Slot #335 Plat Book 5 pg 190

DESCRIPTION OF 22.893 ACRES
PART OF RESERVE "A"
HERON BAY AMENDED
THORN TOWNSHIP, PERRY COUNTY, OHIO

Situated in the State of Ohio, County of Perry, Township of Thorn, Section 4, Township 18, Range 17, Ohio River Survey, being all of that 21.993 acre tract as described in a deed to Heron Bay Development LLC, of record in Official Records 271, Page 407 and all of that 0.900 acre tract as described in a deed to Heron Bay Development LLC, of record in Official Records 272, Page 2341 and being part of Reserve "A" as shown and delineated upon the plat "Heron Bay Amended", a subdivision of record in Plat Book 5, Pages 131 and 132, all references to records herein are to those located in the Recorder's Office, Perry County, Ohio, and being more particularly described as follows:

Beginning at the southwesterly corner of Lot 36 in the easterly right-of-way line of Vista Point Drive (20.00 feet in width) as shown and delineated upon the plat "Amended Vista Point at Heron Bay" a subdivision of record in Plat Book 5, Pages 149, 150 and 151;

Thence along the southerly perimeter of "Amended Vista Point At Heron Bay the following courses;

1. South 76°17'42" East, a distance of 145.49 feet to an iron pin set;
2. North 12°15'02" West, a distance of 50.00 feet to an iron pin set;
3. North 23°06'33" East, a distance of 50.00 feet to an iron pin set;
4. North 46°38'19" East, a distance of 100.00 feet to an iron pin set;
5. North 72°34'06" East, a distance of 50.00 feet to an iron pin set;
6. South 79°03'09" East, a distance of 100.44 feet to an iron pin set;
7. South 45°23'32" East, a distance of 100.29 feet to an iron pin set;
8. South 8°31'02" East, a distance of 103.84 feet to an iron pin set;
9. South 01°29'05" West, a distance of 55.00 feet to an iron pin set;
10. South 07°21'23" East, a distance of 61.26 feet to an iron pin set;
11. South 47°51'13" East, a distance of 95.38 feet to an iron pin set;
12. North 64°06'00" East, a distance of 153.20 feet to an iron pin set;

Thence approximating the shoreline of Buckeye Lake and the easterly perimeter of Reserve "A" the following courses;

1. South 52°47'31" East, a distance of 63.23 feet to a point;
2. South 33°27'38" East, a distance of 46.00 feet to a point;
3. South 08°50'45" West, a distance of 32.47 feet to a point in the westerly perimeter of "Crown Wherle Estate", a subdivision of record in Plat Book 5, Page 7;

Thence along said westerly perimeter and continuing along the easterly perimeter of Reserve "A" the following courses;

1. South 67°13'44" West, a distance of 190.00 feet to an iron pin set;
2. South 08°42'05" East, a distance of 87.50 feet to an iron pin found;
3. South 28°16'25" East, a distance of 114.52 feet to an iron pin found;
4. South 34°03'27" West, a distance of 112.27 feet to an iron pin set;
5. South 79°41'41" West, a distance of 90.00 feet to an iron pin found;
6. South 53°14'09" West, a distance of 137.86 feet to an iron pin set;
7. South 36°45'31" East, a distance of 123.66 feet to an iron pin set;
8. South 53°14'09" West, a distance of 260.00 feet to an iron pin found;
9. South 36°45'51" East, a distance of 531.86 feet to an iron pin found in the northerly right-of-way line of Honey Creek Road;

Thence South 03°54'46" West, a distance of 30.00 feet to a railroad spike set in the centerline of Honey Creek Road;

Thence North 86°05'14" West, along said centerline, a distance of 235.05 feet to a railroad spike set at the southwesterly corner of said 0.900 acre tract;

Thence North 03°54'46" East, along the westerly line of said 0.900 acre tract, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of Honey Creek Road;

Thence North 86°05'14" West, along said northerly right-of-way line, a distance of 806.45 feet to an iron pin set;

Thence along the easterly right-of-way line of Shoreline Drive the following courses;

1. With the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°26'16", the chord of which bears North 40°52'05" West, a chord distance of 28.39 feet to an iron pin set;
2. North 4°21'02" East, a distance 68.53 feet to an iron pin set;
3. North 11°20'59" West, a distance of 36.95 feet to an iron pin set;
4. North 04°21'02" East, distance of 229.86 feet to an iron pin set;
5. With the arc of curve to the left, having a radius of 730.00 feet a central angle of 09°12'08", the chord of which bears North 00°15'02" West, a chord distance of 117.12 feet to a n iron pin set;

Thence along the easterly right-of-way line of Vista Point Drive the following course;

1. With the arc of curve to the right, having a radius of 15.00 feet, a central angle of 88°04'37", the chord of which bears North 39°11'12" East, a chord distance of 20.85 feet to an iron pin set;
2. North 83°13'31" East, a distance of 134.57 feet to an iron pin set;
3. With the arc of a curve to the left, having a radius of 200.00 feet, a central angle of 55°04'55" East, the chord of which bears North 55°41'03" East, a chord distance of 184.95 feet to an iron pin set;
4. North 28°08'36" East, a distance of 233.89 feet to an iron pin set;
5. With the arc of curve to the right, having a radius of 990.00 feet, a central angle of 7°00'29", the chord of which bears North 31°38'51" East, a cord distance of 121.02 feet to an iron pin set;
6. With the arc of a curve to the left, having a radius of 310.00 feet, a central angle of 48°20'40", the chord of which bears North 10°58'46" East, a chord distance of 253.88 feet to an iron pin set;
7. With the arc of a curve to the left, having a radius of 595.00 feet, a central angle of 07°46'20", the chord of which bears North 17°04'44" West, a chord distance of 80.65 feet to an iron pin set;
8. With the arc of a curve to the right, having a radius of 190.00 feet, a central angle of 26°54'38", the chord of which bears North 07°30'33" West, a chord distance of 88.42 feet to the place of beginning and containing 22.893 acres of land.

Iron pins set consist of a 1"(O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872.

Bearings herein are based on those of the referenced plat of record in Plat Book 5, Pages 131 and 132.

200100007201
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
11-19-2001 11:55 am.
PLAT 108.00

Split Fee Paid Rec #0134
Date: 10-04-01
Perry Co. Planning Comm.

DESCRIPTION OF 12.697 ACRES
PART OF RESERVE "A"
HERON BAY AMENDED
THORN TOWNSHIP, PERRY COUNTY, OHIO

200100007201
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
11-19-2001 11:55 am.
PLAT 108.00

200100007201
HERON BAY DEVELOPMENT LLC
PICK UP

Situated in the State of Ohio, County of Perry, Township of Thorn, Section 4, Township 18, Range 17, Ohio River Survey, being all of that12.697 acre tract as described in a deed to Heron Bay Development LLC, of record in Official Records 271, Page 407 and being a part of Reserve "A" as shown and delineated upon the plat "Heron Bay Amended", a subdivision of record in Plat Book 5, Pages 131 and 132, all references to records herein are to those located in the Recorder's Office, Perry County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a P.K. Nail found at the centerline intersection of Honey Creek Road (60.00 feet in width) and Shoreline Drive (60.00 feet in width) as shown on said plat;

Thence along the centerline of Shoreline Drive the following courses:

1. North 4° 21' 02" East, a distance of 384.42 feet to a point;
2. With the arc of a curve to the left having a radius of 700.00 feet, a central angle of 12° 47' 36", the chord of which bears North 2° 02' 46" West, a chord distance of 155.97 feet to a point;
3. North 8° 26' 34" West, a distance of 265.02 feet to a point;

Thence North 81° 33' 26" East, a distance of 30.00 feet to an iron pin set in the easterly right-of-way line of Shoreline Drive in the westerly perimeter of Reserve"A" and the TRUE PLACE OF BEGINNING;

Thence along said easterly right-of-way line and said westerly perimeter the following courses:

1. North 8° 26' 34" West, a distance of 103.71 feet to an iron pin found;
2. With the arc of a curve to the right, having a radius of 670.00 feet, a central angle of 12° 47' 35", the chord of which bears North 2° 02' 45" West, a chord distance of 149.29 feet to an iron pin set;
3. North 4° 21' 02" East, a distance of 276.40 feet to an iron pin found;
4. With the arc of a curve to the left having a radius of 135.00 feet a central angle of 30° 53' 56", the chord of which bears North 11° 05' 56" West, a chord distance of 71.92 feet to an iron pin found;
5. With the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 71° 10' 51", the chord of which bears North 9° 02' 32" East, a chord distance of 23.28 feet to an iron pin found in the easterly right-of-way line of Heron Drive (60.00 feet in width);

Thence continuing along said westerly perimeter and the easterly right-of-way line of Heron Drive the following courses;

1. North 44° 37' 58" East, a distance of 22.26 feet to an iron pin found;
2. With the arc of a curve to the left having a radius of 180.00 feet, a central angle of 44° 15' 12", the chord of which bears North 22° 30' 22" East, a chord distance of 135.60 feet to an iron pin set;
3. North 0° 22' 46" East, a distance of 230.03 feet to an iron pin set;
4. With the arc of curve to the left, having a radius of 130.00 feet, a central angle of 19°16'45", the chord of which bears North 09°15'37" West, a chord distance of 43.54 feet to an iron pin set at the southwesterly corner of Lot 1 as shown and delineated upon said plat;

Thence South 88° 50' 18" East, along the southerly line of Lot 1, a distance of 234.16 feet to an iron pin set at the southeasterly corner of said lot;

Thence North 1° 09' 42" East, the easterly line of Lot 1, a distance of 257.41 feet to a point in the shore line of Buckeye Lake at the northeasterly corner of Lot 1;

Thence approximating the shoreline of Buckeye Lake the following courses;

1. North 63° 54' 52" East, a distance of 6.92 feet to a point;
2. South 50° 01' 18" East, a distance of 40.04 feet to a point;
3. South 50° 01' 18" East, a distance of 21.23 feet to a point;
4. South 38° 05' 22" East, a distance of 34.50 feet to a point;
5. South 28° 51' 36" East, a distance of 50.99 feet to a point;
6. South 6° 53' 32" East, a distance of 70.29 feet to a point;
7. South 8° 16' 29" West, a distance of 58.89 feet to a point;
8. South 41° 46' 25" East, a distance of 43.77 feet to a point;
9. South 80° 49' 00" East, a distance of 70.04 feet to an iron pin set in the westerly perimeter of Lot 1 as shown and delineated upon the plat "Amended Vista Point at Heron Bay" a subdivision of record in Plat Book 5, Pages 149, 150 and 151;

Thence South 5° 31' 06" West, along said westerly perimeter, a distance of 66.02 feet to an iron pin set;

Thence South 44° 37' 32" East, continuing along said westerly perimeter, a distance of 14.72 feet to an iron pin set in the westerly right-of-way line of Cypress Drive;

Thence continuing along the westerly right-of-way line of Cypress Drive and the westerly perimeter of "Amended Vista Point at Heron Bay", the following courses:

1. With the arc of a curve to the left, having a radius of 35.00 feet, a central angle of 207° 29' 22", the chord of which bears South 58° 22' 14" East, a chord distance of 68.00 feet to an iron pin set;
2. With the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 94° 02' 27", the chord of which bears North 64° 54' 19" East, a chord distance of 29.26 feet to an iron pin set;
3. With the arc of a curve to the right, having a radius of 189.00 feet, a central angle of 14° 20' 34", the chord of which bears South 60° 54' 11" East, a chord distance of 47.19 feet to an iron pin set;
4. With the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 30° 30' 57", the chord of which bears South 38° 28' 25" East, a chord distance of 47.37 feet to an iron pint set;
5. South 23° 12' 56" East, a distance of 48.99 feet to an iron pin set;
6. With the arc of a curve to the right, having a radius of 14.00 feet, a central angle of 81° 36' 04", the chord of which bears South 17° 35' 05" West, a chord distance of 18.30 feet, to an iron pin set in the westerly right-of-way line of Vista Point Drive (20.00 feet in width);

Thence continuing along the westerly right-of-way line of Vista Point Drive and the westerly perimeter of "Amended Vista Point at Heron Bay the following courses:

1. With the arc of a curve to the left having a radius of 285.00 feet, a central angle of 29° 33' 12", the chord which bears South 43° 36' 31" West, a chord distance of 145.38 feet to an iron pin set;
2. South 28° 49' 56" West, a distance of 53.55 feet to an iron pin set;
3. With the arc of a curve to the left, having a radius of 210.00 feet, a central angle of 49° 47' 47", the chord of which bears South 3° 56' 01" West, a chord distance of 176.82 feet to an iron pin set;
4. With the arc of a curve to the right, having a radius of 575.00 feet, a central angle of 7° 46' 19", the chord of which bears South 17° 04' 44" East, a chord distance of 77.94 feet to an iron pin set;
5. With the arc of a curve to the right, having a radius of 290.00 feet, a central angle of 48° 20' 40", the chord of which bears South 10° 58' 46" West, a chord distance of 237.50 feet to an iron pin set;
6. With the arc of a curve to the left, having a radius of 1,010.00 feet, a central angle of 7° 00' 29", the chord of which bears South 31° 38' 51" West, a chord distance of 123.46 feet to an iron pin set;
7. South 28° 08' 36" West, a distance of 17.94 feet to an iron pin set;

Thence South 86° 10' 50" West, through Reserve "A" with a new division line, a distance of 428.95 feet to the TRUE PLACE OF BEGINNING and containing 12.697 acres of land.

Iron pins set consist of a 1"(O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872.

Bearings herein are based on those of the referenced plat of record in Plat Book 5, Pages 131 and 132.

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
10-16-01 CAC
Perry County Engineers Ofc.

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PLAT BOOK 5 PG 19
SLOT 335