PB 5 PG 491
SLOT 439

SNUG HARBOR ISLAND

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

CURVE TABLE					
NO.	RAD.	CURVE LGTH.	CHORD BEARING	CHORD DIST.	DELTA
C1	20.00'	11.01'	S22°10'18"W	10.87'	31°32'23"
C2	20.00'	20.02'	S66°36'57"W	19.19'	57°20'55"
C3	20.00'	1.61'	N82°23'59"W	1.61'	4°37'13"
C4	20.00'	30.18'	N36°51'35"W	27.40'	86°27'33"
C5	5.00'	7.49'	S36°33'57"E	6.81'	85°52'00"
C6	5.00'	8.18'	N53°02'56"E	7.30'	93°42'05"
C7	2.50'	4.66'	S47°13'22"E	4.02'	106°50'31"
C8	15.00'	11.94'	N77°50'31"W	11.63'	45°36'11"
C9	15.00'	16.03'	N24°25'16"W	15.28'	61°14'20"
C10	5.00'	7.53'	N36°57'03"W	6.84'	86°17'55"
C11	5.00'	8.16'	S53°08'05"W	7.29'	93°31'48"
C12	5.00'	8.16'	N53°08'05"E	7.29'	93°31'48"
C13	5.01'	8.17'	S53°02'57"W	7.30'	93°24'53"
C14	20.00'	32.64'	S53°09'22"W	29.14'	93°30'31"
C15	15.00'	27.97'	S47°13'21"E	24.09'	106°50'31"

LOT	TOTAL ACRE	DRY ACRE	WET ACRE	WATER FRONT
1	0.445	0.396	0.049	262'
2	0.224	0.207	0.017	50'
3	0.212	0.195	0.017	53'
4	0.190	0.167	0.023	51'
5	0.203	0.178	0.025	51'
6	0.276	0.205	0.071	175'
7	0.175	0.152	0.023	78'
8	0.234	0.195	0.039	95'
9	0.236	0.236	0.000	96'
10	0.318	0.318	0.000	57'
11	0.311	0.311	0.000	NO
12	0.203	0.200	0.003	231'
13	0.203	0.203	0.000	50'
14	0.215	0.215	0.000	63'
15	0.187	0.187	0.000	83'
16	0.201	0.152	0.049	219'
17	0.204	0.104	0.100	52'
18	0.213	0.110	0.103	51'
19	0.215	0.100	0.115	51'
20	0.218	0.092	0.126	50'
21	0.209	0.106	0.103	68'
22	0.192	0.112	0.080	50'

SNUG HARBOR ISLAND
LEGAL DESCRIPTION OF A 7.943 ACRE PARCEL

Situated in the State of Ohio, County of Perry, Township of Thorn, being part of the Northwest Quarter of Section 6, Township 18–N, Range 17–W, and being resurvey of that 7.943 acre tract known as Tract 1 as conveyed to Snug Harbor Island, LLC. by deed of record in Instrument Number 200200008379, 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 North 16°04'29" East, 4396.70 feet to a point marking the southwesterly corner of said Snug Harbor Island, LLC. and being the Point of Beginning for the 7.943 acre parcel herein to be described;

thence North 18°42'33" East, 330.45 feet to a point;

thence South 84°11'19" East, 622.20 feet to a point;

thence South 41°43'57" East, 384.58 feet to a point;

thence South 19°35'32" West, 62.63 feet to a point;

thence North 80°19'36" West, 89.27 feet to a point;

thence South 74°21'31" West, 415.38 feet to a point;

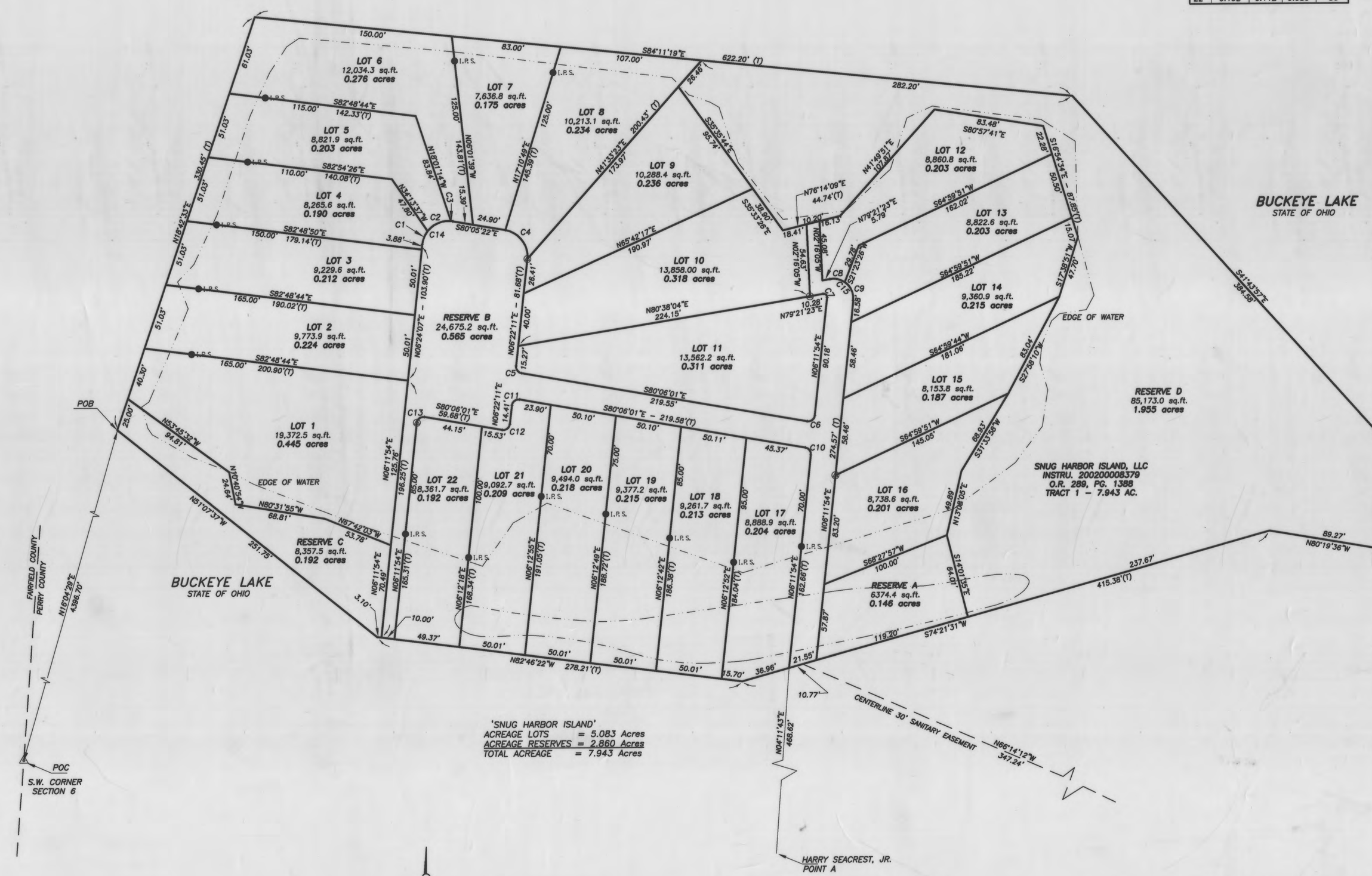
thence North 82°46'22" West, 278.21 feet to a point;

thence North 51°07'37" West, 251.75 feet to the Point of Beginning and containing 7.943 acres, more or less, according to a previous survey preformed by Jobes Henderson & Associates, Inc. in January of 2004.

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

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. 3-31-08 MH
Perry County Engineers Ofc.



'SNUG HARBOR ISLAND'
ACREAGE LOTS = 5.083 Acres
ACREAGE RESERVES = 2.860 Acres
TOTAL ACREAGE = 7.943 Acres

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE.

SCALE 1"=50'
0 50' 100'

LEGEND

POC : Point of Commencement
POB : Point of Beginning
○ I.R.F. : Iron pin found
△ : Railroad spike found
● I.R.S. : Reference iron pin set 5/8" rebar with red I.D. cap "J&H FSB8267"
◎ : Concrete Monument Set
— · — · — : Existing Edge of Water

PERTINENT DOCUMENTS USED
Perry County Plat Records
Perry County Tax Maps
All Recorded information shown were used as source documents.

NOTE:
ALL LOTS SHALL HAVE IRON PINS SET AT ALL CORNERS AND BENDS.

ALL LOTS SHALL BE SUBJECT TO A 10 FOOT MINIMUN SIDE YARD BUILDING SETBACK.

Dated: February 1, 2007
Drawn: JLK Job No. T08–01

OWNER and DEVELOPER
SNUG HARBOR ISLAND, LLC
309 FOURTH STREET
COLUMBUS, OHIO 43215
Phone: (614) 545–5400

PREPARED BY:
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