SLOT 433

SNUG HARBOR PHASE II

PB 5 PG 485
SLOT 433

200700001675
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FIX
04-26-2007 At 09:22 am.
PLAT 574.00

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

0.918 acres (Lots 1,2 & 3)

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 part of that 113.63 acre tract as conveyed to Triglyph Holdings LLC. by deed of record in Official Record Volume 332, Page 2512, 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 southwesterly 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, 1307.42 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, 89.93 feet to a point;

thence North 04°04'02" West, 46.67 feet to an iron pin found;

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 60°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, 9.32 feet to an iron pin found;

thence South 84°51'57" West, 86.76 feet to an iron pin found and being the Point of Beginning for the 0.918 acre tract herein to be described;

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

thence North 47°01'09" East, 38.19 feet to an iron pin found;

thence North 32°40'20" East, 190.60 feet to a point;

thence South 04°15'50" West, 312.02 feet to a point;

thence southwesterly along the arc of a curve to the left (Radius= 568.79', Delta= 29°01'58") a chord bearing and distance of South 22°40'21" West, 285.14 feet to a point;

thence North 84°51'57" West, 26.62 feet to the Point of Beginning and containing 0.918 acres, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in December of 2006.

6.840 acres (Lots 26 – 48, Lots 56 – 60)

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 part of that 113.63 acre tract as conveyed to Triglyph Holdings, LLC. by deed of record in Official Record Volume 332, Page 2512, 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 southwesterly 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, 1100.18 feet to a point;

thence leaving said centerline, South 85°49'29" East, 30.00 feet to a point;

thence northeasterly along the arc of a curve to the left (Radius= 49.00, Delta= 41°31'19") a chord bearing and distance of North 70°38'39" East, 34.74 feet to a point of tangency;

thence South 88°35'41" East, 236.77 feet to a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 80.00, Delta= 32°42'06") a chord bearing and distance of South 72°14'38" East, 45.04 feet to a point of tangency;

thence South 55°53'35" East, 21.45 feet to a point of curvature;

thence southeasterly along the arc of a curve to the left (Radius= 295.00, Delta= 32°14'23") a chord bearing and distance of South 72°00'46" East, 163.81 feet to a point of tangency;

thence South 88°07'58" East, 27.57 feet to a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 29.00, Delta= 54°24'07") a chord bearing and distance of South 60°55'53" East, 26.51 feet to a point of reverse curvature;

thence southeasterly along the arc of a curve to the left (Radius= 38.00, Delta= 71°11'43") a chord bearing and distance of South 81°33'44" East, 44.24 feet to a point and being the Point of Beginning for the 6.840 acre parcel herein to be described;

thence northeasterly along the arc of a curve to the left (Radius= 38.00', Delta= 25°22'30") a chord bearing and distance of North 50°09'09" East, 16.69 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the right (Radius= 29.00', Delta= 54°24'08") a chord bearing and distance of North 64°39'58" East, 26.51 feet to a point of tangency;

thence South 88°07'58" East, 2.92 feet to a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 120.00', Delta= 35°37'21") a chord bearing and distance of North 74°03'21" East, 73.41 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the right (Radius= 1160.00', Delta= 33°08'58") a chord bearing and distance of North 72°49'09" East, 661.82 feet to a point of tangency;

thence North 89°23'39" East, 498.89 feet to a point marking a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 320.00', Delta= 24°33'07") a chord bearing and distance of North 77°07'05" East, 136.08 feet to a point of reverse curvature;

thence southeasterly along the arc of a curve to the right (Radius= 130.00', Delta= 58°06'28") a chord bearing and distance of South 86°06'14" East, 126.26 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the left (Radius= 130.00', Delta= 90°14'04") a chord bearing and distance of North 77°49'58" East, 184.22 feet to a point;

thence South 00°36'21" East, 100.00 feet to a point;

thence South 49°14'40" West, 73.97 feet to a point;

thence South 82°18'08" West, 73.97 feet to a point;

thence North 74°27'45" West, 71.04 feet to a point;

thence South 76°02'11" West, 154.17 feet to a point;

thence South 79°40'30" West, 76.09 feet to a point;

thence South 89°04'59" West, 75.00 feet to a point;

thence South 89°23'39" West, 375.00 feet to a point;

thence South 89°21'26" West, 75.00 feet to a point;

thence South 86°59'12" West, 66.60 feet to a point;

thence South 83°16'57" West, 66.56 feet to a point;

thence South 79°34'49" West, 66.52 feet to a point;

thence South 75°52'48" West, 66.49 feet to a point;

thence South 72°10'33" West, 66.66 feet to a point;

thence South 68°28'08" West, 66.60 feet to a point;

thence South 64°45'51" West, 66.57 feet to a point;

thence South 61°03'38" West, 66.57 feet to a point;

thence South 58°15'19" West, 66.20 feet to a point;

thence South 80°02'17" West, 63.67 feet to a concrete monument set;

thence southeasterly along the arc of a curve to the left (Radius= 230.00', Delta= 58°11'09") a chord bearing and distance of South 13°27'31" East, 223.66 feet to a point of tangency;

thence South 42°31'48" East, 202.81 feet to a point;

thence North 47°28'12" East, 18.45 feet to a point;

thence North 42°31'48" West, 62.00 feet to a point;

thence North 47°28'12" East, 304.00 feet to a point;

thence South 42°31'48" East, 62.00 feet to a point;

thence South 47°28'12" West, 452.45 feet to a point;

thence North 42°31'48" West, 202.81 feet to a point;

thence northwesterly along the arc of a curve to the right (Radius= 360.00', Delta= 50°58'04") a chord bearing and distance of North 17°02'46" West,309.78 feet to a point of tangency;

thence North 08°26'16" East, 71.82 feet to a point of curvature;

thence northeasterly along the arc of a curve to the right (Radius= 29.00', Delta= 54°24'08") a chord bearing and distance of North 35°38'20" East, 26.51 feet to the Point of Beginning and containing 6.840 acres, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in December of 2006.

3.698 acres (Lots 61 – 66)

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 part of that 113.63 acre tract as conveyed to Triglyph Holdings, LLC. by deed of record in Official Record Volume 332, Page 2512, 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 southwesterly corner of Section 6;

thence along the centerline of County Road 1, also known as Custer Point Road, North 04°16'41" East, 2018.89 feet to a point a railroad spike found;

thence South 85°03'18" East, 288.31 feet to an iron pin found;

thence South 85°00'10" East, 1908.85 feet to an iron pin found marking a southeasterly corner of said Triglyph Holdings, LLC. tract;

thence North 04°26'57" East, 1170.32 feet to an iron pin found;

thence North 34°20'32" West, 20.63 feet to a point;

thence North 31°04'16" West, 20.00 feet to a point and being the Point of Beginning for the 3.698 acre tract herein to be described;

thence southwesterly along the arc of a curve to the right (Radius= 130.00', Delta= 60°34'29") a chord bearing and distance of South 28°38'29" West, 131.13 feet to a point of tangency;

thence South 01°38'45" West, 186.70 feet to a point of curvature;

thence southwesterly along the arc of a curve to the right (Radius= 460.00', Delta= 73°44'13") a chord bearing and distance of South 35°13'21" West, 551.98 feet to a point of tangency;

thence South 72°05'28" West, 152.12 feet to a point of curvature;

thence southwesterly along the arc of a curve to the left (Radius= 800.00', Delta= 06°47'33") a chord bearing and distance of South 68°41'41" West, 94.79 feet to a point of reverse curvature;

thence northwesterly along the arc of a curve to the right (Radius= 24.00', Delta= 72°10'18") a chord bearing and distance of North 78°36'57" West, 28.27 feet to a point of tangency;

thence North 42°31'48" West, 333.94 feet to a point of curvature;

thence northwesterly along the arc of a curve to the left (Radius= 60.00', Delta= 90°00'00") a chord bearing and distance of North 87°31'48" West, 84.85 feet to a point;

thence North 47°27'44" East, 161.19 feet to a point;

thence South 42°31'48" East, 31.11 feet to a point;

thence South 05°06'39" East, 27.56 feet to a point;

thence South 42°31'48" East, 143.12 feet to a point;

thence South 63°59'48" East, 140.06 feet to a point;

thence North 75°44'01" East, 52.72 feet to a point;

thence North 74°40'23" East, 61.34 feet to a point;

thence North 71°59'12" East, 71.68 feet to a point;

thence North 65°23'20" East, 60.61 feet to a point;

thence North 55°26'49" East, 57.23 feet to a point;

thence North 45°40'27" East, 58.61 feet to a point;

thence North 35°51'31" East, 57.74 feet to a point;

thence North 26°08'01" East, 57.54 feet to a point;

thence North 16°25'20" East, 57.58 feet to a point;

thence North 06°42'07" East, 57.64 feet to a point;

thence North 01°06'39" West, 67.34 feet to a point;

thence North 01°38'45" West, 150.00 feet to a point;

thence North 21°15'31" East, 81.44 feet to a point;

thence North 77°59'22" East, 157.00 feet to the Point of Beginning and containing 3.698 acres, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in December of 2006.

0.722 acres (Lots 49 – 51)

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 part of that 113.63 acre tract as conveyed to Triglyph Holdings, LLC. by deed of record in Official Record Volume 332, Page 2512, 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 southwesterly 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, 1100.18 feet to a point;

thence leaving said centerline, South 85°49'29" East, 30.00 feet to a point;

thence northeasterly along the arc of a curve to the left (Radius= 49.00, Delta= 41°31'19") a chord bearing and distance of North 70°38'39" East, 34.74 feet to a point of tangency;

thence South 88°35'41" East, 236.77 feet to a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 80.00, Delta= 32°42'06") a chord bearing and distance of South 72°14'38" East, 45.04 feet to a point of tangency;

thence South 55°53'35" East, 21.45 feet to a point of curvature;

thence southeasterly along the arc of a curve to the left (Radius= 295.00, Delta= 32°14'23") a chord bearing and distance of South 72°00'46" East, 163.81 feet to a point of tangency;

thence South 88°07'58" East, 27.57 feet to a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 29.00, Delta= 54°24'07") a chord bearing and distance of South 60°55'53" East, 26.51 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the left (Radius= 29.00, Delta= 54°24'08") a chord bearing and distance of South 64°39'58" East, 26.51 feet to a point of tangency;

thence South 88°07'58" East, 2.92 feet to a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 120.00, Delta= 35°37'21") a chord bearing and distance of North 74°03'21" East, 73.41 feet to an iron pin set marking a point of reverse curvature;

thence northeasterly along the arc of a curve to the right (Radius= 1160.00, Delta= 33°08'58") a chord bearing and distance of North 72°49'09" East, 661.82 feet to an iron pin set marking a point of tangency;

thence North 89°23'39" East, 498.89 feet to an iron pin set marking a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 320.00, Delta= 24°33'07") a chord bearing and distance of North 77°07'05" East, 136.08 feet to an iron pin set marking a point of reverse curvature;

thence southeasterly along the arc of a curve to the right (Radius= 130.00, Delta= 58°06'58") a chord bearing and distance of South 86°06'14" East, 126.26 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the left (Radius= 130.00, Delta= 100°08'16") a chord bearing and distance of North 72°52'51" East, 199.37 feet to an iron pin set and being the Point of Beginning for the 0.722 acre parcel herein to be described;

thence continuing northeasterly along the arc of a curve to the left (Radius= 130.00, Delta= 15°47'39") a chord bearing and distance of North 14°54'52" East, 35.72 feet to an iron pin set marking a point of tangency;

thence North 07°01'04" East, 266.83 feet to an iron pin set;

thence North 83°56'13" East, 102.65 feet to an iron pin set;

thence South 06°59'56" West, 325.45 feet to an iron pin set;

thence North 82°58'55" West, 105.00 feet to the Point of Beginning and containing 0.722 acres, more or less, according to a previous survey preformed by Jobes Henderson & Associates, Inc. in December of 2006.

1.378 acres (Lots 52–55)

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 part of that 113.63 acre tract as conveyed to Triglyph Holdings, LLC. by deed of record in Official Record Volume 332, Page 2512, 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 southwesterly 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, 1100.18 feet to a point;

thence leaving said centerline, South 85°49'29" East, 30.00 feet to a point;

thence northeasterly along the arc of a curve to the left (Radius= 49.00, Delta= 41°31'19") a chord bearing and distance of North 70°38'39" East, 34.74 feet to a point of tangency;

thence South 88°35'41" East, 236.77 feet to a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 80.00, Delta= 32°42'06") a chord bearing and distance of South 72°14'38" East, 45.04 feet to a point of tangency;

thence South 55°53'35" East, 21.45 feet to a point of curvature;

thence southeasterly along the arc of a curve to the left (Radius= 295.00, Delta= 32°14'23") a chord bearing and distance of South 72°00'46" East, 163.81 feet to a point of tangency;

thence South 88°07'58" East, 27.57 feet to a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 29.00, Delta= 54°24'07") a chord bearing and distance of South 60°55'53" East, 26.51 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the left (Radius= 29.00, Delta= 54°24'08") a chord bearing and distance of South 64°39'58" East, 26.51 feet to a point of tangency;

thence South 88°07'58" East, 2.92 feet to a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 120.00, Delta= 35°37'21") a chord bearing and distance of North 74°03'21" East, 73.41 feet to an iron pin set marking a point of reverse curvature;

thence northeasterly along the arc of a curve to the right (Radius= 1160.00, Delta= 33°08'58") a chord bearing and distance of North 72°49'09" East, 661.82 feet to an iron pin set marking a point of tangency;

thence North 89°23'39" East, 498.89 feet to an iron pin set marking a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 320.00, Delta= 24°33'07") a chord bearing and distance of North 77°07'05" East, 136.08 feet to an iron pin set marking a point of reverse curvature;

thence southeasterly along the arc of a curve to the right (Radius= 130.00, Delta= 58°06'58") a chord bearing and distance of South 86°06'14" East, 126.26 feet to a point of reverse curvature;

thence northeasterly along the arc of a curve to the left (Radius= 130.00, Delta= 115°55'56") a chord bearing and distance of North 64°59'01" East, 220.41 feet to an iron pin set marking a point of tangency;

thence North 07°01'04" East, 430.93 feet to a point of curvature;

thence northeasterly along the arc of a curve to the left (Radius= 320.00, Delta= 03°08'29") a chord bearing and distance of North 05°26'47" East, 17.54 feet to a point of tangency;

thence North 03°52'33" East, 243.93 feet to a point of curvature;

thence northeasterly along the arc of a curve to the right (Radius= 24.00, Delta= 94°22'27") a chord bearing and distance of North 51°03'47" East, 35.21 feet to a point of tangency;

thence South 81°44'59" East, 12.31 feet to an iron pin set and being the Point of Beginning for the 1.377 acre parcel herein to be described;

thence continuing South 81°44'59" East, 34.63 feet to an iron pin set marking a point of curvature;

thence southeasterly along the arc of a curve to the right (Radius= 190.00, Delta= 11°05'46") a chord bearing and distance of South 76°12'06" East, 36.74 feet to an iron pin set marking a point of tangency;

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

thence southeasterly along the arc of a curve to the right (Radius= 50.00, Delta= 56°56'39") a chord bearing and distance of South 42°10'53" East, 47.67 feet to an iron pin set marking a point of reverse curvature;

thence southeasterly along the arc of a curve to the left (Radius= 60.00, Delta= 107°25'23") a chord bearing and distance of South 67°25'15" East, 96.73 feet to an iron pin set marking a point of reverse curvature;

thence northeasterly along the arc of a curve to the right (Radius= 50.00, Delta= 50°28'44") a chord bearing and distance of North 84°06'25" East, 42.64 feet to an iron pin set marking a point of tangency;

thence South 70°39'13" East, 26.23 feet to an iron pin set;

thence South 00°00'40" East, 137.74 feet to an iron pin set;

thence North 86°43'19" West, 139.96 feet to an iron pin set;

thence North 65°56'23" West, 77.24 feet to an iron pin set;

thence North 54°35'09" West, 129.32 feet to an iron pin set;

thence North 44°35'26" West, 150.37 feet to an iron pin set;

thence North 00°18'48" West, 64.00 feet to the Point of Beginning and containing 1.378 acres, more or less, according to a previous survey preformed by Jobes Henderson & Associates, Inc. in December of 2006.

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 8283.

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

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
4-26-07
Perry County Engineers Ofc.

Split Fee Paid 800.00
Date: 10-18-07 MEH
Perry Co. Planning Comm.

JOBES HENDERSON & ASSOCIATES INC.
CIVIL ENGINEERING & LAND SURVEYING
59 GRANT STREET
NEWARK, OHIO 43055
TEL. (740)344–5451
FAX (740)344–5746

PB 5 PG 485
SLOT 433

PB 5 PG 485
SLOT 433