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NOTE: ALL SUBSOIL TO BE COMPACTED TO 100% AND SHALL MEET ODOT SPEC 203

TYPICAL ROADWAY

NOT TO SCALE

CITY GATE RESIDENTIAL

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
9-21-04
Perry County Engineers Ofc.

DESCRIPTION OF 67.835 ACRES

Situated in the State of Ohio, County of Perry, Township of Pike, Sections 3 and 10, Township 15, Range 15, being 65.896 acres of those tracts of land as described in a deed to Perry County Industrial Development Company LTD., of record in Official Records 248, Page 141 and 1.939 acres of that 2.54 acre tract as described in a deed to Perry County Industrial Development Company LTD, of record in Official Records 308, Page 1658, all references herein being to the records of the Recorder's Office, Perry County, Ohio and being more particularly described as follows:

Beginning FOR REFERENCE at an iron pin found at the common corner to Sections 2, 3, 10 and 11; thence North 86°44'25" West, along the common line to Sections 3 and 10, a distance of 1,764.43 feet to an iron pin found in the westerly perimeter of a 23.8742 acre tract of land as described in a deed to New Lexington Church of the Nazarene, of record in Official Record 261, Page 2122 and the TRUE PLACE OF BEGINNING;

Thence South 45°08'00" East, along said westerly perimeter, a distance of 442.62 to an iron pin found at the southwesterly corner of said 23.8742 acre tract;

Thence North 80°12'03" East, along the southerly line of said 23.8742 acre tract, a distance of 4.48 feet to an iron pin set;

Thence through said Perry County Industrial Development Company LTD. tracts the following courses:

1. South 17°19'55" East, a distance of 301.17 feet to an iron pin set;
2. South 72°40'05" West, a distance of 159.68 feet to an iron pin set;
3. With the arc of a curve to the right, having a radius of 1,030.000 feet, a central angle of 01°40'09", the chord of which bears, South 16°02'44" East, a chord distance of 30.01 feet to an iron pin set;
4. North 72°40'05" East, a distance of 160.35 feet to an iron pin set;
5. South 17°19'55" East, a distance of 38.63 feet to an iron pin set;
6. South 09°24'25" East, a distance of 166.62 feet to an iron pin set;
7. South 05°50'28" East, a distance of 107.25 feet to an iron pin set;
8. South 04°31'49" West, a distance of 202.15 feet to an iron pin set;
9. South 14°37'20" East, a distance of 119.74 feet to an iron pin set;
10. South 15°04'06" East, a distance of 92.22 feet to an iron pin set;
11. South 03°48'37" East, a distance of 93.22 feet to an iron pin set;
12. South 20°49'44" East, a distance of 75.20 feet to an iron pin set;
13. South 28°28'49" East, a distance of 90.69 feet to an iron pin set;
14. South 20°53'25" East, a distance of 102.12 feet to an iron pin set;
15. South 03°18'39" East, a distance of 133.34 feet to an iron pin set;
16. South 13°42'37' West, a distance of 112.84 feet to an iron pin set;
17. South 01°52'23" West, a distance of 387.68 feet to an iron pin set in the northerly line of a 1.465 acre tract of land as described in a deed to Board of Commissioners of Perry County, Ohio, of record in Official Records 276, Page 591;

200400005929
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
09-15-2004 At 11:27 am.
PLAT 360.00

Thence North 86°19'00" West, along said northerly line, a distance of 61.48 feet to an iron pin found at the northwesterly corner of a said 1.465 acre tract and the northeasterly corner of a 9.26 acre tract of land as described in a deed to Hocking Valley Concrete, Inc., of record in Official 248, Page 132;

Thence North 55°40'49" West, along the northerly line of said 9.26 acre tract, a distance of 150.72 feet to an iron pin set in the easterly perimeter of a 5.65 acre tract as described in a deed to T.C. Woodworking, of record in Official Records 70, Page 769;

Thence North 03°22'33" East, along said easterly line, a distance of 303.29 feet to an iron pin found at the northeasterly corner of said 5.65 acre tract;

Thence North 88°23'47" West, along the northerly line of said 5.65 acre tract, a distance of 448.85 feet to an iron pin found at the northwesterly corner of said 5.65 acre tract and the northeasterly corner of a 2.389 acre tract of land as described in a deed to Jack and Deborah Parker, of record in Official Records 220, Page 300;

Thence North 86°37'27" West, along the northerly line of said 2.389 acre tract, a distance of 280.64 feet to an iron pin set at the northwesterly corner of said 2.389 acre tract and in the easterly perimeter of a 1.528 acre tract described as Tract 2 in a deed to Board of Commissioners of Perry County, Ohio, of record in Official records 159, Page 367;

Thence along the easterly perimeter of said 1.528 acre tract the following courses:

1. North 18°21'18" West, a distance of 139.27 feet to an iron pin set;
2. North 19°00'50" West, a distance of 132.56 feet to an iron pin set;
3. North 02°02'47" West, a distance of 91.51 feet to an iron pin set;
4. North 11°49'39" West, a distance of 39.46 feet to an iron pin set;
5. North 32°41'25" West, a distance of 23.75 feet to an iron pin set at the northeasterly corner of said 1.528 acre tract;

Thence North 86°37'27" West, along the northerly line of said 1.528 acre tract and the northerly line of a 5.888 acre tract of land described as Tract 2 in a deed to Board of Commissioners of Perry County, Ohio, of record in Official records 159, Page 367, a distance of 533.48 feet to an iron point found at the northwesterly corner of said 5.888 acre tract and in the westerly line of the southeast quarter of Section 10;

Thence North 03°44'37" East, along said westerly line, a distance of 1,502.95 feet to an iron pin set in the common line to Sections 3 and 10, at the southeasterly corner of the aforementioned 2.54 acre tract and the northeasterly corner of a 2.04 acre tract as described in a deed to Michael A. Gaddis, of record in Official Records 51, Page 468;

Thence North 86°44'21" West, along the line common to said 2.04 acre tract and said 2.54 acre tract, a distance of 169.40 feet to an iron pin set;

Thence North 02°59'27" East, through said 2.54 acre tract and along the easterly line of a 1.00 acre tract as described in a deed to Donald and Joyce Wollenburg, of record in Official Records 121, Page 421, passing an iron pin found in the southerly right-of-way line of Tunnel Hill Road at a distance of 406.51 feet, a total distance of 435.59 feet to a point in the centerline of Tunnel Hill Road (50 feet in width) at the northeasterly corner of said 1.00 acre tract an the northwesterly corner of said 2.54 acre tract;

Thence along the centerline of Tunnel Hill Road the following courses:

1. North 62°16'26" East, a distance of 26.77 feet to a point;
2. North 66°22'18" East, a distance of 131.43 feet to a point;
3. North 71°25'43" East, a distance of 598.28 feet to a point at the northwesterly corner of the aforementioned 23.8742 acre tract;

Thence along the westerly perimeter of said 23.8742 acre tract the following courses:

1. South 03°45'23" West, passing an iron pin found at a distance of 24.32 feet and the southerly right-of-way line of Tunnel Hill Road at a distance of 27.02 feet, a total distance of 174.32 feet to an iron pin set;
2. South 86°34'26" East, a distance of 190.93 feet to an iron pin set;
3. South 11°19'17" East, a distance of 575.01 feet to the TRUE PLACE OF BEGINNING and containing 67.835 acres of land of which 12.760 acres lies in Section 3 and 55.075 acres lies within Section 10.

Bearings herein are based on NAD 83 Ohio State Plane Coordinate System, Grid South Zone.

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

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