

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 76.75 acre tract (Parcel No. 370006650700) as conveyed to DGF, LTD by Official Record 500, Page 2287, of the Perry County Recorder's Office in New Lexington, Ohio.

The undersigned, **MARTIN FINATA** and **MARTIN FINATA II** of DGF, LTD and **MARTIN FINATA II** of Snug Harbor Master Association, Inc., hereby that the attached plat correctly represents "SNUG HARBOR PHASE IV", a subdivision of Lots 94 thru 127, inclusive, dedicated to the public use, as such, all or parts of reserves and easements shown hereon and not heretofore dedicated.

The Private Roads (20 feet in width) (Finta Way and Sweet Pea Lane), 0.111 Ac. Turn Around and reserves, as shown hereon, are to be maintained by the home owner's association, Snug Harbor Master Association, Inc. (NOTE: 0.111 Ac Turn Around to be added to Finta Way)

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 **16** day of **MARCH**, 2024.

By: **Bethany Finata**
Name: **MARTIN FINATA II**

STATE OF OHIO
In witness whereof, I have hereunto set my hand and affixed my official seal this **16** day of **MARCH**, 2024.

My Commission Expires on: **03/31/2025**
Notary Public State of Ohio

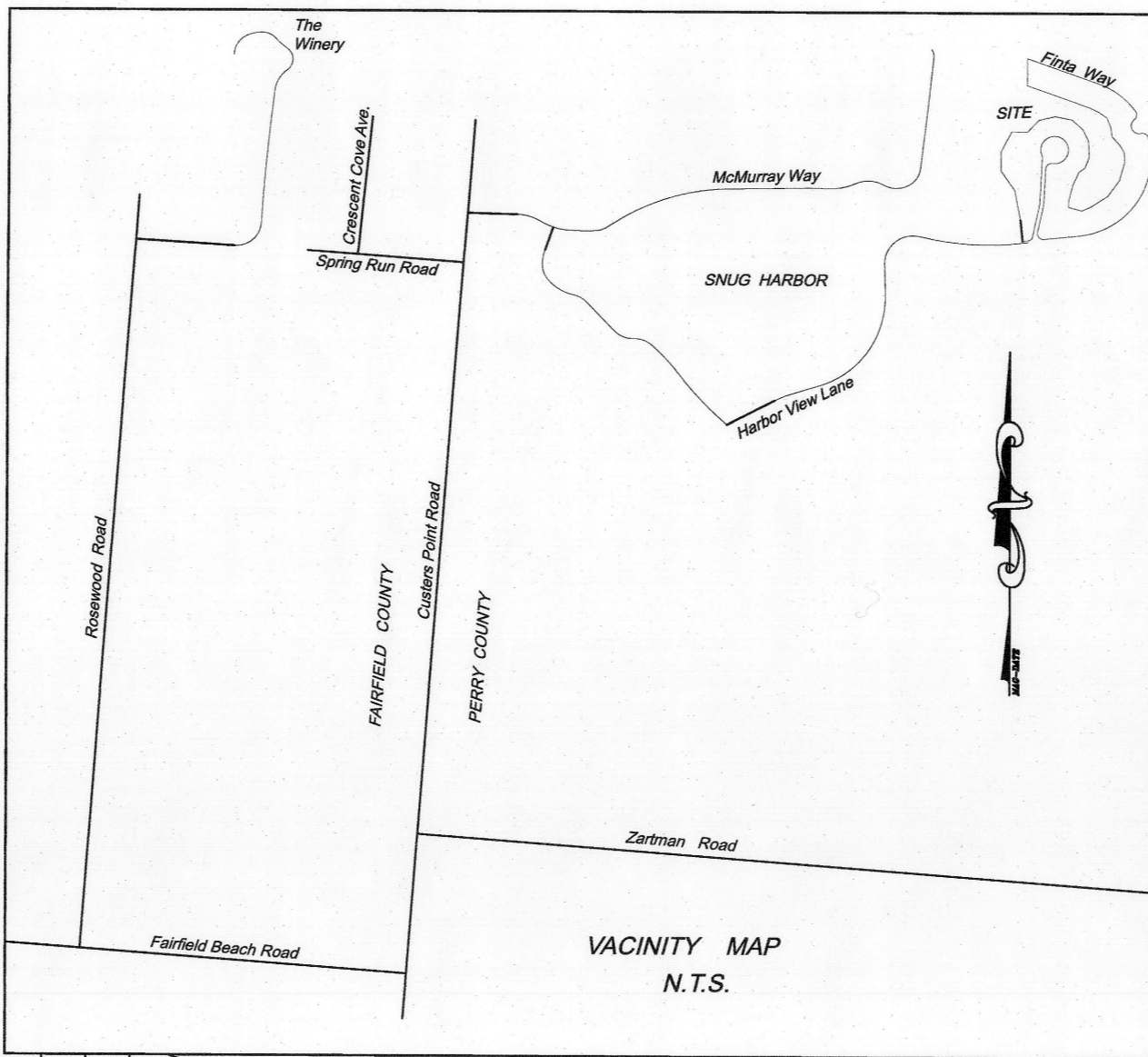
By: **Bethany Finata**
Name: **MARTIN FINATA II**

STATE OF OHIO
In witness whereof, I have hereunto set my hand and affixed my official seal this **16** day of **MARCH**, 2024.

My Commission Expires on: **03/31/2025**
Notary Public State of Ohio

SNUG HARBOR PHASE IV

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



APPROVALS:

Township Zoning Approval this **13** day of **MARCH**, 2024.

Approved this **19** day of **MARCH**, 2024.

Approved this **18** day of **MARCH**, 2024.

Approved this **20** day of **MARCH**, 2024.

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 **19** day of **MARCH**, 2024.

7.808 Acres in Lots
1.120 Acres in New Private Roads
8.928 Acres in Snug Harbor Phase IV

Received this **20** day of **MARCH**, 2024, at **9:06 A.M.** and recorded this **20** day of **2024**, in Plat Book **6** Page Number **51-52**

Slot 499-500

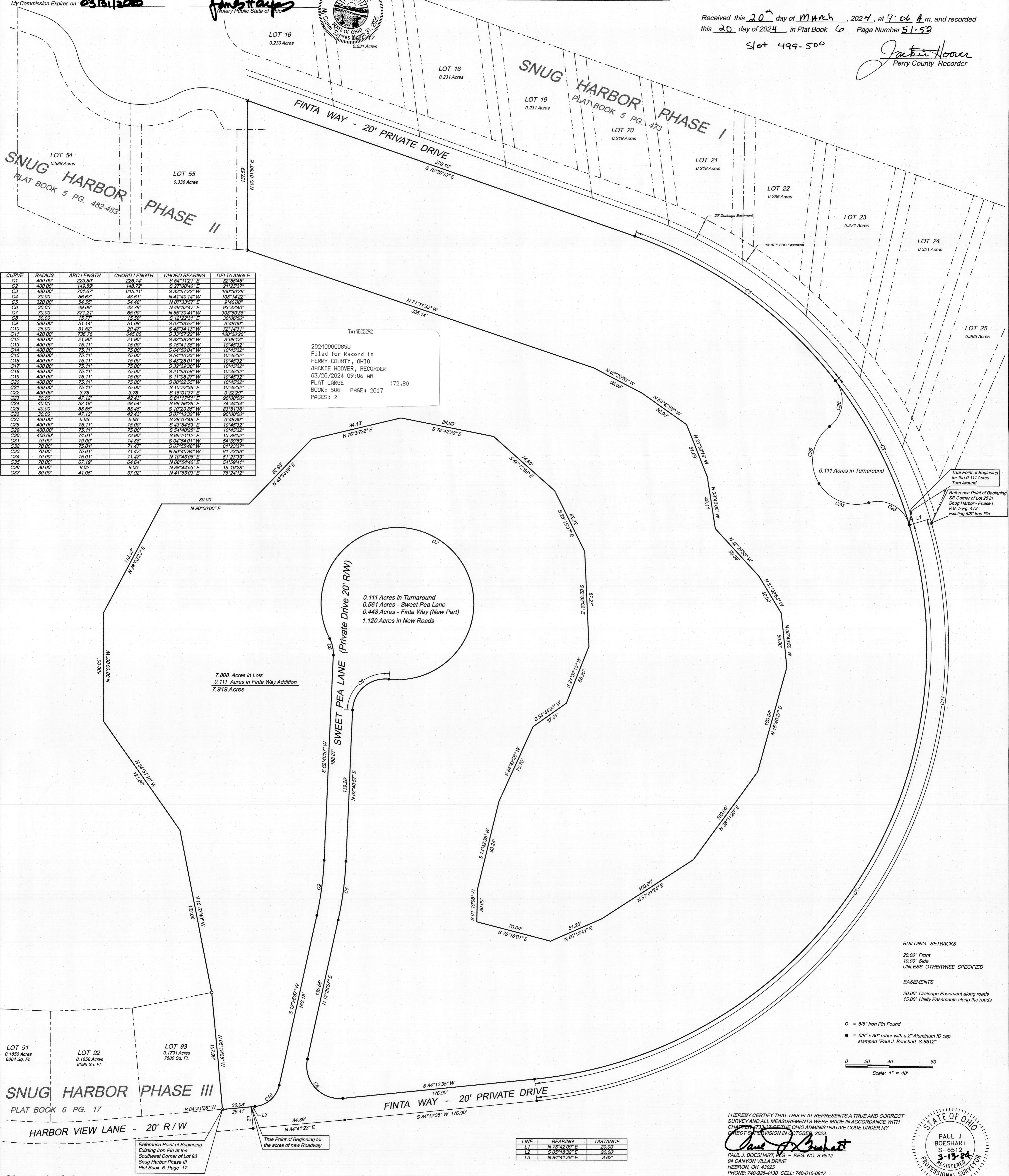


Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for C1 through C37.

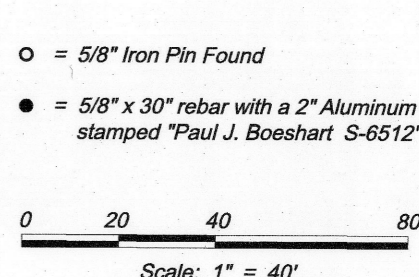
202400000850
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
03/20/2024 09:06 AM
PLAT LARGE
BOOK: 508 PAGE: 2017
PAGES: 2

7.808 Acres in Lots
0.111 Acres in Finta Way Addition
7.919 Acres

SNUG HARBOR PHASE III
PLAT BOOK 6 PG. 17

BUILDING SETBACKS
20.00' Front
10.00' Side
UNLESS OTHERWISE SPECIFIED

EASEMENTS
20.00' Drainage Easement along roads
15.00' Utility Easements along the roads



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 1733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN OCTOBER, 2023.
Paul J. Boeshart
PAUL J. BOESHART, PLS - REG. NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-628-4130 CELL: 740-616-0812

