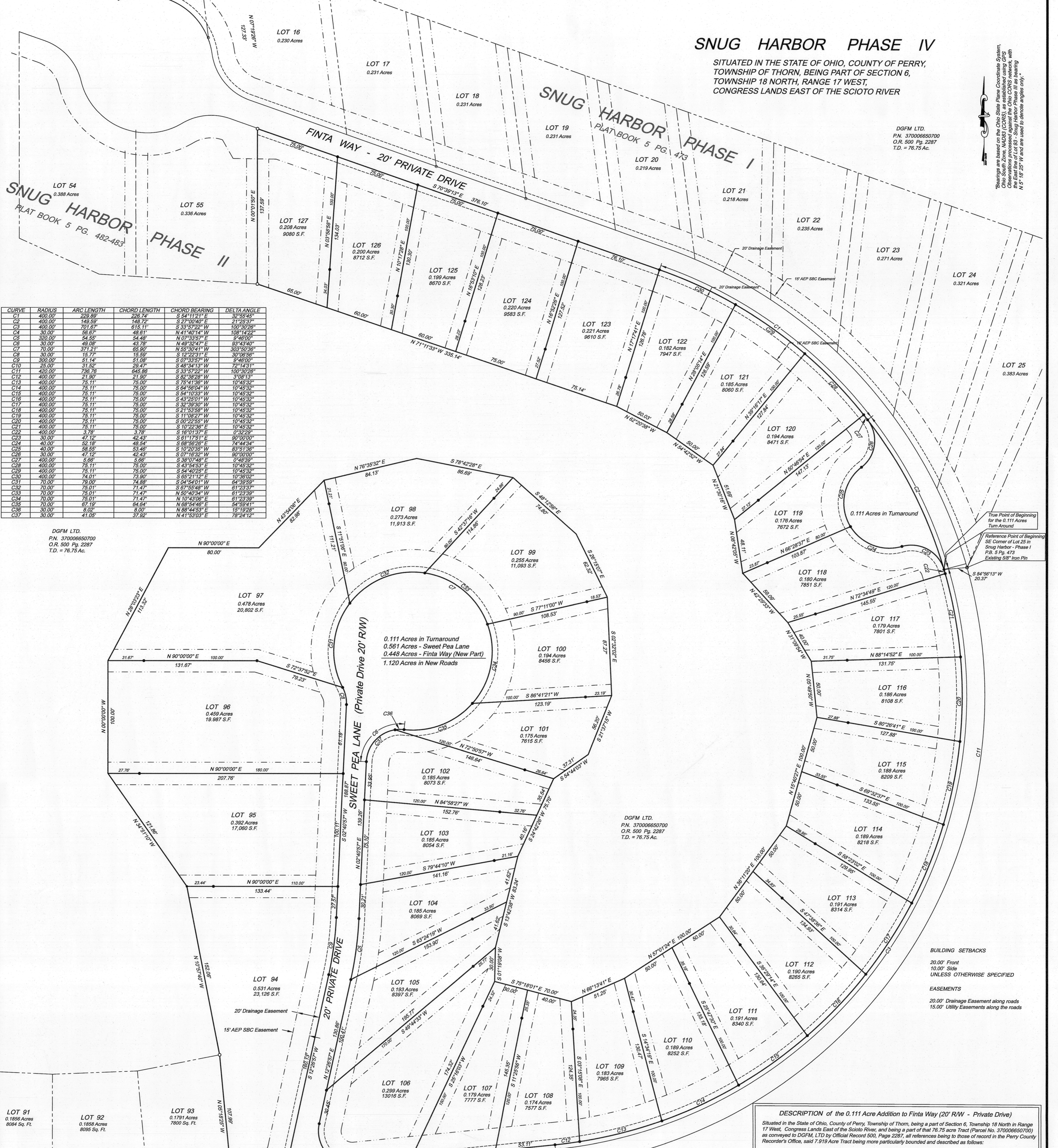


# SNUG HARBOR PHASE IV

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

DGFM LTD.  
P.N. 37000650700  
O.R. 500 Pg. 2287  
T.D. = 76.75 Ac.



| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 400.00' | 229.89'    | 229.74'      | S 54°11'21" E | 32°55'45"   |
| C2    | 400.00' | 149.59'    | 149.73'      | S 27°00'40" E | 21°23'37"   |
| C3    | 400.00' | 201.63'    | 201.51'      | S 33°52'22" W | 100°30'28"  |
| C4    | 30.00'  | 56.67'     | 48.81'       | N 41°40'14" W | 108°14'22"  |
| C5    | 320.00' | 54.55'     | 54.48'       | N 07°33'57" E | 8°46'00"    |
| C6    | 30.00'  | 49.08'     | 41.76'       | N 49°32'47" E | 83°43'00"   |
| C7    | 70.00'  | 371.21'    | 66.90'       | N 55°30'41" W | 303°20'36"  |
| C8    | 30.00'  | 15.77'     | 15.59'       | S 12°22'31" E | 30°08'56"   |
| C9    | 300.00' | 51.14'     | 51.09'       | S 07°33'57" E | 8°46'00"    |
| C10   | 26.00'  | 31.52'     | 28.47'       | S 48°34'13" W | 72°14'31"   |
| C11   | 420.00' | 736.76'    | 646.86'      | S 33°52'22" W | 100°30'28"  |
| C12   | 400.00' | 21.80'     | 21.80'       | S 92°39'58" E | 3°08'13"    |
| C13   | 400.00' | 75.11'     | 75.00'       | S 75°41'36" W | 10°45'32"   |
| C14   | 400.00' | 75.11'     | 75.00'       | S 84°56'04" W | 10°45'32"   |
| C15   | 400.00' | 75.11'     | 75.00'       | S 54°10'33" W | 10°45'32"   |
| C16   | 400.00' | 75.11'     | 75.00'       | S 43°25'01" W | 10°45'32"   |
| C17   | 400.00' | 75.11'     | 75.00'       | S 32°39'30" W | 10°45'32"   |
| C18   | 400.00' | 75.11'     | 75.00'       | S 21°53'58" W | 10°45'32"   |
| C19   | 400.00' | 75.11'     | 75.00'       | S 11°08'27" W | 10°45'32"   |
| C20   | 400.00' | 75.11'     | 75.00'       | S 00°22'58" W | 10°45'32"   |
| C21   | 400.00' | 75.11'     | 75.00'       | S 10°22'38" E | 10°45'32"   |
| C22   | 400.00' | 3.76'      | 3.76'        | S 16°01'37" E | 0°32'29"    |
| C23   | 30.00'  | 41.12'     | 42.43'       | S 01°17'41" E | 90°00'00"   |
| C24   | 40.00'  | 52.18'     | 48.54'       | S 68°56'28" E | 74°44'34"   |
| C25   | 40.00'  | 58.85'     | 53.46'       | S 10°20'35" W | 83°51'36"   |
| C26   | 30.00'  | 41.12'     | 42.43'       | S 07°16'32" W | 90°00'00"   |
| C27   | 400.00' | 5.66'      | 5.66'        | S 36°07'48" E | 0°48'39"    |
| C28   | 400.00' | 75.11'     | 75.00'       | S 43°54'53" E | 10°45'32"   |
| C29   | 400.00' | 75.11'     | 75.00'       | S 54°40'22" E | 10°45'32"   |
| C30   | 400.00' | 74.01'     | 73.90'       | S 65°21'12" E | 10°36'02"   |
| C31   | 70.00'  | 75.00'     | 74.86'       | S 04°54'11" W | 84°39'58"   |
| C32   | 70.00'  | 75.00'     | 74.77'       | S 07°55'48" W | 81°23'37"   |
| C33   | 70.00'  | 75.00'     | 74.77'       | N 50°40'34" W | 81°23'39"   |
| C34   | 70.00'  | 75.00'     | 74.77'       | N 10°43'08" W | 81°23'39"   |
| C35   | 70.00'  | 75.00'     | 74.77'       | N 08°44'53" E | 54°59'41"   |
| C36   | 30.00'  | 8.02'      | 8.00'        | N 88°44'53" E | 15°19'28"   |
| C37   | 30.00'  | 41.05'     | 37.92'       | N 41°53'03" E | 76°24'12"   |

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T.D. = 76.75 Ac.

True Point of Beginning for the 0.111 Acres Turnaround  
Reference Point of Beginning SE Corner of Lot 25 in Snug Harbor - Phase I P.B. 5 Pg. 473 Existing 5/8" Iron Pin

**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

## SNUG HARBOR PHASE III

PLAT BOOK 6 PG. 17  
HARBOR VIEW LANE - 20' R/W

**DESCRIPTION OF SNUG HARBOR PHASE IV**  
Sited in the State of Ohio, County of Perry, Township of Thorn, being a part of Section 6, Township 18 North in Range 17 West, Congress Lands East of the Scioto River, and being a part of that 76.75 acre Tract (Parcel No. 37000650700) as conveyed to DGFM, LTD. by Official Record 500, Page 2287, all references being to those of record in the Perry County Recorder's Office, said 7.919 Acre Tract being more particularly bounded and described as follows:

- Beginning for a reference to an existing 5/8" iron pin on the north line of Harbor View Lane (20' R/W) at the Southeast Corner of Lot 93 in Snug Harbor - Phase III, Plat Book 6 on Page 17;
- Thence, with the east line of the said Lot 93, North 5 degrees 18 minutes 25 seconds West, 107.99 feet to an existing 5/8" iron pin;
- Thence, along new division lines near the edge of water of Snug Harbor, the following (29) twenty-nine courses:
- 1) North 10 degrees 57 minutes 40 seconds West, 152.06 feet to a point;
  - 2) Thence, North 34 degrees 51 minutes 10 seconds West, 121.86 feet to a point;
  - 3) Thence, North 0 degrees 00 minutes 00 seconds West, 100.00 feet to a point;
  - 4) Thence, North 28 degrees 03 minutes 23 seconds East, 113.32 feet to a point;
  - 5) Thence, South 90 degrees 00 minutes 00 seconds East, 80.00 feet to a point;
  - 6) Thence, North 43 degrees 54 minutes 06 seconds East, 82.98 feet to a point;
  - 7) Thence, North 76 degrees 35 minutes 32 seconds East, 84.13 feet to a point;
  - 8) Thence, South 78 degrees 42 minutes 28 seconds East, 86.69 feet to a point;
  - 9) Thence, South 48 degrees 12 minutes 56 seconds East, 74.80 feet to a point;
  - 10) Thence, South 26 degrees 15 minutes 07 seconds East, 62.32 feet to a point;
  - 11) Thence, South 2 degrees 32 minutes 02 seconds East, 87.27 feet to a point;
  - 12) Thence, South 21 degrees 37 minutes 15 seconds West, 56.20 feet to a point;
  - 13) Thence, South 54 degrees 44 minutes 03 seconds West, 37.31 feet to a point;
  - 14) Thence, South 24 degrees 42 minutes 26 seconds West, 75.70 feet to a point;
  - 15) Thence, South 13 degrees 42 minutes 38 seconds West, 83.24 feet to a point;
  - 16) Thence, South 1 degree 19 minutes 08 seconds West, 30.00 feet to a point;
  - 17) Thence, South 75 degrees 18 minutes 01 seconds East, 70.00 feet to a point;
  - 18) Thence, North 66 degrees 13 minutes 41 seconds East, 51.25 feet to a point;
  - 19) Thence, North 57 degrees 01 minutes 24 seconds East, 100.00 feet to a point;

DGFM LTD.  
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O.R. 500 Pg. 2287  
T.D. = 76.75 Ac.

○ = 5/8" Iron Pin Found  
● = 5/8" x 30" rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512"

Scale: 1" = 40'

APPROVED FOR TRANSFER  
BY: **WT** DATE: **3-19-24**  
PERRY COUNTY ENGINEER

**PK#6128 Rec# 226315**  
Split Fee Paid **\$6,800.00**  
Date: **3-19-24**  
Perry Co. Planning Comm.

### DESCRIPTION of the 0.111 Acre Addition to Finta Way (20' R/W - Private Drive)

Situated in the State of Ohio, County of Perry, Township of Thorn, being a part of Section 6, Township 18 North in Range 17 West, Congress Lands East of the Scioto River, and being a part of that 76.75 acre Tract (Parcel No. 37000650700) as conveyed to DGFM, LTD by Official Record 500, Page 2287, all references being to those of record in the Perry County Recorder's Office, said 7.919 Acre Tract being more particularly bounded and described as follows:

- Beginning for a reference to an existing 5/8" iron pin on the east line of Finta Way (20' R/W) at the Southeast Corner of Lot 25 in Snug Harbor - Phase I, Plat Book 5 on Page 473;
- Thence, across Finta Way Lane, South 84 degrees 56 minutes 13 seconds West, 20.37 feet to a set 5/8" Iron Pin on the west line of Finta Way Lane and the True Point of Beginning for the herein described 0.111 Acres;
- Thence, along new division lines, the following (4) four courses:
- 1.) Thence, along a curve to the left, Curve Data: Delta = 90 degrees 00 minutes 00 seconds Radius = 30.00 feet, Arc = 47.12 feet, North 61 degrees 17 minutes 51 seconds West, 42.43 feet along the chord to a set 5/8" Iron Pin;
  - 2.) Thence, along a curve to the right, Curve Data: Delta = 74 degrees 44 minutes 34 seconds, Radius = 40.00 feet, Arc = 52.18 feet, North 68 degrees 56 minutes 26 seconds East, 48.54 feet along the chord to a set 5/8" Iron Pin;
  - 3.) Thence, along a curve to the right, Curve Data: Delta = 83 degrees 51 minutes 36 seconds, Radius = 40.00 feet, Arc = 58.55 feet, North 10 degrees 20 minutes 35 seconds West, 48.54 feet along the chord to a set 5/8" Iron Pin;
  - 4.) Thence, along a curve to the left, Curve Data: Delta = 90 degrees 00 minutes 00 seconds, Radius = 30.00 feet, Arc = 47.12 feet, North 7 degrees 16 minutes 32 seconds East, 42.43 feet along the chord to a set 5/8" Iron Pin; on the west line of Finta Way Lane;
- Thence, with the west line of Finta Way Lane, along a curve to the right, Curve Data: Delta = 21 degrees 25 minutes 37 seconds, Radius = 400.00 feet, Arc = 149.59 feet, North 12 degrees 22 minutes 51 seconds East, 15.59 feet along the chord to the True Point of Beginning.
- Containing 0.111 Acres, and being subject to all legal roads, easements, and restrictions of record.

STATE OF OHIO  
PAUL J. BOESHART  
S-6512  
REGISTERED PROFESSIONAL SURVEYOR  
3-19-24

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 ON OCTOBER 2023.  
*Paul J. Boeshart*  
PAUL J. BOESHART - REG. NO. S-6512  
94 CANYON VILLA DRIVE  
HEBRON, OH 43025  
PHONE: 740-928-4130 CELL: 740-618-0812

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