GLENFORD POINT

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19
TOWNSHIP 17, RANGE 16, CONGRESS LANDS
HOPEWELL TOWNSHIP, PERRY COUNTY, OHIO

LOCATION MAP
(NOT TO SCALE)

SLOT # 398 + 399

Instrument 200600000830 PG 1 OF 2

PLAT BOOK 5 PAGE 249 250

200600000830
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
02-14-2006 At 11:57 am.
PLAT 78.20

LEGAL DESCRIPTION OF 24.655 ACRES, MORE OR LESS

Situated in the State of Ohio, County of Perry, Township of Hopewell, southeast quarter of Section 19, Township 17, Range 16. Containing the lands conveyed to Countrytyme Grove City, LTD. in Official Record 327 Page 789 and 791 and being further described as follows:

Beginning at a 5/8" rebar found at the intersection of Township Road 383 and Township Road 24 marking the southeast corner of Section 19. Thence, along the south line of Section 19 with Township Road 383, N 89°58'31" W 1733.59 feet to a survey nail found in County Road 29 (Highpoint Road).

Thence, along the center of County Road 29 the following two courses and distances:

1) N 41°52'43" E 550.00 feet to a railroad spike set, passing over a railroad spike found at 5.46 feet.

2) N 44°00'02" E 608.00 feet to a railroad spike set.

Thence, along the south line of the lands conveyed to Michael & Bonnie Thieken in Official Record 260 Page 1, S 81°36'03" E 951.85 feet to a point in Township Road 24 on the east line of Section 19, passing over a 5/8" iron pipe at 935.84 feet.

Thence, along the east line of Section 19 with Township Road 24, S 00°11'49" E 708.58 feet to the true place of beginning.

The parcel as surveyed contains a total of 24.655 acres, more or less.

All iron pins set are 5/8" x 30" rebar capped "Boring S-8017".

Subject to all legal easements, right-of-ways, setbacks, restrictions, & reservations of record.

Bearings are based on the east line of Section 19 as being S 00°11'49" E and are used to denote angles only.

The above description was prepared from an actual field survey in October 2005 by D. Todd Boring, Ohio Professional Surveyor #8017.

Description Meets Minimum Survey Standards, Approval for transfer is up to the Auditors Office.
2-7-06
Perry County Engineers Ofc.

DEDICATION

I, THE UNDERSIGNED, ERIC THOMAS, PRESIDENT OF COUNTRYTYME GROVE CITY LTD., A MANAGING MEMBER OF "GLENFORD POINT", BEING THE OWNER AND PARTY HAVING ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE SHOWN HEREON, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND COMMON USE AREA AS SHOWN, THAT SAID LOTS HAVE BEEN NUMBER #1 TO #9, INCLUSIVELY, THAT THE SUBDIVISION HAS BEEN NAMED "GLENFORD POINT".

ERIC THOMAS, PRESIDENT

WITNESS Kristi M. Dague

WITNESS John C. LeVally

STATE OF OHIO
D. TODD BORING
S-8017
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION OF SURVEYOR

I CERTIFY THAT, UNDER THE DIRECTION OF "COUNTRYTYME GROVE CITY LTD.", OWNER OF THE REAL ESTATE SHOWN HEREON, RECORDED IN OFFICIAL RECORD 327, PAGE 789 AND 791, I SURVEYED AND PLATTED A TOTAL OF 24.655 ACRES INTO 9 PARCELS, WHICH WILL BE LOT #1 TO LOT #9 INCLUSIVE, ALL LOTS OF THIS SUBDIVISION HAVE A MINIMUM OF 200.00 FEET OF PUBLIC ROAD FRONTAGE, THE DIMENSIONS OF ALL "LOTS" SHOWN HEREON ARE IN FEET AND DECIMAL PARTS OF FEET. ALL SURVEY MONUMENTATION (ie. SURVEY IRON PINS SET AND FOUND) SHOWN HEREON WILL BE USED FOR CONTROL OF FUTURE SURVEYS.

3-6-06

D. TODD BORING
OHIO PROFESSIONAL SURVEYOR #8017
P.O. BOX 2452 LANCASTER, OHIO 43130
PHONE: 740-689-8449 FAX: 740-689-3823
DATE: AUGUST 25, 2005

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED, ERIC THOMAS, PRESIDENT OF COUNTRYTYME GROVE CITY LTD. OWNER OF "GLENFORD POINT", WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE DID SIGN THE SAID INSTRUMENT AS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HERETO SUBSCRIBE MY NAME AND AFFIX MY SEAL THIS 30th DAY OF January, 2006 2005.

NOTARY PUBLIC: Kristi M. Dague

MY COMMISSION EXPIRES: May 3, 2008

NOTARIAL SEAL STATE OF OHIO
KRISTI M DAGUE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
MAY 3, 2008

APPROVALS

APPROVAL THIS 7 DAY OF Feb, 2006
Gregory S. Milson
TOWNSHIP ZONING INSPECTOR

APPROVAL THIS 7 DAY OF February, 2006
Paul K Mentz RS EHD
PERRY COUNTY HEALTH ~~COMMISSIONER~~ Department Head

APPROVAL THIS 7 DAY OF Feb, 2006
PERRY COUNTY ENGINEER

STATE OF OHIO, PERRY COUNTY
RECEIVED FOR RECORD ON THIS 14 DAY OF FEBRUARY, 2006 AT 11:57 (A.M. - ~~P.M.~~)
RECEIVED FOR RECORD ON THIS ____ DAY OF _____, 2006
IN PLAT BOOK 5, PAGE 249 + 250 SLOT 398 + 399
Barbara J. Fox
PERRY COUNTY RECORDER

DATE 2-14-06 SUBMITTED FOR ACCEPTANCE AND APPROVAL
FEE: 78.20

TRANSFER DATE: _____

PERRY COUNTY AUDITOR

ACCEPTED AND APPROVED UNDER SECTION 711.05 OF THE REVISED CODE OF THE STATE OF OHIO, IN THAT A LEAST MINIMUM SPECIFICATION FOR SUBDIVISION THOROUGHFARES AND DRAINAGE IN PERRY COUNTY MUST BE MET BEFORE APPLICATION UNDER SECTION 711.091 IS MADE.

PERRY COUNTY COMMISSIONER

Fred Shriner
PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

1/2

JANUARY 25, 2006

GLENFORD POINT

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19
TOWNSHIP 17, RANGE 16, CONGRESS LANDS
HOPEWELL TOWNSHIP, PERRY COUNTY, OHIO

Instrument 200600000830 PG 2 OF 2

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PB 5 Pg 249,250
Slot 398-399

LEGEND
- ○ = MONUMENT FOUND (AS NOTED)
- ● = IRON PIN SET
- △ = SURVEY NAIL FOUND
- ▲ = RAILROAD SPIKE SET
- ⊡ = RAILROAD SPIKE FOUND
- (T) = TOTAL BEARING & DISTANCE

BASIS OF BEARING
BEARINGS ARE BASED ON THE EAST LINE OF SECTION 19 AS BEING S 00°11'49" E AND ARE USED TO DENOTE ANGLES ONLY.

PREPARED FOR
COUNTRYTYME GROVE CITY LTD.
1660 GATEWAY CIRCLE
GROVE CITY, OHIO 43123
PHONE: 800-728-5024

PREPARED BY
BORING LAND SURVEYING
P.O. BOX 2452
LANCASTER, OHIO 43130
PHONE: 740-689-8449 FAX: 740-689-3823

THIS SURVEY WAS DONE WITHOUT THE BENEFITS OF A TITLE POLICY, THERE MAY BE EASEMENTS OR RIGHTS-OF-WAYS, WHICH EXIST BUT ARE NOT SHOWN.

D. TODD BORING P.S.#8017 — DATE 3-6-06

2/2

JANUARY 25, 2006