5/71

5/71

BONA – VIA SUBDIVISION

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2

PROPERTY DESCRIPTION

AUGUST, 1991

SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, BEING PART OF SECTIONS 7 AND 18, TOWNSHIP 18, RANGE 17 AND BEING PART OF THAT TRACT OF LAND CONVEYED TO JOHN W. SHELTON IN DEED BOOK 208, PAGE 387 (ALL REFERENCES ARE TO THE RECORDS IN THE RECORDER'S OFFICE, PERRY COUNTY, OHIO) AND BEING ALL OF THAT RESIDUAL LAND IN THAT 3.74 ACRE TRACT CONVEYED TO JOHN W. SHELTON AND VIRGINIA SHELTON IN OFFICIAL RECORD 39, PAGE 788 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE,, AT A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 18, IN THE CENTERLINE OF PERRY–FAIRFIELD CO. ROAD #1 (CUSTERS POINT RD);

THENCE SOUTH 89° 25' 27" EAST, A DISTANCE OF 638.80 FEET, ALONG THE NORTH LINE OF SAID SECTION 18, THE SOUTH LINE OF SAID SECTION 7, TO AN IRON PIN SET,, THE TRUE PLACE OF BEGINNING;

THENCE NORTH 00° 04' 33" WEST, A DISTANCE OF 241.40 FEET TO AN IRON PIN SET;

THENCE SOUTH 89° 25' 27" EAST, A DISTANCE OF 83.87 FEET TO AN IRON PIN SET;

THENCE NORTH 00° 07' 54" WEST, A DISTANCE OF 507.84 FEET TO AN IRON PIN SET ON A SOUTHERLY LINE OF THAT 58.5 ACRE TRACT CONVEYED TO RUSSELL E. SNELLING IN DEED BOOK 215, PAGE 164;

THENCE SOUTH 89° 35' 07" EAST, A DISTANCE OF 534.52 FEET, ALONG SAID SOUTHERLY LINE, TO AN IRON PIN SET;

THENCE SOUTH 00° 34' 36" WEST, A DISTANCE OF 750.69 FEET ALONG WESTERLY LINES OF A CERTAIN 0.749 ACRE TRACT OF LAND AS CONVEYED TO KELLY B. AND LINDA D. KIEHBORTH BY DEED OF RECORD IN O R. 42, PAGE 598; A CERTAIN 0.733 ACRE TRACT AS CONVEYED TO PAUL W. AND MARY K. EDMONDS, AS RECORDED IN O. R. 43, PAGE 602; A CERTAIN 1.466 ACRE TRACT AS CONVEYED TO SIMON T. AND TIMOTHY A. HORN, AS RECORDED IN O. R. 43, PAGE 271; AND A CERTAIN 2.203 ACRE TRACT AS CONVEYED TO SIMON T. AND JUDY A. HORN, AS RECORDED IN O. R. 50, PAGE 190 TO A SET IRON PIN IN THE NORTH LINE OF SECTION 18;

THENCE SOUTH 00° 34' 36" WEST, A DISTANCE OF 313.36 FEET, ALONG THE WESTERLY LINES OF THAT 0.921 AND 1.01 ACRE TRACT CONVEYED TO JOHN W. ELLIOTT AND CORA E. ELLIOTT IN O. R. 17, PAGE 196 AND O.R. 15, PAGE 428 RESPECTIVELY, TO AN IRON PIN SET;

THENCE SOUTH 77° 05' 27" WEST, A DISTANCE OF 113.49 FEET, ALONG A NORTHERLY LINE OF THAT 0.73 ACRE TRACT CONVEYED TO JAMES A. AND MARTHA J. CRABTREE IN DEED BOOK 260, PAGE 344 AND THAT 0.7335 ACRE TRACT CONVEYED TO JEFFERY D. AND SANDRA K. MC CLAIN IN O. R. 63, PAGE 735, TO AN IRON PIN SET;

THENCE SOUTH 00° 30' 52" WEST, A DISTANCE OF 328.48 FEET, ALONG THE WESTERLY LINE OF SAID 0.7335 ACRE TRACT, TO A RAILROAD SPIKE SET PASSING AN IRON PIN SET FOR REFERENCE AT 297.64 FEET;

THENCE SOUTH 77° 05' 27" WEST, A DISTANCE OF 209.61 FEET, ALONG THE CENTERLINE OF STATE ROUTE 204, TO A RAILROAD SPIKE SET;

THENCE NORTH 00° 02' 46" WEST, A DISTANCE OF 328.66 FEET, ALONG THE EASTERLY LINE OF THAT 1.475 ACRE TRACT CONVEYED TO TOMMIE L. AND MARGARET A. DAVIS IN O. R. 51, PAGE 280, TO AN IRON PIN FOUND PASSING AN IRON PIN SET FOR REFERENCE AT 30.77 FEET;

THENCE SOUTH 77° 05' 13" WEST, A DISTANCE OF 294.88 FEET, ALONG A NORTHERLY LINE OF SAID 1.475 ACRE TRACT AND A NORTHERLY LINE OF THAT 1.518 ACRE TRACT OF LAND CONVEYED TO HAROLD D. AND LUCILLE JOLLY IN O. R. 29, PAGE 158, TO AN IRON PIN SET;

THENCE NORTH 00° 04' 33" WEST, A DISTANCE OF 457.36 FEET TO THE TRUE PLACE OF BEGINNING, CONTAINING 16.5097 ACRES OF LAND, MORE OR LESS (9.5881 ACRES IN SECTION 7 AND 6.9216 ACRES IN SECTION 18) SUBJECT TO ANY EASEMENTS RESTRICTIONS OR RIGHT–OF–WAYS OF RECORD.

NOTE: BEARINGS ARE REFERENCED TO THE SOUTH LINE OF SECTION 7 AS SOUTH 89° 25' 27" EAST AS CALLED FOR IN O. R. 17, PAGE [illegible] RECORDS OFFICE, PERRY COUNTY, OHIO. IRON PINS

SITUATED IN THE STATE OF OHIO, PERRY COUNTY, TOWNSHIP 18, RANGE 17, SECTIONS 7 & 18, CONTAINING 16.5097 ACRES AND BEING PART OF THE PROPERTY AS CONVEYED TO JOHN W. SHELTON AND DESCRIBED IN A DEED RECORDED IN DEED BOOK 208, PAGE 387, AND BEING ALL OF THAT RESIDUAL LAND IN THAT 3.74 ACRE TRACT CONVEYED TO JOHN W. & VIRGINIA SHELTON IN O. R. 39, PAGE 788, RECORDER'S OFFICE, PERRY COUNTY, OHIO.

WE THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "BONA VIA SUBDIVISION", A SUBDIVISION OF LOTS 1 THRU 14, INCLUSIVE AND INCLUDING "RESERVE A", AND DO HEREBY ACCEPT THIS PLAT OF SAME.

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF PERRY COUNTY, OHIO. FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

Julia A. Lanning — WITNESS
John W. Shelton — JOHN W. SHELTON

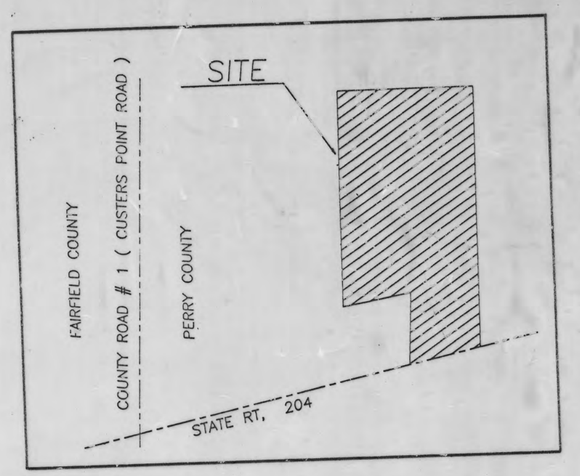
Steven M. Rood — WITNESS
Virginia Shelton — VIRGINIA SHELTON

STATE OF OHIO, PERRY COUNTY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING CERTIFICATE TO BE HIS VOLUNTARY CORPORATE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 12 DAY OF SEPTEMBER, 1991.

MY COMMISSION EXPIRES 03/01/94 — Gregory E. Lowrey
NOTARY PUBLIC
PERRY COUNTY, OHIO



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

Paul K. Moore
SURVEYED AND PLATTED BY: PAUL K. MOORE, P.S.

STATE OF OHIO
PAUL K. MOORE
5863
REGISTERED
PROFESSIONAL SURVEYOR

APPROVED THIS 19 DAY OF September 1991
Denny Kennedy
Tom Schafer
PERRY COUNTY COMMISSIONERS

APPROVED THIS 12 DAY OF September, 1991
Dennis P. Hagan
DENNIS P. HAGAN,
PERRY COUNTY ENGINEER

APPROVED THIS 19 DAY OF September, 1991
Jerry Smith (per letter 8-1-91 by D. Cannon)
DAVID CANNON,
PERRY COUNTY SANITARIAN

APPROVED THIS 12 DAY OF September, 1991
Sally Rambo
SALLY RAMBO,
SECRETARY OF REGIONAL
PLANNING COMMISSION

TRANSFERRED THIS 19 DAY OF SEPTEMBER, 1991
JOANN HANKINSON,
PERRY COUNTY AUDITOR

FILED FOR RECORD THIS ~~20TH~~ 19TH DAY OF September, 1991 AT 11:55 AM.

RECORDED THIS ~~20TH~~ 19TH DAY OF September, 1991 IN:
PLAT BOOK 5, page 71 & 72.
Slot # 262 A & B

Barbara J. Fox
BARBARA J. FOX,
PERRY COUNTY RECORDER.

FILED FOR RECORD THIS 19 DAY OF September 1991 AT 11:55 AM.

PLAT BOOK 5, PAGE 71 & 72
Slot # 262 A & B

BARBARA J. FOX Barbara J. Fox
PERRY COUNTY RECORDER

Description meets or exceeds Survey Standards. Approval for transfer is up to the Auditor's Office.
9-12-91 RDH
Perry County Engineer's Office

PAUL K. MOORE & ASSOC.
6515 EAST LIVINGSTON AVENUE
SUITE 7
REYNOLDSBURG, OHIO 43068

Plat Book 5 pg 71
262-A