

BLACK DOG ISLAND

Situated in the State of Ohio, County of Perry, Township of Thorn, and being part of the South Half of Section 17, Township 19 North, Range 17 West, Refugee Lands

APPROVALS

The Engineering Department of Perry County, Ohio, do hereby approve the layout of "BLACK DOG ISLAND" this 22 day of Jan 2010.

[Signature]
Engineer, Perry County, Ohio

The Health Department of Perry County, Ohio, do hereby approve the layout of "BLACK DOG ISLAND" this 21 day of January 2010.

[Signature]
Board of Health, Perry County, Ohio

The Thorn Township Zoning of Perry County, Ohio, do hereby approve the layout of "BLACK DOG ISLAND" this 20 day of January 2010.

[Signature]
Thorn Township Zoning, Perry County, Ohio

The Planning Commission of Perry County, Ohio, do hereby approve the layout of "BLACK DOG ISLAND" this 27 day of January 2010.

[Signature]
Planning Commission, Perry County, Ohio

The Commissioners of Perry County, Ohio, do hereby approve the layout of "BLACK DOG ISLAND" this 27 day of January 2010.

[Signature] Commissioner, Perry County, Ohio
[Signature] Commissioner, Perry County, Ohio
[Signature] Commissioner, Perry County, Ohio

STATE OF OHIO

Before me, a Notary Public in and for said State, personally appeared William J. Schottenstein, the manager of Black Dog Island, LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purpose herein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this 27th day of January 2010.

[Signature]
Notary Public State of Ohio

TRANSFERRED

The land hereon platted has been transferred this 9th day of February 2010.

Acreage Lots = 4.778 Acres
Acreage Reserves = 2.702 Acres
Total Acreage in "BLACK DOG ISLAND" = 7.480 Acres

[Signature]
Auditor, Perry County, Ohio

FILING

Received and recorded this 10 day of Feb 2010, at 10:18 AM and recorded in Plat Book 5 Page 445

Plat Fee: \$158.40
Restriction Fee: -
Total Fee: \$158.40

Deed Restriction recorded
Instrument Number _____

[Signature]
Recorder, Perry County, Ohio

9107 + 443
Plat Book 5 page 495

I do hereby certify that I have surveyed these premises, prepared the attached plat and that said plat is correct. All dimensions are shown in feet and decimal parts thereof and dimensions shown along curves are chord measurements. Iron pins shall be set at all locations shown on plat.



[Signature]
Steven L. Mulloney, P.S. #7900

STRATEGIC

Environmental & Ecological Services
Land Surveying Services
653 McCorkle Blvd., Suite G
Wesleyville, Ohio 43082
Phone (614) 891-8905
Fax (614) 891-8915
www.strategicenvironmental.net



DEDICATION

Situated in the State of Ohio, County of Perry, Township of Thorn, and being part of the South Half of Section 17, Township 19 North, Range 17 West, Refugee Lands, and being Tract 4 and Tract 5 "Dillow Island", as conveyed to BLACK DOG ISLAND, LLC, as recorded in Official Record 334, Page 752 of the Perry County Recorder's Office

I the undersigned, William J. Schottenstein, for Black Dog Island, LLC, being the owner of the lands herein platted do hereby voluntarily consent to the execution of this plat, do hereby certify that the attached plat is a correct representation of "BLACK DOG ISLAND", a subdivision of Lots 1 through 9, and Reserves A through D, inclusive, and do hereby accept this plat of the same.

Reserves "A," "B," "C," and "D" are to be owned and maintained by the Black Dog Island homeowners association and shall be owned and maintained by the developer until such homeowners association is formed.
Reserve "A" is for boat docking and to provide open water access to Buckeye Lake.

Reserve "B" is for open space and common elements, including recreational facilities and structures, as determined by the developer.
Reserve "C" is to provide access to and from the common areas of Reserve "B," from and to the waters of Buckeye Lake.

Reserve "D" is for all private driveway purposes, subject to any easements now of record or hereafter granted by the developer for the benefit of the adjacent parcels currently owned by City Investment II, LLC and or Peggy Lee Keller, et al.

Parking will be made available to residents of the subdivision on the adjacent parcel currently owned by City Investment II, LLC, as provided in the Exclusive Use Easement of record at Instrument Number 200900004766, Recorder's Office, Perry County, Ohio.

The developer shall be entitled to extend utilities and establish easements within the subdivision's setbacks and reserve areas, as deemed necessary by the developer for the development of the subdivision, construction therein or use thereof.

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations, including the applicable off-street parking and loading requirements for Perry County, Ohio, for the benefit of themselves and all others and subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof this 27th day of January 2010.

[Signature]
Witness

Black Dog Island, LLC
By William J. Schottenstein
Its: Manager

[Signature]
Witness

RW DESIGNER	GJG	JOB NUMBER	COL-2009048
RW REVIEWER	SLM		

BLACK DOG ISLAND PERRY COUNTY, OHIO

FINAL PLAT

DATE:	1/4/10
1	2

201000020445
Filed for record in
Perry County, Ohio
Recorder's Office
02-10-2010 at 10:02 AM
PLAT
158.40
Book
495

