

"Glass Subdivision"

TOWNSHIP OF HARRISON, COUNTY OF PERRY, STATE OF OHIO,
BEING PART OF SECTION 32, AND BEING PART OF SECTION 33, RANGE 14 WEST, TOWNSHIP 14 NORTH



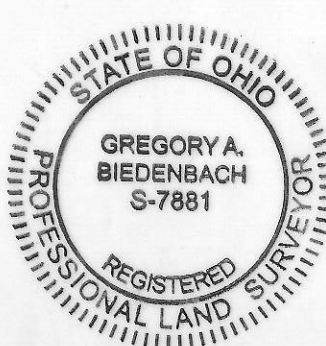
070005440100	Adam & Emily Welsh	O.R.V. 460 PG. 691	2.732 Acres	(Lot 1)
070005440200	Jordan K. Payton	O.R.V. 467 PG. 529	3.797 Acres	(Lot 2)
070005450000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	1.825 Acres	(Lot 3)
070005450000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	13.087 Acres	(Lot 4)
070005450000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	19.723 Acres	(Lot 5)
070005440000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	8.445 Acres	(Lot 6)
070005440000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	6.417 Acres	(Lot 7)
070005440000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	3.621 Acres	(Lot 8)
070005440000	Glass Enterprises Properties, Inc.	O.R.V. 449 PG. 691	6.043 Acres	(Lot 9)

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach April 14, 2021
DATE:

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX



NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

OWNER/DEVELOPER
GLASS ENTERPRISES PROPERTIES INC.
410 KEYSTONE STREET
CROOKSVILLE, OHIO 43731

DESCRIPTION OF 65.690 ACRES

Situated in the State of Ohio, County of Perry, Township of Harrison, part being in the east half of the southeast quarter of Section 32 and part of the southwest quarter of the southwest quarter of Section 33, Range 14 West, Township 14 North of the "Congress Lands East of the Scioto River".

BEGINNING at an inverted railroad rail found at the southeast corner of Section 32 and being the southwest corner of Section 33 (Note: Reference bearing on the south line of the southeast quarter of the southeast quarter of Section 32 used as a grid bearing of North 86°50'58" West as calculated from a GPS Observation NAD 83 Ohio South Zone).

thence, from said Point of Beginning and with the south line of Section 32, North 86°50'58" West a distance of 775.06 feet to a point in the pavement of State Route No. 93, passing through a 5/8" iron pin found capped "Knisley 7231" at a distance of plus 745.18 feet;

thence, in the pavement of State Route No. 93, the following 2 courses:

1. North 00°44'36" East a distance of 625.29 feet to a point;
2. thence North 01°32'14" East a distance of 392.35 feet to a point;

thence, leaving the pavement of State Route No. 93, North 01°32'14" East a distance of 526.62 feet to a 5/8" iron pin set in the east line of a 3.370 acres tract as conveyed to Robert J. Jr. and Christopher Fahey by Official Records Volume 430, Page 711, passing through a 5/8" iron pin set at a distance of plus 318.35 feet;

thence North 07°31'46" East a distance of 4.06 feet to a 5/8" iron pin set in the east line of a 1.615 acres tract as conveyed to Bryan L. Brown by Official Records Volume 394, Page 454 and being the southwest corner of a 1.563 acres tract as conveyed to Burkey Willison by the Second Tract of Deed Volume 144, Page 490;

thence, with the south line of said Willison property and an extension thereof, North 82°42'38" East a distance of 832.82 feet to an inverted railroad rail found in the east line of Section 32 and the west line of Section 33 at the southeast corner of a 27.360 acres tract as conveyed to Value Auto Auction, LLC. by Official Records Volume 338, Page 734, passing through a 5/8" iron pin found capped "Knisley 7231" at a distance of plus 106.77 feet, passing through a 5/8" iron pin set in the east right-of-way line of State Route No. 93 at a distance of plus 114.61 feet, passing through an additional 5/8" iron pin set at a distance of plus 539.46 feet, respectively;

thence, with the east line of Section 32, South 02°55'55" West a distance of 377.45 feet to a 5/8" iron pin found capped "Knisley 7231" at the northwest corner of the southwest quarter of the southwest quarter of Section 33, passing through a 5/8" iron pin found capped "Knisley 7231" at a distance of plus 92.54 feet;

thence, with the north line of the southwest quarter of the southwest quarter of Section 33, South 86°35'01" East a distance of 277.10 feet to a 5/8" iron pin found capped "6489" at the northwest corner of a 3.51 acres tract as conveyed to Daniel M. Pontious by Official Records Volume 328, Page 832;

thence, with the west line of said Pontious 3.51 acres tract, the following 3 courses:

1. South 14°10'46" West a distance of 304.87 feet to a 5/8" iron pin found uncapped;
2. thence North 85°51'23" West a distance of 101.11 feet to a 5/8" iron pin found capped "Knisley 7231";
3. thence South 04°29'22" West a distance of 221.68 feet to a point in the center of Township Road No. 8, passing through a 5/8" iron pin found uncapped at a distance of plus 199.35 feet;

thence, with the center of Township Road No. 8, the following 2 courses:

1. South 73°59'36" East a distance of 142.45 feet to a point;
2. thence South 74°06'33" East a distance of 155.52 feet to a point;

thence, leaving the road and with the east line of said Pontious property, North 14°36'08" East a distance of 595.82 feet to a 5/8" iron pin found capped "Knisley 7231" in the north line of the southwest quarter of the southwest quarter of Section 33, passing through a 5/8" iron pin found capped "Knisley 7231" at a distance of plus 31.34 feet and passing through a 5/8" iron pin set at a distance of plus 120.00 feet, respectively;

thence, with the north line of the southwest quarter of the southwest quarter, South 86°35'01" East a distance of 783.13 feet to a 1" iron pipe found at the center of the southwest quarter of Section 33;

thence, with the east line of the southwest quarter of the southwest quarter, South 03°19'31" West a distance of 698.21 feet to a point in the center of Township Road No. 8, passing through a 5/8" iron pin found capped "Knisley 7231" at a distance of plus 660.01 feet;

thence, continuing with the east line of the southwest quarter of the southwest quarter, South 03°19'31" West a distance of 621.78 feet to a 5/8" iron pin set at the southeast corner of the southwest quarter of the southwest quarter of Section 33, passing through two 1" iron pipes found uncapped at distances of plus 30.59 feet and plus 601.76 feet, respectively;

thence, with the south line of the southwest quarter of the southwest quarter of Section 33, the following 2 courses:

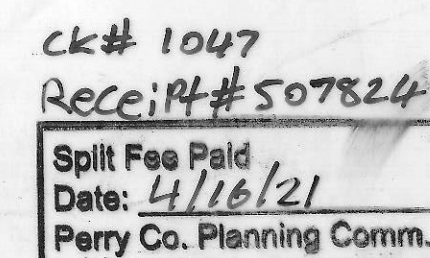
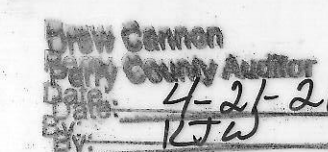
1. North 86°37'31" West a distance of 651.33 feet to a 5/8" iron pin found capped "Knisley 7231";
2. thence North 86°36'54" West a distance of 642.72 feet to THE POINT OF BEGINNING;

All iron pins set are 5/8" rebar capped "Biedenbach Surveying, LLC. PS 7881"

containing 65.690 acres, more or less, of which:
29.839 acres are in Section 32 and
35.851 acres are in Section 33.

Subject to variable width R/W S.R.93 as per ODOT R/W Plans 93-32.970 (20.49).

Subject to a 40' Assumed R/W of Township Road 8.



CABINET _____ SLIDE _____

DEDICATION AND ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDER OF THE LAND PLATTED HEREIN, CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "GLASS SUBDIVISION", A SUBDIVISION OF LOTS 1 - 9, AND VOLUNTARY CONSENTS TO THE EXECUTION OF SAID PLAT AND ANY 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 GLASS ENTERPRISES PROPERTIES INC. AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF ON THIS 21st DAY OF April, 2021.

Garrett Allen WITNESS
Garrett Allen WITNESS
Garrett M. Allen WITNESS
Garrett M. Allen WITNESS
Garrett Allen WITNESS
Garrett Allen WITNESS

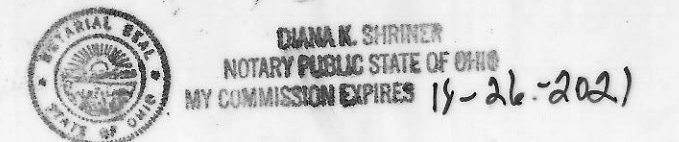
Christy L. Mess OWNER
Emily Hauer OWNER
Adam K. 184 OWNER
M. H. OWNER
Amanda Pifer OWNER

PERRY COUNTY OHIO SS:

BE IT REMEMBERED THAT ON THIS 21 DAY OF April, IN THE YEAR OF 2021, BE FOR ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THE SAME IS THEIR FEE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana K. Skinner
NOTARY PUBLIC



COUNTY COMMISSIONERS:

APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.

PERRY COUNTY COMMISSIONERS:
Brian St
PL PL

DATE: 4/21/2021

COUNTY RECORDER:

NO. 2021-1895

RECEIVED FOR RECORD ON 4/21/2021 AT 2:34 O'CLOCK P.M.

RECORDED ON 4/21/2021 IN THE PERRY COUNTY RECORD OF PLATS
Plat # PS
CABINET 6-15-16 SLIDE 475-476

FEE: 172.80
1/047

Jackie Hoover
PERRY COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED BY THE PERRY COUNTY AUDITOR.

DATE: 4/21/2021 FEE: _____
W
PERRY COUNTY AUDITOR

COUNTY ENGINEER:

APPROVED FOR RECORD ON April 16, 2021
Angela Delap
PERRY COUNTY ENGINEER

County Health Department Angela Delap
Health Commissioner

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