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 an 88.952 acre tract (Parcel 370006650700) as conveyed to Bridge Street Firehouse Investments LLC by Official Record 458, Page 1228, all of Lots 58, 65, & 66 as conveyed to Bridge Street Firehouse Investments LLC in Official Record 482, Page 2159, all of Lots 59 & 64, and part of a 20 foot Private Road (maintained by Snug Harbor Master Association, Inc. as declared in Official Record 456, Page 1325) as conveyed to Triglyph Companies LLC by Official Record 372, Page 2268, and part of Lot 56 as conveyed to SHVLH Company Ltd. by Official Record 471, Page 474, of the Perry County Recorder's Office.

The undersigned, Martin Fints I of Bridge Street Firehouse Investments, LLC, Martin Fints IV of Triglyph Companies LLC, Martin Fints IV of Snug Harbor Master Association, Inc., and Martin Fints IV of SHVLH Company, Ltd., hereby certify that the attached plat correctly represents the "REPLAT OF A PORTION OF SNUG HARBOR PHASE II" a subdivision of renumbered Lots 67—86, Open Space C, and Reserve E, and dedicates to the public use, as such, all or parts of easements shown hereon and not heretofore dedicated.

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

Reserve E as shown hereon, is to be maintained by the home owner's association, Snug Harbor Master Association, Inc. as open space.

Open Space "C" as shown hereon is be reserved for future development and/or sale, maintained by the home owner's association until such time as it is transferred to another entity.

The undersigned further agrees 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 22 day of Dec , 2021





By: Y arta turb IV Name: MARTIN FINTA IV Date: 12-22-202



PB 6 PG 20

REPLAT OF A PORTION OF SNUG HARBOR PHASE II

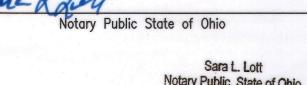
SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF THORN, AND BEING A PART OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 17 WEST, CONGRESS LANDS EAST OF THE SCIOTO RIVER

> 202200000219 Filed for Record in PERRY COUNTY, OHIO JACKIE HOOVER. RECORDER 01/12/2022 01:29 PM PLAT LARGE BOOK: 486 PAGE: 998 PAGES: 2

STATE OF OHIO

In witness whereof, I have hereunto set my hand and affixed my official seal this 22 day of December, 2021.

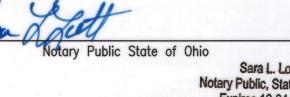
Before me, a Notary Public in and for said State, personally appeared of Bridge Street Firehouse Investments LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and the free and voluntary act and deed for the uses and purposes therein expressed.





STATE OF OHIO

In witness whereof, I have hereunto set my hand and affixed my official seal this 22 day of Before me, a Notary Public in and for said State, personally appeared Harring of Triglyph Companies LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and

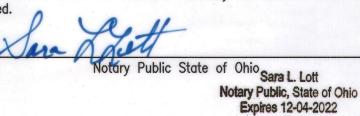




STATE OF OHIO

In witness whereof, I have hereunto set my hand and affixed my official seal this 22 day of Before me, a Notary Public in and for said State, personally appeared for 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: 12/04/2022





STATE OF OHIO

In witness whereof, I have hereunto set my hand and affixed my official seal this 22 day of Before me, a Notary Public in and for said State, personally appeared National State, who

My Commission Expires: 12/04/2022







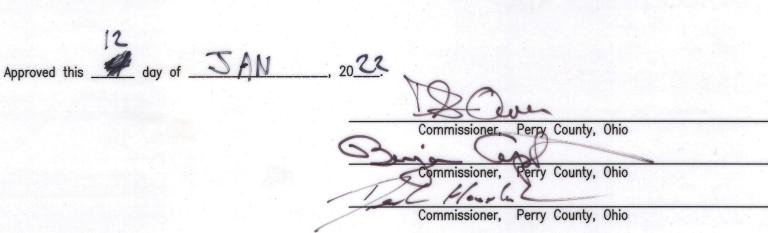


VICINITY MAP NOT TO SCALE

APPROVALS

Township Zoning Approval this 03 day of JANUARY

5 day of JANKARY



(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.)

Transfered this 2 day of 5000, 2022

4.0800 ACRES IN LOTS 0.0550 ACRE IN OPEN SPACE "C" 0.0027 ACRES IN RESERVE "E" 0.7585 ACRE IN PRIVATE ROAD 4.8962 TOTAL ACRES IN "REPLAT OF SNUG HARBOR PHASE II

5/0+ 480. 481

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.

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

ck#:5897 rept#:50890

DEVELOPERS:

CUM001

JOB NUMBER:

REPLAT OF A PORTION OF SNUG HARBOR PHASE II THORN TOWNSHIP, PERRY CO., C