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GLENFORD COMMONS PHASE 1

BOUNDARY DESCRIPTION OF GLENFORD COMMONS PHASE 1

Being a part of the Northwest Quarter of Section 16, Township 17 North, Range 16 West, Hopewell Township, Perry County, Ohio (Also being a part of the property of Frank F. Correll of Official Record Book 72, page 518 of the Perry County Recorder) and being more particularly described as follows:

(The following 29.921 acre parcel to be described is bounded on the north by Carl Johnston "deceased" and Edna Johnston of Deed Book 174, page 48, on the east by the properties of said Frank F. Correll, by Terry L. Barnhart of Official Record Book 79, page 241, by Jessie Wiseman of Deed Book 178, page 37, by Daniel Fruth of Official Record Book 5, page 594 and by Arthur J. Gower of Official Record Book 48, page 846, on the south by the North Right-of-Way line of the abandoned, 100 feet wide, Baltimore and Ohio Railroad "for reference see V1891, page 9 of the Perry County Engineer's Office" and on the west by the property of Kermit Hoover "deceased" and Jo Ann Hoover of Deed Book 178, page 424.)

Beginning at an existing iron pin in the east boundary of the aforesaid "Hoover" property (said iron pin bears S 89 degrees 56'00"E 365.98 feet and S 00 degrees 02'39"E 322.35 feet from an existing iron pin in the Northwest Corner of Section 16);

Thence, leaving said "Hoover" property, S 89 degrees 56'00"E 151.94 feet to an existing P.K. nail in the existing center of State Route 204, passing an existing iron pin at 121.94 feet;

Thence S 26 degrees 28'34"E 1247.16 feet, in the existing center of State Route 204, to an existing P.K. nail (the northeast corner of the aforesaid "Barnhart" property;

Thence, leaving State Route 204, S 88 degrees 04'00"W 405.00 feet to an existing iron pin (the northwest corner of the aforesaid "Barnhart" property), passing an existing iron pin at 32.98 feet;

Thence S 26 degrees 34'25"E 236.66 feet to an existing iron pin (the southwest corner of said "Barnhart" property);

Thence N 88 degrees 04'00"E 405.00 feet to a point in the existing center of aforesaid State Route 204 (the southeast corner of said "Barnhart" property), passing an existing iron pin at 371.93 feet;

Thence, leaving said "Barnhart" property, S 26 degrees 49'13"E 381.58 feet, in the existing center of State Route 204, to an existing P.K. nail (said nail bears N 54 degrees 54'09"E 30.23 feet from a reference iron pin set;

Thence S 28 degrees 04'03"E 351.70 feet, in the existing center of State Route 204 to an existing P.K. nail (the northwest corner of the aforesaid Arthur J. Gower property;

Thence, leaving State Route 204, S 00 degrees 48'30"W 311.27 feet along Township Road 64 and in the west line of said "Gower" property, to an existing P.K. nail in the north Right-of-Way line of the aforesaid "Baltimore and Ohio Railroad";

Thence (the following 2 courses are to existing iron pins in the north Right-of-Way line of said railroad), leaving Township Road 64 and said "Gower" property, N 70 degrees 00'00"W 775.53 feet, passing an existing iron pin at 30.00 feet;

Thence 459.71 feet on a curve to the right, with a radius of 2756.80 feet and with a chord of which bears N 65 degrees 13'35"W 459.18 feet to the east boundary of the aforesaid "Hoover" property;

Thence, leaving said railroad property, N 00 degrees 02'39"W 1832.65 feet, in the east boundary of said "Hoover" property, to the place of beginning. The parcel as described contains 29.921 acre, more or less, subject to all legal highways, right-of-way and restrictions of record. The bearings in the above description are based on the North line of Section 16 as being S 89 degrees 56'00"E. The above description is based on a survey made by A&E SURVEYING in January of 1992. All iron pins set are 5/8 inch by 30 inch steel rods with plastic identification caps marked RLS 7231.

FILED FOR RECORD THIS 12th DAY OF March
1992 AT 1:09
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SLOT 2638, 2649 & 2648
BARBARA J. FOX
PERRY COUNTY RECORDER: Barbara J. Fox

APPROVED THIS 10th DAY OF March, 1992
Dennis R. Hagen
DENNIS R. HAGEN
PERRY COUNTY ENGINEER

APPROVED THIS 12 DAY OF March 1992
William O. Rex R.S.
PERRY COUNTY SANITARIAN

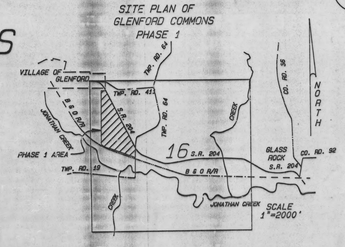
APPROVED THIS 5 DAY OF March 1992
Sally Rambo
SALLY RAMBO
SECRETARY OF REGIONAL PLANNING COMMISSION

APPROVED AND ACCEPTED THIS 12th DAY OF March, 1992.
PERRY COUNTY COMMISSIONERS
Dewey Kennedy
DEWEY KENNEDY
T. Theresa Beck
THERESA BECK
Tom Shafer
TOM SHAFER

APPROVED THIS 12th DAY OF March, 1992
Glen A. Hursey
GLEN A. HURSEY
HOPEWELL ZONING BOARD

TRANSFERRED THIS 12th DAY OF March, 1992.
JoAnn N. Hankinson
JOANN N. HANKINSON
PERRY COUNTY AUDITOR

SITE PLAN OF GLENFORD COMMONS PHASE 1



WE THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "GLENFORD COMMONS, PHASE 1", A SUBDIVISION OF LOTS 1 THRU 9 INCLUSIVE, 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.

Richard E. Hankinson
WITNESS

Frank F. Correll
FRANK F. CORRELL

Leo P. Green
WITNESS

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 March, 1992.

MY COMMISION EXPIRES May 7 1995

David W. McLaughlin
NOTARY PUBLIC
PERRY COUNTY, OHIO

SHEET1

STATE OF OHIO
WAYNE A. KNISLEY
7231
REGISTERED
PROFESSIONAL SURVEYOR

A&E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: 614-743-2201
Wayne A. Knisley
WAYNE A. KNISLEY
P.L.S. 7231
DATE: 2-10-1992

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