

DEDICATION

Situated in Section 6, Township 18 North, Range 17 West, Congress Lands East of the Scioto River, Perry County, Ohio, and being part of that 89.249 acre tract (Parcel 370006650700) as conveyed to Bridge Street Firehouse Investments LLC by Official Record 458, Page 1228, of the Perry County Recorder's Office.

The undersigned, MARTIN FINIA IV of Bridge Street Firehouse Investments LLC and MARTIN FINIA IV of Snug Harbor Master Association, Inc., hereby certify that the attached plat correctly represents "SNUG HARBOR PHASE III", a subdivision of Lots 87 thru 93, inclusive, and Reserve 'D', and dedicates to the public use, as such, all or parts of reserves and easements shown hereon and not heretofore dedicated.

The 20 foot wide Private Road and reserves, as shown hereon, are to be maintained by the home owner's association, Snug Harbor Master Association, Inc.

The undersigned further agree that any use of improvements made to this land shall be in conformity with all existing and valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of 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 this 25th day of APRIL, 2021.

Dawn Fink  
Witness

By: Bridge Street Firehouse Investments LLC

By: MARTIN FINIA IV PRESIDENT

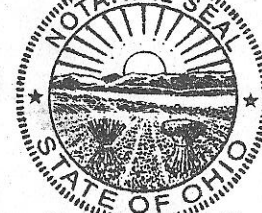
Name: MARTIN FINIA IV Date: 4-25-2021

STATE OF OHIO

In witness whereof, I have hereunto set my hand and affixed my official seal this 25 day of APRIL, 2021. Before me, a Notary Public in and for said State, personally appeared Martin Finia IV of Bridge Street Firehouse Investments LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and the free and voluntary act and deed for the uses and purposes therein expressed.

My Commission Expires: 02-28-2021

Bethany Grace Wengerter  
Notary Public State of Ohio



By: Snug Harbor Master Association, Inc.

By: Martin Finia

Name: MARTIN FINIA IV PRESIDENT Date: 4-25-2021

STATE OF OHIO

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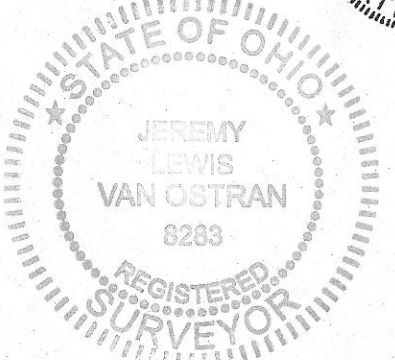
APPROVED FOR  
TRANSFER  
BY: WT DATE: 5/4/21  
PERRY COUNTY ENGINEER

Split Fee Paid \$1600.00  
Date: 5/4/21  
Perry Co. Planning Comm.

Curve Table					
Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Length
C55	52.16'	150.00'	019°55'25"	N67°00'28"E	51.90'
C56	62.07'	150.00'	023°42'38"	S88°49'30"W	61.63'
C57	22.76'	690.00'	001°53'24"	N80°15'53"W	22.76'
C58	44.44'	690.00'	003°41'24"	N83°03'18"W	44.43'
C59	41.36'	460.00'	005°09'07"	N87°28'33"W	41.35'
C60	42.19'	460.00'	005°15'18"	S87°19'14"W	42.17'
C61	87.18'	480.00'	010°24'25"	S89°53'48"W	87.06'
C62	69.15'	710.00'	005°34'49"	N82°06'36"W	69.12'
C63	99.07'	130.00'	043°39'55"	S78°50'52"W	96.69'

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.

Jeremy L. Van Ostran, P.S. #8283



DESCRIPTION OF SNUG HARBOR PHASE III

Situated in the State of Ohio, County of Perry, Township of Thorn, being a part of Section 6, Township 18 North, Range 17 West, Congress Lands East of the Scioto River, and being a part of that 89.249 acre tract (Parcel Number 370006650700) as conveyed to Bridge Street Firehouse Investments LLC by Official Record 458, Page 1228, all references being to those of record in the Perry County Recorder's Office, said 1.670 acre tract being more particularly bounded and described as follows:

Beginning at a point at the northeasterly corner of Lot 66 of Snug Harbor Phase II recorded in Plat Book 5, Page 481;

Thence along new division lines near the edge of water of Snug Harbor the following ten (10) courses:

North 32° 45' 07" West, passing over an iron pin set at 9.41 feet, a total distance of 19.38 feet to a point;

North 63° 26' 54" East, 91.80 feet to a point;

North 20° 37' 27" East, 50.02 feet to a point;

South 87° 27' 45" East, 100.00 feet to a point;

South 79° 33' 54" East, 75.00 feet to an iron pin set;

South 83° 57' 56" East, 75.00 feet to a point;

South 84° 54' 00" East, 75.00 feet to a point;

South 87° 39' 17" East, 75.00 feet to a point;

North 87° 29' 34" East, 75.00 feet to a point; and ...

North 78° 36' 35" East, 75.42 feet to an iron pin set;

Thence leaving said water way and along a new division line, South 5° 18' 25" East, 107.99 feet to an iron pin set in the northerly right of way line of Harbor View Lane (20-foot wide private road);

Thence along right of way lines of said Harbor View Lane and new division lines, the following eight (8) courses:

North 84° 41' 35" East, 26.41 feet to a point;

South 5° 18' 25" East, 20.00 feet to a point;

South 84° 41' 35" West, 143.55 feet to a point;

Along the arc of a curve to the right (Length: 87.18 feet, Radius: 480.00 feet, Delta: 10° 24' 25") having a chord bearing and distance of South 89° 53' 48" West, 87.06 feet to a point;

North 84° 54' 00" West, 154.80 feet to a point;

Along the arc of a curve to the right (Length: 69.15 feet, Radius: 710.00 feet, Delta: 5° 34' 49") having a chord bearing and distance of North 82° 06' 36" West, 69.12 feet to a point;

North 79° 19' 11" West, 111.48 feet to a point;

Along the arc of a curve to the left (Length: 99.07 feet, Radius: 130.00 feet, Delta: 43° 39' 55") having a chord bearing and distance of South 78° 50' 52" West, 96.69 feet to a point in the northeasterly line of said Snug Harbor Phase II;

Thence crossing said Harbor View Lane and partially along the northeasterly line of said Snug Harbor Phase II, North 32° 45' 07" West, 20.00 feet to an iron pin set;

Thence along the northeasterly line of said Snug Harbor Phase II, North 32° 45' 07" West, 11.56 feet to the Point of Beginning and containing 1.670 acres, more or less, according to a survey made by Hull & Associates in June of 2020.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked (HULL, 8283).

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

202100002184  
Filed for Record in  
PERRY COUNTY, OHIO  
JACKIE HOOVER, RECORDER  
05/07/2021 10:26 AM  
PLAT LARGE  
BOOK: 476 PAGE: 2553  
PAGES: 1

APPROVALS

Township Zoning Approval this 21 day of APRIL, 2021

Approved this 29 day of April, 2021

Approved this 28 day of April, 2021

Approved this 5 day of MAY, 2021

(Note: Approval of this plat by the Perry County Commissioners does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.04 and 711.041 of the Ohio Revised Code.)

Transferred this 7 day of May, 2021

1.311 ACRE IN LOTS  
0.052 ACRE IN RESERVE 'D'  
0.307 ACRE IN PRIVATE ROAD  
1.670 TOTAL ACRES IN "SNUG HARBOR PHASE III"

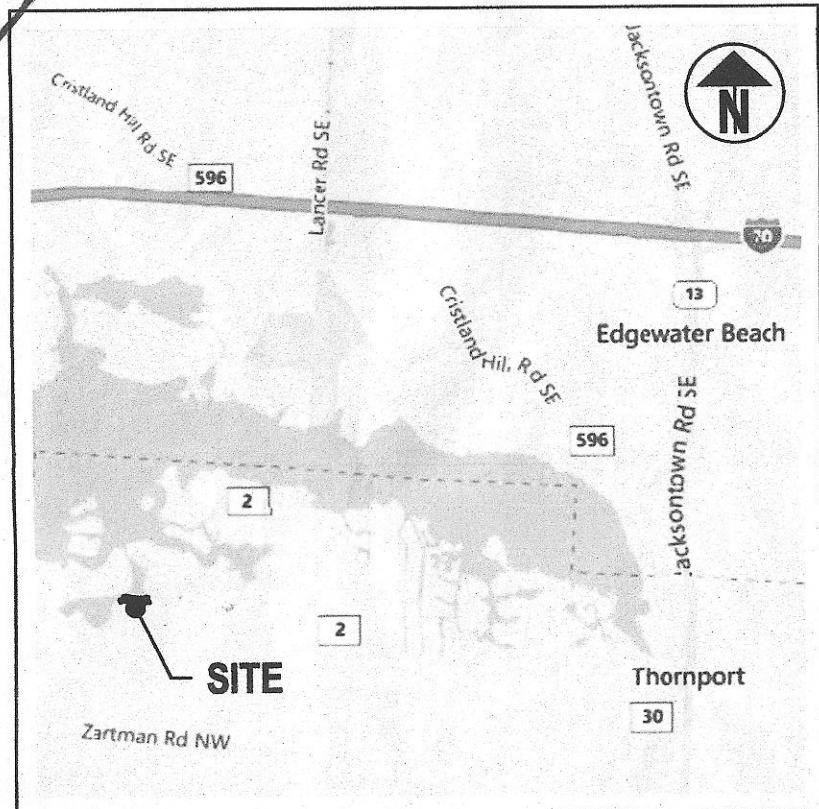
Received and recorded this 7th day of May, 2021, at 10:14 a.m./p.m. and recorded this 7th day of May, 2021 in Plat Book 621, Page Number 17

DEVELOPERS:

CUSTOM AND COASTAL HOMES, LTD  
5 EAST LONG ST., SUITE 800  
COLUMBUS, OH 43215

LEGEND

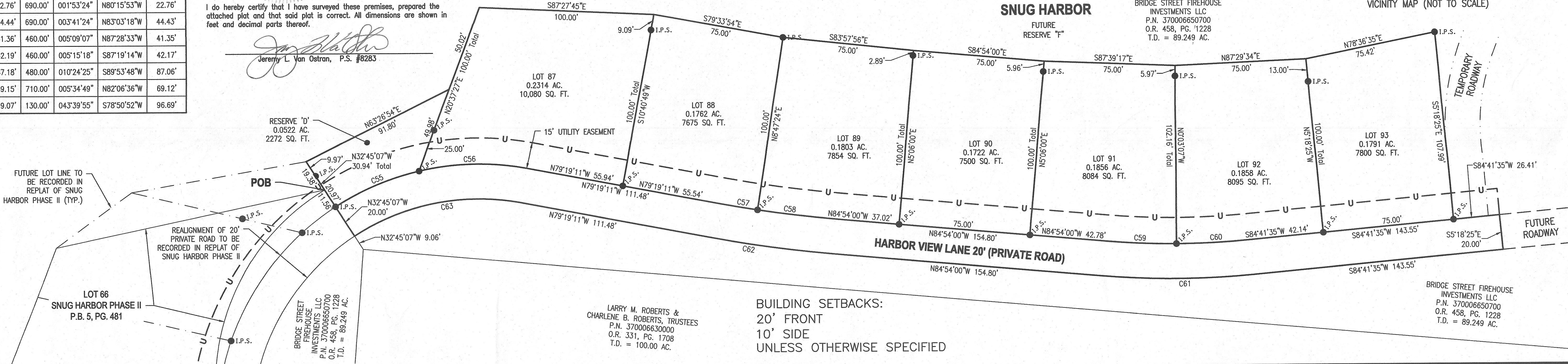
- I.P.S. IRON PIN SET (5/8" REBAR)
- U --- UTILITY EASEMENT - NEW
- P --- PROPERTY LINE - NEW
- E --- PROPERTY LINE - EXISTING
- F --- PROPERTY LINE - FUTURE



SNUG HARBOR

BRIDGE STREET FIREHOUSE INVESTMENTS LLC  
P.N. 370006650700  
O.R. 458, PG. 1228  
T.D. = 89.249 AC.

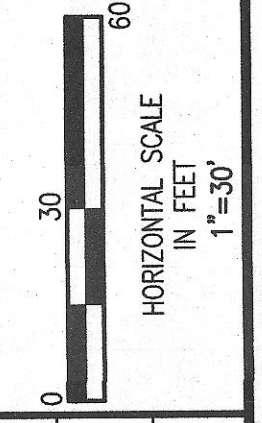
VICINITY MAP (NOT TO SCALE)



BUILDING SETBACKS:  
20' FRONT  
10' SIDE  
UNLESS OTHERWISE SPECIFIED

LARRY M. ROBERTS &  
CHARLENE B. ROBERTS, TRUSTEES  
P.N. 370006630000  
O.R. 371, PG. 1708  
T.D. = 100.00 AC.

BRIDGE STREET FIREHOUSE INVESTMENTS LLC  
P.N. 370006650700  
O.R. 458, PG. 1228  
T.D. = 89.249 AC.



DRAWN AB  
CHECKED JLV  
DATE 4/14/2021

PLAN ISSUE/REVISION

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.