16"	175.00	S54°43'08"E	47.46
C31	04°37'14"	680.00	N66°38'08"W	55.13
C32	03°07'01"	115.00	N49°53'00"W	6.26
C33	26°26'16"	115.00	N65°56'38"W	52.59
C34	07°26'09"	640.00	S61°57'30"E	82.99
C35	06°21'09"	640.00	S66°31'06"E	70.90
C36	05°03'39"	640.00	S69°53'39"E	56.55
C37	06°38'04"	640.00	S70°53'77"E	77.76
C38	05°30'28"	640.00	S75°28'46"E	54.05
C39	05°35'30"	640.00	S81°20'16"E	54.44
C40	00°37'08"	640.00	S84°17'46"E	8.46
C41	30°21'41"	80.00	N85°11'36"E	47.14
C42	03°18'59"	80.00	N57°11'06"E	8.23
C43	19°46'04"	155.00	N68°24'09"E	53.49
C44	15°15'12"	155.00	N83°26'47"E	51.76
C45	14°28'39"	155.00	S80°05'37"E	48.22
C46	12°36'44"	155.00	S68°17'46"E	44.13
C47	11°39'21"	155.00	N53°46'43"W	40.67
C48	02°39'01"	160.00	N46°30'02"W	7.40
C49	37°24'14"	135.00	S86°39'38"E	86.57
C50	48°31'48"	160.00	S30°14'37"E	134.89
C51	14°50'06"	160.00	S12°08'28"W	41.31
C52	28°30'22"	140.00	S24°38'18"W	72.09
C53	15°00'16"	160.00	S24°48'31"E	41.78
C54	15°00'16"	140.00	N24°48'31"W	36.56
C55	26°18'21"	160.00	N32°30'48"E	72.86
C56	21°01'31"	75.00	S84°38'34"E	27.38



LEGEND

◎ IRON PIN FOUND

●◎ IRON PIN SET

△ RAILROAD SPIKE FOUND

ACREAGE SUMMARY

RESERVE "F" 0.247 ACRE
RESERVE "D" 9.986 ACRES
10.233 ACRES TOTAL

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