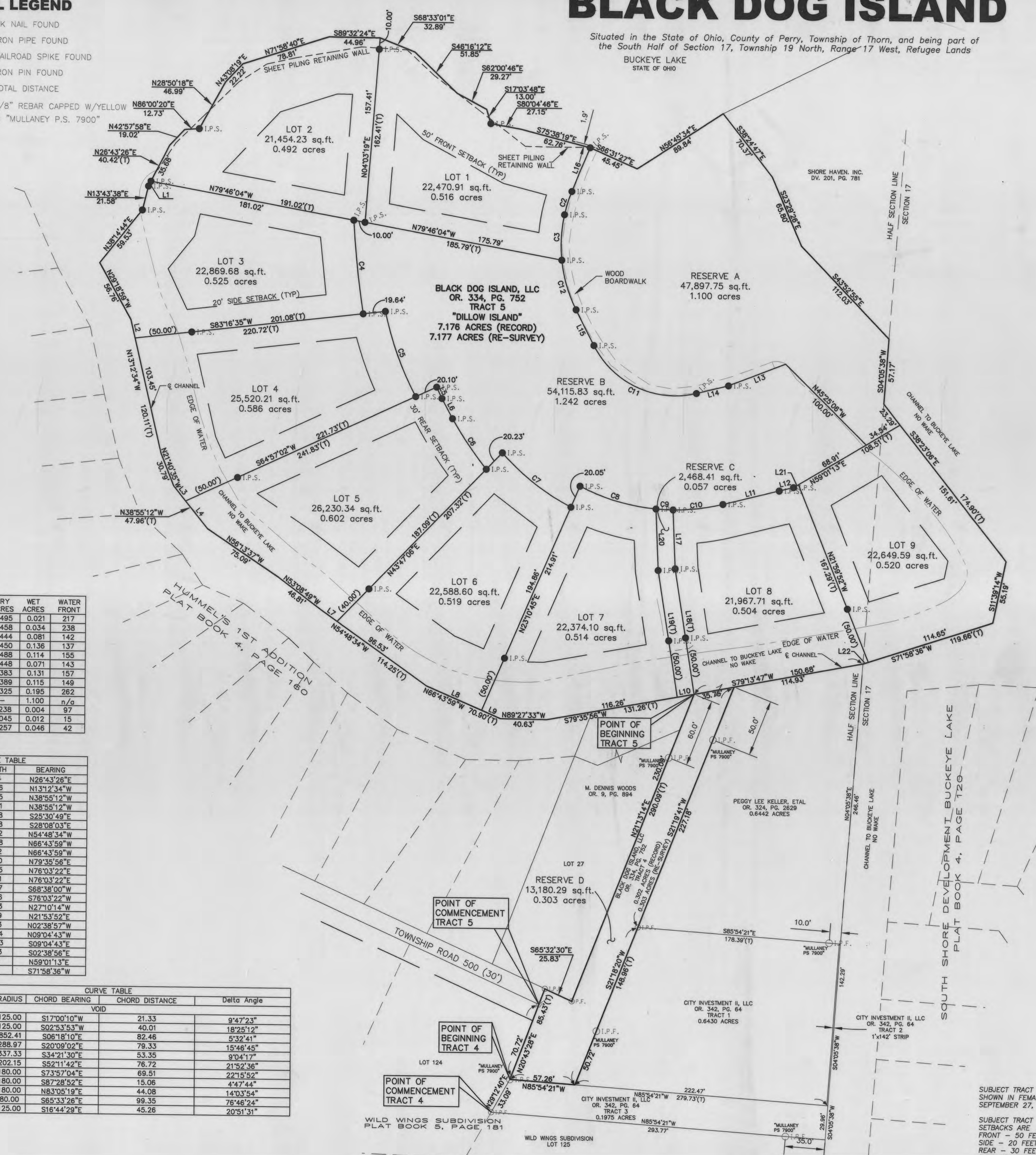
BLACK DOG ISLAND

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

SYMBOL LEGEND

Symbol	Meaning
○P.K.F.	PK NAIL FOUND
◎P.F.	IRON PIPE FOUND
☆	RAILROAD SPIKE FOUND
○I.P.F.	IRON PIN FOUND
XX.XX(T)	TOTAL DISTANCE
●I.P.S.	5/8" REBAR CAPPED W/YELLOW ID "MULLANEY P.S. 7900"



LOT NUMBER	TOTAL ACRES	DRY ACRES	WET ACRES	WATER FRONT
1	0.516	0.495	0.021	217
2	0.492	0.458	0.034	238
3	0.525	0.444	0.081	142
4	0.586	0.450	0.136	137
5	0.602	0.488	0.114	155
6	0.519	0.448	0.071	143
7	0.514	0.383	0.131	157
8	0.504	0.389	0.115	149
9	0.520	0.325	0.195	262
RESERVE A	1.100	-	1.100	n/a
RESERVE B	1.242	1.238	0.004	97
RESERVE C	0.057	0.045	0.012	15
RESERVE D	0.303	0.257	0.046	42

LINE TABLE

LINE	LENGTH	BEARING
L1	4.74	N26°43'26"E
L2	16.66	N13°12'34"W
L3	16.95	N38°55'12"W
L4	31.01	N38°55'12"W
L5	10.98	S25°30'49"E
L6	19.88	S28°08'03"E
L7	17.72	N54°48'34"W
L8	52.78	N66°43'59"W
L9	18.12	N66°43'59"W
L10	15.00	N79°35'56"E
L11	50.95	N76°03'22"E
L12	12.91	N76°03'22"E
L13	53.87	S68°38'00"W
L14	28.96	S76°03'22"W
L15	35.03	N27°10'14"W
L16	41.59	N21°53'52"E
L17	51.73	N02°38'57"W
L18	111.24	N09°04'43"W
L19	112.43	S09°04'43"E
L20	53.93	S02°38'56"E
L21	5.06	N59°01'13"E
L22	5.01	S71°58'36"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	Delta Angle
C1	VOID				
C2	21.36	125.00	S17°00'10"W	21.33	9°47'23"
C3	40.19	125.00	S02°53'53"W	40.01	18°25'12"
C4	82.49	852.41	S06°18'10"E	82.46	5°32'41"
C5	79.58	288.97	S20°09'02"E	79.33	15°46'45"
C6	53.41	337.33	S34°21'30"E	53.35	9°04'17"
C7	77.18	202.15	S52°11'42"E	76.72	21°52'36"
C8	69.95	180.00	S73°57'04"E	69.51	22°15'52"
C9	15.07	180.00	S87°28'52"E	15.06	4°47'44"
C10	44.19	180.00	N83°05'19"E	44.08	14°03'54"
C11	107.20	80.00	S65°33'26"E	99.35	76°46'24"
C12	45.51	125.00	S16°44'29"E	45.26	20°51'31"

BASIS OF BEARING IS TRUE NORTH.
COORDINATE SYSTEM IS OHIO STATE PLANE SOUTH ZONE (3402) NAD83, NAVD88, GEOID03. PROJECT CONTROL WAS COLLECTED USING GPS OBSERVATIONS BY TRIMBLE R8 VRS GPS UNITS.
PROJECT CONTROL BASED FROM NGS MONUMENT AH7705 "LICKING TWP 9".

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 a re-survey of those tracts, known as Tract 4 and Tract 5 "Dillow Island", as conveyed to BLACK DOG ISLAND, LLC, as recorded in Official Record 334, Page 752 and more particularly described as follows:

Tract 4
Commencing at an iron pin found marking the northwest corner of Lot 125 of Wild Wings Subdivision Phase 1, as recorded in Plat Book 5, Page 181; said iron pin also being the southwest corner of a 0.1975 acre tract conveyed to CITY INVESTMENT II, INC, as recorded in Official Record 342, Page 64 and on the easterly line of Lot 124 of said Wild Wings Subdivision Phase 1; thence along the easterly line of said Lot 124, also being the westerly line of said 0.1975 acre tract, North 29 degrees 12 minutes 40 seconds East, a distance of 33.09 feet, to a 5/8" capped rebar with yellow id "Mullaney P.S. 7900" found at the northwest corner of said 0.1975 acre tract and The Point of Beginning for the tract described as follows;

thence leaving said 0.195 acre tract, and along the easterly line of said Lot 124, North 20 degrees 43 minutes 28 seconds East, a total distance of 85.43 feet, passing a railroad spike found on the easterly right-of-way of Township Road 500 (30 feet wide), also being the northeast corner of said Lot 124, at 70.72 feet, to an iron pin found on the southerly line of Lot 27 of Hummels 1st Addition, as recorded in Plat Book 4, Page 160, conveyed to M. DENNIS WOODS, as recorded in Official Record 9, Page 894, also being the northeast corner of the right-of-way of said Township Road 500;

thence leaving the easterly right-of-way of Township Road 500 and along the southerly line of said Lot 27, South 65 degrees 32 minutes 30 seconds East, a distance of 25.83 feet, to a iron pipe found at the southeast corner of said Lot 27;

thence along the easterly line of Lot 27, North 21 degrees 13 minutes 14 seconds East, a total distance of 290.09 feet, passing a 5/8" capped rebar with yellow id "Mullaney P.S. 7900" found at 230.09 feet, to a point on the southerly line of "Dillow Island", Tract 5, conveyed to BLACK DOG ISLAND, LLC, as recorded in Official Record 334, Page 752;

thence along the southerly line of said "Dillow Island", North 79 degrees 13 minutes 47 seconds East, a distance of 35.75 feet, to a point, said point also being the northwest corner of a 0.6442 acre tract conveyed to PEGGY LEE KELLER, as recorded in Official Record 324, Page 2629;

thence leaving the southerly line of said "Dillow Island" and along the westerly line of said 0.6442 acre tract, South 21 degrees 19 minutes 41 seconds West, a total distance of 227.18 feet, passing a 5/8" capped rebar with yellow id "Mullaney P.S. 7900" found at 60.00 feet, to an iron pin found at the southwest corner of said 0.6442 acre tract, also being the northwest corner of a 0.6430 acre tract conveyed to City Investment II, Inc, as recorded in Official Record 342, Page 64;

thence along the westerly line of said 0.6442 acre tract, South 21 degrees 18 minutes 20 seconds West, a distance of 148.96 feet, passing a 5/8" capped rebar with yellow id "Mullaney P.S. 7900" found at 97.97 feet, to a point on the northerly line of said 0.1975 acre tract;

thence along the northerly line of said 0.1975 acre tract, North 85 degrees 54 minutes 21 seconds West, a distance of 57.26 feet to The Point of Beginning and containing an area of 0.303 acres, more or less.

Tract 5
Commencing at a railroad spike found in the centerline of Township Road 500 (30 feet wide), also being the northeast corner of Lot 124 of Wild Wings Subdivision Phase 1, of record in Plat Book 5, Page 181 and on the westerly line of a 0.302 acre tract conveyed to Black Dog Island, LLC, of record in Official Record 334, Page 752, thence along the westerly line of said 0.302 acre tract, North 20 degrees 43 minutes 28 seconds East, a distance of 14.71 feet, to an iron pin found at the northwest corner of said 0.302 acre tract. said iron pin found also being on the southerly line of a tract conveyed to M. Dennis Woods, as recorded in Official Record 9, Page 894, more specifically Lot 27 of Hummel's First Addition, of record in Plat Book 4, Page 160, thence along the northerly line of said 0.302 acre tract, also being the southerly line of said Woods tract, South 65 degrees 32 minutes 30 seconds East, a distance of 25.83 feet, to an iron pin found at the southeast corner of said Lot 27, thence along the westerly line of said 0.302 acre tract, also being the easterly line of said Woods tract, North 21 degrees 13 minutes 14 seconds East, a total distance of 290.09 feet, passing a ⅝" rebar capped with yellow id stamped "Mullaney P.S. 7900" at 240.09 feet, to a point at the northwest corner of said 0.302 acre tract, also being on the centerline of a channel to Buckeye Lake and THE POINT OF BEGINNING, for the tract herein described;

Thence, with the centerline of said channel to Buckeye Lake, the following ten (10) courses and distances:

South 79 degrees 35 minutes 56 seconds West, a distance of 131.26 feet, to a point;
North 89 degrees 27 minutes 33 seconds West, a distance of 40.63 feet, to a point;
North 66 degrees 43 minutes 59 seconds West, a distance of 70.90 feet, to a point;
North 54 degrees 48 minutes 34 seconds West, a distance of 114.25 feet, to a point;
North 53 degrees 08 minutes 49 seconds West, a distance of 46.81 feet, to a point;
North 56 degrees 13 minutes 37 seconds West, a distance of 75.09 feet, to a point;
North 38 degrees 55 minutes 12 seconds West, a distance of 47.96 feet, to a point;
North 21 degrees 40 minutes 35 seconds West, a distance of 30.79 feet, to a point;
North 13 degrees 12 minutes 34 seconds West, a distance of 120.11 feet, to a point and ...
North 29 degrees 18 minutes 59 seconds West, a distance of 56.76 feet, to a point;

thence leaving said centerline, North 38 degrees 14 minutes 44 seconds East, a distance of 59.53 feet, to an iron pin set on the shoreline of an island;

thence along said shoreline the following fourteen (14) courses and distances:

North 13 degrees 43 minutes 38 seconds East, a distance of 21.58 feet, to an iron pin set;
North 26 degrees 43 minutes 26 seconds East, a distance of 40.42 feet, to a point;
North 42 degrees 57 minutes 58 seconds East, a distance of 19.02 feet, to a point;
North 86 degrees 00 minutes 20 seconds East, a distance of 12.73 feet, to an iron pin set;
North 28 degrees 50 minutes 18 seconds East, a distance of 46.99 feet, to a point;
North 43 degrees 08 minutes 19 seconds East, a distance of 22.22 feet, to a point;
North 71 degrees 58 minutes 40 seconds East, a distance of 78.81 feet, to a point;
South 89 degrees 32 minutes 24 seconds East, a distance of 44.96 feet, to a point;
South 68 degrees 33 minutes 01 seconds East, a distance of 32.89 feet, to a point;
South 46 degrees 16 minutes 12 seconds East, a distance of 51.85 feet, to a point;
South 62 degrees 00 minutes 46 seconds East, a distance of 29.27 feet, to a point;
South 17 degrees 03 minutes 48 seconds East, a distance of 13.00 feet, to an iron pin set;
South 80 degrees 04 minutes 46 seconds East, a distance of 27.15 feet, to a point and ...
South 75 degrees 38 minutes 19 seconds East, a distance of 62.76 feet, to an iron pin set;

thence leaving said shoreline and across a channel to Buckeye Lake, South 66 degrees 31 minutes 27 seconds East, a distance of 45.45 feet, to a point;

thence continuing across said crossing channel to Buckeye Lake, North 56 degrees 45 minutes 34 seconds East, a distance of 89.84 feet, to a point on the shoreline of an tract conveyed to Shore Haven, Inc., as recorded in Deed Volume 201, Page 781:

thence with the shoreline of said channel and along the boundary of said Shore Haven, Inc. tract, the following three (3) courses and distances:

South 38 degrees 24 minutes 47 seconds East, a distance of 70.37 feet, to a point;
South 23 degrees 29 minutes 26 seconds East, a distance of 65.80 feet, to a point, and ...
South 43 degrees 52 minutes 55 seconds East, a distance of 112.03 feet, to a point on the Half Section Line of Section 17;

thence with said Half Section Line, South 04 degrees 05 minutes 38 seconds West, a distance of 57.17 feet, to a point on the centerline of a channel to Buckeye Lake;

thence with said centerline of a channel to Buckeye Lake the following four (4) courses and distances:

South 38 degrees 23 minutes 06 seconds East, a distance of 174.90 feet, to a point;
South 11 degrees 39 minutes 14 seconds West, a distance of 55.19 feet, to a point;
South 71 degrees 58 minutes 36 seconds West, a distance of 119.66 feet, to a point on the Half Section Line of Section 17, said point also being the northeast corner of a 0.6442 acre tract conveyed to Peggy Lee Keller, Etal, as recorded in Official Record 324, Page 2629 and ...
along the northerly line of said 0.6442 acre tract and the northerly line of said 0.302 acre tract, South 79 degrees 13 minutes 47 seconds West, a distance of 150.68 feet to THE POINT OF BEGINNING, and containing an area of 7.177 acres, more or less.

The bearings in the above description are based Ohio State Plane South Zone (3402), NAD83, NAVD88, GEOID03, with the bearing of Half Section Line of Section 17 shown as North 04 degrees 05 minutes 38 seconds East.

All iron pins set are 5/8"x30" rebar, capped with a yellow id stamped "Mullaney P.S. 7900".

All references being to those of record in the Recorder's Office, Perry County, Ohio.

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

This description was prepared based on an actual field survey by Strategic Environmental and Ecological Services, Inc. performed under the direct supervision of Steven L. Mullaney, Registered Surveyor #7900, on March 30, 2008.

Notes

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.

Lots will be served by public water and sanitary sewer service.

THE FOLLOWING DOCUMENTS WERE USED AS REFERENCE:
OFFICIAL RECORD 334, PG. 752
OFFICIAL RECORD 9, PAGE 894
OFFICIAL RECORD 342, PAGE 64
OFFICIAL RECORD 324, PAGE 2629
DEED VOLUME 201, PAGE 781
PLAT BOOK 3, PAGE 120
PLAT BOOK 4, PAGE 160
PLAT BOOK 5, PAGE 181.
* ABOVE DOCUMENTS BEING THOSE OF RECORD IN THE RECORDER'S OFFICE, PERRY COUNTY, OHIO
PLAT OF SURVEY FOR 7.176 ACRE TRACT ON FILE AT PERRY COUNTY ENGINEERS OFFICE, FILED BY S.A. ENGLAND PS 7452
FEMA PANEL NUMBER 390778-0025-C
THORN TOWNSHIP, PERRY COUNTY OHIO ZONING REGULATIONS

SLOT #444
PLAT BOOK 5 PAGE 496

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office. 1-28-2010 Perry County Engineers Ofc.

Perry Co. Planning Comm. Date: 1/27/2010 Split Fee Paid $2400.00 ck 8583

SUBJECT TRACT IS LOCATED IN FLOOD ZONE "A" AS SHOWN IN FEMA PANEL 390778-0025-C, DATED SEPTEMBER 27, 2007.

SUBJECT TRACT IS ZONED AS LR-LAKE RESIDENTIAL.
SETBACKS ARE
FRONT - 50 FEET
SIDE - 20 FEET
REAR - 30 FEET
FURTHER INFORMATION ON ZONING CAN BE FOUND AT:
http://www.thorntownship.com/Zone%202005%20Book.pdf

OWNER AND DEVELOPER
BLACK DOG ISLAND, LLC
107 SOUTH HIGH STREET, 3RD FLOOR
COLUMBUS, OHIO 43215
(614) 463-9730

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BLACK DOG ISLAND
PERRY COUNTY, OHIO

R/W DESIGNER	R/W REVIEWER	JOB NUMBER
GJG	SLM	COL-2009048

HORIZONTAL SCALE IN FEET: 0 25 50 100

FINAL PLAT

DATE: 1/4/10

2 / 2

5-495

5-496