

LEGAL DESCRIPTION OF PHASE I  
6.514 ACRE PARCEL

Situated in the State of Ohio, County of Perry, Township of Thorn, being part of Section 6, Township 18-N, Range 17-W, and being a resurvey of that 113.63 acre tract as conveyed to Snug Harbor, Ltd. by deed of record in Official Record Volume 306, Page 1913, all references being to those of record in the Recorder's Office, Perry County, Ohio and being further described as follows:

Commencing at a railroad spike found marking the southwestern corner of Section 6;

thence along the centerline of County Road 1, also known as Custer Point Road, the following two (2) courses and distances:

North 04°16'41" East, 2018.89 feet to a point a railroad spike found; and . . .

North 04°10'31" East, 301.83 feet to a PK nail found, passing a PK nail found at 301.93 feet;

thence South 86°31'41" East, 522.05 feet to an iron pin found;

thence South 86°58'18" East, 373.36 feet to an iron pin found;

thence North 03°54'46" West, 23.45 feet to a point;

thence North 86°13'45" East, 524.68 feet to an iron pin found;

thence North 05°15'15" East, 92.72 feet to a railroad spike found;

thence South 84°39'52" East, 199.09 feet to a point;

thence North 05°04'08" East, 222.68 feet to a point;

thence North 24°11'10" West, 73.55 feet to a point;

thence North 42°11'12" East, 89.83 feet to a point;

thence South 04°04'02" West, 46.67 feet to an iron pin found, passing an iron pin found at 27.71 feet;

thence South 56°07'07" East, 47.50 feet to a point;

thence South 43°39'04" East, 12.54 feet to a point;

thence South 24°52'35" East, 14.99 feet to a point;

thence South 02°54'13" West, 12.49 feet to an iron pin found;

thence South 48°47'25" West, 27.44 feet to a point;

thence South 80°52'01" East, 13.36 feet to a point;

thence South 29°29'38" West, 14.10 feet to a point;

thence South 05°57'01" West, 13.53 feet to a point;

thence South 02°37'27" East, 46.46 feet to a point;

thence South 29°57'11" West, 8.32 feet to an iron pin found;

thence South 84°51'57" East, 86.76 feet to an iron pin found;

thence North 04°16'20" East, 386.48 feet to an iron pin found;

thence North 47°01'09" East, 38.19 feet to a point;

thence North 32°40'06" East, 190.59 feet to a concrete monument set and being the Point of Beginning for the 6.514 acre tract herein to be described;

thence continuing North 32°40'06" East, 50.71 feet to an iron pin set;

thence North 62°29'55" East, 165.04 feet to an iron pin set;

thence North 68°51'06" East, 72.33 feet to an iron pin set;

thence North 56°43'54" East, 119.82 feet to an iron pin found;

thence South 04°23'57" West, 53.00 feet to an iron pin found;

thence South 81°45'12" East, 523.21 feet to an iron pin found;

thence South 13°42'25" East, 111.09 feet to an iron pin found;

thence South 70°38'52" East, 793.38 feet a concrete monument set;

thence South 23°14'01" West, 297.36 feet to an iron pin set;

thence northwesterly along the arc of a curve to the left (Radius= 420.00, Delta= 54°35'42") a chord bearing and distance of North 43°21'21" West, 385.23 feet to an iron pin set marking a point of tangency;

thence North 70°39'13" West, 383.18 feet to an iron pin set marking a point of curvature;

thence northwesterly along the arc of a curve to the right (Radius= 50.00, Delta= 56°56'39") a chord bearing and distance of North 39°10'17" West, 52.22 feet to an iron pin set marking a point of reverse curvature;

thence northwesterly along the arc of a curve to the left (Radius= 60.00, Delta= 119°54'31") a chord bearing and distance of North 67°38'37" West, 103.88 feet to an iron pin set marking a point of reverse curvature;

thence southwesterly along the arc of a curve to the right (Radius= 50.00, Delta= 62°57'52") a chord bearing and distance of South 80°52'28" West, 47.67 feet to an iron pin set marking a point of tangency;

thence North 70°39'13" West, 172.87 feet to an iron pin set marking a point of curvature;

thence northwesterly along the arc of a curve to the left (Radius= 210.00, Delta= 110°5'46") a chord bearing and distance of North 76°12'06" West, 40.61 feet to an iron pin set marking a point of tangency;

thence North 81°44'59" West, 55.40 feet to an iron pin set marking a point of curvature;

thence southwesterly along the arc of a curve to the left (Radius= 165.00, Delta= 37°07'37") a chord bearing and distance of South 79°41'15" West, 117.79 feet to an iron pin set marking a point of tangency;

thence South 61°07'29" West, 154.40 feet to an iron pin set marking a point of curvature;

thence southwesterly along the arc of a curve to the left (Radius= 510.00, Delta= 23°58'09") a chord bearing and distance of South 49°09'25" West, 211.51 feet to an iron pin set marking a point of tangency;

thence South 37°11'20" West, 92.43 feet to an iron pin set;

thence North 04°15'50" East, 312.02 feet to the Point of Beginning and containing 6.514 acres, more or less, according to a survey performed by Jobes Henderson & Associates, Inc. in December of 2005.

The bearings in the above description are based on the State Plane Coordinate System, Ohio South Zone

All iron pins set are 5/8" in diameter rebar by 30" in length with red surveyors identification caps marked "J&H, PS 7900"

Subject to all valid and existing easements, restrictions, and conditions of record.

SNUG HARBOR PHASE I

SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF THORN, BEING PART OF SECTION 6, TWP. 18 N, RNG. 17 W, CONGRESS LANDS.

SLOT # 423  
PART BOOK 5 PAGE 975

ORIGINAL TRACT  
LEGAL DESCRIPTION OF A 113.631 ACRE PARCEL

Situated in the State of Ohio, County of Perry, Township of Thorn, being part of Section 6, Township 18-N, Range 17-W, and being a resurvey of that 113.63 acre tract as conveyed to Snug Harbor, Ltd. by deed of record in Official Record Volume 306, Page 1913, all references being to those of record in the Recorder's Office, Perry County, Ohio and being further described as follows:

Commencing at a railroad spike found marking the southwestern corner of Section 6;

thence along the centerline of County Road 1, also known as Custer Point Road, the following two (2) courses and distances:

North 04°16'41" East, 2018.89 feet to a point a railroad spike found; and . . .

North 04°10'31" East, 301.83 feet to a PK nail found and being the Point of Beginning for the 113.631 acre tract herein to be described;

thence continuing along Custer Point Road, North 04°10'31" East, 1005.49 feet to a PK nail found;

thence South 86°31'41" East, 522.05 feet to an iron pin found;

thence South 86°58'18" East, 373.36 feet to an iron pin found;

thence North 03°54'46" West, 23.45 feet to a point;

thence North 86°13'45" East, 524.68 feet to an iron pin found;

thence North 05°15'15" East, 92.72 feet to a railroad spike found;

thence South 84°39'52" East, 199.09 feet to a point;

thence North 05°04'08" East, 222.68 feet to a point;

thence North 24°11'10" West, 73.55 feet to a point;

thence North 42°11'12" East, 89.83 feet to a point;

thence South 04°04'02" West, 46.67 feet to an iron pin found, passing an iron pin found at 27.71 feet;

thence South 56°07'07" East, 47.50 feet to a point;

thence South 43°39'04" East, 12.54 feet to a point;

thence South 24°52'35" East, 14.99 feet to a point;

thence South 02°54'13" West, 12.49 feet to an iron pin found;

thence South 48°47'25" West, 27.44 feet to a point;

thence South 80°52'01" East, 13.36 feet to a point;

thence South 29°29'38" West, 14.10 feet to a point;

thence South 05°57'01" West, 13.53 feet to a point;

thence South 02°37'27" East, 46.46 feet to a point;

thence South 29°57'11" West, 8.32 feet to an iron pin found;

thence South 84°51'57" East, 86.76 feet to an iron pin found;

thence North 04°16'20" East, 386.48 feet to an iron pin found;

thence North 47°01'09" East, 38.19 feet to a point;

thence North 32°40'06" East, 190.59 feet to a point, passing a concrete monument set at 42.21 feet;

thence North 62°29'55" East, 165.04 feet to an iron pin set, passing a concrete monument set at 42.21 feet;

thence North 68°51'06" East, 72.33 feet to an iron pin set;

thence North 56°43'54" East, 119.81 feet to an iron pin found;

thence South 04°23'57" West, 53.00 feet to an iron pin found;

thence South 81°45'12" East, 523.21 feet to an iron pin found;

thence South 13°42'25" East, 111.09 feet to an iron pin found;

thence South 70°38'52" East, 831.28 feet to a point marking the northeastern corner of said Snug Harbor, Ltd. tract, passing on a concrete monument set at 793.38 feet;

thence along the easterly line of said Snug Harbor, Ltd. tract, South 04°16'35" West, 939.09 feet to an iron pin found marking the northeastern corner of that 100 acre tract as conveyed to Charlene B. Roberts by deed of record in Official Record Volume 132, Page 7;

thence along the northerly line of said Roberts tract, North 84°53'20" West, 1365.91 feet to an iron pin found marking the northwesterly corner of said Roberts tract;

thence along the westerly line of said Roberts tract, South 04°26'57" West, 1170.32 feet to an iron pin found;

thence North 85°00'10" West, 1908.85 feet to an iron pin found;

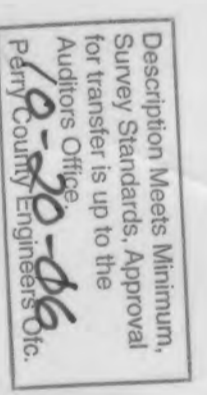
thence North 04°07'56" East, 301.90 feet to an iron pin found;

thence North 85°02'56" West, 288.09 feet to the Point of Beginning and containing 113.631 acres, more or less, according to a survey performed by Jobes Henderson & Associates, Inc. in December of 2005.

The bearings in the above description are based on the State Plane Coordinate System, Ohio South Zone

All iron pins set are 5/8" in diameter rebar by 30" in length with red surveyors identification caps marked "J&H, PS 7900"

Subject to all valid and existing easements, restrictions, and conditions of record.



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PB 5 PG 475  
SLOT 423