

**COUNTRY AIRE ESTATES PHASE 4-C**  
**PART OF TAX LOTS 120 THROUGH 122**  
**IN FREYER'S SIXTH ADDITION (P.B.7, P.124)**  
**AND IN THE SOUTHWEST 1/4 OF SECTION 21**  
**AND THE NORTHWEST 1/4 OF SECTION 28**  
**T 3 S - R 6 E, AMERICAN TOWNSHIP**  
**ALLEN COUNTY, OHIO**

DAVID W. GOOD & LEONA GOOD  
 VOL.699, P.623; VOL.763, P.620; VOL.796, P.204  
 TAX PARCEL #36-2802-01-014.000 (0.071 ACRES) &  
 PART OF TAX PARCEL #36-2100-03-006.000 (9.621 ACRES)

**DESCRIPTION**  
**COUNTRY AIRE ESTATES PHASE 4-C**  
**9.692 ACRES**

Being a parcel of land situated in the Southwest Quarter of Section 21 and in the Northwest Quarter of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

**BEGINNING FOR THE SAME** at a concrete monument with 5/8-inch iron pin found marking the northwest corner of Lot 29728 in Country Aire Estates Phase 4-A Subdivision (Plat Book 25, Page 88) -

Thence South 00°-24'-09" West for a distance of 120.00 feet to a concrete monument found on the north line of Cherokee Drive -

Thence South 89°-09'-17" East on and along said north line for a distance of 7.38 feet to a concrete monument found -

Thence South 00°-24'-09" West for a distance of 170.12 feet to a concrete monument found at the southwest corner of Lot 29729 in said Country Aire Estates Phase 4-A Subdivision, passing at 50.00 feet a concrete monument found on the south line of said Cherokee Drive -

Thence South 89°-09'-17" East for a distance of 8.11 feet to a concrete monument found -

Thence South 00°-01'-39" West for a distance of 184.65 feet to a concrete monument found on the north line of Freyer's Sixth Addition (Plat Book 7, Page 124) -

Thence North 89°-09'-17" West on and along said north line for a distance of 458.02 feet to a concrete monument set -

Thence South 00°-19'-24" West for a distance of 26.58 feet to a concrete monument found marking the northeast corner of Lot 29821 in Country Aire Estates Phase 4-B Subdivision (Plat Book 25, Page 198) -

Thence North 89°-36'-32" West on and along the north line of said Subdivision for a distance of 113.73 feet to a concrete monument found on the east line of said Subdivision at the southeast corner of Lot 29820 -

Thence North 00°-24'-09" East (bearing base) on and along the east line of said Subdivision for a distance of 772.25 feet to a concrete monument found at the northeast corner of Lot 29813, passing through concrete monuments found at 622.24 feet and at 672.24 feet -

Thence South 89°-09'-17" East for a distance of 120.00 feet to a concrete monument set -

Thence South 00°-24'-09" West for a distance of 4.63 feet to a concrete monument set -

Thence South 89°-09'-17" East for a distance of 290.01 feet to a concrete monument set, passing at 50.00 feet a concrete monument set -

Thence North 00°-24'-09" East for a distance of 24.63 feet to a concrete monument set -

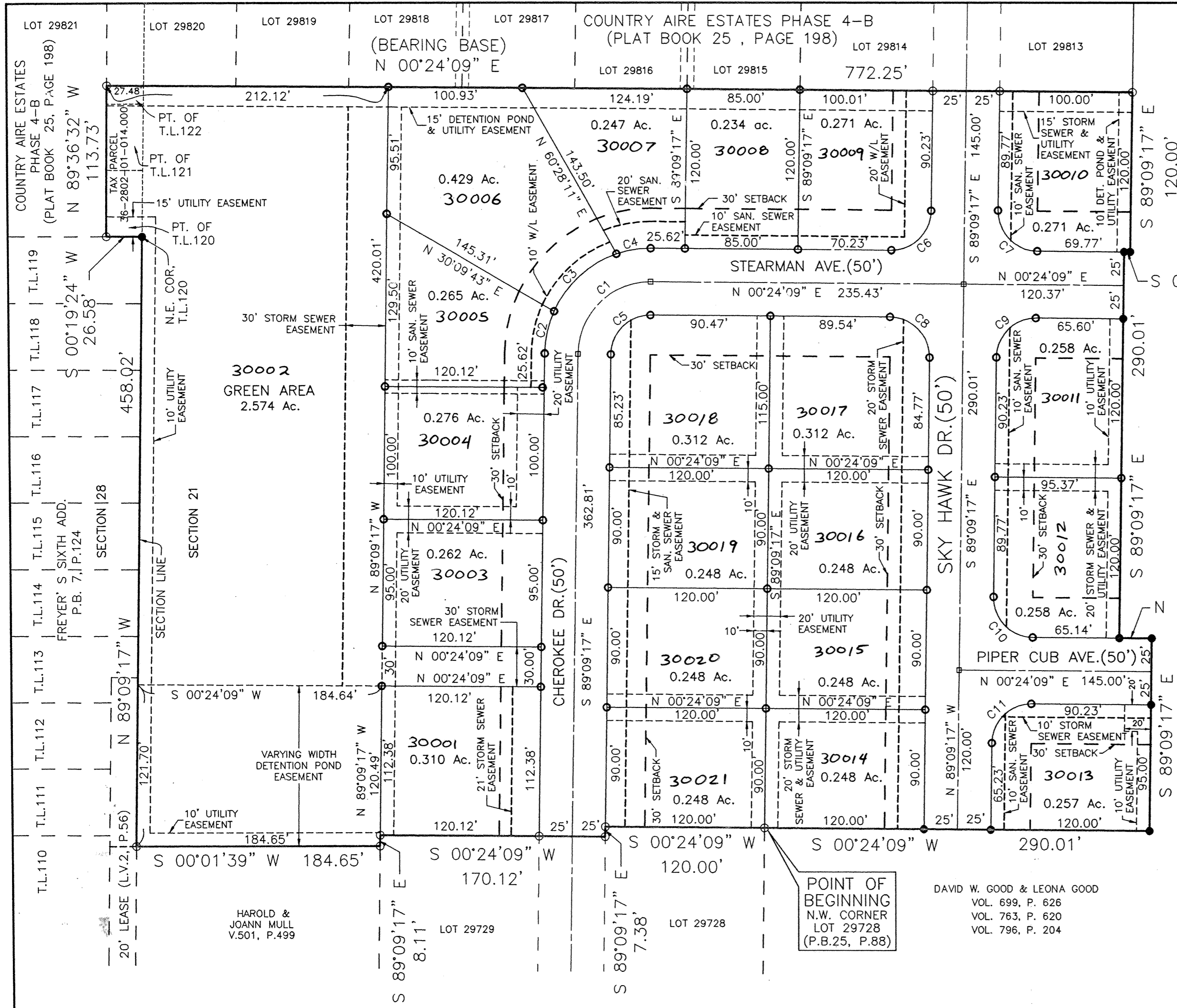
Thence South 89°-09'-17" East for a distance of 145.00 feet to a concrete monument set, passing at 50.00 feet a concrete monument set -

Thence South 00°-24'-09" West for a distance of 290.01 feet to the **place of beginning**, passing at 120.00 feet and at 170.00 feet concrete monuments set.

**Containing in all 9.692 acres of land**, of which 9.621 acres are in Section 21 and 0.071 acres are in Section 28 subject, however, to all legal easements and rights of way.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described **contains in all 9.692 acres of land**.

NOTE: All concrete monuments found or set contain an imbedded 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.



DAVID W. GOOD & LEONA GOOD  
 VOL. 699, P. 626  
 VOL. 763, P. 620  
 VOL. 796, P. 204

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 VOL. 796, P. 204

DEVELOPER: DAVE GOOD AND RICK GOOD  
 4075 NORTH GRUBB ROAD  
 DELPHOS, OHIO 45833  
 TEL 419-339-3099

PREPARED BY:  
 SHELDON ENGINEERING & SURVEYING, INC.  
 1280 N. COLE ST. LIMA, OHIO 45801  
 TELE: (419) 228-4421  
 JAMES D. SHELDON, P.E., P.S.

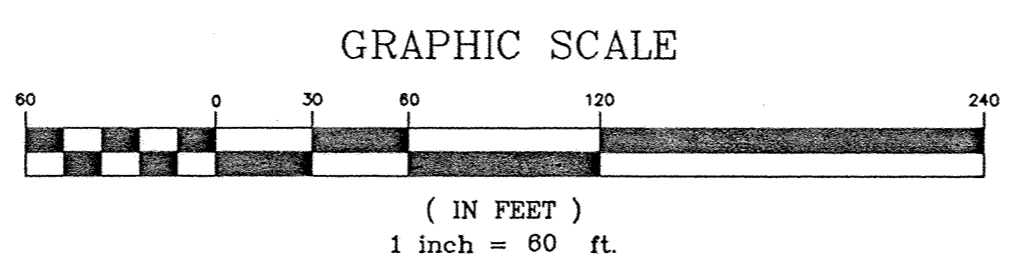
COUNTRY AIRE ESTATES PHASE 4-A  
 (PLAT BOOK 25, PAGE 88)

AREA IN RIGHT OF WAY = 2.483 ACRES  
 AREA IN RESIDENTIAL LOTS = 7.209 ACRES  
 TOTAL AREA = 9.692 ACRES

ZONING: R-1 RESIDENTIAL DISTRICT

**LEGEND**

- CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" SET
- CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
- 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- BRONZE SURVEYORS MARKER SET



CURVE TABLE							
STREET	CURVE TABLE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
STEARMAN AVE.	C1	85.97	55.00	54.58	S 44°22'34" E	77.48	89°33'26"
	C2	32.70	80.00	16.58	S 77°26'44" E	32.47	23°25'07"
	C3	65.82	80.00	34.90	S 42°09'56" E	63.98	47°08'28"
	C4	26.53	80.00	13.39	S 09°05'47" E	26.40	18°59'51"
	C5	46.89	30.00	29.77	S 44°22'34" E	42.26	89°33'26"
	C6	46.89	30.00	29.77	N 44°22'34" W	42.26	89°33'26"
	C7	47.36	30.00	30.23	N 45°37'26" E	42.59	90°26'34"
	C8	47.36	30.00	30.23	S 45°37'26" W	42.59	90°26'34"
	C9	46.89	30.00	29.77	S 44°22'34" E	42.26	89°33'26"
	C10	47.36	30.00	30.23	N 45°37'26" E	42.59	90°26'34"
	C11	46.89	30.00	29.77	S 44°22'34" E	42.26	89°33'26"

DRAINAGE MAINTENANCE ASSESSMENT

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE ASSESSED BY THE COUNTY PURSUANT TO OHIO REVISED CODE SECTIONS 6131 AND 6137. A SPECIFIC AND DISTINCT DITCH MAINTENANCE FUND SHALL BE CREATED AS PER THE REFERENCED SECTIONS OF THE OHIO REVISED CODE FOR THIS PROJECT.

OWNERS' DEDICATION AND ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN THEREON, COMPRISING A TOTAL OF 2.483 ACRES, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, OPEN DITCH, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EXISTING LEASES ARE VOIDED.

THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SET FORTH IN THE PLATTING OF COUNTRY AIRE ESTATES PHASE 3B, PLAT BOOK 24, PAGE 185.

John A. Bond WITNESS  
David W. Good DAVID W. GOOD  
Ramona Blac WITNESS  
Leona Good LEONA GOOD

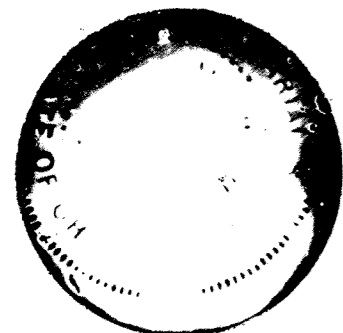
NOTARY PUBLIC

STATE OF OHIO  
ss:  
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 18<sup>th</sup> DAY OF April, 2005, PERSONALLY CAME THE SAID DAVID W. GOOD AND LEONA GOOD, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Sheldon Davis  
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

MY COMMISSION EXPIRES: 7/19/06



APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 12 April 2005. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.

13 April 2005  
DATE

John A. Regan  
DIRECTOR OF THE LIMA-ALLEN COUNTY  
REGIONAL PLANNING COMMISSION

ALLEN COUNTY COMBINED HEALTH DISTRICT

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE ALLEN COUNTY COMBINED HEALTH DISTRICT.

4/12/05  
DATE

Bill Kelly  
DIRECTOR, ALLEN COUNTY  
COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON April 19, 2005. FEE: \$ 10.00.

Ben E. Diepenbrock SMS  
ALLEN COUNTY AUDITOR

COUNTY RECORDER

200506108

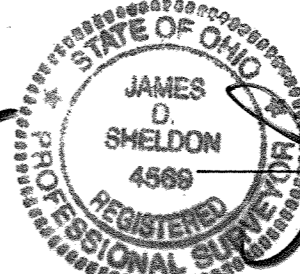
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON April 19, 2005 AND THAT IT WAS RECORDED ON April 19, 2005 IN VOL. 27, PAGE 1, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 12420.

Monica Lash by MH  
ALLEN COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION IN APRIL, 2004 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE OR WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

5 APR 05 DATE  
James D. Sheldon  
JAMES D. SHELDON, P.E., P.S.  
OHIO REGISTERED SURVEYOR #4569



COUNTY ENGINEER'S CERTIFICATION

HAVING CHECKED THE CONSTRUCTION OF THE STREETS IN THE SUBDIVISION, I FIND THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE PLANS AND REGULATIONS THEREOF, AND THAT THEY ARE IN GOOD REPAIR AND THIS ENDORSEMENT SHALL CONSTITUTE ACCEPTANCE OF THE STREETS FOR PUBLIC USE.

IF THE STREETS HAVE NOT BEEN INSTALLED, I AM IN AGREEMENT WITH THE PERFORMANCE BOND TO ENSURE THE COMPLETION OF CONSTRUCTION WHICH HAS BEEN FILED WITH AND APPROVED BY THE PLANNING COMMISSION.

4/15/05  
DATE

Wayne C. Ruffner  
COUNTY ENGINEER

APPROVAL OF COUNTY COMMISSIONERS

IN ACCORDANCE WITH OHIO REVISED CODE SECTION 711.041, THE BOARD OF ALLEN COUNTY COMMISSIONERS HEREBY ACCEPTS THIS PLAT BY COMMISSIONER'S RESOLUTION NUMBER 203-05, DATE 4-19-05, SAID PLAT HAVING BEEN APPROVED BY THE ALLEN COUNTY ENGINEER AND THE LIMA ALLEN COUNTY REGIONAL PLANNING COMMISSION.

Alan Ruff  
PRESIDENT OF THE BOARD OF ALLEN COUNTY COMMISSIONERS

**PLAT OF A SURVEY OF DEDICATORS' LAND  
COUNTRY AIRE ESTATES PHASE 4-C  
IN THE S.W. 1/4 & S.E. 1/4 OF SECTION 21  
AND IN THE N.W. 1/4 OF SECTION 28  
T3S - R6E, AMERICAN TOWNSHIP  
ALLEN COUNTY, OHIO**

DAVID W. GOOD & LEONA GOOD  
VOL.699, P.626; VOL.763, P.620; VOL.796, P.204  
TAX PARCELS  
36-2100-03-006.000,  
36-2100-04-008.000 &  
36-2802-01-014.000  
OVERALL AREA: 139.578 ACRES  
SECTION 28 = 0.071 ACRES  
SECTION 21 = 139.507 ACRES  
(0.318 ACRES IN ROAD RIGHT OF WAY)

**DEDICATORS' LAND  
COUNTRY AIRE ESTATES PHASE 4-C  
139.578 ACRES**

Being a parcel of land situated in the Southwest and Southeast Quarters of Section 21 and in the Northwest Quarter of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

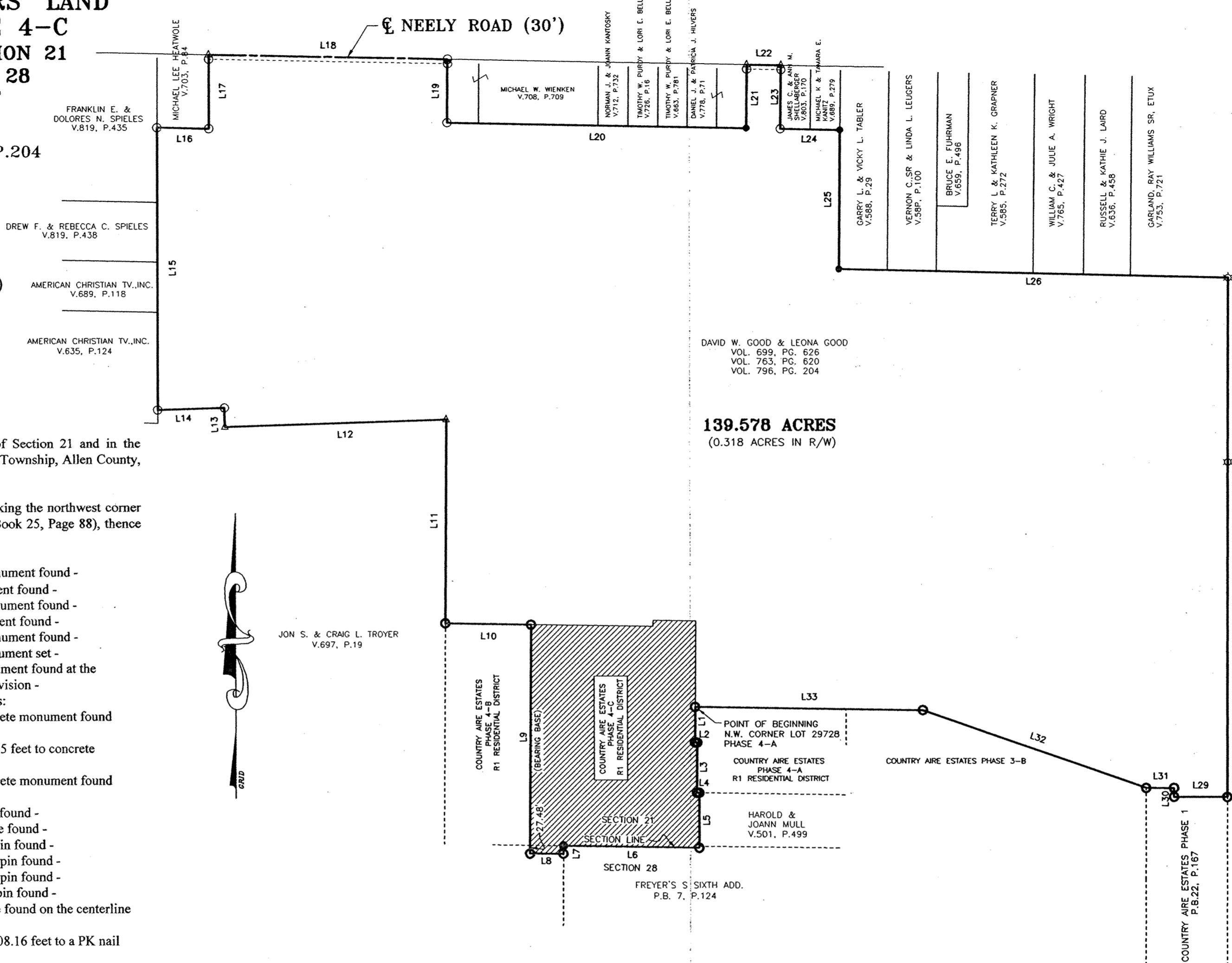
**BEGINNING FOR THE SAME** at a concrete monument found marking the northwest corner of Lot Number 29728 in Country Aire Estates Phase 4-A Subdivision (Plat Book 25, Page 88), thence the following thirty-three (33) courses:

- L1. South 00°-24'-09" West for a distance of 120.00 feet to a concrete monument found -
- L2. South 89°-09'-17" East for a distance of 7.38 feet to a concrete monument found -
- L3. South 00°-24'-09" West for a distance of 170.12 feet to a concrete monument found -
- L4. South 89°-09'-17" East for a distance of 8.11 feet to a concrete monument found -
- L5. South 00°-01'-39" West for a distance of 184.65 feet to a concrete monument found -
- L6. North 89°-09'-17" West for a distance of 458.02 feet to a concrete monument set -
- L7. South 00°-19'-24" West for a distance of 26.58 feet to a concrete monument found at the northeast corner of Lot 29821 in Country Aire Estates Phase 4-B Subdivision -
- Thence on and along said Phase 4-B Subdivision the following three (3) courses:
- L8. North 89°-36'-32" West for a distance of 113.73 feet to a concrete monument found at the southeast corner of Lot 29820 -
- L9. North 00°-24'-09" East (bearing base) for a distance of 772.25 feet to concrete monument found at the northeast corner of Lot 29813 -
- L10. North 89°-09'-17" West for a distance of 289.64 feet to a concrete monument found at the northwest corner of Lot 29812 -
- L11. North 00°-24'-09" East for a distance of 684.35 feet to a railroad spike found -
- L12. South 88°-07'-00" West for a distance of 748.96 feet to a railroad spike found -
- L13. North 01°-52'-56" West for a distance of 65.01 feet to a 5/8-inch iron pin found -
- L14. South 88°-07'-50" West for a distance of 225.67 feet to a 5/8-inch iron pin found -
- L15. North 00°-00'-04" West for a distance of 949.07 feet to a 5/8-inch iron pin found -
- L16. South 88°-55'-43" East for a distance of 175.00 feet to a 5/8-inch iron pin found -
- L17. North 00°-00'-04" West for a distance of 250.00 feet to a railroad spike found on the centerline of Neely Road -
- L18. South 88°-55'-43" East on and along said centerline for a distance of 808.16 feet to a PK nail found -
- L19. South 00°-26'-50" West for a distance of 215.00 feet to a 5/8-inch iron pin found -
- L20. South 88°-55'-35" East for a distance of 1010.04 feet to a 1/2-inch iron pipe found -
- L21. North 00°-34'-25" East for a distance of 215.04 feet to a railroad spike found on the centerline of Neely Road -
- L22. South 88°-55'-43" East on and along said centerline for a distance of 114.41 feet to a railroad spike found -
- L23. South 00°-34'-09" West for a distance of 215.01 feet to a 5/8-inch iron pin found -
- L24. South 88°-55'-22" East for a distance of 202.00 feet to a 1/2-inch iron pipe found -
- L25. South 00°-32'-19" West for a distance of 466.20 feet to a 1/2-inch iron pipe found -
- L26. South 88°-42'-49" East for a distance of 1322.53 feet to an 8-inch cast iron post found -
- L27. South 00°-13'-53" West for a distance of 622.41 feet to an 8-inch cast iron post found -
- L28. South 00°-13'-10" West for a distance of 1127.47 feet to a concrete monument found at the northeast corner of Country Aire Estates Phase 1 Subdivision (Plat Book 22, Page 167) -
- L29. North 89°-46'-07" West for a distance of 180.59 feet to a concrete monument found -
- L30. North 00°-13'-53" East for a distance of 30.00 feet to a concrete monument found -
- L31. North 89°-46'-07" West for a distance of 95.91 feet to a concrete monument found -
- L32. North 70°-54'-05" West for a distance of 802.62 feet to a concrete monument found -
- L33. North 89°-09'-17" West for a distance of 769.67 feet to the place of beginning.

Containing in all 139.578 acres of land, of which 139.507 acres are in Section 21 and 0.071 acres are in Section 28 subject, however, to all legal easements and rights of way.

The foregoing description is based on field surveys performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

- NOTES:
- All concrete corner monuments found or set contain an imbedded 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.
  - All iron pins found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.



LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	S 00°24'09" W
L2	7.38'	S 89°09'17" E
L3	170.12'	S 00°24'09" W
L4	8.11'	S 89°09'17" E
L5	184.65'	S 00°01'39" W
L6	458.02'	N 89°09'17" W
L7	26.58'	S 00°19'24" W
L8	113.73'	N 89°36'32" W
L9	772.25'	N 00°24'09" E
L10	289.64'	N 89°09'17" W
L11	684.35'	N 00°24'09" E
L12	748.96'	S 88°07'00" W
L13	65.01'	N 01°52'56" W
L14	225.67'	N 88°07'50" W
L15	949.07'	N 00°00'04" W
L16	175.00'	S 88°55'43" E
L17	250.00'	N 00°00'04" W
L18	808.16'	S 88°55'43" E
L19	215.00'	S 00°26'50" W
L20	1010.04'	S 88°55'35" E
L21	215.04'	N 00°34'25" E
L22	114.41'	S 88°55'43" E
L23	215.01'	S 00°34'09" W
L24	202.00'	S 88°55'22" E
L25	466.20'	S 00°32'19" W
L26	1322.53'	S 88°42'49" E
L27	622.41'	S 00°13'53" W
L28	1127.47'	S 00°13'10" W
L29	180.59'	N 89°46'07" W
L30	30.00'	N 00°13'53" E
L31	95.91'	N 89°46'07" W
L32	802.62'	N 70°54'05" W
L33	769.67'	N 89°09'17" W

DAVID W. GOOD & LEONA GOOD  
VOL. 699, PG. 626  
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**139.578 ACRES**  
(0.318 ACRES IN R/W)

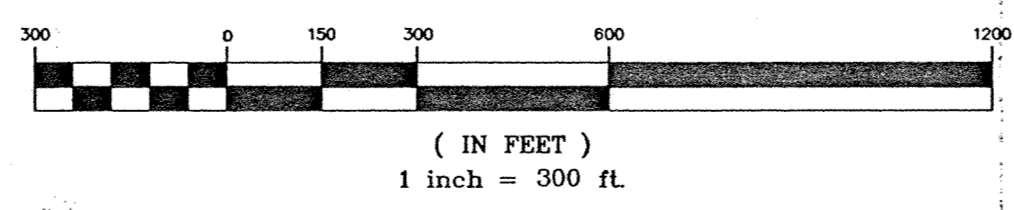
REVIEWED BY:  
*M. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE 4/19/05

PREPARED BY:  
SHELDON ENGINEERING & SURVEYING  
1280 N. COLE ST. LIMA, OHIO 45801  
TEL: (419) 228-4421  
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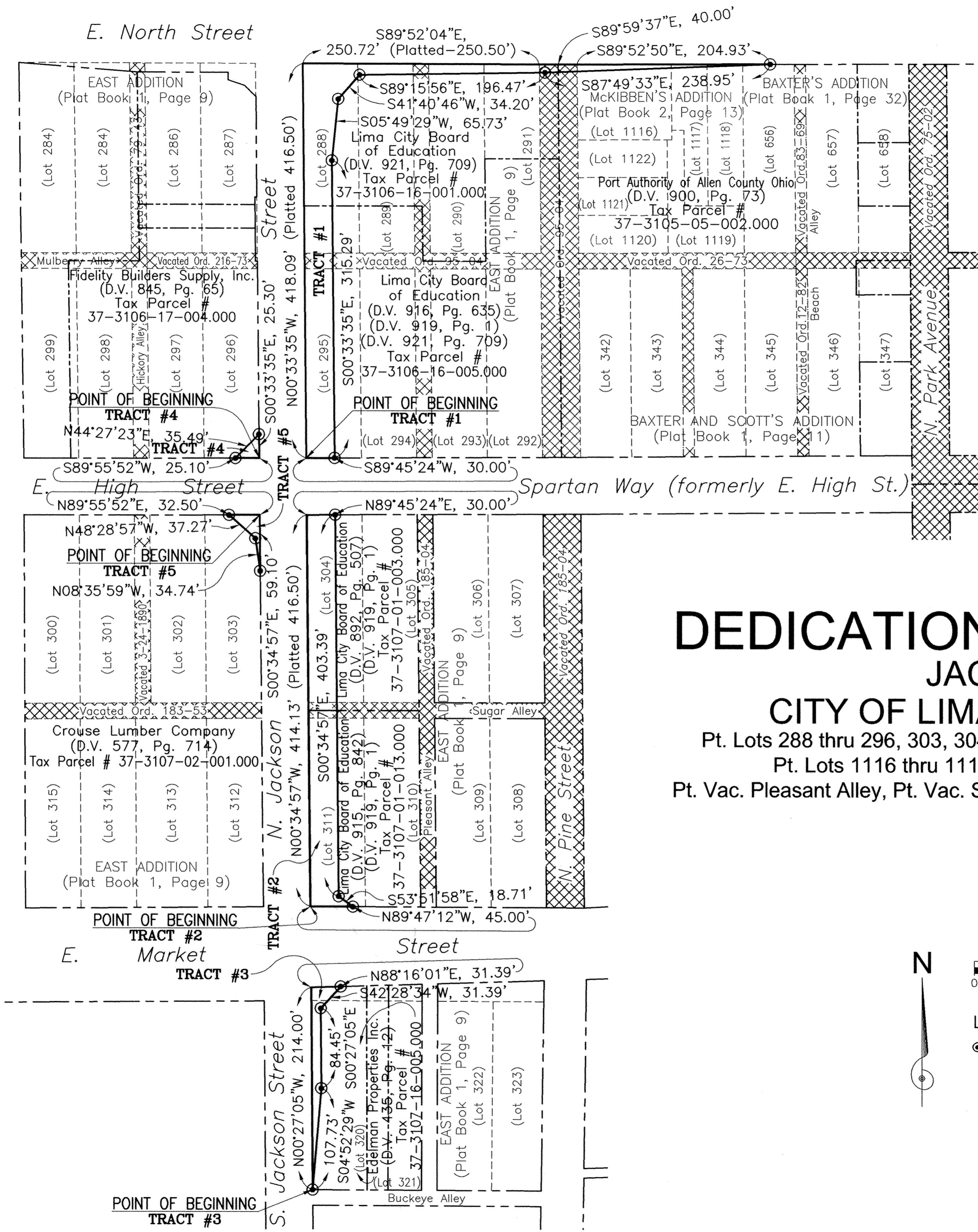
ZONING: R1 RESIDENTIAL DISTRICT

JOB #12012PS4C.DWG

GRAPHIC SCALE



LEGEND	
○	- 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" SET
●	- 1/2" IRON PIPE FOUND
⊙	- CONCRETE MONUMENT W/ 5/8" IRON PIN W/ "SHELDON E & S LIMA, OH" CAP FOUND
☆	- 8" CAST IRON POST FOUND
▲	- RAILROAD SPIKE FOUND
●	- CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" SET
●	- PK NAIL FOUND



# DEDICATION OF RIGHT-OF-WAY JACKSON STREET

## CITY OF LIMA, ALLEN COUNTY, OHIO

Pt. Lots 288 thru 296, 303, 304, 311, & 320, East Add., Pt. Lot 656, Baxter's Add.,  
Pt. Lots 1116 thru 1118, McKibben's Sub., Pt. Vac. Mulberry Alley,  
Pt. Vac. Pleasant Alley, Pt. Vac. Sugar Alley, Pt. Vac. N. Pine St., & Pt. Vac. E. Market St.

N

Scale: 1"=80'

**LEGEND**

- 5/8" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "CITY OF LIMA/P.S. 7365"

# DEDICATION OF RIGHT-OF-WAY JACKSON STREET CITY OF LIMA, ALLEN COUNTY, OHIO

Pt. Lots 288 thru 296, 303, 304, 311, & 320, East Add., Pt. Lot 656, Baxter's Add.,  
Pt. Lots 1116 thru 1118, McKibben's Sub., Pt. Vac. Mulberry Alley,  
Pt. Vac. Pleasant Alley, Pt. Vac. Sugar Alley, Pt. Vac. N. Pine St., & Pt. Vac. E. Market St.

### TRACT #1

Being part of Lots 288, 289, 290, 291, and 295 in East Addition, as recorded in Plat Book 1, Page 9, part of Lots 655 and 656 in Baxter's Addition, formerly Lots 1 and 2, as recorded in Plat Book 1, Page 32 (also shown as Lots 1116, 1117, and 1118 in McKibben's Subdivision of Lot 1, as recorded in Plat Book 2, Page 13, which became the Garfield School Property), and part of vacated Mulberry Alley, part of vacated Pleasant Alley and part of vacated North Pine Street, all vacated by Ordinance 95-04, as recorded in Plat Book 26, Page 9, all located in the northwest quarter of Section 31, Township-3-South, Range-7-East, Bath Township, now within the corporate limits of the City of Lima, Ohio, also being part of parcels of land described in a Warranty Deed (Deed Volume 916, Page 635), and two Quit Claim Deeds (Deed Volume 919, Page 1 and Deed Volume 921, Page 709), all deeded to the Lima City Board of Education, identified on the Allen County Tax Records as parcel numbers 37-3106-16-001.000 and 37-3106-16-005.000, and part of a parcel of land described in a Warranty Deed (Deed Volume 900, Page 73) to the Port Authority of Allen County, Ohio, identified on the Allen County Tax Records as parcel number 37-3105-05-002.000, and more particularly described as follows:

**Beginning** at the southwest corner of said Lot 295;

thence N00°33'35"W with the west line of Lot 295, the west line of vacated Mulberry Alley, and the west line of Lot 288, also being the east right-of-way line of North Jackson Street, 418.09 feet (platted distance is 416.50 feet) to the northwest corner of Lot 288;

thence S89°52'04"E with the north line of Lots 288, 289, the north line of vacated Pleasant Alley, and the north line of Lots 290 and 291, also being the south right-of-way line of East North Street, 250.72 feet (platted distance is 250.50 feet) to the northeast corner of Lot 291;

thence S89°59'37"E with the north line of vacated North Pine Street, 40.00 feet to the northwest corner of Lot 655 in Baxter's Addition;

thence N89°52'50"E with the north line of Lots 655 and 656 in Baxter's Addition, also being the south right-of-way line of East North Street, 204.93 feet to an iron pin set;

thence S87°49'33"W, 238.95 feet to an iron pin set;

thence S89°15'56"W, 196.47 feet to an iron pin set;

thence S41°40'46"W, 34.20 feet to an iron pin set;

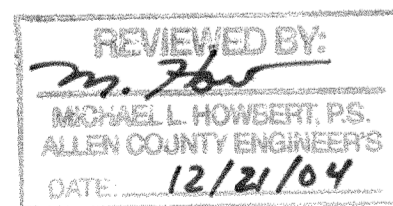
thence S05°49'29"W, 65.73 feet to an iron pin set;

thence S00°33'35"E parallel to and 30.00 feet east of the east right-of-way line of North Jackson Street, 315.29 feet to an iron pin set on the south line of Lot 295;

thence S89°45'24"W with the south line of Lot 295, also being the north right-of-way line of Spartan Way, formerly East High Street, 30.00 feet to the southwest corner of Lot 295, being the **Point of Beginning**.

The above described tract of land contains 0.382 acres, of which 0.021 acres is from Tax Parcel 37-3105-05-002.000, 0.177 acres is from Tax Parcel 37-3106-16-001.000, and 0.184 acres is from Tax Parcel 37-3106-16-005.000, none, of which, is occupied by the present roadway, subject, however to all legal easements.

Bearings are based on the centerline on North Jackson Street, north of East High Street, as having an assumed bearing of N00°33'35"W.



Prepared By:  
City of Lima, Ohio  
Engineering Division  
50 Town Square  
Lima, Ohio 45801  
(419) 228-5462

Reference Documentation:  
Tax Maps  
Plat Records  
Deed Records  
Lima City Council Records

These descriptions were prepared by and based on a survey done under the direction of Larry W. Stayonovich, P.S. #7365, through May of 2004. All iron pins set are 5/8"X30" rebar, capped with a yellow marker stamped "City of Lima/P.S. 7365".

12-20-04  
Date

Larry W. Stayonovich  
Larry W. Stayonovich, P.S. #7365



### TRACT #2

Being part of Lots 304 and 311 in East Addition, as recorded in Plat Book 1, Page 9, and part of vacated Sugar Alley, vacated by Ordinance 95-04, as recorded in Plat Book 26, Page 9, all located in the northwest quarter of Section 31, Township-3-South, Range-7-East, Bath Township, now within the corporate limits of the City of Lima, Ohio, also being part of parcels of land described in a Warranty Deed (Deed Volume 915, Page 842, and two Quit Claim Deeds (Deed Volume 892, Page 507 and Deed Volume 919, Page 1), all deeded to the Lima City Board of Education, identified on the Allen County Tax Records as parcel numbers 37-3107-01-003.000 and 37-3107-01-013.000, and more particularly described as follows:

**Beginning** at the southwest corner of said Lot 311;

thence N00°34'57"W with the west line of Lot 311, the west line of vacated Sugar Alley, and the west line of Lot 304, also being the east right-of-way line of North Jackson Street, 414.13 feet (platted distance is 416.50 feet) to the northwest corner of Lot 304;

thence N89°45'24"E with the north line of Lot 304, also being the south right-of-way line of Spartan Way, formerly East High Street, 30.00 feet to an iron pin set;

thence S00°34'57"E parallel with and 30.00 feet east of the east right-of-way line of North Jackson Street, 403.39 feet to an iron pin set;

thence S53°51'58"E, 18.71 feet to an iron pin set on the south line of Lot 311;

thence N89°47'12"W with the south line of Lot 311, also being the north right-of-way line of East Market Street, 45.00 feet to the southwest corner of Lot 311, being the **Point of Beginning**.

The above described tract of land contains 0.287 acres, of which 0.143 acres is from Tax Parcel 37-3107-01-003.000 and 0.144 acres is from Tax Parcel 37-3107-01-013.000, none, of which, is occupied by the present roadway, subject, however to all legal easements.

Bearings are based on the centerline on North Jackson Street, between East Market Street and East High Street, as having an assumed bearing of N00°33'35"W.

### TRACT #3

Being part of Lot 320 in East Addition, as recorded in Plat Book 1, Page 9, and part of a portion of vacated East Market Street, located in the northwest quarter of Section 31, Township-3-South, Range-7-East, Bath Township, now within the corporate limits of the City of Lima, Ohio, also being part of a parcel of land described in a Warranty Deed to Edelman Properties, Inc., recorded in Deed Volume 435, Page 12, identified on the Allen County Tax Records as parcel number 37-3107-16-005.000, and more particularly described as follows:

**Beginning** at an iron pin set at the southwest corner of said Lot 320;

thence N00°27'05"W with the west line of Lot 320, also being the east right-of-way line of South Jackson Street, 214.00 feet to the intersection of the east right-of-way line of South Jackson Street and the south right-of-way line of East Market Street;

thence N88°16'01"E with the south right-of-way line of East Market Street, 31.39 feet to an iron pin set;

thence S42°28'34"W, 31.39 feet to an iron pin set;

thence S00°27'05"E parallel with and 10.00 feet east of the east right-of-way line of South Jackson Street, 84.45 feet to an iron pin set;

thence S04°52'29"W, 107.73 feet to an iron pin set at the southwest corner of Lot 320, being the **Point of Beginning**.

The above described tract of land contains 0.042 acres, of which none is occupied by the present roadway, subject, however to all legal easements.

Bearings are based on the centerline on South Jackson Street, south of East Market Street, as having an assumed bearing of S00°27'05"E.

Larry W. Stayonovich  
Larry W. Stayonovich, P.S. #7365

### TRACT #4

Being part of Lot 296 in East Addition, as recorded in Plat Book 1, Page 9, located in the northwest quarter of Section 31, Township-3-South, Range-7-East, Bath Township, now within the corporate limits of the City of Lima, Ohio, also being part of a parcel of land described in a Warranty Deed to Fidelity Builders Supply, Inc., recorded in Deed Volume 845, Page 65, identified on the Allen County Tax Records as parcel number 37-3106-17-004.000, and more particularly described as follows:

**Beginning** at the southeast corner of said Lot 296;

thence S89°55'52"W with the south line of Lot 296, also being the north right-of-way line of East High Street, 25.10 feet to an iron pin set;

thence N44°27'23"E, 35.49 feet to an iron pin set on the east line of Lot 296;

thence S00°33'35"E with the east line of Lot 296, also being the west right-of-way line of North Jackson Street, 25.30 feet to the southeast corner of Lot 296, being the **Point of Beginning**.

The above described tract of land contains 0.007 acres, of which none is occupied by the present roadway, subject, however to all legal easements.

Bearings are based on the centerline on North Jackson Street, north of East High Street, as having an assumed bearing of N00°33'35"W.

### TRACT #5

Being part of Lot 303 in East Addition, as recorded in Plat Book 1, Page 9, located in the northwest quarter of Section 31, Township-3-South, Range-7-East, Bath Township, now within the corporate limits of the City of Lima, Ohio, also being part of a parcel of land described in a Warranty Deed to Crouse Lumber Company, recorded in Deed Volume 577, Page 714, identified on the Allen County Tax Records as parcel number 37-3107-02-001.000, and more particularly described as follows:

**Beginning** at the northeast corner of said Lot 303;

thence S00°34'57"E with the east line of Lot 303, also being the west right-of-way line of North Jackson Street, 59.10 feet to an iron pin set;

thence N08°35'59"W, 34.74 feet to an iron pin set;

thence N48°28'57"W, 37.27 feet to an iron pin set on the north line of Lot 303;

thence N89°55'52"E with the north line of Lot 303, also being the south right-of-way line of East High Street, 32.50 feet to the northeast corner of Lot 303, being the **Point of Beginning**.

The above described tract of land contains 0.013 acres, of which none is occupied by the present roadway, subject, however to all legal easements.

Bearings are based on the centerline on North Jackson Street, between East Market Street and East High Street, as having an assumed bearing of N00°33'35"W.

200504290  
COUNTY RECORDER

Filed for record this 22nd day of April, 2005,  
at 10:46 O'Clock A.M. in the office of the Allen County  
Recorder and recorded in Plat Book 27 on Page 4.

Mona S Lush  
Recorder, Allen County, Ohio

See deed vol 940 Pg 170 Fee 82.80 of MH

### DEDICATION

Part Authority of Allen County, Ohio,  
Lima City Board of Education, Edelman Properties, Inc., Fidelity Builders Supply, Inc., and Crouse Lumber Company, the owners of the land contained in the foregoing plat, hereby dedicates the land described herein to the use and benefit of the public forever.

OWNERS:

Samuel J. Madort  
President  
Lima City Board of Education

Donald A. Reese  
Port Authority of Allen County, Ohio

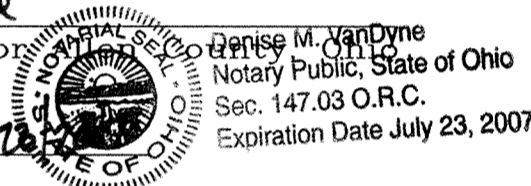
William J. Wiegand  
Fidelity Builders Supply, Inc.  
Robb Frost

William J. Wiegand  
Crouse Lumber Company  
WILLIAM J. WIEGAND

County of Allen, State of Ohio:  
Before me, a Notary Public in and for said County and State, did personally appear the aboved signed owners who acknowledged the signing of this document to be their free act and deed. In testimony thereof, I affix my

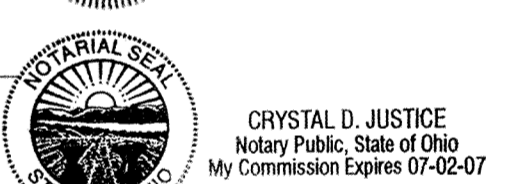
hand and seal this 23 day of March, 2005.

Denise M. VanDyne  
Notary Public in and for Allen County, Ohio



My Commission Expires: 7/23/07

Samuel R. Edelman  
Edelman Properties, Inc.



County of Franklin, State of Ohio:  
Before me, a Notary Public in and for said County and State, did personally appear the aboved signed owner who acknowledged the signing of this document to be their free act and deed. In testimony thereof, I affix my

hand and seal this 17 day of Feb, 2005.

Crystal D Justice  
Notary Public in and for Franklin County, Ohio

My Commission Expires: 7/2/07

### COUNTY AUDITOR

This plat filed for transfer this 22 day of April, 2005.

FEE: Ben E. Deppenbach, Jr.  
Auditor, Allen County, Ohio

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City Planning Commission approve and accept this plat,

this 26th day of January, 2005.

Dee Beech  
Mayor & Chairman of the City Planning Commission

Authorized and approved by City of Lima Ordinance

No. 52-05, passed March 14, 2005.

(A)to(B)  
A=23.56'  
R=15.00'  
CB=N 45°00'00"E  
CD=21.21'  
Δ=90°00'00"

(B)to(C)  
N 00°00'00"E  
0.17'

(C)to(D)  
N 90°00'00"E  
5.00'

(D)to(E)  
N 00°00'00"E  
12.67'

(E)to(F)  
N 90°00'00"E  
5.00'

(F)to(G)  
N 00°00'00"E  
17.46'

(G)to(H)  
N 90°00'00"E  
0.59'

(J)to(K)  
S 90°00'00"W  
9.56'

(K)to(L)  
S 00°00'00"W  
24.08'

(L)to(M)  
S 90°00'00"W  
1.83'

(M)to(H)  
S 00°00'00"W  
40.11'

(P)to(Q)  
N 90°00'00"E  
27.45'

(Q)to(R)  
N 00°00'00"E  
4.44'

(R)to(S)  
N 90°00'00"E  
17.51'

(S)to(T)  
S 00°00'00"W  
4.44'

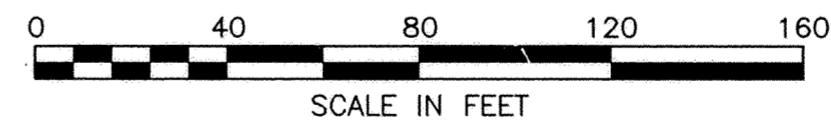
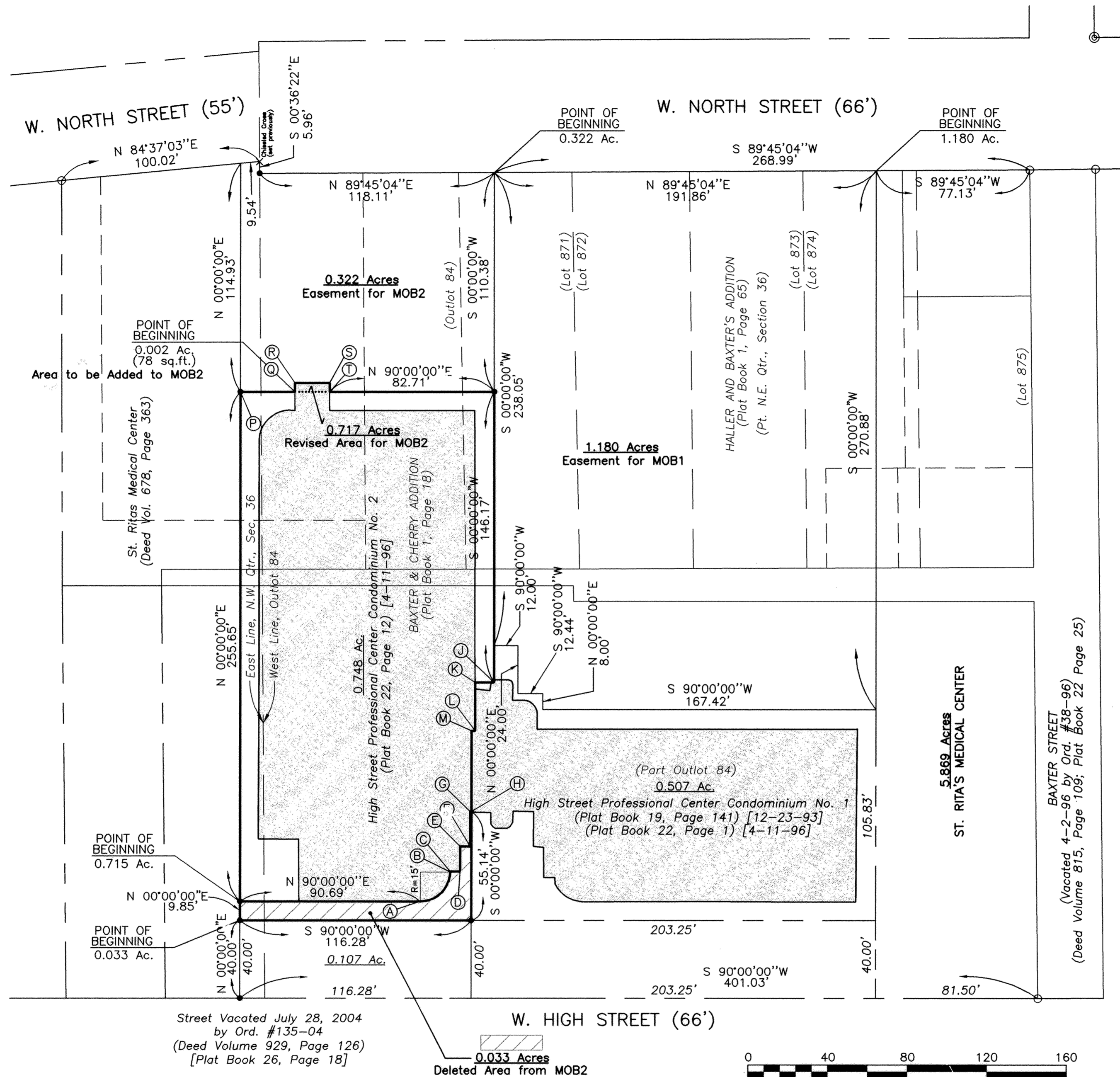


NORTH

MONUMENT LEGEND

- MAGNAIL (SET)
- 3/4-INCH DIA. IRON PIPE (SET PREVIOUSLY BY K&K)

**K&K**  
KOHLI & KALIHAR ASSOCIATES, INC.  
ENGINEERS AND SURVEYORS  
311 East Market Street, Lima, Ohio 45801 419-227-1135



AMENDMENT TO  
**HIGH STREET PROFESSIONAL CENTER II – CONDOMINIUM**

PARTS OF THE NW AND NE QUARTERS OF SECTION 36, T-3-S, R-6-E,  
INCLUDING PART OF LOT 871 OF HALLER AND BAXTER'S ADDITION,  
PLUS PART OF OUTLOT 84 OF THE BAXTER AND CHERRY ADDITION,  
CITY OF LIMA, ALLEN COUNTY, OHIO

EXHIBIT A  
(Except from Original Lease Area)

Being part of the northwest quarter of Section 36 of Township-3-South, Range-6-East, plus part of Outlot 84 of the Baxter and Cherry Addition (Plat Book 1, Page 18), as same is platted in the northeast quarter of said Section 36, both formerly parts of American Township, now parts of the City of Lima, Allen County, Ohio, said parts altogether described by metes and bounds as follows:

Commencing at a 3/4-inch diameter iron pipe (set previously by K&K) at the southeast corner of said Outlot 84 of the Baxter and Cherry Addition, which point is also the intersection of the north line of W. High Street and the west line of vacated N. Baxter Street (Vacated 4-2-96 by Ordinance #38-96; see Deed Volume 815, Page 109, and Plat Book 22, Page 25);

thence westerly with said north line of W. High Street at S 90°00'00"W, 401.03 feet to a magnail (set);

thence northerly at N 00°00'00"E, 40.00 feet to a magnail (set) at the existing southwest corner of High Street Professional Center Condominium No. 2 (Plat Book 22, Page 12), which point is the POINT OF BEGINNING;

thence northerly with the west line of said High Street Professional Center Condominium No. 2 at N 00°00'00"E, 9.85 feet to a magnail (set) in the south face of the existing building, if extended;

thence easterly with the south face of the existing building (and said extension) at N 90°00'00"E, 90.69 feet to a point of curvature in the face of said building;

thence generally northeasterly with the face of the existing building and with a curve concave northwesterly an arc distance of 23.56 feet (radius is 15.00 feet; chord bears N 45°00'00"E, 21.21 feet; central angle is 90°00'00") to a point of tangency in the face of said building;

thence northerly with the face of the existing building at N 00°00'00"E, 0.17 feet to a corner of said building;

thence easterly with the face of the existing building at N 90°00'00"E, 5.00 feet to a corner of said building;

thence northerly with the face of the existing building at N 00°00'00"E, 12.67 feet to a corner of said building;

thence easterly with the face of the existing building at N 90°00'00"E, 5.00 feet to a corner of said building;

thence northerly with the face of the existing building at N 00°00'00"E, 17.46 feet to a corner of said building;

thence easterly with the face of the existing building at N 90°00'00"E, 0.59 feet to the east line of said High Street Professional Center Condominium No. 2;

thence southerly with the east line of said High Street Professional Center Condominium No. 2 at S 00°00'00"W, 55.14 feet to a magnail (set) at the southeast corner of same;

thence westerly with the south line of said High Street Professional Center Condominium No. 2 at S 90°00'00"W, 116.28 feet to the POINT OF BEGINNING.

The parcel herein described contains a gross area of 0.033 acres, of which no area is occupied by any present roadway, thus leaving a net area also of 0.033 acres; subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed in this area thru March 21, 2005, by Kohli & Kaliher Associates, Inc. Bearings are based on an assumed cardinal bearing for the north line of W. High Street in the block between N. Baxter Street and N. Collett Street, as same existed before being vacated in 2004.

REVIEWED BY:  
*M. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 4/25/05

EXHIBIT B  
(Amend to Original Lease Area)

Being part of Outlot 84 of the Baxter and Cherry Addition (Plat Book 1, Page 18), as same are platted in the northeast quarter of said Section 36, formerly part of American Township, now part of the City of Lima, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a 3/4-inch diameter iron pipe (set previously by K&K) at the southeast corner of said Outlot 84 of the Baxter and Cherry Addition, which point is also the intersection of the north line of W. High Street and the west line of vacated N. Baxter Street (Vacated 4-2-96 by Ordinance #38-96; see Deed Volume 815, Page 109, and Plat Book 22, Page 25);

thence westerly with said north line of W. High Street at S 90°00'00"W, 401.03 feet to a magnail (set);

thence northerly at N 00°00'00"E, 40.00 feet to a magnail (set) at the existing southwest corner of High Street Professional Center Condominium No. 2 (Plat Book 22, Page 12);

thence northerly with the west line of said High Street Professional Center Condominium No. 2 at N 00°00'00"E, 9.85 feet to a magnail (set);

thence northerly with the west line of said High Street Professional Center Condominium No. 2 at N 00°00'00"E, 255.65 feet to a magnail (set) at the northwest corner of same;

thence easterly with the north line of said High Street Professional Center Condominium No. 2 at N 90°00'00"E, 27.45 feet to the face of the existing building, which point is the POINT OF BEGINNING;

thence northerly with the face of the existing building at N 00°00'00"E, 4.44 feet to a corner of said building;

thence easterly with the face of the existing building at N 90°00'00"E, 17.51 feet to another corner of said building;

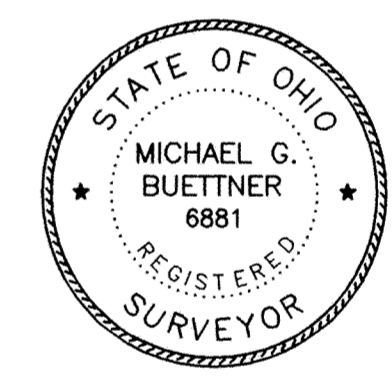
thence southerly with the face of the existing building at S 00°00'00"W, 4.44 feet to the north line of said High Street Professional Center Condominium No. 2;

thence westerly with the north line of said High Street Professional Center Condominium No. 2 at S 90°00'00"W, 17.51 feet to the POINT OF BEGINNING.

The parcel herein described contains a gross area of 78 square feet, or 0.002 acres, of which no area is occupied by any present roadway, thus leaving a net area also of 0.002 acres; subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed in this area thru March 23, 2005, by Kohli & Kaliher Associates, Inc. Bearings are based on an assumed cardinal bearing for the north line of W. High Street in the block between N. Baxter Street and N. Collett Street, as same existed before being vacated in 2004.

*Michael G. Buettner*  
Michael G. Buettner  
Ohio Registered Surveyor No. 6881



COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on April 26<sup>th</sup> 2005.

*Ben E Diepenbrock*  
Allen County Auditor *fee 1.00 SS*

200504514  
COUNTY RECORDER

I hereby certify that this plat was filed for recording on April 26, 2005, and that it was recorded on 4-26-05 in Vol. 27, Page 6, plat records of Allen County, Ohio.

*Mona S Lash* by \_\_\_\_\_ Fee \$165.60  
Allen County Recorder MN *See Vol 940 Pg 289*

AMENDMENT TO  
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM

PARTS OF THE NW AND NE QUARTERS OF SECTION 36, T-3-S, R-6-E,  
INCLUDING PART OF LOT 871 OF HALLER AND BAXTER'S ADDITION,  
PLUS PART OF OUTLOT 84 OF THE BAXTER AND CHERRY ADDITION,  
CITY OF LIMA, ALLEN COUNTY, OHIO

EXHIBIT D  
(Amended Lease Area)

Being part of the northwest quarter of Section 36 of Township-3-South, Range-6-East, plus parts of Lot 871 of Haller and Baxter's Addition (Plat Book 1, Page 65) and Outlot 84 of the Baxter and Cherry Addition (Plat Book 1, Page 18), as same are platted in the northeast quarter of said Section 36, all formerly parts of American Township, now parts of the City of Lima, Allen County, Ohio, said parts altogether described by metes and bounds as follows:

Commencing at a 3/4-inch diameter iron pipe (set previously by K&K) at the southeast corner of said Outlot 84 of the Baxter and Cherry Addition, which point is also the intersection of the north line of W. High Street and the west line of vacated N. Baxter Street (Vacated 4-2-96 by Ordinance #38-96; see Deed Volume 815, Page 109 and Plat Book 22, Page 25);

thence westerly with said north line of W. High Street at S 90°00'00"W, 401.03 feet to a magnail (set);

thence northerly at N 00°00'00"E, 40.00 feet to a magnail (set) at the existing southwest corner of High Street Professional Center Condominium No. 2 (Plat Book 22, Page 12);

thence northerly with the west line of said High Street Professional Center Condominium No. 2 at N 00°00'00"E, 9.85 feet to a magnail (set) at the southwest corner of the area herein described, and the POINT OF BEGINNING;

thence northerly with the west line of said High Street Professional Center Condominium No. 2 at N 00°00'00"E, 255.65 feet to a magnail (set) at the northwest corner of same;

thence easterly with the north line of said High Street Professional Center Condominium No. 2 at N 90°00'00"E, 27.45 feet to the face of the existing building;

thence northerly with the face of the existing building at N 00°00'00"E, 4.44 feet to a corner of said building;

thence easterly with the face of the existing building at N 90°00'00"E, 17.51 feet to another corner of said building;

thence southerly with the face of the existing building at S 00°00'00"W, 4.44 feet to the north line of said High Street Professional Center Condominium No. 2;

thence easterly with the north line of said High Street Professional Center Condominium No. 2 at N 90°00'00"E, 82.71 feet to a magnail (set) at the northeast corner of same;

thence southerly with the east line of said High Street Professional Center Condominium No. 2 at S 00°00'00"W, 146.17 feet to an angle point in said east line;

thence westerly through a jog in the east line of said High Street Professional Center Condominium No. 2 at S 90°00'00"W, 9.56 feet to another angle point in said east line;

thence resuming southerly with the east line of said High Street Professional Center Condominium No. 2 at S 00°00'00"W, 24.08 feet to another angle point in said east line;

thence westerly through a jog in the east line of said High Street Professional Center Condominium No. 2 at S 90°00'00"W, 1.83 feet to another angle point in said east line;

thence resuming southerly with the east line of said High Street Professional Center Condominium No. 2 at S 00°00'00"W, 40.11 feet to the face of existing building;

thence westerly with the face of the existing building at S 90°00'00"W, 0.59 feet to a corner of said building;

thence southerly with the face of the existing building at S 00°00'00"W, 17.46 feet to a corner of said building;

thence westerly with the face of the existing building at S 90°00'00"W, 5.00 feet to a corner of said building;

thence southerly with the face of the existing building at S 00°00'00"W, 12.67 feet to a corner of said building;

thence westerly with the face of the existing building at S 90°00'00"W, 5.00 feet to a corner of said building;

thence southerly with the face of the existing building at S 00°00'00"W, 0.17 feet to a point of curvature in the face of said building;

thence generally southwesterly with the face of the existing building and with a curve concave northwesterly an arc distance of 23.56 feet (radius is 15.00 feet; chord bears S 45°00'00"W, 21.21 feet; central angle is 90°00'00") to a point of tangency in the face of said building;

thence westerly with the face of the existing building, and with the extension thereof, at S 90°00'00"W, 90.69 feet to the POINT OF BEGINNING.

The parcel herein described contains a gross area of 0.717 acres, of which no area is occupied by any present roadway, thus leaving a net area also of 0.717 acres; subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed in this area thru March 23, 2005, by Kohli & Kaliher Associates, Inc. Bearings are based on an assumed cardinal bearing for the north line of W. High Street in the block between N. Baxter Street and N. Collett Street, as same existed before being vacated in 2004.

EXHIBIT E  
(Access Easement)

EXHIBIT C  
SHEET 3 OF 4  
FIRST AMENDMENT

An easement for purposes of ingress and egress between the south line of W. North Street and the north line of High Street Professional Center Condominium No. 2 (Plat Book 22, Page 12), being in part of the northwest quarter of Section 36 of Township-3-South, Range-6-East, and also being in part of Lot 871 of Haller and Baxter's Addition (Plat Book 1, Page 65) and in part of Outlot 84 of the Baxter and Cherry Addition (Plat Book 1, Page 18), as same are platted in the northeast quarter of said Section 36, formerly part of American Township, now part of the City of Lima, Allen County, Ohio, said parts altogether described by metes and bounds as follows:

Commencing at a 3/4-inch diameter iron pipe (set previously by K&K) at the northeast corner of Lot 875 of said Haller and Baxter's Addition, which point is also the intersection of the south line of W. North Street and the west line of vacated N. Baxter Street (Vacated 4-2-96 by Ordinance #38-96; see Deed Volume 815, Page 109, and Plat Book 22, Page 25);

thence westerly with said south line of W. North Street at S 89°45'04"W, 268.99 feet to the northeast corner of the easement area herein described, and the POINT OF BEGINNING;

thence southerly at S 00°00'00"W, 110.38 feet to the northeast corner of said High Street Professional Center Condominium No. 2;

thence westerly with the north line of said Condominium No. 2 at S 90°00'00"W, 82.71 feet to the face of the existing building;

thence northerly with the face of the existing building at S 00°00'00"W, 4.44 feet to a corner of said building;

thence westerly with the face of the existing building at S 90°00'00"W, 17.51 feet to a corner of said building;

thence southerly at S 00°00'00"W, 4.44 feet to the north line of said Condominium No. 2;

thence westerly with the north line of said Condominium No. 2 at S 90°00'00"W, 27.45 feet to the northwest corner of said High Street Professional Center Condominium No. 2;

thence northerly with an extension of the west line of said Condominium No. 2 at N 00°00'00"E, 114.93 feet to the south line of W. North Street (full right-of-way width here is 55 feet);

thence easterly with the south line of W. North Street at N 84°37'03"E, 9.54 feet to a chiseled cross (set previously in the concrete sidewalk) in the west line of said Outlot 84;

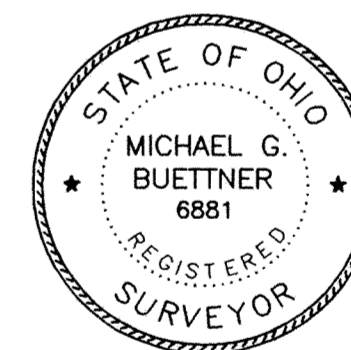
thence southerly with the west line of said Outlot 84, and through a jog in said south line of W. North Street, at S 00°36'22"E, 5.96 feet to a cotton gin spindle (set previously by K&K) in the south line of W. North Street (full right-of-way width here is 66 feet);

thence resuming easterly with the south line of W. North Street at N 89°45'04"E, 118.11 feet to the POINT OF BEGINNING.

The easement area described contains 0.322 acres, subject to all other legal easements of record at the time of the recording of this instrument.

This description is based on surveying work performed in this area thru March 23, 2005, by Kohli & Kaliher Associates, Inc. Bearings are based on an assumed cardinal bearing for the north line of W. High Street in the block between N. Baxter Street and N. Collett Street, as same existed before being vacated in 2004. Reference shall also be made to K&K Drawing No. B-348 for a graphic representation of this description.

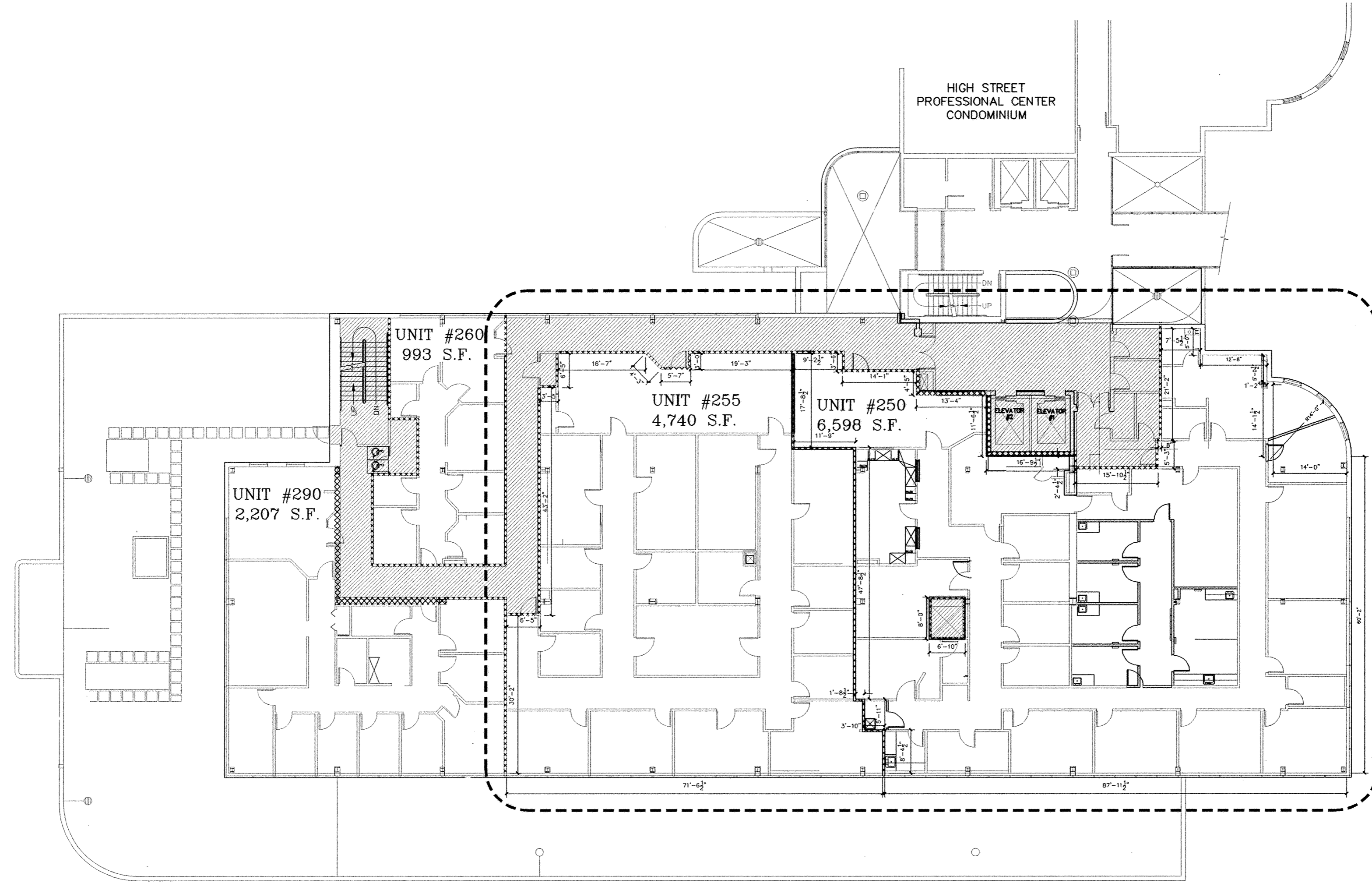
Michael G. Buettner  
Ohio Registered Surveyor No. 6881



AMENDMENT TO  
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM

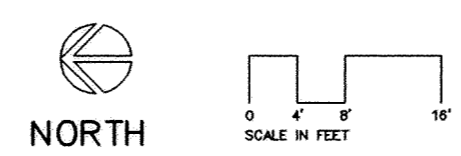
PARTS OF THE NW AND NE QUARTERS OF SECTION 36, T-3-S, R-6-E,  
INCLUDING PART OF LOT 871 OF HALLER AND BAXTER'S ADDITION,  
PLUS PART OF OUTLOT 84 OF THE BAXTER AND CHERRY ADDITION,  
CITY OF LIMA, ALLEN COUNTY, OHIO







**K&K**  
**KOHLI & KALIHAR ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 311 East Market Street, Lima, Ohio 45801 419-227-1135

I, James R. Myers, Registered Engineer, State of Ohio No. 32719, and Registered Surveyor, State of Ohio No. 5453 do hereby certify that the drawings hereon, correctly represent the location, dimensions and configurations of the HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM, FIRST AMMENDMENT, as it existed on the date shown.



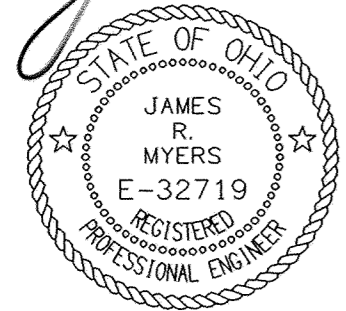
 DENOTES UNIT PARTITION WALL  
 DENOTES COMMON AREA

Dated at Lima, Ohio, April 14, 2005

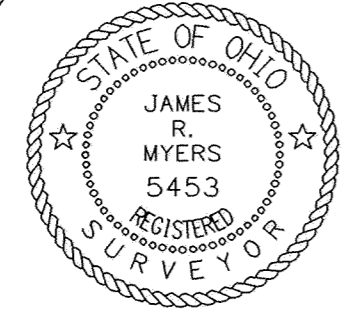
KOHLI & KALIHAR ASSOCIATES, INC.

By James R. Myers

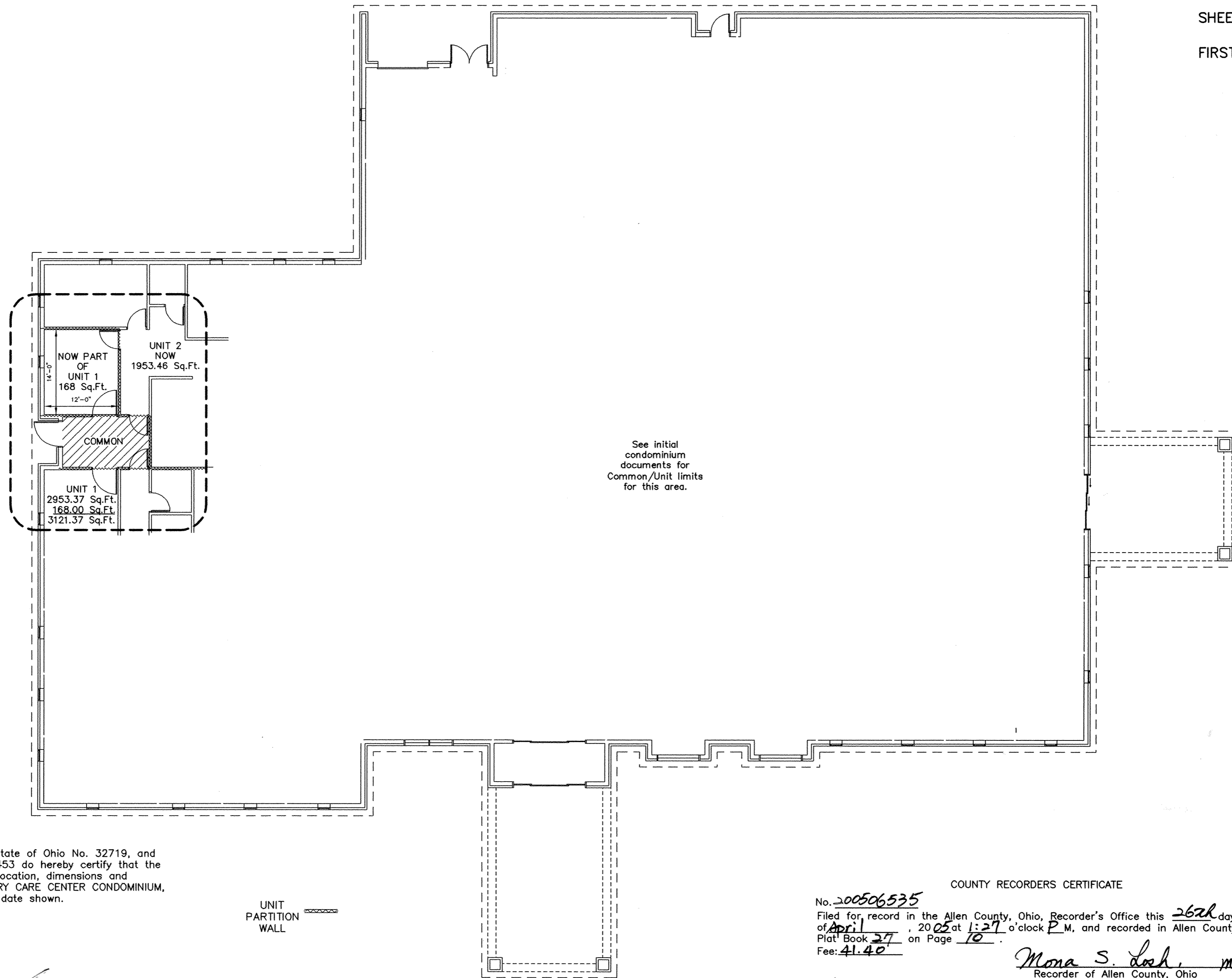
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM SECOND FLOOR



Registered Engineer  
No. 32719



Registered Surveyor  
No. 5453



I, James R. Myers, Registered Engineer, State of Ohio No. 32719, and Registered Surveyor, State of Ohio No. 5453 do hereby certify that the drawings hereon, correctly represent the location, dimensions and configurations of the DELPHOS AMBULATORY CARE CENTER CONDOMINIUM, FIRST AMMENDMENT, as it existed on the date shown.

Dated at Lima, Ohio, November 22, 2004

KOHLI & KALIHAR ASSOCIATES, INC.

By James R. Myers

COUNTY RECORDERS CERTIFICATE

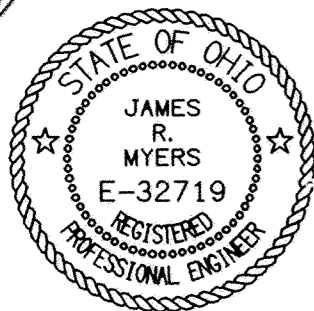
No. 200506535  
 Filed for record in the Allen County, Ohio, Recorder's Office this 26th day of April, 2005 at 1:27 o'clock P.M. and recorded in Allen County, Ohio, Plat Book 27 on Page 10.  
 Fee: 41.40

Mona S. Losh, MB  
 Recorder of Allen County, Ohio

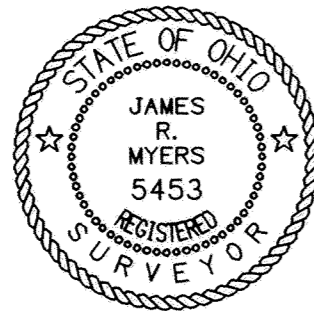
See deed vol 940  
 Pg 317

**DELPHOS AMBULATORY CARE CENTER CONDOMINIUM**

PART OF THE SOUTHWEST QUARTER OF SECTION 20,  
 T-2-S, R-5-E, MARION TOWNSHIP, CITY OF DELPHOS,  
 ALLEN COUNTY, OHIO



Registered Engineer  
 No. 32719



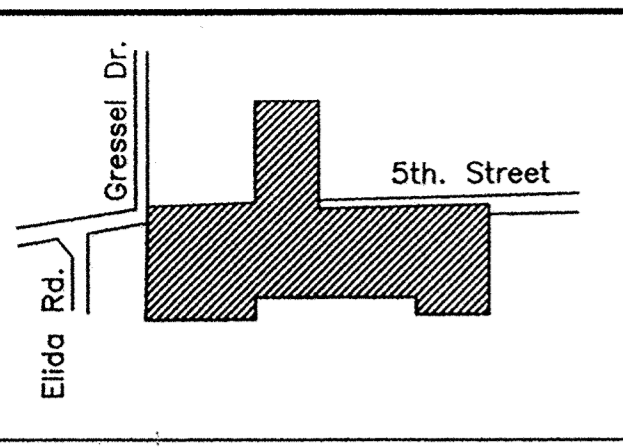
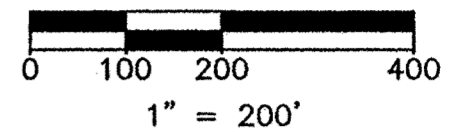
Registered Surveyor  
 No. 5453

# ANNEXATION PLAT

BEING PART OF THE SW 1/4, SECTION 20, AND THE SE 1/4, SECTION 19, TOWN 2 SOUTH, RANGE 5 EAST, MARION TOWNSHIP, ALLEN COUNTY, OHIO.

## LEGEND:

- A ● - SET 5/8" CAPPED IRON REBAR
  - B ● - FOUND 5/8" IRON REBAR
  - C ● - FOUND CHISLED "X" ON MONUMENT BOX LID
  - D ● - FOUND 5/8" CAPPED IRON REBAR
  - E ● - SET P.K. NAIL
  - F ● - FOUND 1" IRON REBAR IN MONUMENT BOX
  - G ● - FOUND RAILROAD SPIKE
- (P.) = PLAT  
 (M.) = MEASURED  
 (D.) = DEED  
 (D.V.) = ALLEN COUNTY DEED RECORDS, DEED VOLUME & PAGE  
 (P.B.) = ALLEN COUNTY PLAT RECORDS, PLAT BOOK & PAGE



VICINITY MAP

C1 (CENTERLINE CURVE)  
 INFORMATION PER R/W PLAN  
 "ALL. 30 N-(0.54)/ALL.30 S-(0.00)"

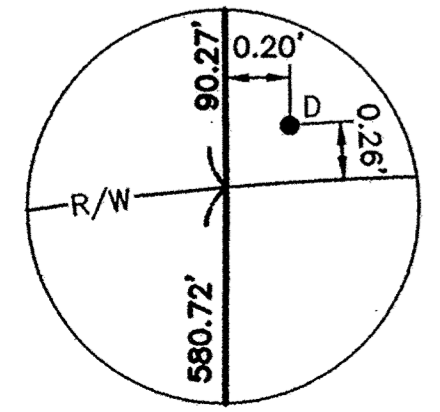
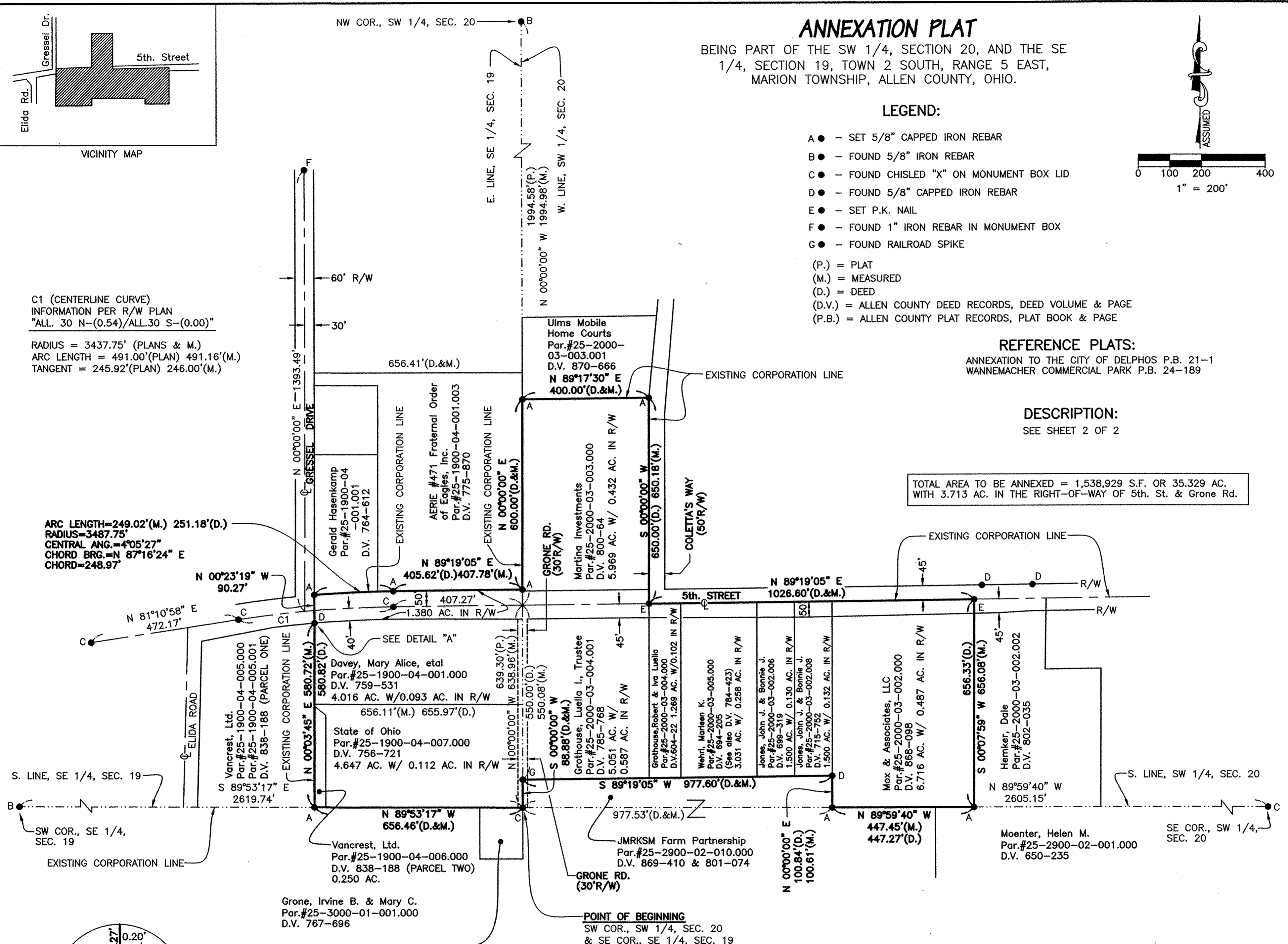
RADIUS = 3437.75' (PLANS & M.)  
 ARC LENGTH = 491.00'(PLAN) 491.16'(M.)  
 TANGENT = 245.92'(PLAN) 246.00'(M.)

ARC LENGTH=249.02'(M.) 251.18'(D.)  
 RADIUS=3487.75'  
 CENTRAL ANG.=4°05'27"  
 CHORD BRG.=N 87°16'24" E  
 CHORD=248.97'

REFERENCE PLATS:  
 ANNEXATION TO THE CITY OF DELPHOS P.B. 21-1  
 WANNEMACHER COMMERCIAL PARK P.B. 24-189

DESCRIPTION:  
 SEE SHEET 2 OF 2

TOTAL AREA TO BE ANNEXED = 1,538,929 S.F. OR 35.329 AC.  
 WITH 3.713 AC. IN THE RIGHT-OF-WAY OF 5th. St. & Grone Rd.



DETAIL "A"

POINT OF BEGINNING  
 SW COR., SW 1/4, SEC. 20  
 & SE COR., SE 1/4, SEC. 19

REVISION	DATE

<b>ANNEXATION PLAT</b>		SCALE: 1" = 200'
<b>5th. Street Annexation - City of Delphos</b>		DATE: 11-05-02
<b>Feller Finch &amp; Associates, Inc.</b>		DRAWN BY: PJ
202 N. Washington Street P.O. Box 432 Delphos, Ohio 45833		CHK'D BY: REB
Phone: (419) 692-2270		PROJECT: 30S00020
Fax: (419) 692-2408		DRAWING: 30-00020FBOA
Engineers - Surveyors		SHEET 1 OF 2

**DESCRIPTION:**

A parcel of land being part of the Southeast quarter (1/4) of Section nineteen (19), and also part of the Southwest quarter (1/4) of Section twenty (20), Town two (2) South, Range five (5) East, Marion Township, Allen County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the Southwest corner of said Southwest quarter (1/4) of Section twenty (20), said point also being the Southeast corner of said Southeast quarter (1/4) of Section nineteen (19), said point of intersection being marked with a found monument box;

thence in a westerly direction, along the South line of said Southeast quarter (1/4) of Section nineteen (19), having an assumed bearing of North eighty-nine (89) degrees, fifty-three (53) minutes, seventeen (17) seconds West, a distance of six hundred fifty-six and forty-six hundredths (656.46') feet to the intersection of the East line of a parcel of land as described as Parcel One in Volume 838, Page 188, Allen County Deed Records, said point of intersection being marked with a set capped iron rebar;

thence North zero (00) degrees, three (03) minutes, forty-five (45) seconds East along said East line of a parcel of land as described as Parcel 1 in Volume 838, Page 188, Allen County Deed Records, a distance of five hundred eighty and seventy-two hundredths (580.72') feet to the intersection of the southerly line of Fifth Street;

thence North zero (00) degrees, twenty-three (23) minutes, nineteen (19) seconds West along a line, a distance of ninety and twenty-seven hundredths (90.27') feet to the intersection of the East line of Gressel Drive, as it now exists, with the North line of said Fifth Street, said point of intersection being marked with a set capped iron rebar;

thence in a northeasterly to easterly direction, along an arc of curve to the right, an arc distance of two hundred forty-nine and two hundredths (249.02') feet along said North line of Fifth Street to a point of tangency, said arc of curve to the right having a radius of three thousand four hundred eighty-seven and seventy-five hundredths (3487.75') feet, a central angle of four (04) degrees, five (05) minutes, twenty-seven (27) seconds, a chord bearing of North eighty-seven (87) degrees, sixteen (16) minutes, twenty-four (24) seconds East, and a chord distance of two hundred forty-eight and ninety-seven hundredths (248.97') feet, said point of tangency being marked with a set capped iron rebar;

thence North eighty-nine (89) degrees, nineteen (19) minutes, five (05) seconds East along said North line of Fifth Street, as it now exists, a distance of four hundred seven and seventy-eight hundredths (407.78') feet to the intersection of the West line of said Southwest quarter (1/4) of Section twenty (20), said point of intersection being marked with a set capped iron rebar;

thence North zero (00) degrees, zero (00) minutes, zero (00) seconds East along said West line of the Southwest quarter (1/4) of Section twenty (20), a distance of six hundred and zero hundredths (600.00') feet to the intersection of the North line of a parcel of land as described in Volume 800, Page 64, Allen County Deed Records, said point of intersection being marked with a set capped iron rebar;

thence North eighty-nine (89) degrees, seventeen (17) minutes, thirty (30) seconds East along said North line of said parcel of land as described in Volume 800, Page 64, Allen County Deed Records, a distance of four hundred and zero hundredths (400.00') feet to the intersection of the East line of said parcel of land as described in Volume 800, Page 64, Allen County Deed Records, said point of intersection being marked with a set capped iron rebar;

thence South zero (00) degrees, zero (00) minutes, zero (00) seconds West along said East line of a parcel of land as described in Volume 800, Page 64, Allen County Deed Records, a distance of six hundred fifty and eighteen hundredths (650.18') feet to the centerline of Fifth Street, as it now exists, said point of intersection being marked with a set PK nail;

thence North eighty-nine (89) degrees, nineteen (19) minutes, five (05) seconds East along said centerline of Fifth Street, as it now exists, a distance of one thousand twenty-six and sixty hundredths (1026.60') feet to the intersection of the East line of a parcel of land as described in Volume 868, Page 98, Allen County Deed Records, said point of intersection being marked with a set PK nail;

thence South zero (00) degrees, seven (07) minutes, fifty-nine (59) seconds West along said East line of a parcel of land as described in Volume 868, Page 98, Allen County Deed Records, a distance of six hundred fifty-six and eight hundredths (656.08') feet to the intersection of the South line of said Southwest quarter (1/4) of Section twenty (20), said point of intersection being marked with a set capped iron rebar;

thence North eighty-nine (89) degrees, fifty-nine (59) minutes, forty (40) seconds West along said South line of the Southwest quarter (1/4) of Section twenty (20), a distance of four hundred forty-seven and forty-five hundredths (447.45') feet to the intersection of the East line of a parcel of land as described in Volume 869, Page 410, Allen County Deed Records, said point of intersection being marked with a set capped iron rebar;

thence North zero (00) degrees, zero (00) minutes, zero (00) seconds East along said East line of a parcel of land as described in Volume 869, Page 410, Allen County Deed Records, a distance of one hundred and sixty-one hundredths (100.61') feet to the intersection of the northerly line of said parcel of land as described in Volume 869, Page 410, Allen County Deed Records, said point of intersection being marked with a found capped iron rebar;

thence South eighty-nine (89) degrees, nineteen (19) minutes, five (05) seconds West along said northerly line of a parcel of land as described in Volume 869, Page 410, Allen County Deed Records, a distance of nine hundred seventy-seven and sixty hundredths (977.60') feet to the intersection of the centerline of Grone Road, as it now exists, said centerline of Grone Road also being the West line of the Southwest quarter (1/4) of Section twenty (20), said point of intersection being marked with a found railroad spike;

thence South zero (00) degrees, zero (00) minutes, zero (00) seconds West along said centerline of Grone Road, as it now exists, a distance of eighty-eight and eighty-eight hundredths (88.88') feet to the Point of Beginning.

Said parcel of land containing an area of 1,538,929 square feet, or 35.329 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

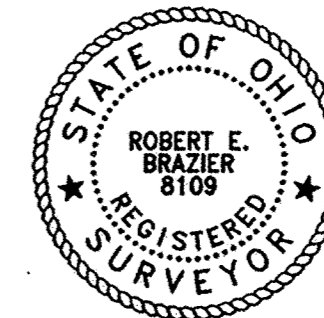
Said parcel of land having a present road occupied area of 161,756 square feet or 3.713 acres of land, more or less.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "PS 8109".

The above description is based on a survey performed under the supervision of Robert E. Brazier, P.S. Professional Surveyor No. 8109, during November, 2002.

Robert E. Brazier 11-05-02  
 Robert E. Brazier Date  
 Professional Surveyor No. 8109



**COUNTY RECORDER'S CERTIFICATION**

For resolution to change Boundary Lines by Annexation, see Deed Vol. 936, Page 410.

No. 200504698

Filed for record this day of 28<sup>th</sup> of April, 2005 at 4:00 O'Clock P.m.  
 in the office of the Allen County Recorder and recorded in Plat Book 27 on Page 11.

Fee: 82.80

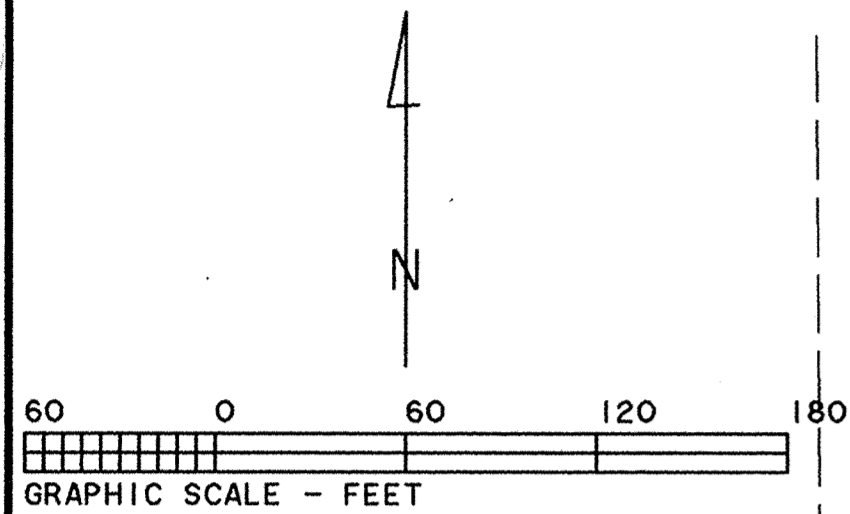
Mona J. Lash by MH  
 Recorder - Allen County, Ohio

		<b>ANNEXATION PLAT</b>		SCALE: 1" = 200'
		<b>5th. Street Annexation - City of Delphos</b>		DATE: 11-05-02
		<b>Feller                  Finch</b> 202 N. Washington Street P.O. Box 432 Delphos, Ohio 45833 <b>&amp; Associates, Inc.</b> Engineers - Surveyors		DRAWN BY: PJ
				CHK'D BY: REB
		Phone: (419) 692-2270 Fax: (419) 692-2408		PROJECT: 30S00020
				DRAWING: 30-00020FB0A
REVISION	DATE			SHEET <b>2</b> OF <b>2</b>

# SPRINGBROOK GREENS CONDOMINIUMS NO. 13

Part of the NW 1/4 of Section 7, T3S, R7E, Bath Twp., Allen Co., Oh.

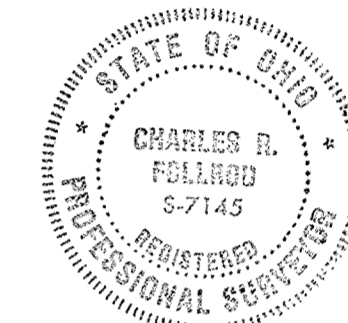
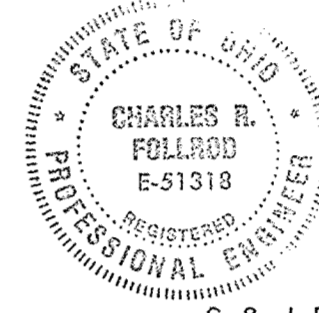
R. J. Stone Development Group, Inc.  
D.B. 875 Pg. 350



- Limited Common Area
- Expandable Area
- Fnd. P.K. Nail
- Fnd. #5 Rebar
- Fnd. 3/4" Pipe
- Set #5 Rebar
- Set P.K. Nail

Aubrey G. Stormann  
D.B. 612 Pg. 365

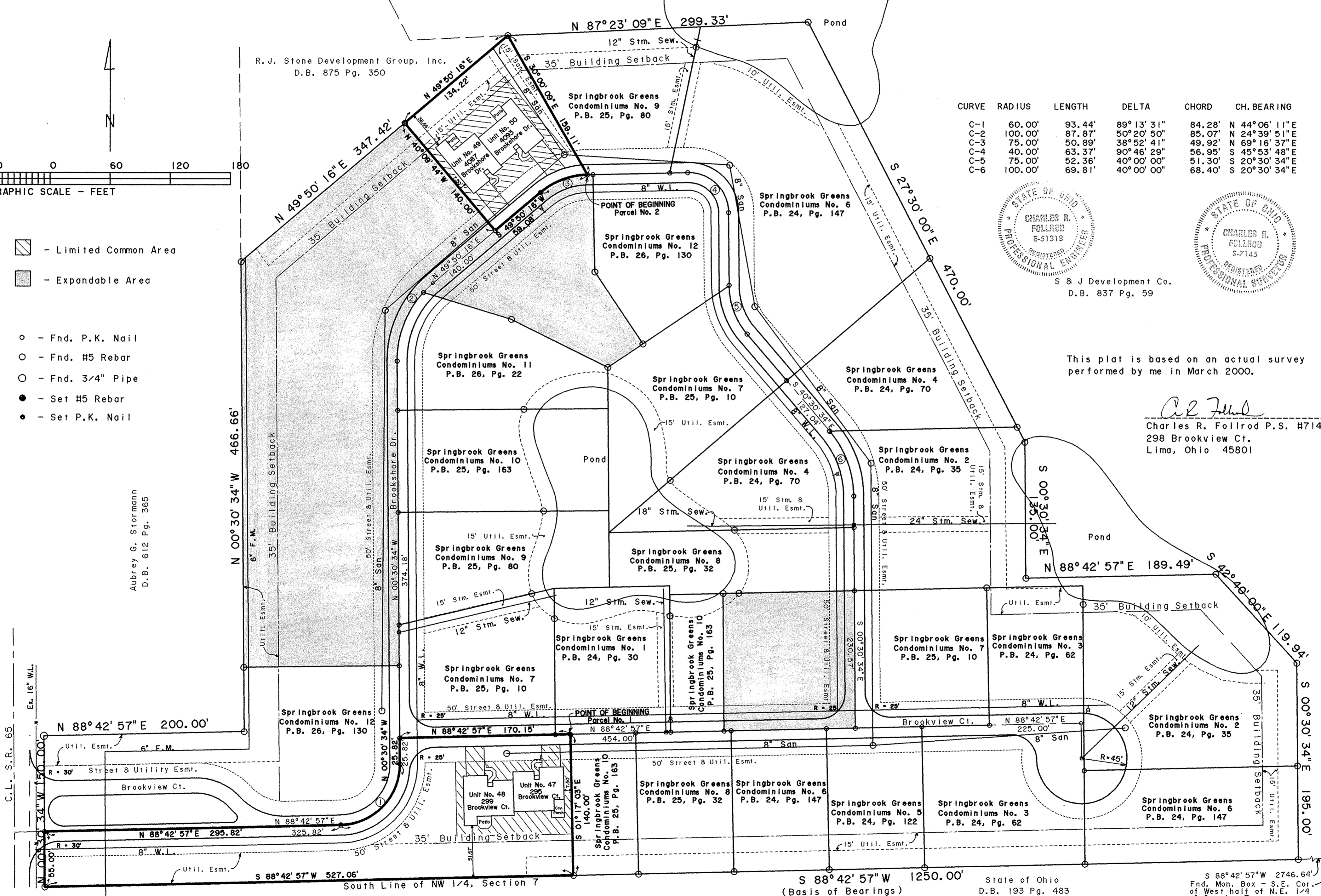
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	60.00'	93.44'	89° 13' 31"	84.28'	N 44° 06' 11" E
C-2	100.00'	87.87'	50° 20' 50"	85.07'	N 24° 39' 51" E
C-3	75.00'	50.89'	38° 52' 41"	49.92'	N 69° 16' 37" E
C-4	40.00'	63.37'	90° 46' 29"	56.95'	S 45° 53' 48" E
C-5	75.00'	52.36'	40° 00' 00"	51.30'	S 20° 30' 34" E
C-6	100.00'	69.81'	40° 00' 00"	68.40'	S 20° 30' 34" E



S & J Development Co.  
D.B. 837 Pg. 59

This plat is based on an actual survey performed by me in March 2000.

*Charles R. Follrod*  
Charles R. Follrod P.S. #7145  
298 Brookview Ct.  
Lima, Ohio 45801



C.L. S.R. 65  
Ex. 16" W.L.

South Line of NW 1/4, Section 7

S 88° 42' 57" W 1250.00'  
(Basis of Bearings)

State of Ohio  
D.B. 193 Pg. 483

S 88° 42' 57" W 2746.64'  
Fnd. Mon. Box - S.E. Cor.  
of West half of N.E. 1/4  
of Section 7

# SPRINGBROOK GREENS CONDOMINIUMS NO. 13

DESCRIPTION  
(Private Street & Utility Easement - Brookview Ct./Brookshore Dr.)

(Private Street & Utility Easement - Brookview Ct.)

SPRINGBROOK GREENS CONDOMINIUMS NO. 13, consists of a part of the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of SPRINGBROOK GREENS CONDOMINIUMS NO. 13, one page of descriptions, two pages of floor plans, two pages of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
R & A Engineers Inc.

*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
R & A Engineers Inc.

No. 200507140  
Filed for record this 5th day of May, 2005 at 11:30 o'clock  
A.M. in the office of the Allen County Recorder and recorded in Plat Book 27 on Page 13.

Fee: 289.80  
*Mona J. Zosh*  
RECORDER, Allen County, Ohio  
by *MH*

For DECLARATIONS see Deed Volume 940 Page 798.

**DESCRIPTION**  
(Springbrook Greens Condominiums No. 13)  
Parcel No. 1

Being a parcel of land in the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a found P.K. nail at the Northwest corner of Springbrook Greens Condominiums No. 10 (Parcel No. 2) as recorded in P.B. 25, Pg. 163 in the Allen County Recorder's Office, thence the following courses:

- S01°17'03"E with the west line of said Springbrook Greens Condominiums No. 10 (Parcel No. 2), 140.00' to a found #5 rebar;
- S88°42'57"W with the south line of said NW 1/4, 527.06' to a found #5 rebar;
- N00°30'34"W with the east right-of-way line of S.R. 65, 55.00' to a found P.K. nail;
- N88°42'57"E with the south line of Springbrook Greens Condominiums No. 12 (Parcel No. 1), 295.82' to a found P.K. nail;
- Northeasterly on a curve to the left with the south line of said Springbrook Greens Condominiums No. 12 (Parcel No. 1) an arc distance of 93.44', said curve having a radius of 60.00', a delta angle of 89°13'31", and an L.C. of N44°06'11"E, 84.28' to a found P.K. nail;
- N00°30'34"W with the east line of said Springbrook Greens Condominiums No. 12 (Parcel No. 1), 25.82' to a found P.K. nail;
- N88°42'57"E with the south line of said Springbrook Greens Condominiums No. 7 (Parcel No. 3), 170.15' to the POINT OF BEGINNING.

The above described parcel contains 1.015 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: South line of the NW 1/4 of Section 7 (S88°42'57"W)

Prior Deedholder: R.J. Stone Development Group, Inc. (D.B. 870 Pg. 624)

Parcel No.: 37-0702-01-019.001

Parcel No. 2

Being a parcel of land in the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a found P.K. nail at the Southwest corner of Springbrook Greens Condominiums No. 9 (Parcel No. 1) as recorded in P.B. 25, Pg. 80 in the Allen County Recorder's Office, thence the following courses:

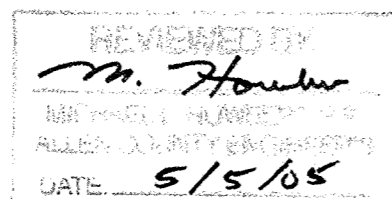
- Southwesterly on a curve to the left an arc distance of 50.89', said curve having a radius of 75.00', a delta angle of 38°52'41", and an L.C. of S69°16'37"W, 49.92' to a set P.K. nail;
- S49°50'16"W, 59.08' to a set P.K. nail;
- N40°09'44"W, 140.00' to a set #5 rebar;
- N49°50'16"E, 134.22' to a found #5 rebar;
- S30°00'09"E with the west line of said Springbrook Greens Condominiums No. 9 (Parcel No. 1), 159.11' to the POINT OF BEGINNING.

The above described parcel contains 0.397 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: South line of the NW 1/4 of Section 7 (S88°42'57"W)

Prior Deedholder: R.J. Stone Development Group, Inc. (D.B. 870 Pg. 624)

Parcel No.: 37-0702-01-019.001



Being an easement for a private street and utility purposes in the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 3996.64' to a found #5 rebar on the right-of-way line of S.R. 65, thence N00°30'34"W with said right-of-way, 30.00' to the POINT OF BEGINNING, thence the following courses:

- N00°30'34"W with said right-of-way, 90.01';
- N88°42'57"E, 150.50';
- Southeasterly on a curve to the right an arc distance of 63.08', said curve having a radius of 75.00', a delta angle of 48°11'23", and an L.C. of S67°11'22"E, 61.24';
- Southeasterly on a curve to the left an arc distance of 37.85', said curve having a radius of 45.00', a delta angle of 48°11'23", and an L.C. of S67°11'22"E, 36.74';
- N88°42'57"E, 55.00';
- Northeasterly on a curve to the left an arc distance of 54.50', said curve having a radius of 35.00', a delta angle of 89°13'31", and an L.C. of N44°06'12"E, 49.16';
- N00°30'34"W, 400.00';
- Northeasterly on a curve to the right an arc distance of 109.84', said curve having a radius of 125.00', a delta angle of 50°20'50", and an L.C. of N24°39'51"E, 106.34';
- N49°50'16"E, 140.00';
- Northeasterly on a curve to the right an arc distance of 67.86', said curve having a radius of 100.00', a delta angle of 38°52'41", and an L.C. of N69°16'37"E, 66.56';
- N88°42'57"E, 100.00';
- Southeasterly on a curve to the right an arc distance of 102.98', said curve having a radius of 65.00', a delta angle of 90°46'29", and an L.C. of S45°53'49"E, 92.54';
- S00°30'34"E, 72.60';
- Southeasterly on a curve to the left an arc distance of 34.91', said curve having a radius of 50.00', a delta angle of 40°00'00", and an L.C. of S20°30'34"E, 34.20';
- S40°30'34"E, 127.04';
- Southeasterly on a curve to the right an arc distance of 87.27', said curve having a radius of 125.00', a delta angle of 40°00'00", and an L.C. of S20°30'34"E, 85.51';
- S00°30'34"E, 205.23';
- S88°42'57"W, 50.00';
- N00°30'34"W, 205.90';
- Northwesterly on a curve to the left an arc distance of 52.36', said curve having a radius of 75.00', a delta angle of 40°00'00", and an L.C. of N20°30'34"W, 51.30';
- N40°30'34"W, 127.04';
- Northwesterly on a curve to the right an arc distance of 69.81', said curve having a radius of 100.00', a delta angle of 40°00'00", and an L.C. of N20°30'34"W, 68.40';
- N00°30'34"W, 72.60';
- Northwesterly on a curve to the left an arc distance of 23.76', said curve having a radius of 15.00', a delta angle of 90°46'29", and an L.C. of N45°53'48"W, 21.36';
- S88°42'57"W, 100.00';
- Southwesterly on a curve to the left an arc distance of 33.93', said curve having a radius of 50.00', a delta angle of 38°52'41", and an L.C. of S69°16'36"W, 33.28';
- S49°50'16"W, 140.00';
- Southwesterly on a curve to the left an arc distance of 65.90', said curve having a radius of 75.00', a delta angle of 50°20'50", and an L.C. of S24°39'51"W, 63.80';
- S00°30'34"E, 400.00';
- Southwesterly on a curve to the right an arc distance of 132.37', said curve having a radius of 85.00', a delta angle of 89°13'31", and an L.C. of S44°06'12"W, 119.39';
- S88°42'57"W, 296.16' to the POINT OF BEGINNING.

The above described easement contains 2.202 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: South line of the NW 1/4 of Section 7 (S88°42'57"W)

Being an easement for a private street and utility purposes in the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 3616.62' to a point, thence N00°30'34"W, 115.01' to the POINT OF BEGINNING, thence the following courses:

- N00°30'34"W, 50.00';
- N88°42'57"E, 653.66';
- Southwesterly on a curve to the right an arc distance of 292.79', said curve having a radius of 60.00', a delta angle of 279°35'39" and an L.C. of S48°30'46"W, 77.46';
- S88°42'57"W, 595.17' to the POINT OF BEGINNING.

The above described easement contains 0.959 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: South line of the NW 1/4 of Section 7 (S88°42'57"W)

Total Private Street & Utility Easement = 3.161 acres

**DESCRIPTION**  
(Springbrook Greens Condominiums No. 13 Dedicator's Land)

Being a parcel of land in the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

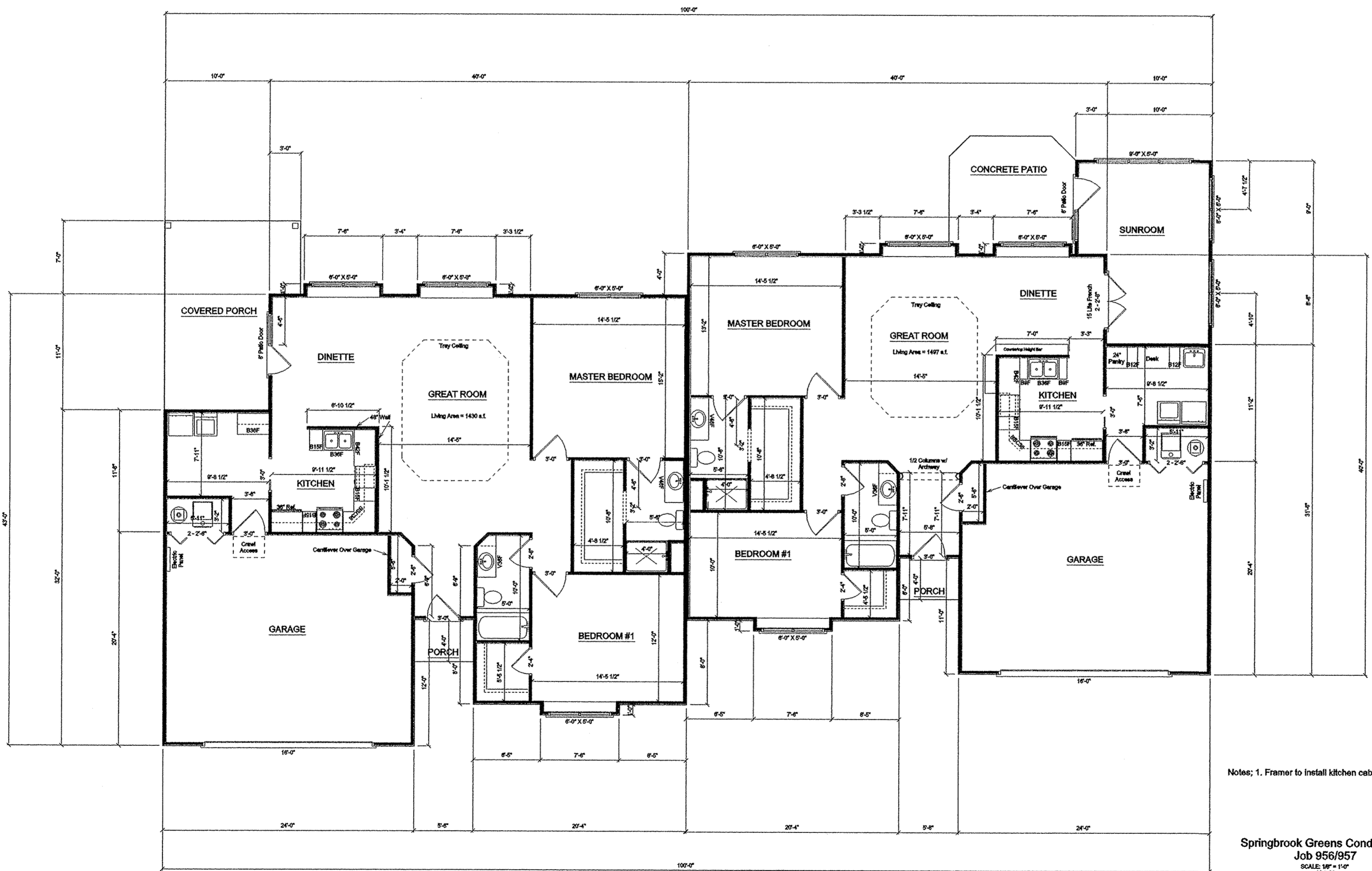
Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 2746.64' to a found #5 rebar and being the POINT OF BEGINNING, thence the following courses:

- S88°42'57"W with the south line of the NW 1/4 of Section 7, 1250.00' to a found #5 rebar on the right-of-way line of S.R. 65, passing over a found #5 rebar at 1200.00' also on the right-of-way line of S.R. 65;
- N00°30'34"W with the right-of-way line of S.R. 65, 150.00' to a found 1/2" pipe;
- N88°42'57"E, 200.00' to a found #5 rebar;
- N00°30'34"W, 466.66' to a found #5 rebar;
- N49°50'16"E, 347.42' to a found #5 rebar;
- N87°23'09"E, 299.33' to a found #5 rebar;
- S27°30'00"E, 470.00' to a found #5 rebar;
- S00°30'34"E, 135.00' to a found #5 rebar;
- N88°42'57"E, 189.49' to a found #5 rebar;
- S42°40'00"E, 119.94' to a found #5 rebar;
- S00°30'34"E, 195.00' to the POINT OF BEGINNING.

The above described parcel contains 15.673 acres more or less, subject to all legal highways and easements of record.

SAVE AND EXCEPT	
(Springbrook Greens Condominiums No. 1 - Acreage = 0.383 ac.)	(For Description - See P.B. 24, Pg. 30)
(Springbrook Greens Condominiums No. 2 - Acreage = 1.502 ac.)	(For Description - See P.B. 24, Pg. 35)
(Springbrook Greens Condominiums No. 3 - Acreage = 0.814 ac.)	(For Description - See P.B. 24, Pg. 62)
(Springbrook Greens Condominiums No. 4 - Acreage = 0.965 ac.)	(For Description - See P.B. 24, Pg. 70)
(Springbrook Greens Condominiums No. 5 - Acreage = 0.305 ac.)	(For Description - See P.B. 24, Pg. 122)
(Springbrook Greens Condominiums No. 6 - Acreage = 1.972 ac.)	(For Description - See P.B. 24, Pg. 147)
(Springbrook Greens Condominiums No. 7 - Acreage = 1.377 ac.)	(For Description - See P.B. 25, Pg. 10)
(Springbrook Greens Condominiums No. 8 - Acreage = 0.646 ac.)	(For Description - See P.B. 25, Pg. 32)
(Springbrook Greens Condominiums No. 9 - Acreage = 0.880 ac.)	(For Description - See P.B. 25, Pg. 80)
(Springbrook Greens Condominiums No. 10 - Acreage = 0.862 ac.)	(For Description - See P.B. 25, Pg. 163)
(Springbrook Greens Condominiums No. 11 - Acreage = 0.410 ac.)	(For Description - See P.B. 26, Pg. 22)
(Springbrook Greens Condominiums No. 12 - Acreage = 1.397 ac.)	(For Description - See P.B. 26, Pg. 130)

The total dedicator's land contains 4.160 acres more or less subject to all legal highways and easements of record.

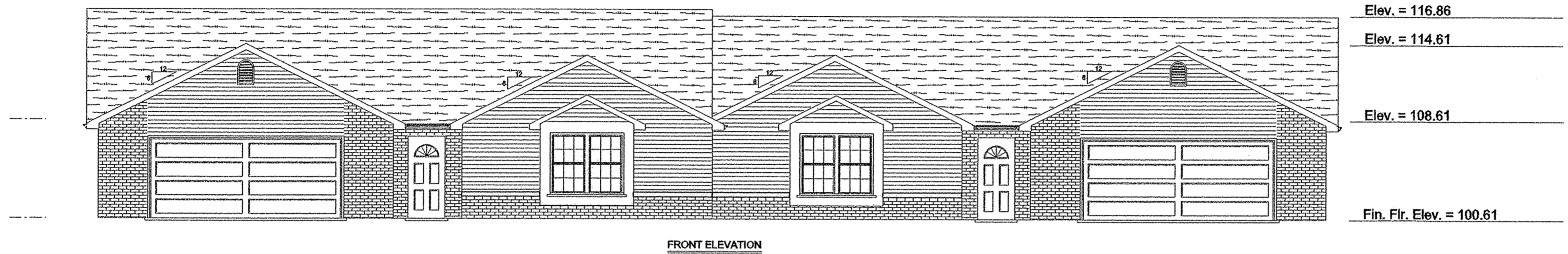


Unit No. 47  
295 Brookview Ct.

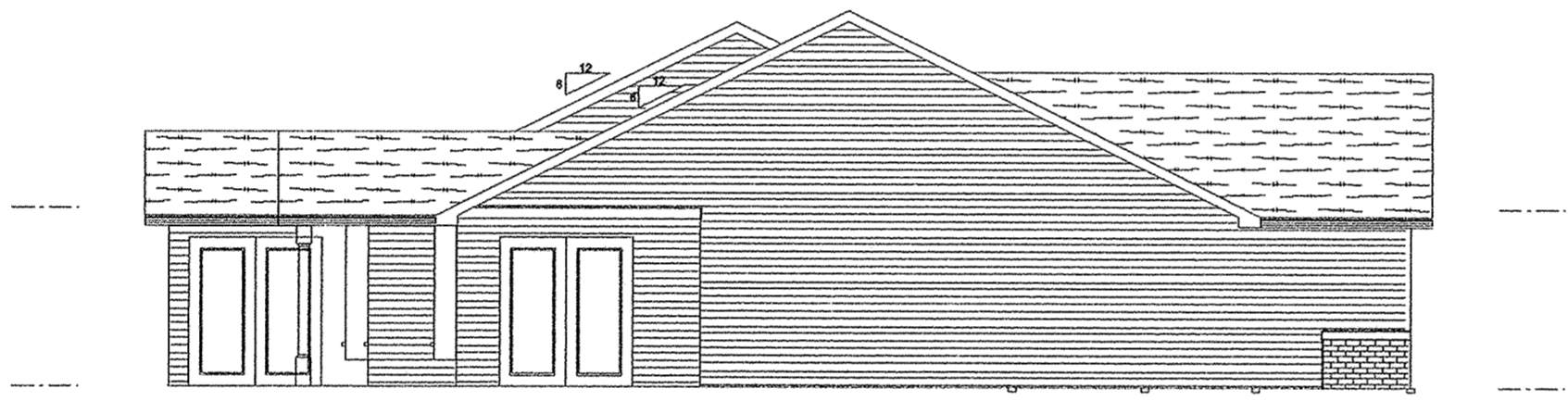
Unit No. 48  
299 Brookview Ct.

Notes: 1. Framer to install kitchen cabinet and curtain blocking.

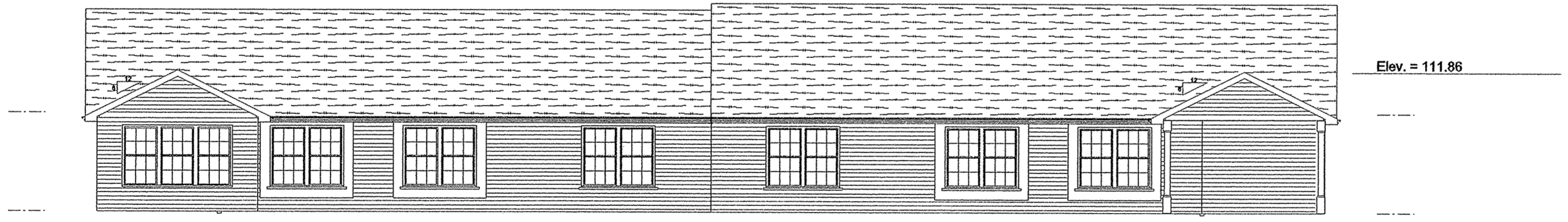
Springbrook Greens Condominiums  
Job 956/957  
SCALE: 1/8" = 1'-0"  
11-4-04



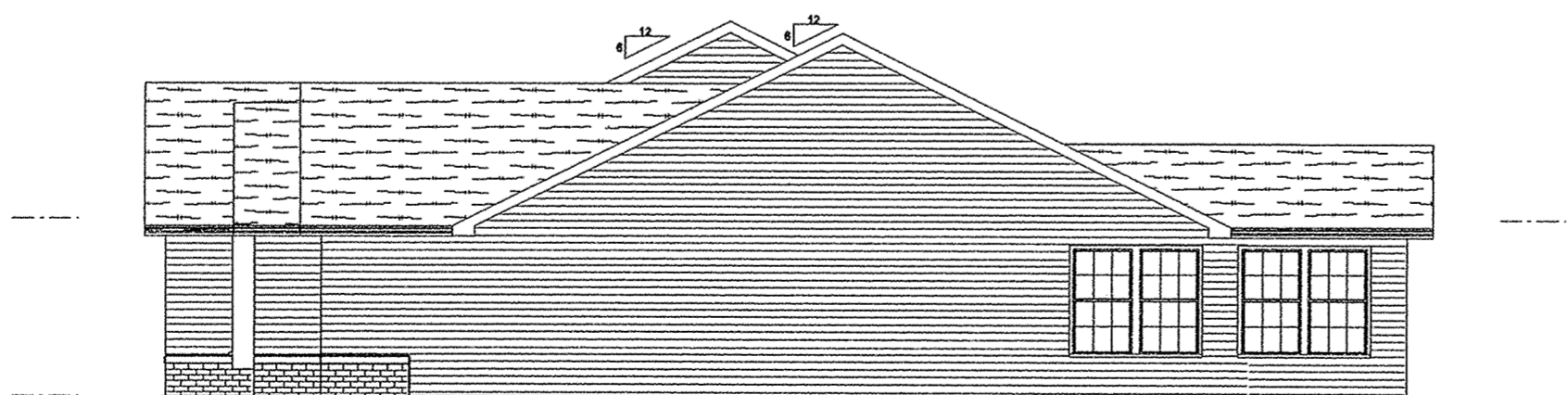
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



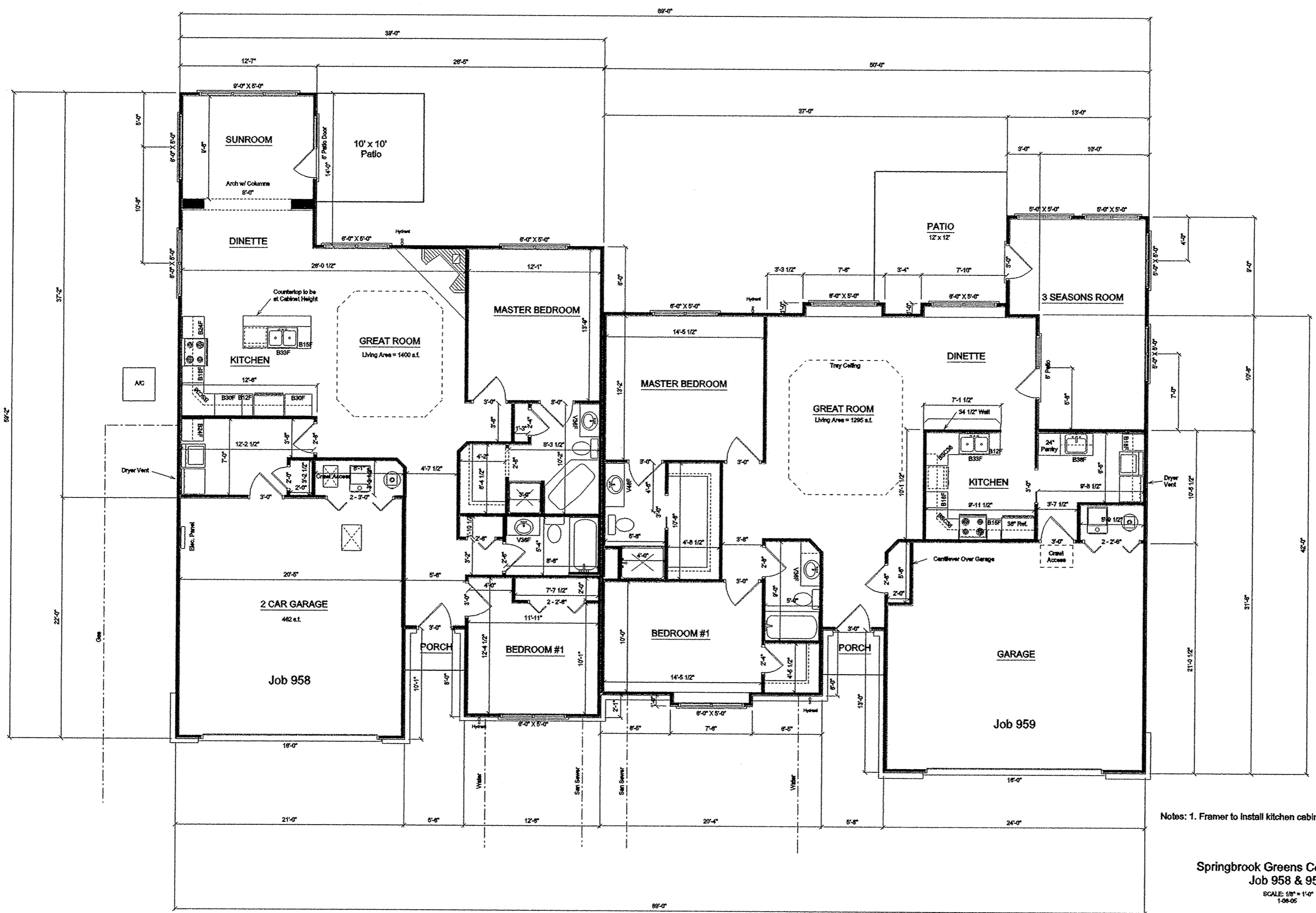
RIGHT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 4032 Brookshore Dr. Elev. = 100.00

Springbrook Greens Condominiums  
Job 956/957  
SCALE: 1/8" = 1'-0"  
11-11-04

Unit Nos. 47 & 48  
295 - 299 Brookview Ct.



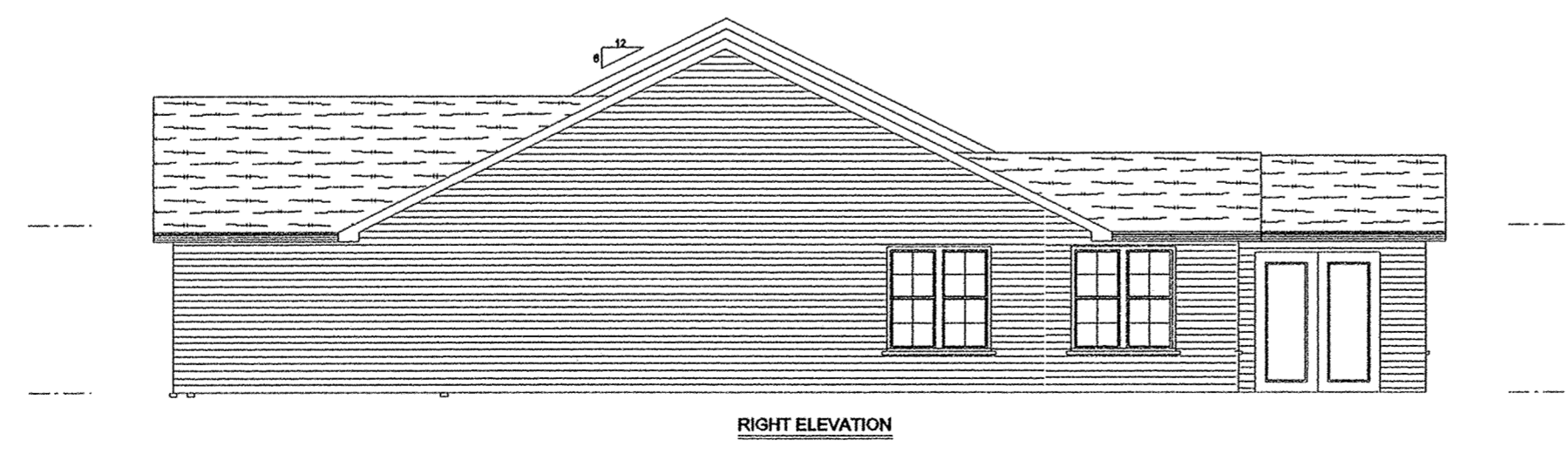
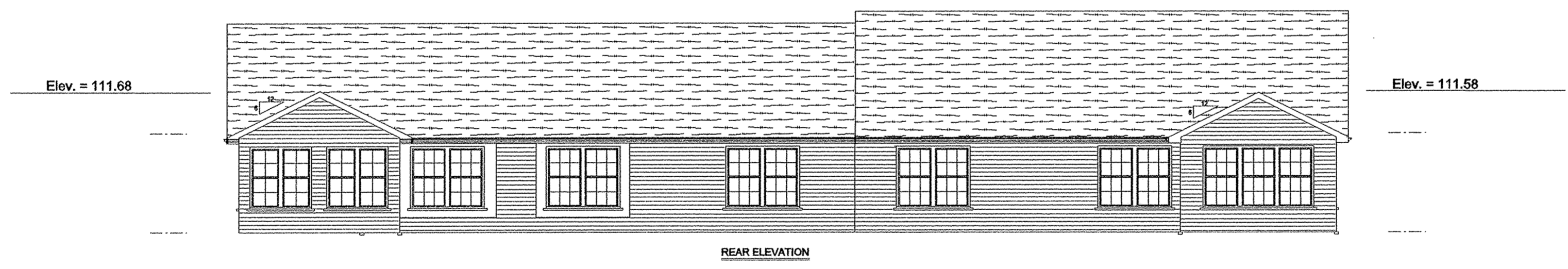
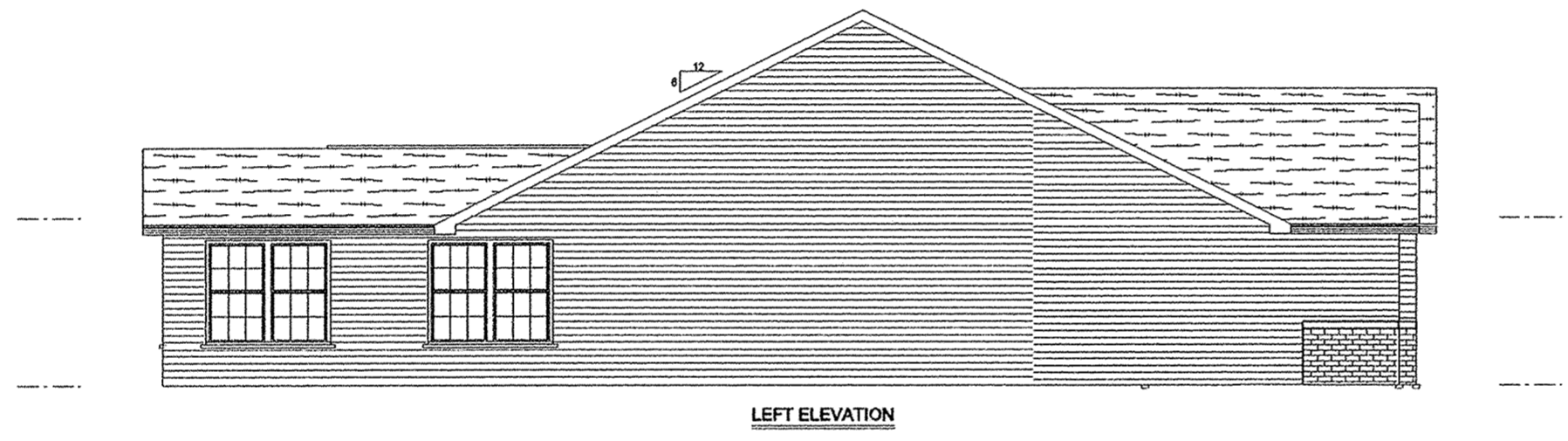
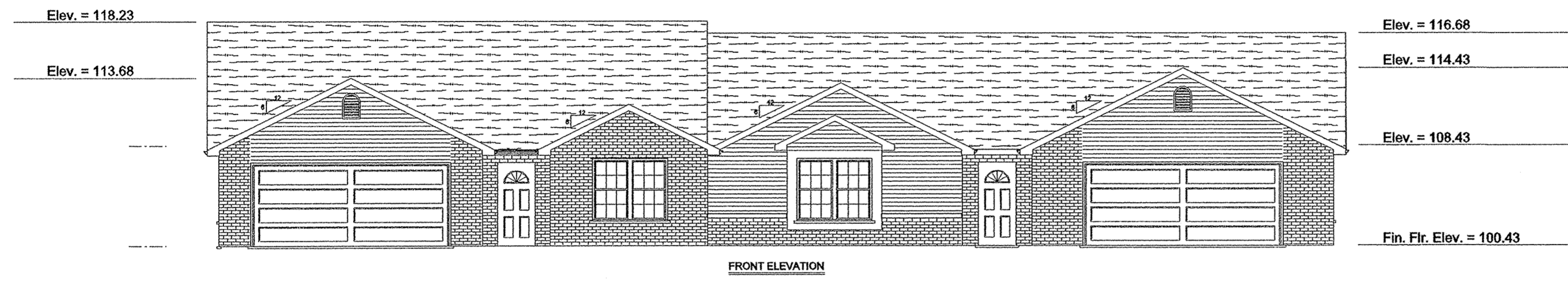


Unit No. 49  
4087 Brookshore Dr.

Unit No. 50  
4093 Brookshore Dr.

Notes: 1. Framer to install kitchen cabinet and curtain blocking.

Springbrook Greens Condominiums  
Job 958 & 959  
SCALE: 1/8" = 1'-0"  
1-06-05



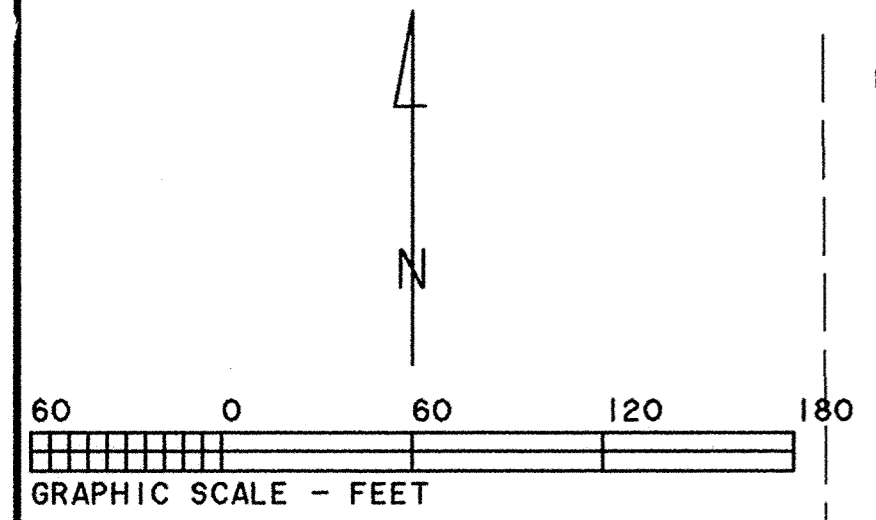
B.M. - Top of Steamer Nozzle on Fire Hydrant Across Street From 4087 Brookshore Dr. Elev. = 100.00

Springbrook Greens Condominiums  
Job 958/959

# SPRINGBROOK GREENS CONDOMINIUMS NO. 13

## Survey of Dedicator's Land

R.J. Stone Development Group, Inc.  
D.B. 875 Pg. 350



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	75.00'	63.08'	48° 11' 23"	61.24'	S 67° 11' 22" E
C-2	45.00'	37.85'	48° 11' 23"	36.74'	S 67° 11' 22" E
C-3	35.00'	54.50'	89° 13' 31"	49.16'	N 44° 06' 12" E
C-4	125.00'	109.84'	50° 20' 50"	106.34'	N 24° 39' 51" E
C-5	100.00'	67.86'	38° 52' 41"	66.56'	N 45° 16' 37" E
C-6	65.00'	102.98'	90° 46' 29"	92.54'	S 45° 53' 49" E
C-7	50.00'	34.91'	40° 00' 00"	34.20'	S 20° 30' 34" E
C-8	125.00'	87.27'	40° 00' 00"	85.51'	S 20° 30' 34" W
C-9	75.00'	69.81'	40° 00' 00"	51.30'	S 20° 30' 34" W
C-10	100.00'	72.60'	40° 00' 00"	68.40'	N 20° 30' 34" W
C-11	15.00'	23.76'	90° 46' 29"	21.36'	N 45° 53' 48" W
C-12	50.00'	33.93'	38° 52' 41"	33.28'	S 68° 16' 36" W
C-13	75.00'	65.90'	50° 20' 50"	63.80'	S 24° 39' 51" W
C-14	85.00'	132.37'	89° 13' 31"	119.39'	S 44° 06' 12" W
C-15	60.00'	292.79'	279° 35' 39"	77.46'	S 48° 30' 46" W

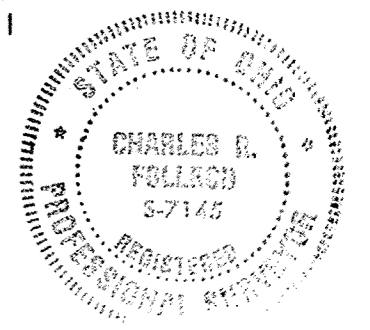
For Dedicator's Land and Street & Utility Easement Description - See Sheet No. 2

S & J Development Co.  
D.B. 837 Pg. 59

This plat is based on an actual survey performed by me in March 2000.

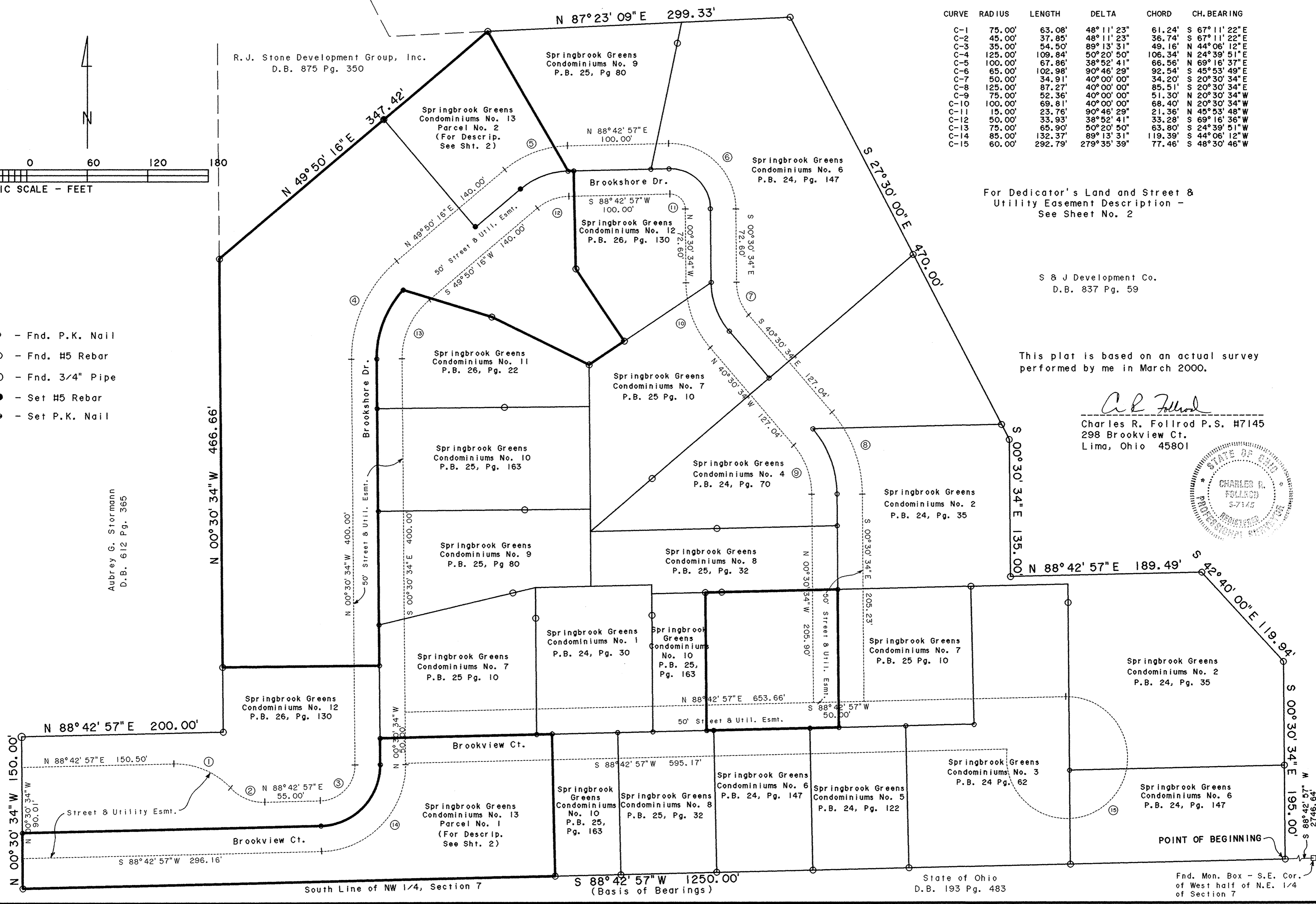
*Charles R. Follrod*

Charles R. Follrod P.S. #7145  
298 Brookview Ct.  
Lima, Ohio 45801



- - Fnd. P.K. Nail
- - Fnd. #5 Rebar
- - Fnd. 3/4" Pipe
- - Set #5 Rebar
- - Set P.K. Nail

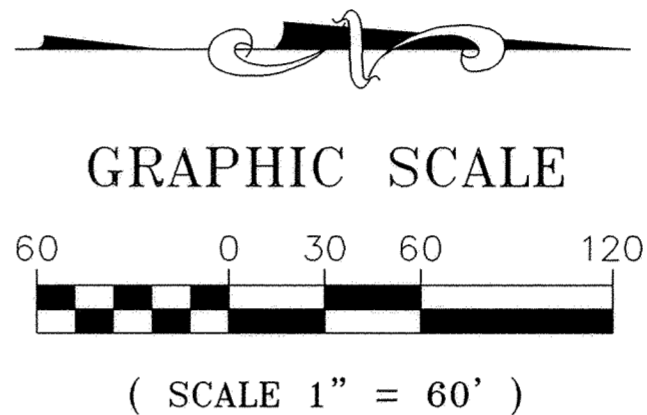
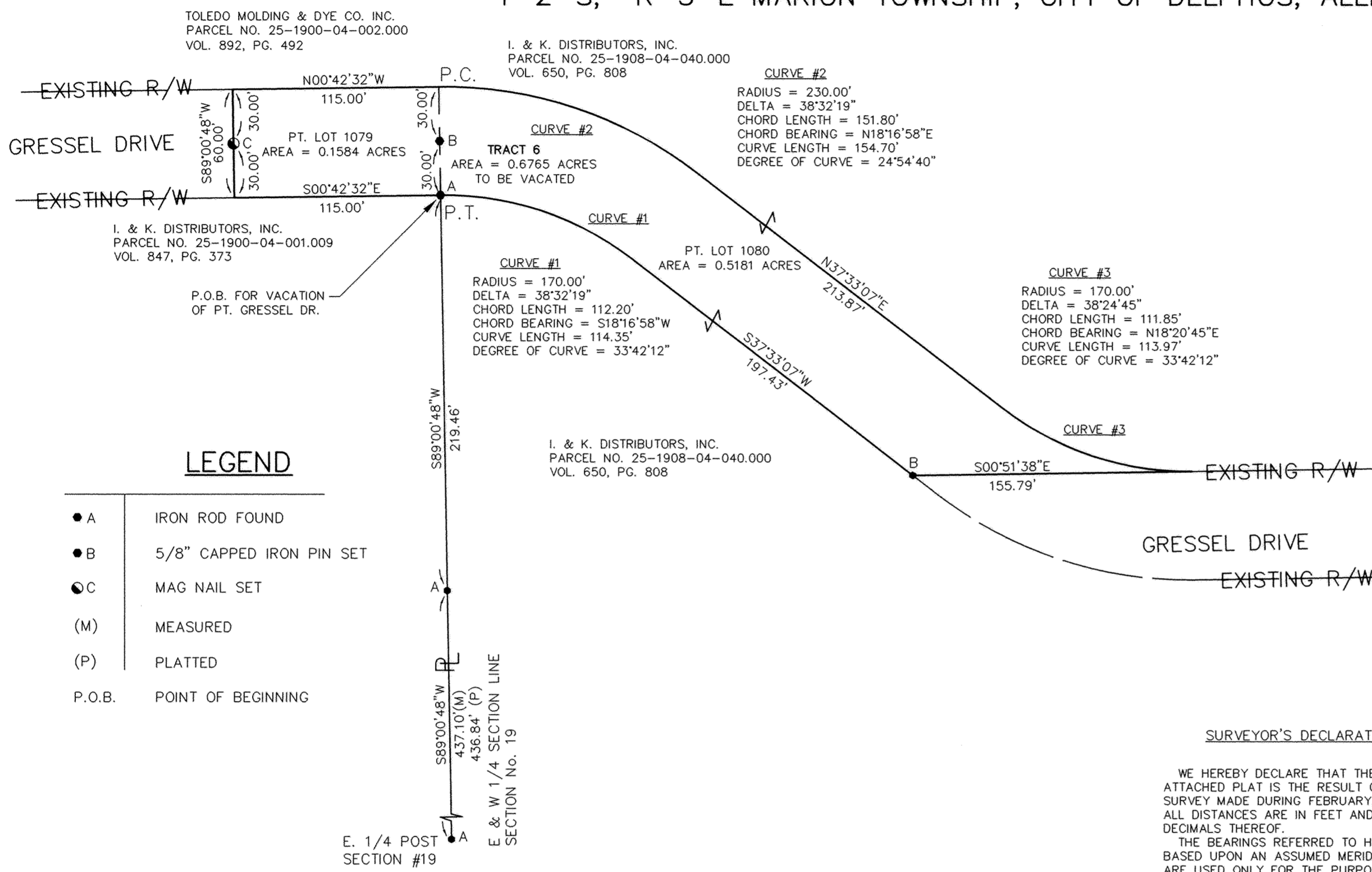
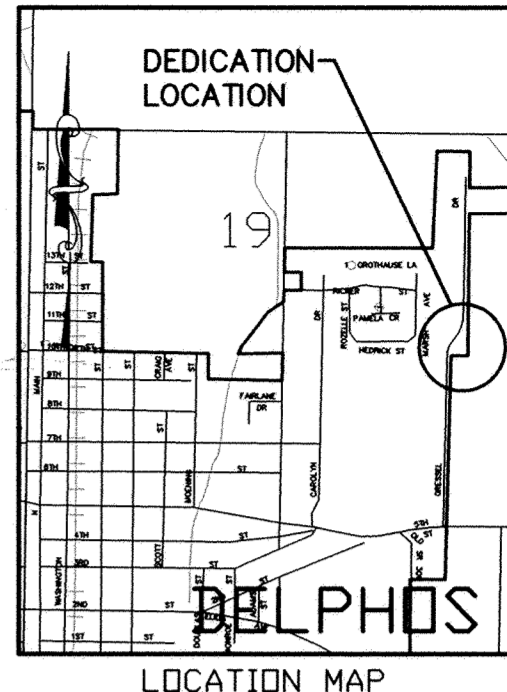
Aubrey G. Stormann  
D.B. 612 Pg. 365



State of Ohio  
D.B. 193 Pg. 483

Fnd. Mon. Box - S.E. Cor.  
of West half of N.E. 1/4  
of Section 7

PLAT OF RIGHT-OF-WAY VACATION FOR:  
 THE CITY OF DELPHOS, OHIO  
 PART OF LOT 1079 AS PLATTED IN THE DELPHOS INDUSTRIAL CORPORATION  
 LAND SUBDIVISION NO. 1, PLAT BOOK VOL. 12, PG. 70 AND ALSO  
 PART OF LOT 1080 AS PLATTED IN THE DELPHOS INDUSTRIAL CORPORATION  
 LAND SUBDIVISION NO. 2, PLAT BOOK VOL. 12, PG. 71,  
 T-2-S, R-5-E MARION TOWNSHIP, CITY OF DELPHOS, ALLEN COUNTY, OHIO



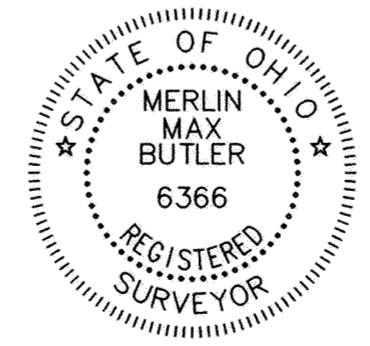
**LEGEND**

- A IRON ROD FOUND
- B 5/8" CAPPED IRON PIN SET
- C MAG NAIL SET
- (M) MEASURED
- (P) PLATTED
- P.O.B. POINT OF BEGINNING

**SURVEYOR'S DECLARATION**

WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE DURING FEBRUARY, 2000 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT. ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR.

*Merlin Max Butler* 04/29/2005  
 MERLIN MAX BUTLER  
 PROFESSIONAL SURVEYOR NO. 6366



**LEGAL DESCRIPTION FOR VACATION OF PT. GRESSEL DRIVE RIGHT-OF-WAY CITY OF DELPHOS, OHIO DEDICATED BY PLAT (DELPHOS INDUSTRIAL CORPORATION LAND SUBDIVISION NUMBER ONE, NUMBER TWO)**

Tract No. 6

Part Northeast Quarter (1/4), and part Southeast Quarter (1/4), Section No. 19, Marion Township, T2S, R5E, City of Delphos, Allen County, Ohio and being more particularly described as follows:

Commencing at the Northeast corner of the said Southeast Quarter (1/4) of Section No. 19, said point marked by an iron rod (fd.); thence S 89° 00' 48" W on the South line of the said Northeast Quarter (1/4) of Section No. 19 a measured distance of Four Hundred Thirty-seven and 10/100 (437.10) feet (prior record 436.84 feet) to an iron pin (fd.), said point being the Southeast corner of Lot No. 1080 as platted in the Delphos Industrial Corporation Land Subdivision Number Two (Plat Book Volume 12, Page 71); thence continuing S 89° 00' 48" W on the South line of said Northeast Quarter (1/4) of Section No. 19 a distance of Two Hundred Nineteen and 46/100 (219.46) feet to a point on the existing South right-of-way of Gressel Drive, said point being the True Place Beginning, said point being marked by an iron pin (fd.) and being the Southeast corner of Lot No. 1079 (Parcel No. 6) in the Delphos Industrial Corporation Land Subdivision Number One (recorded in Plat Book 12, Page 70 of the Allen County, Ohio Recorder's Office); thence S 00° 42' 32" E along the said right-of-way of Gressel Drive and said Lot No. 1079 a distance of One Hundred Fifteen and 00/100 (115.00) feet to a point; thence S 89° 00' 48" W a distance of Sixty and 00/100 (60.00) feet to a point on the North right-of-way line of Gressel Drive; thence N 00° 42' 32" W a distance of One Hundred Fifteen and 00/100 (115.00) feet to a point on the North line of said Lot No. 1079 and the South line of said Lot No. 1080, said point being on the East and West Quarter Section Line of said Section No. 19, said point being the P.C. of a curve to the right being Northeasterly, thence Northeasterly on the said North right-of-way line on a 24° 54' 40" degree curve to the right having an arc length of One Hundred Fifty-four and 70/100 (154.70) feet, a radius of Two Hundred Thirty and 00/100 (230.00) feet, chord length of One Hundred Fifty-one and 80/100 (151.80) feet and bearing of N 18° 16' 58" E to a point, said point being the P.T.; thence N 37° 33' 07" E on said right-of-way a distance of Two Hundred Thirteen and 87/100 (213.87) feet, to the P.C. of a curve to the left, thence Northeasterly on the said North right-of-way on a 33° 42' 12" degree curve to the left having an arc length of One Hundred Thirteen and 97/100 (113.97) feet; a radius of One Hundred Seventy and 00/100 (170.00) feet, and chord length of One Hundred Eleven and 85/100 (111.85) feet and bearing of N 18° 20' 45" E to a point, said point being the P.T. and the North line of existing Gressel Drive; thence S 00° 51' 38" E on the proposed Gressel Drive North right-of-way line a distance of One Hundred Fifty-five and 79/100 (155.79) feet to an iron rod (set); thence S 37° 33' 07" W on the South line of said Gressel Drive a distance of One Hundred Ninety-seven and 43/100 (197.43) feet to the P.C. of a curve; thence Southwesterly on the said Southerly right-of-way line on a 33° 42' 12" degree curve to the left having an arc length of One Hundred Fourteen and 35/100 (114.35) feet, a radius of One Hundred Seventy and 00/100 (170.00) feet, and chord length of One Hundred Twelve and 20/100 (112.20) feet and bearing of S 18° 16' 58" W to the place of beginning, said area containing 0.6765 acres more or less (0.1584 acres being part of said Lot No. 1079 and 0.5181 acres being part of said Lot No. 1080).

The City of Delphos reserves and will maintain a perpetual utility easement 20 feet in even width along the South side of and abutting the North right-of-way line being vacated (only within said Lot No. 1079).

Note: All bearings herein referred to are assumed for descriptive purposes only and are not referenced to True or Magnetic North.

Land dedicated by Plat (Delphos Industrial Corporation Land Subdivision Number Two) Vol. 12, Page 71 as recorded in the Plat Books of Allen County, Ohio Recorder's Office.

This description is based on survey work performed in March, 2000, under the supervision of Merlin Max Butler Registered Surveyor No. 6366, of Poggemeyer Design Group, Inc., 935 Cleveland Avenue, Defiance, Ohio 43512.

**CITY OF DELPHOS PLANNING COMMISSION**

WE HEREBY CERTIFY THAT THIS PLAT IS APPROVED BY THE CITY OF DELPHOS PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS AS APPROVED BY THE CITY OF DELPHOS, OHIO.

SIGNED THIS 25 DAY OF May 2005  
*Donald Kung*  
 RON KUNZ, CHAIRMAN

**OFFICE OF THE ALLEN COUNTY AUDITOR**

THIS PLAT HAS BEEN SUBMITTED FOR TRANSFER THIS 26 DAY OF May 2005.

*Ben E Diepenbrock*  
 ALLEN COUNTY AUDITOR (SIGNATURE) SS

**Ben E Diepenbrock**  
 (PRINTED)

R 200508629 Fee: \$41.40  
 OFFICE OF THE ALLEN COUNTY RECORDER

RECEIVED FOR RECORD THIS 26 DAY OF May 2005 AT 2:50 P.M.  
 RECORDED IN VOLUME 27 PAGES 30 BOOK OF PLATS.

*Mona S. Losh* MB  
 ALLEN COUNTY RECORDER (SIGNATURE)

SEE Deed Vol 941 PG 778  
 (PRINTED)

**STATE OF OHIO**  
 COUNTY OF ALLEN

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME PERSONALLY APPEARED AND ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE AND APPROVAL OF VACATION CITY OF DELPHOS, OHIO CITY COUNCIL**

WE HEREBY CERTIFY AND APPROVE THIS PLAT OF VACATION, THAT IT IS IN ACCORDANCE WITH CITY RULES AND REGULATIONS, AND BE IT RESOLVED THAT THE CITY COUNCIL OF DELPHOS, OHIO VACATES SAID RIGHT-OF-WAY AS SHOWN ON THIS PLAT.

ORDINANCE NO. 2005-26 PASSED 24th DAY May 2005

*Marsha Mueller*  
 CLERK OF DELPHOS CITY COUNCIL (SIGNATURE)

**Marsha Mueller**  
 (PRINTED)

*Gerald A. Neumeier*  
 MAYOR (SIGNATURE)

**Gerald A. Neumeier**  
 (PRINTED)

CENTERLINE MONUMENTS SHALL BE SET AFTER PROPOSED CONSTRUCTION HAS BEEN COMPLETED.

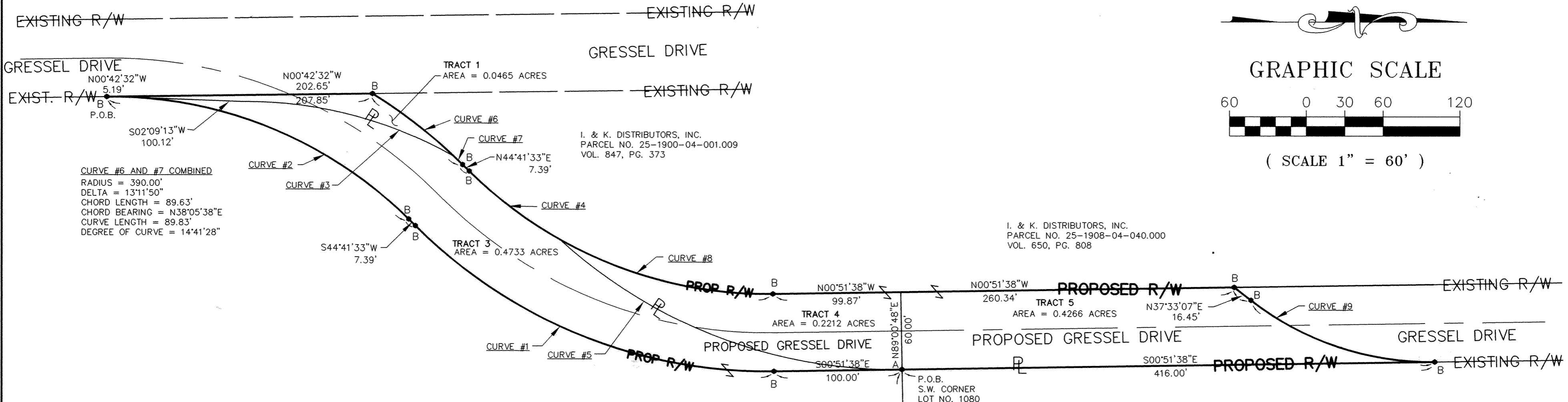
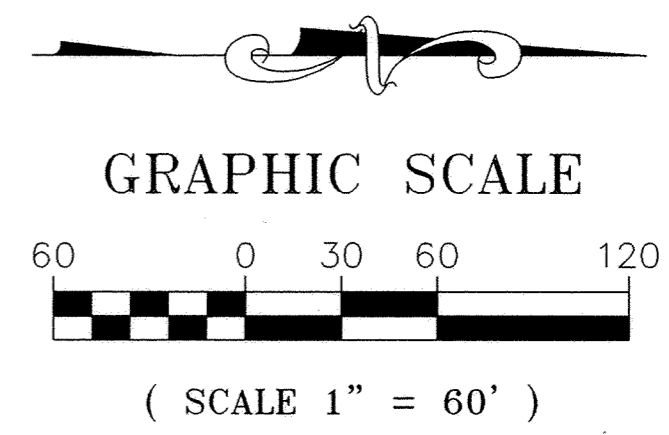
**POGGE MEYER DESIGN GROUP, INC.**  
 ARCHITECTS + ENGINEERS + PLANNERS  
 935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

DATE 04/26/00 REVISION DATE 05/22/01 REVISION DATE 09/21/01 REVISION DATE 03/26/04 REVISION DATE 04/29/05

DRAWN BY: MEK

JOB NO. 2280-110  
 JOB NO. 2280-125  
 JOB NO. 9950-262  
 JOB NO. 9950-276

PLAT OF RIGHT-OF-WAY DEDICATION FOR:  
 THE CITY OF DELPHOS, OHIO  
 PART OF LOT 1080 AS PLATTED IN THE DELPHOS INDUSTRIAL CORPORATION  
 LAND SUBDIVISION NO. 2, PLAT BOOK VOL. 12, PG. 71 AND ALSO  
 PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION NO. 19,  
 T-2-S, R-5-E MARION TOWNSHIP, CITY OF DELPHOS, ALLEN COUNTY, OHIO



**CURVE #6 AND #7 COMBINED**  
 RADIUS = 390.00'  
 DELTA = 13°11'50"  
 CHORD LENGTH = 89.63'  
 CHORD BEARING = N38°05'38"E  
 CURVE LENGTH = 89.83'  
 DEGREE OF CURVE = 14°41'28"

**CURVE #1**  
 RADIUS = 390.00'  
 DELTA = 45°33'11"  
 CHORD LENGTH = 301.97'  
 CHORD BEARING = S21°54'58"W  
 CURVE LENGTH = 310.07'  
 DEGREE OF CURVE = 14°41'28"

**CURVE #2**  
 RADIUS = 330.00'  
 DELTA = 45°24'05"  
 CHORD LENGTH = 254.71'  
 CHORD BEARING = S21°59'31"W  
 CURVE LENGTH = 261.49'  
 DEGREE OF CURVE = 17°21'44"

**CURVE #3**  
 RADIUS = 330.00'  
 DELTA = 30°14'15"  
 CHORD LENGTH = 172.14'  
 CHORD BEARING = S14°24'36"W  
 CURVE LENGTH = 174.16'  
 DEGREE OF CURVE = 17°21'44"

**CURVE #4**  
 RADIUS = 330.00'  
 DELTA = 15°21'04"  
 CHORD LENGTH = 88.15'  
 CHORD BEARING = N37°01'01"E  
 CURVE LENGTH = 88.42'  
 DEGREE OF CURVE = 17°21'44"

**CURVE #5**  
 RADIUS = 390.00'  
 DELTA = 43°00'19"  
 CHORD LENGTH = 285.90'  
 CHORD BEARING = N20°38'30"E  
 CURVE LENGTH = 292.73'  
 DEGREE OF CURVE = 14°41'28"

**CURVE #6**  
 RADIUS = 390.00'  
 DELTA = 11°53'20"  
 CHORD LENGTH = 80.78'  
 CHORD BEARING = N37°26'23"E  
 CURVE LENGTH = 80.93'  
 DEGREE OF CURVE = 14°41'28"

**CURVE #7**  
 RADIUS = 390.00'  
 DELTA = 01°18'30"  
 CHORD LENGTH = 8.91'  
 CHORD BEARING = N44°02'18"E  
 CURVE LENGTH = 8.91'  
 DEGREE OF CURVE = 14°41'28"

**CURVE #8**  
 RADIUS = 330.00'  
 DELTA = 30°12'07"  
 CHORD LENGTH = 171.94'  
 CHORD BEARING = N14°14'25"E  
 CURVE LENGTH = 173.95'  
 DEGREE OF CURVE = 17°21'44"

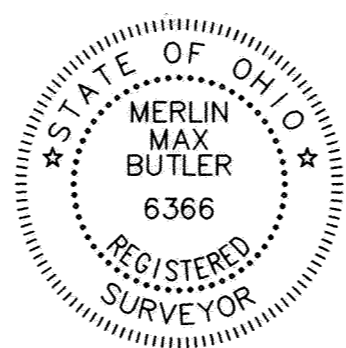
**CURVE #9**  
 RADIUS = 230.00'  
 DELTA = 38°24'45"  
 CHORD LENGTH = 151.33'  
 CHORD BEARING = N18°20'45"E  
 CURVE LENGTH = 154.20'  
 DEGREE OF CURVE = 24°54'40"

**CURVE #4 AND #8 COMBINED**  
 RADIUS = 330.00'  
 DELTA = 45°33'11"  
 CHORD LENGTH = 255.51'  
 CHORD BEARING = N21°54'58"E  
 CURVE LENGTH = 262.37'  
 DEGREE OF CURVE = 17°21'44"

**SURVEYOR'S DECLARATION**

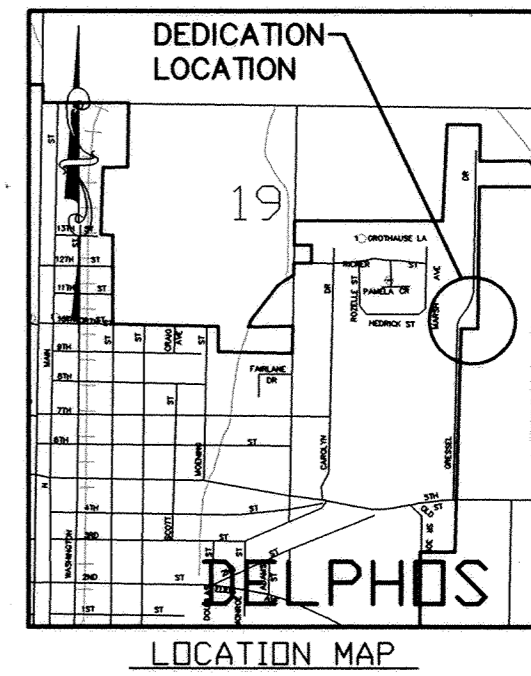
WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE DURING FEBRUARY, 2000 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.  
 ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR.

*Merlin Max Butler* 09/29/2005  
 MERLIN MAX BUTLER  
 PROFESSIONAL SURVEYOR NO. 6366



I. & K. DISTRIBUTORS, INC.  
 PARCEL NO. 25-1900-01-001.005  
 VOL. 847, PG. 377

- LEGEND**
- A IRON ROD FOUND
  - B 5/8" CAPPED IRON PIN SET
  - (M) MEASURED
  - (P) PLATTED
  - P.O.B. POINT OF BEGINNING



**POGMEYER DESIGN GROUP, INC.**  
 ARCHITECTS + ENGINEERS + PLANNERS  
 935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

DATE 04/26/00  
 REVISION DATE 05/22/01  
 REVISION DATE 09/21/01  
 REVISION DATE 03/26/04  
 REVISION DATE 04/29/05

DRAWN BY: MEK  
 JOB NO. 2280-110  
 REVISION JOB NO. 2280-125  
 REVISION JOB NO. 9950-262  
 REVISION JOB NO. 9950-276

PLAT OF RIGHT-OF-WAY DEDICATION FOR:
THE CITY OF DELPHOS, OHIO
PART OF LOT 1080 AS PLATTED IN THE DELPHOS INDUSTRIAL CORPORATION
LAND SUBDIVISION NO. 2, PLAT BOOK VOL. 12, PG. 71 AND ALSO
PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION NO. 19,
T-2-S, R-5-E MARION TOWNSHIP, CITY OF DELPHOS, ALLEN COUNTY, OHIO

LEGAL DESCRIPTION FOR
DEDICATION OF GRESSEL DRIVE RELOCATION
OWNERS: MESKER, DAVEY, & SCHROEDER
PT. PARCEL NO. 25-1900-04-001.004
VOL. 737, PAGE 695
I & K DISTRIBUTORS, INC.
PT. PARCEL NO. 25-1900-04-001.009
VOL. 737, PAGE 695
I & K DISTRIBUTORS, INC.
PT. PARCEL NO. 25-1908-04-040.000
VOL. 650, PAGE 808 (LOT NO. 1080 PLAT BOOK VOL. 12, PAGE 71)

Tract No. 1, 3, 4, & 5
Being a parcel of land in the Southeast Quarter (1/4) of Section No. 19, Marion Township, T2S, R5E, Allen County, Ohio and part of Lot No. 1080 as platted in the Delphos Industrial Corporation Land Subdivision Number Two (Plat Book Volume 12, Page 71), being part of the Northeast Quarter (1/4) of Section No. 19, Marion Township, T2S, R5E, City of Delphos, Allen County, Ohio and more particularly described as follows:
Commencing at the Northeast corner of the said Southeast Quarter (1/4) of Section No. 19, said point marked by an iron rod (id.); thence S 89° 00' 48" W on the North line of the said Southeast Quarter (1/4) of Section No. 19 a measured distance of Four Hundred Thirty-seven and 10/100 (437.10) feet (prior record 436.84 feet) to an iron rod (id.), said point being the Southwest corner of said Lot No. 1080 and the True Place of Beginning; thence S 00° 51' 38" E a distance of One Hundred and 00/100 (100.00) feet to a capped iron pin (set); thence Southwesterly along a 14° 41' 28" degree curve on the arc a distance of Three Hundred Ten and 07/100 (310.07) feet to a capped iron pin marking the P.T., (said curve having a radius of Three Hundred Ninety and 00/100 (390.00) feet, cord length of Three Hundred One and 97/100 (301.97) feet and bearing of S 21° 54' 58" W); thence S 44° 41' 33" W a distance of Seven and 39/100 (7.39) feet to a capped iron pin (set), said point being the P.C. of a curve to the left; thence Southwesterly along a 17° 21' 44" degree curve, on the arc a distance of Two Hundred Sixty-one and 49/100 (261.49) feet to a capped iron pin (set), marking the P.T. and the South right-of-way of existing Gressel Drive, (said curve having a radius of Three Hundred Thirty and 00/100 (330.00) feet, cord length of Two Hundred Fifty-four and 71/100 (254.71) feet and bearing of S 21° 59' 31" W; thence N 00° 42' 32" W on the said South right-of-way of Gressel Drive a distance of Two Hundred Seven and 85/100 (207.85) feet to a capped iron pin; thence Northeasterly on a 14° 41' 28" degree curve to the right, having an arc length of Eighty-nine and 83/100 (89.83) feet to a capped iron pin marking the P.T., (said curve having a radius of Three Hundred Ninety and 00/100 (390.00) feet, cord length of Eighty-nine and 63/100 (89.63) feet and bearing of N 38° 05' 38" E; thence N 44° 41' 33" E a distance of Seven and 39/100 (7.39) feet to a capped iron pin (set), said point being the P.C. of a curve to the left; thence Northeasterly along a 17° 21' 44" degree curve on the arc a distance of Two Hundred Sixty-two and 37/100 (262.37) feet to a capped iron pin (set) marking the P.T., (said curve having a radius of Three Hundred Thirty and 00/100 (330.00) feet, cord length of Two Hundred Fifty-five and 51/100 (255.51) feet and bearing of N 21° 54' 58" E; thence N 00° 51' 38" W a distance of Three Hundred Sixty and 21/100 (360.21) feet to a capped iron pin, said point being on the Southerly right-of-way of existing Gressel Drive; thence on the said Southerly right-of-way N 37° 33' 07" E along said existing right-of-way a distance of Sixteen and 45/100 (16.45) feet to a capped iron pin (set), said point being the P.C. of a curve to the left; thence Northeasterly on the said Southerly right-of-way along a 24° 54' 40" degree curve on the arc a distance of One Hundred Fifty-four and 20/100 (154.20) feet to a capped iron pin (set), marking the P.T. and the Southerly right-of-way of said Gressel Drive, (said curve having a radius of Two Hundred Thirty and 00/100 (230.00) feet, cord length of One Hundred Fifty-one and 33/100 (151.33) feet and bearing of N 18° 20' 45" E; thence S 00° 51' 38" E a distance of Four Hundred Sixteen and 00/100 (416.00) feet to the place of beginning of the parcel herein described. Said parcel containing 1.1676 acres more or less, being 0.4266 ± acres of aforesaid Lot No. 1080, and 0.7410 ± acres being Pt. of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section No. 19. Said parcel subject to existing easements, rights-of-ways and restrictions of record.

Table with 5 columns: Deed Vol., Deed Page, Pt. Parcel No., Acres, Tract. Rows include deed information for parcels 685, 373, 808, 685, 373, 808.

Note: All bearings herein referred to are assumed for descriptive purposes only and are not referenced to True or Magnetic North.
This description is based on survey work performed in March, 2000, under the supervision of Merlin Max Butler Registered Surveyor No. 6366, of Poggemeyer Design Group, Inc., 935 Cleveland Avenue, Defiance, Ohio 43512.

CITY OF DELPHOS PLANNING COMMISSION
WE HEREBY CERTIFY THAT THIS PLAT IS APPROVED BY THE CITY OF DELPHOS PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS AS APPROVED BY THE CITY OF DELPHOS, OHIO.
SIGNED THIS 23 DAY OF May 2005
Ron Kinz, Chairman

OFFICE OF THE ALLEN COUNTY AUDITOR
THIS PLAT HAS BEEN SUBMITTED FOR TRANSFER THIS 26th DAY OF May 2005
Ben E Diepenbrock
ALLEN COUNTY AUDITOR (SIGNATURE)
Ben E Diepenbrock
(PRINTED)
200508631 Fee: \$82.80
OFFICE OF THE ALLEN COUNTY RECORDER

RECEIVED FOR RECORD
THIS 26 DAY OF May 2005 AT 2:56 P.M.
RECORDED IN VOLUME PAGES BOOK OF PLATS.
Mona S. Losh m.B.
ALLEN COUNTY RECORDER (SIGNATURE)
Mona S. Losh m.B.
(PRINTED)
See Deed Vol 941 PG 780

ACCEPTANCE AND APPROVAL OF DEDICATION
CITY OF DELPHOS, OHIO
CITY COUNCIL
WE HEREBY CERTIFY AND APPROVE THIS PLAT OF DEDICATION, THAT IT IS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS, AND BE IT RESOLVED THAT THE CITY COUNCIL OF DELPHOS, OHIO ACCEPTS THE DEDICATION AS SHOWN ON THIS PLAT.

ORDNANCE NO. 2005-27
APPROVED AND ACCEPTED THIS 24th DAY OF May 2005
Marsha Mueller
CLERK OF DELPHOS CITY COUNCIL (SIGNATURE)
Marsha Mueller
(PRINTED)
Gerald A Neumeier
MAYOR (SIGNATURE)
Gerald A Neumeier
(PRINTED)

OWNER CERTIFICATION
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC USE THE STREET AND RIGHT-OF-WAY AS SHOWN.
Charles B. Davey (HUSBAND)
Maryalice Davey (WIFE)
deceased
ROBERT MESKER (HUSBAND)
Delores H Mesker (WIFE)
Norbert J. Schroeder (HUSBAND)
Mary Elizabeth Schroeder (WIFE)
William S. Mesker (SINGLE)

Carl Warschansky, CFO
I & K DISTRIBUTORS, INC.
OFFICIAL SEAL
KIMBERLY A MEIER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES 12/27/07

STATE OF OHIO
COUNTY OF ALLEN
ON THIS 5th DAY OF May 2005
BEFORE ME PERSONALLY APPEARED CHARLES B. DAVEY AND MARYALICE DAVEY AND ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF OHIO
COUNTY OF ALLEN
ON THIS 16th DAY OF May 2005
BEFORE ME PERSONALLY APPEARED CHARLES B. DAVEY AND MARYALICE DAVEY AND ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF OHIO
COUNTY OF ALLEN
ON THIS 14 DAY OF May 2005
BEFORE ME PERSONALLY APPEARED DELORES H. MESKER AND ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF OHIO
COUNTY OF ALLEN
ON THIS 17 DAY OF May 2005
BEFORE ME PERSONALLY APPEARED NORBERT J. SCHROEDER AND ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF OHIO
COUNTY OF ALLEN
ON THIS 18th DAY OF May 2005
BEFORE ME PERSONALLY APPEARED WILLIAM S. MESKER AND ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES

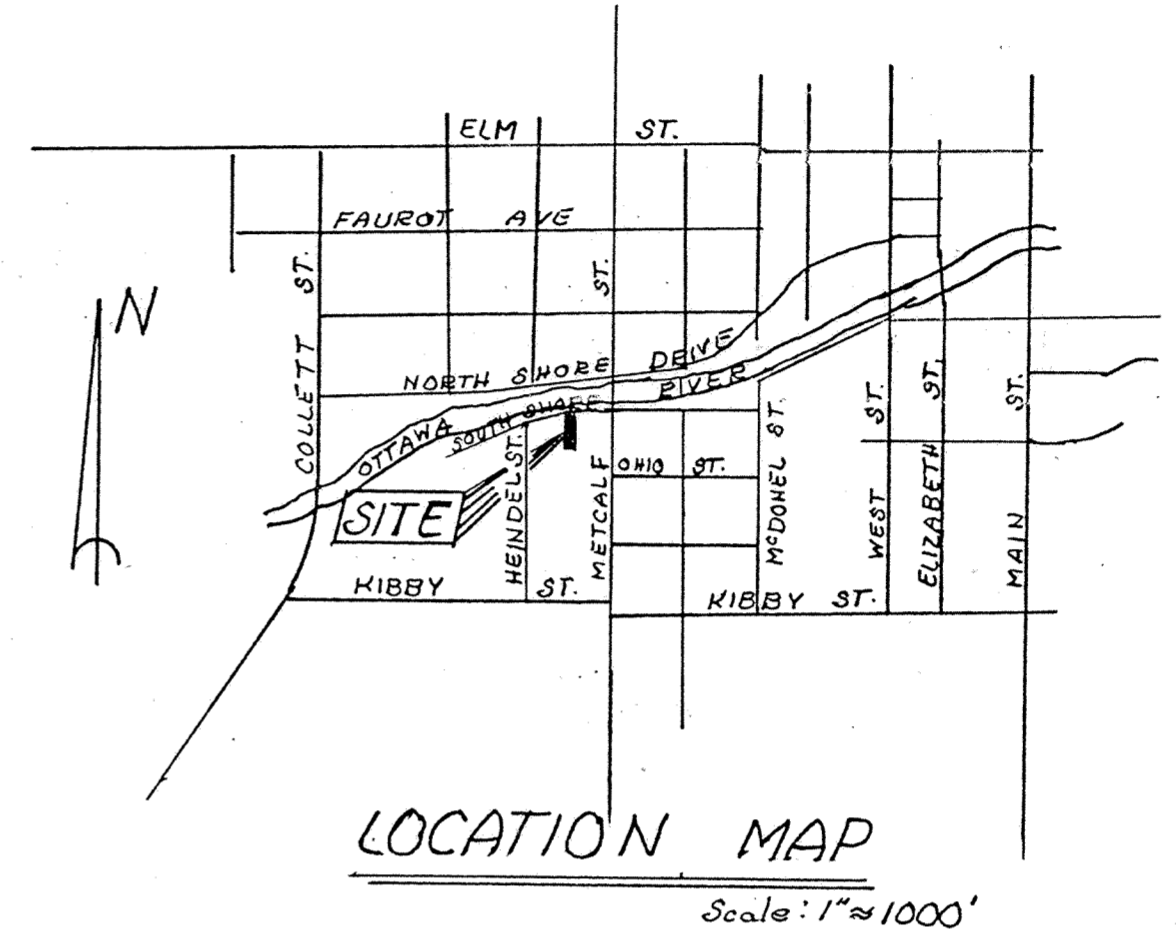
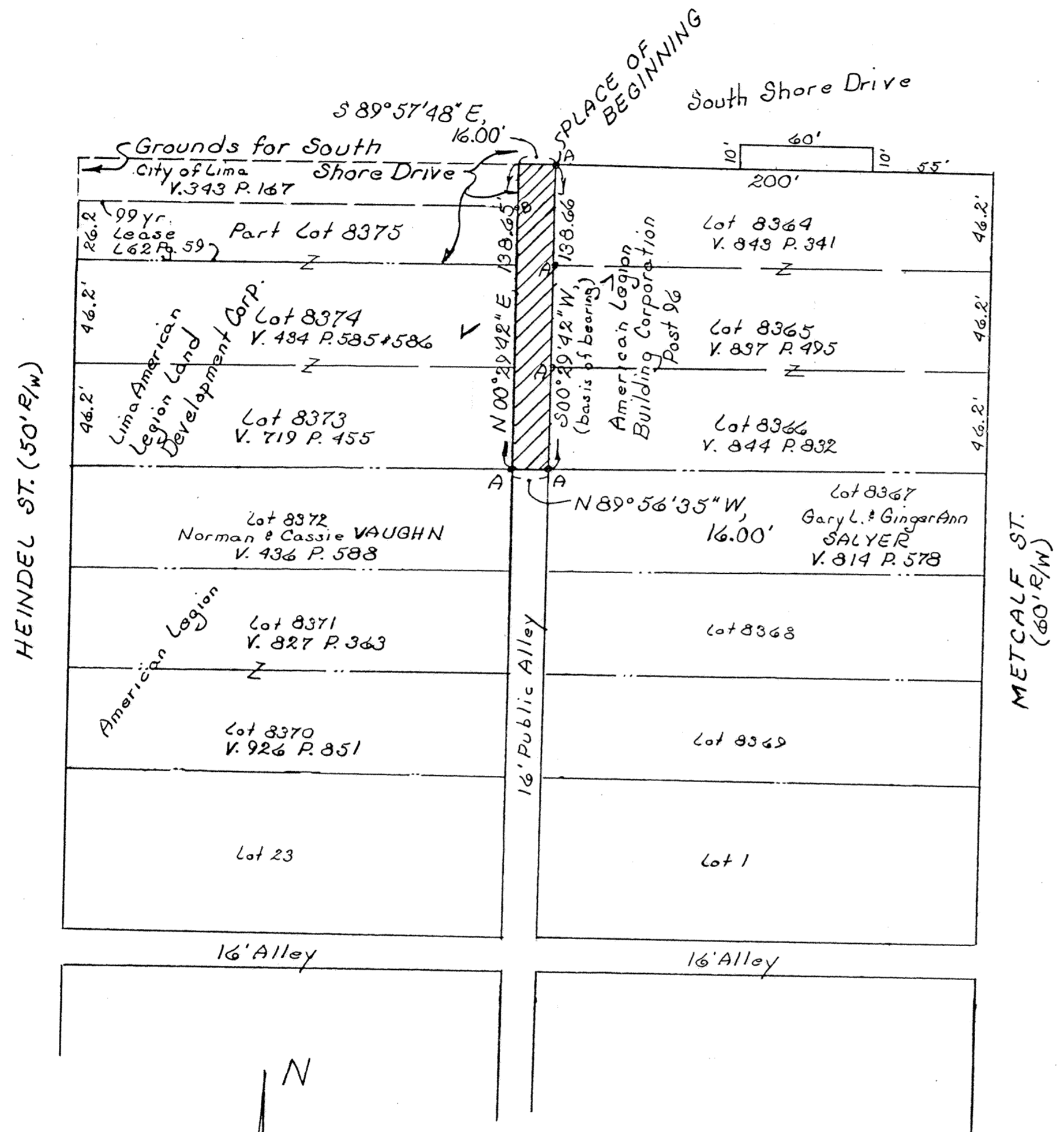
ROSANNE G. HOERSTEN
In and for the State of Ohio
Commission Expires, October 17, 2006
POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS
935 CLEVELAND AVENUE DEFIANCE, OHIO 43512



DATE 04/26/00 REVISION DATE 05/22/01 REVISION DATE 09/21/01 REVISION DATE 03/26/04 REVISION DATE 04/29/05
DRAWN BY: MEK
JOB NO. 2280-110
JOB NO. 2280-125
JOB NO. 9950-262
JOB NO. 9950-276

2/2

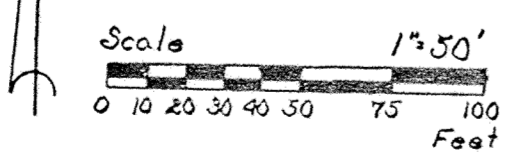
# ALLEY VACATION CITY OF LIMA, ALLEN COUNTY, OHIO.



### DESCRIPTION

Being a sixteen (16) foot wide north - south alley lying between Lots Number 8364 thru 8366 and Lots Number 8373 thru 8375 in the Ballinger and Webb's Subdivision of Lot 29<sup>T</sup> in the City of Lima, Ohio, S.E. 1/4, Section 36, T-3-S, R-6-3, as shown on the recorded plat in Plat 3 on Page 255 in the Allen County, Ohio Recorder's Office and more particularly described as follows:

**BEGINNING** at a capped 5/8 inch rebar found at the northwest corner of said Lot No. 8364; thence S 00°29'42" W (basis of bearing - previous survey) with the west line of Lots Number 8364 thru 8366 (also being the east line of the sixteen foot alley), 138.66 feet to a capped 5/8 inch rebar found at southwest corner of said Lot No. 8366; thence N 89°56'35" W, 16.00 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 8373; thence N 00°29'42" E with the east line of Lots Number 8373 thru 8375 (also being the west line of the sixteen foot alley) (passing a PK nail and shiner found at 118.65 feet), 138.65 feet to the northeast corner of Lot No. 8375; thence S 89°57'48" E with the south line of South Shore Drive (Plat Book 10, Page 196), 16.00 feet to the **PLACE OF BEGINNING** containing 0.051 acre more or less and subject to all legal easements of record.



### LEGEND:

- A - Capped 5/8" rebar found
- B - PK nail and shiner found

200510357

### COUNTY AUDITOR'S CERTIFICATION

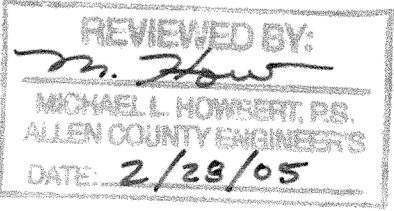
Filed for record in the Allen County Recorder's Office this 21<sup>st</sup> day of June, 2005, at 1:52 O'clock P. M. and recorded in Plat Book 27 on Page 23.  
Mona Sloschup  
Recorder, Allen County, Ohio.

### COUNTY AUDITOR'S CERTIFICATION

This plat file for transfer this 21 day of June, 2005.  
Fee: None  
Ben E. Dierckmuth SMS  
Auditor, Allen County, Ohio.

I hereby certify the accompanying map and survey which it represents to be correct to the best of my knowledge and belief. All rebar set and called for are topped with a plastic Peramark cap stamped:  
KUCK & MORRISSEY L.S. 6470

Date: 2/28/05  
Richard D. Morrissey, L.S. 6470  
KUCK and MORRISSEY, Inc.



See Deed vol 943 pg 62

# VILLAGE AT SUGAR CREEK #1A

## A PLANNED UNIT DEVELOPMENT

### PART OF NORTHWEST QUARTER, SECTION 6, T-3-S, R-8-E, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO

DESCRIPTION

Part of the northwest quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a county monument box established at the southwest corner of the northwest quarter of said Section 6;

thence easterly with said south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 580.00 feet to a magnail (set) at the southwest corner of the lands herein described, which point is the POINT OF BEGINNING.

thence northerly into the grantor's lands and at a right angle to the previous course at N 00°24'43"W, 190.00 feet to a concrete monument (set) [at 30.00 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

thence easterly and parallel with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 420.00 feet to a concrete monument (set);

thence easterly at N 85°30'08"E, 421.07 feet to a concrete monument (set);

thence southerly and at a right angle to said centerline of Sugar Creek Road at S 00°24'43"E, 220.00 feet to a magnail (set) in said centerline [at 190.00 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

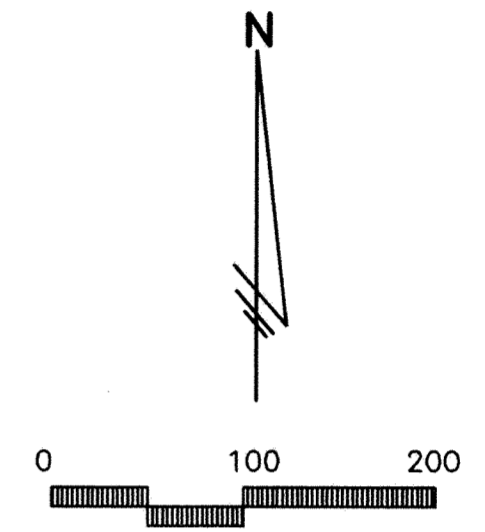
thence westerly with said south line of said northwest quarter (legal centerline of Sugar Creek Road) at S 89°35'17"W, 840.00 feet to the POINT OF BEGINNING.

This parcel contains 3.809 acres, of which 0.579 acres are subject to the right-of-way of Sugar Creek Road, leaving a net area of 3.230 acres, subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through June 10, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long, with an orange plastic "K&K/LIMA" plug.

*Michael G. Buettner*

Michael G. Buettner  
Ohio Registered Surveyor No. 6881

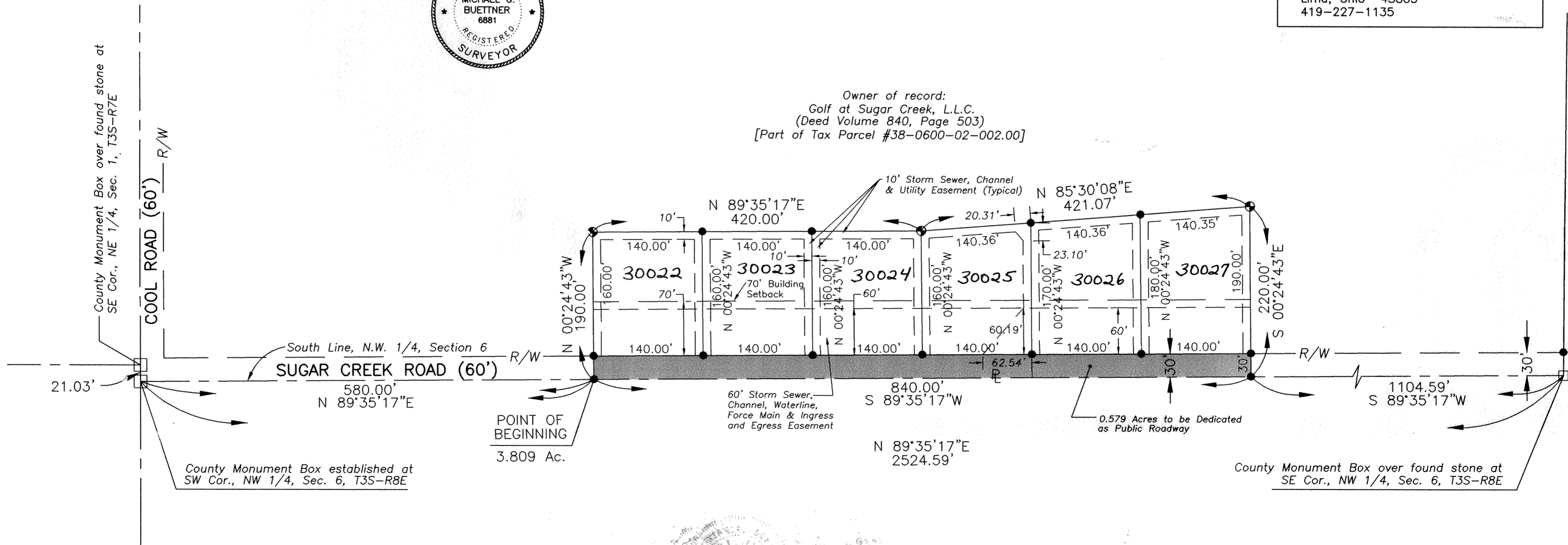


LEGEND

- 3/4"dia. x 30"long Iron Pipe (set) w/orange plastic "K&K/LIMA" plug
- Magnail (set)
- ⊕ Concrete Monument (set)

Plat Prepared By:  
 KOHLI & KALIHAR ASSOCIATES, INC.  
 2244 Baton Rouge Avenue  
 Lima, Ohio 45805  
 419-227-1135

Owner of record:  
 Golf at Sugar Creek, L.L.C.  
 (Deed Volume 840, Page 503)  
 [Part of Tax Parcel #38-0600-02-002.00]





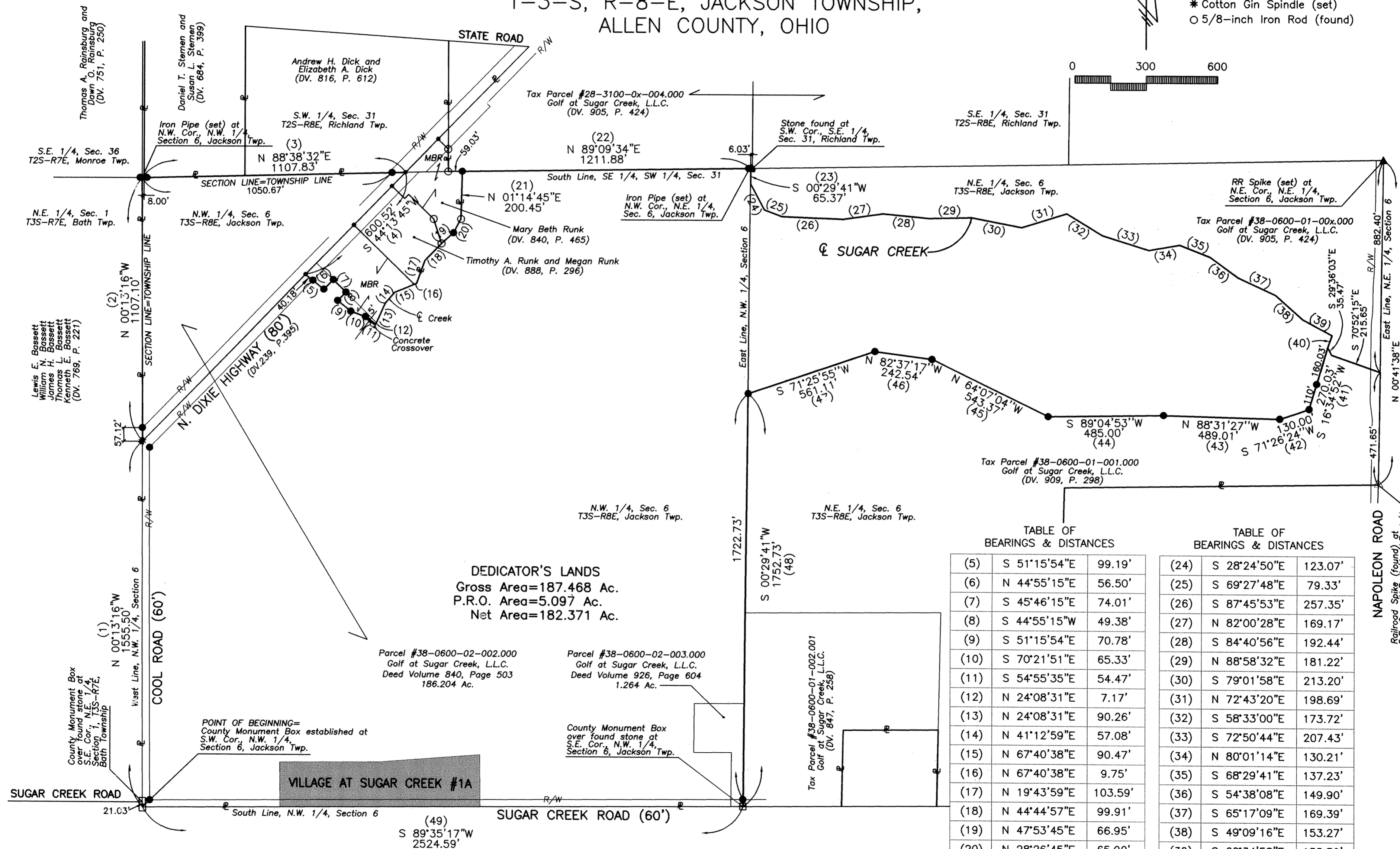
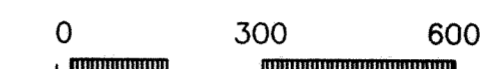
# DEDICATOR'S PLAT VILLAGE AT SUGAR CREEK #1A

A PLANNED UNIT DEVELOPMENT  
PART OF NORTHWEST AND NORTHEAST QUARTERS, SECTION 6,  
T-3-S, R-8-E, JACKSON TOWNSHIP,  
ALLEN COUNTY, OHIO



**LEGEND**

- 3/4" dia. x 30" long Iron Pipe (set)  
w/orange plastic "K&K/LIMA" plug
- P.K. Nail (set)
- \* Cotton Gin Spindle (set)
- 5/8-inch Iron Rod (found)



**DEDICATOR'S LANDS**  
Gross Area=187.468 Ac.  
P.R.O. Area=5.097 Ac.  
Net Area=182.371 Ac.

TABLE OF BEARINGS & DISTANCES

(5)	S 51°15'54"E	99.19'
(6)	N 44°55'15"E	56.50'
(7)	S 45°46'15"E	74.01'
(8)	S 44°55'15"W	49.38'
(9)	S 51°15'54"E	70.78'
(10)	S 70°21'51"E	65.33'
(11)	S 54°55'35"E	54.47'
(12)	N 24°08'31"E	7.17'
(13)	N 24°08'31"E	90.26'
(14)	N 41°12'59"E	57.08'
(15)	N 67°40'38"E	90.47'
(16)	N 67°40'38"E	9.75'
(17)	N 19°43'59"E	103.59'
(18)	N 44°44'57"E	99.91'
(19)	N 47°53'45"E	66.95'
(20)	N 28°26'45"E	65.90'

TABLE OF BEARINGS & DISTANCES

(24)	S 28°24'50"E	123.07'
(25)	S 69°27'48"E	79.33'
(26)	S 87°45'53"E	257.35'
(27)	N 82°00'28"E	169.17'
(28)	S 84°40'56"E	192.44'
(29)	N 88°58'32"E	181.22'
(30)	S 79°01'58"E	213.20'
(31)	N 72°43'20"E	198.69'
(32)	S 58°33'00"E	173.72'
(33)	S 72°50'44"E	207.43'
(34)	N 80°01'14"E	130.21'
(35)	S 68°29'41"E	137.23'
(36)	S 54°38'08"E	149.90'
(37)	S 65°17'09"E	169.39'
(38)	S 49°09'16"E	153.27'
(39)	S 62°34'58"E	138.52'
(40)	S 20°40'52"W	53.40'

# DEDICATOR'S PLAT VILLAGE AT SUGAR CREEK # 1A

## A PLANNED UNIT DEVELOPMENT PART OF NORTHWEST QUARTER, SECTION 6, T-3-S, R-8-E, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO

### DESCRIPTION

Being those lands in Jackson Township in the name of Golf at Sugar Creek, LLC, and being the entirety of Tax Parcels 38-0600-02-002.000 and 38-0600-02-003.000, which lands are part of both the northwest and northeast quarters of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, together described by metes and bounds as follows:

BEGINNING at a county monument box established at the southwest corner of said northwest quarter of Section 6, which point is the intersection of the legal centerlines of Cool Road and Sugar Creek Road (that part bearing easterly from Cool Road);

(1) thence northerly with the west line of said northwest quarter (legal centerline of Cool Road) at N 00°13'16"W, 1555.50 feet to a cotton gin spindle (set) in the legal centerline of North Dixie Highway [this course passes a county monument box over a found stone at the southeast corner of the northeast quarter of Section 1, Township-3-South, Range-7-East (Bath Township) at 21.03 feet];

(2) thence continuing northerly with said west line of northwest quarter at N 00°13'16"W, 1107.10 feet to an iron pipe (set 1991) at the northwest corner of said northwest quarter [this course passes an iron pipe (set) in the northwest right-of-way line of North Dixie Highway at 57.12 feet];

(3) thence easterly with the north line of said northwest quarter at N 88°38'32"E, 1107.83 feet to a P.K. nail (set) in the centerline of North Dixie Highway that is 1581.65 feet northeasterly from the cotton gin spindle called for at course one [this course passes an iron pipe (set 1991) at 8.00 feet, and an iron pipe (set) in the northwest right-of-way line of North Dixie Highway at 1050.67 feet];

(4) thence southwesterly with said centerline of North Dixie Highway at S 44°13'45"W, 600.52 feet to a P.K. nail (set 1998) at the westernmost corner of lands in the name of Mary Beth Runk (Deed Volume 840, Page 465);

thence generally southeasterly with the southwest boundaries of said Runk lands on courses five through eleven as follows:

- (5) S 51°15'54"E, 99.19 feet to an iron pipe (set 1998); [this course passes an iron pipe (set 1998) in the right-of-way line of North Dixie Highway at 40.18 feet (see easement for highway purposes recorded at Deed Volume 239, Page 395)];
- (6) N 44°55'15"E, 53.50 feet to an iron pipe (set 1998);
- (7) S 45°46'15"E, 74.01 feet to an iron pipe (set 1998);
- (8) S 44°55'15"W, 49.38 feet to an iron pipe (set 1998);
- (9) S 51°15'54"E, 70.78 feet to an iron pipe (set 1998);
- (10) S 70°21'51"E, 65.33 feet to an iron pipe (set 1998); and
- (11) S 54°55'35"E, 54.47 feet to a point in the centerline of a creek at the southernmost corner of said Runk lands [this point is five feet northeasterly from the north edge of a concrete crossover in said creek];

### COUNTY ENGINEER'S CERTIFICATION

Having checked the construction of public streets in the subdivision, I find that they have been constructed in accordance with the specifications set forth on the plans and regulations thereof, and that they are in good repair and this endorsement shall constitute acceptance of the streets for public use.

If the streets have not been installed, I am in agreement with the performance bond to insure the completion of construction which has been filed with and approved by the Planning Commission

*[Signature]*  
Allen County Engineer

### COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on June 28, 2005

*[Signature]*  
Allen County Auditor Fee 3.00 KH.

### COUNTY RECORDER

I hereby certify that this plat was filed for recording on June 29, 2005 and that it was recorded on 6-29-05 in Vol. 27, Page 24, plat records of Allen County, Ohio. Fee \$124.20

*[Signature]*  
Allen County Recorder by MH

thence generally northeasterly with said centerline of creek, which centerline is also the east boundary of both the Runk lands above and of lands in the names of Timothy A. Runk and Megan Runk (Deed Volume 888, Page 296), on courses twelve through seventeen as follows:

- (12) N 24°08'31"E, 7.17 feet to a previous property corner;
- (13) N 24°08'31"E, 90.26 feet;
- (14) N 41°12'59"E, 57.08 feet;
- (15) N 67°40'38"E, 90.47 feet to the southernmost corner of said lands in the name of Timothy A. Runk and Megan Runk;
- (16) N 67°40'38"E, 9.75 feet; and
- (17) N 19°43'59"E, 103.59 feet;

thence generally northeasterly with boundaries that are east of said centerline of creek, but remaining with the east lines of both of said Runk lands above, on courses eighteen through twenty-one as follows:

- (18) N 44°44'57"E, 99.91 feet to a 5/8-inch diameter iron rod (found 1998);
- (19) N 47°53'45"E, 66.95 feet to an iron pipe (set 1998);
- (20) N 28°26'45"E, 65.90 feet to a 5/8-inch diameter iron rod (found 1998); and
- (21) N 01°14'45"E, 200.45 feet to an iron pipe (set 1998) in the south line of the southeast quarter of the southwest quarter of Section 31, Township-2-South, Range-8-East (Richland Township) [this point is 59.03 feet easterly from a 5/8-inch diameter iron rod (found) which falls in said creek];

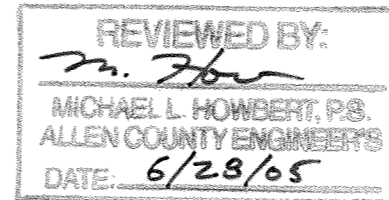
(22) thence easterly and with said south line of the southeast quarter of the southwest quarter of Section 31 at N 89°09'34"E, 1211.88 feet to an iron pipe (set 1998) [this point is 6.03 feet westerly from a stone (found) at the southeast corner of said quarter-quarter];

(23) thence southerly with the east line of the northwest quarter of said Section 6 at S 00°29'41"W, 65.37 feet to the centerline of Sugar Creek;

thence generally easterly with the centerline of Sugar Creek on courses twenty-four through forty as follows:

- (24) S 28°24'50"E, 123.07 feet;
- (25) S 69°27'48"E, 79.33 feet;
- (26) S 87°45'53"E, 257.35 feet;
- (27) N 82°00'28"E, 169.17 feet;
- (28) S 84°40'56"E, 192.44 feet;
- (29) N 88°58'32"E, 181.22 feet;
- (30) S 79°01'58"E, 213.20 feet;
- (31) N 72°43'20"E, 198.69 feet;
- (32) S 58°33'00"E, 173.72 feet;
- (33) S 72°50'44"E, 207.43 feet;
- (34) N 80°01'14"E, 130.21 feet;
- (35) S 68°29'41"E, 137.23 feet;
- (36) S 54°38'08"E, 149.90 feet;
- (37) S 65°17'09"E, 169.39 feet;
- (38) S 49°09'16"E, 153.27 feet;
- (39) S 62°34'58"E, 138.52 feet; and
- (40) S 20°40'52"W, 53.40 feet;

The lots are subject to the Declaration of Covenants, Conditions, Restrictions and Assessments, and reservation of Easements for Village at Sugar Creek filed for record in Volume 943, Page 337 of the Deed Records of the Recorder's Office, Allen County, Ohio.



### APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on 21 June 2005.  
*[Signature]*  
THOMAS M. MAZUR

This approval becomes void unless the plat is filed for recording within ninety (90) days of this approval.

*[Signature]*  
Director, Lima-Allen County Regional Planning Commission

### APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code, Section 711.041, the Board of Allen County Commissioners hereby accepts this plat by Commissioner's Resolution Number 368-05, dated JUNE 23, 2005, said plat having been approved by the Allen County Engineer and the Lima-Allen County Regional Planning Commission.

*[Signature]*  
President of the Board of Allen County Commissioners

(41) thence southwesterly and diverging from said centerline of Sugar Creek at S 16°34'52"W, 270.03 feet to an iron pipe (set 1998) [this course passes an iron pipe (set 1998) at 160.03 feet];

thence generally westerly on courses forty-two through forty-seven as follows:

- (42) S 71°26'24"W, 130.00 feet to an iron pipe (set 1998);
- (43) N 88°31'27"W, 489.01 feet to an iron pipe (set 1998);
- (44) S 89°04'53"W, 485.00 feet to an iron pipe (set 1998);
- (45) N 64°07'04"W, 543.37 feet to an iron pipe (set 1998);
- (46) N 82°37'17"W, 242.54 feet to an iron pipe (set 1998); and
- (47) S 71°25'55"W, 561.11 feet to an iron pipe (set 1998) in the east line of said northwest quarter of Section 6;

(48) thence southerly with said east line of northwest quarter at S 00°29'41"W, 1752.73 feet to a county monument box over a found stone at the southeast corner of said northwest quarter [this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road at 1722.63 feet];

(49) thence westerly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at S 89°35'17"W, 2524.59 feet to the POINT OF BEGINNING.

The lands herein described contain 187.468 acres, of which the rights-of-way of Cool Road, North Dixie Highway, and Sugar Creek Road altogether contain 5.097 acres, leaving a net area of 182.371 acres, subject to all other easements of record at the time of the recording of this instrument.

Of this 187.468 acres:

- 186.204 acres comprise the entirety of Tax Parcel #38-0600-02-002.000; and
- 1.264 acres comprise the entirety of Tax Parcel #38-0600-02-003.000.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through June 10, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

*[Signature]*  
Michael G. Buettner

Ohio Registered Surveyor No. 6881



### ALLEN COUNTY COMBINED HEALTH DISTRICT

I hereby certify that this plat meets the requirements of the Allen County Combined Health District.

*[Signature]*  
Director, Allen County Combined Health District

### OWNER'S DEDICATION AND ACKNOWLEDGMENT

We the undersigned, Wesley T. Runk, President and Managing Member, and James F. Blair, Secretary and Managing Member, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, the owner of the land platted herein, do hereby consent to the execution of said plat, and dedicate 0.579 acres of the roadway known as Sugar Creek Road to the public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of waterline, sanitary sewer force main, storm sewer lines, drainage channels, an ingress and egress easement, and are to be maintained as such forever.

*[Signature]*  
Witness

*[Signature]*  
Wesley T. Runk, President & Managing Member

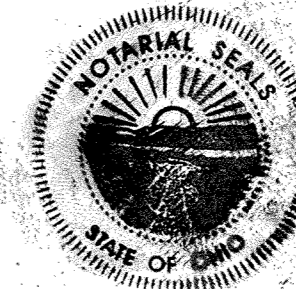
*[Signature]*  
Witness

*[Signature]*  
James F. Blair, Secretary & Managing Member

State of Ohio, S.S., Allen County

The foregoing instrument was acknowledged before me this 23 day of June 2005 by Wesley T. Runk, President and Managing Member, and James F. Blair, Secretary and Managing Member, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, an Ohio Limited Liability Company, the owner listed above, that the signing and execution of the foregoing to be their voluntary act and deed both personally and on behalf of the Company.

*[Signature]*  
Notary Public in and for Allen County, Ohio



COMMISSION EXPIRATION SEPT. 13, 2009

MICHELLE L. GRANER  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
September 13, 2009

Tract No. 1

Being part of the southwest quarter of Section 26, Township-3-South, Range-6-East, American Township, now within the corporate limits of the City of Lima, Allen County, Ohio, also being a tract of land described in a Warranty Deed to The City of Lima, recorded in Deed Volume 918, Page 605, identified on the Allen County Tax Records as parcel 36-2611-07-001.001, and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the southwest quarter of said Section 26; thence S00°24'26"W with the west line of said Section 26; also being the centerline of N. Cable Road, 1122.03 feet to a monument box found at the intersection of said west line and centerline with the centerline of Allentown Road; thence S70°17'35"E with the centerline of Allentown Road, 906.07 feet to a deflection point at the intersection of centerlines of Allentown Road and Cornell Drive; thence S69°59'26"E with the centerline of Allentown Road, 477.10 feet to a deflection point at the intersection of the centerlines of Allentown Road and Dale Drive; thence S70°14'02"E with the centerline of Allentown Road, 1419.27 feet to the intersection of said centerline with the west right-of-way line of Glenwood Avenue extended north; thence S00°23'33"W with the extended west right-of-way line of Glenwood Avenue, 31.80 feet to a point at the intersection of the west right-of-way line of Glenwood Avenue and the south right-of-way line of Allentown Road, being the Point of Beginning;

thence S00°23'33"W with the west right-of-way line of Glenwood Avenue, 46.95 feet to a capped rebar found;

thence N13°38'37"W, 20.62 feet to a capped rebar found;

thence N00°23'33"E, 28.70 feet to a capped rebar found on the south right-of-way line of Allentown Road;

thence S70°14'02"E with the south right-of-way line of Allentown Road, 5.30 feet to the Point of Beginning.

The above described tract contains 189.15 square feet or 0.004 acres subject, however, to all legal easements and right-of-ways.

Bearings are based on the west line of Section 26, T3S, R6E, American Township (centerline of N. Cable Road), as being N00°24'26"E as established by the Allen County Engineer's office for the county wide State Plane Coordinate System.

Tract No. 2

Being part of the southeast quarter of Section 26, Township-3-South, Range-6-East, American Township, and also part of Lot 1 in Carson Dazells Subdivision (Plat Book 4, Page 113), now within the corporate limits of the City of Lima, Allen County, Ohio, also being part of a tract of land described in a Warranty Deed to The City of Lima, recorded in Deed Volume 918, Page 608 and Deed Volume 923, Page 196, identified on the Allen County Tax Records as parcel 36-2612-20-004.001, and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the southwest quarter of said Section 26; thence S00°24'26"W with the west line of said Section 26, also being the centerline of N. Cable Road, 1122.03 feet to a monument box found at the intersection of said west line and centerline with the centerline of Allentown Road; thence S70°17'35"E with the centerline of Allentown Road, 906.07 feet to a deflection point at the intersection of centerlines of Allentown Road and Cornell Drive; thence S69°59'26"E with the centerline of Allentown Road, 477.10 feet to a deflection point at the intersection of the centerlines of Allentown Road and Dale Drive; thence S70°14'02"E with the centerline of Allentown Road, 1435.17 feet to a PK nail found at the intersection of said centerline with the west line of the southeast quarter of said Section 26, also being the centerline of Glenwood Avenue, being the Point of Beginning;

thence continuing S70°14'02"E with the centerline of Allentown Road, 164.07 feet to a PK nail found at the northeast corner of Lot 1 in Carson Dazells Subdivision (Plat Book 4, Page 113);

thence S00°23'33"W with the east line of said Lot 1, 31.80 feet to a capped rebar found on the south right-of-way line of Allentown Road;

thence N70°14'02"W with the south right-of-way line of Allentown Road, 124.34 feet to a capped rebar found;

thence S64°29'11"W, 19.43 feet to a capped rebar found;

thence S14°26'09"W, 20.62 feet to a capped rebar found on the east right-of-way line of Glenwood Avenue;

thence N89°36'27"W, 15.00 feet to a PK nail found on the west line of the southeast quarter of said Section 26, also being the centerline of Glenwood Avenue;

thence N00°23'33"E with the west line of the southeast quarter of said Section 26, also being the centerline of Glenwood Avenue, 73.48 feet to the Point of Beginning.

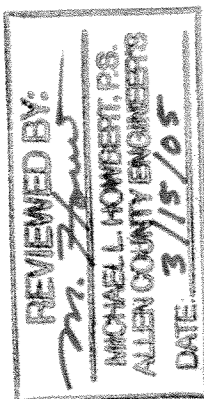
The above described tract contains 5,763.10 square feet of 0.132 acres, subject, however, to all legal easements and right-of-ways.

Bearings are based on the west line of Section 26, T3S, R6E, American Township (centerline of N. Cable Road), as being N00°24'26"E as established by the Allen County Engineer's office for the county wide State Plane Coordinate System.

These descriptions were prepared by and based on a survey done under the direction of Larry W. Stayonovich, P.S. #7365, through October of 2001. All iron pins found are 5/8"x30" rebars, capped with a yellow marker stamped "City of Lima/P.S. 7365".

3-2-05  
Date

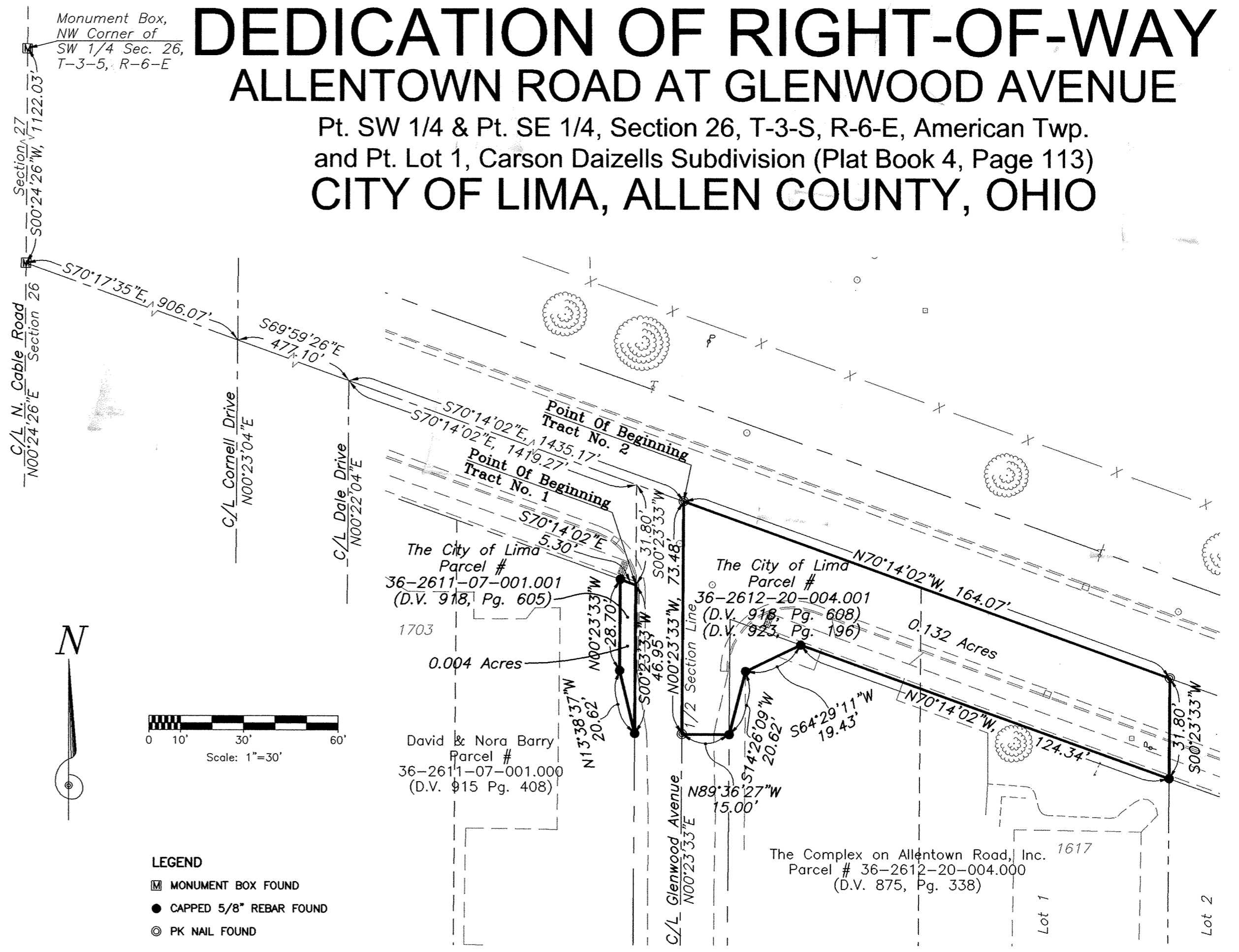
Larry W. Stayonovich, P.S. #7365



# DEDICATION OF RIGHT-OF-WAY ALLENTOWN ROAD AT GLENWOOD AVENUE

Pt. SW 1/4 & Pt. SE 1/4, Section 26, T-3-S, R-6-E, American Twp.  
and Pt. Lot 1, Carson Dazells Subdivision (Plat Book 4, Page 113)

## CITY OF LIMA, ALLEN COUNTY, OHIO



- LEGEND
- ☒ MONUMENT BOX FOUND
  - CAPPED 5/8" REBAR FOUND
  - ⊙ PK NAIL FOUND

### DEDICATION

The City of Lima, the owner of the land contained in the foregoing plat hereby dedicates the land described herein to the use and benefit of the public forever.

OWNER:  
*David Berger*  
David J. Berger, Mayor  
The City of Lima

### ACKNOWLEDGEMENT

County of Allen, State of Ohio:  
Before me, a Notary Public in and for said County and State, did personally appear the signed owner who acknowledged the signing of this document to be their free act and deed. In testimony thereof, I affix my hand and seal

this 14<sup>th</sup> day of April, 2005.

*Delbert L. Newland*  
Notary Public in and for Allen County, Ohio



My Commission Expires: April 30, 2010

### COUNTY AUDITOR

This plat filed for transfer this 29<sup>th</sup> day of June, 2005.

FEE:  
*Bon & Diepenbrock*  
Auditor, Allen County, Ohio  
no fee

### COUNTY RECORDER

200510911  
Filed for record this 29<sup>th</sup> day of June, 2005, at 1:48 O'Clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 27 on Page 27.

Fee \$41.40

*Mona J. Lash*  
Recorder, Allen County, Ohio MH

See Plat vol 943 Pg 415

### APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City Planning Commission approve and accept this plat,

this 23<sup>rd</sup> day of March, 2005.

*David Berger*  
Mayor & Chairman of the  
City Planning Commission

Authorized and approved by City of Lima Ordinance No. 83-05,  
passed April 25, 2005.

# VACATION OF RIGHT-OF-WAY

## EAST NORTH STREET

### STANDIFORD'S ADDITION (PLAT BOOK 4, PAGE 34)

### PT. NW 1/4, SECTION 32, T3S,R7E

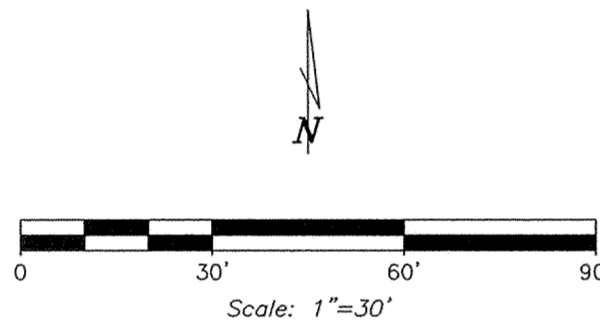
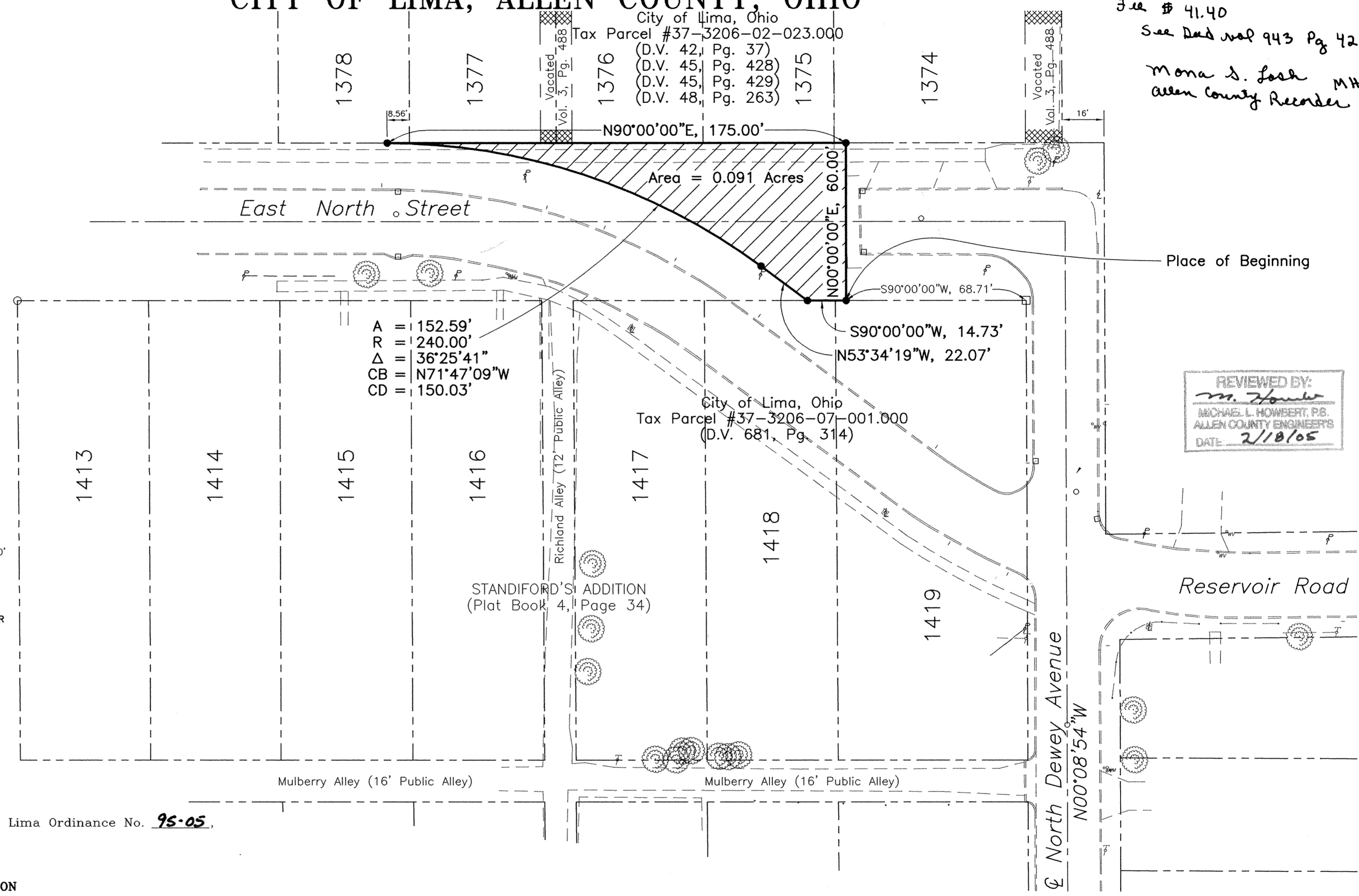
### CITY OF LIMA, ALLEN COUNTY, OHIO

200510913

Filed and Recorded June 29, 2005  
 at 1:57 PM in vol 27 Pg 28  
 Fee \$ 41.40

See Dad vol 943 Pg 420

Mona S. Losh MHA  
 Allen County Recorder



- LEGEND**
- 5/8" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "CITY OF LIMA/P.S. 7365"
  - 1" SQ. IRON ROD (found)
  - 1 1/4" IRON PIPE (found)
- ▨ AREA BEING VACATED

Authorized and approved by City of Lima Ordinance No. 95-05,  
 passed May 23, 2005.

**DESCRIPTION**

Being part of E. North Street, as platted in Standiford's Addition, recorded in Plat Book 4, Page 34, located in the northwest quarter of Section 32, Township 3 South, Range 7 East, Bath Township, now located within the corporate limits of the City Of Lima, Ohio, and more particularly described as follows:

Commencing at a 1" square iron rod (found) at the northeast corner of Lot 1419 in said Standiford's Addition;

thence S90°00'00"W with the north line of Lot 1419, also being the south right-of-way line of E. North Street, 68.71 feet to an iron pin (set), being the **PLACE OF BEGINNING**;

thence continuing S90°00'00"W with the north line of Lots 1419 and 1418, also being the south right-of-way line of E. North Street, 14.73 feet to an iron pin (set);

thence N53°34'19"W into the dedicated right-of-way of E. North Street, 22.07 feet to an iron pin (set) at the PC of a curve;

thence with a curve to the left, an arc length of 152.59 feet, said curve having a radius of 240.00 feet, a central angle of 36°25'41", and a chord bearing N71°47'09"W and distance of 150.03 feet to an iron pin (set) on the north right-of-way line of E. North Street, also being on the south line of Lot 1378, said point being 8.56 feet west of the southeast corner of said Lot 1378;

thence N90°00'00"E with the south line of Lots 1378 and 1377, the south line of a vacated alley (as recorded in Lima City Council records Volume 3, Page 488), and the south line of Lots 1376, 1375 and 1374, said south line also being the north right-of-way line of E. North Street, 175.00 feet to an iron pin (set);

thence S00°00'00"E crossing through the dedicated right-of-way of E. North Street, 60.00 feet to the **PLACE OF BEGINNING**.

The above described tract of land contains 0.091 acres, more or less, subject to all legal easements of record.

All bearings are based on an assumed bearing of S90°00'00"W for the south right-of-way line of E. North Street as established for this survey between a 1" square iron rod (found) at the northeast corner of Lot 1419 and a 1-1/4" iron pipe (found) at the northwest corner of Lot 1413.

I hereby certify that the hereon plat and description was based on a survey performed under the supervision of Larry Stayonovich, Ohio Professional Surveyor #7365 through December of 1998. All iron pins (set) are 5/8"X30" rebar, capped with a yellow marker stamped "City of Lima/P.S. 7365".

2-17-05  
 Date

Larry W. Stayonovich  
 Larry W. Stayonovich, P.S. #7365

REVIEWED BY:  
M. Howbert  
 MICHAEL L. HOWBERT, P.S.  
 ALLEN COUNTY ENGINEER'S  
 DATE: 2/18/05



LEGEND

- 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
- CONCRETE MONUMENT FOUND
- MAIN WATER LINE
- SANITARY SEWER LATERAL
- STORM SEWER
- SANITARY SEWER
- X PRIVACY FENCE
- ▨ LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- ▨ PHASE IV VILLA COMMUNITY AT THE OUTER BANKS
- ▨ PHASE VI VILLA COMMUNITY AT THE OUTER BANKS
- ☆ 4" PVC CLEAN OUT
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER AND VALVE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ AIR CONDITIONING UNIT
- ⊙ TRANSFORMER BOX
- ⊙ TELEPHONE PEDESTAL
- ⊙ 4" LIGHT POLE
- ▨ BUILDING
- ▨ PHASE VII VILLA COMMUNITY AT THE OUTER BANKS

DESCRIPTION TRACT A - 0.202 ACRES

Being a Part of Lot 29708 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:  
 Commencing for reference at a 5/8-inch iron pin in a concrete monument found marking the northwest corner of said Lot 29708 -  
 Thence North 89°-48'-07" East on and along the north line of said Lot for a distance of 54.17 feet to a 5/8-inch iron pin set marking the PRINCIPAL POINT OF BEGINNING for the parcel described by this instrument -  
 Thence continuing North 89°-48'-07" East on and along the north line of said Lot for a distance of 47.78 feet to a 5/8-inch iron pin set -  
 Thence South 06°-29'-02" East through said Lot for a distance of 182.59 feet to a 5/8-inch iron pin set on the south line of said Lot and the north right of way of Vera Way -  
 Thence South 83°-21'-07" West on and along said Lot and said right of way for a distance of 47.55 feet to a 5/8-inch iron pin set -  
 Thence North 06°-27'-55" West through said Lot for a distance of 187.96 feet to the place of beginning.  
 Containing in all 8,804 square feet or 0.202 acres of land.

PLAT OF VILLA COMMUNITY AT THE OUTER BANKS CONDOMINIUMS PHASE VIII PART OF LOTS 29708 & 29709 IN JEFF CIMINILLO SUBDIVISION REPLAT(P.B.25, P.24) IN THE S.W. 1/4 OF SECTION 34, T3S-R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO BBA BUILDERS, INC. (VOL. 886, P. 859)

DESCRIPTION TRACT B - 0.402 ACRES

Being a Part of Lot 29708 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:  
 BEGINNING FOR THE SAME at a 5/8-inch iron pin found on the westerly right of way of Vera Way marking the northeast corner of said Lot 29708 -  
 Thence on and along said Lot and said right of way the following three (3) courses:  
 1) South 09°-04'-11" West for a distance of 131.33 feet to a 5/8-inch iron pin found -  
 2) With a curve to the right having a radius of 50.00 feet, an arc length of 64.82 feet, a delta of 74°-16'-56" and a chord bearing South 46°-12'-39" West for a distance of 60.38 feet to a 5/8-inch iron pin found -  
 3) South 83°-21'-07" West for a distance of 43.07 feet to a 5/8-inch iron pin set on the south line of said Lot -  
 Thence North 06°-29'-02" West through said Lot for a distance of 177.15 feet to a 5/8-inch iron pin set on the north line of said Lot -  
 Thence North 89°-48'-07" East on and along the north line of said Lot for a distance of 127.07 feet to the place of beginning.  
 Containing in all 17,505 square feet or 0.402 acres of land.

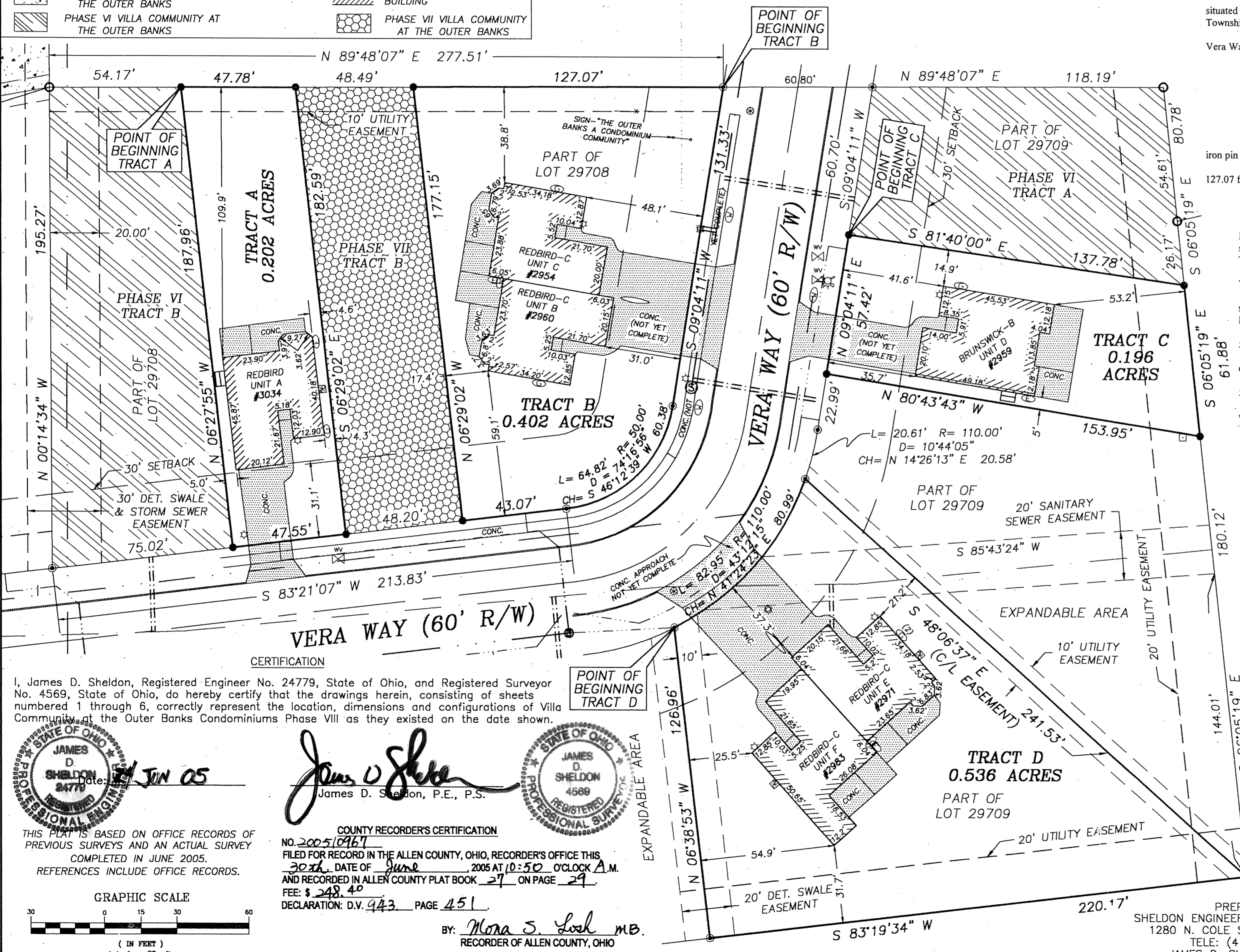
DESCRIPTION TRACT C - 0.196 ACRES

Being a Part of Lot 29709 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:  
 Commencing for reference at a 5/8-inch iron pin found on the east right of way of Vera Way marking a northwest corner of said Lot 29709 -  
 Thence South 09°-04'-11" West on and along said right of way and the west line of said Lot for a distance of 60.70 feet to a 5/8-inch iron pin set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described -  
 Thence South 81°-40'-00" East through said Lot for a distance of 137.78 feet to a 5/8-inch iron pin set on the east line of said Lot -  
 Thence South 06°-05'-19" East on and along the east line of said Lot for a distance of 61.88 feet to a 5/8-inch iron pin set -  
 Thence North 80°-43'-43" West through said Lot for a distance of 153.95 feet to a 5/8-inch iron pin set on the west line of said Lot and the east right of way of Vera Way -  
 Thence North 09°-04'-11" East on and along said west Lot line and said east right of way for a distance of 57.42 feet to the place of beginning.  
 Containing in all 8,548 square feet or 0.196 acres of land.

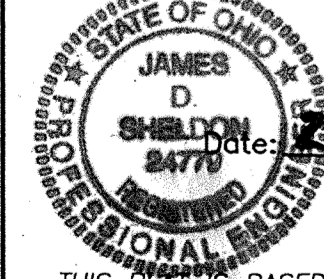
DESCRIPTION TRACT D - 0.536 ACRES

Being a Part of Lot 29709 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:  
 BEGINNING FOR THE SAME at a 5/8-inch iron pin found on the southerly right of way of Vera Way marking a northwest corner of said Lot 29709 -  
 Thence on and along said right of way and said Lot line with a curve to the left having a radius of 110.00 feet, an arc length of 82.95 feet, a delta of 43°-12'-15", and a chord bearing North 41°-24'-23" East for a distance of 80.99 feet to a 5/8-inch iron pin found -  
 Thence South 48°-06'-37" East through said Lot for a distance of 241.53 feet to a 5/8-inch iron pin in a concrete monument found marking the southeast corner of said Lot (also being the southeast corner of said Jeff Ciminillo Subdivision Replat) -  
 Thence South 83°-19'-34" West on and along the south line of said Lot and said Subdivision for a distance of 220.17 feet to a 5/8-inch iron pin found marking the southwest corner of said Lot -  
 Thence North 06°-38'-53" West on and along the west line of said Lot for a distance of 126.96 feet to the place of beginning.  
 Containing in all 23,337 square feet or 0.536 acres of land.

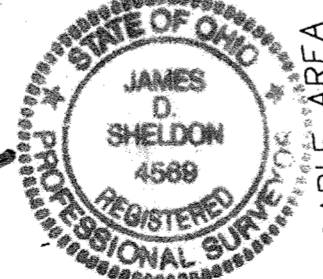
The foregoing descriptions are based on office records of previous surveys and a current field survey completed in June 2005, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).  
 NOTES: 1. Bearings are based on the west line of the Jeff Ciminillo Subdivision Replat as being North 00°-09'-37" East.  
 2. All iron pins found or set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.



CERTIFICATION  
 I, James D. Sheldon, Registered Engineer No. 24779, State of Ohio, and Registered Surveyor No. 4569, State of Ohio, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 6, correctly represent the location, dimensions and configurations of Villa Community at the Outer Banks Condominiums Phase VIII as they existed on the date shown.

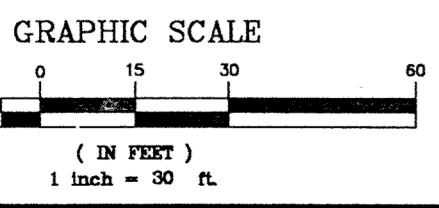


*James D. Sheldon*  
 James D. Sheldon, P.E., P.S.



COUNTY RECORDER'S CERTIFICATION  
 NO. 200510967  
 FILED FOR RECORD IN THE ALLEN COUNTY, OHIO, RECORDER'S OFFICE THIS 30th DATE OF June 2005 AT 10:50 O'CLOCK A.M.  
 AND RECORDED IN ALLEN COUNTY PLAT BOOK 29 ON PAGE 29  
 FEE: \$ 248.40  
 DECLARATION: D.V. 443 PAGE 451

BY: *Mona S. Losh* M.B.  
 RECORDER OF ALLEN COUNTY, OHIO



SHEET 1 OF 6  
 SHELDON ENGINEERING & SURVEYING, INC.

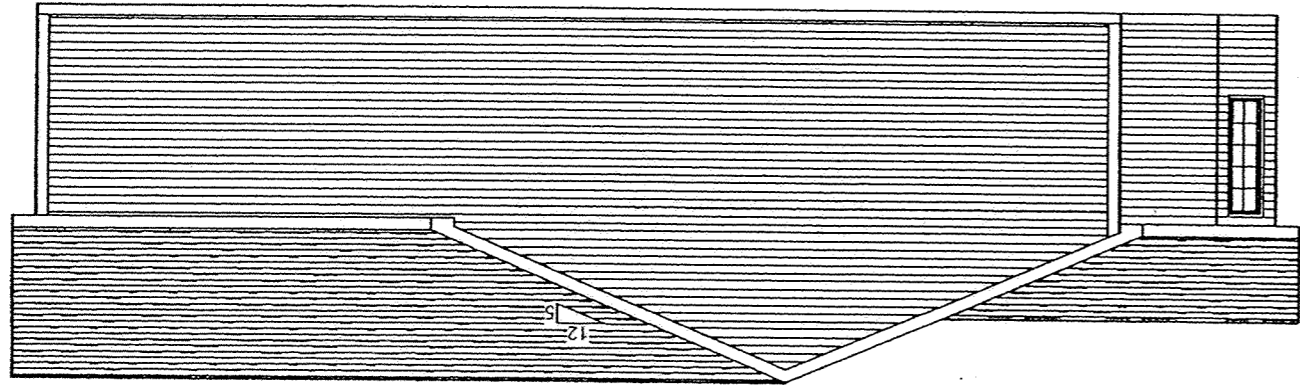


LIMA, OHIO

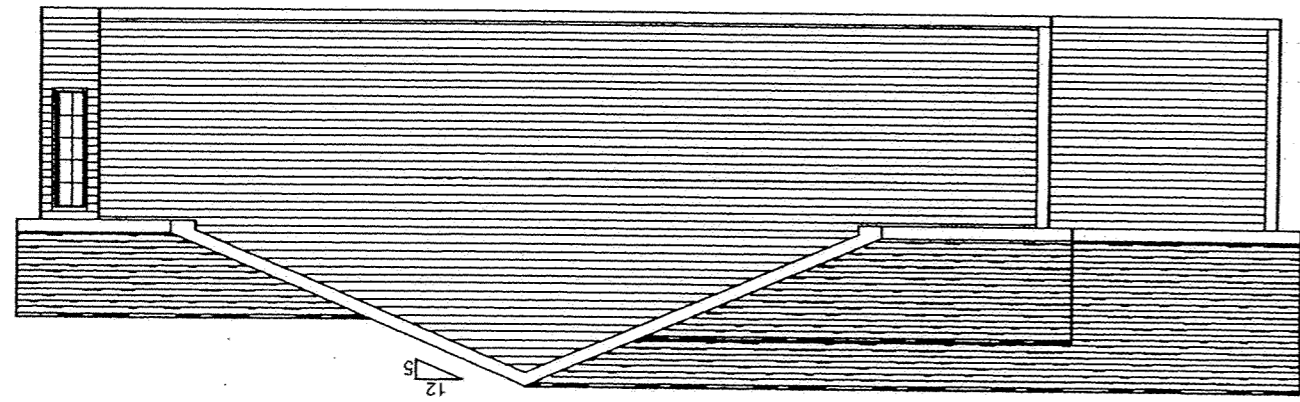
PREPARED BY:  
 SHELDON ENGINEERING & SURVEYING, INC.  
 1280 N. COLE ST. LIMA, OHIO 45801  
 TELE: (419) 228-4421  
 JAMES D. SHELDON, P.E., P.S.

06-24-2005	DATE	JOB NO.	22201H
DRAWN	WSM	SCALE	1" = 30'
CHECKED	JDS		
APPROVED	JDS		

UNIT 'A' - FLOOR PLAN & BUILDING ELEVATIONS

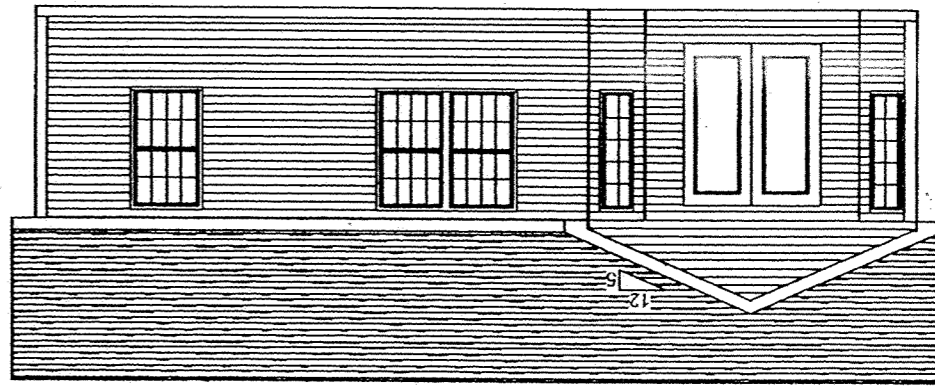


856.37'  
848.37'

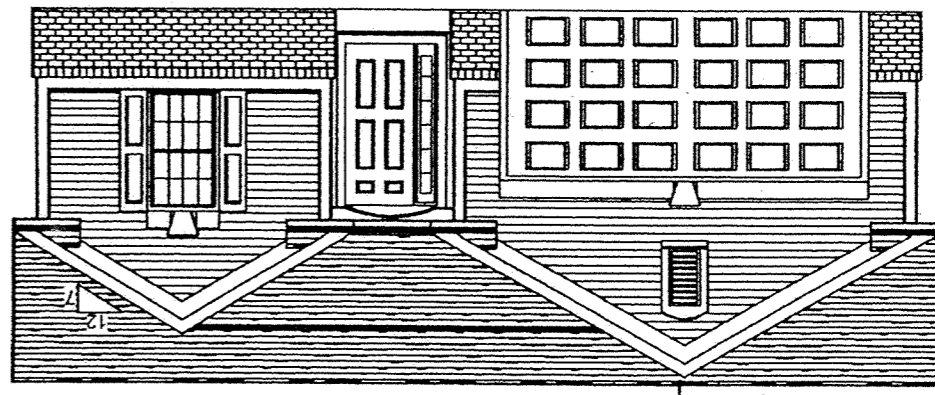


856.37'  
848.37'

Alexander Homes  
Plan: The Redbird  
Client:  
Drawing: Left & Right



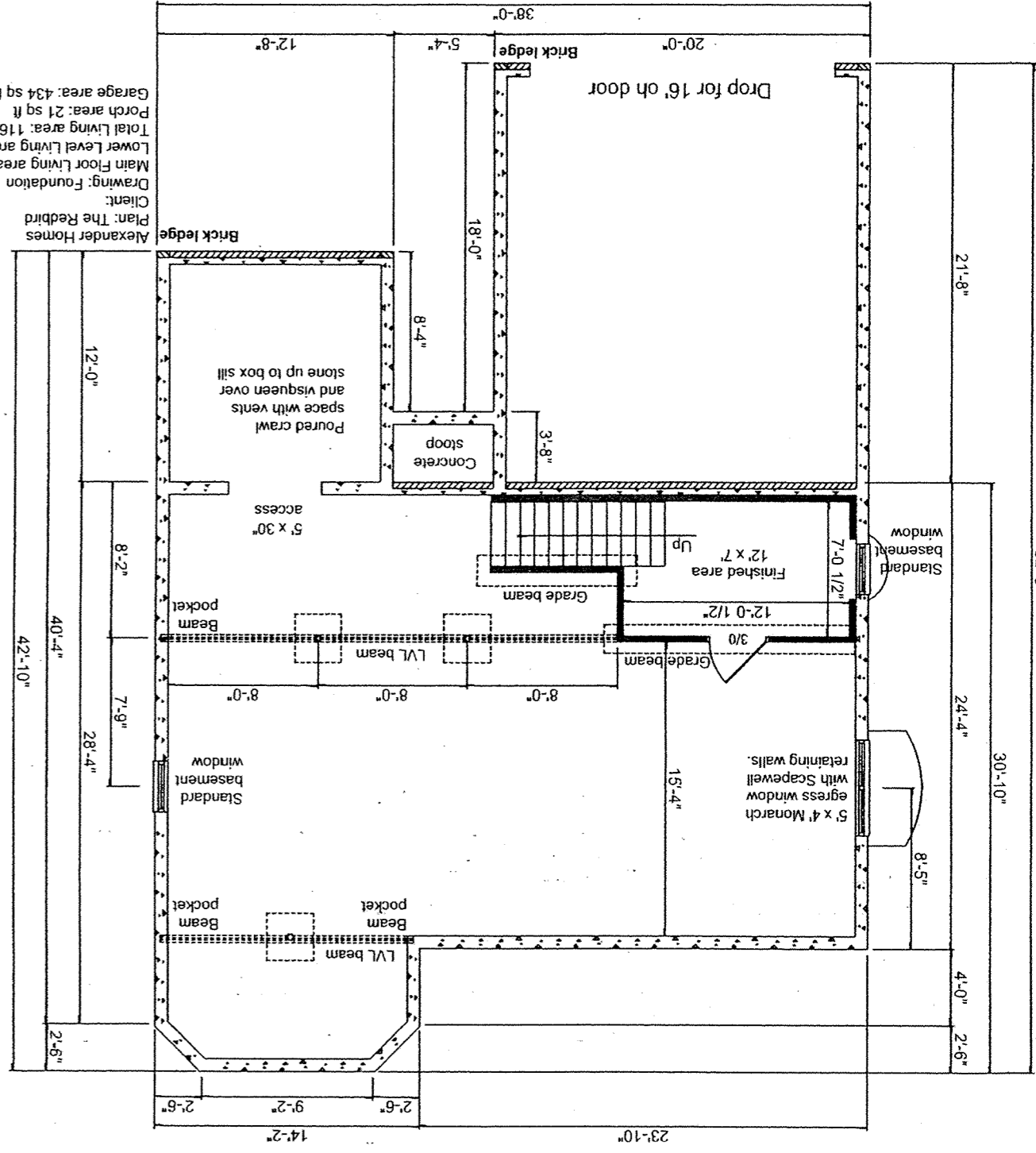
856.37'  
848.37'



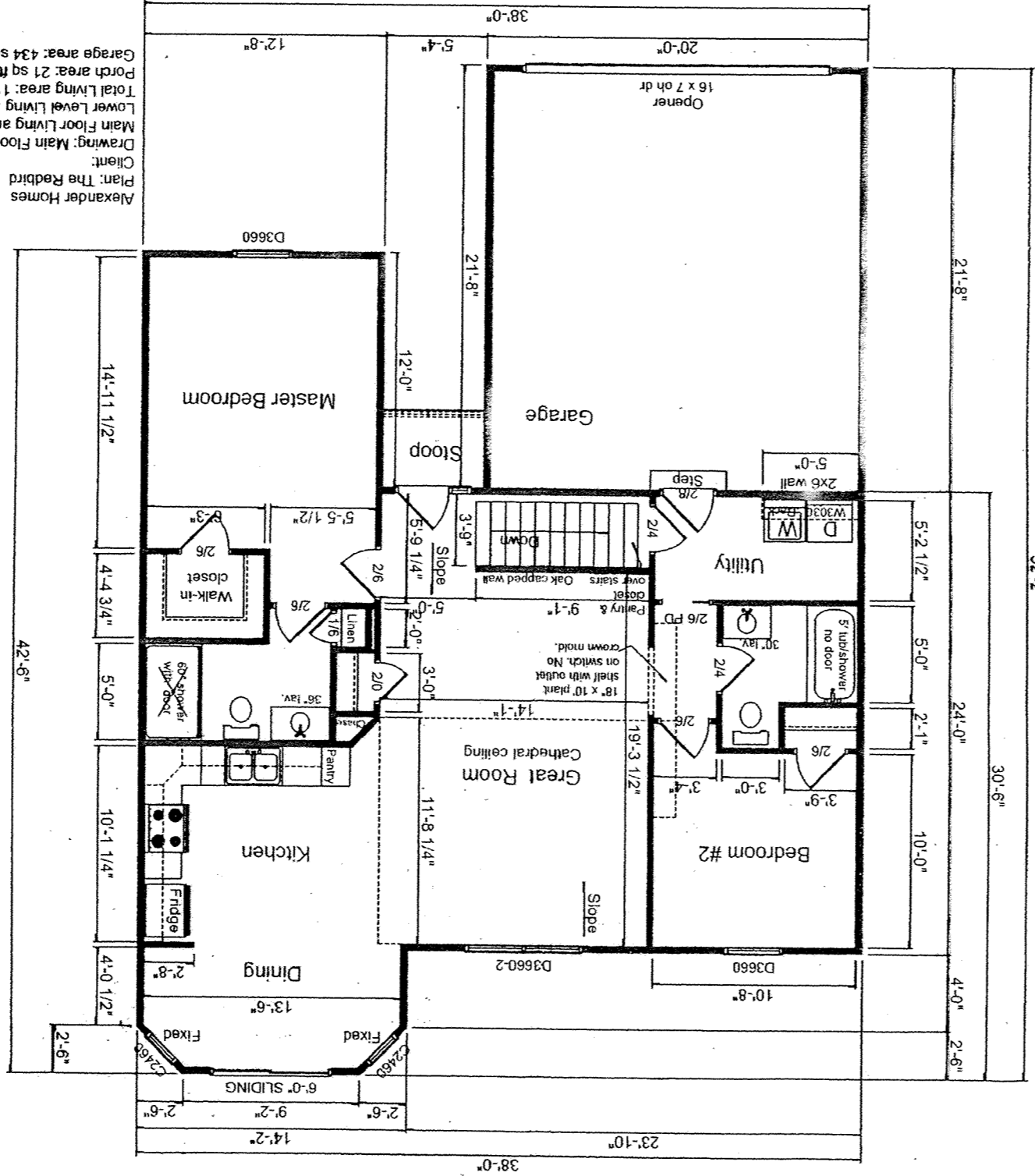
856.37'  
848.37'

Alexander Homes  
Plan: The Redbird  
Client:  
Drawing: Front & rear

UNIT 'A' (#3034)



Alexander Homes  
Plan: The Redbird  
Client:  
Drawing: Foundation  
Main Floor Living area: 1082 sq ft (1 S. walls)  
Lower Level Living area: 84 sq ft  
Total Living area: 1166 sq ft  
Porch area: 21 sq ft  
Garage area: 434 sq ft



Alexander Homes  
Plan: The Redbird  
Client:  
Drawing: Main Floor Plan  
Main Floor Living area: 1082 sq ft (1 S. walls)  
Lower Level Living area: 84 sq ft  
Total Living area: 1166 sq ft  
Porch area: 21 sq ft  
Garage area: 434 sq ft

SHEET 2 OF 6

SHELDON ENGINEERING & SURVEYING, INC.

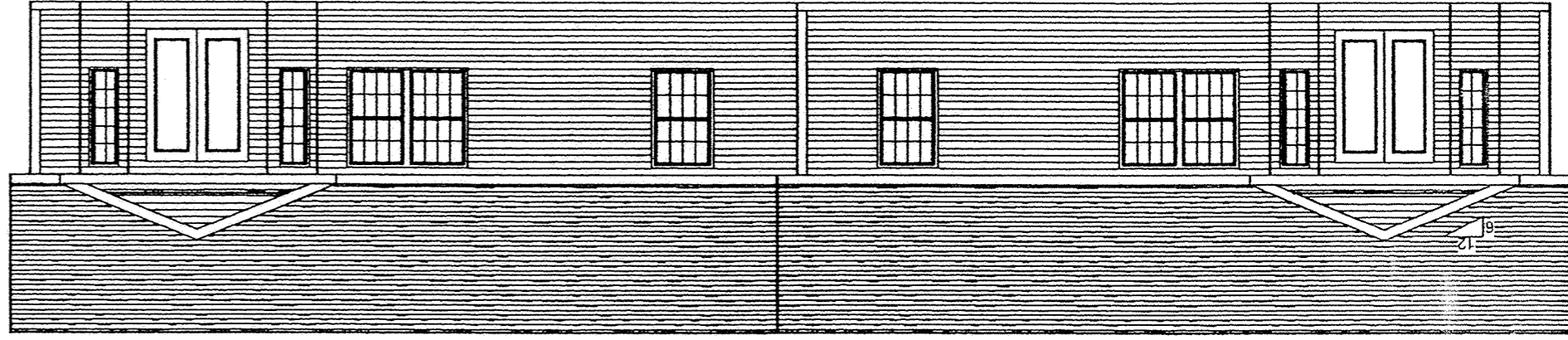


LIMA, OHIO

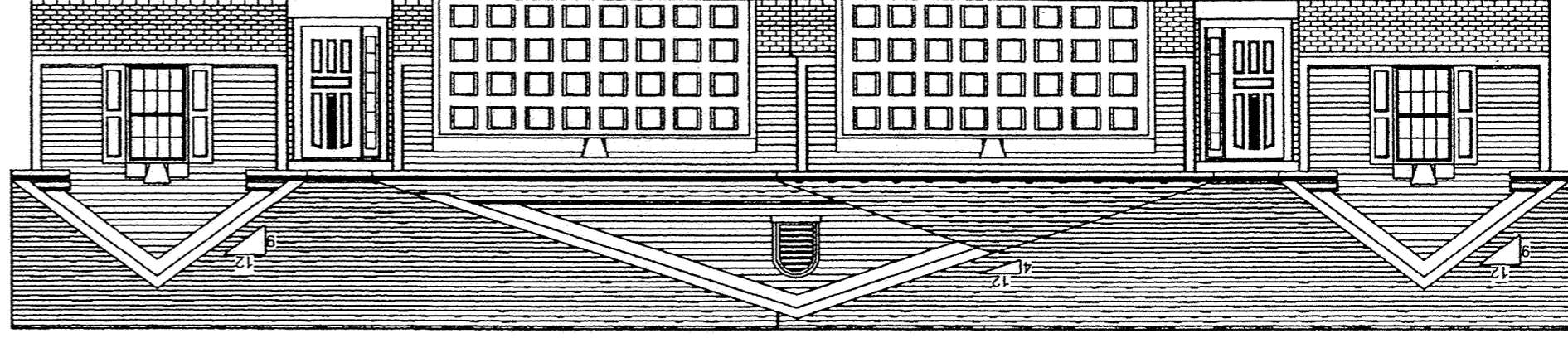
APPROVED	DATE	06-20-2005
CHECKED	WSM	
DRAWN	JDB	22201H
SCALE	JDS	NONE

UNITS 'B' & 'C' - FLOOR PLANS & BUILDING ELEVATIONS

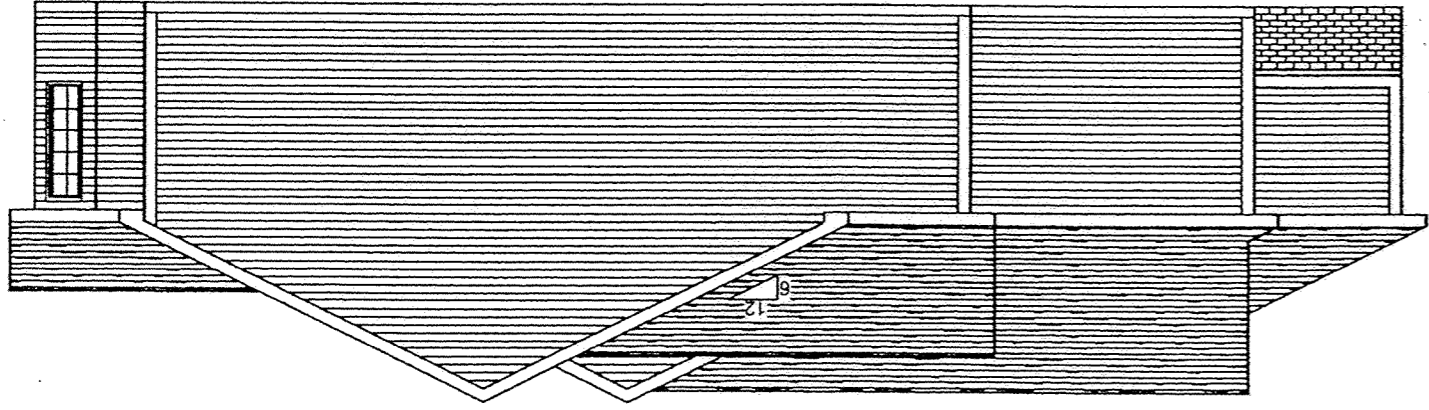
Alexander Homes  
Client: The Redbird-C  
Plan: Model 2960/2954  
Drawing: Front & rear



UNIT 'C' (#2954)      UNIT 'B' (#2960)

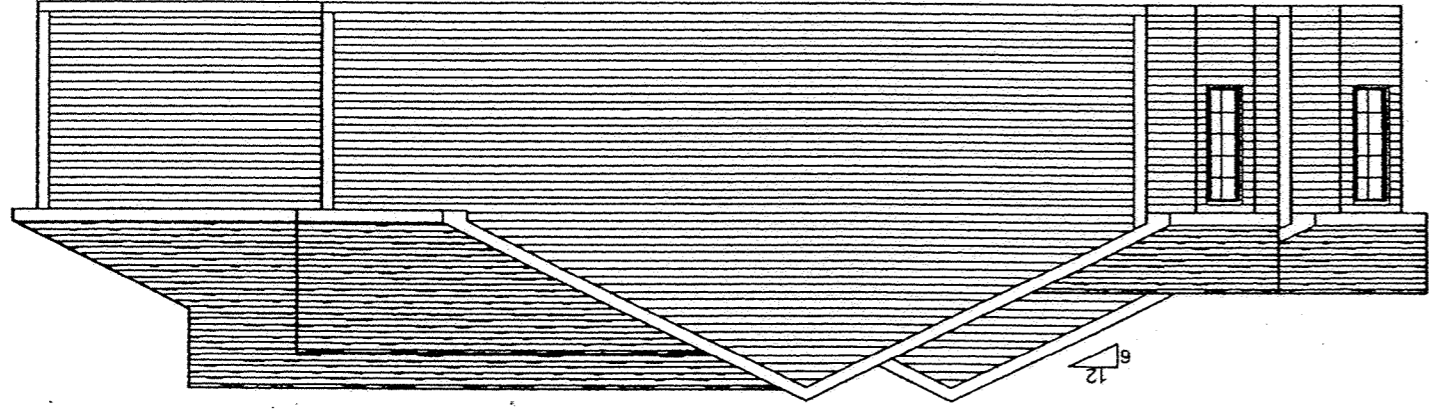


UNIT 'B' (#2960)      UNIT 'C' (#2954)

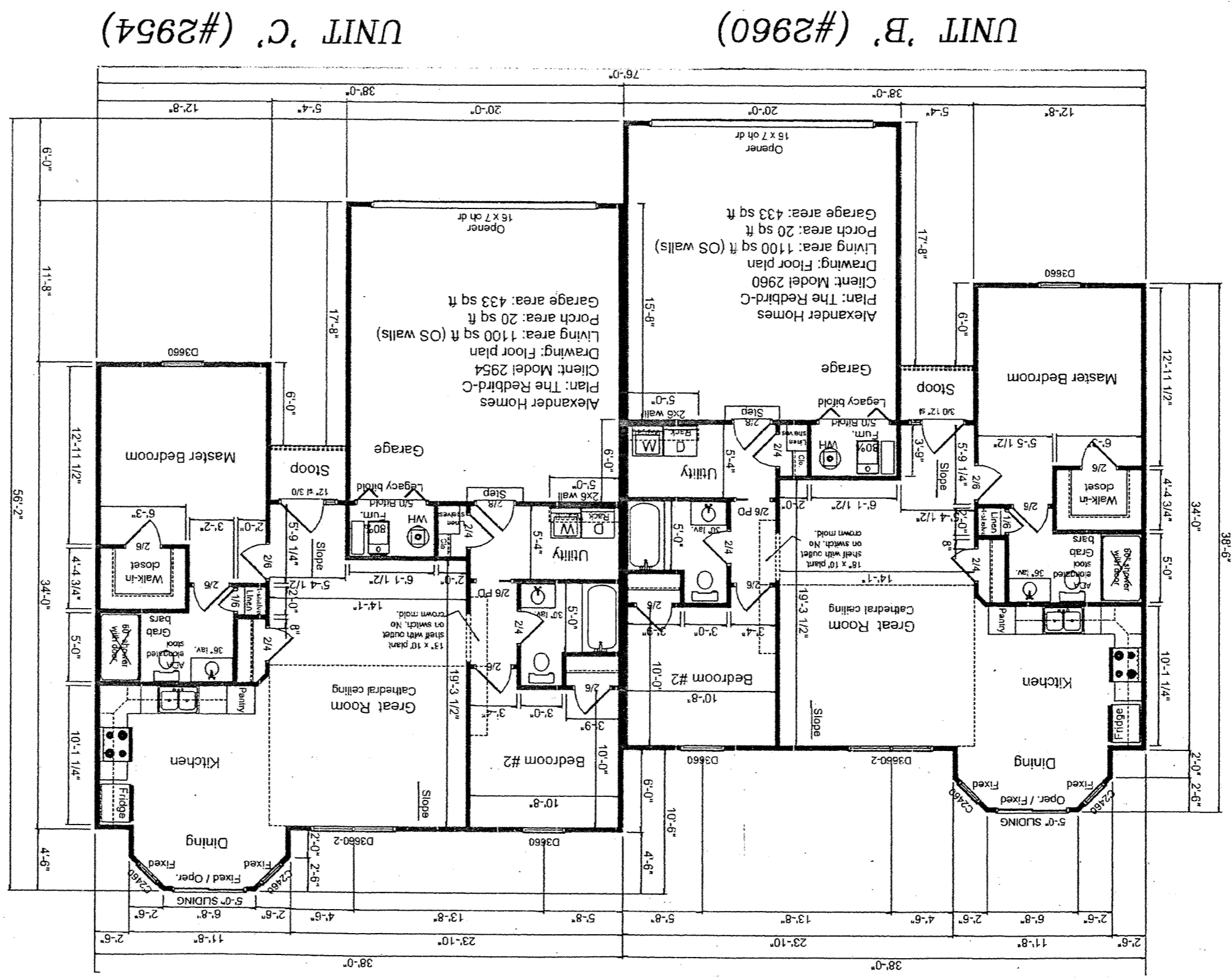


UNIT 'C' (#2954)

Alexander Homes  
Client: The Redbird-C  
Plan: Model 2960/2954  
Drawing: Left & Right



UNIT 'B' (#2960)



UNIT 'B' (#2960)      UNIT 'C' (#2954)

SHEET 3 OF 6

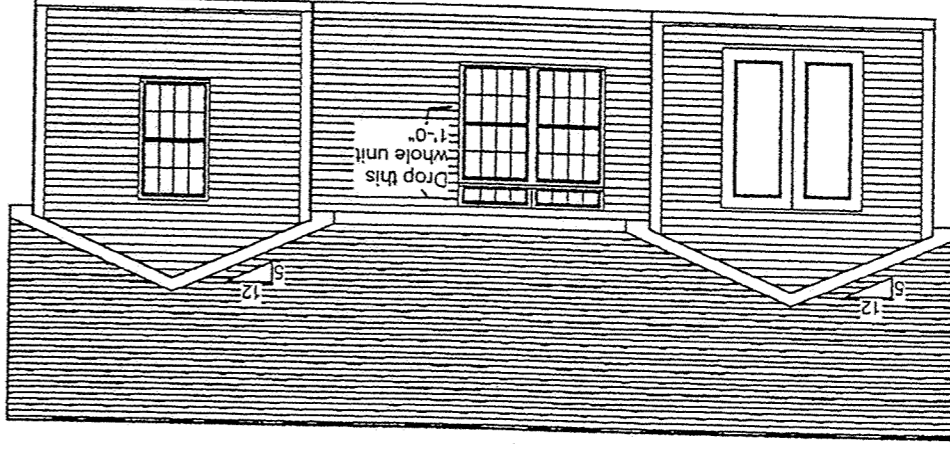
SHELDON ENGINEERING & SURVEYING, INC.



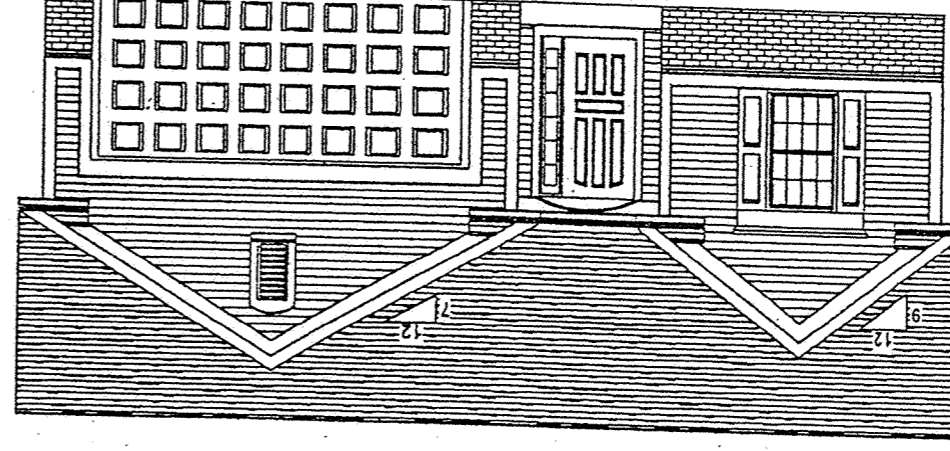
LIMA, OHIO

DATE	JOB	WSM	NO.	JOB	SCALE	APPROVED
06-20-2005	JOB 222011	WSM	NO.	JOB 222011	NONE	JDS
						CHECKED
						JDS

UNIT 'D' - FLOOR PLAN & BUILDING ELEVATIONS



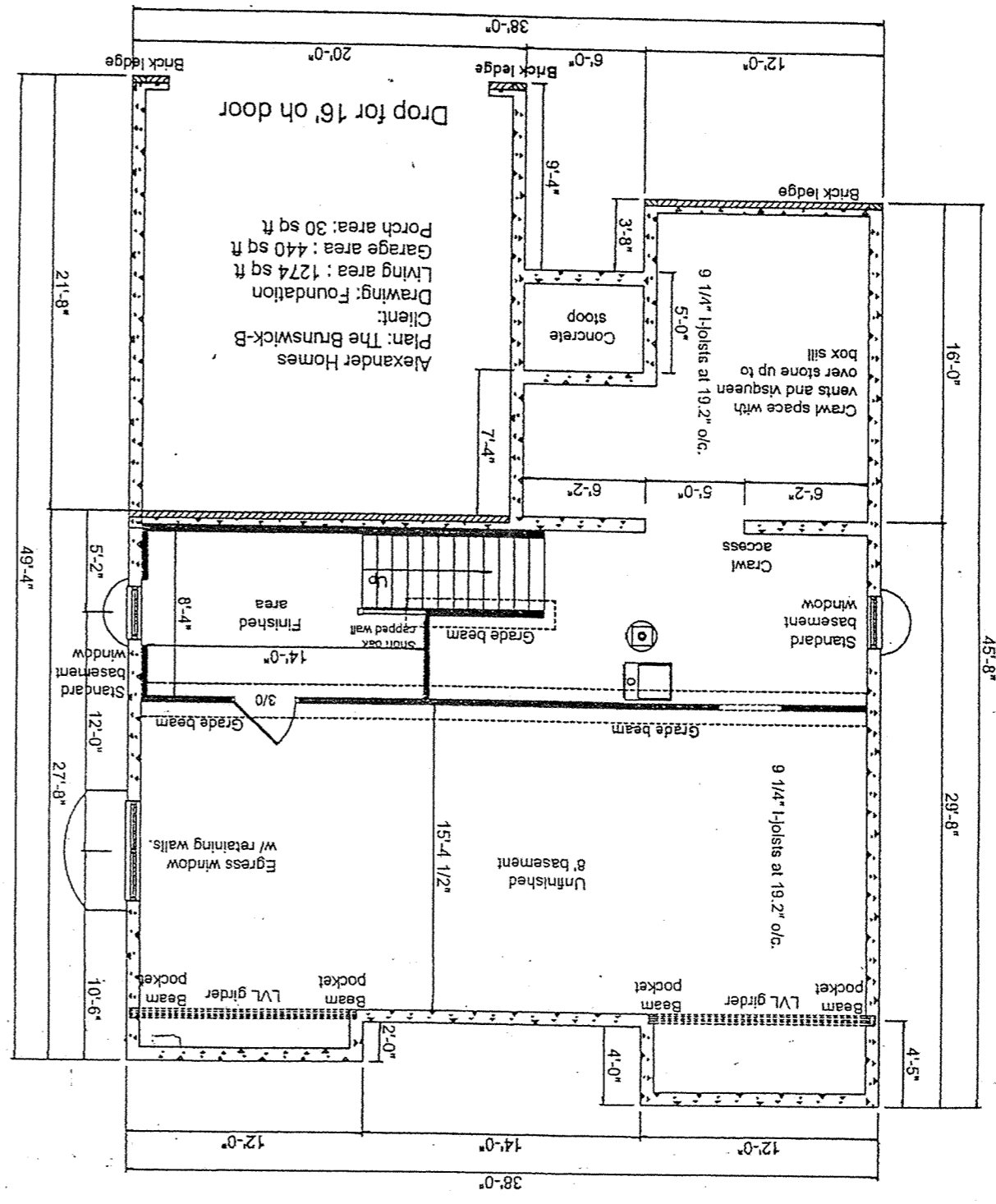
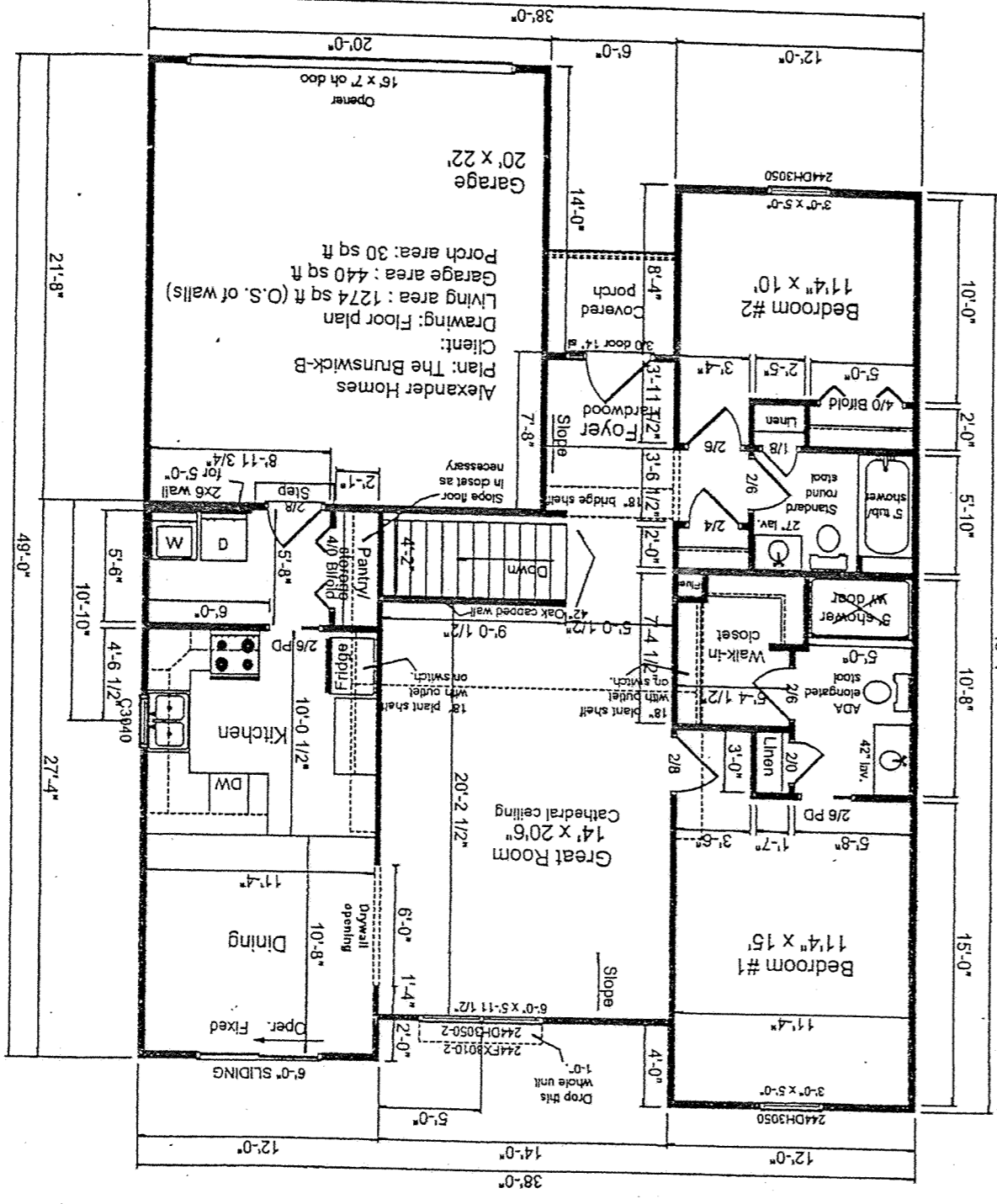
859.61'  
851.65'



859.65'  
851.65'

UNIT 'D' (#2959)

Alexander Homes  
Plan: The Brunswick-B  
Client:  
Drawing: Front & Rear



SHEET 4 OF 6

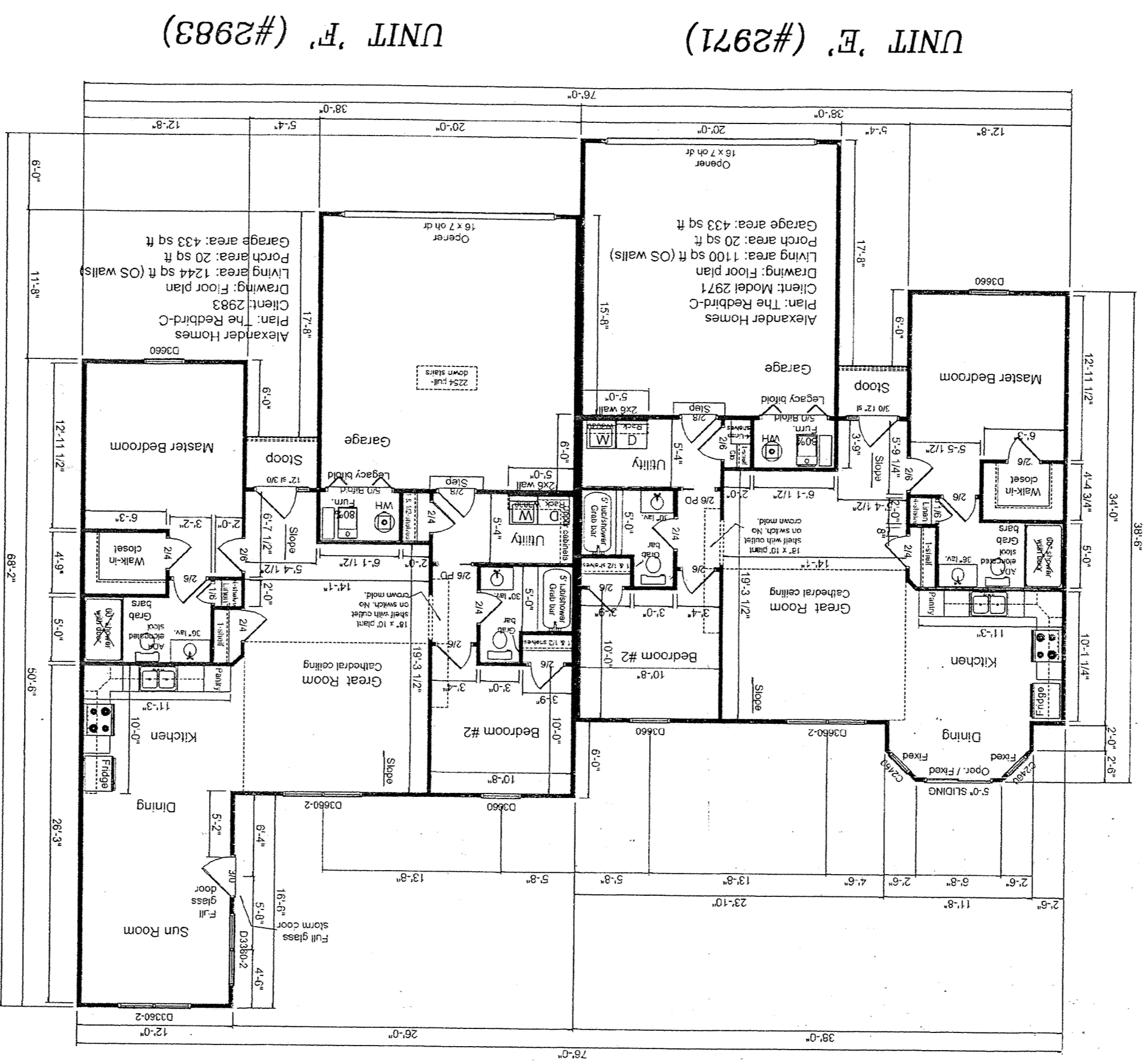
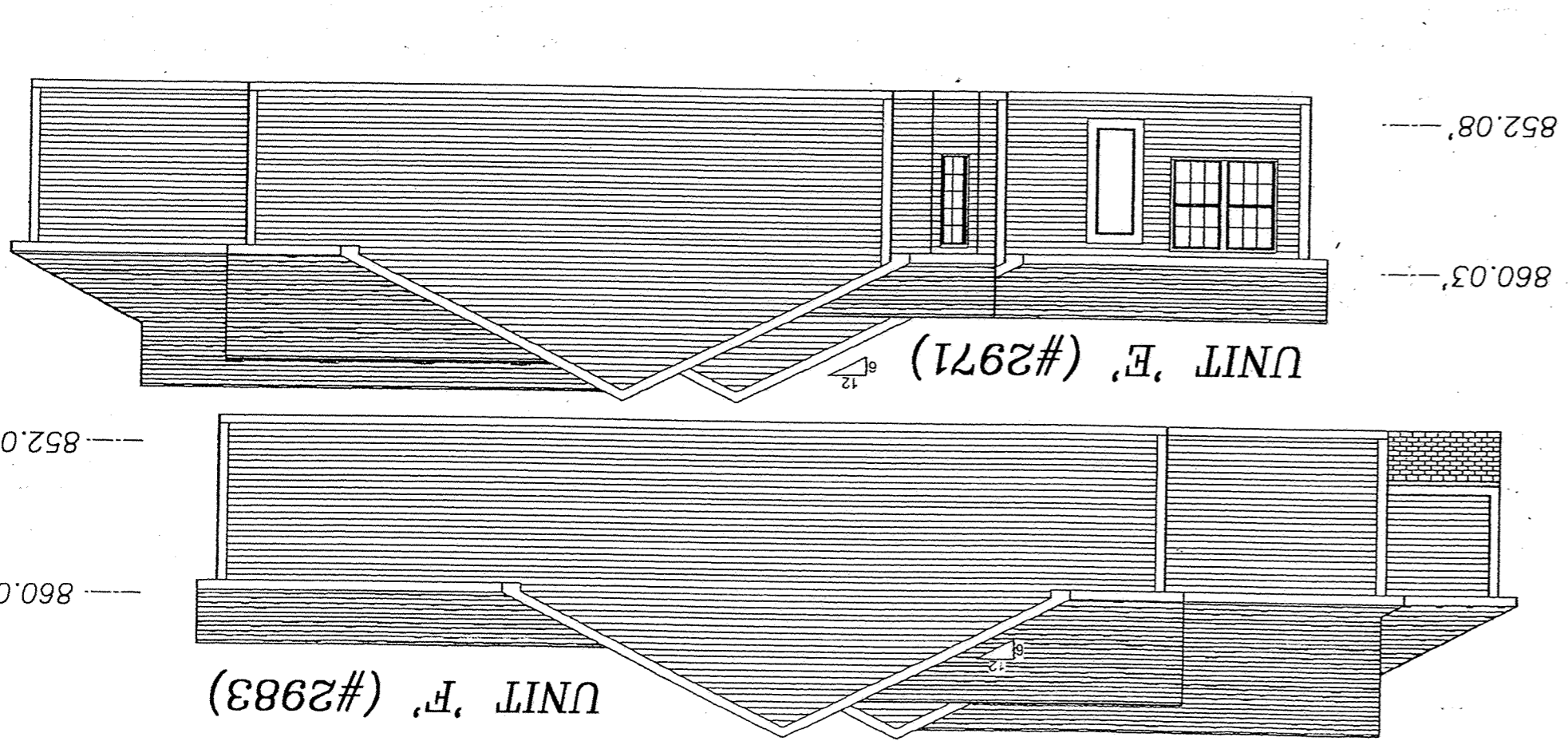
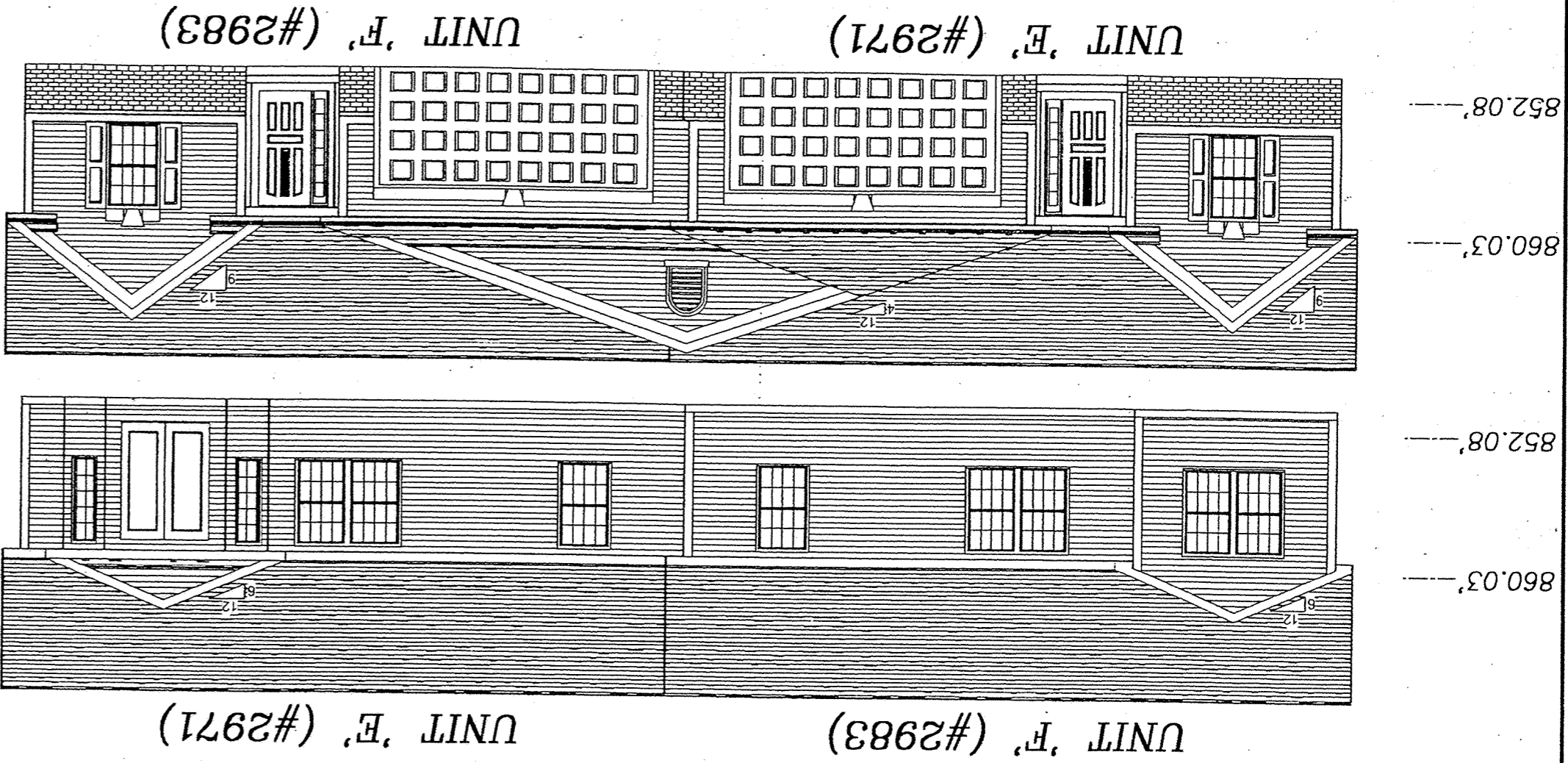
SHELDON ENGINEERING & SURVEYING, INC.



APPROVED	JDS	SCALE	NONE
CHECKED	JDS		
DRAWN	WSM	JOB NO.	22201H
DATE	06-20-2005		



UNITS 'E' & 'F' - FLOOR PLANS & BUILDING ELEVATIONS



**SHELDON ENGINEERING & SURVEYING, INC.**

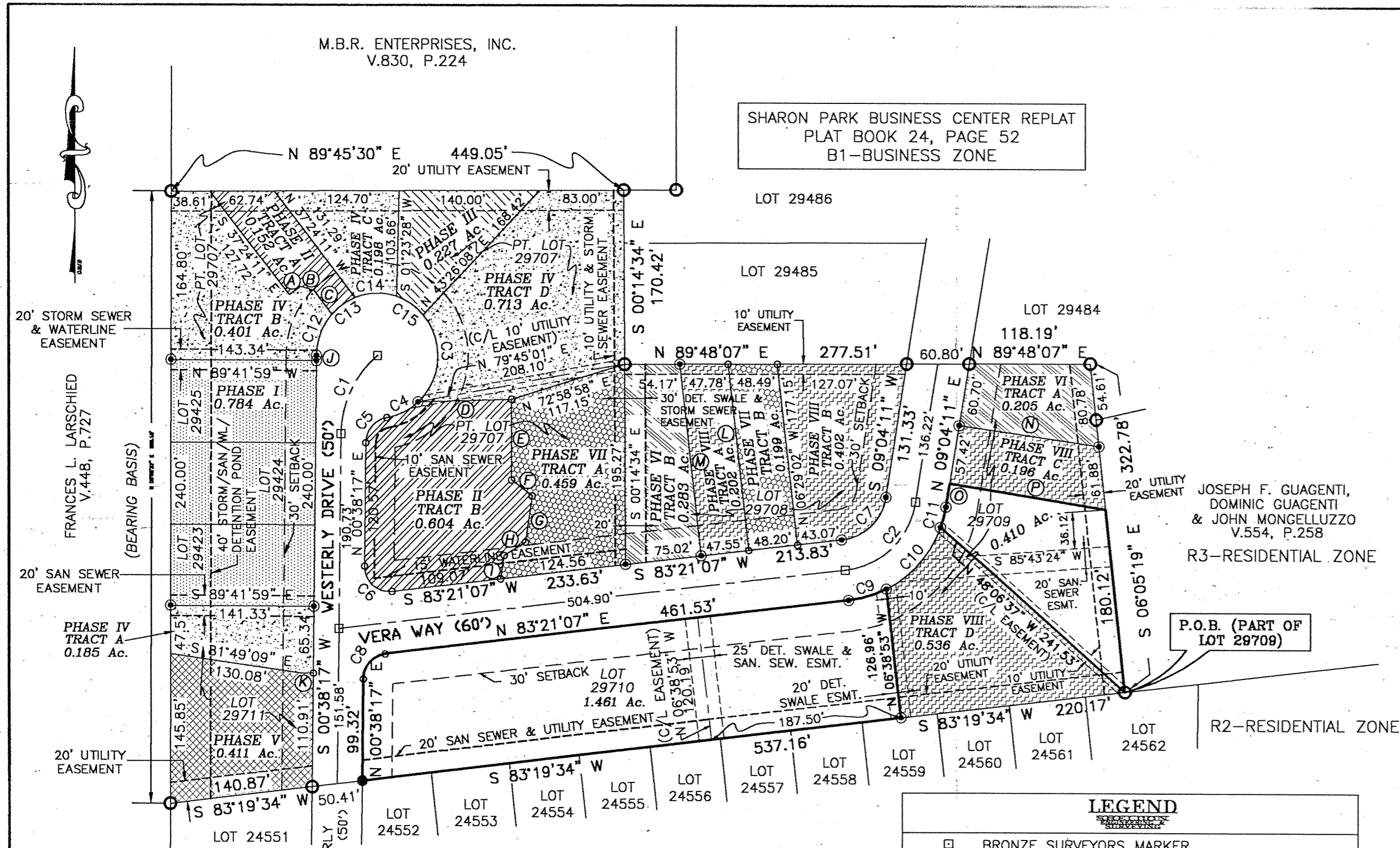
LIMA, OHIO

SHEET 5 OF 6

APPROVED	JDS	SCALE	NONE
CHECKED	JDS		
DRAWN	WSM		
DATE	06-20-2005		
JOB NO.	22201H		

UNIT 'E' (#2971)      UNIT 'F' (#2983)

**DEDICATOR'S LAND  
VILLA COMMUNITY AT THE OUTER  
BANKS CONDOMINIUMS PHASE VIII  
LOT 29710 AND PART OF LOTS 29708 & 29709  
JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P. 24)  
IN THE S.W. 1/4 OF SECTION 34, T3S-R6E  
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO  
BBA BUILDERS, INC. (VOL. 886, P. 859)**



**DEDICATOR'S LAND  
VILLA COMMUNITY AT THE OUTER BANKS PHASE VIII  
1.871 ACRES**

Being all of Lot 29710 (containing 1.461 acres of land) in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and that part of Lot 29709 more particularly described as follows:

**BEGINNING FOR THE SAME** at a 5/8-inch iron pin in a concrete monument found marking the southeast corner of said Lot 29709, also being the southeast corner of said Subdivision -  
Thence North 48°-06'-37" West through said Lot for a distance of 241.53 feet to a 5/8-inch iron pin found on the westerly line of said Lot and the easterly right of way of Vera Way -  
Thence on and along said Lot and said right of way the following two (2) courses:  
1) With a curve to the left having a radius of 110.00 feet, an arc length of 20.61 feet, a delta of 10°-44'-05" and a chord bearing North 14°-26'-13" East for a distance of 20.58 feet to a 5/8-inch iron pin found -  
2) North 09°-04'-11" East for a distance of 22.99 feet to a 5/8-inch iron pin set -  
Thence South 80°-43'-43" East through said Lot for a distance of 153.95 feet to a 5/8-inch iron pin set on the east line of said Lot -  
Thence South 06°-05'-19" East on and along the east line of said Lot for a distance of 180.12 feet to the **place of beginning**.  
**Containing in all 17,880 square feet or 0.410 acres of land.**

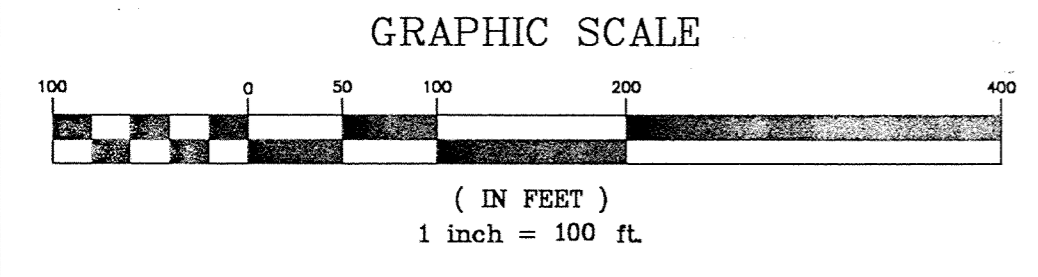
**Dedicator's Land contains in all a total of 1.871 acres of land** subject, however, to all legal easements and rights of way.  
1.461 acres in Lot 29710  
0.410 acres in Part of Lot 29709  
1.871 acres

The foregoing description is based on office records of previous surveys and a current field survey completed in June 2005, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

NOTES: 1. Bearings are based on the west line of the Jeff Ciminillo Subdivision Replat as being North 00°-09'-37" East.  
2. All iron pins found or set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

(A) N 52°35'49" E 13.40'	(B) N 74°13'24" W 14.07'	(C) N 37°01'48" W 29.23'	(D) N 88°18'20" E 92.80'	(E) N 00°00'06" E 78.08'	(F) N 52°31'54" W 25.97'
(G) N 08°20'23" E 45.68'	(H) N 58°23'25" E 25.03'	(I) N 08°41'11" E 23.48'	(J) S 00°38'17" W 5.12'	(K) S 89°41'59" E 11.98'	(L) S 06°29'02" E 182.59'
(M) N 06°27'55" W 187.96'	(N) N 81°40'00" W 137.78'	(O) N 09°04'11" E 22.99'	(P) S 80°43'43" E 153.95'		

STREET	CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
WESTERLY DR.	C1	87.36	99.36	46.73	N 25°49'40" E	84.57	50°22'46"
	C2	84.57	80.00	46.72	N 39°21'21" E	80.69	60°34'20"
VERA WAY	C3	93.99	61.00	59.20	S 03°33'18" E	84.96	88°16'51"
	C4	35.74	61.00	18.40	N 64°28'51" E	35.23	33°34'17"
	C5	35.18	25.00	21.21	N 40°57'08" E	32.35	80°37'43"
	C6	42.45	25.00	28.40	N 48°00'18" W	37.53	97°17'10"
	C7	64.82	50.00	37.87	S 46°12'39" W	60.38	74°16'56"
	C8	36.09	25.00	22.01	N 41°59'42" E	33.04	82°42'50"
	C9	39.06	110.00	19.74	N 73°10'49" E	38.85	20°20'37"
	C10	82.95	110.00	43.56	N 41°24'23" E	80.99	43°12'15"
	C11	20.61	110.00	10.33	N 14°26'13" E	20.58	10°44'05"
	C12	43.79	61.00	22.89	N 20°33'53" E	42.85	41°07'47"
	C13	28.63	61.00	14.59	S 54°34'37" W	28.37	26°53'40"
	C14	43.35	61.00	22.64	S 88°23'06" W	42.45	40°43'19"
	C15	32.65	61.00	16.73	N 55°55'11" E	32.26	30°40'06"



PREPARED BY:  
SHELDON ENGINEERING & SURVEYING  
1280 N. COLE ST. LIMA, OHIO 45801  
TELE: (419) 228-4421  
JAMES D. SHELDON, P.E. & P.S.

**LEGEND**

- BRONZE SURVEYORS MARKER
- 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- 5/8" IRON PIN FOUND (NO CAP)
- [Pattern] PHASE I VILLA COMMUNITY AT THE OUTER BANKS (0.784 ACRES)
- [Pattern] PHASE II VILLA COMMUNITY AT THE OUTER BANKS (0.756 ACRES COMBINED)
- [Pattern] PHASE III VILLA COMMUNITY AT THE OUTER BANKS (0.227 ACRES)
- [Pattern] PHASE IV VILLA COMMUNITY AT THE OUTER BANKS (1.523 ACRES)
- [Pattern] PHASE V VILLA COMMUNITY AT THE OUTER BANKS (0.385 ACRES)
- [Pattern] PHASE VI VILLA COMMUNITY AT THE OUTER BANKS (0.488 ACRES)
- [Pattern] PHASE VII VILLA COMMUNITY AT THE OUTER BANKS (0.658 ACRES)
- [Pattern] PHASE VIII VILLA COMMUNITY AT THE OUTER BANKS (1.336 ACRES)
- [Pattern] EXPANDABLE AREA (1.871 ACRES)

**OWNER'S DEDICATION AND ACKNOWLEDGMENT**  
THE UNDERSIGNED, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

WITNESS  
R. MICHAEL ALEXANDER, PRESIDENT  
BBA BUILDERS, INC.

**ACKNOWLEDGMENT**  
STATE OF OHIO SS:  
COUNTY OF ALLEN  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005 PERSONALLY CAME THE SAID \_\_\_\_\_ TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

200510967  
FILED AND RECORDED  
JUNE 30, 2005  
PLAT BOOK 27 PAGE 29  
MONA S. LOSH  
RECORDER, ALLEN Co. OHIO  
FEE 248.40  
Deed Vol 943 Page 451

REVIEWED BY:  
*M. Howert*  
MICHAEL L. HOWERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 6/28/05

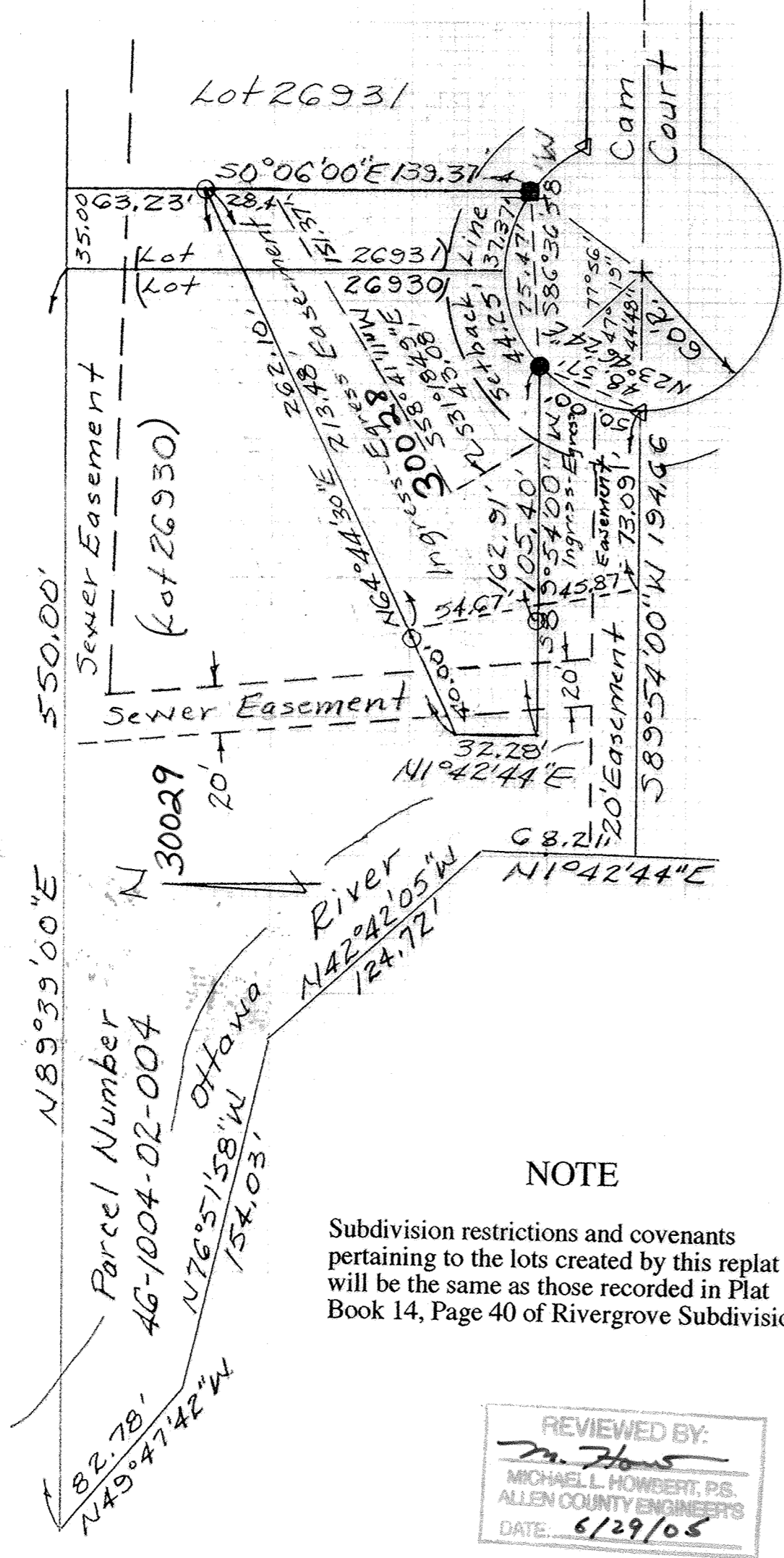
SHEET 6 OF 6  
**SHELDON ENGINEERING & SURVEYING, INC.**  
LIMA, OHIO  
06-14-2005 DATE  
DRAWN WSM JOB NO. 22201H  
CHECKED JDS  
APPROVED JDS SCALE 1" = 100'

# Rivergrove Subdivision Replat

## Replat of lot 26930 & part of lot 26931

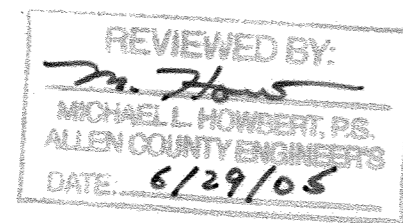
### Plat Book 14, Page 40

### SE 1/4 Section 10, Twp. 4 South, Range 6 East Shawnee Twp., Allen County, Ohio



#### NOTE

Subdivision restrictions and covenants pertaining to the lots created by this replat will be the same as those recorded in Plat Book 14, Page 40 of Rivergrove Subdivision.



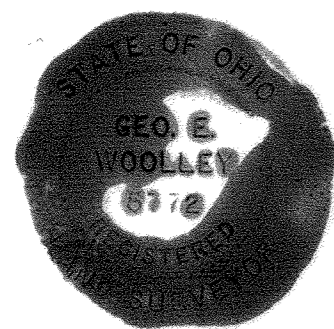
#### LEGEND

- △ = Concrete Monument Found
- = 1/2" Rerod Found
- = Magnail w/Surveyor's Tag Set
- = 5/8" Rerod w/Plastic Cap Set

#### SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and accurate survey performed by me in June, 2005. A 5/8 inch rerod topped with a plastic cap stamped LS 5772 will be set on the corners as shown on this plat.

*George E. Woolley*  
George E. Woolley, P. S. #5772  
Accu-Trace Land Surveys Inc.



#### LEGAL DESCRIPTION

The following described tract of land is part of lot numbers twenty-six thousand nine hundred thirty (26930) and twenty-six thousand nine hundred thirty-one (26931) in Rivergrove Subdivision, Plat Book 14, Page 40 in the southeast quarter of Section ten, Township four South, Range six East, Shawnee Township, Allen County, Ohio as described in Deed Vol. 669 Page 362 and all bearings called for below are based on said subdivision plat.

Beginning at the concrete monument found at the southeast corner of lot twenty-six thousand nine hundred thirty (26930) in the extension of the centerline of Cam Court in the right-of-way line of the cul-de-sac; thence South eighty-nine degrees fifty-four minutes zero seconds West (S 89° 54' 00" W), in the south line of said lot, one hundred ninety-four and sixty-six hundredths (194.66) feet; thence North one degree forty-two minutes forty-four seconds East (N 1° 42' 44" E) sixty-eight and twenty-one hundredths (68.21) feet; thence North forty-two degrees forty-two minutes five seconds West (N 42° 42' 05" W) one hundred twenty-four and seventy-two hundredths (124.72) feet; thence North seventy-six degrees fifty-one minutes fifty-eight seconds West (N 76° 51' 58" W) one hundred fifty-four and three hundredths (154.03) feet; thence North forty-nine degrees forty-seven minutes forty-two seconds West (N 49° 47' 42" W) eighty-two and seventy-eight hundredths (82.78) feet to the north line of said lot; thence North eighty-nine degrees thirty-nine minutes zero seconds East (N 89° 39' 00" E) five hundred fifty and zero hundredths (550.00) feet to the northeast corner of said lot; thence North eighty-nine degrees thirty-nine minutes zero seconds East (N 89° 39' 00" E), in the north line of lot twenty-six thousand nine hundred thirty-one (26931), thirty-five and zero hundredths (35.00) feet; thence South zero degrees six minutes zero seconds East (S 0° 06' 00" E) two hundred two and sixty hundredths (202.60) feet to the right-of-way line of Cam Court cul-de-sac; thence on the right-of-way line of the cul-de-sac, on a curve to the left, whose radius is sixty and zero hundredths (60.00) feet, and whose delta is one hundred twenty-five degrees forty-one minutes seven seconds (125° 41' 07") [Chord Bearing: South sixty-two degrees forty-four minutes thirty-four seconds West (S 62° 44' 34" W) one hundred six and seventy-seven hundredths (106.77) feet], an arc distance of one hundred thirty-one and sixty-two hundredths (131.62) feet to the place of beginning.

#### DEDICATION

Capital Vending Company Inc., being the owner of the described premises, hereby voluntarily consents to the execution of this plat, and dedicates the streets as shown hereon, to the use of the public forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, cablevision or other utility lines or services and or the express privilege of removing any trees or obstructions to the free use of said utilities, and for providing ingress and egress to the property for said purposes, and are to be maintained as such forever.

OWNER

WITNESS

*Joe Cardone*  
Joe Cardone, President

*David E. Bowers*

*Pamela Subbler*

#### ACKNOWLEDGMENT

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed this plat and the signing hereof was their free act and deed. In witness thereof I affix my hand and seal this 30<sup>th</sup> day of June, 2005.

**CAROL TRACY VICTOR**  
Notary Public, State of Ohio  
Commission Expires Nov. 30, 2008

*Carol Tracy Victor*  
Notary Public

#### APPROVAL OF REGIONAL PLANNING COMMISSION

This plat having been approved by the Regional Planning Commission of Allen County, Ohio and Executive Director of the Regional Planning Commission, hereby on behalf of said Commission, approve and accept this plat this 30 day of June, 2005

*Thomas M. Meyer*  
Executive Director

#### COUNTY RECORDER'S CERTIFICATE

2005/11038

Filed for record this 30<sup>th</sup> day of June, 2005 at 4:23<sup>pm</sup> o'clock in the office of the County Recorder and recorded in Plat Book 27 Page 35.

Fee 41.40

*Mona D. Lash*  
Recorder of Allen County, Ohio

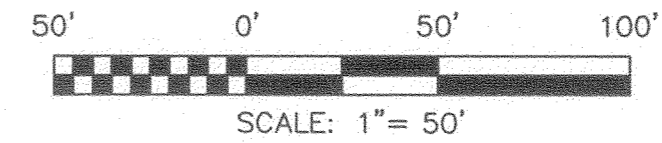
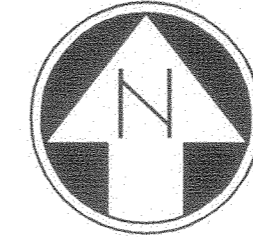
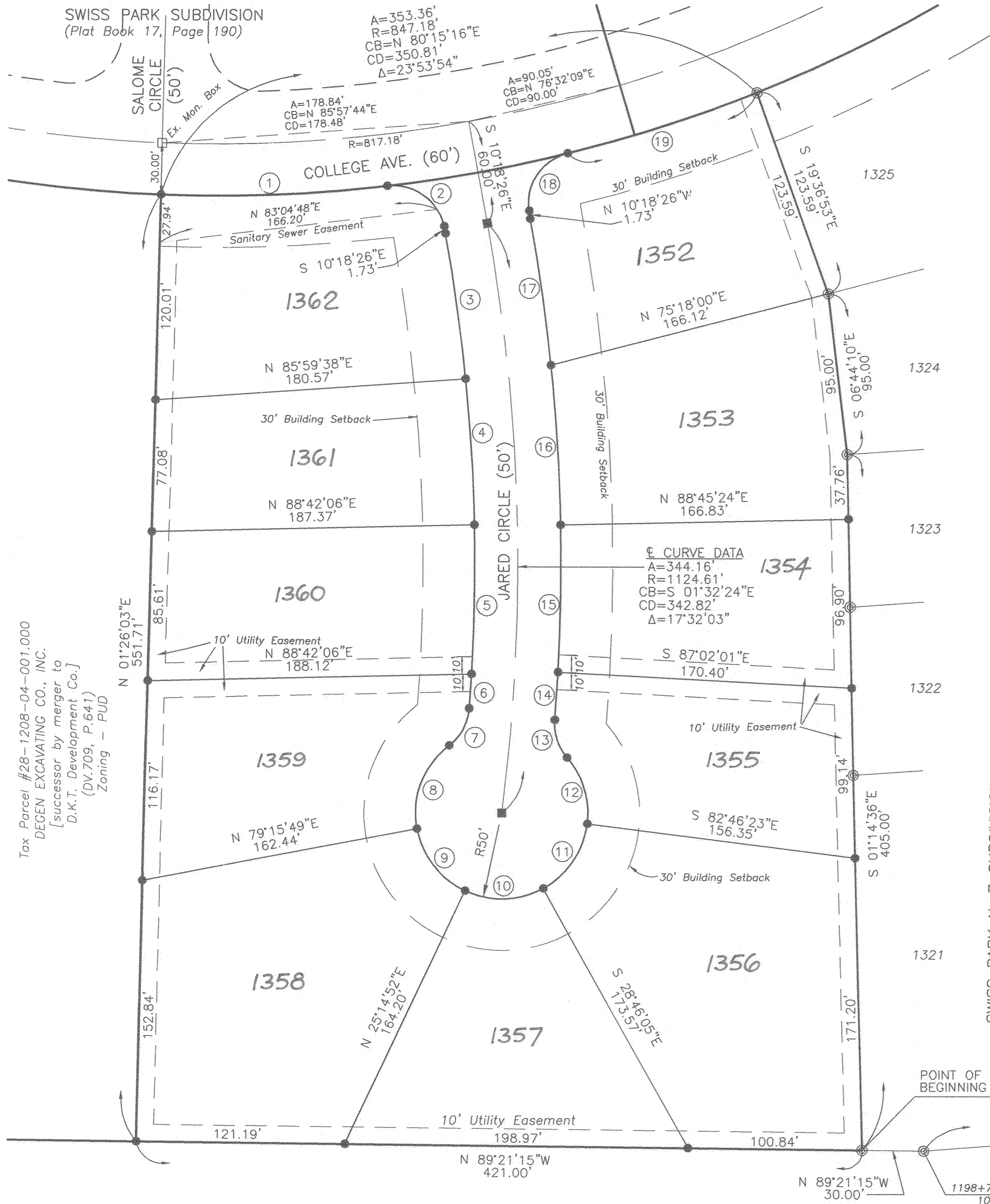
#### COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 30 day of June, 2005

*Ben E. Deppenbrock*  
Auditor, Allen County, Ohio

# SWISS PARK No.8 SUBDIVISION

PT. N.E. QUARTER., SECTION 12, T-2-S, R-8-E  
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



**LEGEND**

- 3/4" dia. Iron Pipe (set) w/orange plastic "K&K/LIMA" plug
- ⊙ 3/4" dia. Iron Pipe (found)
- Monument Box Assembly

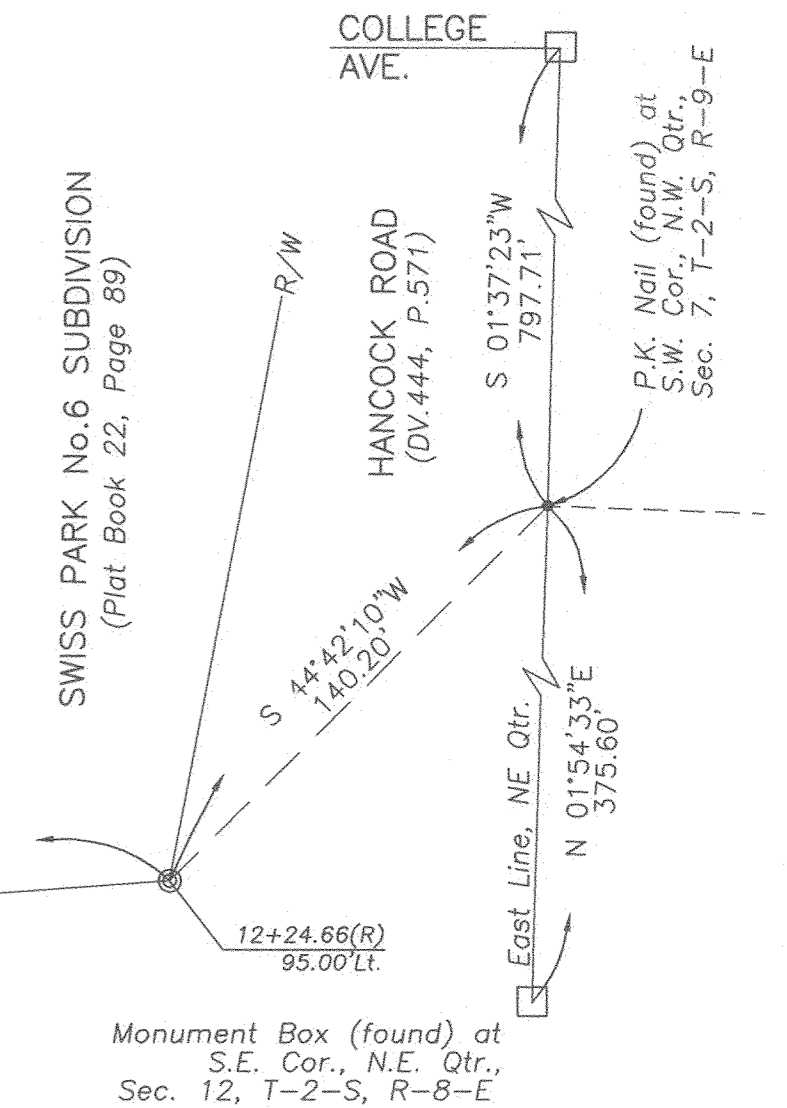
Plat Prepared By:  
KOHLI & KALIHAR ASSOCIATES, INC.  
2244 Baton Rouge Avenue  
Lima, Ohio 45805  
419-227-1135

**CURVE DATA**

NUMBER	ARC	RADIUS	BEARING	CHORD
C1	131.83	847.18	N 87°44'44" E	131.70
C2	45.24	30.00	S 53°30'35" E	41.07
C3	87.29	1099.61	S 08°01'59" E	87.27
C4	85.60	1099.61	S 03°31'43" E	85.58
C5	85.60	1099.61	S 00°55'55" W	85.58
C6	19.76	1099.61	S 03°40'37" W	19.76
C7	25.19	30.00	S 28°14'37" W	24.45
C8	55.01	50.00	S 20°46'47" W	52.27
C9	47.14	50.00	S 37°44'40" E	45.41
C10	47.14	50.00	N 88°14'23" E	45.41
C11	47.13	50.00	N 34°13'46" E	45.40
C12	41.91	50.00	N 16°47'17" W	40.70
C13	23.64	30.00	N 18°13'59" W	23.03
C14	27.49	1149.61	N 03°39'06" E	27.49
C15	84.47	1149.61	N 00°51'42" E	84.45
C16	93.77	1149.61	N 03°34'48" W	93.74
C17	88.09	1149.61	N 08°06'43" W	88.07
C18	45.24	30.00	N 32°53'43" E	41.07
C19	115.23	847.18	N 72°12'05" E	115.14

Tax Parcel #28-1208-04-001.000  
DEGEN EXCAVATING CO., INC.  
[Successor by merger to  
D.K.T. Development Co.]  
(DV.709, P.641)  
Zoning - PUD

SWISS PARK No.7 SUBDIVISION  
(Plat Book 24, Page 160)



# SWISS PARK No.8 SUBDIVISION

## PT. N.E. QUARTER, SECTION 12, T-2-S, R-8-E VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

### DESCRIPTION

Being a parcel of land situate in the northeast quarter of Section 12, Township-2-South, Range-8-East, abstracted as part of Richland Township, but now within the corporate limits of the Village of Bluffton, Allen County, Ohio, also being part of a parcel of land now in the name of Degen Excavating Co., Inc., successor by merger to D.K.T. Development Company (Deed Volume 709, Page 641) and known as Allen County Tax Map Parcel No. 28-1208-04-001, more particularly described as follows:

Commencing at a monument box (found) at the southeast corner of the northeast quarter of said Section 12;

thence northerly with the east line of said northeast quarter (legal centerline of Hancock Road) at N 01°54'33"E, 375.60 feet to a P.K. nail (found) at the southwest corner of the northwest quarter of Section 7, Township-2-South, Range-9-East;

thence south-southwesterly through an easement area granted to the State of Ohio (Deed Volume 444, Page 571) at S 44°42'10"W, 140.20 feet to an iron pipe of record at the southeast corner of Swiss Park No. 6 Subdivision (Plat Book 22, Page 89), which point by record is 95.00 feet Left of Station 12+24.66 of the centerline of said Hancock Road;

thence westerly with the curving north right-of-way line of Interstate Route 75 (Deed Volume 337, Page 320) (concave northerly; not tangent to previous course) an arc distance of 658.76 feet (radius is 3801.53 feet; chord bears S 85°40'54"W, 657.93 feet; central angle is 9°55'43") to an iron pipe (found) at a point of tangency in said north line which by record is 105.00 feet Left of Station 1198+79.58;

thence westerly with said north line of Interstate Route 75 at N 89°21'15"W, 30.00 feet to an iron pipe (found) at the southwest corner of Swiss Park No. 7 Subdivision (Plat Book 24, Page 160), which point is the POINT OF BEGINNING;

thence continuing westerly with said north line of Interstate Route 75 at N 89°21'15"W, 421.00 feet to an iron pipe (set);

thence northerly into the grantor's lands at N 01°26'03"E, 551.71 feet to an iron pipe (set) in the curving south line of College Avenue;

thence easterly with said south line of College Avenue (concave northerly; not tangent to previous course) an arc distance of 353.36 feet (radius is 847.18 feet; chord bears N 80°15'16"E, 350.81 feet; central angle is 23°53'54") to an iron pipe (found) at the northwest corner of said Swiss Park No. 7 Subdivision;

thence south-southeasterly with the west line of said Swiss Park No. 7 Subdivision at S 19°36'53"E, 123.59 feet to an iron pipe (found) at a deflection point in said west line;

thence southerly with the west line of said Swiss Park No. 7 Subdivision at S 06°44'10"E, 95.00 feet to an iron pipe (found) at another deflection point in said west line;

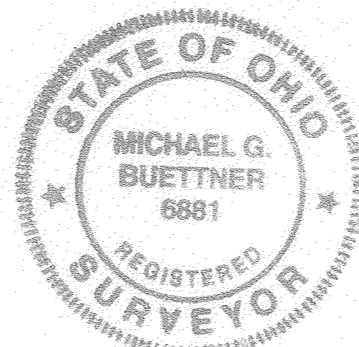
thence southerly with the west line of said Swiss Park No. 7 Subdivision at S 01°14'36"E, 405.00 feet to the POINT OF BEGINNING.

This parcel contains a gross area of 5.306 acres, of which no area is occupied by any present roadway, thus leaving a net area also of 5.306 acres, subject to any other easements of record at the time of the recording of this instrument.

This description is based on survey work performed by Kohli & Kaliher Associates, Inc., through May 31, 2005. Bearings are based on the record bearings of the adjacent Swiss Park Subdivisions. Iron pipes set this survey, or to be set within 90 days of the recording of the hereon plat, are 3/4-inch diameter by 30-inch long iron pipes with an orange plastic "K&K/LIMA" plug.

June 24, 2005  
Date

Michael G. Buettner  
Michael G. Buettner  
Ohio Registered Surveyor No. 6881



### DEDICATION

That the undersigned owners of the land contained in the hereon plat hereby adopt the said plat and dedicate the land within the streets to the use and benefit of the public forever. Utility easements and building setback lines are established as shown on the plat.

In Witness Whereof, we have hereunto signed our names this 28 day of June, 2005.

In the Presence of:

Degen Excavating Co., Inc.

Deborah G. Kitchen William F. Degen  
Witness President  
Deborah G. Kitchen Fredy Osuna  
Witness Vice President

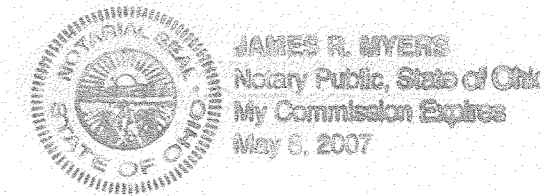
### ACKNOWLEDGEMENT

State of Ohio, Allen County, Ohio, SS:

Before me, a Notary Public in and for said State and County, personally appeared the above signed owners, who acknowledged that they did sign the hereon plat of Swiss Park No. 8 Subdivision and that the signing thereof was their free act and deed.

In Witness Whereof, I have set my hand and seal this 28th day of June, 2005.

James R. Myers  
COUNTY AUDITOR'S CERTIFICATE



This plat filed for transfer this 6th day of July, 2005.

Fee \$5.50 Ann E. Dudenbender JMS  
Auditor of Allen County, Ohio

200511294

### COUNTY RECORDER'S CERTIFICATE

No. 200511294

Filed for record in the Allen County, Ohio, Recorder's Office this 6th day of

July, 2005 at 10:16 o'clock A.M. and recorded in Allen County, Ohio, Plat Book 27 on Page 36.

Fee \$165.60 Hona S. Losh, MB  
Recorder of Allen County, Ohio

### BLUFFTON VILLAGE COUNCIL

I hereby approve and accept the above plat and the easements thereon for the Village of Bluffton this 27 day of June, 2005.

Edward W. Fulcomer  
President - Village Council

# SWISS PARK No.8 SUBDIVISION

PT. N.E. QUARTER, SECTION 12, T-2-S, R-8-E  
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

Pg 38

Sheet 3 of 4

## RESTRICTIONS

1. No building or structure other than residential structure not to exceed 2 1/2 stories in height, together with customary outbuildings, such as private garages, home workshops and greenhouses, incidental to the residential use of such building sites shall be erected, maintained or permitted upon any lot.
  2. All buildings shall be constructed of new material and have a minimum of a two-car garage. No mobile homes will be permitted.
  3. No building shall be located on any lot nearer to the front lot line nor nearer to a side street line than the minimum building setback lines shown on this recorded plat.
  - \*4. No residential structure shall be erected on any building site the inhabitable area thereof, excluding basements, open porches and garages shall be less than 1400 square feet of living space for a one-story building nor 1600 square feet for a two-story building.
  5. Only open type fence or hedge not to exceed six (6) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the front wall of the house. All fences must meet Village of Bluffton, Ohio, Ordinance.
  6. No animals, livestock or poultry shall be kept or maintained on any part of said building sites, except ordinary household pets which do not constitute an annoyance or nuisance.
  7. No inoperable motor vehicle, trailer, motor home, camper, recreational vehicle, boat or boat trailer, snowmobile or snowmobile trailer, aircraft or motorcycle, nor any truck larger than three-quarter tons shall be parked on any lot for more than 72 hours during any 30 day period, unless stored wholly within a private garage.
  8. No sign will be displayed to the public view on any lot, except that each owner may erect and maintain one sign of not more than one square feet giving his address, name or profession or combination thereof, and one sign of not more than six square feet offering the premises for sale or rent.
  9. No lot shall be used in any manner to explore for or to exploit any source of water, all or other hydrocarbons, gravel, earth or earth substances, or minerals of any kind.
  10. No trash, litter or debris of any kind shall be placed or permitted to accumulate upon any lot other than in closed sanitary receptacles. No noxious odors shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly or detrimental to any occupant of the subdivision. No hazardous or offensive activities shall be carried on any lot, nor shall anything be done thereon which may be an annoyance or a nuisance to other occupants of the subdivision. Without limiting any of the foregoing, no loudspeakers, horns, whistles, bells or other sound producing devices, except security devices used exclusively for security purposes, shall be located or used on the exterior of any building on any lot, nor shall any exterior lights be installed or used, the principal beam of which would shine onto adjoining lots.
  11. No antenna for the transmission or reception of television signals, radio, or any other form of electromagnetic radiation shall be erected, used or maintained on any lot in the side yard or front yard.
  12. Degen Excavating Company, Inc., and/or their duly appointed architectural committee shall review and approve all plans and specifications for construction with this plat.
  13. Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
  14. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourths majority of the lots.
  15. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Swiss Park No. 8 Subdivision, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating there shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot or parcel of land situated in Swiss Park No. 8 Subdivision.
  16. Each lot shall have a sidewalk in accordance with the Standards of the Village of Bluffton, Ohio, within 3 months of the completion of the building. Sidewalks shall be 1 foot inside the Right-of-Way and shall be 4 feet wide and 4 inches thick concrete. After lots have been purchased from Degen Excavating Company, Inc., the new owner shall have sidewalks installed within one year of purchase.
  17. Out buildings shall not exceed 12 feet x 12 feet and must be located in rear yard area.
  18. Sum of side yard widths shall be at least 20 feet, and in no case shall be less than 8 feet at the closest side.
  19. All buildings shall be constructed of new material. Module or prefab homes must be approved by Degen Excavating Company, Inc., and/or their duly appointed architectural review committee. No mobile homes are allowed on any lot.
- \* ADDENDUM TO ITEM 4: All measurements of any structure shall be made from the inside of the exterior walls. Stair wells will be included on one floor only.

# SURVEY OF DEDICATOR'S LANDS FOR SWISS PARK No.8 SUBDIVISION

## PT. N.E. QUARTER, SECTION 12, T-2-S, R-8-E VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

DEDICATOR'S LANDS

Being lands situate in the northeast quarter of Section 12, Township-2-South, Range-8-East, abstracted as part of Richland Township, but now within the corporate limits of the Village of Bluffton, Allen County, Ohio, also being all those lands now in the name of Degen Excavating Co., Inc., successor by merger to D.K.T. Development Company (Deed Volume 709, Page 641) and known as Allen County Tax Map Parcel No. 28-1208-04-001, more particularly described as follows:

BEGINNING at a monument box (found) at the southeast corner of the northeast quarter of said Section 12;

thence westerly with the south line of said northeast quarter at N 84°29'47"W, 2370.71 feet;

thence northerly with the east line of lands previously in the name of Bluffton Stone Company (Deed Volume 318, Page 36, and Deed Volume 391, Page 308) at N 11°14'18"E, 147.77 feet [at 63.14 feet, this course crosses the north right-of-way line of Interstate Route 75 (Deed Volume 337, Page 320)];

thence generally northeasterly with the southeast lines of a 1.498-acre parcel in the name of the Village of Bluffton (Deed Volume 729, Page 434) on two courses as follows: (one) N 67°54'50"E, 224.54 feet; and (two) N 39°02'57"E, 50.41 feet to the westernmost corner of lands in the name of Degen Excavating Company, Inc. (Deed Volume 831, Page 217) which either are existing boundaries of or are future boundaries of various phases of Bluffton Meadows Condominiums;

thence with the boundaries of said Bluffton Meadows Condominiums on four courses as follows: (one) southeasterly at S 41°57'03"E, 90.00 feet; (two) east-northeasterly at N 64°42'57"E, 310.00 feet; (three) northerly at N 03°31'51"E, 237.82 feet; and (four) northeasterly at N 50°15'10"E, 178.52 feet to the south line of College Avenue;

thence generally easterly with the curving south line of College Avenue (not tangent to previous course; concave northerly) an arc distance of 797.58 feet (radius is 847.18 feet; chord bears S 84°43'27"E, 768.45 feet; central angle is 53°56'30") to the northwest corner of Swiss Park No. 7 Subdivision (Plat Book 24, Page 160);

thence with the boundaries of Swiss Park No. 7 Subdivision on three courses as follows: (one) south-southeasterly at S 19°36'53"E, 123.59 feet; (two) southerly at S 06°44'10"E, 95.00 feet; and (three) southerly at S 01°14'36"E, 405.00 feet to the southwest corner of said Subdivision, which point is also in the north right-of-way line of Interstate Route 75;

thence easterly with the south line of Swiss Park No. 7 Subdivision, also with said north right-of-way line of Interstate Route 75, at S 89°21'15"E, 30.00 feet to a point of curvature in said north line which by record is 105.00 feet Left of Station 1198+79.58 of the centerline of Interstate Route 75;

thence easterly with the curving south line of Swiss Park No. 7 Subdivision, also with said north line of Interstate Route 75 (concave northerly), an arc distance of 508.76 feet (radius is 3801.53 feet; chord bears N 86°48'43"E, 508.38 feet; central angle is 7°40'04") to the southeast corner of Swiss Park No. 7 Subdivision, which point is also the southwest corner of Swiss Park No. 6 Subdivision (Plat Book 22, Page 89);

thence easterly with the curving south line of Swiss Park No. 6 Subdivision, also with said north line of Interstate Route 75 (concave northerly), an arc distance of 150.00 feet (radius is 3801.53 feet; chord bears N 81°50'51"E, 149.99 feet; central angle is 2°15'39") to the southeast corner of Swiss Park No. 6 Subdivision, which point by record is 95.00 feet Left of Station 12+24.66 of the centerline of Hancock Road;

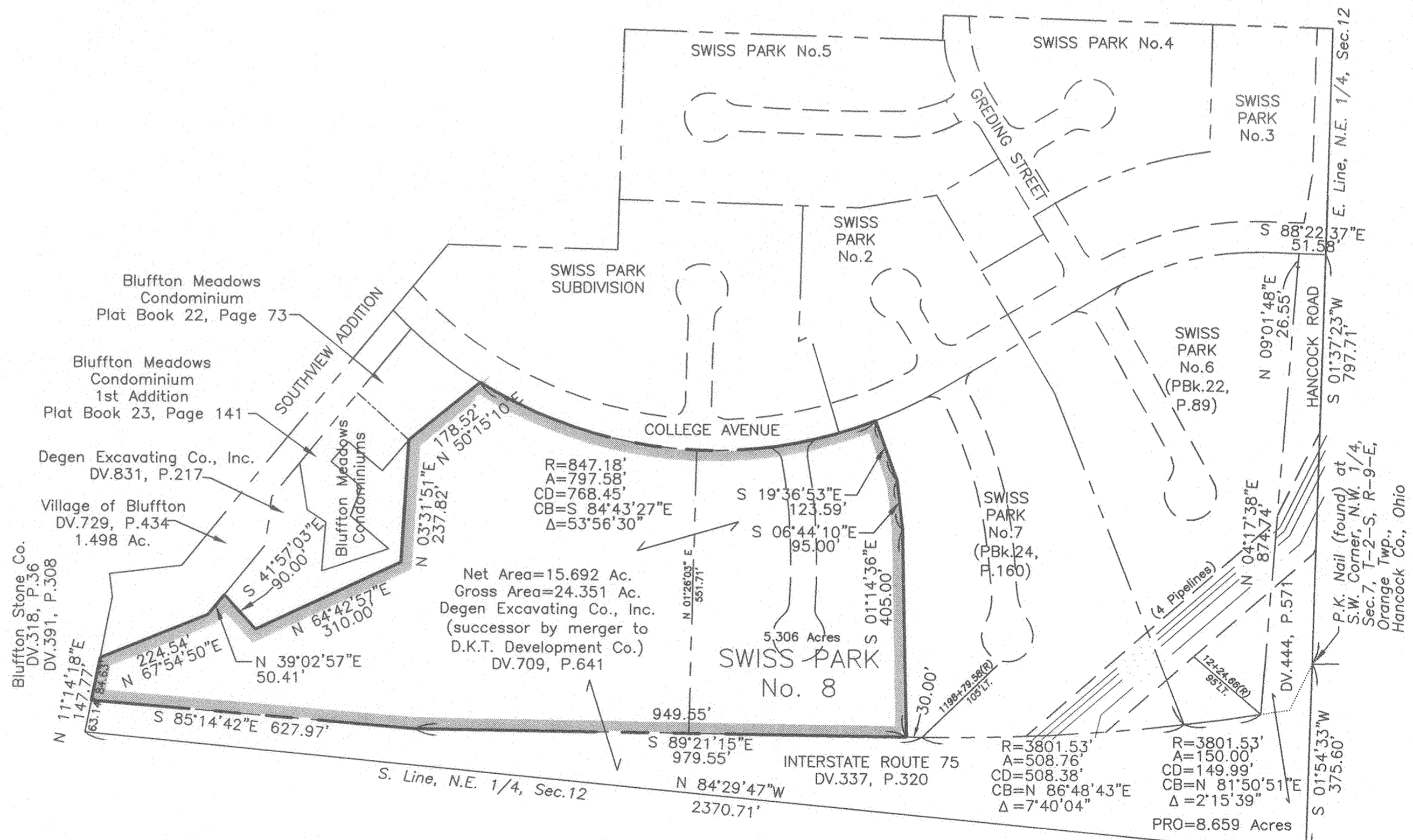
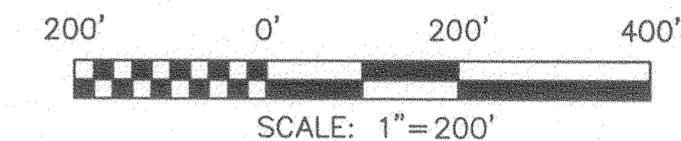
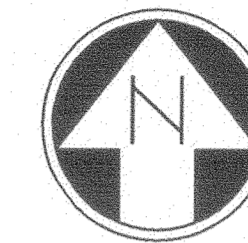
thence northerly with the east line of Swiss Park No. 6 Subdivision, being also the west right-of-way line of Hancock Road (Deed Volume 444, Page 571) on two courses as follows: (one) N 04°17'38"E, 874.74 feet; and (two) N 09°01'48"E, 26.55 feet to the northeast corner of Swiss Park No. 6 Subdivision, which point is also in the south line of College Avenue;

thence easterly with said south line of College Avenue at S 88°22'37"E, 51.58 feet to a P.K. nail (set 6/94) in the legal centerline of Hancock Road, which line is also the east line of the northeast quarter of said Section 12;

thence southerly with said centerline of Hancock Road at S 01°37'23"W, 797.71 feet to a P.K. nail (found) at the southwest corner of the northwest quarter of Section 7, Township-2-South, Range-9-East;

thence southerly continuing with said centerline of Hancock Road at S 01°54'33"W, 375.60 feet to the POINT OF BEGINNING.

These lands contain a gross area of 24,351 acres, of which the present rights-of-way of Interstate Route 75 and Hancock Road occupy 8.659 acres, leaving a net area of 15,692 acres, subject to all legal easements or other restrictions of record.



This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., thru May 31, 2005. Bearings are based on the record bearings of the adjacent Swiss Park Subdivisions.

Monument Box (found) at S.E. Corner, N.E. 1/4, Sec. 12, T-2-S, R-8-E, Richland Twp., Allen Co., Ohio

*Michael G. Buettner*  
Michael G. Buettner  
Ohio Registered Surveyor No. 6881



REVIEWED BY:  
*M. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE: 7/6/05

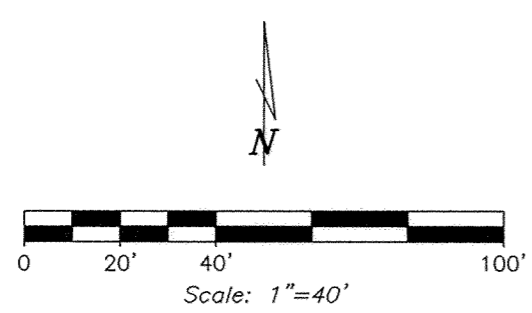
# DEDICATION OF ADDITIONAL RIGHT-OF-WAY

## EAST NORTH STREET

### PART OF LOTS 1417, 1418 & 1419, STANDIFORD'S ADDITION (PLAT BOOK 4, PAGE 34)

### PT. NW 1/4, SECTION 32, T3S, R7E

### CITY OF LIMA, ALLEN COUNTY, OHIO



- LEGEND**
- 5/8" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "CITY OF LIMA/P.S. 7365"
  - 1" SQ. IRON ROD (found)
  - 1 1/4" IRON PIPE (found)

**DESCRIPTION**

Being part of Lots 1417, 1418 and 1419, as platted in Standiford's Addition, recorded in Plat Book 4, Page 34, located in the northwest quarter of Section 32, Township 3 South, Range 7 East, now located within the corporate limits of the City of Lima, Ohio, also being part of a tract of land described in a Warranty Deed (Deed Volume 681, Page 314), deeded to the City of Lima, Ohio, identified on the Allen County Tax Records as parcel number 37-3206-07-001.000, and more particularly described as follows;

Commencing at a 1" square iron rod (found) at the northeast corner of Lot 1419 in said Standiford's Addition;

thence S90°00'00"W with the north line of Lot 1419, also being the south right-of-way line of E. North Street, 83.44 feet to an iron pin (set) at the **PLACE OF BEGINNING**;

thence S53°34'19"E through Lot 1418 and into Lot 1419, 67.25 feet to an iron pin (set) at the PC of a curve;

thence with a curve to the left continuing through Lot 1419, an arc length of 34.59 feet, said curve having a radius of 197.00 feet, a central angle of 10°03'37", and a chord bearing S58°36'05"E a distance of 34.54 feet, to an iron pin (set) on the east line of said Lot 1419, said point being 57.93 feet south of the northeast corner of Lot 1419;

thence S00°08'54"E with the east line of Lot 1419, also being the west right-of-way line of Dewey Avenue, 65.21 feet to an iron pin (set);

thence with a curve to the right into Lot 1419, an arc length of 74.29 feet, said curve having a radius of 257.00 feet, a central angle of 16°33'44", and a chord bearing N61°51'13"W a distance of 74.04 feet, to an iron pin (set);

thence N53°34'19"W through Lots 1419, 1418, and 1417, 89.32 feet to an iron pin (set);

thence with a curve to the left continuing through Lot 1417, an arc length of 41.46 feet, said curve having a radius of 180.00 feet, a central angle of 13°11'50", and a chord bearing N60°10'14"W a distance of 41.37 feet, to an iron pin (set) on the west line of Lot 1417, also being the east line of a 12-foot public alley, referred to as Richland Alley;

thence N00°16'58"W with the west line of Lot 1417, also being the east line of Richland Alley, 14.59 feet to the northeast corner of said Lot 1417;

thence N90°00'00"E with the north line of Lots 1417 and 1418, also being the south right-of-way line of E. North Street, 89.35 feet to the **PLACE OF BEGINNING**.

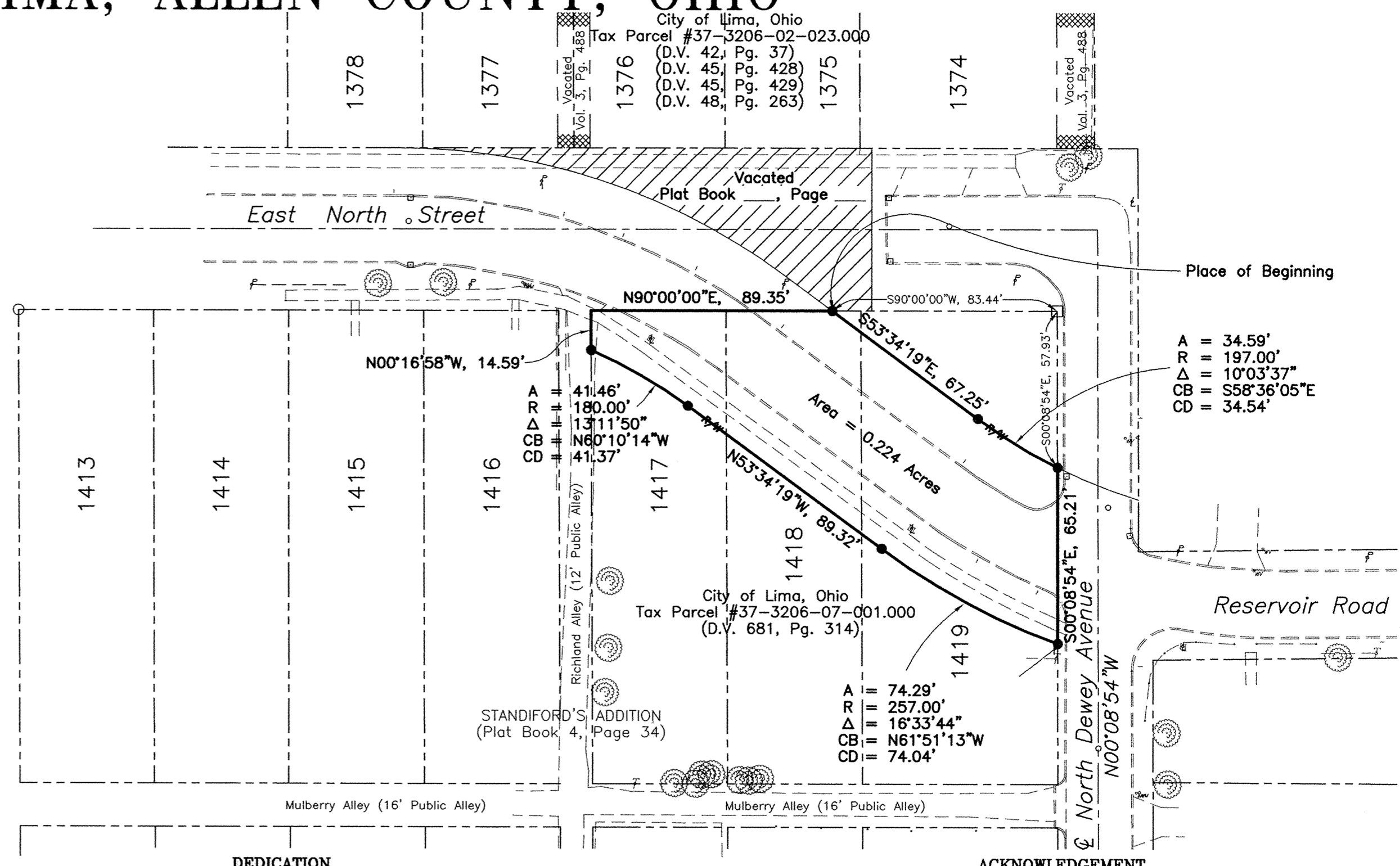
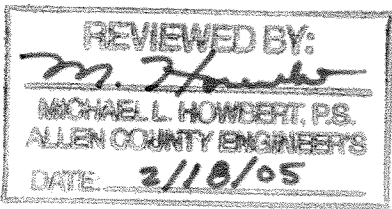
The above described tract of land contains 0.224 acres, more or less, subject to all legal easements of record.

All bearings are based on an assumed bearing of S90°00'00"W for the south right-of-way line of E. North Street as established for this survey between a 1" square iron rod (found) at the northeast corner of Lot 1419 and a 1-1/4" iron pipe (found) at the northwest corner of Lot 1413.

I hereby certify that the hereon plat and description was based on a survey performed under the supervision of Larry Stayonovich, Ohio Professional Surveyor #7365 through December of 1998. All iron pins (set) are 5/8"X30" rebar, capped with a yellow marker stamped "City of Lima/P.S. 7365".

2-17-05  
Date

*Larry W. Stayonovich*  
Larry W. Stayonovich, P.S. #7365



City of Lima, Ohio, the owner of the land contained in the foregoing plat hereby dedicates the land described herein to the use and benefit of the public forever.

OWNER:  
*David Berger*  
David J. Berger, Mayor  
City of Lima

County of Allen, State of Ohio:  
Before me, a Notary Public in and for said County and State, did personally appear the signed owner who acknowledged the signing of this document to be their free act and deed. In testimony thereof, I affix my hand and seal

this 14<sup>th</sup> day of April, 2005.

*Delmar L. Newland*  
Notary Public in and for Allen County, Ohio



My Commission Expires: April 30, 2010

**COUNTY AUDITOR**

This plat filed for transfer this 15<sup>th</sup> day of July, 2005.

FEE: None

*Ben E. Diepenbrock*  
Auditor, Allen County, Ohio 55

**COUNTY RECORDER**

Filed for record this 15<sup>th</sup> day of July, 2005, at 9:47 O'Clock A.M. in the office of the Allen County Recorder and recorded in

Plat Book 27 on Page 40.

200511927  
Sec. Deed Vol 944 Pg 137

*Mona S. Losh M.B.*  
Recorder, Allen County, Ohio

**APPROVAL OF CITY PLANNING COMMISSION**

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City Planning Commission approve and accept this plat,

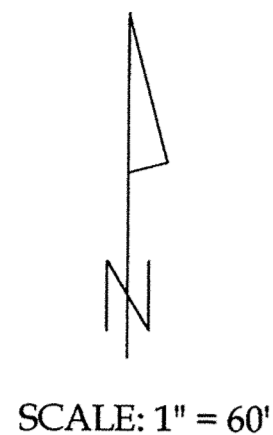
this 23<sup>rd</sup> day of March, 2005.

*David Berger*  
Mayor & Chairman of the City Planning Commission

Authorized and approved by City of Lima Ordinance No. 103-05, passed June 6, 2005.



# AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1



SCALE: 1" = 60'

- LEGEND**
- = Common Area
  - = Future Expandable Area
  - = Limited Common Area
- A = Monument Box found at the NE corner of Section 34
  - B = Railroad Spike found at the NE corner of the SE 1/4 of Sec 34
  - C = Existing PK Nail
  - D = Existing MAG Nail
  - E = Existing 1/2" rebar
  - F = Existing #5 rebar
  - G = Existing Railroad Spike at the intersection of the centerlines of Mumaugh Road and Yale Avenue
  - H = Existing Railroad Spike
  - I = #5 rebar removed by Catch Basin
  - J = Set #5 rebar

### Curve Data Table

①	Arc L = 33.89' Chord = S 87°-17'-24" W Chord L = 33.86' Radius = 225.00'
②	Arc L = 151.01' Chord = N 63°-45'-03" E Chord L = 148.19' Radius = 225.00'
③	Arc L = 14.42' Chord = N 43°-08'-34" E Chord L = 14.41' Radius = 300.00'

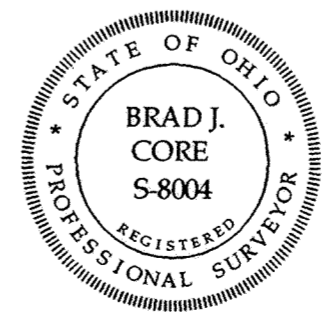
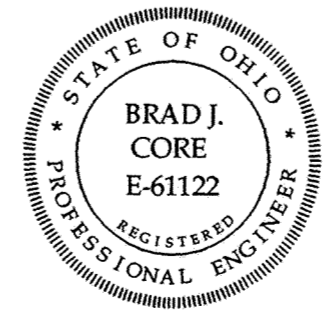
**Utility Easements:**  
There is hereby created upon, over and under all of the common area of the condominium property, an easement for public improvements and underground utility facilities as set forth in Ohio Revised Code Section 153.64.

**Notes:**  
Units 52, 53, & 54 make up Building No. 17  
Units 55, 56, & 57 make up Building No. 18  
  
Building No. 1 through Building No. 16 are not used due to the fact that they were used in previous plats  
  
Units 1 through 48 are not used due to the fact that they were used in previous plats  
  
Units 49 through 51 and units 58 through 60 are not used due to the fact that they will be used in future phases of University Heights Condominiums #27.

### CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this sheet correctly represents the location and the configuration of the improvements within the boundaries of University Heights Condominiums #27, Phase #1 as they existed on the date shown on this drawing.

Brad J. Core, P.E., P.S.



**ENGINEER/SURVEYOR:**  
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 45887  
(419) 647-6163

REVISED 7-21-2005	<b>AREA DELINEATION SHEET</b>  UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1  S.E. 1/4, SECTION 34, T33S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
6-29-2005	A.L.M. B.J.C.

University Heights Condominiums #27, Phase #1  
Jeffrey L. & Cathy L. Augsburger  
Deed Volume 937, Page 908  
Deed Volume 905, Page 137  
0.731 Acres of which  
0.000 Acres are Road Right-of-way

Jeffrey L. & Cathy L. Augsburger  
Deed Volume 937, Page 908  
Deed Volume 905, Page 137  
Future Development  
(Expandable Area)  
1.598 Acres of which  
0.000 Acres are Road Right-of-way

Darrell E. Augsburger  
Richard L. Williams  
Deed Volume 905, Page 132  
Deed Volume 905, Page 137

Darrell E. Augsburger  
Richard L. Williams  
Deed Volume 905, Page 132  
Deed Volume 905, Page 137

**COUNTY RECORDERS CERTIFICATE**  
No. 200512900

Filed for record in Allen County, Ohio Recorders Office  
this 27 day of July, 2005 at 2:30 O'Clock P.M.  
and recorded in Allen County, Ohio.  
Plat Book 27 on Page 41.  
Deed Vol. 944 Page 1516  
Fee \$ 289.30

*Allen County Recorder Mona S Leah*  
*LMB*

# University Heights Condominiums #27, Phase #1

## Legal Description

Being a part of Parcel # 37-3409-01-004.001 situated in the SE ¼ of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 937, Page 908, and Deed Volume 905, Page 137, and more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road); thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE ¼ of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE ¼ of Section 34; thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE ¼ of Section 34, 568.37' to an existing PK Nail at the intersection of said section line and the south line of Yale Avenue extended; thence N 88°-23'-40" W on the south line of Yale Avenue, 576.21' to an existing #5 rebar at the PC of a curve to the left, having a radius of 225.00'; thence on said curve an arc length of 33.89' with a chord bearing of S 87°-17'-24" W and chord length of 33.86' to an existing #5 rebar; thence S 1°-36'-20" W, 216.66' to a #5 rebar set at the POINT OF BEGINNING; thence the following courses:

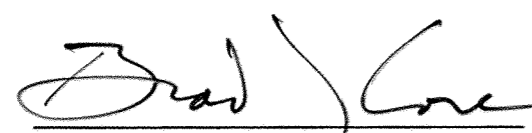
1. Continuing S 1°-36'-20" W, 161.74' to a set #5 rebar;
2. N 89°-21'-04" W, 50.51' to a set #5 rebar;
3. S 1°-36'-20" W, 24.03' to a set #5 rebar;
4. N 89°-21'-04" W, 126.06' to a set #5 rebar;
5. N 1°-36'-20" E, 188.72' to a set #5 rebar;
6. S 88°-23'-40" E, 176.55' to the POINT OF BEGINNING.

The above-described parcel contains 0.731 acres, more or less, of which 0.000 acres is occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE ¼ of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on June 29, 2005. All markers called for above are in place.

## CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1.

  
Brad J. Core, P.E., P.S.

# University Heights Condominiums #27, Expandable Area

## Legal Description

Being a part of Parcel # 37-3409-01-004.001 situated in the SE ¼ of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 937, Page 908, and Deed Volume 905, Page 137, and more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road); thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE ¼ of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE ¼ of Section 34; thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE ¼ of Section 34, 568.37' to an existing PK Nail at the intersection of said section line and the south line of Yale Avenue extended; thence N 88°-23'-40" W on the south line of Yale Avenue, 576.21' to an existing #5 rebar at the PC of a curve to the left, having a radius of 225.00'; thence on said curve an arc length of 33.89' with a chord bearing of S 87°-17'-24" W and chord length of 33.86' to an existing #5 rebar at the POINT OF BEGINNING; thence the following courses:

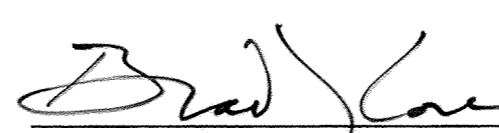
1. S 1°-36'-20" W, 216.66' to a set #5 rebar, passing a set #5 rebar at 193.39';
2. N 88°-23'-40" W, 176.55' to a set #5 rebar;
3. S 1°-36'-20" W, 188.72' to a set #5 rebar;
4. N 89°-21'-04" W, 270.73' to a #5 rebar set on a curve in the SE line of Yale Avenue, having a radius of 300.00';
5. Northeasterly on the arc of said curve to the right, 14.42' to a #5 rebar set at the PT, said curve having a chord bearing and distance of N 43°-08'-34" E, 14.41';
6. N 44°-31'-10" E on the SE line of Yale Avenue, 450.39' to a set #5 rebar, at the PC of a curve to the right having a radius of 225.00';
7. Northeasterly on the arc of said curve, 151.01' to the POINT OF BEGINNING, said curve having a chord bearing and distance of N 63°-45'-03" E, 148.19'.

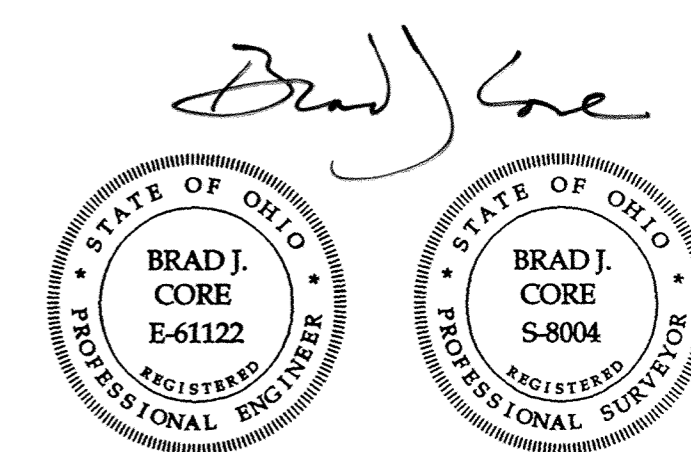
The above-described parcel contains 1.598 acres, more or less, of which 0.000 acres is occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE ¼ of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on June 29, 2005. All markers called for above are in place.

## CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #27, EXPANDABLE AREA.

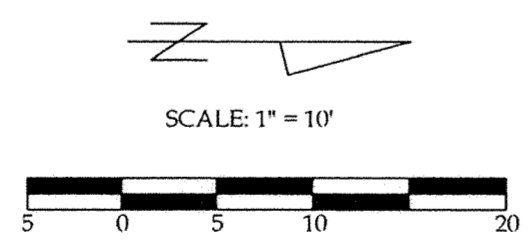
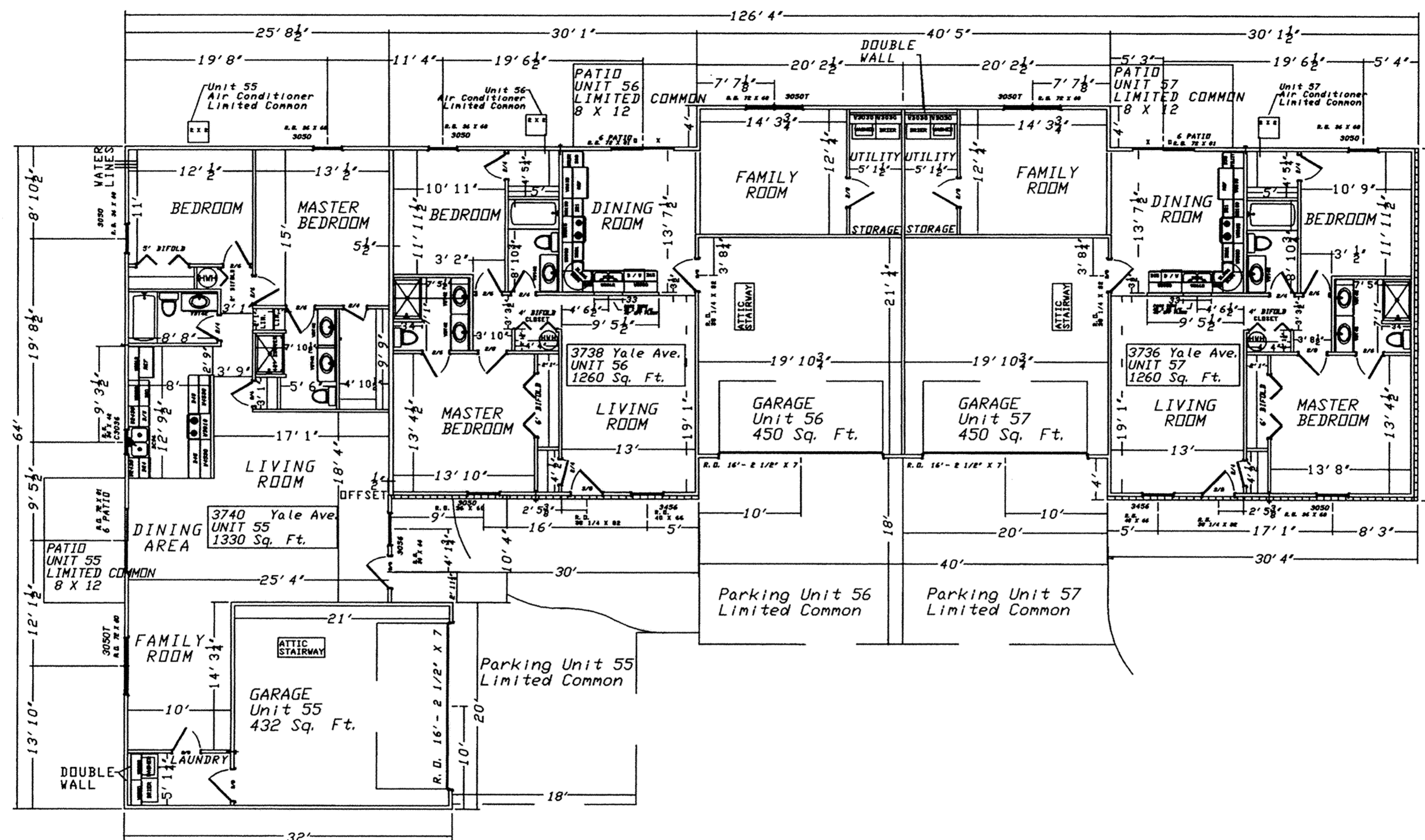
  
Brad J. Core, P.E., P.S.



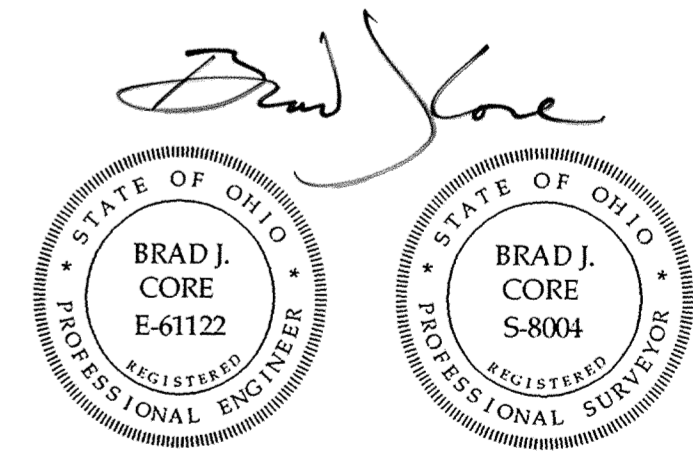
**ENGINEER/SURVEYOR:**  
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 45887  
(419) 647-6163

REVISED	LEGAL DESCRIPTIONS	
7-21-2005	UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 6-29-2005	BY: A.L.M. B.J.C.

# University Heights Condominiums #27, Phase #1



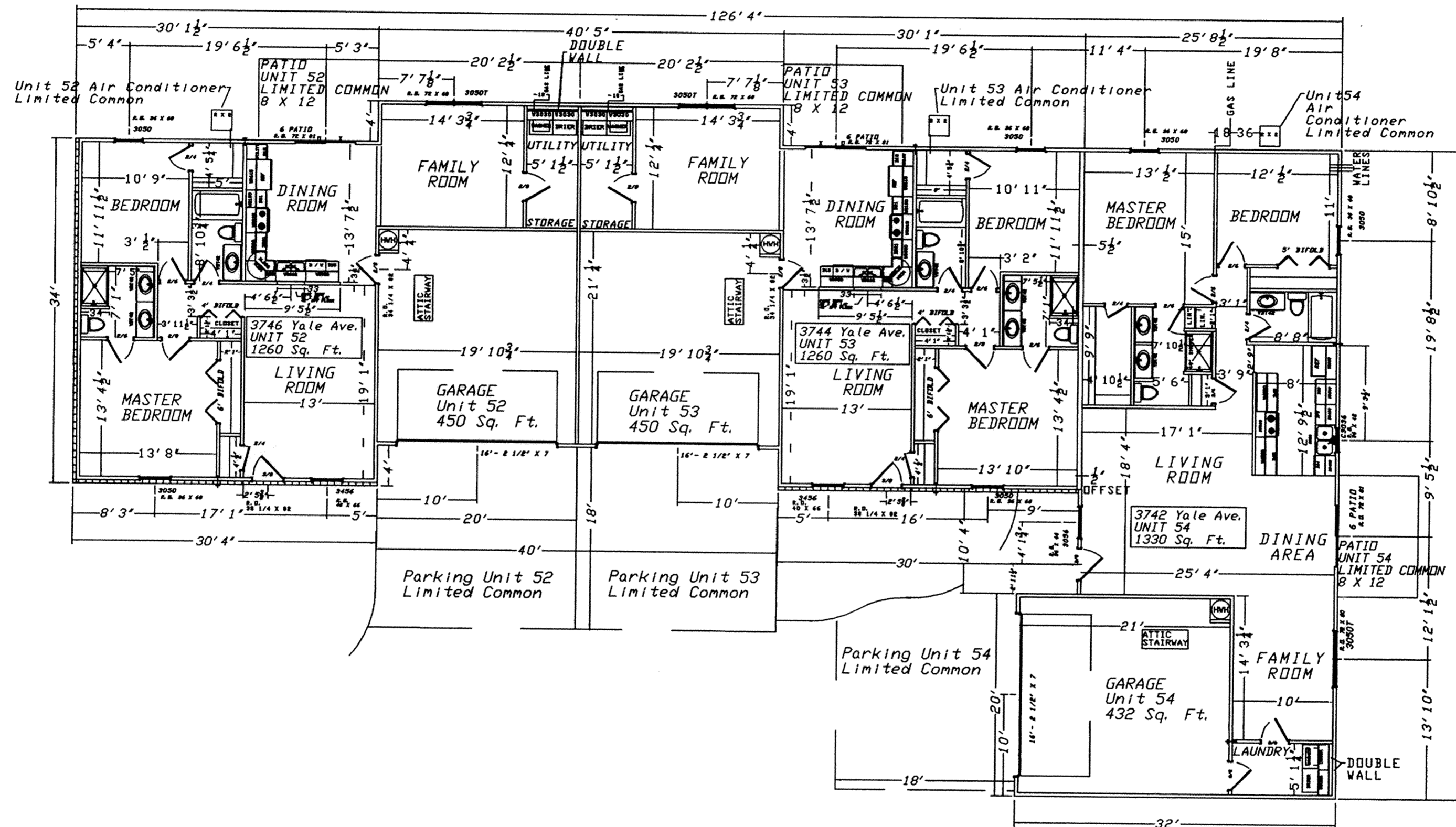
## Floor Plan Layout Building No. 18



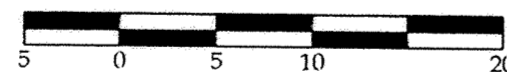
REVISED	FLOOR PLAN LAYOUT	
7-21-2005	UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1	
	S.E. 1/4, SECTION 34, T35, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
6-29-2005	A.L.M.	B.J.C.

ENGINEER/SURVEYOR:  
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 45887  
(419) 647-6163

# University Heights Condominiums #27, Phase #1

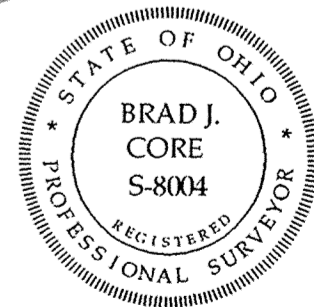
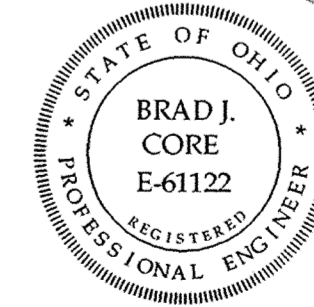


SCALE: 1" = 10'



## Floor Plan Layout Building No. 17

*Brad J. Core*

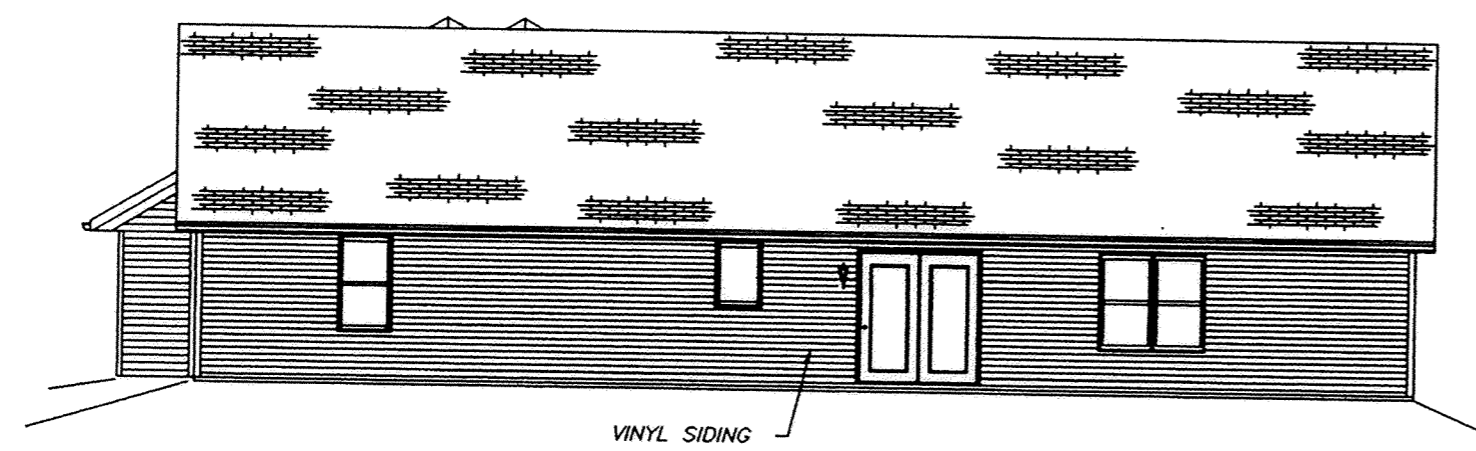


ENGINEER/SURVEYOR:

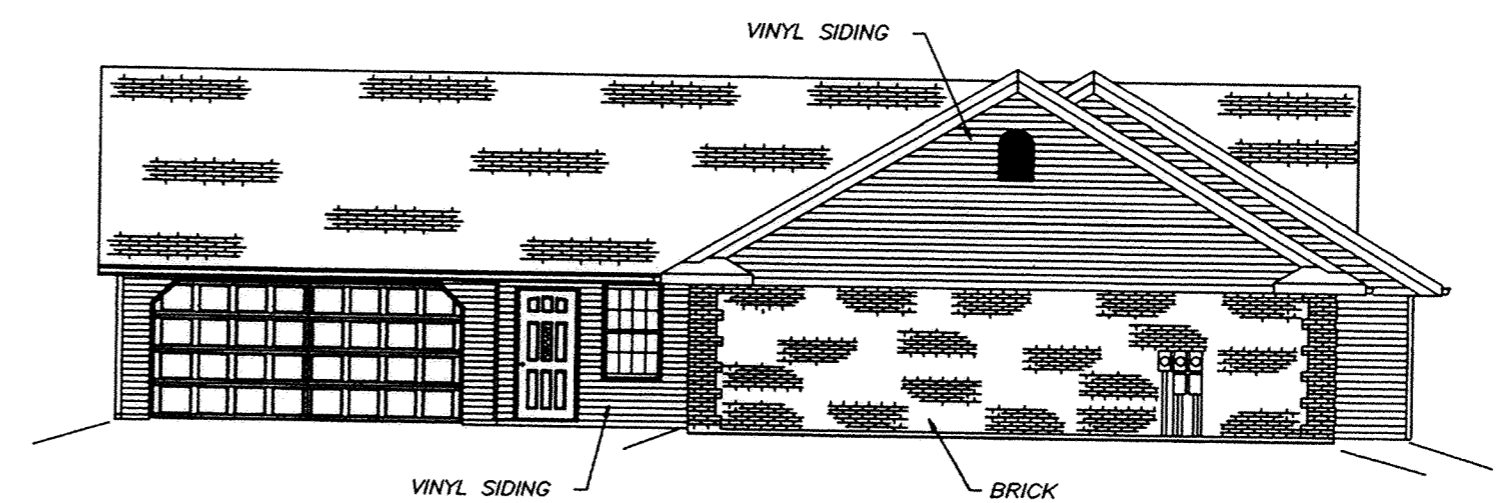
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 43087  
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT	
7-21-2005	UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1	
	S.E. 1/4, SECTION 34, T35, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
6-29-2005	A.L.M.	B.J.C.

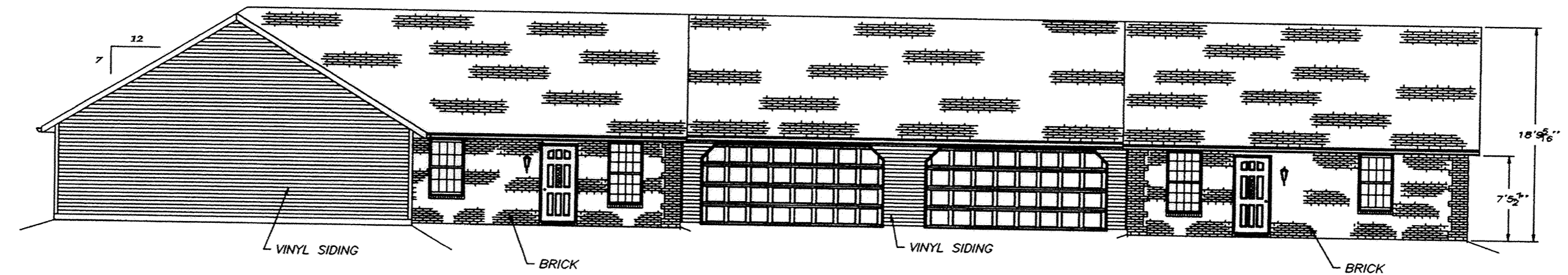
# University Heights Condominiums #27, Phase #1



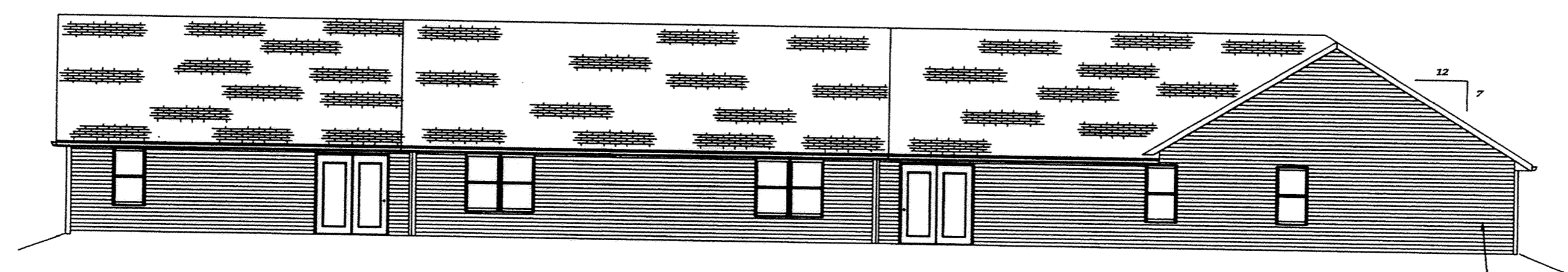
SOUTH END ELEVATION



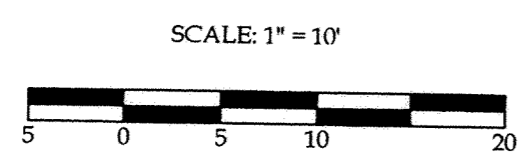
NORTH END ELEVATION



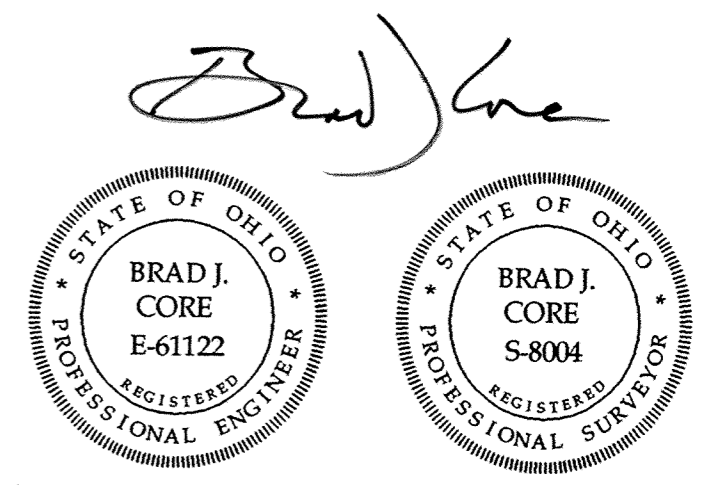
EAST SIDE ELEVATION



WEST SIDE ELEVATION



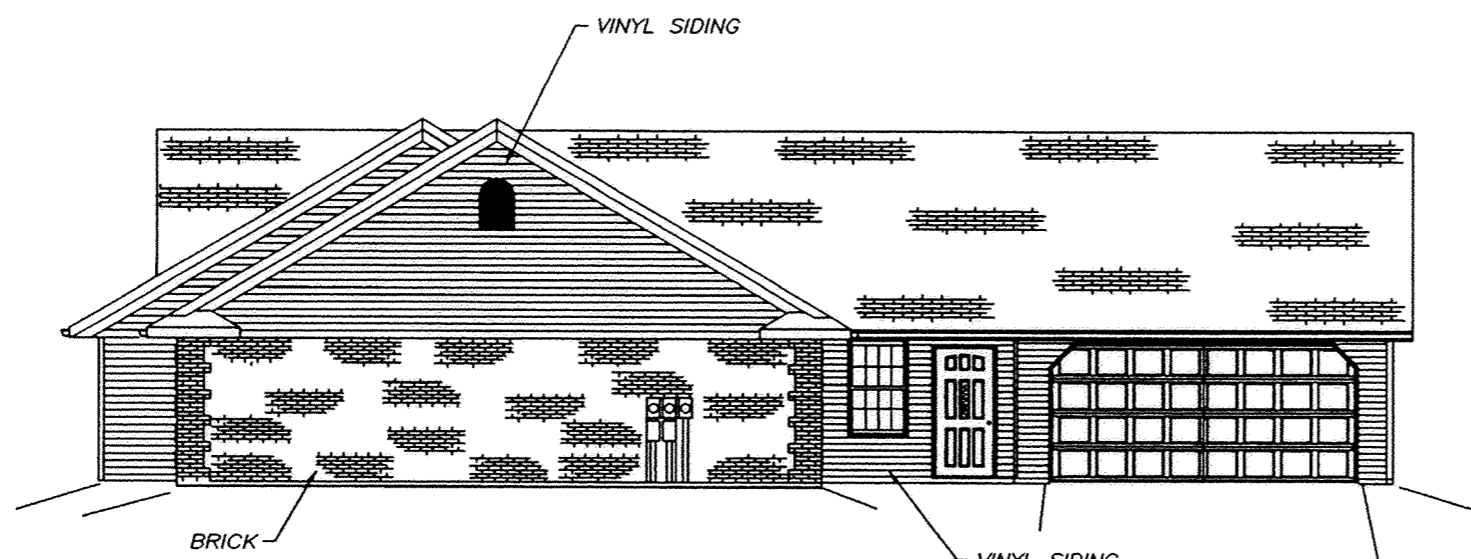
## Elevations Building No. 18



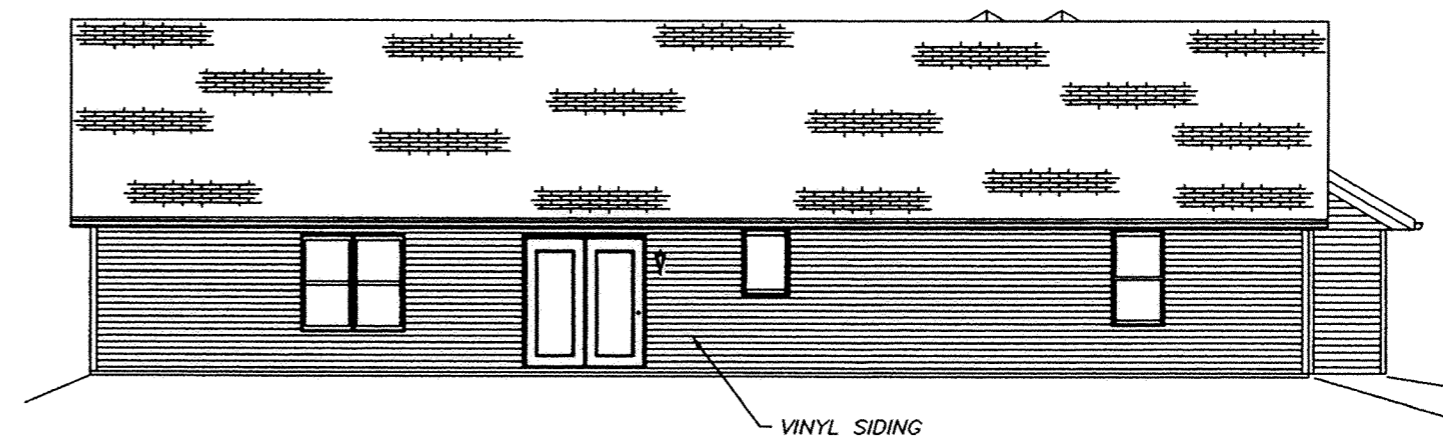
ENGINEER:  
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 45887  
(419) 647-6163

REVISED	ELEVATIONS	
7-21-2005	UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE PLOTTED 6-29-2005	DRAWN BY A.L.M. B.J.C.

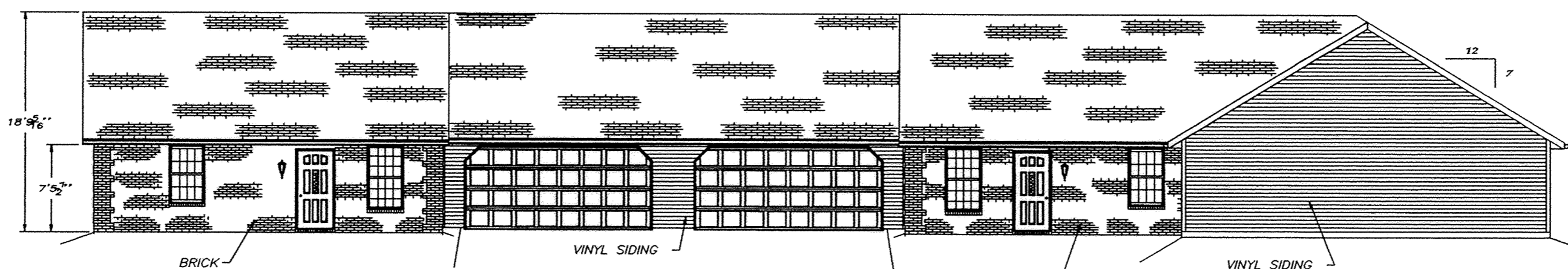
# University Heights Condominiums #27, Phase #1



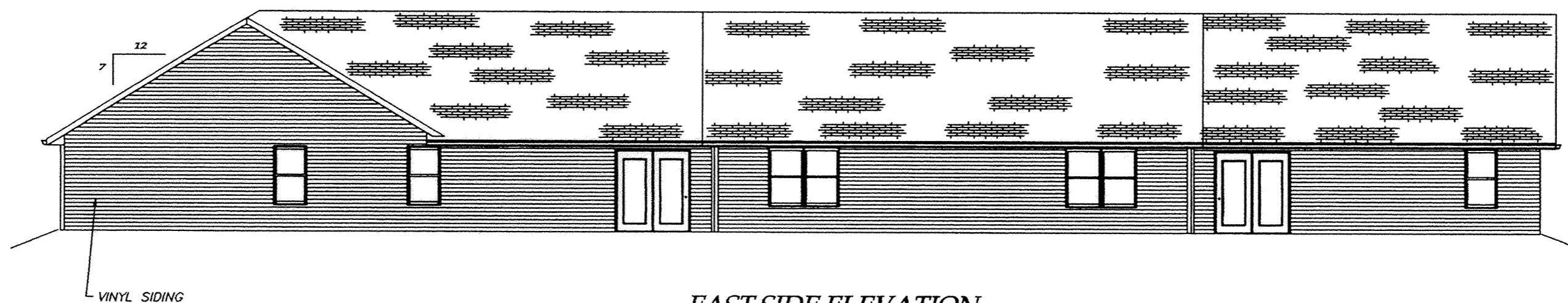
NORTH END ELEVATION



SOUTH END ELEVATION

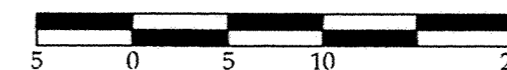


WEST SIDE ELEVATION

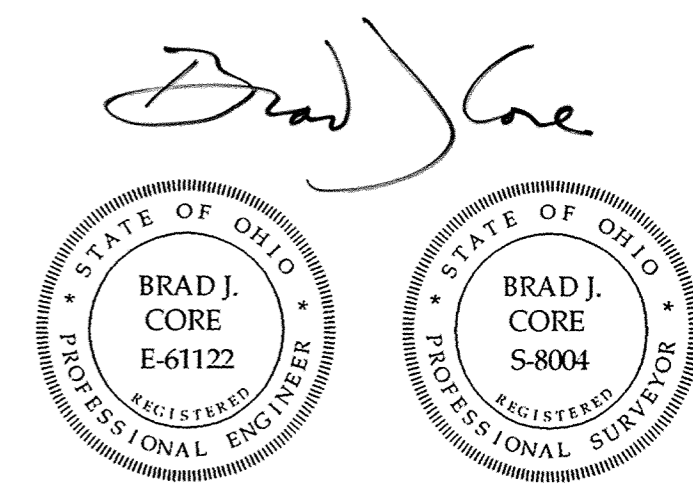


EAST SIDE ELEVATION

SCALE: 1" = 10'

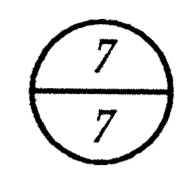


## Elevations Building No. 17



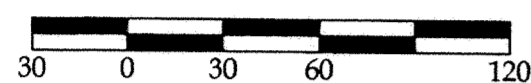
ENGINEER:  
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 43887  
(419) 647-6163

REVISED 7-21-2005	ELEVATIONS UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1 <small>S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO</small>	
	DATE PLOTTED: 6-29-2005	DRAWN BY: A.L.M.
	CHECKED BY: B.J.C.	



### PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #27, PHASE #1

SCALE: 1" = 60'

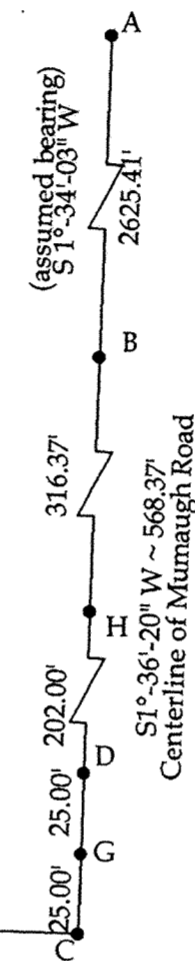
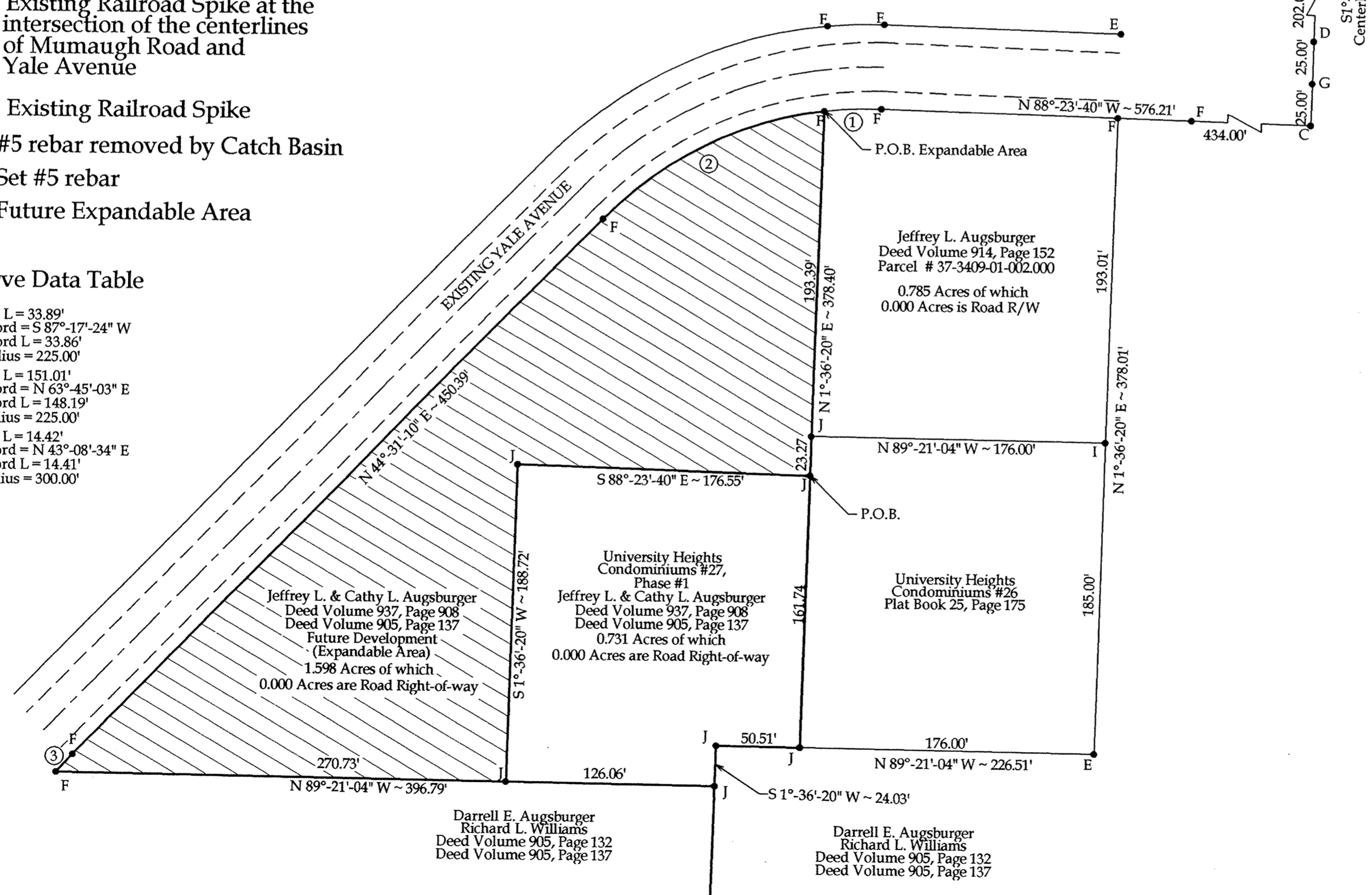


**LEGEND**

- A = Monument Box found at the NE corner of Section 34
- B = Railroad Spike found at the NE corner of the SE 1/4 of Sec 34
- C = Existing PK Nail
- D = Existing MAG Nail
- E = Existing 1/2" rebar
- F = Existing #5 rebar
- G = Existing Railroad Spike at the intersection of the centerlines of Mumaugh Road and Yale Avenue
- H = Existing Railroad Spike
- I = #5 rebar removed by Catch Basin
- J = Set #5 rebar
- = Future Expandable Area

**Curve Data Table**

- ① Arc L = 33.89'  
Chord = S 87°-17'-24" W  
Chord L = 33.86'  
Radius = 225.00'
- ② Arc L = 151.01'  
Chord = N 63°-45'-03" E  
Chord L = 148.19'  
Radius = 225.00'
- ③ Arc L = 14.42'  
Chord = N 43°-08'-34" E  
Chord L = 14.41'  
Radius = 300.00'



**Legal Description**

Being a part of Parcel # 37-3409-01-004.001 situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 937, Page 908, and Deed Volume 905, Page 137, and more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road); thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE 1/4 of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE 1/4 of Section 34; thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE 1/4 of Section 34, 568.37' to an existing PK Nail at the intersection of said section line and the south line of Yale Avenue extended; thence N 88°-23'-40" W on the south line of Yale Avenue, 576.21' to an existing #5 rebar at the PC of a curve to the left, having a radius of 225.00'; thence on said curve an arc length of 33.89' with a chord bearing of S 87°-17'-24" W and chord length of 33.86' to an existing #5 rebar; thence S 1°-36'-20" W, 216.66' to a #5 rebar set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 1°-36'-20" W, 161.74' to a set #5 rebar;
2. N 89°-21'-04" W, 50.51' to a set #5 rebar;
3. S 1°-36'-20" W, 24.03' to a set #5 rebar;
4. N 89°-21'-04" W, 126.06' to a set #5 rebar;
5. N 1°-36'-20" E, 188.72' to a set #5 rebar;
6. S 88°-23'-40" E, 176.55' to the POINT OF BEGINNING.

The above-described parcel contains 0.731 acres, more or less, of which 0.000 acres is occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE 1/4 of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on June 29, 2005. All markers called for above are in place.

*Brad J. Core*  
Brad J. Core, P.E., P.S.



**ENGINEER/SURVEYOR:**  
CORE CONSULTING  
A Division of Materials Testing, Inc.  
1660 S. Defiance Trail  
Spencerville, Ohio 45887  
(419) 647-6163

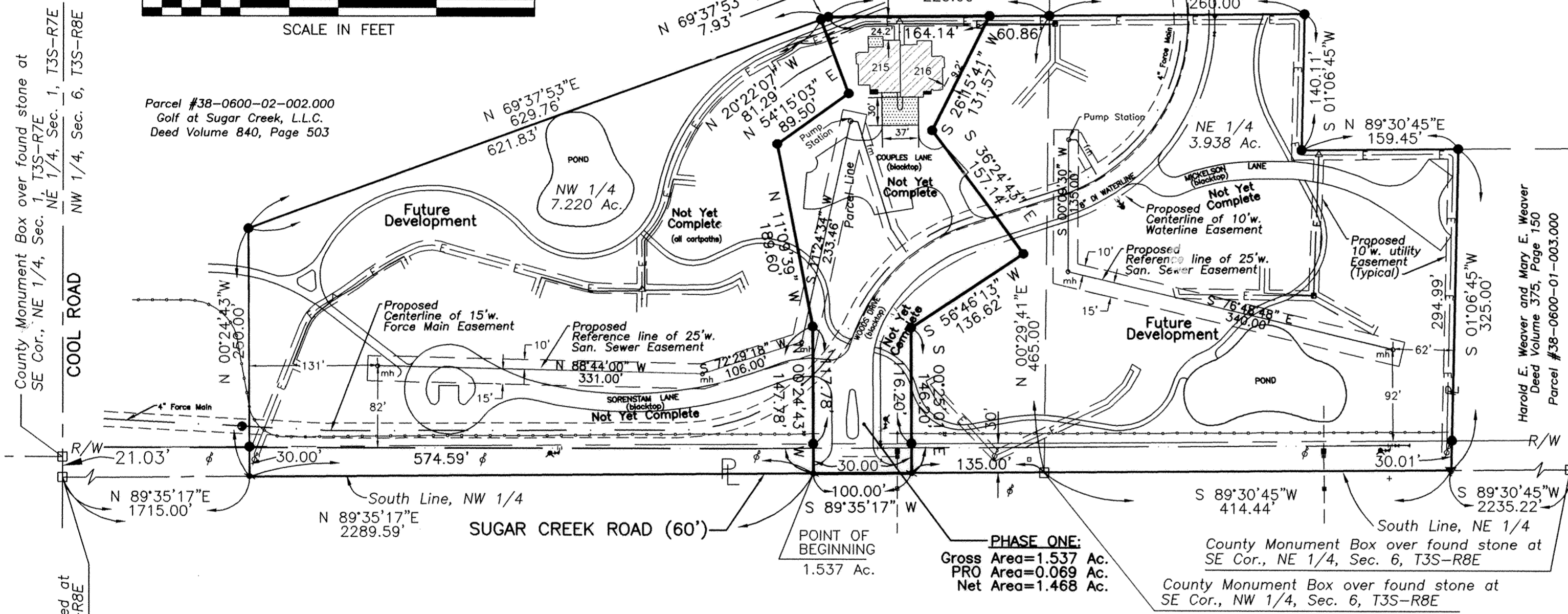
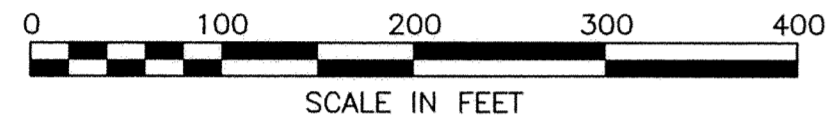
REVISED 7-21-2005	<b>DEDICATOR'S PLAT</b> <b>UNIVERSITY HEIGHTS</b> <b>CONDOMINIUMS #27,</b> <b>PHASE #1</b> <small>SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO</small>
6-29-2005	A.L.M.    B.J.C.

# VILLAGE AT SUGAR CREEK CONDOMINIUM

## CONDOMINIUM PLAT PART OF NW 1/4 & NE 1/4 SECTION 6 T-3-S, R-8-E, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO

- LEGEND**
- 3/4" dia. x 30" long Iron Pipe (set) [w/orange plastic "K&K/LIMA" plug]
  - ▼ Magnail (set)
  - ▼ Mine Spike (set)
  - mh Sanitary Manhole
  - hyd. Hydrant
  - Water Line

- USAGE LEGEND**
- [Hatched Box] Unit
  - [White Box] Common Areas
  - [Dotted Box] Limited Common Element
  - [Small Hatched Box] porch 4.5'x8.0' 36 sq.ft.
  - [Small Dotted Box] patio 11'x15' 165 sq.ft.



**DESCRIPTION**  
Owner of Record - Golf at Sugar Creek, LLC  
(Deed Volume 944, Page 648 - Tax Parcel #38-0600-02-003.000  
1.537 Acres

Part of the northwest quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a county monument box established at the southwest corner of the northwest quarter of said Section 6;

thence easterly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 2289.59 feet to a mag nail (set) at the southwest corner of the lands herein described, and the POINT OF BEGINNING.

thence northerly and at a right angle to the previous course at N 00°24'43"W, 147.78 feet to an iron pipe (set) [at 30.00 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

thence north-northwesterly at N 11°09'39"W, 189.60 feet to an iron pipe (set);

thence northeasterly at N 54°15'03"E, 89.50 feet to an iron pipe (set);

thence north-northwesterly at N 20°22'07"W, 81.29 feet to an iron pipe (set);

thence east-northeasterly at N 69°37'53"E, 7.93 feet to an iron pipe (set);

thence easterly and parallel with said centerline of Sugar Creek Road (south line of said northwest quarter) at N 89°35'17"E, 164.14 feet to an iron pipe (set);

thence south-southwesterly at S 26°15'41"W, 131.57 feet to an iron pipe (set);

thence south-southeasterly at S 36°24'43"E, 157.14 feet to an iron pipe (set);

thence southwesterly at S 56°46'13"W, 136.62 feet to an iron pipe (set);

thence southerly at S 00°25'01"E, 146.20 feet to a mag nail (set) in the south line of said northwest quarter (said centerline of Sugar Creek Road) [at 116.20 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

thence westerly with said south line of northwest quarter (and said centerline of Sugar Creek Road) at S 89°35'17"W, 100.00 feet to the POINT OF BEGINNING.

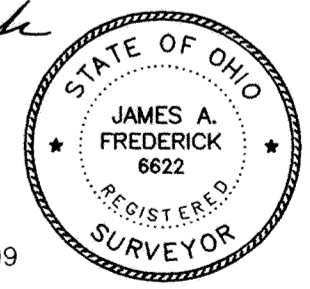
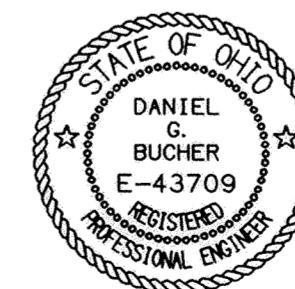
This parcel contains 1.537 acres, of which 0.069 acres are subject to the right-of-way of Sugar Creek Road, leaving a net area of 1.468 acres, subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through July 20, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long, with an orange plastic "K&K/LIMA" plug.

The undersigned hereby certify that these drawings accurately show the location, dimensions, and configuration of the Village at Sugar Creek Condominium, as constructed.

*James A. Frederick*  
James A. Frederick  
Registered Surveyor No. 6622

*Daniel G. Bucher*  
Daniel G. Bucher  
Licensed Professional Engineer No. 43709



**KOHLI & KALIHAR ASSOCIATES, INC.**  
ENGINEERS AND SURVEYORS  
2244 Baton Rouge, Lima, Ohio 45805 419-227-1135

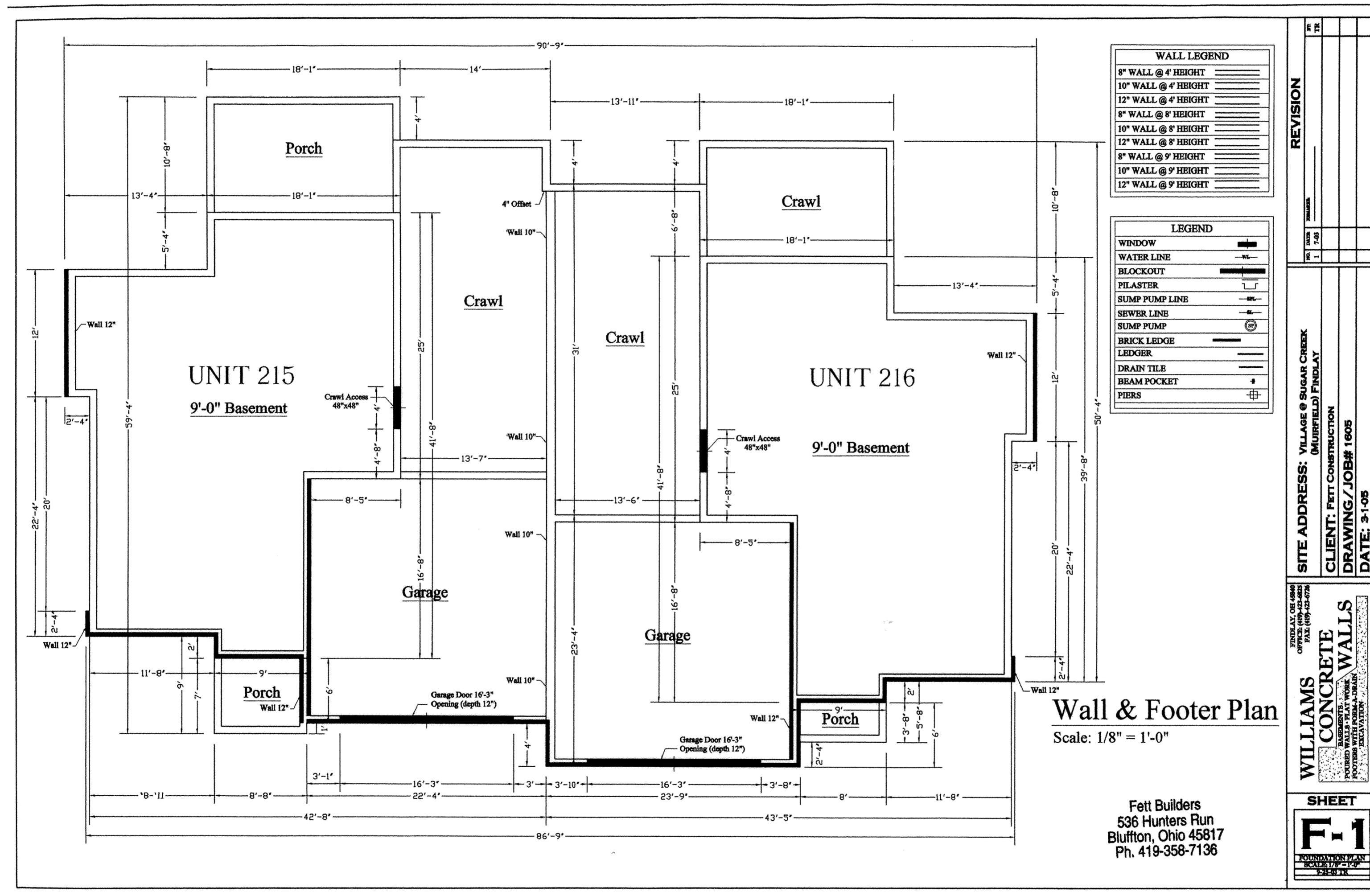
- NOTES**
- Declarant, for itself and assigns, reserves an easement for construction, ingress and egress, over all common areas for future expansion.
  - By this plat, dedicatior also grants to the City of Lima and Allen Water District an easement, ten feet in width, centered on the 8-inch water line which generally follows the east side of Woods Drive, bearing northerly from the main line at Sugar Creek Road for about 650 feet to the north property line [centerline and hydrants shown].
  - By this plat, dedicatior also grants to the Allen County Sanitary Engineer an easement, fifteen feet in width, centered on the 4-inch force main which generally follows the west side of Woods Drive and the south side of Sorenstam Drive. An additional easement, ten feet in width, is centered on each of the 2 pump stations discharge lines.

The Condominium Units are subject to the Declaration for Village at Sugar Creek Condominium filed in Deed Volume 944 Page 803 of the Recorder's Office, Allen County, Ohio.

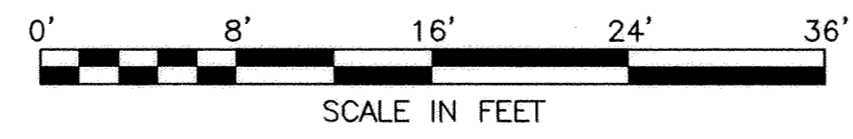
REVIEWED BY:  
*M. How*  
MICHAEL L. HOWERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE: 7/29/05



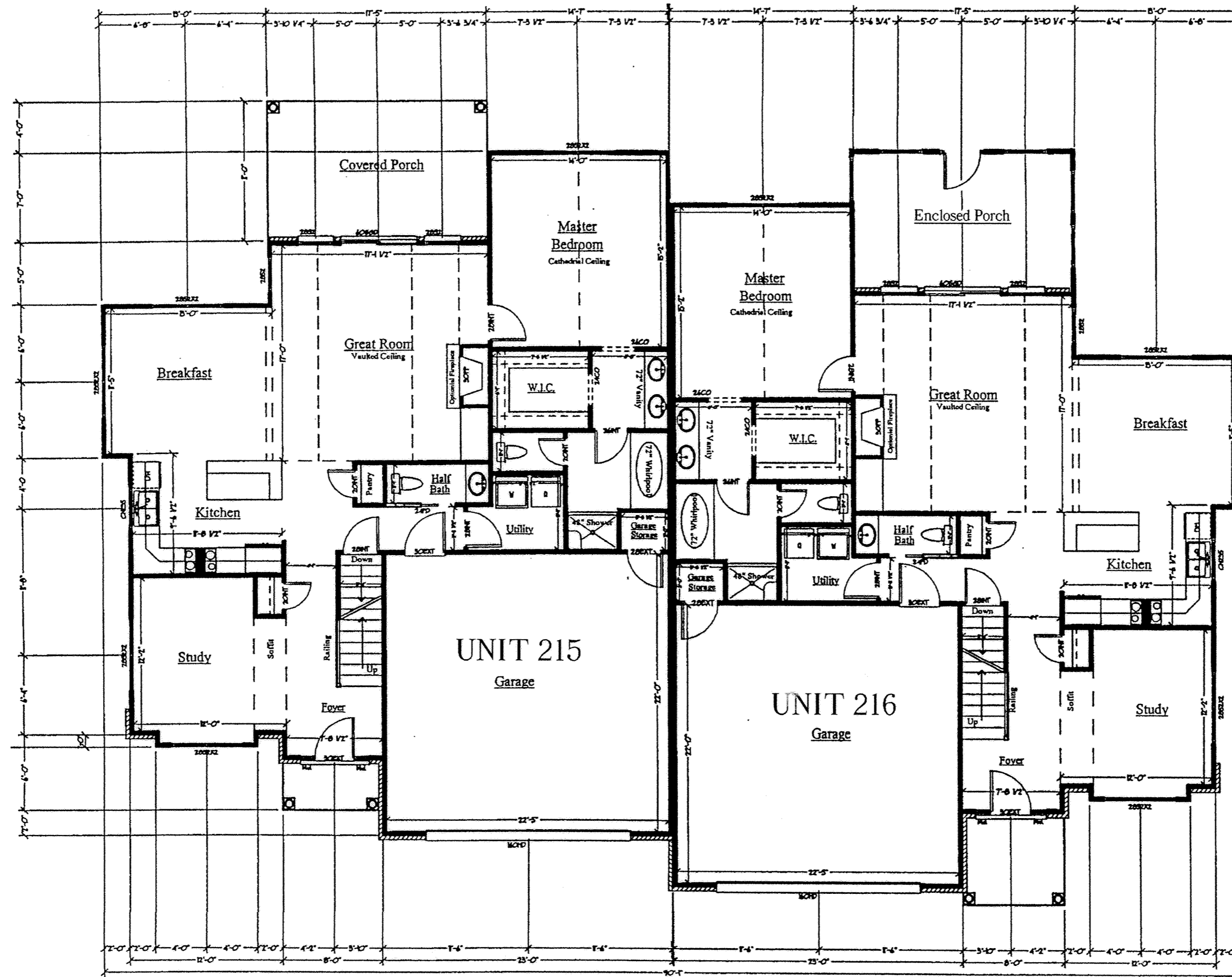
# VILLAGE AT SUGAR CREEK CONDOMINIUM



## BASEMENT - FOUNDATION PLAN - UNITS 215 & 216

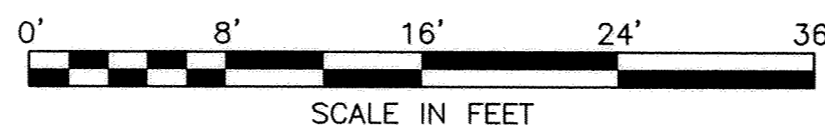


# VILLAGE AT SUGAR CREEK CONDOMINIUM



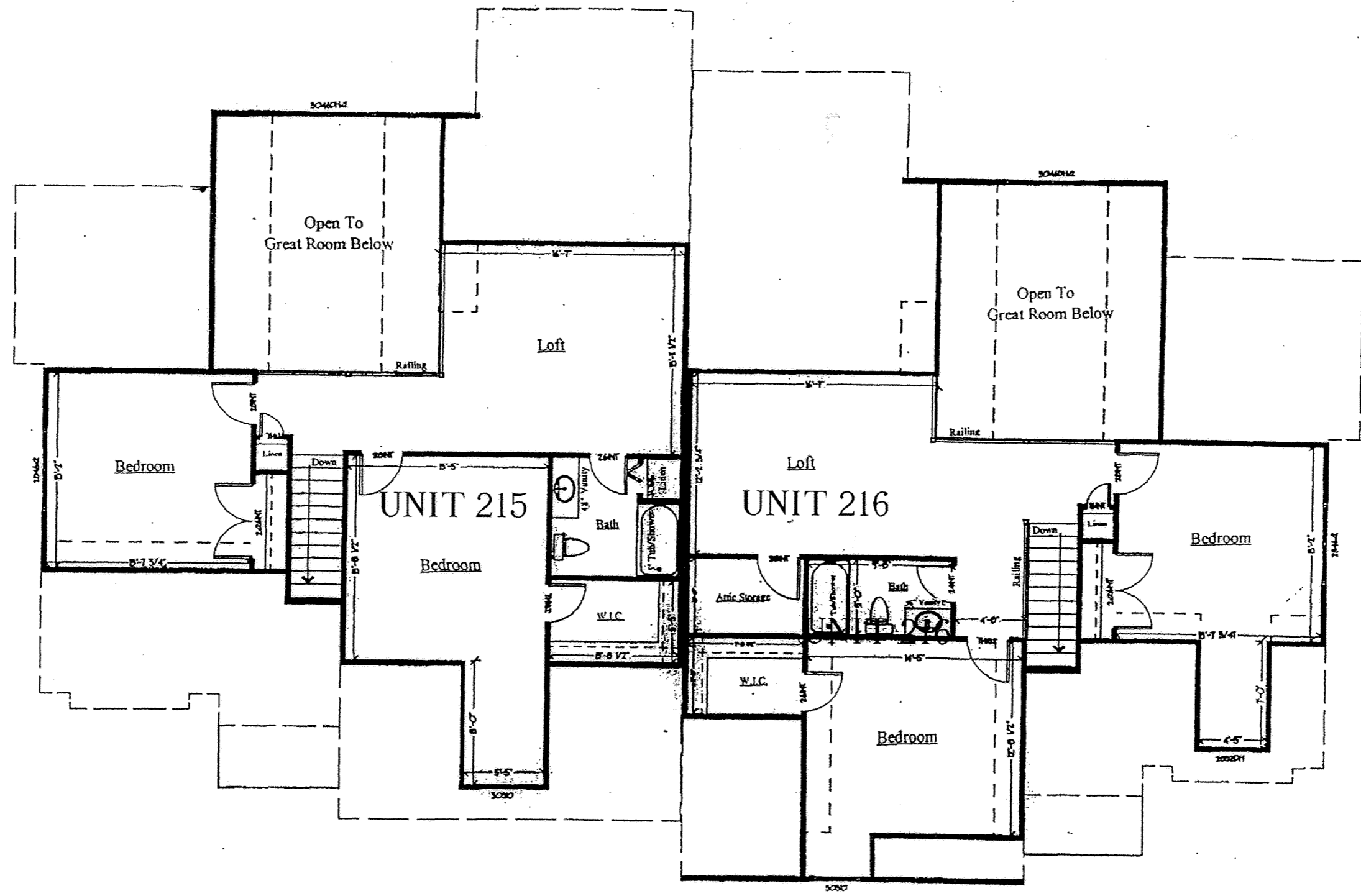
## FIRST FLOOR PLAN - UNITS 215 & 216

1st Floor Living Area = 1448 Sq. Ft.  
 2nd Floor Living Area = 898 Sq. Ft.  
 Total Living Area = 2346 Sq. Ft.  
 Garage = 506 Sq. Ft.  
 Total Unit Area = 2852 Sq. Ft.

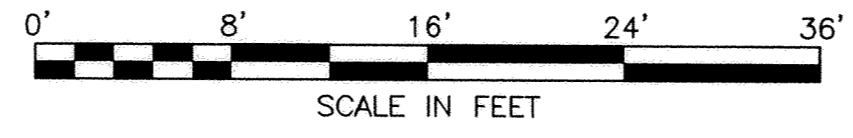


1st Floor Living Area = 1641 Sq. Ft.  
 2nd Floor Living Area = 925 Sq. Ft.  
 Total Living Area = 2566 Sq. Ft.  
 Garage = 506 Sq. Ft.  
 Total Unit Area = 3072 Sq. Ft.

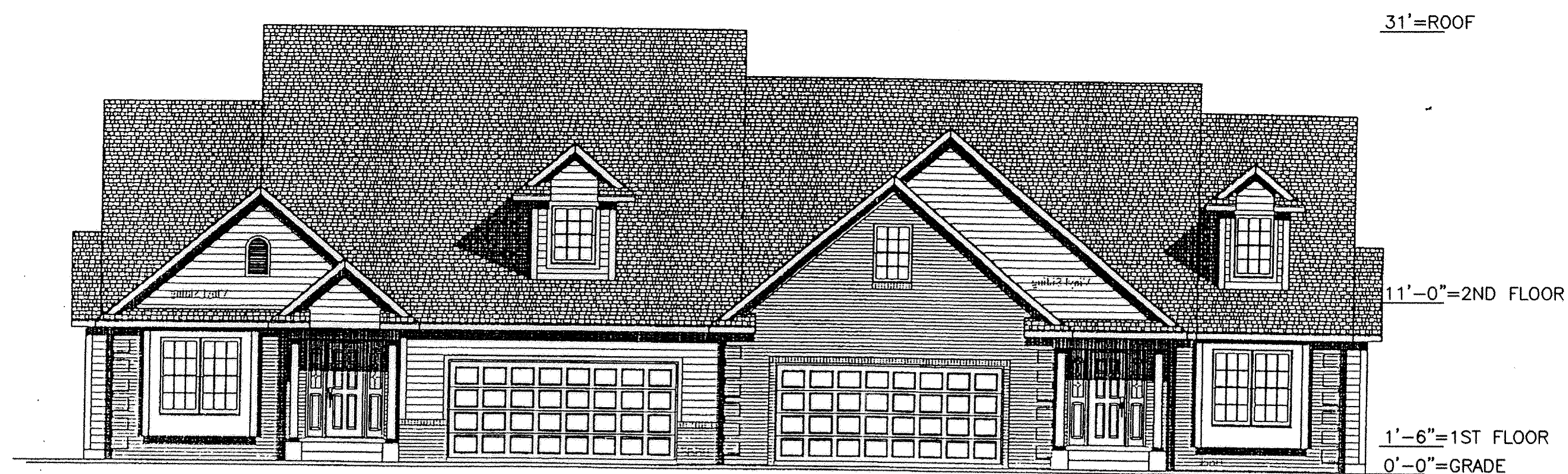
# VILLAGE AT SUGAR CREEK CONDOMINIUM



SECOND FLOOR PLAN - UNITS 215 & 216



# VILLAGE AT SUGAR CREEK CONDOMINIUM

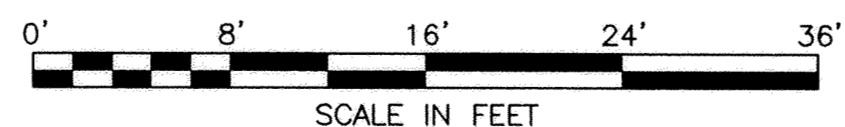


FRONT

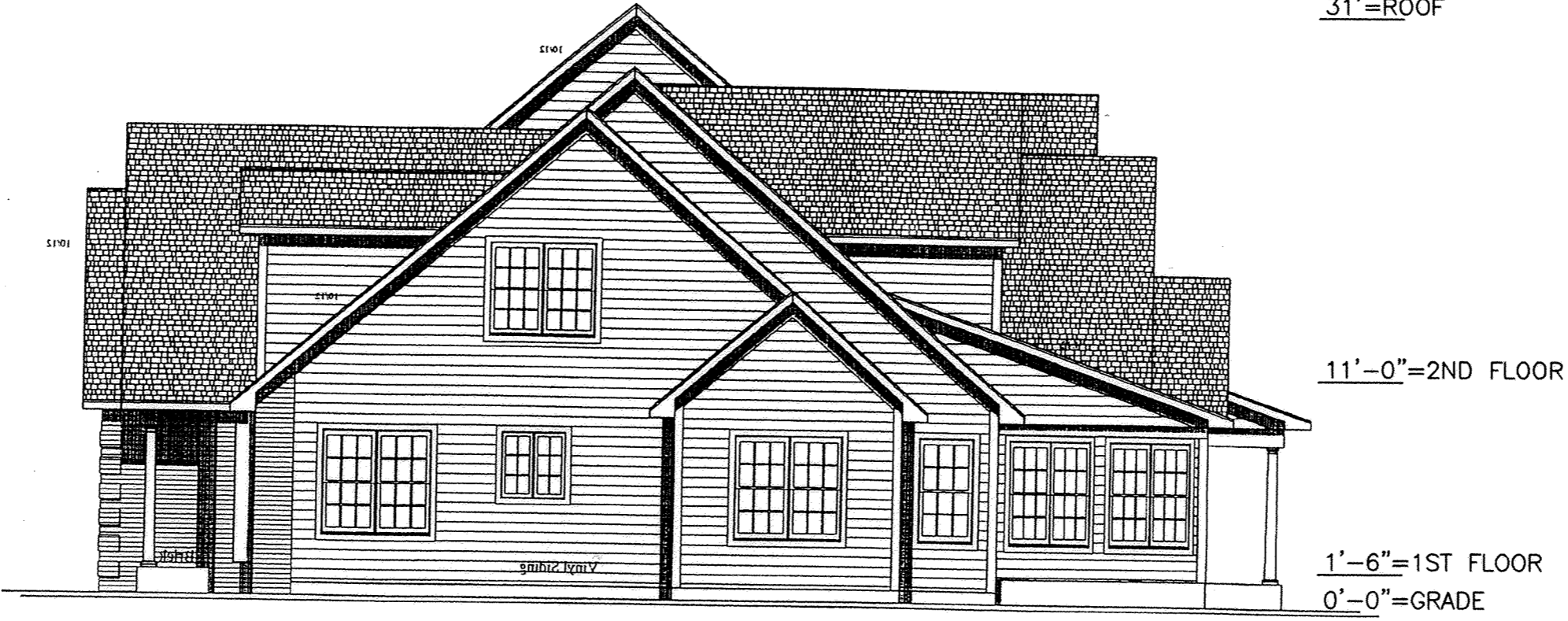


REAR

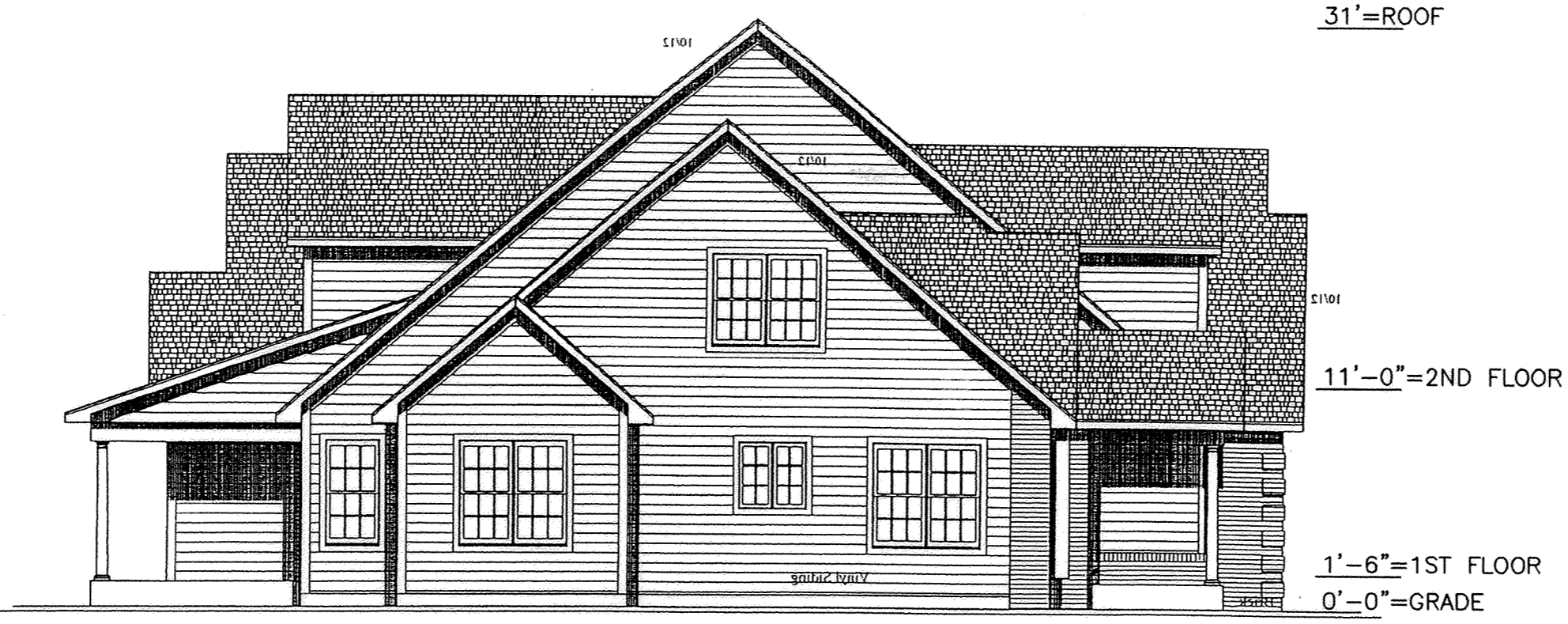
## ELEVATIONS - UNITS 215 & 216



# VILLAGE AT SUGAR CREEK CONDOMINIUM

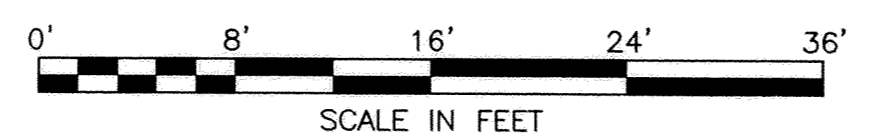


RIGHT



LEFT

## ELEVATIONS - UNITS 215 & 216



# VILLAGE AT SUGAR CREEK CONDOMINIUM

DEDICATOR'S PLAT  
PART OF NW 1/4 & NE 1/4 SECTION 6  
T-3-S, R-8-E, JACKSON TOWNSHIP,  
ALLEN COUNTY, OHIO

DESCRIPTION  
Owner of Record - Golf at Sugar Creek, LLC  
(Deed Volume 944, Page 648 - Tax Parcel #38-0600-02-003.000  
11.158 Acres

Part of both the northwest quarter and northeast quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a county monument box established at the southwest corner of the northwest quarter of said Section 6;

thence easterly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 1715.00 feet to a magnail (set) at the southwest corner of the lands herein described, and the POINT OF BEGINNING.

thence northerly and at a right angle to the previous course at N 00°24'43"W, 250.00 feet to an iron pipe (set) [at 30.00 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

thence east-northeasterly at N 69°37'53"E, 629.76 feet to an iron pipe (set);

thence easterly and parallel with said centerline of Sugar Creek Road (south line of said northwest quarter) at N 89°35'17"E, 225.00 feet to an iron pipe (set) in the east line of said northwest quarter that is 465.00 feet northerly from a county monument box over a found stone at the southeast corner of said northwest quarter;

thence easterly and parallel with said centerline of Sugar Creek Road (south line of said northeast quarter) at N 89°30'45"E, 260.00 feet to an iron pipe (set);

thence southerly at S 01°06'45"W, 140.11 feet to an iron pipe (set);

thence easterly with the westerly extension of the north line of Tax Parcel #38-0600-01-003.000 at N 89°30'45"E, 159.45 feet to an iron pipe (set) 1998) at the northwest corner of said tax parcel (being 2.98 acres in the name of Harold E. Weaver and Mary E. Weaver, who obtained title by Deed Volume 375, Page 150, and granted all but 2.98 acres by Deed Volume 456, Page 555);

thence southerly with the west line of said Weaver lands at S 01°06'45"W, 325.00 feet to a mine spike (set 1998) in the south line of said northeast quarter (said centerline of Sugar Creek Road) and at the southwest corner of said Weaver lands [at 294.99 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

thence westerly with said south line of northeast quarter (and said centerline of Sugar Creek Road) at S 89°30'45"W, 414.44 feet to said county monument box at the southeast corner of said northwest quarter;

thence westerly with said south line of northwest quarter (and said centerline of Sugar Creek Road) at S 89°35'17"W, 809.59 feet to the POINT OF BEGINNING.

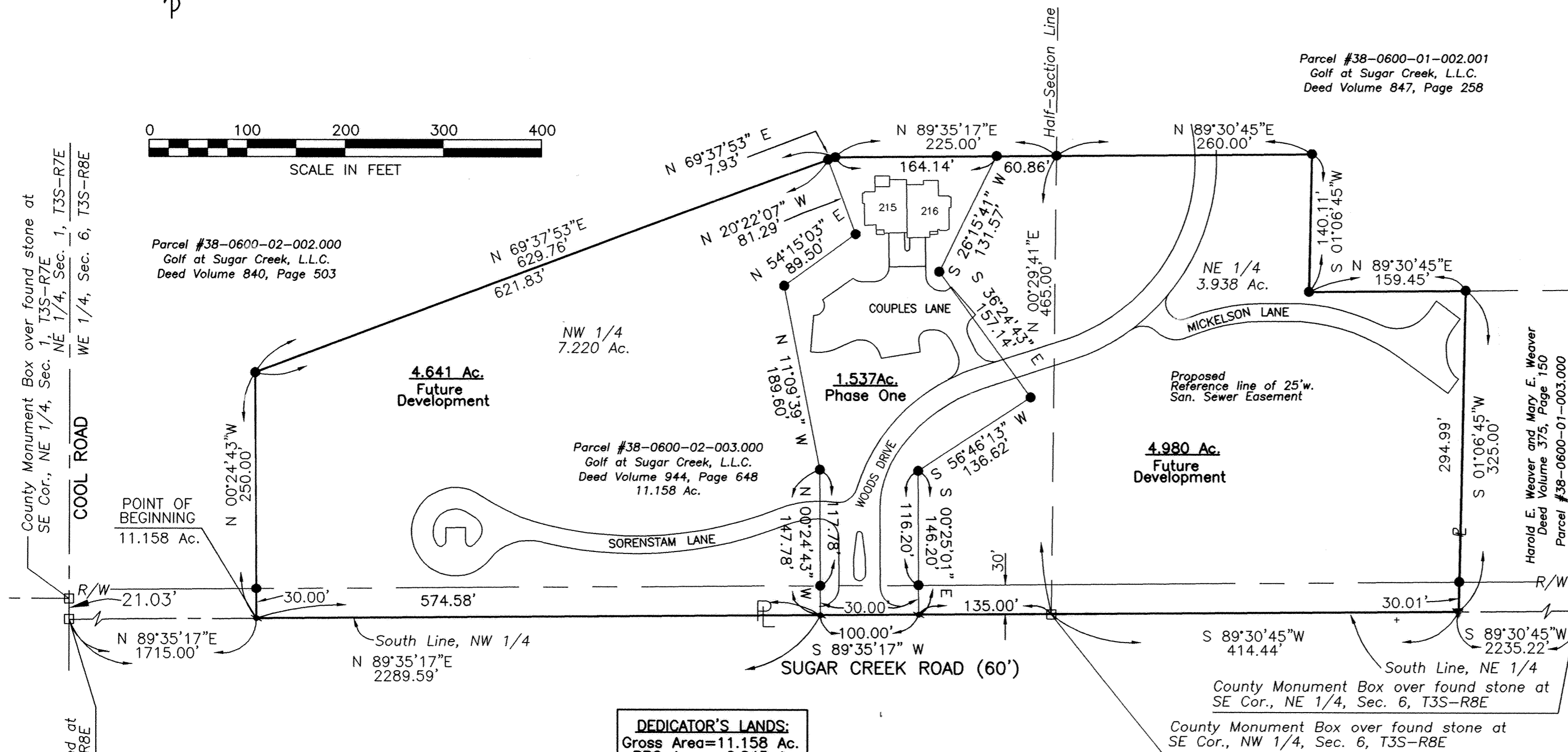
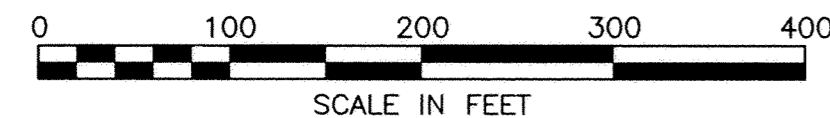
This parcel contains 11.158 acres, of which 0.843 acres are subject to the right-of-way of Sugar Creek Road, leaving a net area of 10.315 acres, subject to any other easements of record at the time of the recording of this instrument.

Of this 11.158 acres, 7.220 acres are in the northwest quarter of Section 6 and 3.938 acres are in the northeast quarter of Section 6.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through June 10, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road.

The undersigned hereby certify that these drawings accurately show the location, dimensions, and configuration of the Village at Sugar Creek Condominium, as constructed.

- LEGEND**
- 3/4" dia. x 30" long Iron Pipe (set) [w/orange plastic "K&K/LIMA" plug]
  - ▼ Magnail (set)
  - ▼ Mine Spike (set)



**DEDICATOR'S LANDS:**  
Gross Area=11.158 Ac.  
PRO Area= 0.843 Ac.  
Net Area=10.315 Ac.

**OWNER'S DEDICATION AND ACKNOWLEDGMENT**

We the undersigned, Wesley T. Runk, President and Managing Member, and James F. Blair, Secretary and Managing Member, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, the owner of the land platted herein, do hereby consent to the execution of said plat, and dedicate 0.069 acres of the roadway known as Sugar Creek Road to the public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of waterline, sanitary sewer force main, storm sewer lines, drainage channels & an ingress and egress easement, and are to be maintained as such forever.

*D. Younkman* Witness  
*Wesley T. Runk* President & Managing Member  
*James F. Blair* Sec. Mgr. Member

State of Ohio, S.S., Allen County

The foregoing instrument was acknowledged before me this 29<sup>TH</sup> day of July 2005 by Wesley T. Runk, President and Managing Member, and James F. Blair, Secretary and Managing Member, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, an Ohio Limited Liability Company, the owner listed above, that the signing and execution of the foregoing to be their voluntary act and deed both personally and on behalf of the Company.

*Derek A. Younkman*  
 Notary Public in and for Allen County, Ohio  
**DEREK A. YOUNKMAN**  
 ATTORNEY AT LAW  
 STATE OF OHIO  
 NOTARY PUBLIC  
 NON-EXPIRING COMMISSION

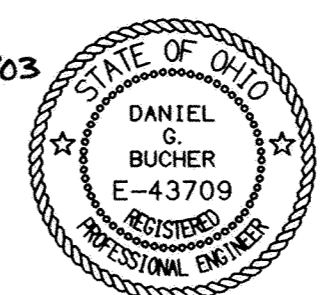
COUNTY AUDITOR  
I hereby certify that the land described by this plat was transferred on July 29, 2005

*Ben E. Dienerlock*  
 Allen County Auditor  
 REC 1.00 KH  
 20051311

COUNTY RECORDER  
I hereby certify that this plat was filed for recording on July 29, 2005, and that it was recorded on 1-29-04 in Vol. 27, Page 48, plat records of Allen County, Ohio. Fee \$299.80

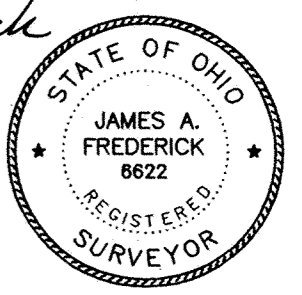
*Mona S. Look*  
 Allen County Recorder  
*Paul J. Hartman* Deputy

See Deed vol 944 page 803



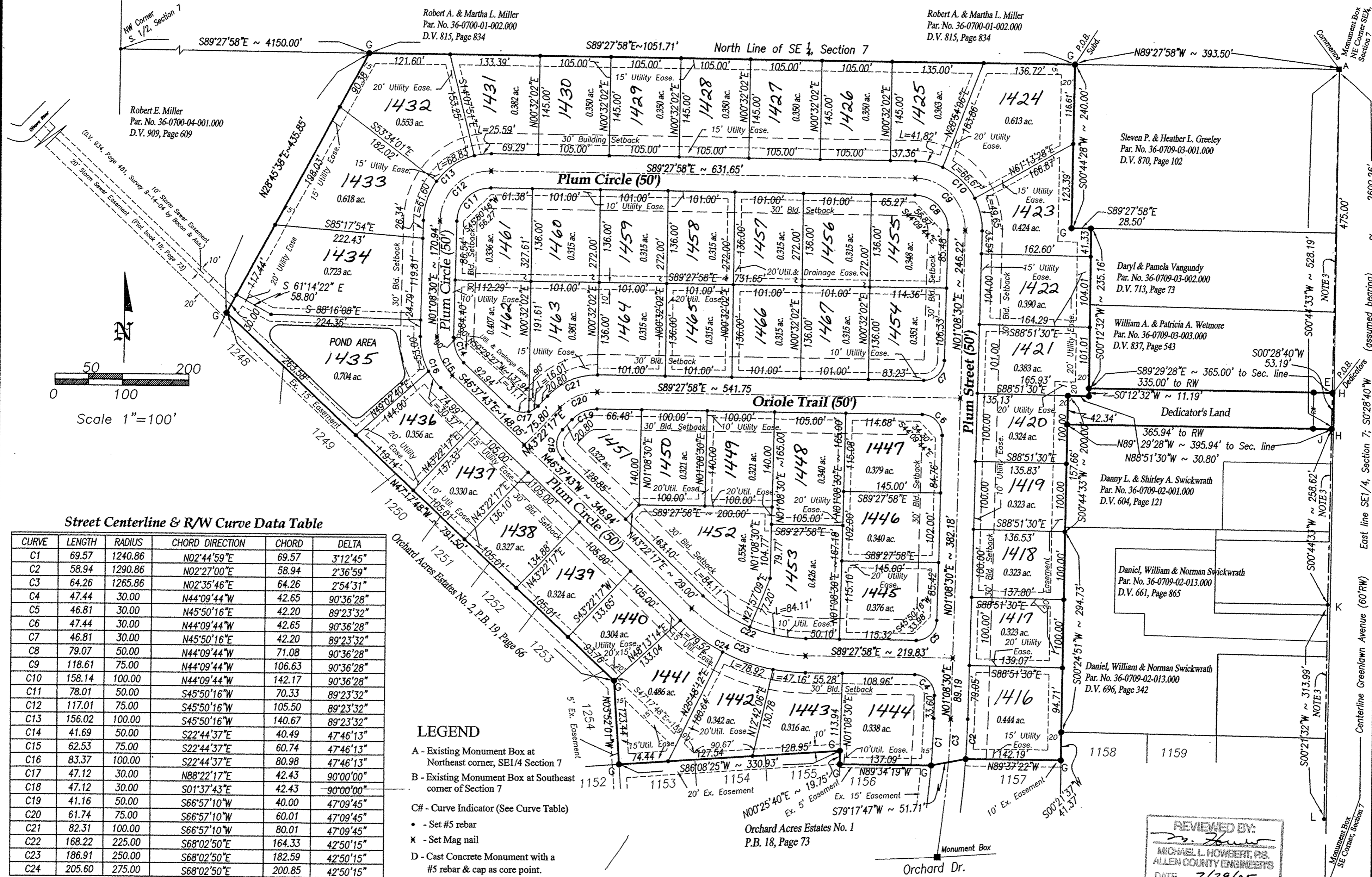
*James A. Frederick*  
 James A. Frederick  
 Registered Surveyor No. 6622

*Daniel G. Bucher*  
 Daniel G. Bucher  
 Licensed Professional Engineer No. 43709



**KOHLI & KALIHAR ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 2244 Baton Rouge, Lima, Ohio 45805 419-227-1135

For Re-recorded Plat see plat Book 27 Page 116



Street Centerline & R/W Curve Data Table

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD	DELTA
C1	69.57	1240.86	N02°44'59"E	69.57	3°12'45"
C2	58.94	1290.86	N02°27'00"E	58.94	2°36'59"
C3	64.26	1265.86	N02°35'46"E	64.26	2°54'31"
C4	47.44	30.00	N44°09'44"W	42.65	90°36'28"
C5	46.81	30.00	N45°50'16"E	42.20	89°23'32"
C6	47.44	30.00	N44°09'44"W	42.65	90°36'28"
C7	46.81	30.00	N45°50'16"E	42.20	89°23'32"
C8	79.07	50.00	N44°09'44"W	71.08	90°36'28"
C9	118.61	75.00	N44°09'44"W	106.63	90°36'28"
C10	158.14	100.00	N44°09'44"W	142.17	90°36'28"
C11	78.01	50.00	S45°50'16"W	70.33	89°23'32"
C12	117.01	75.00	S45°50'16"W	105.50	89°23'32"
C13	156.02	100.00	S45°50'16"W	140.67	89°23'32"
C14	41.69	50.00	S22°44'37"E	40.49	47°46'13"
C15	62.53	75.00	S22°44'37"E	60.74	47°46'13"
C16	83.37	100.00	S22°44'37"E	80.98	47°46'13"
C17	47.12	30.00	N88°22'17"E	42.43	90°00'00"
C18	47.12	30.00	S01°37'43"E	42.43	90°00'00"
C19	41.16	50.00	S66°57'10"W	40.00	47°09'45"
C20	61.74	75.00	S66°57'10"W	60.01	47°09'45"
C21	82.31	100.00	S66°57'10"W	80.01	47°09'45"
C22	168.22	225.00	S68°02'50"E	164.33	42°50'15"
C23	186.91	250.00	S68°02'50"E	182.59	42°50'15"
C24	205.60	275.00	S68°02'50"E	200.85	42°50'15"

- LEGEND**
- A - Existing Monument Box at Northeast corner, SE1/4 Section 7
  - B - Existing Monument Box at Southeast corner of Section 7
  - C# - Curve Indicator (See Curve Table)
  - - Set #5 rebar
  - x - Set Mag nail
  - D - Cast Concrete Monument with a #5 rebar & cap as core point.
  - E - Existing RR Spike, 2.20' West of Section line.
  - G - Existing #5 rebar
  - H - Mag nail set on Section Line
  - J - Existing RR Spike 2.44' West of Section line.
  - K - Existing RR Spike 3.63' West of Section line.
  - L - Existing RR Spike 2.98' West of Section line.

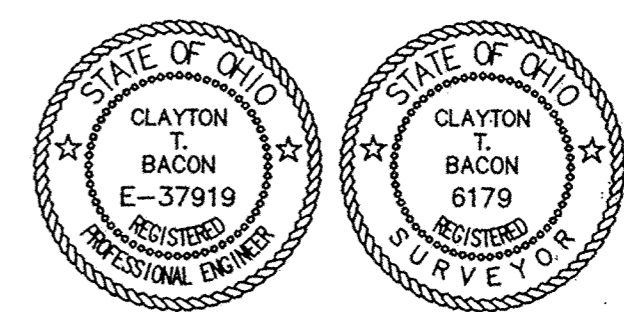
**NOTE:**

- All easements shown on the plat are for use of storm sewer drainage, storm water run-off, public sanitary sewer, public water, and all other utilities needed for supply service to this subdivision. No grading or changing of the ground elevation within these easements without returning it to the proposed grades as shown in the original construction drawings for maintaining proper surface water flow throughout this subdivision.
- LOT 1435 is for the use of storm water detention (Pond Area). This lot is to be maintained by the Village of Elida. Utilities in this area are to be installed within the Easements as shown on this plat.
- The parcel of land fronting on Greenlawn Avenue on the West side of Greenlawn Avenue from the Northeast corner of the SE1/4 of Section 7 South to Orchard Drive were described and divided off from a "random survey line" in the Greenlawn Avenue Right-of-Way rather than from the East line of the SE1/4 of Section 7. Greenlawn Avenue was dedicated as 30' on each side of said Section line.

**The Retreat at Orchard Acres**  
 James T. & Wilda R. Haidle  
 Pt. Par. #36070004002000  
 Prior D.V. 922, Page 575  
 Total of 23,780 acres of which  
 1.786 acres is Road RW

**Dedicator's Land**  
 James T. & Wilda R. Haidle  
 Pt. Par. #36070004002000  
 Prior D.V. 922, Page 575  
 Total 24,256 acres of which  
 0.037 acres is Road RW

**REVIEWED BY:**  
 MICHAEL L. HOWERT, P.S.  
 ALLEN COUNTY ENGINEERS  
 DATE: 7/29/05



# The Retreat at Orchard Acres

Pt. SE 1/4, Section 7, T3S, R6E  
 Village of Elida, Allen County, Ohio

*Clayton J. Bacon*  
 Clayton J. Bacon, Reg. P.E. #37919  
 Reg. P.S. #6179  
 7-29-05

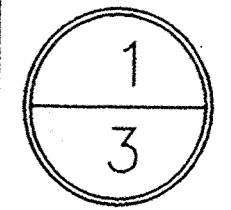
This description and plat is based on an actual field survey performed on 6/14/05, by Clayton T. Bacon.

**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

**The Retreat at Orchard Acres**  
 Pt. SE 1/4 of Section 7, T3S, R6E  
 The Village of Elida, Allen Co. Ohio

**FINAL PLAT**  
 Subdivision Plat &  
 Dedicator's Plat

File: 00-104  
 Drawn: P.J.M.  
 Date: 6-14-05  
 Revision:



DESCRIPTION

Being a parcel of land situated in the southeast fraction of the South half of Section 7, T3S, R6E, Village of Elida, American Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box at the Northeast corner of the SE1/4 of Section 7; thence N 89°27'58" W with the north line of the SE 1/4 of Section 7, 393.50 to an existing #5 rebar at the PLACE OF BEGINNING; thence the following courses;

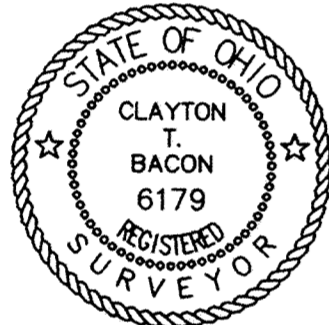
- 1. S.00°-44'-28"W., 240.00' to an existing #5 rebar;
2. S.89°-27'-58"E., 28.50' to a set #5 rebar;
3. S.00°-12'-32"W., 246.35' to a set #5 rebar;
4. N.88°-51'-30"W., 30.80' to a set #5 rebar;
5. S.00°-44'-33"W., 200.00' to a set #5 rebar;
6. S.00°-24'-51"W., 294.73' to a set #5 rebar;
7. S.00°-21'-37"W., 41.37' to an existing #5 rebar;
8. N.89°-37'-22"W., 142.19' to a set #5 rebar;
9. S.79°-17'-47"W., 51.71' to an existing #5 rebar & cap;
10. N.89°-34'-19"W., 137.09' to an existing #5 rebar;
11. N.00°-25'-40"E., 19.75' to an existing #5 rebar;
12. S.86°-08'-25"W., 330.93' to an existing #5 rebar;
13. N.03°-52'-01"W., 123.44' to an existing #5 rebar;
14. N.47°-17'-48"W., 791.50' to an existing #5 rebar;
15. N.28°-45'-38"E., 435.85' to an existing #5 rebar;
16. S.89°-27'-58"E. on the North line of the SE 1/4 of Section 7, 1051.71' to the POINT OF BEGINNING.

The above-described parcel contains 23.780 acres, more or less subject to all legal easements of record at the time of recording of this document.

The bearing for this survey is based on the assumption that the East line of the SE 1/4 of Section 7 is S. 00°-28'-40" W. This description and plat is based on an actual field survey performed on 6-14-2005, by Clayton T. Bacon, P.S. #6179.

SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and accurate survey performed by me in June of 2005. A #5 rebar topped with a plastic cap stamped Bacon & Assoc., P.S. 6179 will be set on all property corners of interior lots and subdivision boundary corners.



Signature of Clayton T. Bacon, Clayton T. Bacon, P.S. 6179, Bacon & Associates, L.L.C., dated 7-29-05.

ACKNOWLEDGEMENT BY THE VILLAGE OF ELIDA

This plat having been approved by the Village of Elida of Allen County, Ohio, hereby on behalf of the Village Council, approve and accept this plat this 29 day of July, 2005.

Signature of Ronald L. Klygenstein, Mayor, Official Representative of the Village of Elida.

200513187 COUNTY RECORDER CERTIFICATE

Filed for record this 1st day of August, 2005, at 8:25 o'clock in the office of the County Recorder and recorded in Plat Book 27, on Page 55.

Signature of Mona S. Losh, Recorder, Allen County, Ohio.

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 1st day of August, 2005.

Signature of Ben E. Quisenberry, Auditor, Allen County, Ohio, dated 8/26/05.

APPROVAL OF PLANNING COMMISSION

The Village of Elida Planning Commission of Allen County, Ohio hereby approves and accepts this Plat on this 29th day of July, 2005.

Signature of Representative of the Planning Commission.

DESCRIPTION

Dedicator's Land

Being a parcel of land situated in the southeast fraction of the South half of Section 7, T3S, R6E, Village of Elida, American Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box at the Northeast corner of the SE1/4 of Section 7; thence S 00°-28'-40" W on the East line of the SE1/4 of Section 7, 475.00' to a Mag nail set at the PLACE OF BEGINNING; thence the following courses;

- 1. Continue S. 00°-28'-40"W. on the East line of said fractional section line, 53.19' to a set Magnail;
2. N.89°-29'-28" W., 395.94' to a set #5 rebar, passing over an existing railroad spike at 2.44' and a #5 rebar set at 30.00';
3. S.00°-44'-33"W., 157.66' to a set #5 rebar;
4. S.00°-24'-51"W., 294.73' to a set #5 rebar;
5. S.00°-21'-37"W., 41.37' to an existing #5 rebar;
6. N.89°-37'-22"W., 142.19' to a set #5 rebar;
7. S.79°-17'-47"W., 51.71' to an existing #5 rebar & cap;
8. N.89°-34'-19"W., 137.09' to an existing #5 rebar;
9. N.00°-25'-40"E., 19.75' to an existing #5 rebar;
10. S.86°-08'-25"W., 330.93' to an existing #5 rebar;
11. N.03°-52'-01"W., 123.44' to an existing #5 rebar;
12. N.47°-17'-48"W., 791.50' to an existing #5 rebar;
13. N.28°-45'-38"E., 435.85' to an existing #5 rebar;
14. S.89°-27'-58"E. on the North line of the SE 1/4 of Section 7, 1051.71' to an existing #5 rebar;
15. S.00°-44'-28"W., 240.00' to an existing #5 rebar;
16. S.89°-27'-58"E., 28.50' to a set #5 rebar;
17. S.00°-12'-32"W., 235.16' to a set #5 rebar;
18. S.89°-29'-28"E., 365.00' to the POINT OF BEGINNING, passing over a set #5 rebar at 335.00' and an existing railroad spike at 362.80'.

The above-described parcel contains 24.256 acres of which 0.037 acre is road right-of-way, more or less subject to all highways and legal easements of record at the time of recording of this document.

The bearing for this survey is based on the assumption that the East line of the SE 1/4 of Section 7 is S. 00°-28'-40" W. This description and plat is based on an actual field survey performed on 6-14-2005, by Clayton T. Bacon, P.S. #6179.

DEDICATION

James T. & Wilda R. Haidle, being the owners of the described premises, hereby voluntarily consents to the execution of said plat, and dedicates the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

LOT is for the use of storm water retention and detention (Pond Area). This lot is to be maintained by the Village of Elida. Utilities in this area are to be installed within the Easements as shown within this plat.

OWNER - Un-Doc'D, LLC Authorized Representatives

WITNESS

Signatures of James T. Haidle, Wilda R. Haidle, Ronald L. Klygenstein, Clayton T. Bacon, Brian S. Bacon, and William A. Haidle.

ACKNOWLEDGEMENT

State of Ohio County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed. IN WITNESS thereof, I affix my hand and seal this 29th day of July, 2005.

Signature of Margie Sue Humes, Notary Public.



MARGIE SUE HUMES NOTARY PUBLIC, STATE OF OHIO, My Commission Expires 9-25-06

Prepared By Bacon & Associates, L.L.C. 750 N. Eastown Rd., Elida, Ohio 45807 Office: (419) 999-3756 - Fax: (419) 999-2523

The Retreat at Orchard Acres Pt. SE 1/4 of Section 7, T3S, R6E The Village of Elida, Allen Co. Ohio

FINAL PLAT Description & Dedication

File: 88-04 Drawn: P.J.M. Date: 6-14-05 Revision:

2/3



**The Retreat @ Orchard Acres  
SUBDIVISION RESTRICTIONS & COVENANTS**

As a part of a general plan for development of the real estate in the residential area on the foregoing plat, and for the common advantage and benefit of the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest, and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel shall inure to the benefit of and be enforceable by the purchasers of every tract, lot or parcel and their successor in interest.

All lots included in The Retreat @ Orchard Acres, Pt. SE 1/4, Sec. 7, T3S, R6E Village of Elida, Allen County, Ohio, are hereby made subject to the following covenants and restrictions, not recited on the plat, forms, or corporations claiming under them:

1. Lots or building sites shall be used and occupied solely and exclusively for private residential purposes by a single-family residence.
2. The finished living space overall for a one-story ranch dwelling exclusive of open porches and garages, erected upon all of the lots in The Retreat @ Orchard Acres Subdivision shall not be less than 1800 square feet and for a 2 story dwelling it may not be less than 2100 square feet. Front elevation of structure must be of a material other than vinyl siding and be approved in writing by the developer. No building, structures or parts thereof shall be permitted to be moved onto said lots and only new construction, using new materials only shall be permitted on said lots. The dwelling must be completed within a one-year period from the start of construction.
3. No structure shall be erected on any lot in said subdivision until the final building plans and specifications have been approved, in writing, by the developer or his agents. The developer reserves the right to approve contractors and suppliers.
4. The front of the residence, or a part thereof, excluding open porches, constructed on the lot in this subdivision shall be located so that it conforms to the platted setback line. The owners of any residence constructed upon any lot or building site, in this subdivision shall landscape such lot of building site in such a manner that the value of such landscaping, including lawn cost, is not less than 3 % of the fair market value of the residence constructed on said lot or building site. Landscaping shall be completed within one year of occupancy of home.
5. No building shall be erected, placed or altered on any lot or building site until construction plans and specifications and a plot plan showing the location of the structure shall have been approved by the developer or his agents as to construction materials, harmony of exterior design with the existing structures and as to location with respect to topographic and finished grade elevation.
6. All driveways shall be constructed and completed with the residence and shall be constructed in an attractive permanent fashion. All driveways must be constructed of finished concrete as approved by the developer or his agents.
7. All lot owners will construct a 4 ft. sidewalk 1' inside the road right-of-way upon completion of the residence, in accordance with the Allen County Construction Standards.
8. All utility services to homes must be underground. No structure, trailer, basement, tent, shed, garage, barn or other outbuildings shall be used on any lot at any time either as a temporary structure. Outbuildings of not less than 400 square feet nor more than 800 square feet may be erected on certain designated lots on the perimeter of THE RETREAT @ ORCHARD ACRES subdivision. Any such outbuildings erected must conform in style and architectural building materials to the appearance of the house erected on the lot site. Any outbuilding erected must be on a permanent foundation.
9. No noxious or offensive activity shall be carried on or upon any lot in said above-described plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. It shall be the duty of the property owner to keep the property including lawns, shrubbery and trees in a neat and clean condition. Such duty for lawn and landscaping maintenance shall extend to the edge of the paved area of the street or road right-of-way.

11. The developer or his agents reserves the right to grant easements for the construction and operation of electric light, telephone lines, gas piping, storm water sewers, cable television, waterlines and other utilities, public or private in and upon the property within the platted utility easement areas until such services are granted to all properties in The Retreat @ Orchard Acres Subdivision.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in said plat except dogs, cats or other household pets, not to exceed a total of two (2) pets, providing they are not kept; bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.
13. No lot in said subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass and landscape trimmings.
14. No trucks, semi trailers, boats, trailers, motor homes, vans or other chattels of a similar nature shall be stored or maintained on the premises unless the same be parked and kept in a garage.
15. There shall be no television or radio antennas or discs permitted in the Retreat @ Orchard Acres Subdivision unless the same is approved by the developer or his agents and then they will only be permitted in the rear of the house.
16. All houses will be designed such that the electric and gas meters, as well as the air conditioning condensers, will be located in the rear lot areas unless approved by the developer or his agents. Landscaping screening and decorative wood fences must be provided as required to screen these devices and pieces of equipment.
17. Only open type fences or hedges not to exceed 4 feet in height above ground level shall be erected or planted on said building site and shall not extend closer to the street than the front of the house. A privacy fence may be used around a pool area. It must be a minimum of 6 feet in height and of wood construction or other suitable material as approved by the agents of the developer.
18. These covenants, restrictions, and limitations shall be binding on all parties hereto and all land owners of lots in said subdivision for a period of twenty (20) years from the date of recording, after which time such covenants, restrictions and limitations shall automatically extend for successive periods of ten (10) years each. These restrictions can be amended in whole or in part in a writing, signed by a majority of the owners of the lots in the Subdivision. Such amendments shall be recorded in the Recorder's office.
19. No lot split shall be permitted which would result in the location of a dwelling to be situated on a parcel of land comprised of less than the recorded plots dimensions.
20. Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement. Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions or limitations. These remedies are available to lot owner of said above-described premises who may seek both a restrain of such violation and damages thereof.
21. For purposes of these restrictive covenants the term building site shall refer to one or more lots as shown on the plat of The Retreat @ Orchard Acres Subdivision.
22. Easements and rights-of-way are reserved in and over lots shown on the plat for construction, operation, and maintenance of poles, wires, or other facilities therewith for the transmission of electricity, telephone, drainage facilities, construction, operation and maintenance of drains, sewers, and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained, furnished, or performed in any method above or beneath the surface of the ground. Easements shown upon the plat may be used by utility companies and public agencies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery, trees or other surface improvements. No trees, buildings or permanent structures, except driveways and mailboxes, may be placed on any designated easements or rights-of-way.

Prepared By

**Bacon & Associates, L.L.C.**

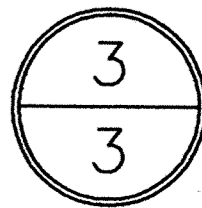
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

The Retreat at Orchard Acres  
Pt. SE 1/4 of Section 7, T3S, R6E  
The Village of Elida, Allen Co. Ohio

FINAL PLAT  
Covenants & Restrictions

File:  
000104

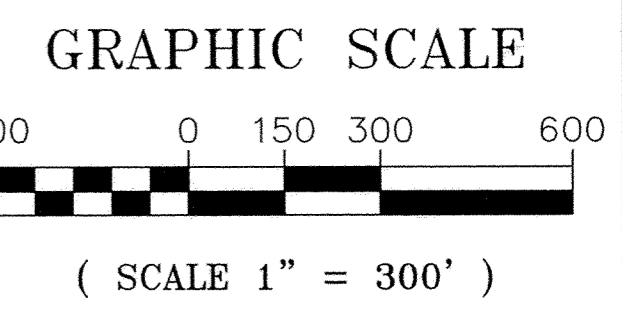
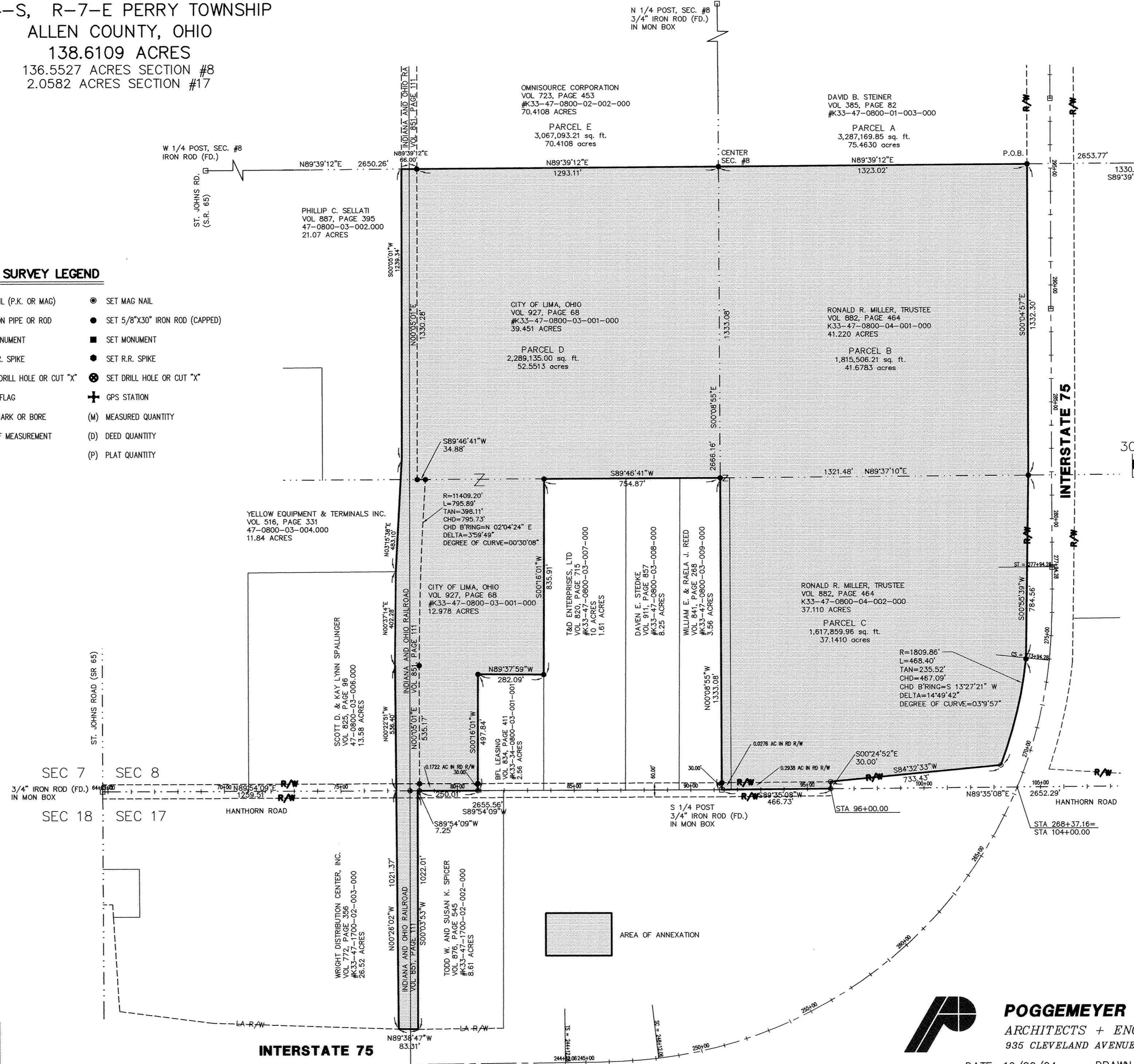
Drawn: P.J.M.  
Date: 6-14-05  
Revision:



LIMA AGRI-BUSINESS PARK  
 ANNEXATION PLAT  
 PART SOUTH (1/2) OF SECTION #8  
 AND PART NW (1/4) OF SECTION #17  
 T-4-S, R-7-E PERRY TOWNSHIP  
 ALLEN COUNTY, OHIO  
 138.6109 ACRES  
 136.5527 ACRES SECTION #8  
 2.0582 ACRES SECTION #17

**SURVEY LEGEND**

- ⊙ FND NAIL (P.K. OR MAG)
- FND IRON PIPE OR ROD
- ⊠ FND MONUMENT
- FND R.R. SPIKE
- × FOUND DRILL HOLE OR CUT "X"
- ⊕ AERIAL FLAG
- ⊙ BENCHMARK OR BORE
- LIMIT OF MEASUREMENT
- △ P.I.
- SET MAG NAIL
- SET 5/8"x30" IRON ROD (CAPPED)
- SET MONUMENT
- SET R.R. SPIKE
- ⊗ SET DRILL HOLE OR CUT "X"
- ⊕ GPS STATION
- (M) MEASURED QUANTITY
- (D) DEED QUANTITY
- (P) PLAT QUANTITY



**SURVEYOR'S DECLARATION**

WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE DURING OCTOBER, 2004 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT. ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR.

*Merlin Max Butler* 10/21/2004  
 MERLIN MAX BUTLER DATE  
 PROFESSIONAL SURVEYOR NO. 6366



**POGEMEYER DESIGN GROUP, INC.**  
 ARCHITECTS + ENGINEERS + PLANNERS  
 935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

DATE: 10/20/04 DRAWN BY: MEK JOB. NO. 3680-004

LIMA AGRI-BUSINESS PARK  
ANNEXATION PLAT  
PART SOUTH (1/2) OF SECTION #8  
AND PART NW (1/4) OF SECTION #17  
T-4-S, R-7-E PERRY TOWNSHIP  
ALLEN COUNTY, OHIO  
138.6109 ACRES

LEGAL DESCRIPTION  
FOR ANNEXATION PLAT

Being part South Half (1/2) Section No. 8 and part North West Quarter (1/4) Section No. 17 in T4S, R7E, Perry Township, Allen County, State of Ohio and being more particularly described as follows:

Commencing at the East Quarter (1/4) post of said Section No. 8 (marked by 3/4 inch iron rod in a monument box); thence S 89° 39' 12" W on the North line of the South Half (1/2) of said Section No. 8 a distance of One Thousand Three Hundred Thirty and 75/100 (1330.75) feet to a capped 5/8 inch iron rod (set), said point being the True Point of Beginning, said point also being on the West right-of-way line of US 75; thence S 00° 04' 57" E along said right-of-way line a distance of One Thousand Three Hundred Thirty-two and 30/100 (1332.30) feet to a capped 5/8 inch iron rod; thence S 00° 55' 39" W along the West right-of-way line of US 75 a distance of Seven Hundred Eighty-four and 56/100 (784.56) feet to a capped 5/8 inch iron rod set; thence continuing on the said US 75 right-of-way line along a 3.165833 degree curve to the right having a radius of 1809.86 feet, delta of 14° 49' 42", tangent of 235.52 feet, cord length of 467.09 feet, cord bearing of S 13° 27' 21" W and arc length of Four Hundred Sixty-eight and 40/100 (468.40) feet to a iron rod (fd.); thence S 84° 32' 33" W on the Northerly right-of-way line of Hanthorn Road a distance of Seven Hundred Thirty-three and 43/100 (733.43) feet to a iron rod (fd.); thence S 00° 24' 52" E a distance of Thirty and 00/100 (30.00) feet to a mag nail (set), said point being centerline station 96+00 Hanthorn Road; thence S 89° 35' 08" W on the South line of aforesaid Section No. 8 and Hanthorn Road a distance of Four Hundred Sixty-six and 73/100 (466.73) feet to the South Quarter (1/4) post of said Section No. 8, marked by a 3/4 inch iron rod in a monument box; thence N 00° 08' 55" W on the North and South Quarter (1/4) section line a distance of One Thousand Three Hundred Thirty-three and 08/100 (1333.08) feet to a capped 5/8 inch iron rod (set), marking the Southeast corner, Northeast Quarter (1/4), South West Quarter (1/4), of said Section No. 8 (passing through a capped 5/8 inch iron rod set at a distance of 30.00 feet, marking the North right-of-way line of Hanthorn Road); thence S 89° 46' 41" W on the South line, North Half (1/2), Southwest Quarter (1/4) of said Section No. 8 a distance of Seven Hundred Fifty-four and 87/100 (754.87) feet to a capped iron rod (set); thence S 00° 16' 01" W a distance of Eight Hundred Thirty-five and 91/100 (835.91) feet to a capped 5/8 inch iron rod (set); thence N 89° 37' 59" W a distance of Two Hundred Eighty-two and 09/100 (282.09) feet to a capped 5/8 inch iron rod (set); thence S 00° 16' 01" W a distance of Four Hundred Ninety-seven and 84/100 (497.84) feet to a mag nail (set), on the South line of aforesaid Section No. 8 (passing through a capped 5/8 inch iron rod at a distance of Four Hundred Sixty-seven and 84/100 (467.84) feet marking the North right-of-way line of Hanthorn Road); thence S 89° 54' 09" W on the said South line of Section No. 8, North line Section No. 17 and centerline Hanthorn Road a distance of Two Hundred Fifty and 01/100 (250.01) feet to a mag nail (set); thence continuing S 89° 54' 09" W on the said South line of Section No. 8 and North line Section No. 17 and on the centerline of Hanthorn Road a distance of Two Hundred Fifty and 01/100 (250.01) feet to a mag nail (set); thence continuing S 89° 54' 09" W on the said South line of Section No. 8 and North line of said Section No. 17 a distance of Seven and 25/100 (7.25) feet to a point; thence S 00° 03' 53" W on the East right-of-way line of the Indiana and Ohio Railroad (DR Volume 851, Page 111) a distance of One Thousand Twenty-two and 01/100 (1022.01) feet to a point on the North right-of-way line of US 75; thence N 89° 38' 47" W on the North right-of-way line of US 75 a distance of Eighty-three and 31/100 (83.31) feet to a point; thence N 00° 26' 02" W on the West right-of-way line of the Indiana and Ohio Railroad a distance of One Thousand Twenty-one and 37/100 (1021.37) feet to a point on the North line of said Section No. 17, also being the South line of said Section No. 8 and centerline of Hanthorn Road; thence N 00° 22' 51" W continuing on the West line of Indiana and Ohio Railroad right-of-way and property line a distance of Five Hundred Thirty-six and 40/100 (536.40) feet to a point; thence N 00° 37' 14" E on said Railroad right-of-way and property line a distance of Four Hundred Eighty-three and 10/100 (483.10) feet to a point; thence N 00° 05' 01" E on said Railroad right-of-way and property line a distance of One Thousand Two Hundred Thirty-nine and 34/100 (1239.34) feet to a point on the North line, Southwest Quarter (1/4) of said Section No. 8; thence N 89° 39' 12" E on the North line, Southwest Quarter (1/4) of said Section No. 8 a distance of One Thousand Three Hundred Fifty-nine and 11/100 (1359.11) feet to a capped 5/8 inch iron rod (set) (passing through a capped 5/8 inch iron rod set at a distance of 66.00 feet); thence continuing N 89° 39' 12" E on the North line of the Southeast Quarter (1/4) of said Section No. 8, a distance of One Thousand Three Hundred Twenty-three and 02/100 (1323.02) feet to the place of beginning, said parcel containing 138.6109 Acres, more or less, PRO 0.6256 acres more or less, Net of 137.9853 acres more or less.

Note: All bearings used herein are assumed for descriptive purposes only and are not referenced to True or Magnetic North.

The North and South Quarter (1/4) Section Line with a bearing of N 00° 08' 55" E was used as base line. This plat is based on existing deeds, prior surveys, Allen County, Ohio survey and right-of-way records, ODOT right-of-way records and a survey completed in October 2004 by or under the supervision of Merlin Max Butler supervision (Professional Surveyor No. 6366) for Poggemeyer Design Group, Inc., Project No. 3680-004.

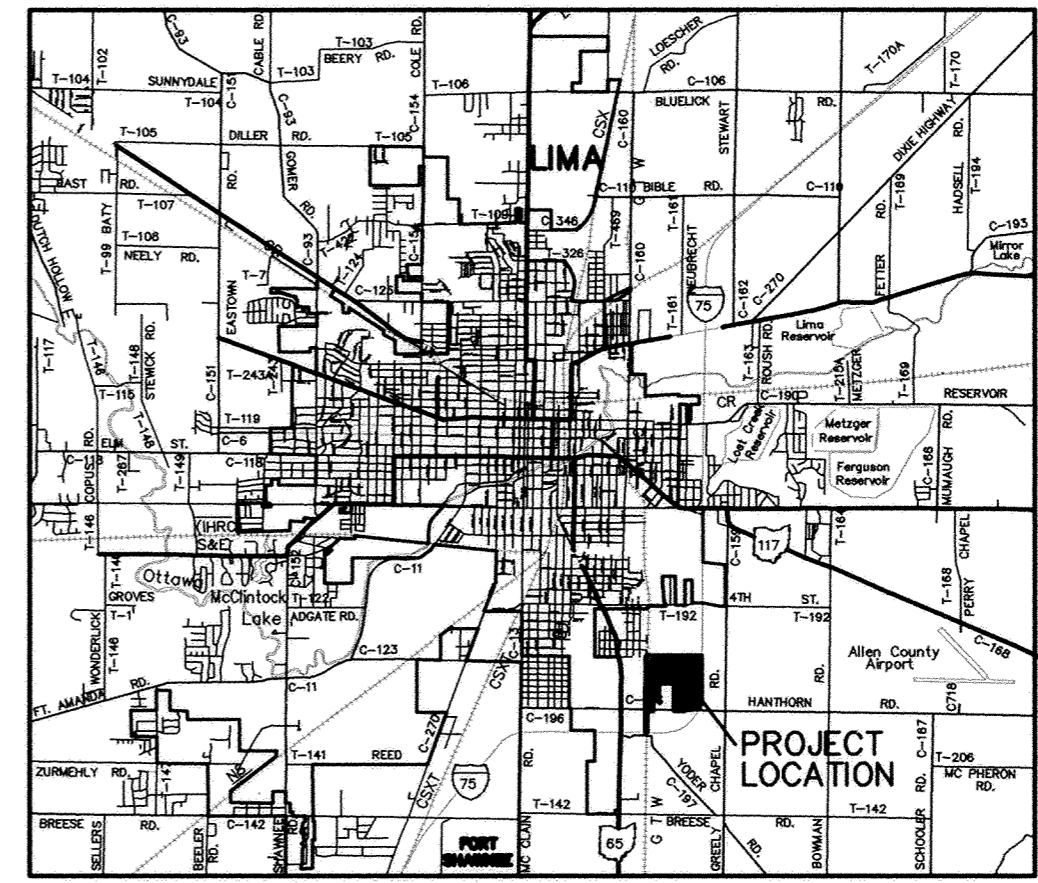
Property owners, deed references, parcel numbers, and area to be annexed:

Parcel "D"  
City of Lima, Ohio  
Vol. 927, page 68  
K33-47-0800-03-001-000  
52.5513 Acres +/-  
Parcel "B"  
Ronald R. Miller Trustee  
Vol. 882, Page 464  
K33047-0800-04-001-000  
41.6783 Acres +/-

Parcel "C"  
Ronald R. Miller Trustee  
Vol. 882, Page 4764  
K33-47-0800-04-002-00  
37.1410 Acres +/-

Parcel "B"  
Vol. 882, page 464  
K33-47-0800-04-001-000  
41.6783 Acres +/-

Parcel "A"  
Indiana & Ohio Railroad  
Vol. 851, Page 111  
S. of Hanthorn 47-1700-03-021.000 Pt.  
2.0582 Acres  
N. of Hanthorn 47-0800-02-003.000 Pt.  
5.1822 Acres



LOCATION MAP

ALLEN COUNTY AUDITOR'S CERTIFICATE  
I, THE ALLEN COUNTY AUDITOR, DO HEREBY APPROVE THIS PLAT AND ACCEPT SAID DESCRIBED PROPERTY FOR ANNEXATION TO THE CITY OF LIMA, OHIO.  
8-2-2005 AUDITOR OF ALLEN COUNTY, OHIO  
*Ben E. Kupperbrock*  
KH no fee

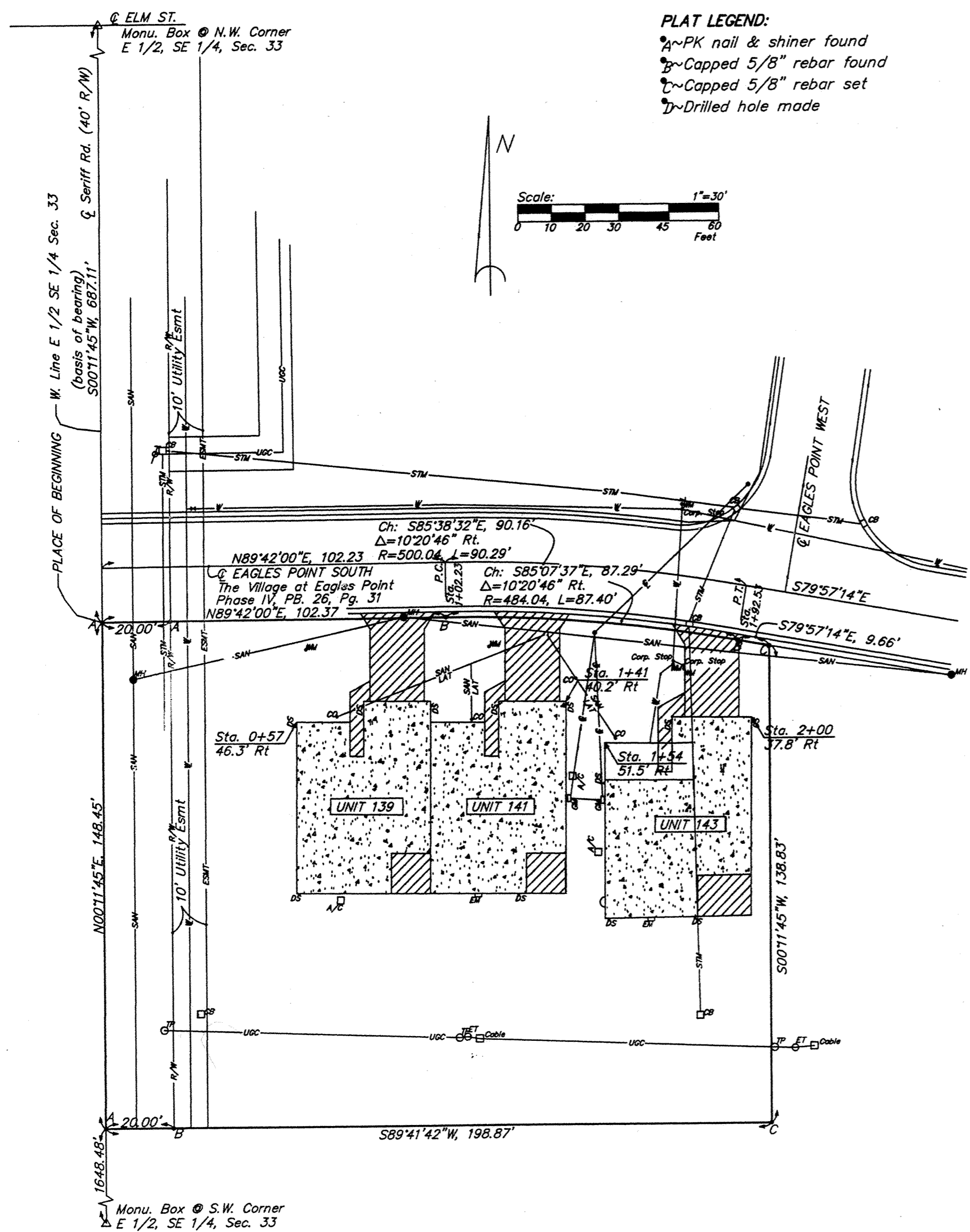
2005/3393  
ALLEN COUNTY RECORDER'S CERTIFICATE  
I, THE ALLEN COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 2nd DAY OF August, 2005, AT 10:31 O'CLOCK A.M. AND WAS RECORDED IN ALLEN COUNTY PLAT BOOK 27 ON PAGE 58. FEE: \$82.80  
2004 RECORDER OF ALLEN COUNTY, OHIO  
ANNEXATION DEED VOLUME 945, PAGE 159.

*Mona S. Losh m.B.*



**POGGEMEYER DESIGN GROUP, INC.**  
ARCHITECTS + ENGINEERS + PLANNERS  
935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

60



**PLAT LEGEND:**  
 A~PK nail & shiner found  
 B~Capped 5/8" rebar found  
 C~Capped 5/8" rebar set  
 D~Drilled hole made

**LEGEND**

- denotes Unit Area for Unit shown
  - denotes Limited Common Area (LCA) for Unit shown. A/C - Air Conditioning Outside Unit.
  - G- denotes Gas Lines
  - SAN- denotes Sanitary Sewer
  - UGC- denotes Underground Cables (electric, telephone, & Cablevision)
  - MH denotes Manhole
  - YD denotes Yard Drain
  - ET denotes Electric Transformer
  - ESMT- denotes easement
  - W- denotes Watermain
  - STM- denotes Storm Sewer
  - CB denotes Catch Basin
  - TP denotes Telephone Pedestal
  - EM denotes Electric Meter
  - GM denotes Gas Meter
- Unit Utility Service Laterals**
- SAN- denotes Sanitary
  - LAT denotes Cleanout
  - CO denotes Downspout
  - W- denotes Water
  - LAT denotes Water Meter
  - WM denotes Water Meter

**DESCRIPTION**

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm (PB 3, Pg. 137), situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of Section 33; thence S 00°11'45" W (basis of bearing—previous survey), 687.11 feet to a PK nail found and the **PLACE OF BEGINNING**; thence N 89°42'00" E (passing through a PK nail and shiner at 20.00 feet) on the south line of Eagles Point South, 102.37 feet to a capped 5/8 inch rebar found; thence continuing southeasterly with a tangent curve to the right having a radius of 484.04 feet, a central angle of 10°20'46", an arc length of 87.41 feet (chord being: S 85°07'37" E, 87.29 feet) to a capped 5/8 inch rebar found; thence S 79°57'14" E continuing on the south line of Eagles Point South, 9.66 feet to a capped 5/8 inch rebar set; thence S 00°11'45" W, 138.83 feet to a capped 5/8 inch rebar found at 178.87 feet), 198.87 feet to a PK nail and shiner found on the west line of said Lot Number 4 (also the centerline of Sheriff Road); thence N 00°11'45" E with the west line of said Lot Number 4, 148.45 feet to the **PLACE OF BEGINNING** containing 0.671 acres, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.068 acres. Deed Reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISSEY, Inc. Richard D. Morrissey, L.S. 6470 (Ohio).

This set of drawings attached hereto and entitled:

**THE VILLAGE AT EAGLES POINT  
A CONDOMINIUM COMMUNITY  
PHASE VI**

consists of SIX pages of drawings that shows:

- one page showing the Plot Plan, Legal Description of Parcel and the certifications,
- one page of the floor plan of UNITS 139 & 141,
- one page of the elevation views of UNITS 139 & 141,
- one page of the floor plan of UNIT 143,
- one page of the elevation views of UNIT 143,
- one page showing the Survey of Dedicator's Land and the Expansion Area Delineation,

showing insofar as graphically possible (1) the particulars of the buildings in this condominium, including but not limited to the layout, location designation and dimensions of the unit therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being respectively a licensed Registered Surveyor and a licensed Professional Engineer hereby certify that said drawings show the buildings as constructed, as graphically as possible.

KUCK and MORRISSEY, Inc.  
Consulting Engineers and Surveyors

Richard D. Morrissey, L.S.  
Registered Surveyor No. 6470

Richard D. Morrissey, L.S.  
Professional Engineer No. 34373

NOTE: Common area shall be all area within the Designated boundary area for Phase VI not designated As Unit Area or Limited Common Area.

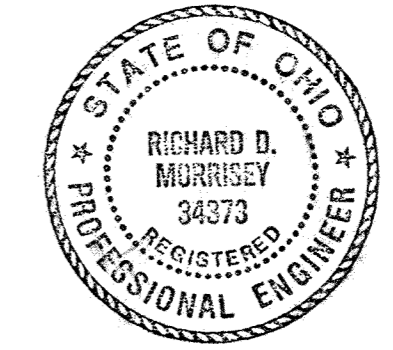
For alignment information for EAGLES POINT SOUTH See PB 26 Pg. 31

For Utility Easements Layout see Plat Book 22, Page 86, Allen County, Ohio Recorder's Office.

No. 200513602  
 Filed for recording this 4th day of AUGUST, 2005, at 10:33 o'clock A.M.  
 in the office of the Allen County Recorder and recorded in Plat Book 27 on Page 160.  
 Fee: 248.40  
 For DECLARATIONS see Deed Volume 945 Page 281.

Monica S. Laska, R.S.  
Recorder, Allen County, Ohio

REVIEWED BY:  
 MICHAEL L. HOWBERT, P.S.  
 ALLEN COUNTY ENGINEERS  
 DATE: 8/3/05



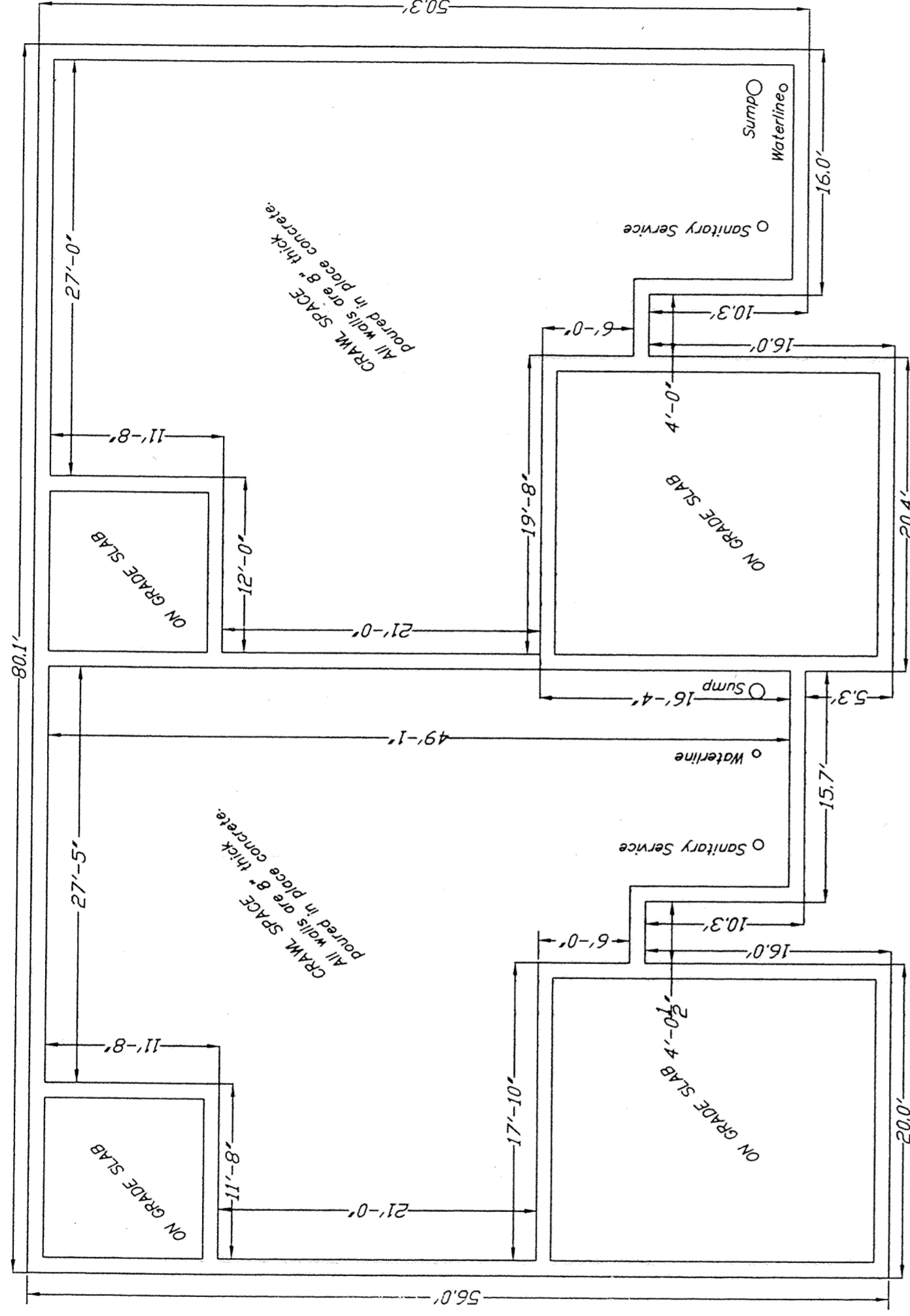
PLOT PLAN, LEGAL DESCRIPTION AND CERTIFICATION

THE VILLAGE AT EAGLES POINT  
 A CONDOMINIUM COMMUNITY - PHASE VI

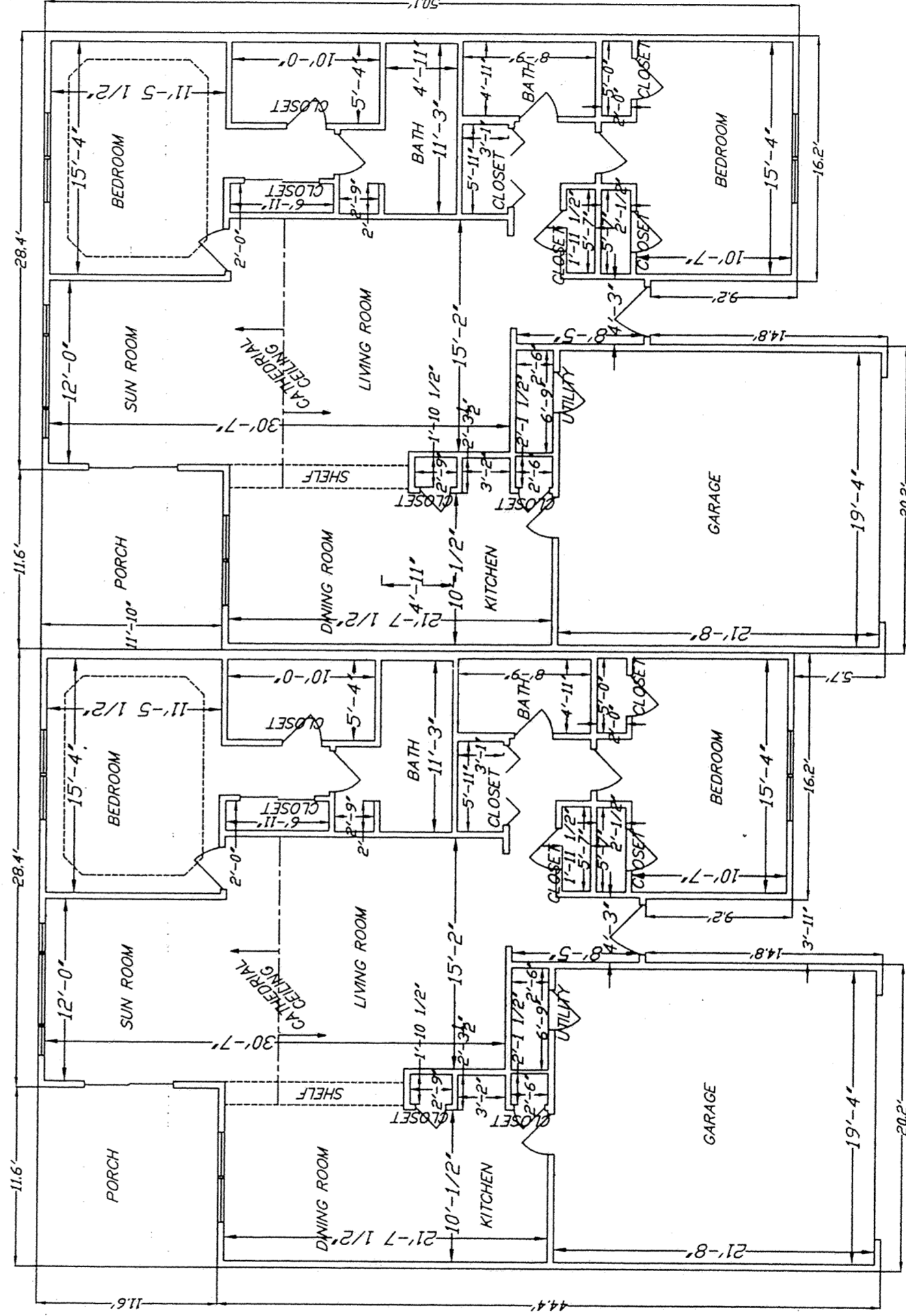
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

PREPARED BY:  
**KUCK and MORRISSEY, INC.**  
 CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO  
 2807 Chapel Hill Drive, Lima, Ohio  
 (419) 228-1735 Phone & Fax

SHEET 1 OF 6



CRAWL SPACE



FLOOR PLAN

UNIT AREAS (Sq. Ft.)	141
Unit No. 139	1,496
Unit Area	461
Garage	1,957
TOTAL	1,949

UNIT AREA shown are those provided by the developer and are based on overall outside to outside dimensions. All interior dimensions are face to face of studs. All interior walls are three and a half (3 1/2) inches thick unless shown otherwise.

61

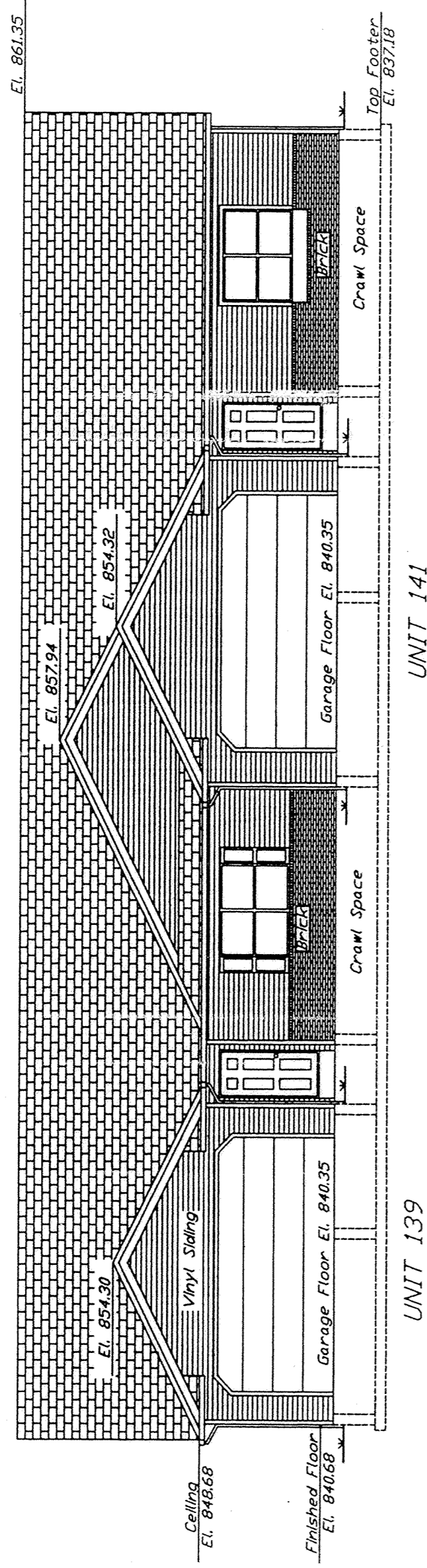
THE VILLAGE AT EAGLES POINT  
A CONDOMINIUM COMMUNITY - PHASE VI

Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

SHEET  
2  
OF  
6

FLOOR PLAN UNITS 139 & 141

PREPARED BY:  
**KUCK and MORRISSEY, INC.**  
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO  
2807 Chapel Hill Drive, Lima, Ohio  
(419) 228-1735 Phone & Fax

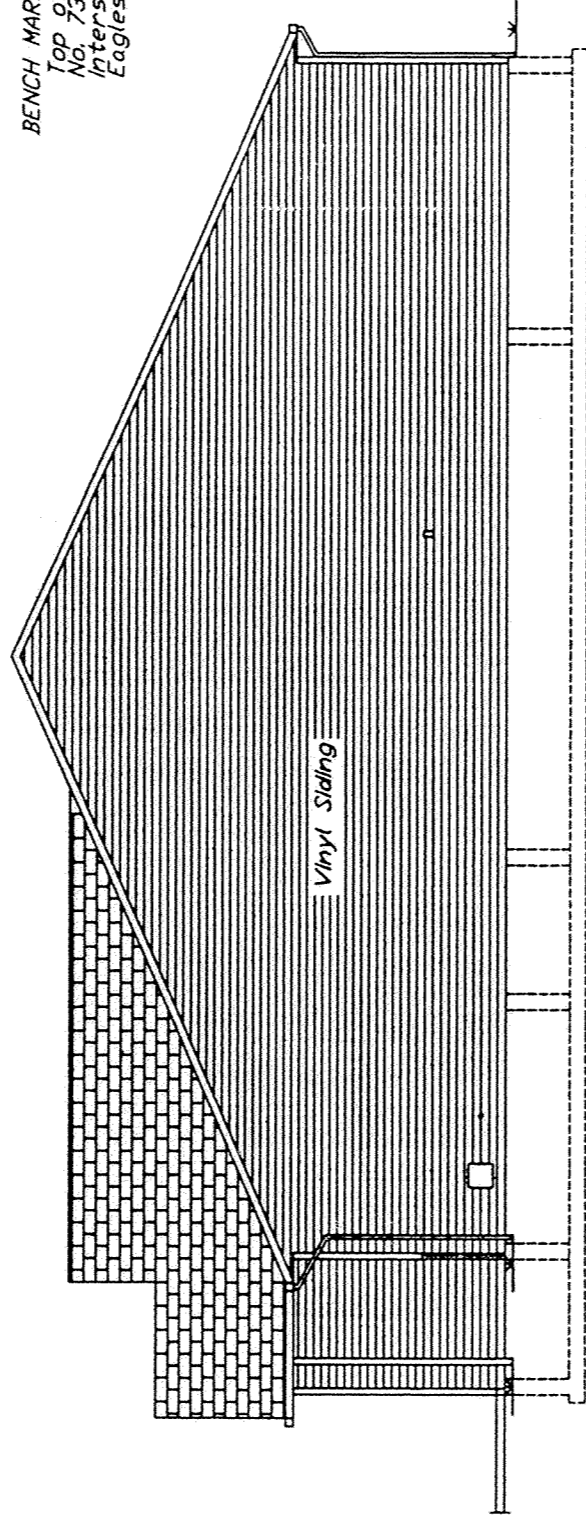


Note: Elevations shown in the North Elevation are typical for all Elevation views.

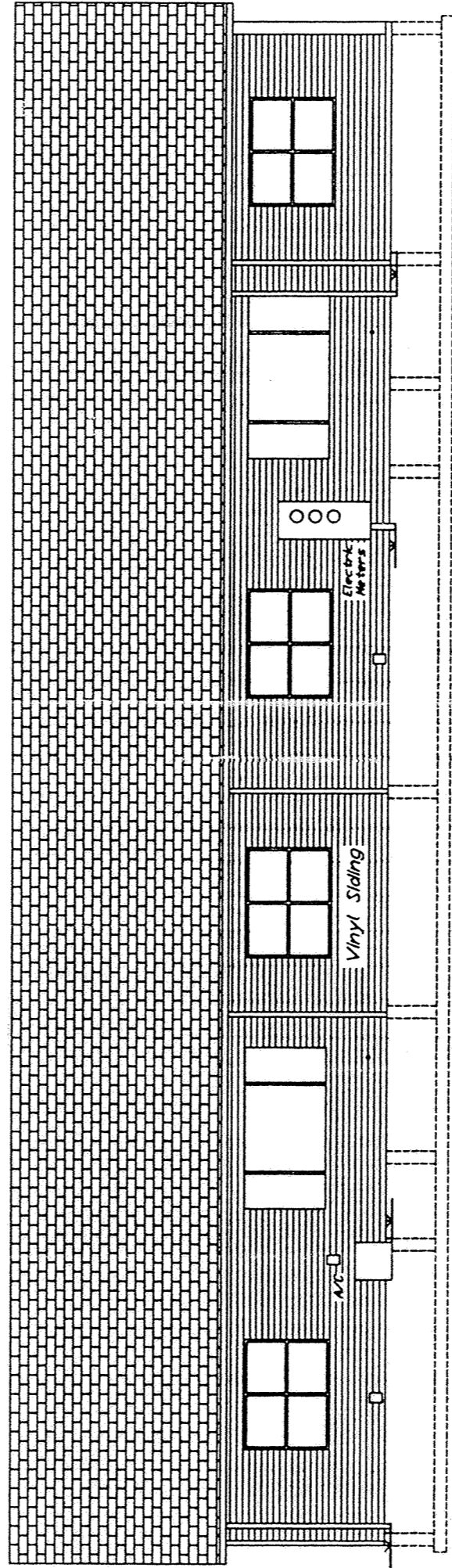
BENCH MARK  
Top of steamer Nozzle of Fire Hydrant  
located in the northeast quadrant of the  
intersection of Eagles Point South and  
Eagles Point.  
Elev. 839.50

UNIT 141  
NORTH ELEVATION

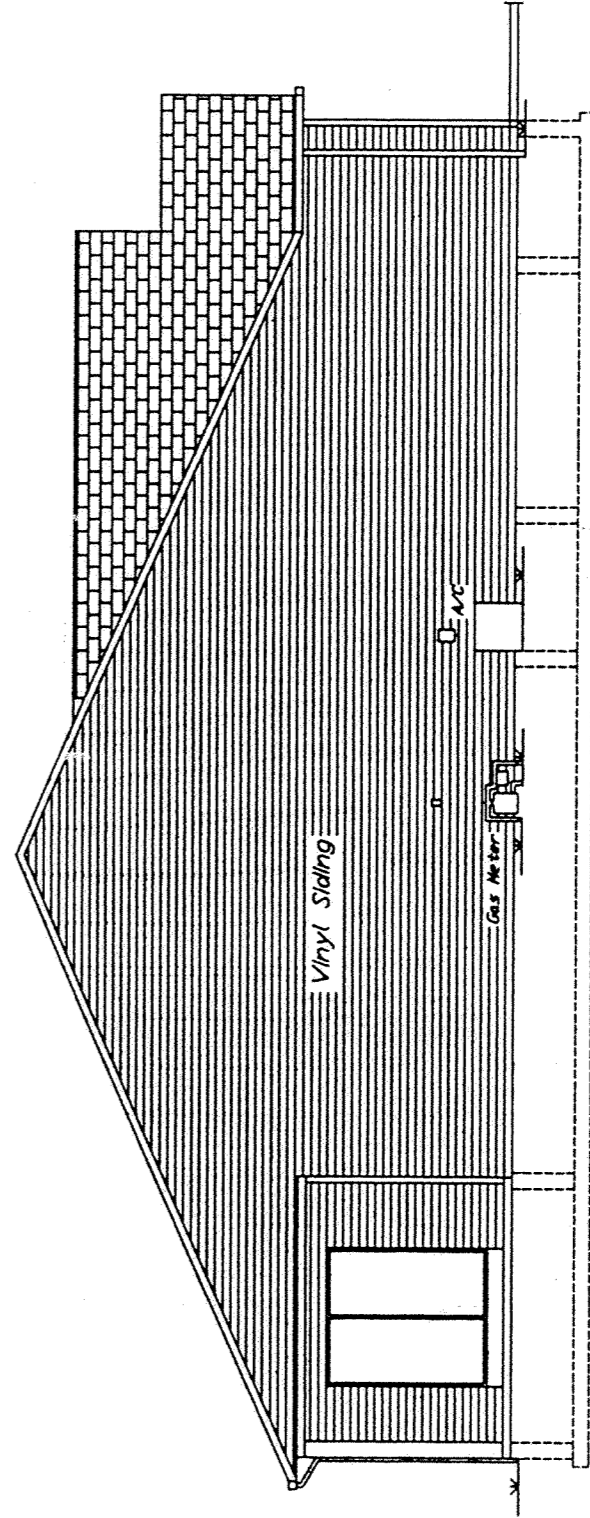
UNIT 139



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

62

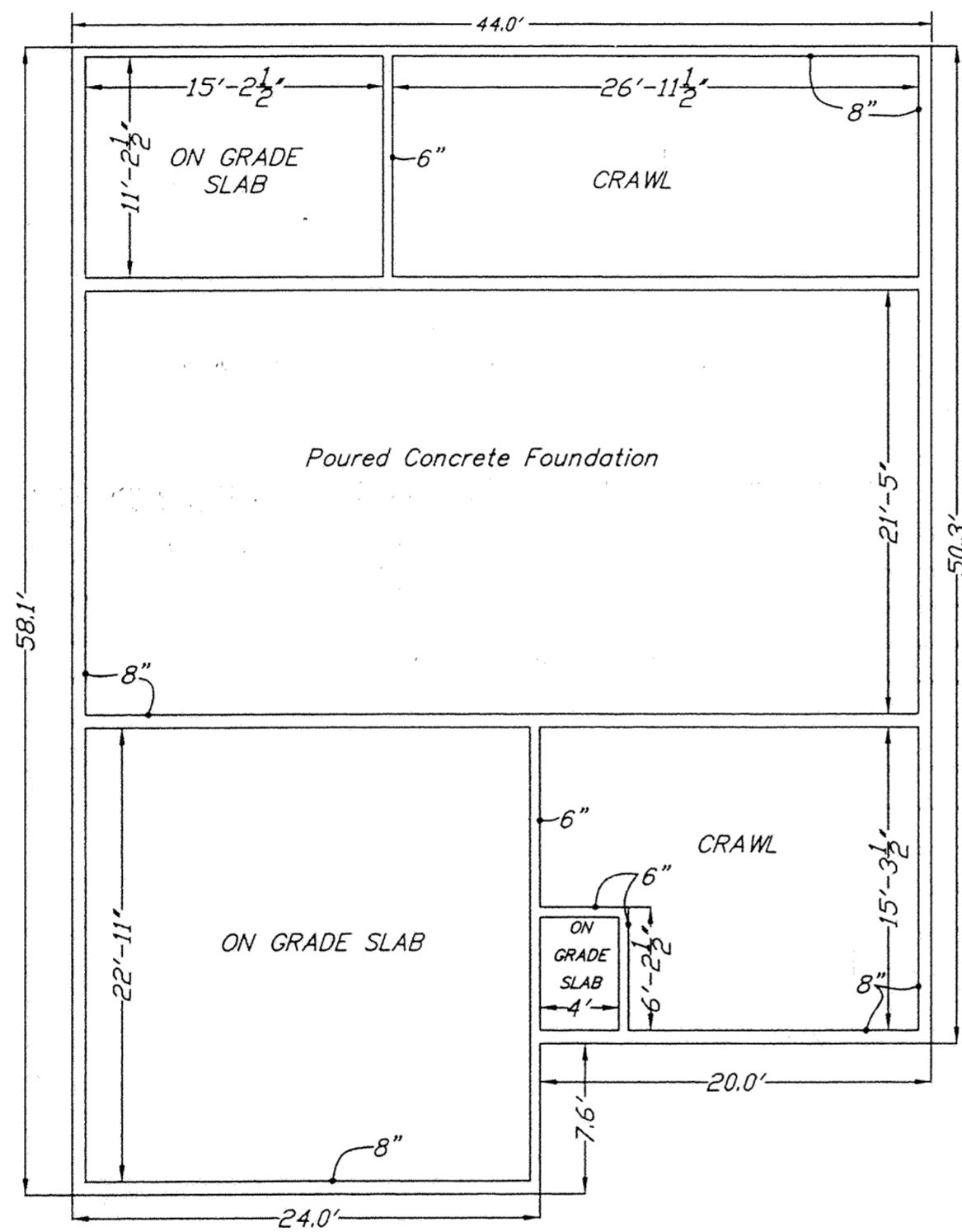
THE VILLAGE AT EAGLES POINT  
A CONDOMINIUM COMMUNITY - PHASE VI  
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4,  
Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

PREPARED BY:

**KUCK and MORRISEY, INC.**  
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO  
2807 Chapel Hill Drive, Lima, Ohio  
(419) 228-1735 Phone & Fax

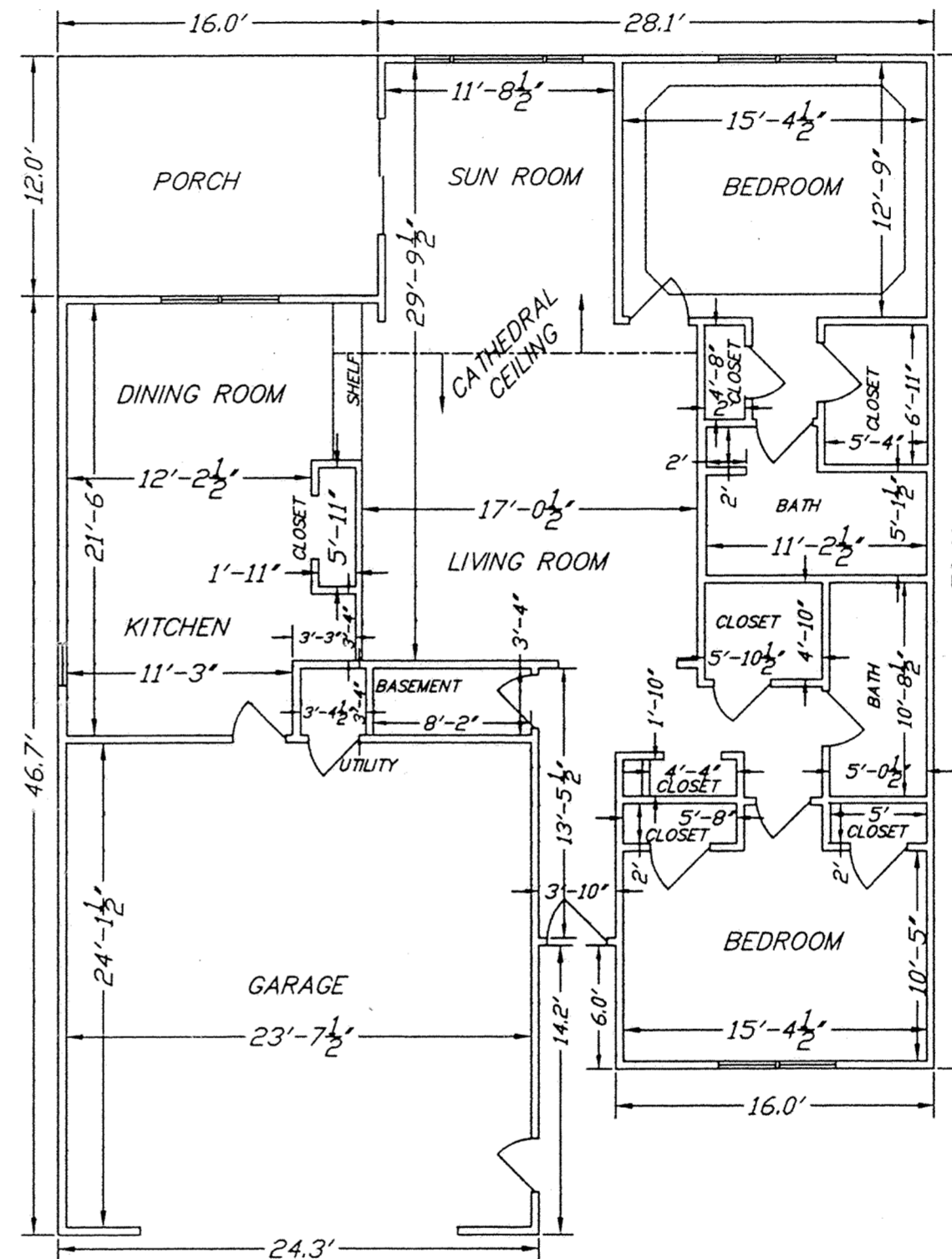
ELEVATIONS UNIT 139 & 141

SHEET  
3  
OF  
6



CRAWL SPACE

All foundation walls poured concrete with the thickness as indicated.



FLOOR PLAN

All interior dimensions are face to face of studs.  
All interior walls are three and a half (3 1/2) inches thick unless shown otherwise.

UNIT AREA shown are those provided by the developer and are based on overall outside to outside dimensions.

UNIT AREA = 1,586 Sq. Ft.  
GARAGE AREA = 584 Sq. Ft.  
TOTAL = 2,170 Sq. Ft.

PREPARED BY:

**KUCK and MORRISSEY, INC.**  
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO  
2807 Chapel Hill Drive, Lima, Ohio  
(419) 228-1735 Phone & Fax

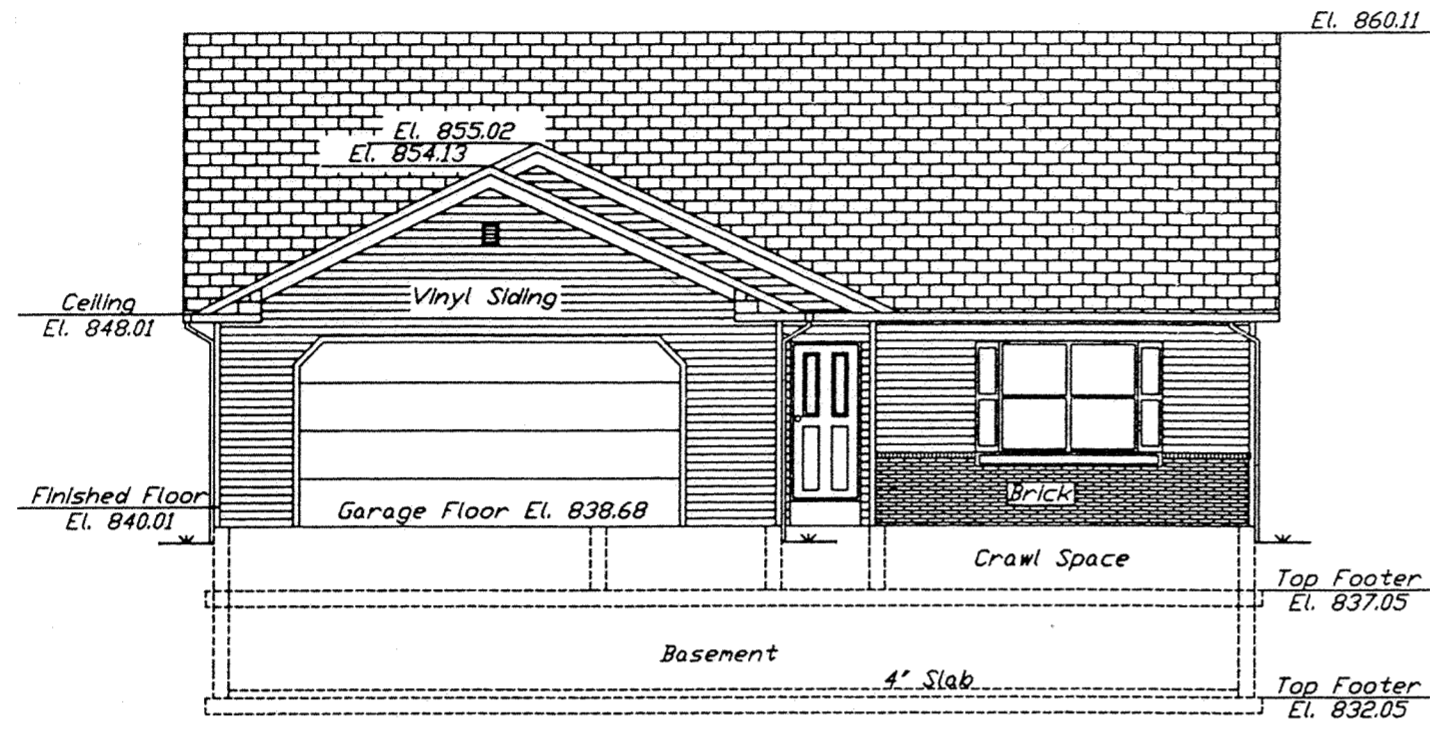
FLOOR PLAN UNIT 143

THE VILLAGE AT EAGLES POINT  
A CONDOMINIUM COMMUNITY - PHASE VI

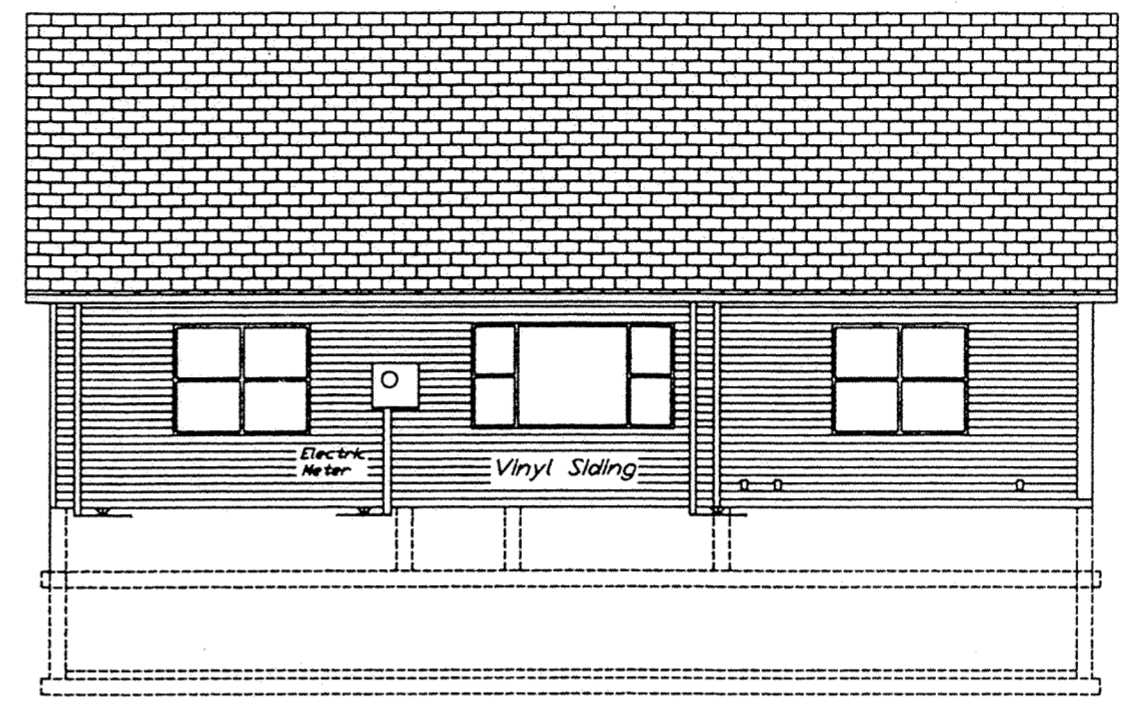
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4,  
Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

SHEET  
4  
OF  
6

64



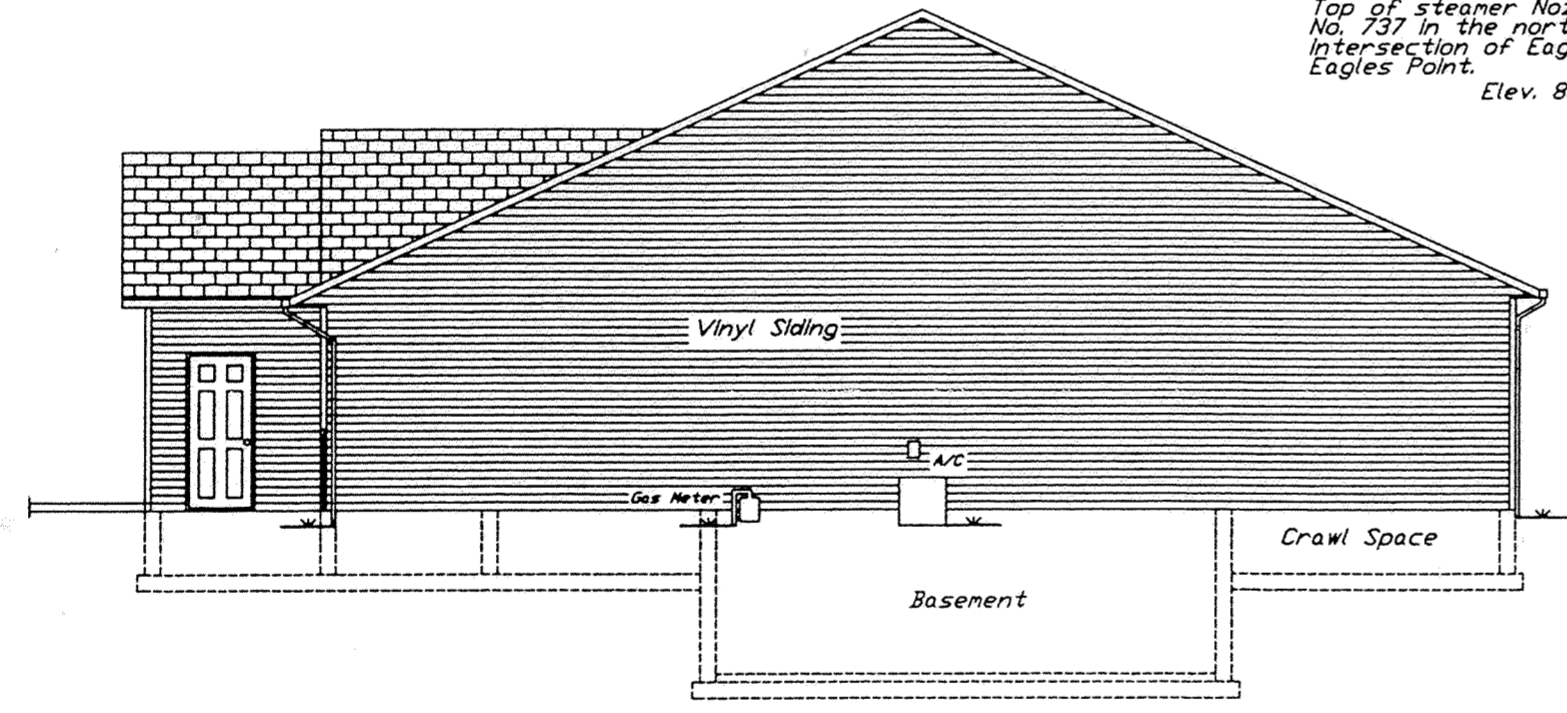
NORTH ELEVATION



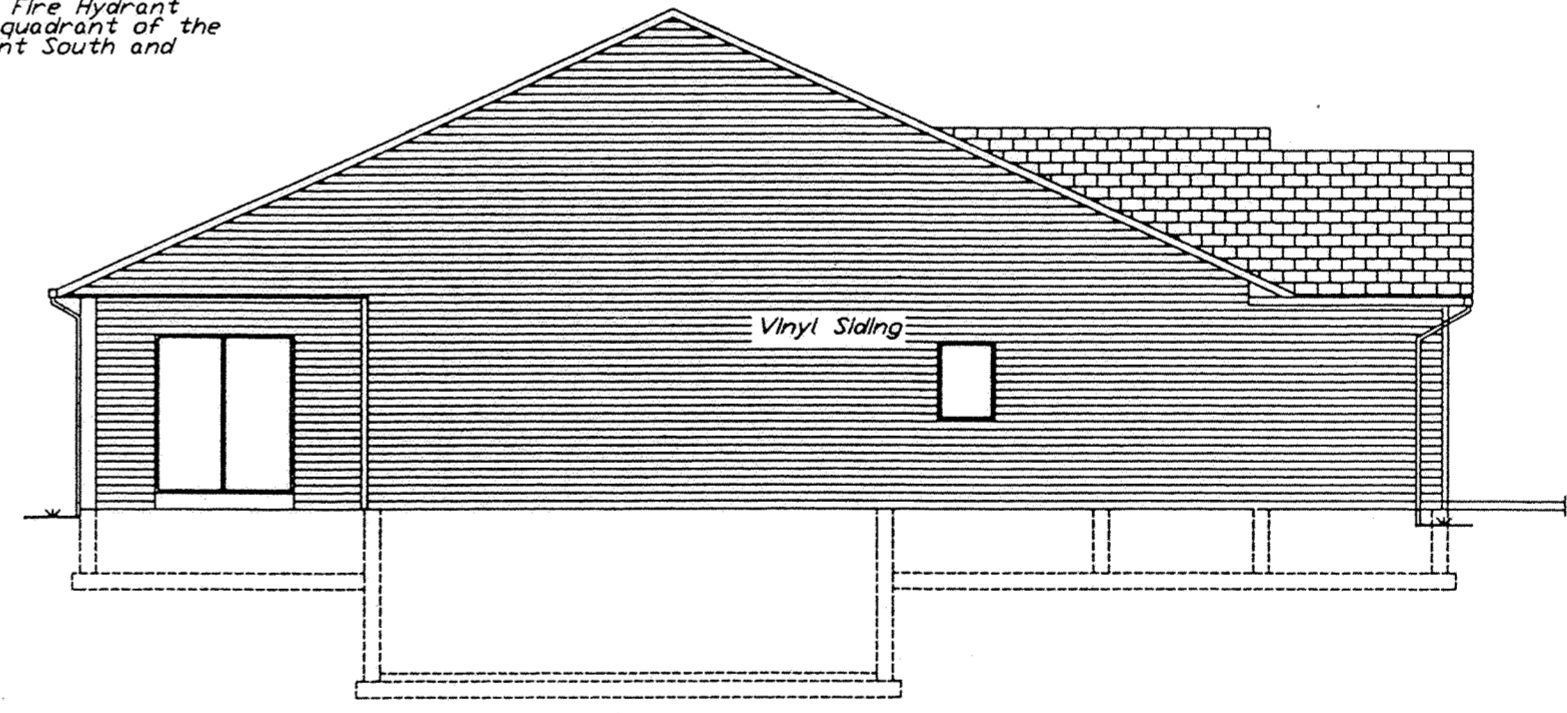
SOUTH ELEVATION

Note: Elevations shown in the North Elevation view are typical for all Elevation views.

BENCH MARK:  
Top of steamer Nozzle of Fire Hydrant No. 737 in the northeast quadrant of the intersection of Eagles Point South and Eagles Point. Elev. 839.50



WEST ELEVATION



EAST ELEVATION

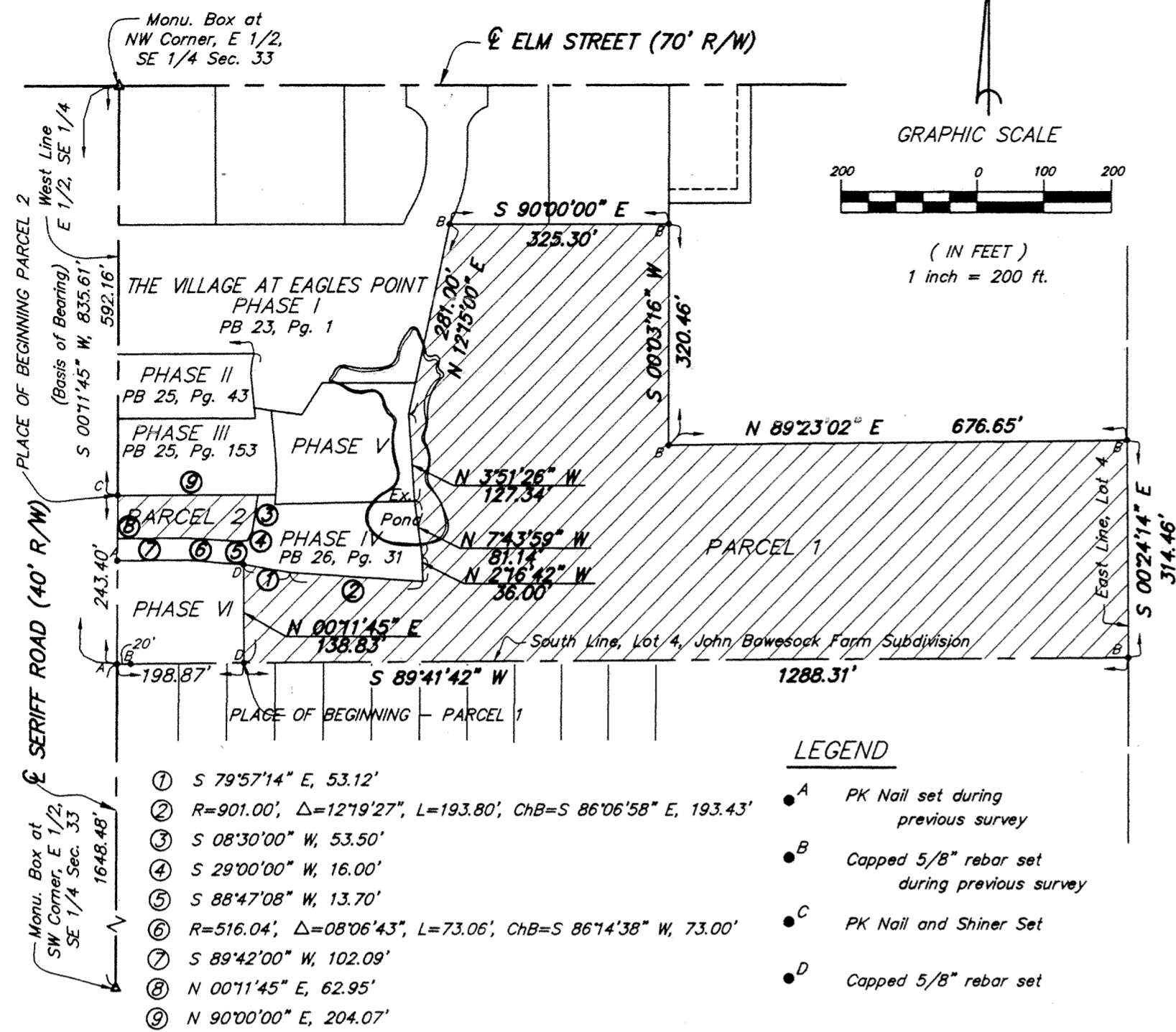
PREPARED BY:  
**KUCK and MORRISEY, INC.**  
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO  
2807 Chapel Hill Drive, Lima, Ohio  
(419) 228-1735 Phone & Fax

ELEVATIONS UNIT 143

THE VILLAGE AT EAGLES POINT  
A CONDOMINIUM COMMUNITY - PHASE VI  
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4,  
Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.



# EXPANSION AREA DELINEATION



## DESCRIPTION - PARCEL 1

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm (PB 3, Pg. 137), situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 00°11'45" W (basis of bearing - previous surveys) with the west line of said east half (also the centerline of Sheriff Road), 835.56 feet to a PK nail and shiner found; thence N 89°41'42" E with the south line of said Lot Number 4 (passing through a capped 5/8 inch rebar at 20.00 feet), 198.87 feet to a capped 5/8 inch rebar set; thence N 00°11'45" E, 138.83 feet to a capped 5/8 inch rebar set on the south line of Eagles Point South; thence S 79°57'14" E with said south line, 53.12 feet to a capped 5/8 inch rebar found; thence continuing southeasterly with said south line with a tangent curve to the left having a radius of 901.00 feet, a central angle of 12°19'27", an arc length of 193.80 feet (chord being: S 86°06'58" E, 193.43 feet) to a capped 5/8 inch rebar found; thence N 7°43'59" W, 81.14 feet to a point that falls in an existing pond; thence N 3°51'26" W, 127.34 feet to a point that falls in an existing pond; thence N 12°15'00" E, 281.00 feet to a capped rebar found; thence N 90°00'00" E, 325.30 feet to a capped rebar found; thence S 00°03'16" W 320.46 feet to a capped 5/8 inch rebar found; thence N 89°23'02" E, 676.65 feet to a capped 5/8 inch rebar found on the east line of said Lot No. 4; thence S 00°24'14" E with said east line, 314.46 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 4; thence S 89°41'42" W with the south line of said Lot No. 4, 1,288.31 feet to the PLACE OF BEGINNING containing 10.837 acres, more or less, and subject to all highway and other legal easements of record. Deed Reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

## DESCRIPTION - PARCEL 2

Being a part of Lot Number Four (4) in the subdivision of John Bowersock (PB 3, Pg. 137), situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 00°11'45" W (basis of bearing-previous survey) with the west line of said east half (also the centerline of Sheriff Road), 592.16 feet to a PK nail and shiner found and the PLACE OF BEGINNING; thence N 90°00'00" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 204.07 feet to a PK nail and shiner found at the west edge of a private road known as Eagle Point West; thence southerly the following three courses that define a line along said west edge: S 08°30'00" W, 53.50 feet to a capped 5/8 inch rebar found; S 29°00'00" W, 16.00 feet to a capped 5/8 inch rebar found; S 88°47'08" W, 13.70 feet to a capped 5/8 inch rebar found on the north side of a private road known as Eagle Point South; thence westerly the following two courses that define said north line: a non-tangent curve to the left having a radius of 516.04 feet, a central angle of 8°06'43", an arc length of 73.06 feet (chord being: N 86°14'38" W, 73.00 feet) to a capped 5/8 inch rebar found; thence S 89°42'00" W (passing through a PK nail and shiner found at 82.09 feet), 102.09 feet to a PK nail and shiner found on the west line of said Lot Number 4; thence N 00°11'45" E with said west line (also the centerline of Sheriff Road), 62.95 feet to the PLACE OF BEGINNING containing 0.290 acre more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.029 acre. Deed reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

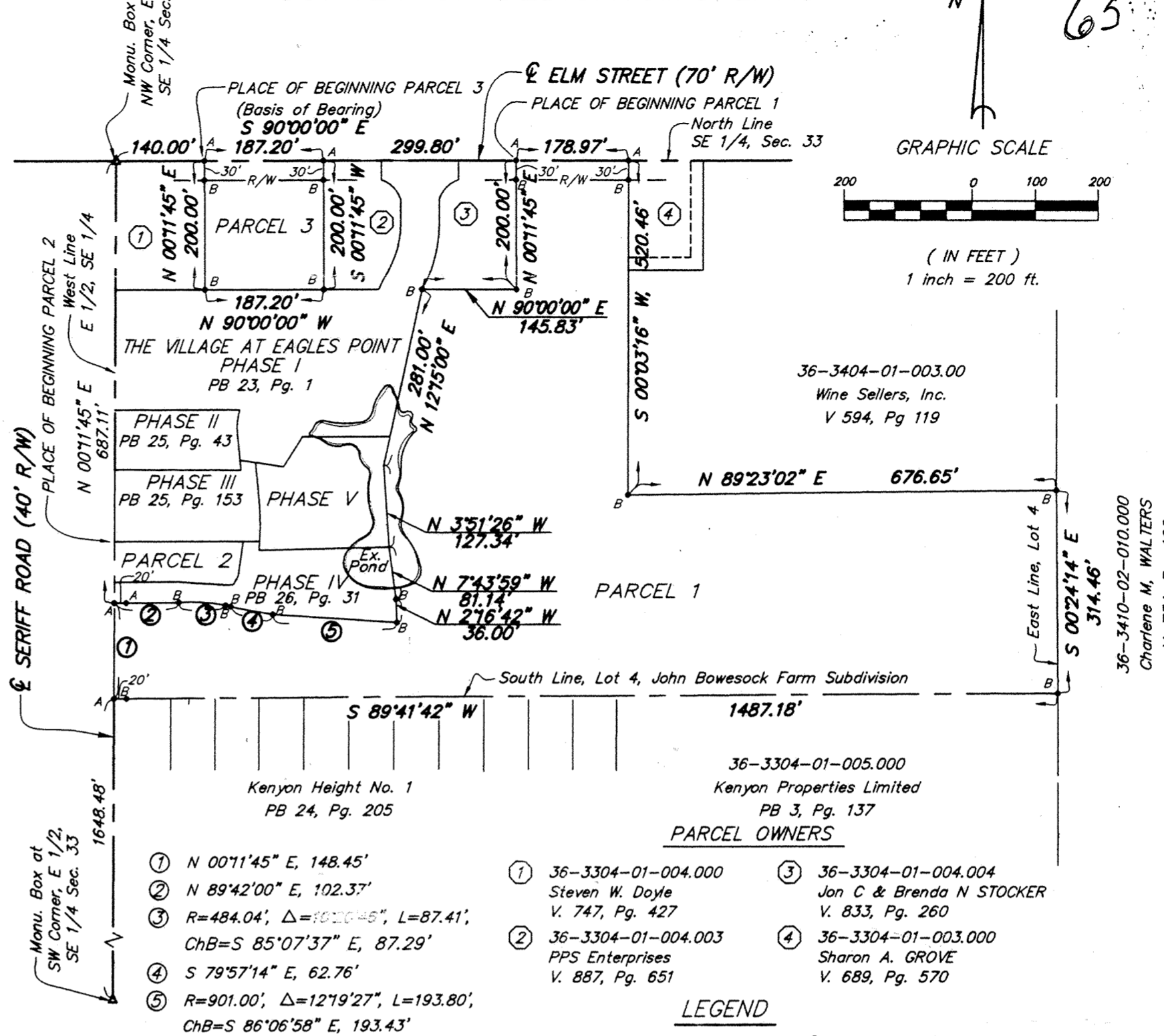
## SURVEYOR'S CERTIFICATION:

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in December, 1997. A 5/8 inch rebar capped with a plastic Peramark cap stamped: KUCK & MORRISEY, L.S. 6470 have been placed at all corners shown on said plat.

*Richard D. Morrisey*  
 KUCK and MORRISEY, Inc.  
 Richard D. Morrisey, L.S.  
 Registered Surveyor, Ohio No. 6470 (Ohio)



# SURVEY OF DEDICATOR'S LAND



## DESCRIPTION - PARCEL 1

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm (PB 3, Pg. 137), situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 90°00'00" E (bearing from previous survey - basis of bearing) with the north line of said east half (also the centerline of Elm Street), 627.00 feet to a PK nail found and the PLACE OF BEGINNING; thence continuing S 90°00'00" E with said north line and centerline, 178.97 feet to a PK nail found; thence S 00°03'16" W (passing through a capped 5/8 inch rebar found at 30.00 feet), 520.46 feet to a capped 5/8 inch rebar found; thence N 89°23'02" E, 676.65 feet to a capped 5/8 inch rebar found on the east line of said Lot No. 4; thence S 00°24'14" E with said east line, 314.46 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 4; thence S 89°41'42" W with the south line of said Lot No. 4 (passing through a 5/8 inch rebar found at 1467.18 feet), 1,487.18 feet to a PK nail and shiner found on the west line of said Lot Number 4; thence N 00°11'45" E, with the west line of said Lot Number 4 (also the centerline of Sheriff Road), 148.45 feet to a PK nail and shiner found; thence easterly the following four courses that define the south line of a private drive known as Eagles Point South: N 89°42'00" E (passing through a PK nail and shiner found at 20.00 feet), 102.37 feet to a capped 5/8 inch rebar found; thence southeasterly with a tangent curve to the right having a radius of 484.04 feet, a central angle of 10°20'46", an arc length of 87.41 feet (chord being: S 85°07'37" E, 87.29 feet) to a capped 5/8 inch rebar found; thence S 79°57'14" E, 62.76 feet to a capped 5/8 inch rebar found; thence with a tangent curve to the left having a radius of 901.00 feet, a central angle of 12°19'27", an arc length of 193.80 feet (chord being: S 86°06'58" E, 193.43 feet) to a capped 5/8 inch rebar found; thence N 2°16'42" W, 36.00 feet to a capped 5/8 inch rebar found; thence N 7°43'59" W, 81.14 feet to a point that falls in an existing pond; thence N 3°51'26" W, 127.34 feet to a point that falls in an existing pond; thence N 12°15'00" E, 281.00 feet to a capped rebar found; thence N 90°00'00" E, 145.83 feet to a capped rebar found; thence N 00°11'45" E (passing through a capped rebar found at 170.00 feet), 200.00 feet to the PLACE OF BEGINNING containing 12.331 acres, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.188 acre. Deed Reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

## DESCRIPTION - PARCEL 2

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm (PB 3, Pg. 137), situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 00°11'45" W (basis of bearing-previous survey) with the west line of said east half (also the centerline of Sheriff Road), 592.16 feet to a PK nail and shiner found and the PLACE OF BEGINNING; thence N 90°00'00" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 204.07 feet to a PK nail and shiner found at the west edge of a private road known as Eagle Point West; thence southerly the following three courses that define a line along said west edge: S 08°30'00" W, 53.50 feet to a capped 5/8 inch rebar found; S 29°00'00" W, 16.00 feet to a capped 5/8 inch rebar found; S 88°47'08" W, 13.70 feet to a capped 5/8 inch rebar found on the north side of a private road known as Eagle Point South; thence westerly the following two courses that define said north line: a non-tangent curve to the left having a radius of 516.04 feet, a central angle of 8°06'43", an arc length of 73.06 feet (chord being: N 86°14'38" W, 73.00 feet) to a capped 5/8 inch rebar found; thence S 89°42'00" W (passing through a PK nail and shiner found at 82.09 feet), 102.09 feet to a PK nail and shiner found on the west line of said Lot Number 4; thence N 00°11'45" E with said west line (also the centerline of Sheriff Road), 62.95 feet to the PLACE OF BEGINNING containing 0.290 acre more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.029 acre. Deed reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

## DESCRIPTION - PARCEL 3

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm (PB 3, Pg. 137), situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 90°00'00" E (bearing from previous survey - basis of bearing) with the north line of said east half (also the centerline of Elm Street), 140.00 feet to a PK nail found and the PLACE OF BEGINNING; thence continuing S 90°00'00" E with said north line and centerline, 187.20 feet to a PK nail found; thence S 00°11'45" W (passing through a capped 5/8 inch rebar found at 30.00 feet), 200.00 feet to a capped 5/8 inch rebar found; thence N 90°00'00" W, 187.20 feet to a capped 5/8 inch rebar found; thence N 00°11'45" E (passing through a capped 5/8 inch rebar found at 170.00 feet), 200.00 feet to the PLACE OF BEGINNING containing 0.860 acre, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.129 acre. Deed Reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

PREPARED BY:  
**KUCK and MORRISEY, INC.**  
 CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO  
 2807 Chapel Hill Drive, Lima, Ohio  
 (419) 228-1735 Phone & Fax

SURVEY OF DEDICATOR'S LAND &  
 EXPANSION AREA DELINEATION

THE VILLAGE AT EAGLES POINT  
 A CONDOMINIUM COMMUNITY - PHASE VI  
 Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4,  
 Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

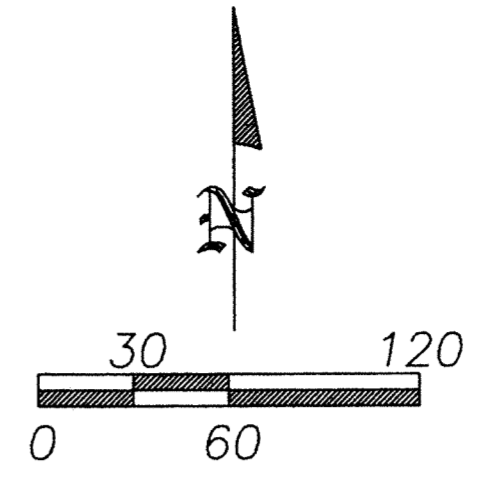
SHEET  
 6  
 OF  
 6

# FIRST AMENDMENT TO THE DRAWINGS OF THE VILLAGE AT RIVERWALK CONDOMINIUM

(AMENDMENT TO LIMITED COMMON AREAS AND BUILDING ADDRESSES)

N 1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio

Revised: 6-1-2005 (Previous Plat Book 26, Page 145)

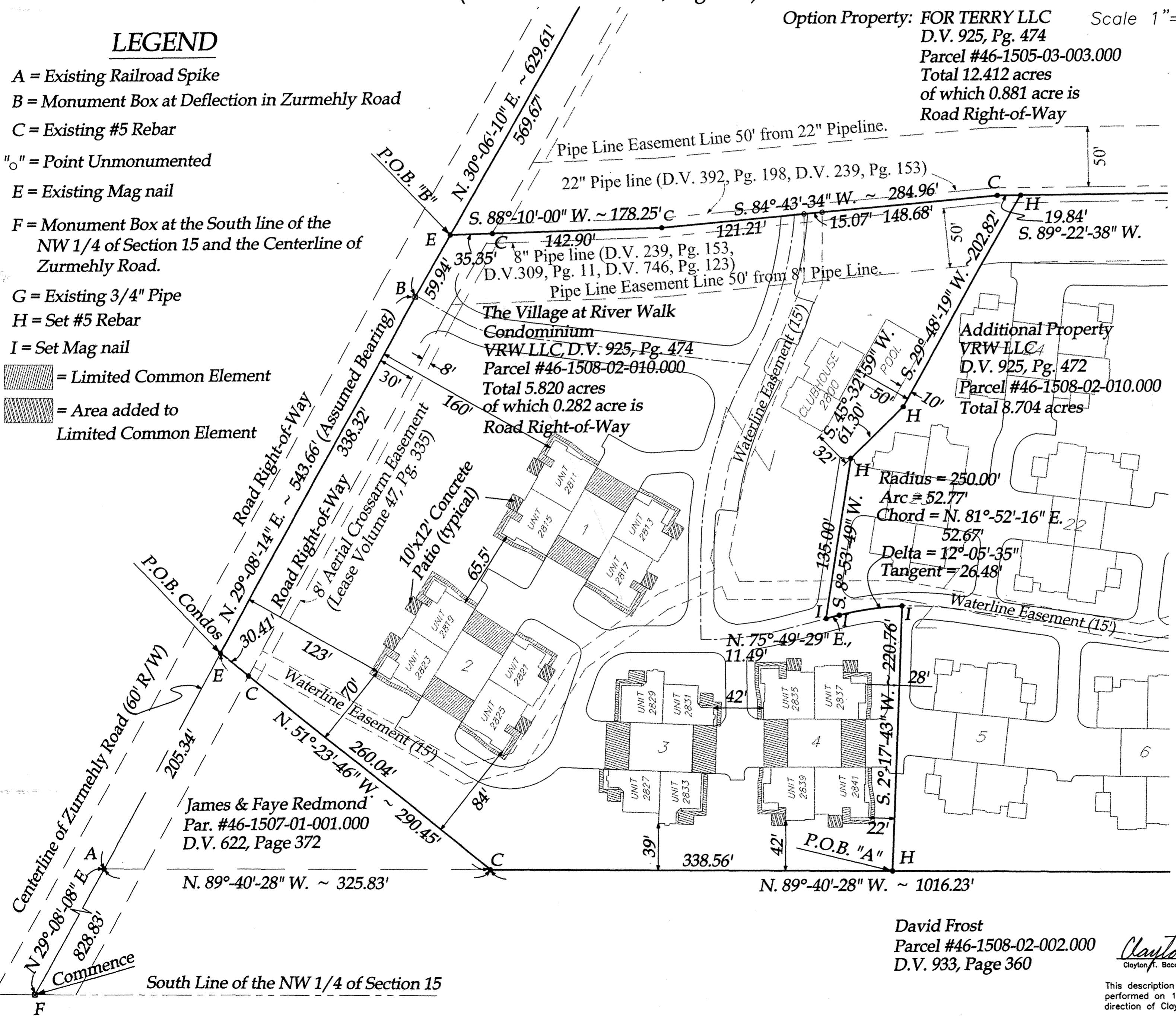


## LEGEND

- A = Existing Railroad Spike
- B = Monument Box at Deflection in Zurmehly Road
- C = Existing #5 Rebar
- "o" = Point Unmonumented
- E = Existing Mag nail
- F = Monument Box at the South line of the NW 1/4 of Section 15 and the Centerline of Zurmehly Road.
- G = Existing 3/4" Pipe
- H = Set #5 Rebar
- I = Set Mag nail
- = Limited Common Element
- = Area added to Limited Common Element

Option Property: FOR TERRY LLC  
 D.V. 925, Pg. 474  
 Parcel #46-1505-03-003.000  
 Total 12.412 acres  
 of which 0.881 acre is  
 Road Right-of-Way

Scale 1"=60'



ALLEN COUNTY AUDITOR

As the Allen County Auditor, I do hereby certify that this plat has been recorded on 4th day of August, 2005.

*Ben E. Diepenbrock*  
Allen County Auditor

200513610  
ALLEN COUNTY RECORDER

As the Allen County Recorder, I do hereby certify that this plat has been recorded on 4th day of August, 2005 in the Official Record BK 27, Page 66

Fee: \$41.42 See Deed Vol 94-3 Pg 304  
*Mona S. Spaul* m.B.  
Allen County Recorder



David Frost  
Parcel #46-1508-02-002.000  
D.V. 933, Page 360

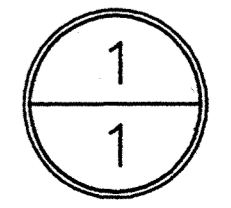
*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
7-13-05

This description and plat is based on an actual field survey performed on 12-8-04, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

Prepared By  
*Bacon & Associates, L.L.C.*  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

The Village At River Walk Condominium  
N 1/2 of Section 15, T4S, R6E  
Shawnee Township, Allen County, Ohio

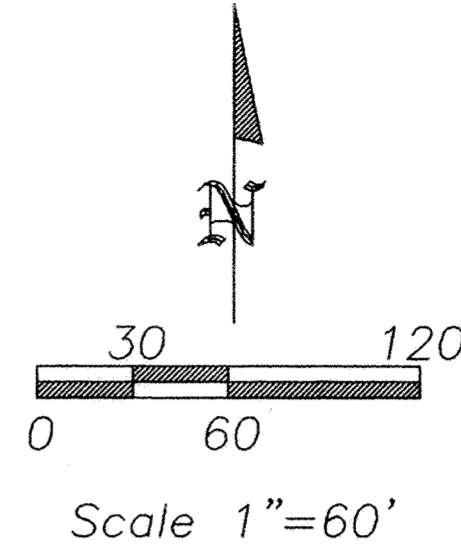
Drawn: P.J.M.
Date: 12-16-04
Revised: 6-1-05
7-7-05



# SECOND AMENDMENT TO THE VILLAGE AT RIVERWALK CONDOMINIUM (PHASE II)

(BUILDINGS NO. 5 & NO. 6)  
N 1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio

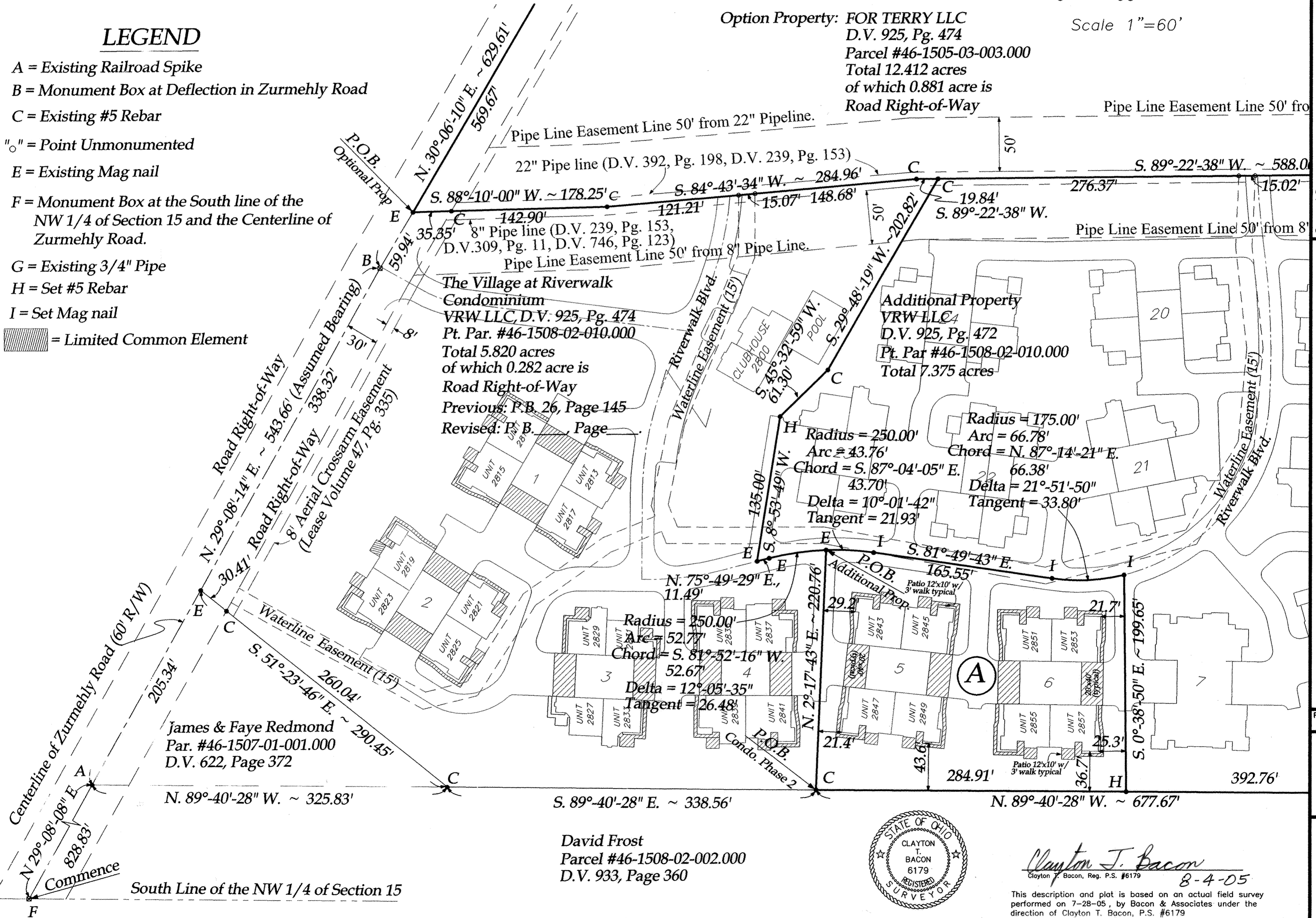
**(A)** Second Amendment to  
The Village at Riverwalk  
Condominium (Phase II)  
VRW LLC,  
Pt. Par #46-1508-02-010.000  
Total 1.329 acres



## LEGEND

- A = Existing Railroad Spike
- B = Monument Box at Deflection in Zurmehly Road
- C = Existing #5 Rebar
- "o" = Point Unmonumented
- E = Existing Mag nail
- F = Monument Box at the South line of the NW 1/4 of Section 15 and the Centerline of Zurmehly Road.
- G = Existing 3/4" Pipe
- H = Set #5 Rebar
- I = Set Mag nail
- = Limited Common Element

Option Property: FOR TERRY LLC  
D.V. 925, Pg. 474  
Parcel #46-1505-03-003.000  
Total 12.412 acres  
of which 0.881 acre is  
Road Right-of-Way

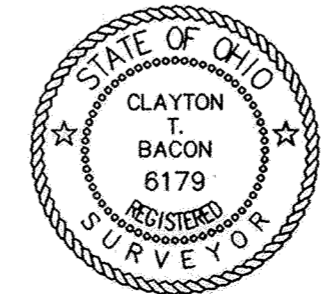


The Village at Riverwalk  
Condominium  
VRW LLC, D.V. 925, Pg. 474  
Pt. Par. #46-1508-02-010.000  
Total 5.820 acres  
of which 0.282 acre is  
Road Right-of-Way  
Previous: P.B. 26, Page 145  
Revised: P.B. 27, Page 145

Additional Property  
VRW LLC  
D.V. 925, Pg. 472  
Pt. Par #46-1508-02-010.000  
Total 7.375 acres

James & Faye Redmond  
Par. #46-1507-01-001.000  
D.V. 622, Page 372

David Frost  
Parcel #46-1508-02-002.000  
D.V. 933, Page 360



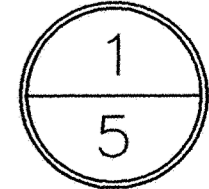
*Clayton J. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
8-4-05

This description and plot is based on an actual field survey performed on 7-28-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179.

Bacon & Associates, L.L.C.  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

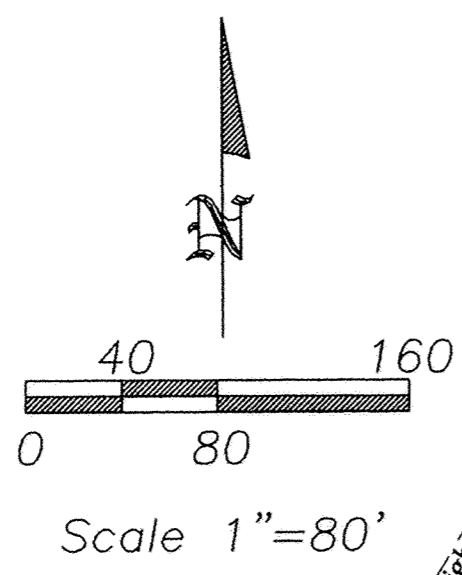
Prepared By  
2nd Amendment to The Village At Riverwalk Condominium (Phase II)  
N 1/2 of Section 15, T4S, R6E  
Shawnee Township, Allen County, Ohio

File:	142-04
Drawn: P.J.M.	
Date: 7-28-05	
Revised:	



# SECOND AMENDMENT TO THE VILLAGE AT RIVERWALK CONDOMINIUM (PHASE II) ADDITIONAL PROPERTY AND OPTION PROPERTY

N 1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio

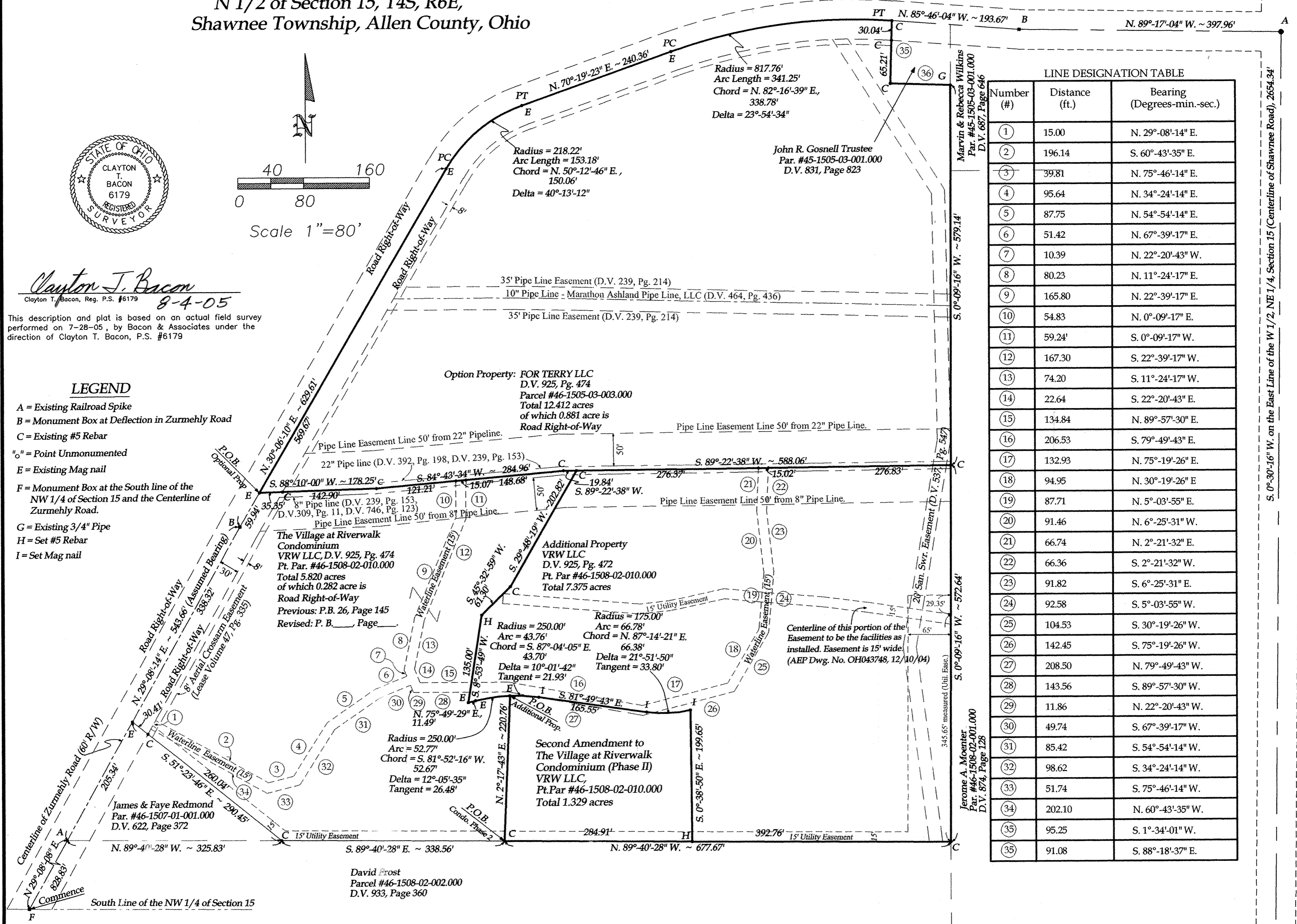


*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
8-4-05

This description and plat is based on an actual field survey performed on 7-28-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

### LEGEND

- A = Existing Railroad Spike
- B = Monument Box at Deflection in Zurmehly Road
- C = Existing #5 Rebar
- o = Point Unmonumented
- E = Existing Mag nail
- F = Monument Box at the South line of the NW 1/4 of Section 15 and the Centerline of Zurmehly Road.
- G = Existing 3/4" Pipe
- H = Set #5 Rebar
- I = Set Mag nail



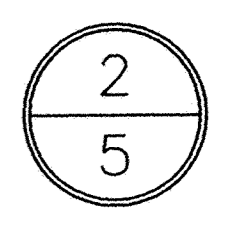
LINE DESIGNATION TABLE		
Number (#)	Distance (ft.)	Bearing (Degrees-min.-sec.)
1	15.00	N. 29°-08'-14" E.
2	196.14	S. 60°-43'-35" E.
3	39.81	N. 75°-46'-14" E.
4	95.64	N. 34°-24'-14" E.
5	87.75	N. 54°-54'-14" E.
6	51.42	N. 67°-39'-17" E.
7	10.39	N. 22°-20'-43" W.
8	80.23	N. 11°-24'-17" E.
9	165.80	N. 22°-39'-17" E.
10	54.83	N. 0°-09'-17" E.
11	59.24	S. 0°-09'-17" W.
12	167.30	S. 22°-39'-17" W.
13	74.20	S. 11°-24'-17" W.
14	22.64	S. 22°-20'-43" E.
15	134.84	N. 89°-57'-30" E.
16	206.53	S. 79°-49'-43" E.
17	132.93	N. 75°-19'-26" E.
18	94.95	N. 30°-19'-26" E.
19	87.71	N. 5°-03'-55" E.
20	91.46	N. 6°-25'-31" W.
21	66.74	N. 2°-21'-32" E.
22	66.36	S. 2°-21'-32" W.
23	91.82	S. 6°-25'-31" E.
24	92.58	S. 5°-03'-55" W.
25	104.53	S. 30°-19'-26" W.
26	142.45	S. 75°-19'-26" W.
27	208.50	N. 79°-49'-43" W.
28	143.56	S. 89°-57'-30" W.
29	11.86	N. 22°-20'-43" W.
30	49.74	S. 67°-39'-17" W.
31	85.42	S. 54°-54'-14" W.
32	98.62	S. 34°-24'-14" W.
33	51.74	S. 75°-46'-14" W.
34	202.10	N. 60°-43'-35" W.
35	95.25	S. 1°-34'-01" W.
35	91.08	S. 88°-18'-37" E.

S. 0°-30'-16" W. on the East Line of the W 1/2, NE 1/4, Section 15 (Centerline of Shawnee Road), 2654.34'

*Bacon & Associates, L.L.C.*  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

2nd Amendment to The Village at Riverwalk Condominium (Phase II)  
N 1/2 of Section 15, T4S, R6E  
Shawnee Township, Allen County, Ohio

Drawn: P.J.M.  
Date: 7-28-05



**Description  
Condominium, Phase II**

Being part of parcel #46-1508-02-010.000 located in the N 1/2 of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a monument box at the intersection of the South line of the NW 1/4 of Section 15 and the centerline Zurnehly Road; thence N 29°-08'-08" E on the centerline of Zurnehly Road, 828.83' to an existing railroad spike; thence N 29°-08'-14" E (assumed bearing) on said centerline, 205.34' to an existing Mag nail; thence S 51°-23'-46" E, 290.45' to an existing #5 rebar; thence S 89°-40'-28" E, 338.56' to an existing #5 rebar at the POINT OF BEGINNING; thence the following course;

- 1) N 2°-17'-43" E, 220.76' to an existing Mag nail on the centerline of a private road at the PC;
- 2) Southeasterly on said centerline non-tangentially on a curve to the right, 43.76' to a Mag nail set at the PT, said curve having a radius of 250.00', a chord of S 87°-04'-05" E ~ 43.70' and a delta angle of 10°-01'-42";
- 3) S 81°-49'-43" E on said centerline, 165.55' to a Mag nail set at the PC of a Curve to the left;
- 4) Northeasterly on said curve, 66.78' to a Mag nail set at the PT, said curve having a radius of 175.00', a chord of N 87°-14'-21" E ~ 66.38' and a delta angle of 21°-51'-50";
- 5) S 0°-38'-50" E, 199.65' to a set #5 rebar;
- 6) N 89°-40'-28" W, 284.91' to the POINT OF BEGINNING.

The above-described parcel of land contains 1.329 acres, more or less, subject to all legal highways and easements of record at the time of this survey.

This plat and description are based on a field survey on July 12, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

**Description  
Additional Property**

Being part of parcel #46-1508-02-010.000 located in the N 1/2 of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a monument box at the intersection of the South line of the NW 1/4 of Section 15 and the centerline Zurnehly Road; thence N 29°-08'-08" E on the centerline of Zurnehly Road, 828.83' to an existing railroad spike; thence N 29°-08'-14" E (assumed bearing) on said centerline, 205.34' to an existing Mag nail; thence S 51°-23'-46" E, 290.45' to an existing #5 rebar; thence S 89°-40'-28" E, 338.56' to an existing #5 rebar; N 2°-17'-43" E, 220.76' to an existing Mag nail (centerline of a private road) at the PC of a curve to the left, and being the POINT OF BEGINNING; thence the following course;

- 1) Northwesterly on said curve non-tangentially an arc length of 52.77', with a radius of 250.00', a delta angle of 12°-05'-35", and a chord of S 81°-52'-16" W ~ 52.67' to a Mag nail set at the PT;
- 2) S 75°-49'-29" W on said centerline, 11.49' to a set Mag nail;
- 3) N 8°-53'-49" E, 135.00' to a set #5 rebar;
- 4) N 45°-32'-59" E, 61.30' to a set #5 rebar;
- 5) N 29°-48'-19" E, 202.82' to a set #5 rebar;
- 6) N 89°-22'-38" E, 568.22' to an existing #5 rebar;
- 7) S 0°-09'-16" W, 572.64' to an existing #5 rebar;
- 8) N 89°-40'-28" W, 392.76' to a set #5 rebar;
- 9) N 0°-38'-50" W, 199.65' to a Mag nail set at the PC of a curve to the right;
- 10) Southwesterly on said curve non-tangentially an arc length of 66.78', with a radius of 175.00', a delta angle of 21°-51'-50", and a chord of S 87°-14'-21" W ~ 66.38' to a Mag nail set at the PT;
- 11) N 81°-49'-43" W, 165.55' to a Mag nail set at the PC of a curve to the left;
- 12) Northwesterly on said curve an arc length of 43.76', with a radius of 250.00', a delta angle of 10°-01'-42", and a chord of N 87°-04'-05" W ~ 43.70' to the PT and POINT OF BEGINNING.

The above-described parcel of land contains 7.375 acres, more or less, subject to all legal highways and easements of record at the time of this survey.

This plat and description are based on a field survey on July 12, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

**Description  
Option Property**

Being parcel #46-1505-03-003.000 located in the N 1/2 of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a monument box at the intersection of the South line of the NW 1/4 of Section 15 and the centerline Zurnehly Road; thence N 29°-08'-08" E on the centerline of Zurnehly Road, 828.83' to an existing railroad spike; thence N 29°-08'-14" E (assumed bearing) on said centerline, 543.66' to an existing monument box; thence N 30°-06'-10" E on the centerline of Zurnehly Road, 59.94' to an existing Mag nail at the POINT OF BEGINNING; thence the following course;

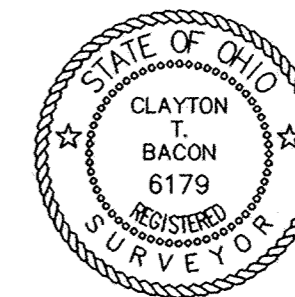
- 1) Continue N 30°-06'-10" E on said centerline, 569.67' to an existing Mag nail at the PC of a curve to the right;
- 2) On said curve a arc length of 153.18', with a radius of 218.22, a delta angle of 40°-13'-11", and a chord of N 50°-12'-46" E ~ 150.06' to an existing Mag nail at the PT;
- 3) N 70°-19'-23" E on said centerline, 240.36' to an existing Mag nail at the PC of a curve to the right;
- 4) On said curve a arc length of 341.25' with a radius of 817.76', a delta angle of 23°-54'-34", and a chord of N 82°-16'-39" E ~ 338.78' to an existing #5 rebar at the PT; S 1°-34'-01" W, 95.25' to an existing #5 rebar, passing an existing #5 rebar at 30.04'; S 88°-18'-37" E, 91.08' to an existing 3/4" pipe;
- 5) S 0°-09'-16" W, 579.14' to an existing #5 rebar;
- 6) S 89°-22'-38" W, 588.06' to an existing #5 rebar, passing a #5 rebar set at 568.22';
- 7) S 84°-43'-34" W, 284.96' to an existing #5 rebar;
- 8) S 88°-10'-00" W, 178.25' to the POINT OF BEGINNING.

The above-described parcel of land contains 12.412 acres, more or less, subject to all legal highways and easements of record at the time of this survey.

This plat and description are based on a field survey on July 12, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

SURVEYOR'S AFFIDAVIT

This description and plat is based on an actual field survey performed on July 28, 2005 by Bacon & Associates under the direct supervision of Clayton T. Bacon, P.S. #6179.



Clayton T. Bacon 8-4-05  
Clayton T. Bacon, P.S. #6179 Date

200513612  
ALLEN COUNTY RECORDER

As the Allen County Recorder, I do hereby certify that this plat has been recorded on 4th day of August, 2005 in the Official Record BK 27, Page 67.

Fee: \$207.00 See Deed Vol 945 PG 307  
Mona S. Losh m.B.  
Allen County Recorder

ALLEN COUNTY AUDITOR

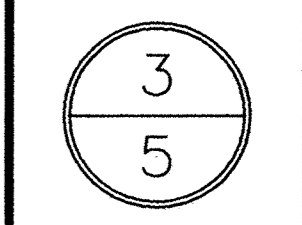
As the Allen County Auditor, I do hereby certify that this plat has been recorded on the 4th day of August, 2005.

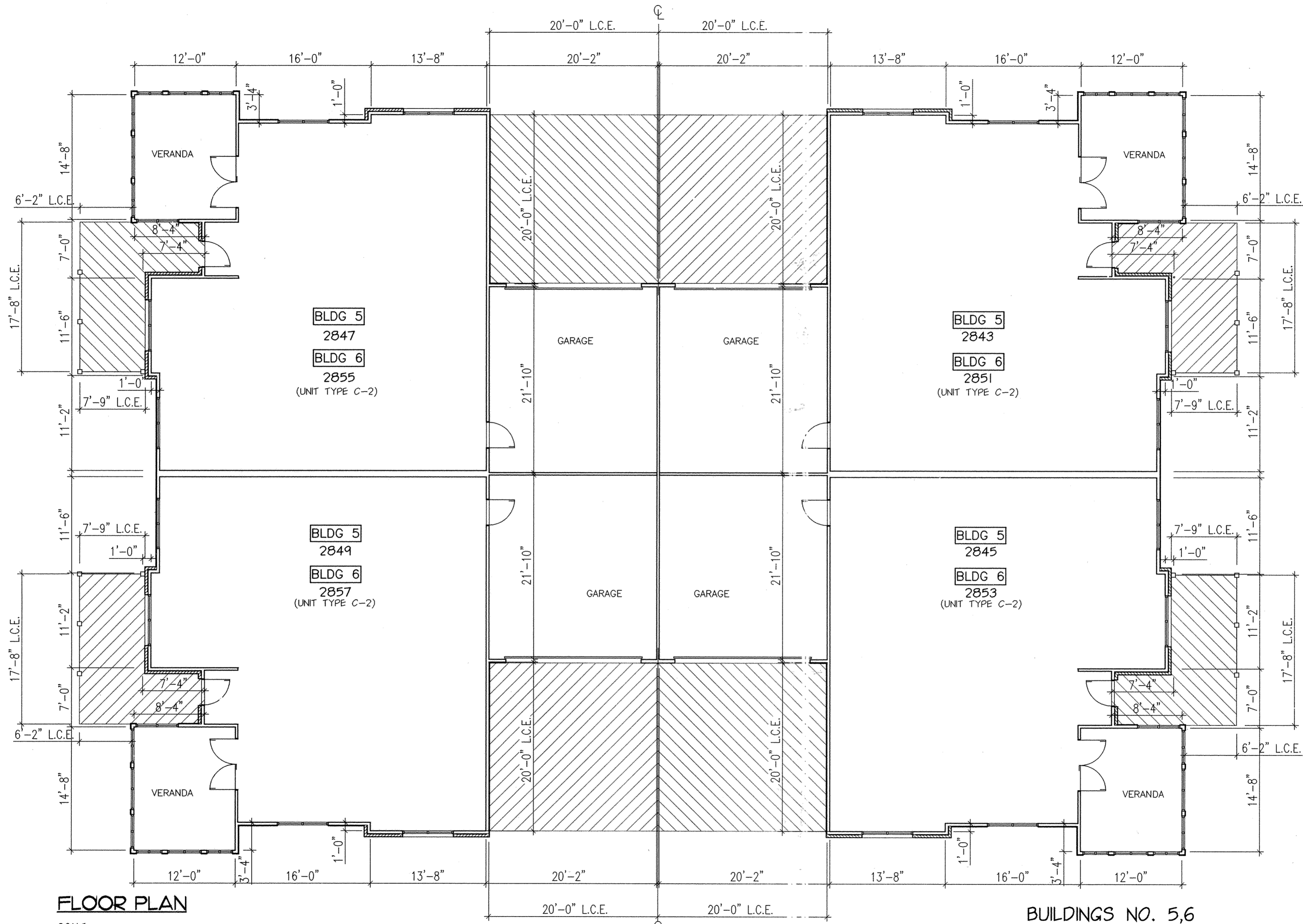
Ben E. Weisenbrock  
Allen County Auditor KT fee 4.00

Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

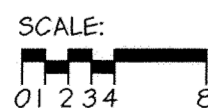
**2nd Amendment to The Village At Riverwalk Condominium (Phase II)**  
N 1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio

File: 142-04  
Drawn: P.J.M.  
Date: 7-28-05





FLOOR PLAN



NOTE:  
 [Hatched Box] AREAS DESIGNATED THUS: INDICATES LIMITED COMMON ELEMENT PERTAINING TO ADJACENT UNIT

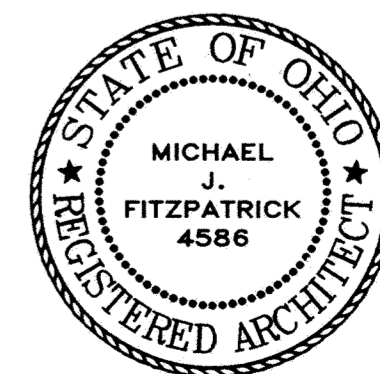
L.C.E. = LIMITED COMMON ELEMENT

BUILDINGS NO. 5,6

ARCHITECT'S CERTIFICATION

"I CERTIFY THAT THIS DRAWING, CONSISTING OF 2 SHEETS, ACCURATELY SHOWS EACH BUILDING OF THE VILLAGE OF RIVERWALK CONDOMINIUM, AS CONSTRUCTED, WITH RESPECT TO THE PROPERTY SHOWN ON THIS DRAWING FOR THE SOLE PURPOSE OF COMPLYING WITH D.R.C. 5311.07"

BY: *[Signature]* 2/3/05  
 OHIO REGISTERED ARCHITECT NO. 4586  
 MICHAEL J. FITZPATRICK



SECOND AMENDMENT  
 THE VILLAGE OF  
 RIVER WALK  
 CONDOMINIUMS

Drawing	Date
<input type="checkbox"/> Preliminary	
<input type="checkbox"/> Bid	
<input type="checkbox"/> Permit	
<input type="checkbox"/> Construction	

Revisions
1
2
3
4
5

Seal

**ARCHITECTURAL ALLIANCE**  
 186 North Fifth Street • Columbus, Ohio 43215 • (614) 469-7600 • fax: 469-0600

Project Number  
A5011

Sheet Title

Sheet Number  
4 OF 5

SECOND AMENDMENT  
THE VILLAGE OF  
RIVER WALK  
CONDOMINIUMS

Drawing	Date
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<input type="checkbox"/> Bid	
<input type="checkbox"/> Permit	
<input type="checkbox"/> Construction	

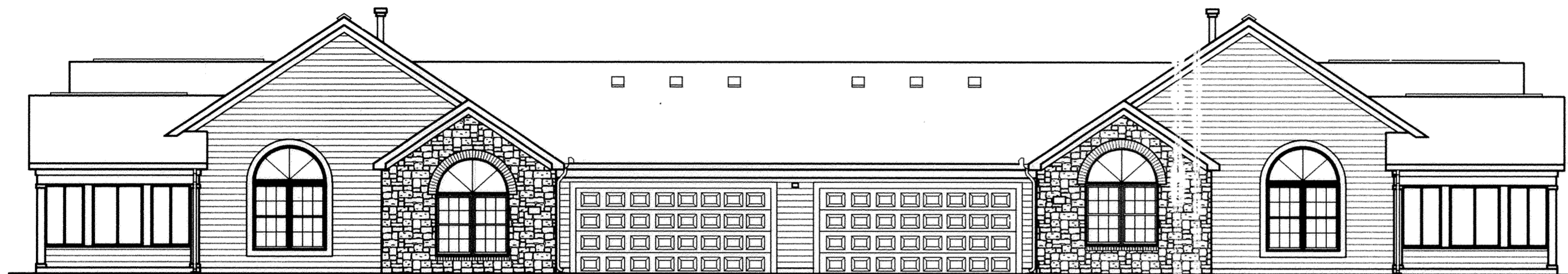
  

Revisions
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▲

Seal

**ARCHITECTURAL ALLIANCE**  
105 North Fifth Street • Columbus, Ohio 43215 • (614) 498-7600 • Fax: 498-0600

Project Number	A5011
Sheet Title	
Sheet Number	5 OF 5



SIDE ELEVATION

2849	BLDG 5	2845
2843		2847
2857	BLDG 6	2853
2851		2855

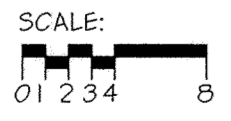
- CEILING (HIGH POINT) BLDG 5  
851.80' - BLDG 5  
853.80' - BLDG 6
- CEILING (LOW POINT) BLDG 5  
847.80' - BLDG 5  
849.80' - BLDG 6
- FINISH FLOOR BLDG 5  
839.80' - BLDG 5  
841.80' - BLDG 6



END ELEVATION

2847	BLDG 5	2849
2845		2843
2855	BLDG 6	2857
2853		2851

- CEILING (HIGH POINT) BLDG 5  
851.80' - BLDG 5  
853.80' - BLDG 6
- CEILING (LOW POINT) BLDG 5  
847.80' - BLDG 5  
849.80' - BLDG 6
- FINISH FLOOR BLDG 5  
839.80' - BLDG 5  
841.80' - BLDG 6



FINISH FLOOR ELEVATIONS ARE BASED ON NAVD 88

BUILDINGS NO. 5,6

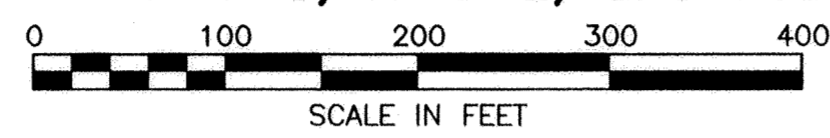
Monument Box over found stone at NW Corner, East Half, NE Quarter, Section 10

Monument Box over found stone at NE Corner, East Half, NE Quarter, Section 10

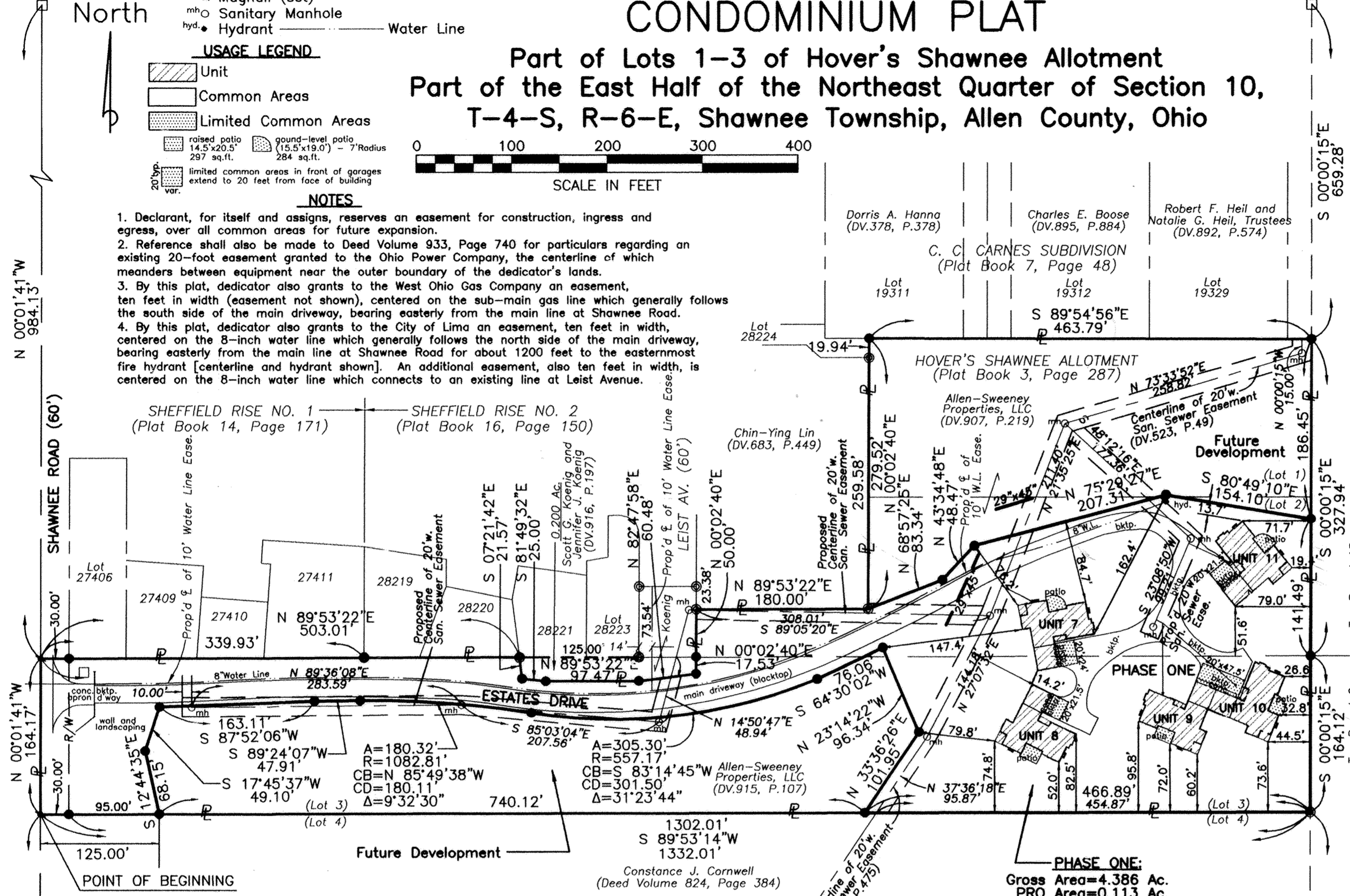
# THE ESTATES AT SHAWNEE CONDOMINIUM PLAT

## Part of Lots 1-3 of Hover's Shawnee Allotment Part of the East Half of the Northeast Quarter of Section 10, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio

- LEGEND**
- 3/4" dia. x 30" long Iron Pipe (set) [w/orange plastic "K&K/LIMA" plug]
  - Iron Pipe (found)
  - ▲ Magnail (set)
  - Sanitary Manhole
  - hyd. Hydrant
  - Water Line
- USAGE LEGEND**
- Unit
  - Common Areas
  - Limited Common Areas
  - raised patio 14.5'x20.5' 297 sq.ft.
  - ground-level patio 15.5'x19.0' - 7' Radius 284 sq.ft.
  - limited common areas in front of garages extend to 20 feet from face of building



- NOTES**
1. Declarant, for itself and assigns, reserves an easement for construction, ingress and egress, over all common areas for future expansion.
  2. Reference shall also be made to Deed Volume 933, Page 740 for particulars regarding an existing 20-foot easement granted to the Ohio Power Company, the centerline of which meanders between equipment near the outer boundary of the dedicant's lands.
  3. By this plat, dedicant also grants to the West Ohio Gas Company an easement, ten feet in width (easement not shown), centered on the sub-main gas line which generally follows the south side of the main driveway, bearing easterly from the main line at Shawnee Road.
  4. By this plat, dedicant also grants to the City of Lima an easement, ten feet in width, centered on the 8-inch water line which generally follows the north side of the main driveway, bearing easterly from the main line at Shawnee Road for about 1200 feet to the easternmost fire hydrant [centerline and hydrant shown]. An additional easement, also ten feet in width, is centered on the 8-inch water line which connects to an existing line at Leist Avenue.



**LEGAL DESCRIPTION**  
 The Estates at Shawnee (Condominium Plat/Dedicant's Lands)

Being part of Lots 1, 2, and 3 in Hover's Shawnee Allotment (Allen County Plat Book 3, Page 287) in the east half of the northeast quarter of Section 10, Township-4-South, Range-6-East, Shawnee Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a monument box over a found stone at the southwest corner of the east half of said northeast quarter;

thence northerly with the west line of said east half of northeast quarter (centerline of Shawnee Road) at N 00°01'41"W, 1503.69 feet to a magnail (set) at the southwest corner of said Lot 3, which point is the POINT OF BEGINNING;

(main part of description is at far right)  
 (other signature blocks appear on dedicant's plat sheet)

The parcel herein described contains a gross area of 4.386 acres, of which 0.113 acres is occupied by the right-of-way of Shawnee Road, leaving a net area of 4.273 acres; subject to any other easements of record at the time of the recording of this instrument.

Of this 4.386 acres:  
 2.806 acres are part of Tax Parcel #46-1001-01-008.000; and  
 1.580 acres are part of Tax Parcel #46-1001-01-018.000

This description is based on surveying work performed by Kohli & Kalther Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through March 18, 2005. Bearings are based on the record bearing for the south line of the referenced Sheffield Rise subdivisions.

The undersigned hereby certify that these drawings accurately show the location, dimensions, and configuration of The Estates at Shawnee Condominiums, as constructed.

COUNTY AUDITOR  
 I hereby certify that the land described by this plat was transferred on 8/12/05.

*Alan E. Dupont* SMS  
 Allen County Auditor  
 200514127

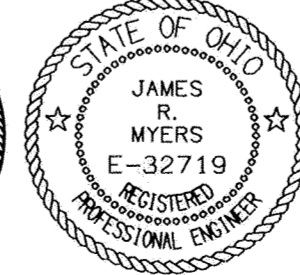
COUNTY RECORDER  
 I hereby certify that this plat was filed for recording on 8/12/05 and that it was recorded on 8/12/05 in Vol. 27, Page 72, plat records of Allen County, Ohio. Fee \$519.60

*Mona S. Jasek* - dH  
 Allen County Recorder  
 See Deed Vol 945 Pg 656

MAY 27 2005

Michael G. Buettner  
 Registered Surveyor No. 6881

James R. Myers  
 Licensed Professional Engineer No. 32719



Iron Pipe (found) at SE Corner, East Half, NE Quarter, Section 10

thence continuing northerly with the previous course at N 00°01'41"W, 164.17 feet to a magnail (set) at the northwest corner of said Lot 3, being also the southwest corner of Sheffield Rise No. 1 (Plat Book 14, Page 171);

thence easterly with the north line of said Lot 3 (south line of Sheffield Rise No. 1, and the south line of Sheffield Rise No. 2 (Plat Book 16, Page 150)) at N 89°53'22"E, 503.01 feet to an iron pipe (found) at the southwest corner of Lot 28221 in said Sheffield Rise No. 2 [at 30.00 feet, this course passes through an iron pipe (found) in the east right-of-way line of Shawnee Road; at 339.93 feet, this course passes through an iron pipe (found) at the southeast corner of Lot 27411 of said Sheffield Rise No. 1;

thence southerly with the west line of a 0.200-acre parcel granted to Scott G. Koenig and Jennifer J. Koenig (Deed Volume 916, Page 197) at S 07°21'42"E, 21.57 feet to an iron pipe (set 2004) at the southwest corner of said 0.200-acre parcel;

thence easterly with the south line of said 0.200-acre parcel at S 81°49'32"E, 25.00 feet to an iron pipe (set 2004) at an angle point in said south line;

thence easterly with the south line of said 0.200-acre parcel at N 82°47'58"E, 60.48 feet to an iron pipe (set 2004) at the southeast corner of said parcel;

thence northerly with the east line of said 0.200-acre parcel at N 00°02'40"E, 17.53 feet to an iron pipe (set 2004) in the north line of said Lot 3 of Hover's Shawnee Allotment;

thence northerly into said Lot 2 and with the east line of said 0.200-acre parcel (which line is an extension of the east line of Leist Avenue) at N 00°02'40"E, 50.00 feet to a 3/4-inch diameter iron pipe (found) at the southwest corner of lands in the name of Chin-Ying Lin (Deed Volume 683, Page 449);

thence easterly with the south line of said lands at N 89°53'22"E, 180.00 feet to an iron pipe (found) at the southeast corner of said lands;

thence east-northeasterly at N 68°57'25"E, 83.34 feet to an iron pipe (set);

thence northeasterly at N 43°34'48"E, 48.47 feet to an iron pipe (set);

thence east-northeasterly at N 75°29'27"E, 207.31 feet to an iron pipe (set);

thence east-southeasterly at S 80°49'10"E, 154.10 feet to an iron pipe (set) in the east line of said Lot 2 of Hover's Shawnee Allotment that is 186.45 feet southerly from the northeast corner of said Lot 1;

thence southerly with east line of said Lot 2 at S 00°00'15"E, 141.49 feet an iron pipe (set 2004) at the southeast corner of said Lot 2;

thence southerly with east line of said Lot 3 of Hover's Shawnee Allotment at S 00°00'15"E, 164.12 feet an iron pipe (set 2004) at the southeast corner of said Lot 3;

thence westerly with the south line of said Lot 3 at S 89°53'14"W, 466.89 feet to an iron pipe (set);

thence north-northeasterly at N 33°36'26"E, 101.95 feet to an iron pipe (set);

thence north-northwesterly at N 23°14'22"W, 96.34 feet to an iron pipe (set);

thence west-southwesterly at S 64°30'02"W, 76.06 feet to an iron pipe (set);

thence generally westerly with a curve concave northerly (not tangent to previous course) an arc distance of 305.30 feet (radius is 557.17 feet; chord bears S 83°14'45"W, 301.50 feet; central angle is 31°23'44") to an iron pipe (set) at a point of reverse curvature;

thence generally westerly with a curve concave southerly an arc distance of 180.71 feet (radius is 1082.81 feet; chord bears N 85°49'38"W, 181.11 feet; central angle is 9°32'30") to an iron pipe (set) at a point of tangency;

thence westerly (and tangent to the previous course) at S 89°24'07"W, 47.91 feet to an iron pipe (set);

thence westerly at S 87°52'06"W, 163.11 feet to an iron pipe (set);

thence south-southwesterly at S 17°45'37"W, 49.10 feet to an iron pipe (set);

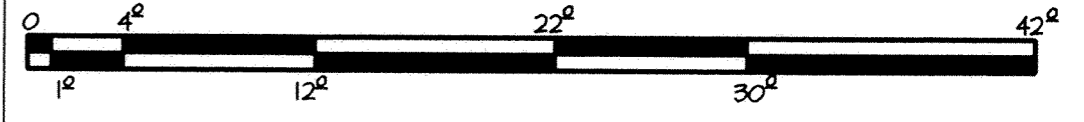
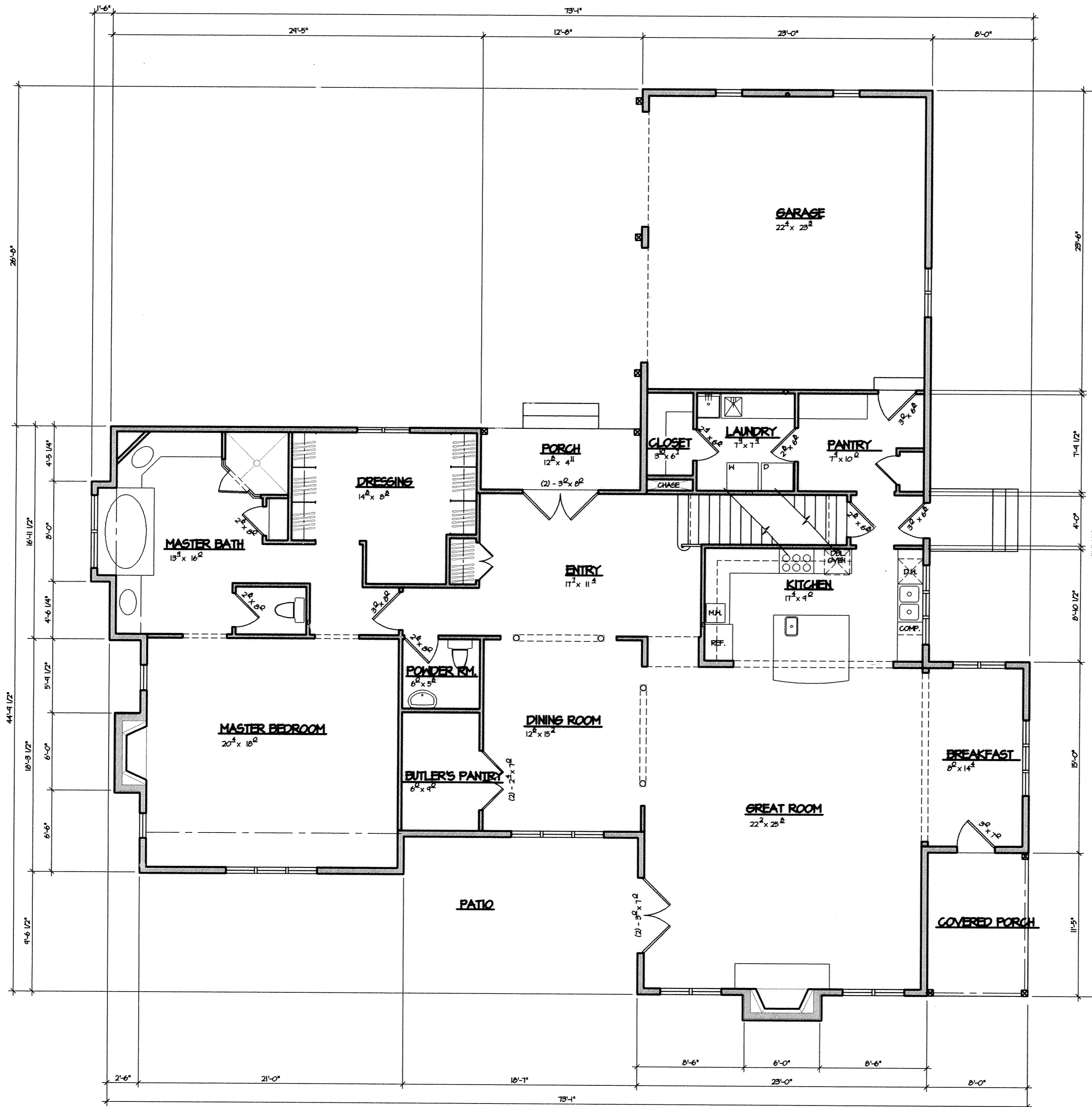
thence south-southeasterly at S 12°44'35"E, 68.15 feet to an iron pipe (set) in the south line of said Lot 3;

thence westerly with the south line of said Lot 3 at S 89°53'14"W, 125.00 feet to the POINT OF BEGINNING [at 95.00 feet, this course passes through an iron pipe (set 2004) in the east right-of-way line of Shawnee Road].

(resume at middle left)

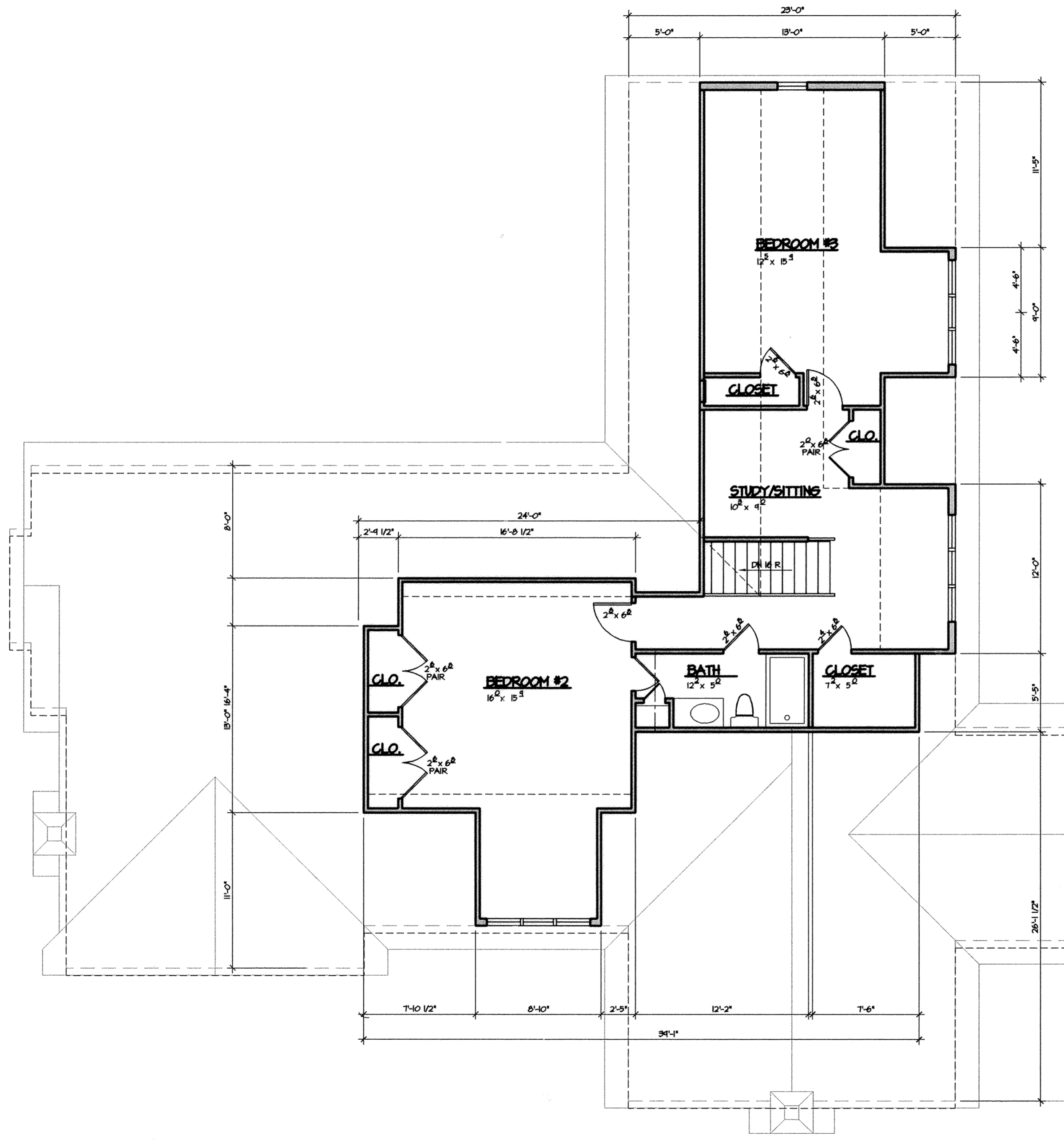
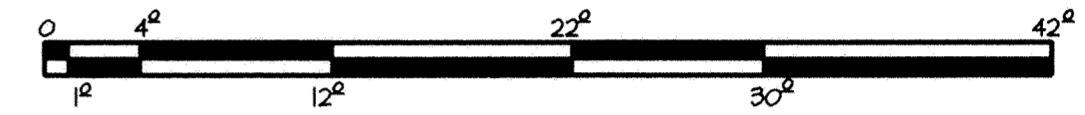


EXHIBIT C  
SHEET 2 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



UNIT 7  
FIRST FLOOR

EXHIBIT C  
SHEET 3 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT

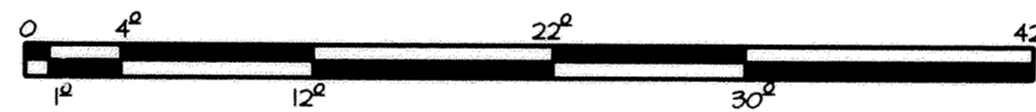


UNIT 7  
SECOND FLOOR

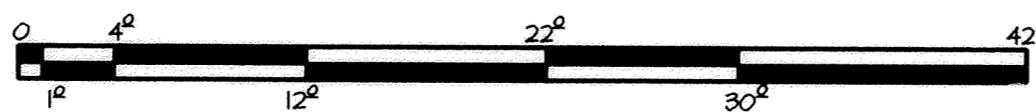
EXHIBIT C  
SHEET 4 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



FRONT ELEVATION



RIGHT SIDE ELEVATION

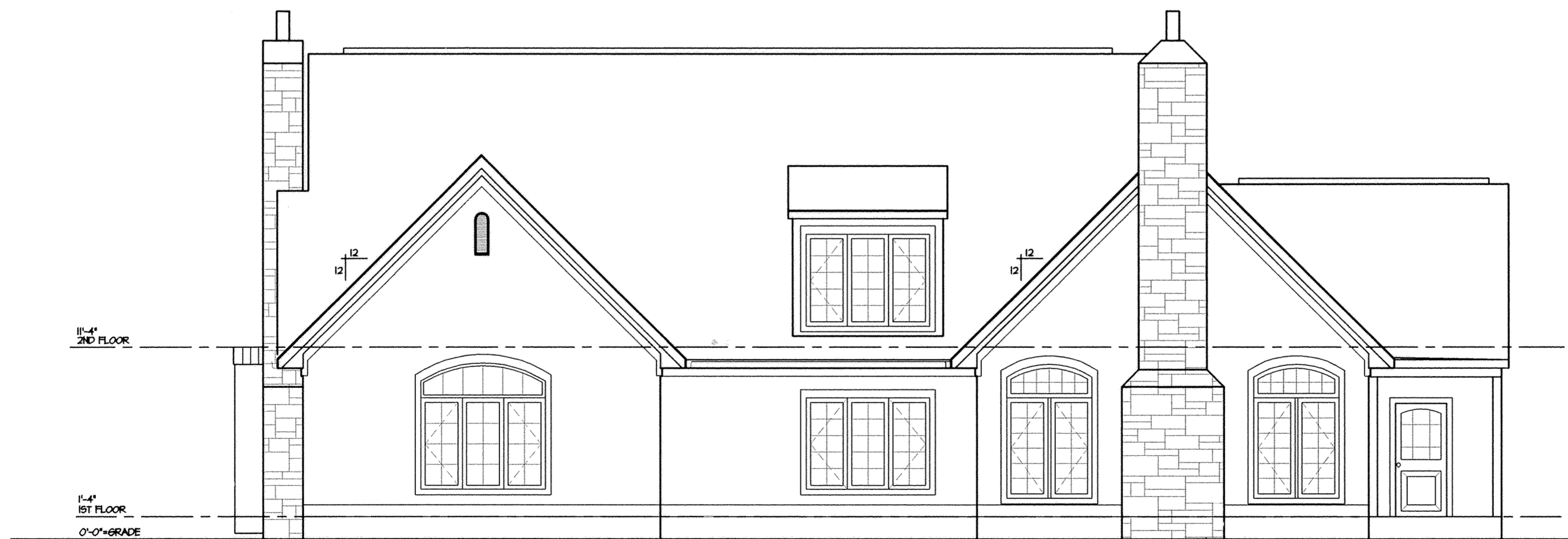
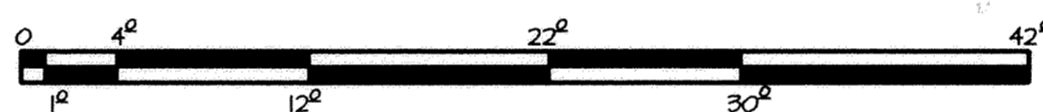


UNIT 7  
FRONT ELEVATION  
RIGHT ELEVATION

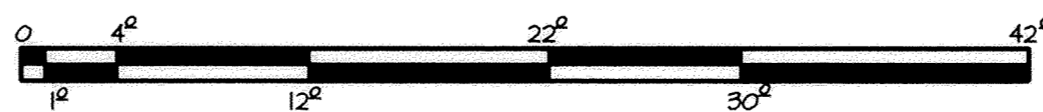
EXHIBIT C  
SHEET 5 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



REAR ELEVATION

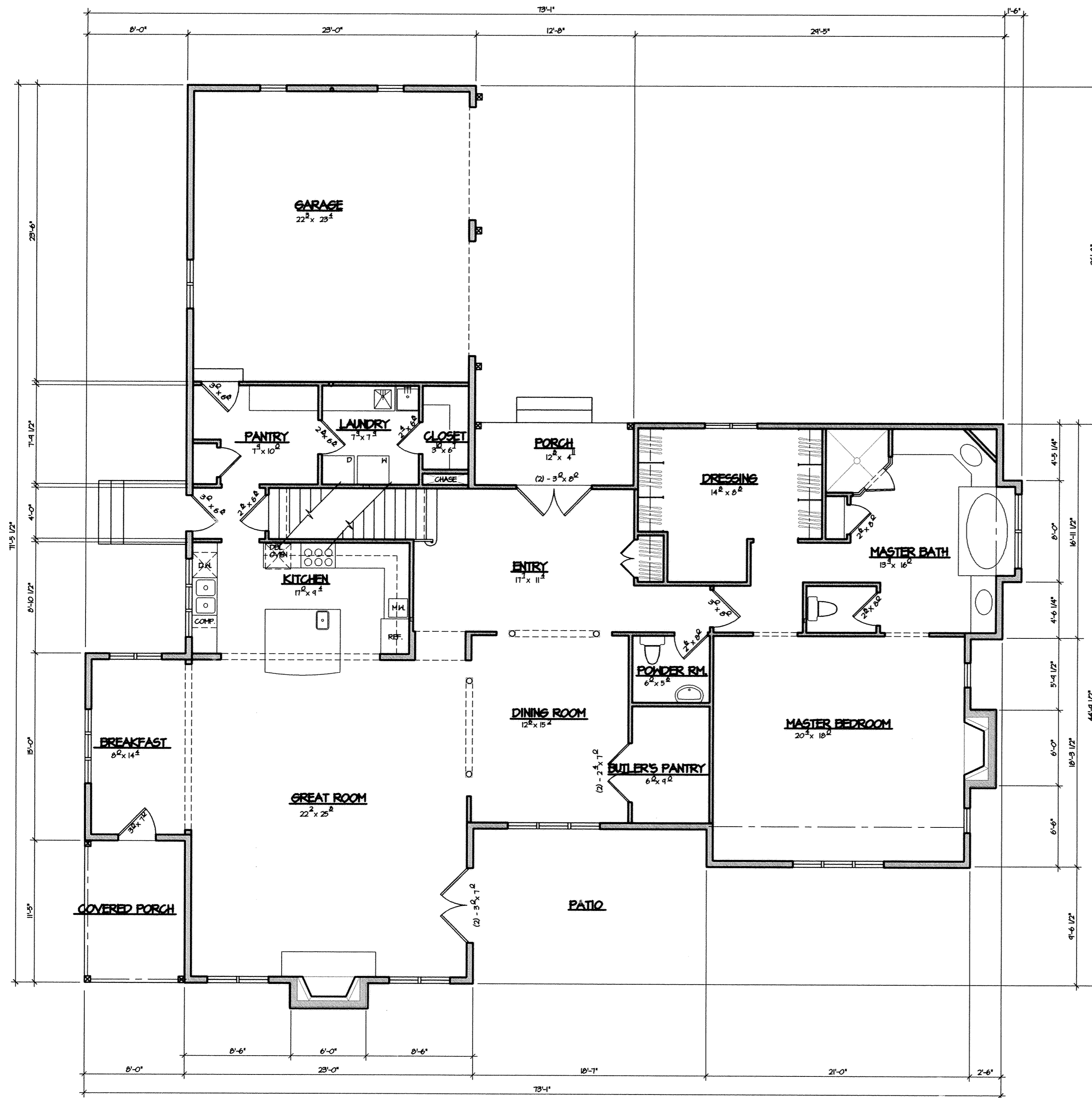
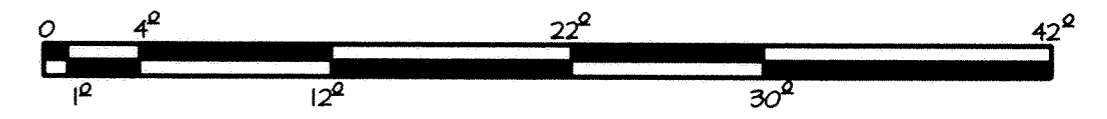


LEFT SIDE ELEVATION



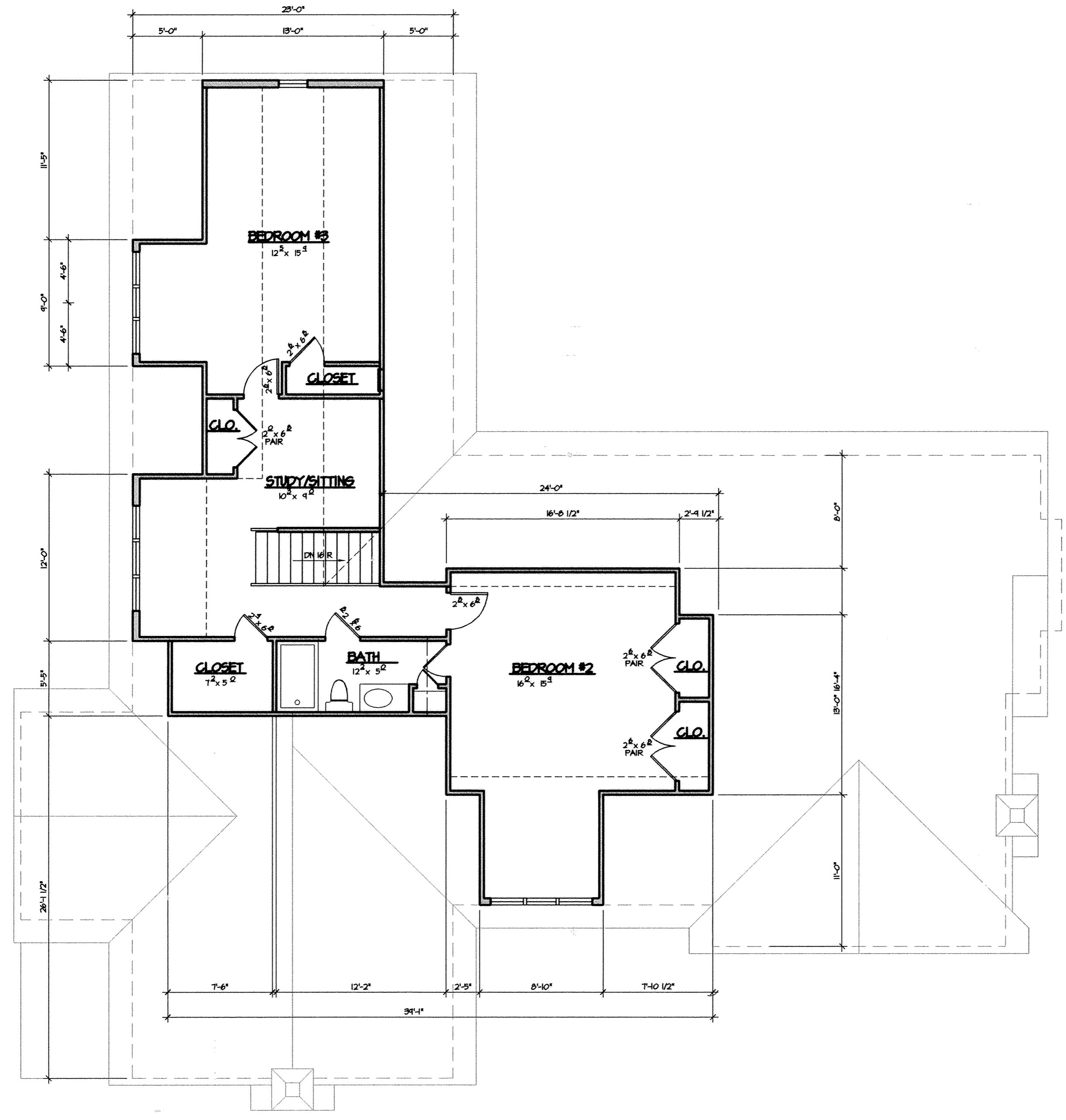
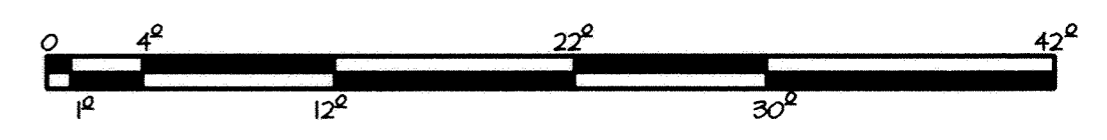
UNIT 7  
REAR ELEVATION  
LEFT ELEVATION

EXHIBIT C  
SHEET 6 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



UNIT 8  
& UNIT 11  
FIRST FLOOR

EXHIBIT C  
SHEET 7 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT

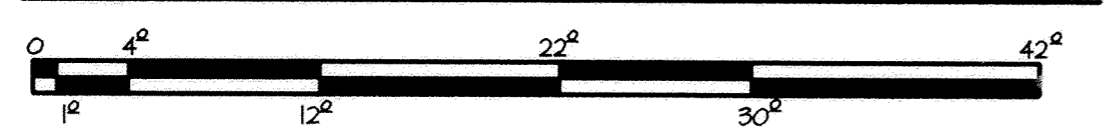


UNIT 8  
& UNIT 11  
SECOND FLOOR

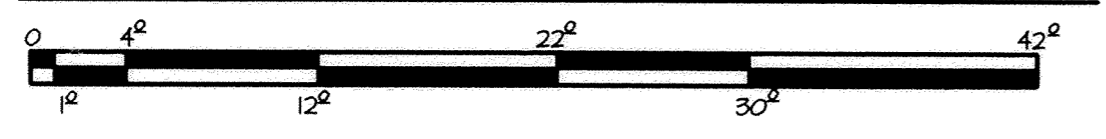
EXHIBIT C  
SHEET 8 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



FRONT ELEVATION



RIGHT SIDE ELEVATION

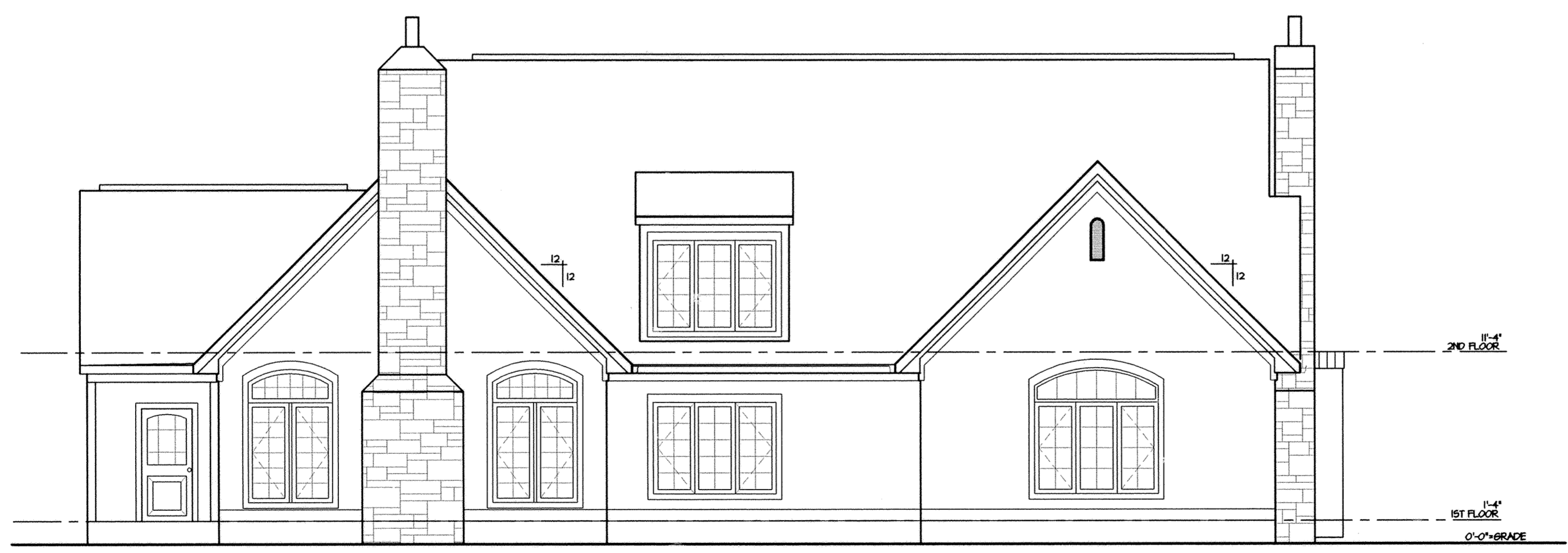
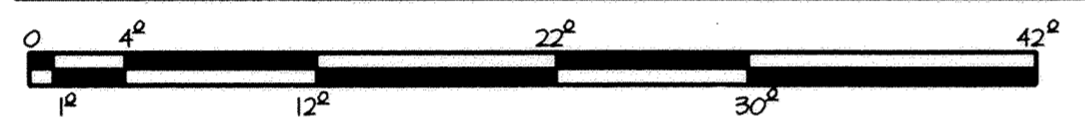


UNIT 8  
& UNIT 11  
FRONT ELEVATION  
RIGHT ELEVATION

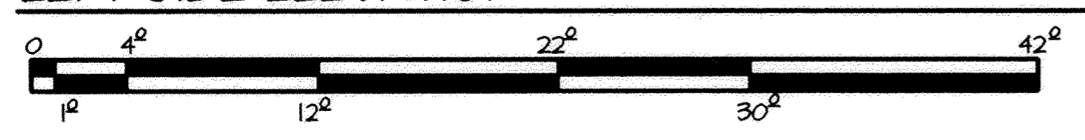
EXHIBIT C  
SHEET 9 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



REAR ELEVATION



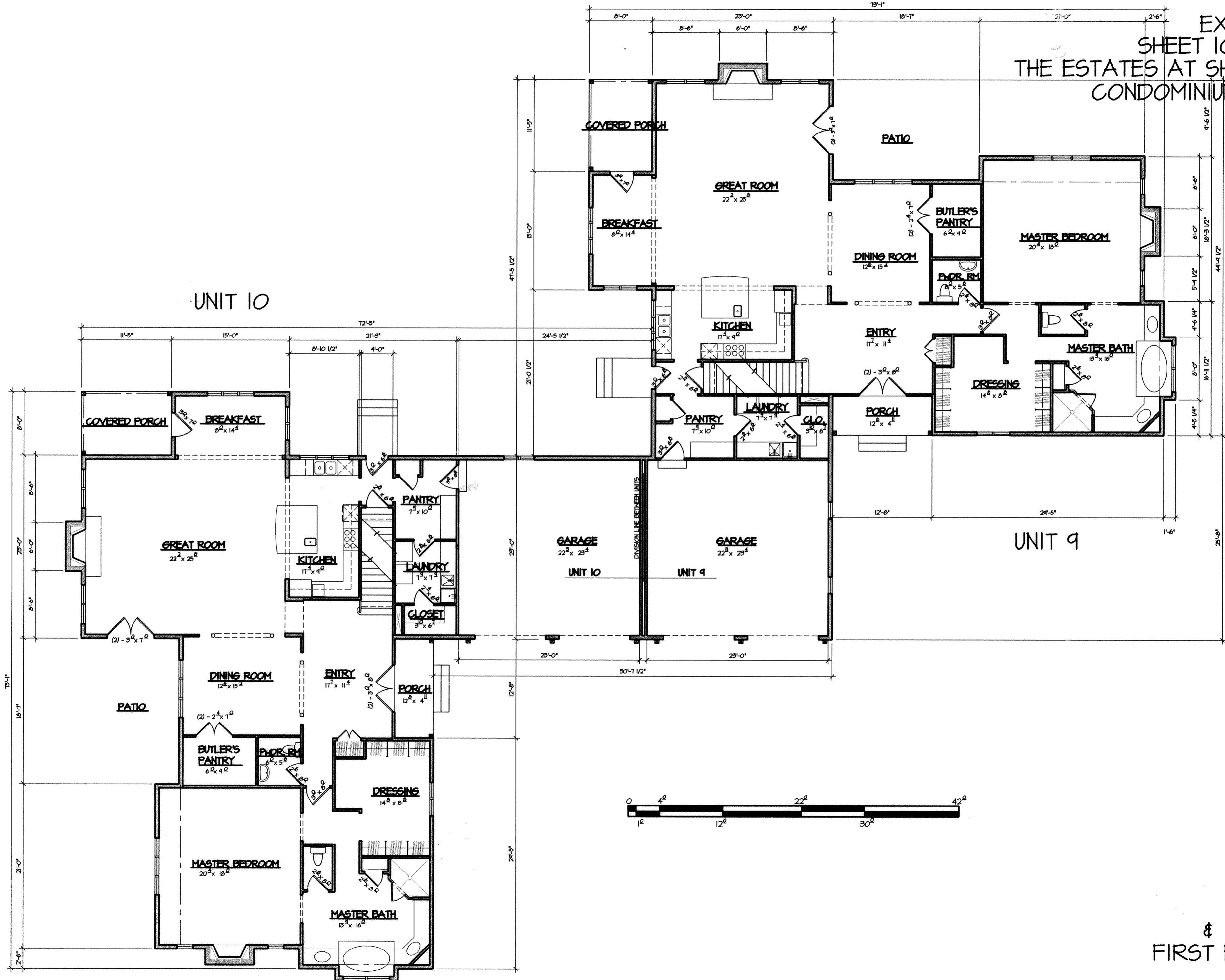
LEFT SIDE ELEVATION



UNIT 8  
& UNIT 11  
REAR ELEVATION  
LEFT ELEVATION

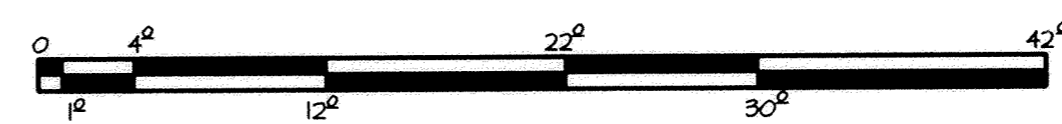
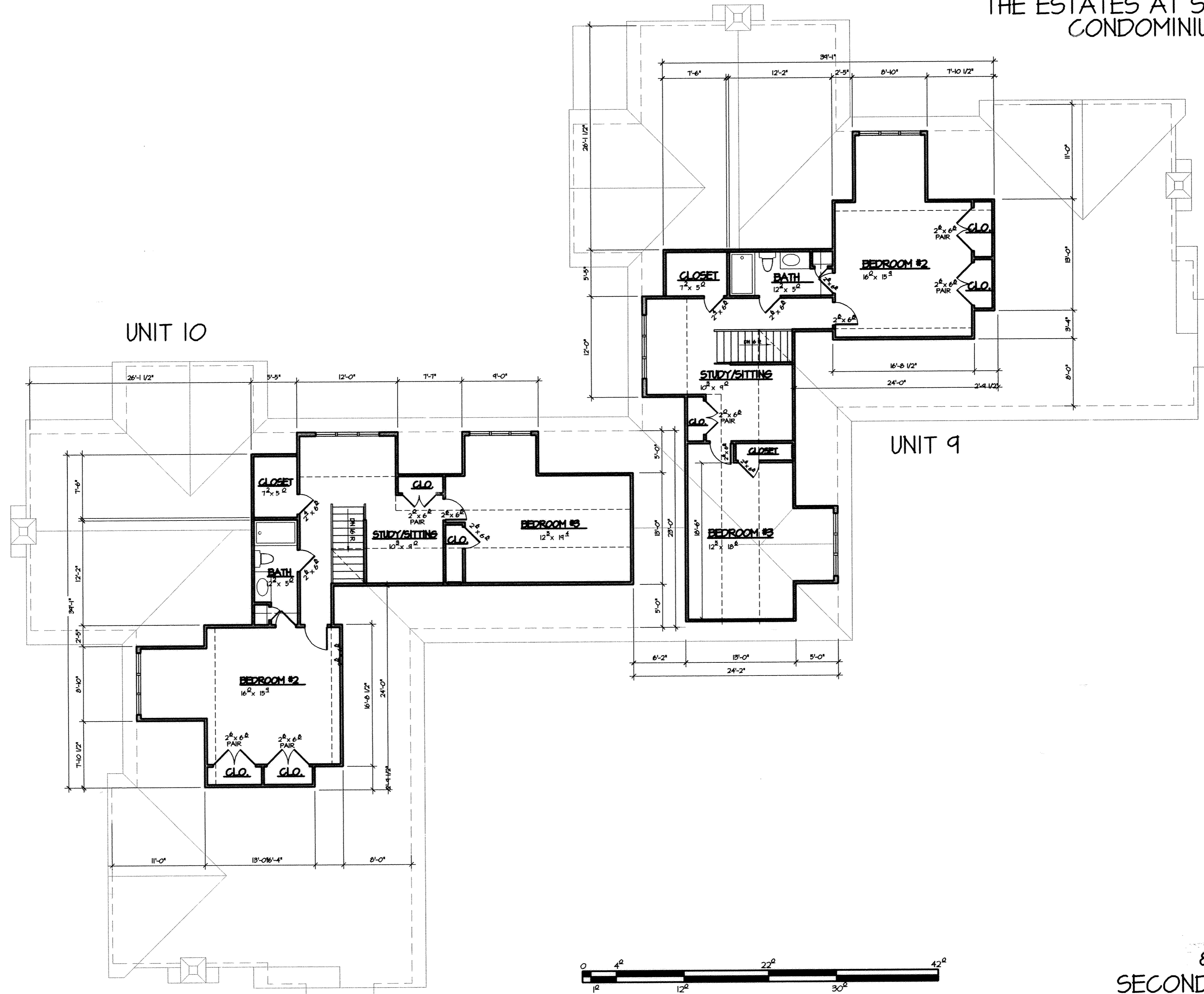


EXHIBIT C  
SHEET 10 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



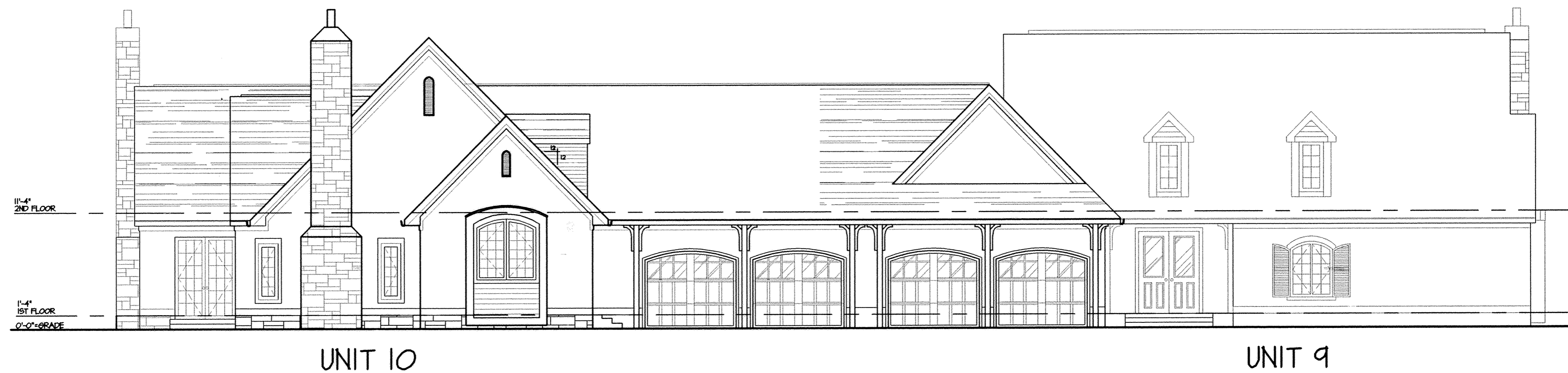
UNIT 9  
& UNIT 10  
FIRST FLOOR

EXHIBIT C  
SHEET II OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT

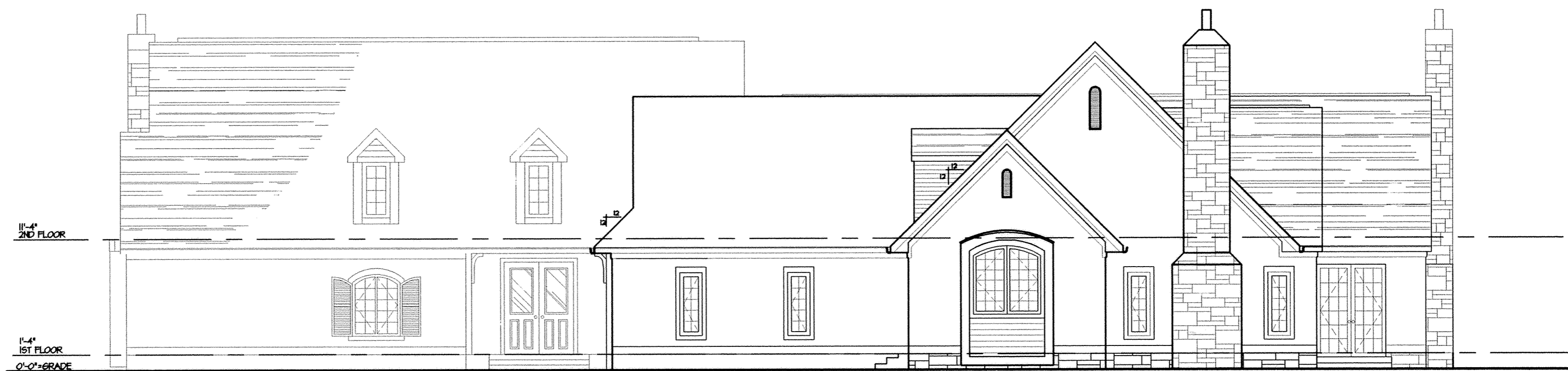
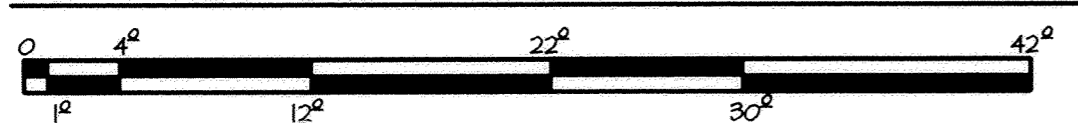


UNIT 9  
& UNIT 10  
SECOND FLOOR

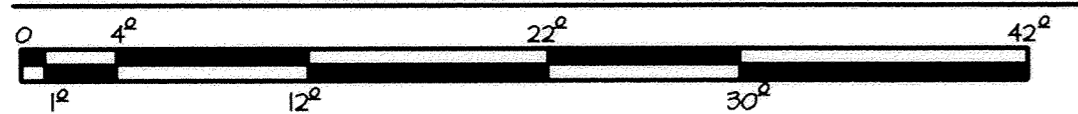
EXHIBIT C  
SHEET 12 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



FRONT ELEVATION



RIGHT SIDE ELEVATION



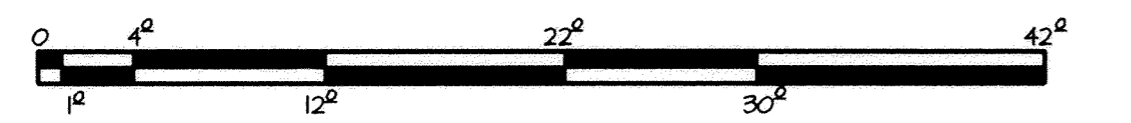
UNIT 9  
& UNIT 10  
FRONT ELEVATION  
RIGHT ELEVATION

:\ep\sweeney\condo\_unit9.dwg, U9-front&right, 7/18/2005 1:34:18 PM

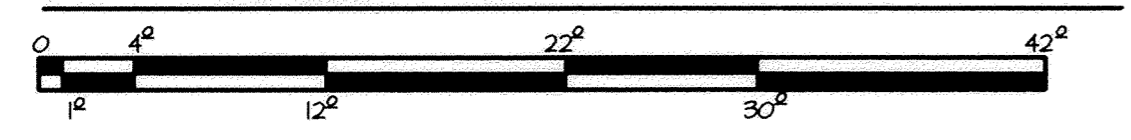
EXHIBIT C  
SHEET 13 OF 14  
THE ESTATES AT SHAWNEE  
CONDOMINIUM PLAT



REAR ELEVATION



LEFT SIDE ELEVATION



UNIT 9  
& UNIT 10  
REAR ELEVATION  
LEFT ELEVATION

Monument Box over found stone at NW Corner, East Half, NE Quarter, Section 10

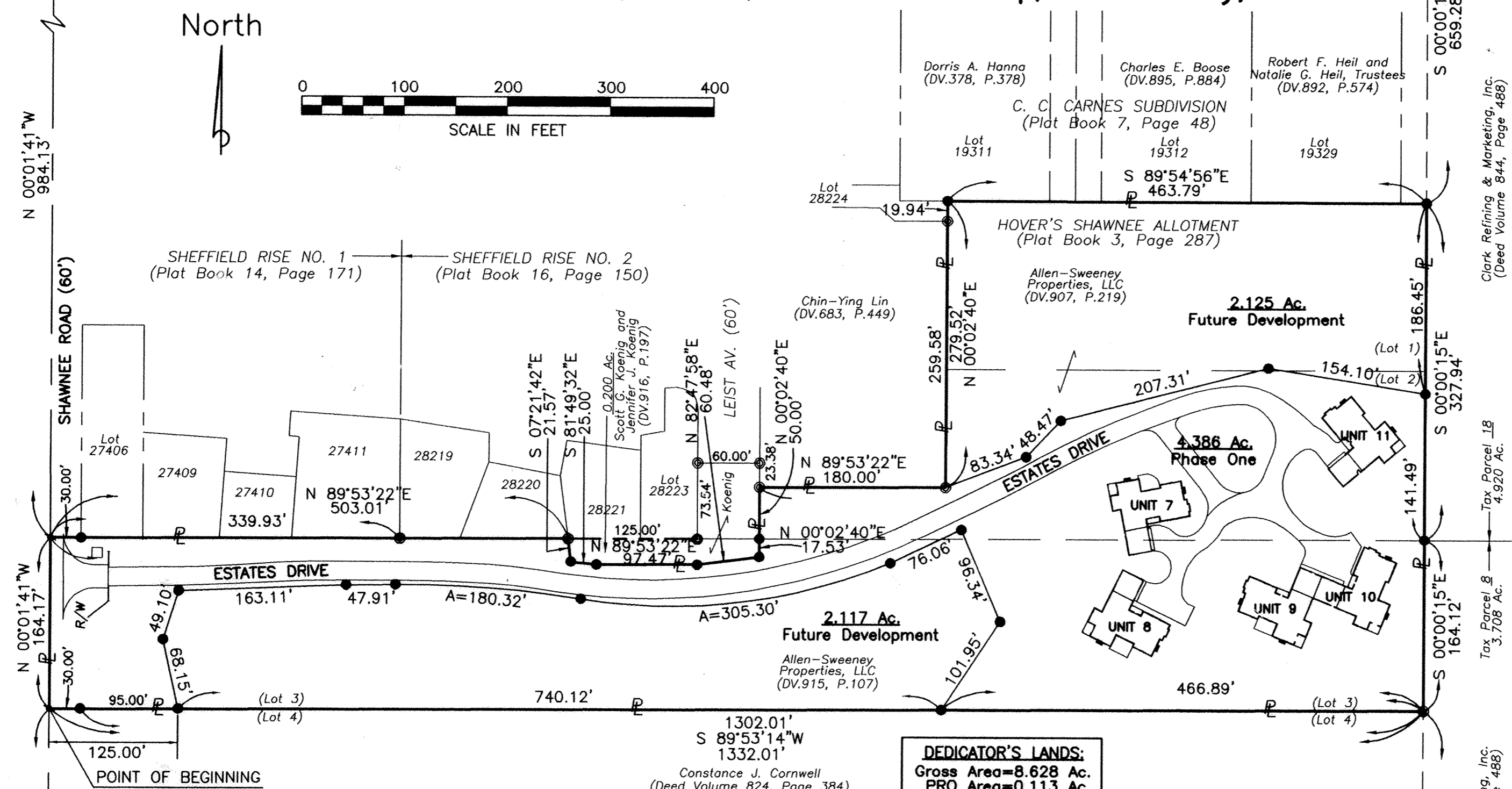
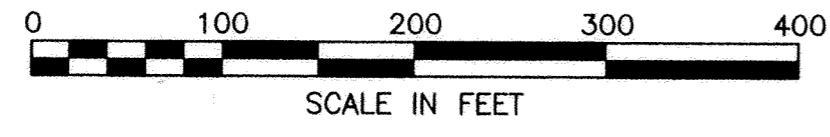
Monument Box over found stone at NE Corner, East Half, NE Quarter, Section 10

# THE ESTATES AT SHAWNEE DEDICATOR'S PLAT

## Part of Lots 1-3 of Hover's Shawnee Allotment Part of the East Half of the Northeast Quarter of Section 10, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio

REVIEWED BY:  
*M. How*  
MICHAEL L. HOWERT, L.S.  
ALLEN COUNTY ENGINEERS  
DATE: 5/2/05

North



### OWNER'S DEDICATION AND ACKNOWLEDGMENT

We, the undersigned, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the easements as described on sheet one herein. These easements are for the construction, operation, maintenance, repair, replacement or removal of (1) sanitary sewer lines; and (2) a gas sub-main line.

Witness: *K. Sumner* Partner  
Witness: \_\_\_\_\_ Partner

State of Ohio, S.S., Allen County  
Be it remembered that on this 12 day of August, 2005  
Personally came the said owners listed above, to me known, and acknowledged the signing and execution of the foregoing statement to be his voluntary act and deed.

*Sam Wainwright*  
Notary Public in and for Allen County, Ohio

ALLEN COUNTY COMBINED HEALTH DISTRICT  
I hereby certify that this plat meets the requirements of the Allen County Combined Health District.

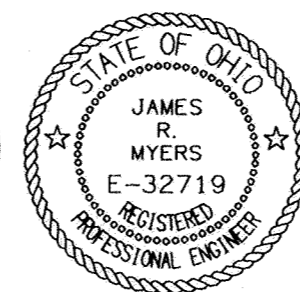
*Mark A. Sullivan, Jr.*  
Director, Allen County Combined Health District

This description is based on surveying work performed by Kohli & Kaliber Associates, Inc., under the supervision of Michael G. Buettner (Registered Surveyor No. 6881) through March 18, 2005. Bearings are based on the record bearing for the south line of the referenced Sheffield Rise subdivisions.

The undersigned hereby certify that these drawings accurately show the location, dimensions, and configuration of The Estates at Shawnee Condominiums, as constructed.

MAY 27 2005  
*Michael G. Buettner*  
Michael G. Buettner  
Registered Surveyor No. 6881

*James R. Myers*  
James R. Myers  
Licensed Professional Engineer No. 32719



### APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on \_\_\_\_\_

This approval becomes void unless the plat is filed for recording within ninety (90) days of this approval.

Certified: \_\_\_\_\_

Director, Lima-Allen County Regional Planning Commission

LEGAL DESCRIPTION  
Owner of Record - Allen-Sweeney Properties, LLC  
(Allen County Deed Vol. 907, Page 219)  
(Allen County Deed Vol. 915, Page 107)

Being part of Lots 1, 2, and 3 in Hover's Shawnee Allotment (Allen County Plat Book 3, Page 287) in the east half of the northeast quarter of Section 10, Township-4-South, Range-6-East, Shawnee Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a monument box over a found stone at the southwest corner of the east half of said northeast quarter;

thence northerly with the west line of said east half of northeast quarter (centerline of Shawnee Road) at N 00°01'41"W, 1503.69 feet to a magnail (set) at the southwest corner of said Lot 3, which point is the POINT OF BEGINNING;

thence continuing northerly with the previous course at N 00°01'41"W, 164.17 feet to a magnail (set) at the northwest corner of said Lot 3, being also the southwest corner of Sheffield Rise No. 1 (Plat Book 14, Page 171);

thence easterly with the north line of said Lot 3 (south line of Sheffield Rise No. 1, and the south line of Sheffield Rise No. 2 (Plat Book 16, Page 150)) at N 89°53'22"E, 503.01 feet to an iron pipe (found) at the southwest corner of Lot 28221 in said Sheffield Rise No. 2 [at 30.00 feet, this course passes through an iron pipe (found) in the east right-of-way line of Shawnee Road; at 339.93 feet, this course passes through an iron pipe (found) at the southeast corner of Lot 27411 of said Sheffield Rise No. 1;

thence southerly with the west line of a 0.200-acre parcel granted to Scott G. Koenig and Jennifer J. Koenig (Deed Volume 916, Page 197) at S 07°21'42"E, 21.57 feet to an iron pipe (set 2004) at the southwest corner of said 0.200-acre parcel;

thence easterly with the south line of said 0.200-acre parcel at S 81°49'32"E, 25.00 feet to an iron pipe (set 2004) at an angle point in said south line;

thence easterly with the south line of said 0.200-acre parcel at N 89°53'22"E, 97.47 feet to an iron pipe (set 2004) at another angle point in said south line;

thence easterly with the south line of said 0.200-acre parcel at N 82°47'58"E, 60.48 feet to an iron pipe (set 2004) at the southeast corner of said parcel;

thence northerly with the east line of said 0.200-acre parcel at N 00°02'40"E, 17.53 feet to an iron pipe (set 2004) in the north line of said Lot 3 of Hover's Shawnee Allotment;

thence northerly into said Lot 2 and with the east line of said 0.200-acre parcel (which line is an extension of the east line of Leist Avenue) at N 00°02'40"E, 50.00 feet to a 3/4-inch diameter iron pipe (found) at the southwest corner of lands in the name of Chin-Ying Lin (Deed Volume 683, Page 449);

thence easterly with the south line of said Lin lands at N 89°53'22"E, 180.00 feet to an iron pipe (found) at the southeast corner of said lands;

thence northerly with the east line of said Lin lands, and with an extension thereof, at N 00°02'40"E, 279.52 feet to an iron pipe (set 2004) on the north line of said Lot 1 of Hover's Shawnee Allotment, which line is also the south line of C. C. Carnes Subdivision (Plat Book 7, Page 48) [at 259.58 feet, this course passes through an iron pipe (found) at the northeast corner of said Lin lands];

thence easterly with the north line of said Lot 1 (south line of said C. C. Carnes Subdivision) at S 89°54'56"E, 463.79 feet to an iron pipe (set 2004) at the northeast corner of said Lot 1;

thence southerly with east line of said Lots 1 and 2 of Hover's Shawnee Allotment at S 00°00'15"E, 327.94 feet on iron pipe (set 2004) at the southeast corner of said Lot 2;

thence southerly with east line of said Lot 3 of Hover's Shawnee Allotment at S 00°00'15"E, 164.12 feet on iron pipe (set 2004) at the southeast corner of said Lot 3;

thence westerly with the south line of said Lot 3 at S 89°53'14"W, 1332.01 feet to the POINT OF BEGINNING [at 1302.01 feet, this course passes through an iron pipe (set 2004) in the east right-of-way line of Shawnee Road].

The parcel herein described contains a gross area of 8.628 acres, of which 0.113 acres is occupied by the right-of-way of Shawnee Road, leaving a net area of 8.515 acres; subject to any other easements of record at the time of the recording of this instrument.

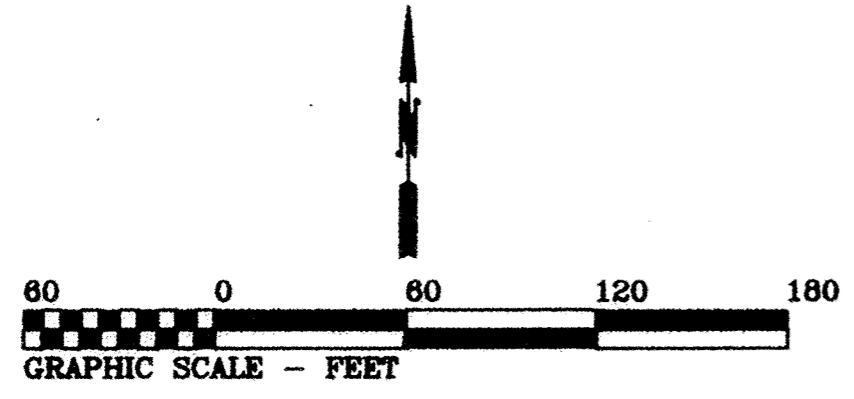
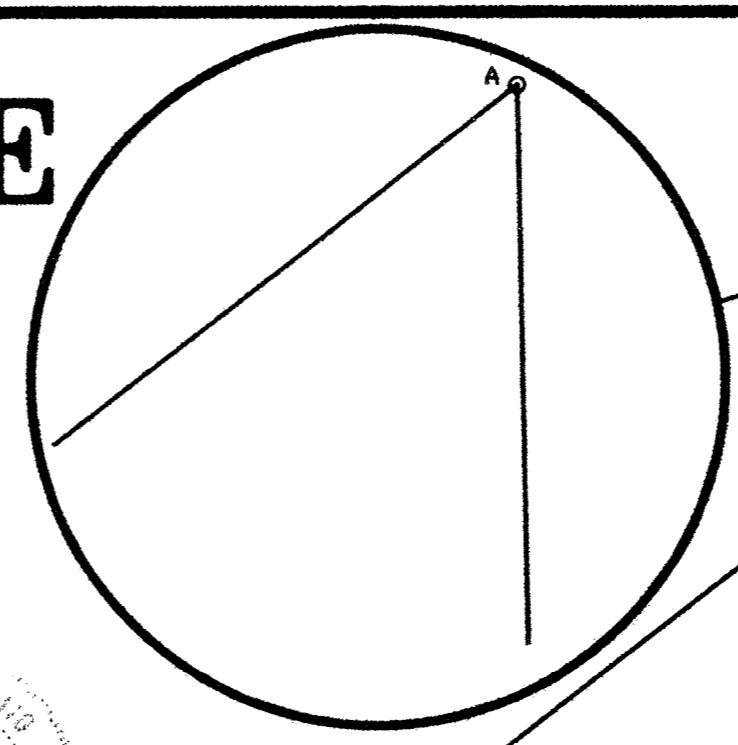
Of this 8.628 acres:  
3.708 acres are part of Tax Parcel #46-1001-01-008.000; and  
4.920 acres are part of Tax Parcel #46-1001-01-018.000

Monument Box over found stone at SW Corner, East Half, NE Quarter, Section 10

# VILLAS OF CAMDEN PLACE

## Phase 1

Part of the SW 1/4 & SE 1/4 of Section 15  
T4S, R6E, Shawnee Twp., Allen Co., Oh.



STATE OF OHIO  
CHARLES R. FOLLROD  
S-7145  
REGISTERED PROFESSIONAL SURVEYOR

STATE OF OHIO  
CHARLES R. FOLLROD  
E-51318  
REGISTERED PROFESSIONAL ENGINEER

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W
C3	125.00'	63.42'	117.38'	53°48'16"	113.12'	N 26°05'49" E
C4	75.00'	149.97'	166.06'	126°51'39"	134.16'	N 64°14'06" W
C5	150.00'	50.19'	96.87'	37°00'00"	95.19'	N 71°30'01" E
C6	125.00'	29.35'	57.66'	26°25'48"	57.15'	N 26°49'38" E

This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145, P.E. #51318  
298 Brookview Ct.  
Lima, Ohio 45801

R.J. Stone Development Group  
D.B. 936, Pg. 368

Par. No. 46-1511-01-001.002  
(0.126 ac.)

M.J. Properties  
D.B. 936, Pg. 370

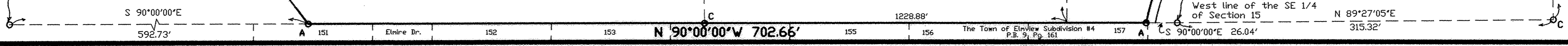
Par. No. 46-1511-01-001.003  
(4.120 ac.)

Par. No. 46-1511-01-001  
(12.996 ac.)

Found #5 Rebar at the Northwest Corner of The Town of Elnview Subdivision #4

Found #5 Rebar on the West line of the SE 1/4 of Section 15

- A - Set #5 Rebar
- B - Set P.K. Nail
- C - Found #5 Rebar
- Limited Common Area



M.J. Properties  
Par. No. 46-1512-02-025  
D.B. 936, Pg. 374

S 00°48'16"E 942.65'

134.39'

N 00°48'16"W 258.83'

N 89°27'05"E 315.32'

# VILLAS OF CAMDEN PLACE

## Phase 1

VILLAS OF CAMDEN PLACE - Phase 1, consists of a part of the SW ¼ and SE ¼ of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of VILLAS OF CAMDEN PLACE - Phase 1, one page of descriptions, six pages of floor plans, six pages of elevation views of the buildings, one page showing the expandable area, and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
R & A Engineers Inc.

*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
R & A Engineers Inc.

*Charles R. Follrod*  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF OHIO  
E-51318

No. 200514375  
Filed for record this 16 day of August, 2005 at 9:20 o'clock  
A.M. in the office of the Allen County Recorder and recorded in Plat Book 27 on Page 86.

Fee: 662.40  
*Mona S. Gault*  
RECORDER, Allen County, Ohio  
RH

For DECLARATIONS see Deed Volume 945 Page 807.

### LEGAL DESCRIPTION (Villas of Camden Place No. 1)

#### Parcel No. 1

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1228.88'; thence N00°00'00"E, 178.94' to a set P.K. nail and being the POINT OF BEGINNING, thence the following courses:

1. N37°00'00"W, 198.50' to a point, passing over a set #5 rebar at 135.00';
2. N53°00'00"E, 195.53' to a point;
3. S37°00'00"E, 198.50' to a set P.K. nail, passing over a set #5 rebar at 68.50';
4. S53°00'00"W, 195.53' to the POINT OF BEGINNING.

The above described parcel contains 0.891 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

#### Parcel No. 2

Being a parcel of land in the SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1321.43' to a found #5 rebar on the west line of said SE ¼; thence N89°27'05"E with the north line of The Town of Elmview Subdivision #3 and The Town of Elmview Subdivision #2, 315.32' to a found #5 rebar; thence N00°48'16"W, 255.83' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N59°00'00"W, 197.02' to a set P.K. nail;
2. Northeastly on a curve to the left an arc distance of 57.66', said curve having a radius of 125.00', a delta angle of 26°25'48", and an L.C. of N26°49'38"E, 57.15' to a set P.K. nail;
3. S59°00'00"E, 165.83' to a set #5 rebar;
4. S00°48'16"E, 67.07' to the POINT OF BEGINNING.

The above described parcel contains 0.234 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

#### Parcel No. 3

Being a parcel of land in the SW¼ and the SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1321.43' to a found #5 rebar on the west line of said SE ¼; thence N89°27'05"E with the north line of The Town of Elmview Subdivision #3 and The Town of Elmview Subdivision #2, 315.32' to a found #5 rebar; thence N00°48'16"W, 457.29'; thence S89°11'44"W, 137.00' to a set P.K. nail and being the POINT OF BEGINNING, thence the following courses:

1. S89°11'44"W, 227.78' to a point, passing over a set #5 rebar at 130.00';
2. N34°42'38"E, 214.79' to a set #5 rebar;
3. N89°11'44"E, 103.00' to a set P.K. nail;
4. S00°48'16"E, 174.83' to the POINT OF BEGINNING.

The above described parcel contains 0.664 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

Deedholder: R.J. Stone Development Group (D.B. 936, Pg. 372)

### LEGAL DESCRIPTION (Villas of Camden Place)

#### 80' Street & Utility Easement

Being an easement for street and utility purposes in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.39' to a set #5 rebar; thence Northeastly on a curve to the right an arc distance of 121.49', said curve having a radius of 180.00', a delta angle of 38°40'16", and an L.C. of N30°28'47"E, 119.20' and being the POINT OF BEGINNING, thence the following courses:

1. N37°00'00"W, 162.28';
2. N53°00'00"E, 80.00';
3. S37°00'00"E, 162.00';
4. S53°00'00"W, 70.00';
5. Southwesterly on a curve to the left an arc distance of 10.01', said curve having a radius of 180.00', a delta angle of 03°11'05", and an L.C. of S51°23'42"W, 10.00' to the POINT OF BEGINNING.

The above described easement contains 0.298 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

#### 50' Street & Utility Easement

Being an easement for street and utility purposes in the SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.39' to a set #5 rebar; thence Northeastly on a curve to the right an arc distance of 121.49', said curve having a radius of 180.00', a delta angle of 38°40'16", and an L.C. of N30°28'47"E, 119.20'; thence N37°00'00"W, 112.28' and being the POINT OF BEGINNING, thence the following courses:

1. S53°00'00"W, 75.03';
2. Southwesterly on a curve to the right an arc distance of 113.01', said curve having a radius of 175.00', a delta angle of 37°00'00", and an L.C. of S71°30'01"W, 111.06';
3. N90°00'00"W, 432.71';
4. Northwestly on a curve to the right an arc distance of 186.32', said curve having a radius of 75.00', a delta angle of 142°20'05", and an L.C. of N18°49'58"W, 141.97';
5. N52°20'05"E, 895.82';
6. Southeastly on a curve to the right an arc distance of 221.41', said curve having a radius of 100.00', a delta angle of 126°51'39", and an L.C. of S64°14'06"E, 178.88';

7. S00°48'16"E, 273.20';
8. Southwesterly on a curve to the right an arc distance of 140.86', said curve having a radius of 150.00', a delta angle of 53°48'16", and an L.C. of S26°05'50"W, 135.74';
9. S53°00'00"W, 133.57';
10. N37°00'00"W, 50.00';
11. N53°00'00"E, 133.57';
12. Northeastly on a curve to the left an arc distance of 93.91', said curve having a radius of 100.00', a delta angle of 53°48'16", and an L.C. of N26°05'48"E, 90.49';
13. N00°48'16"W, 273.20';
14. Northwestly on a curve to the left an arc distance of 110.71', said curve having a radius of 50.00', a delta angle of 126°51'39", and an L.C. of N64°14'06"W, 89.44';
15. S52°20'05"W, 895.82';
16. Southeastly on a curve to the left an arc distance of 62.11', said curve having a radius of 25.00', a delta angle of 142°20'05", and an L.C. of S18°49'58"E, 47.32';
17. N90°00'00"E, 432.71';
18. Northeastly on a curve to the left an arc distance of 80.72', said curve having a radius of 125.00', a delta angle of 37°00'00", and an L.C. of N71°30'01"E, 79.33';
19. N53°00'00"E, 75.03';
20. S37°00'00"E, 50.00' to the POINT OF BEGINNING.

The above described easement contains 2.657 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

### LEGAL DESCRIPTION (Villas of Camden Place)

#### Expandable Area

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 592.73' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N37°39'55"W, 275.39' to a set #5 rebar;
2. N52°20'05"E, 1511.26' to a set #5 rebar;
3. S00°48'16"E, 942.69' to a set #5 rebar;
4. S89°17'43"W, 94.56' to a set #5 rebar;
5. Southwesterly on a curve to the left an arc distance of 114.03', said curve having a radius of 180.00', a delta angle of 36°17'43", and an L.C. of S71°08'47"W, 112.13' to a set #5 rebar;
6. S53°00'00"W, 87.21' to a set #5 rebar;
7. Southwesterly on a curve to the left an arc distance of 131.50', said curve having a radius of 180.00', a delta angle of 41°51'21", and an L.C. of S32°04'16"W, 128.59' to a set #5 rebar;
8. N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 702.66' to the POINT OF BEGINNING.

The above described parcel contains 17.242 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

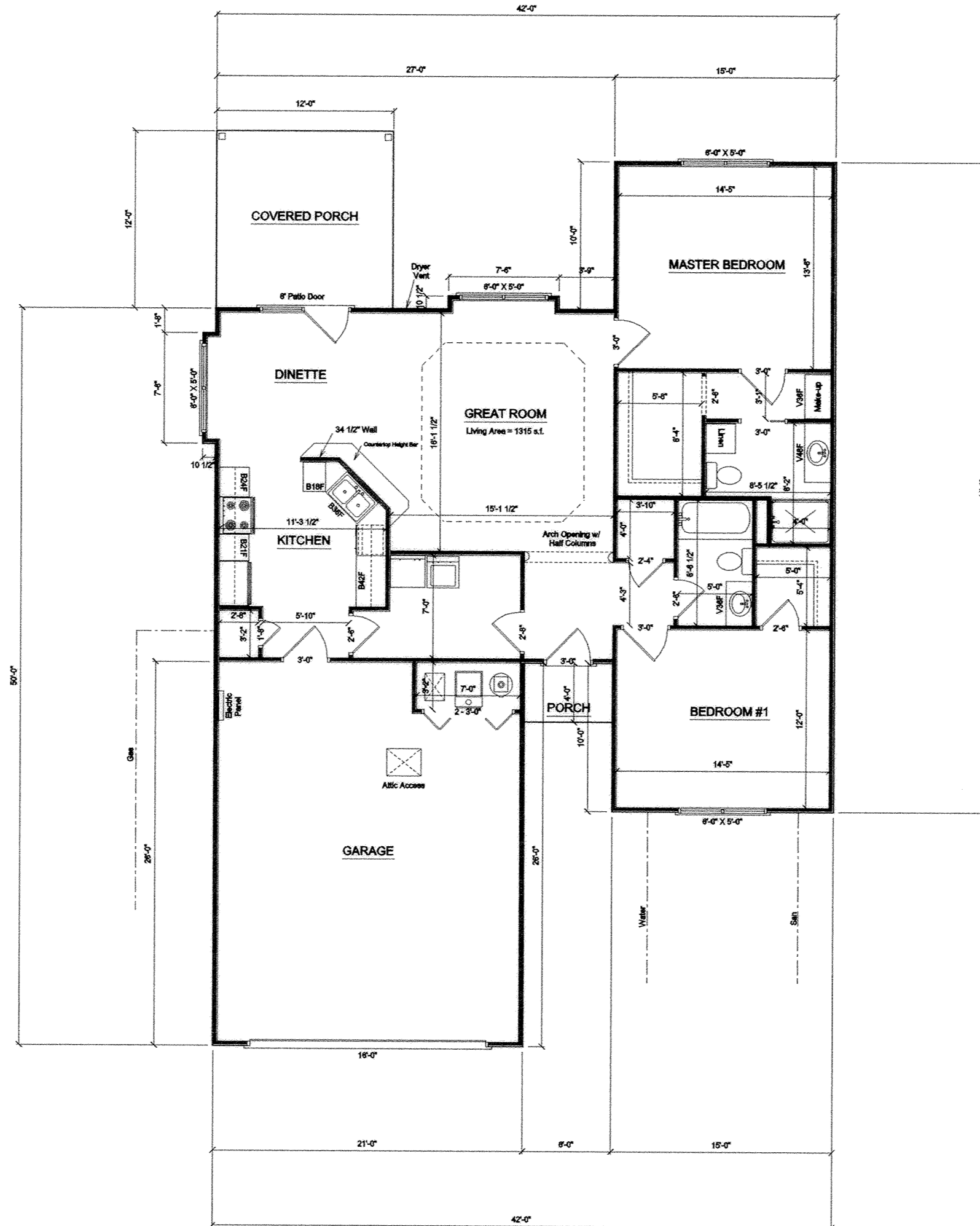
Part of Parcel Nos.: 46-1511-01-001.002 (0.126 ac.), 46-1511-01-001.003 (4.120 ac.), and 46-1511-01-001 (12.996 ac.).

Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J Properties (D.B. 936, Pg. 370)

#### Save and Except

(Villas of Camden Place, Phase 1 - Acreage = 1.789 ac.)

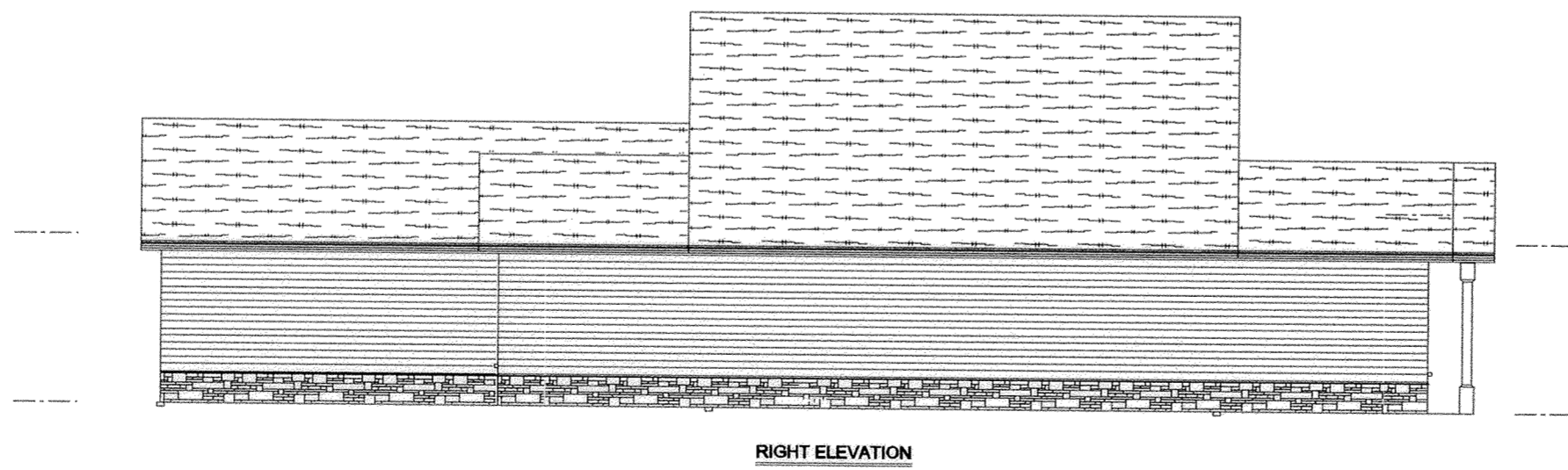
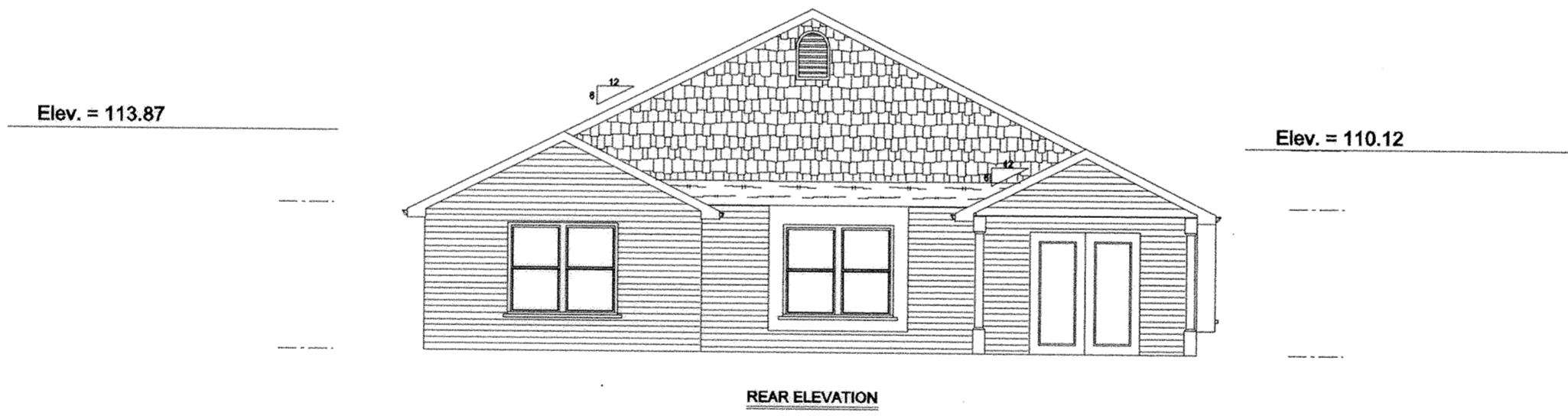
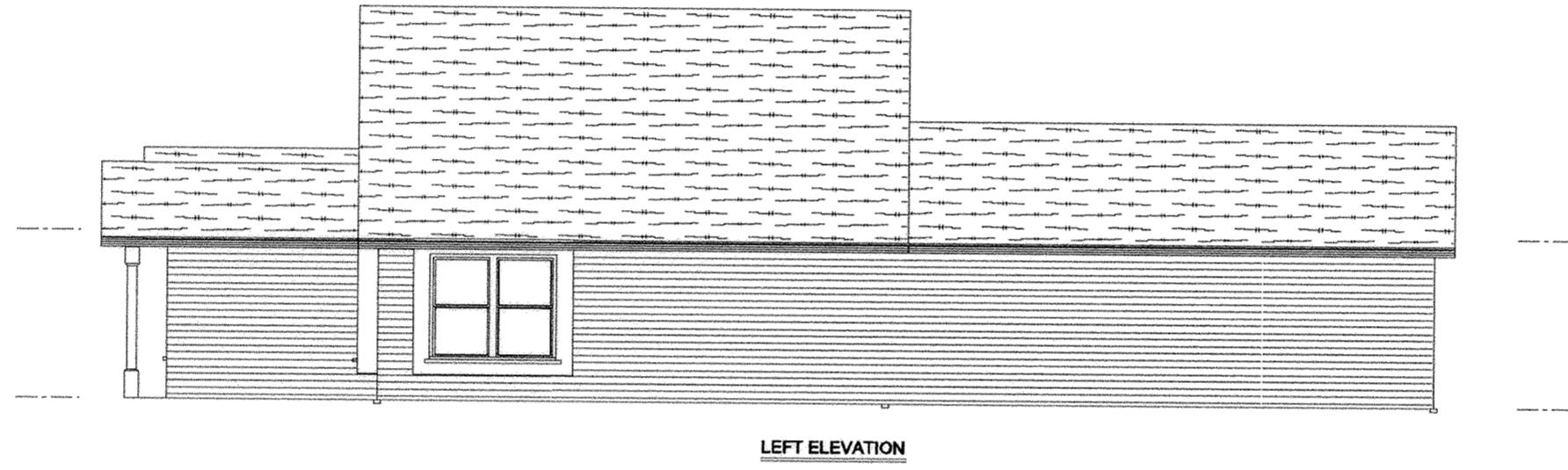
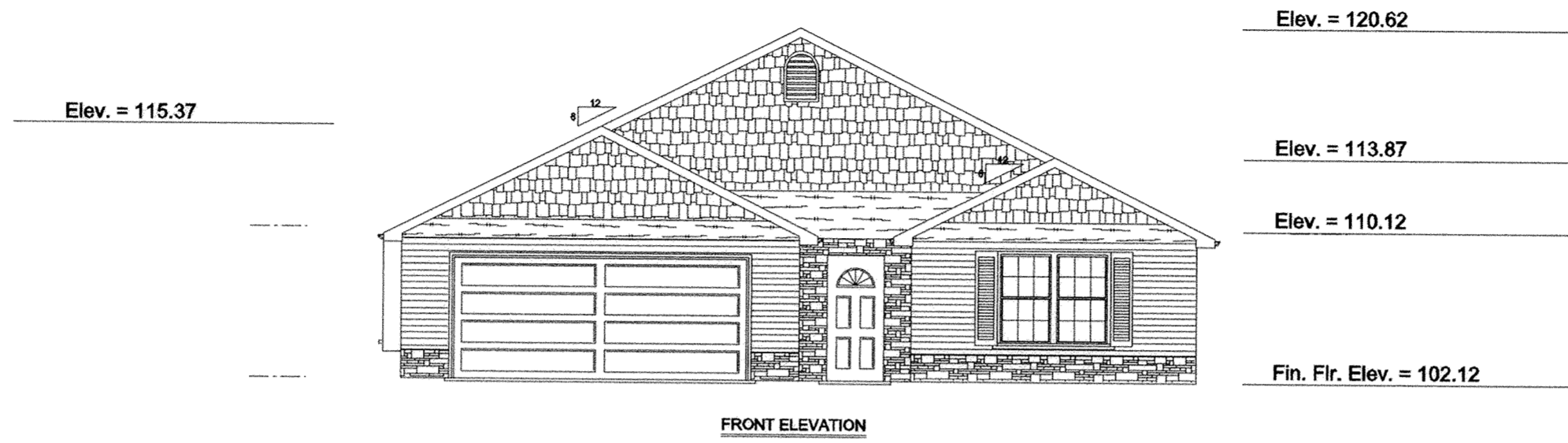
The expandable area contains 15.453 acres more or less subject to all legal highways and easements of record.



Unit No. 1  
3464 Camden Pl.

Camden Ridge Condominiums  
Job 312  
3464 Camden Pl.  
SCALE: 1/8" = 1'-0"  
2-22-06

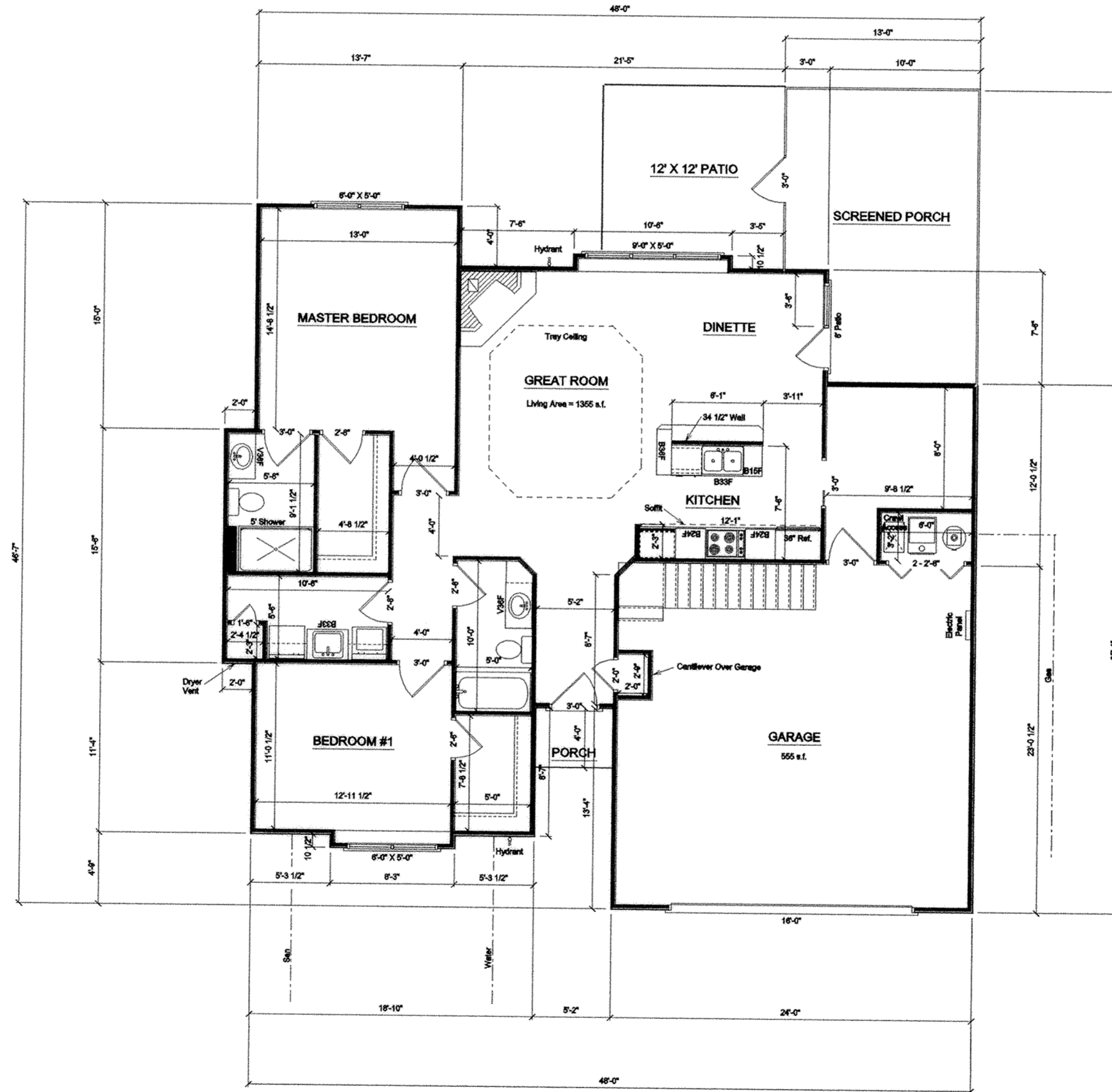




Unit No. 1  
3464 Camden Pl.

B.M. - Top of Steamer Nozzle on Fire Hydrant Located  
across from 3547 Camden Pl. Elev. = 100.00

Camden Ridge Condominiums  
Job 312  
3464 Camden Pl.  
SCALE: 1/8" = 1'-0"  
2-2-05

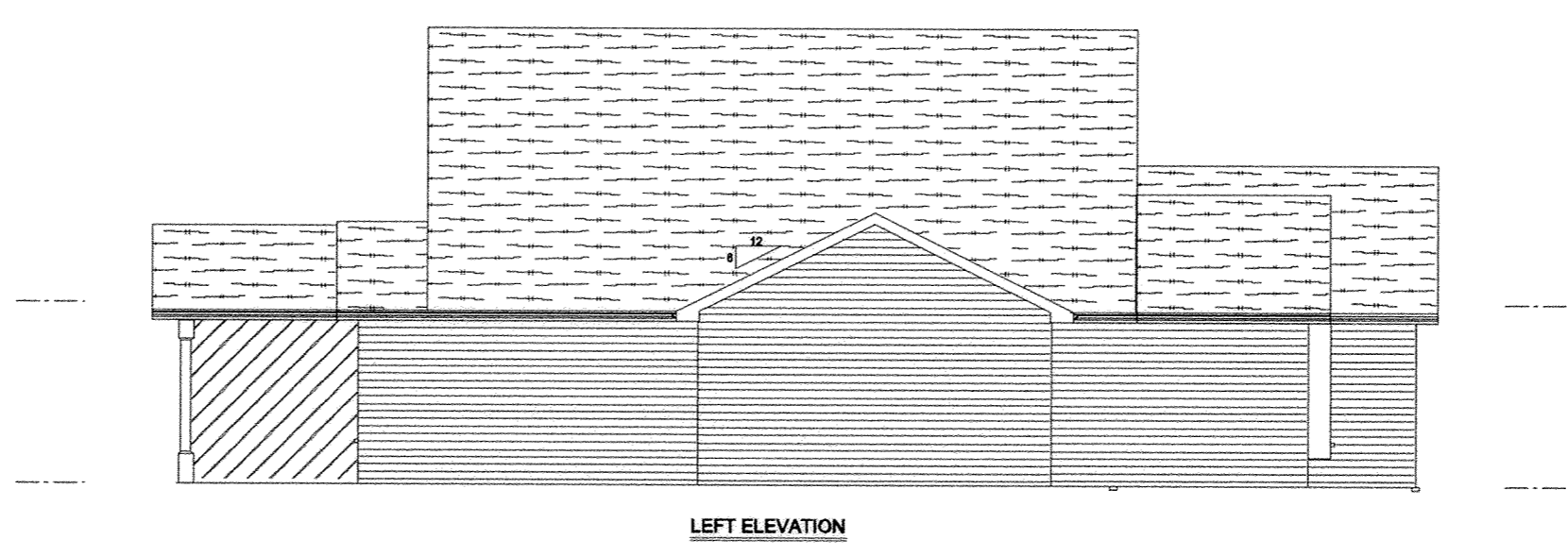
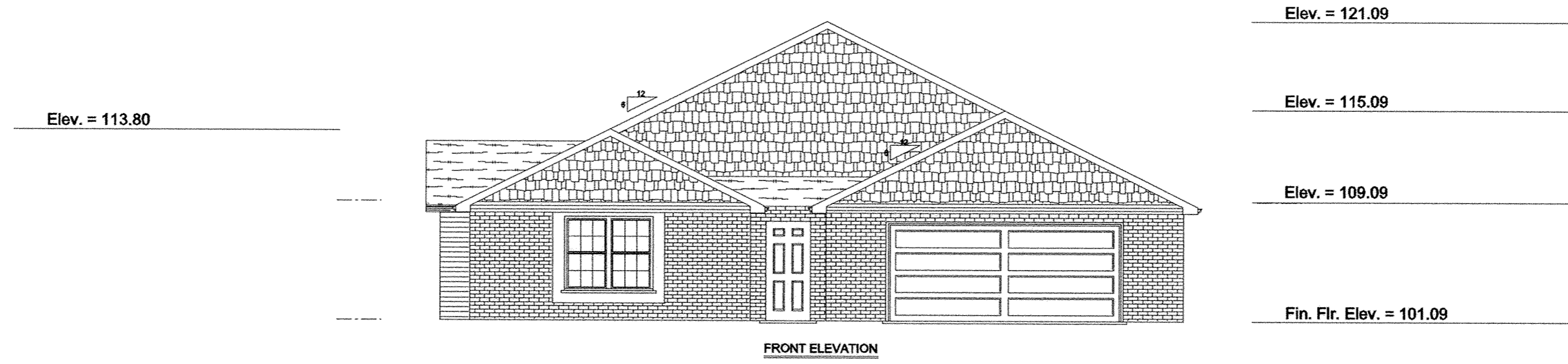


Unit No. 2  
3550 Camden Pl.

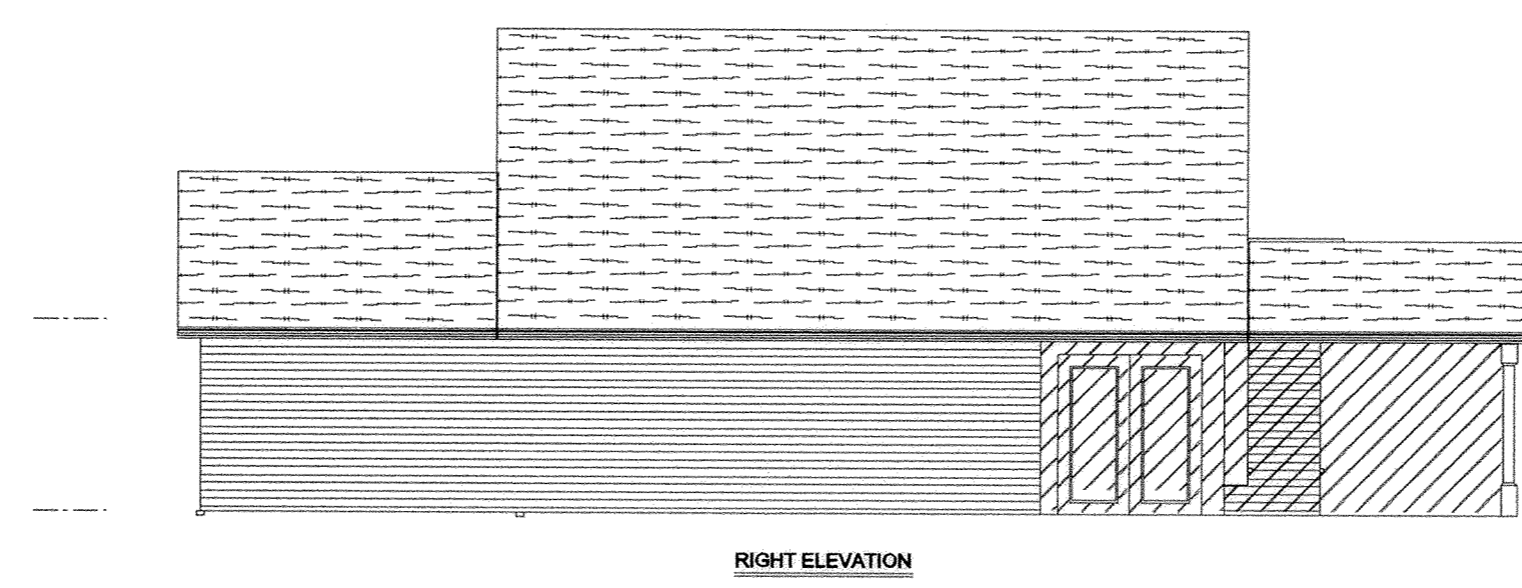
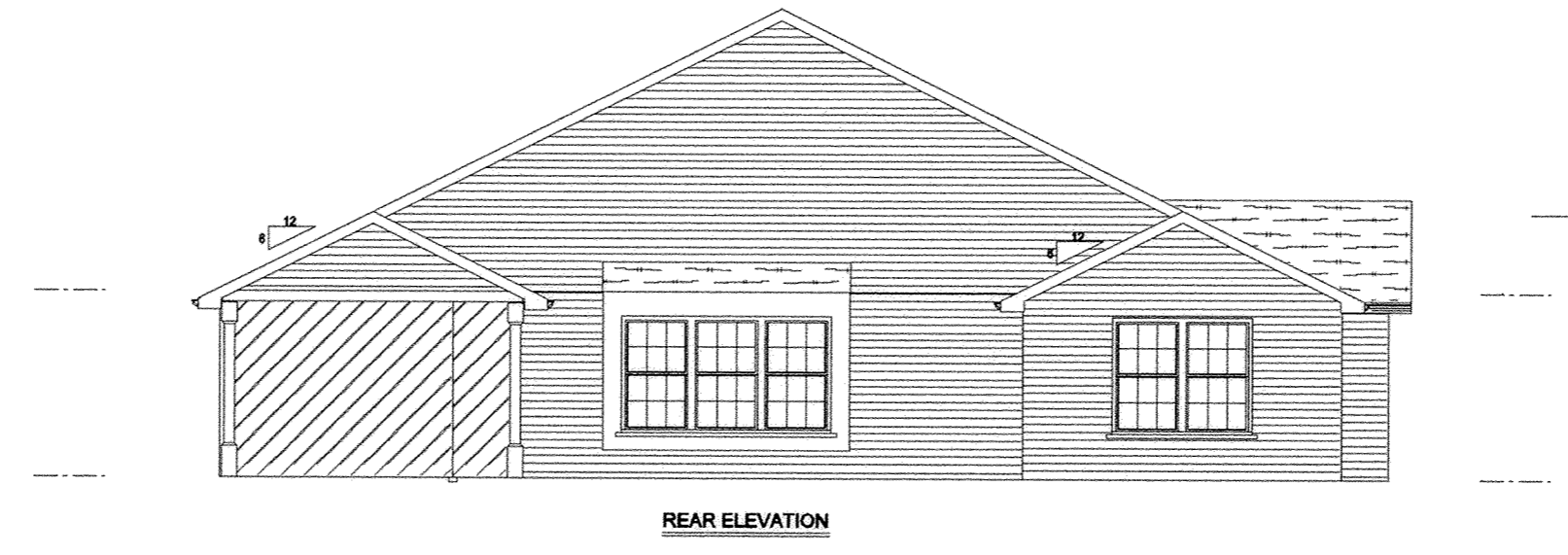
Notes; 1. Framer to install kitchen cabinet and curtain blocking.

Living Area = 1355 s.f.  
Garage = 555 s.f.  
Porches = 250 s.f.

Camden Ridge Condominiums  
Job 311  
3550 Camden Pl.  
SCALE: 1/8" = 1'-0"  
10-25-04

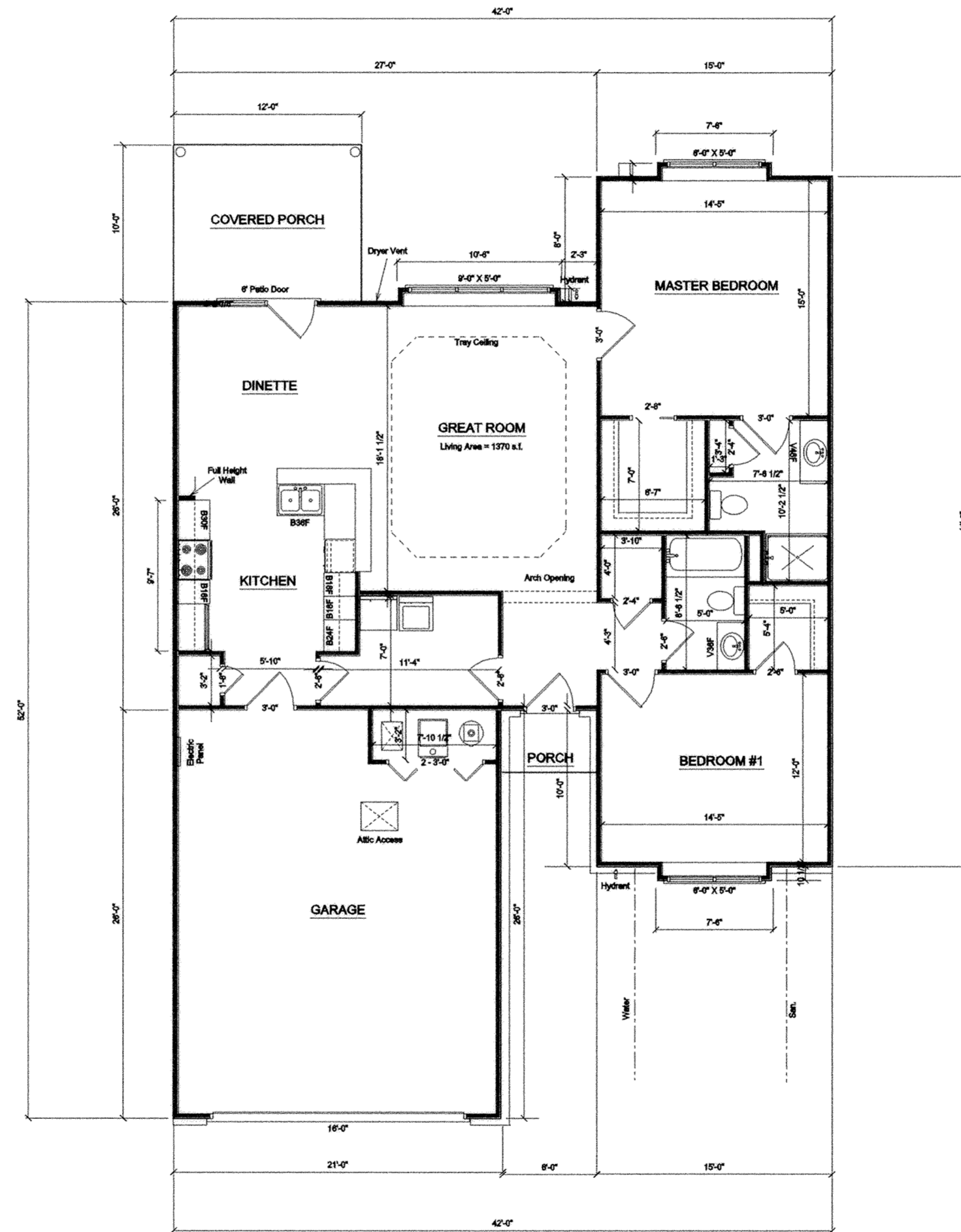


B.M. - Top of Steamer Nozzle on Fire Hydrant Located across from 3547 Camden Pl. Elev. = 100.00



Unit No. 2  
3550 Camden Pl.

Camden Ridge Condominiums  
Job 311  
3550 Camden Pl.  
SCALE: 1/8" = 1'-0"  
01-07-06

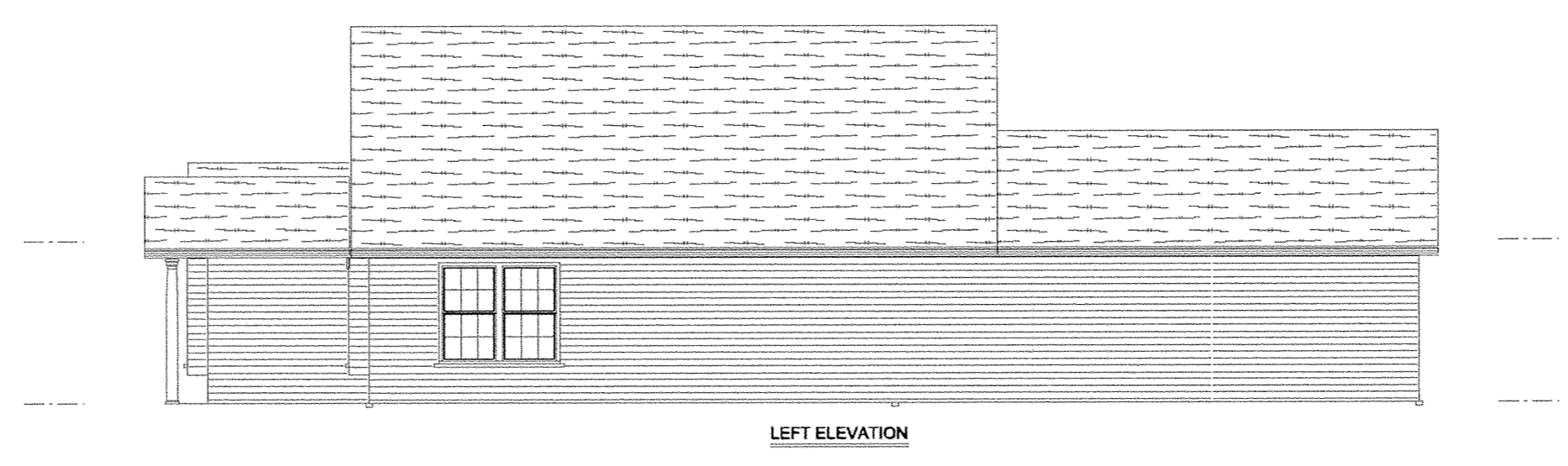
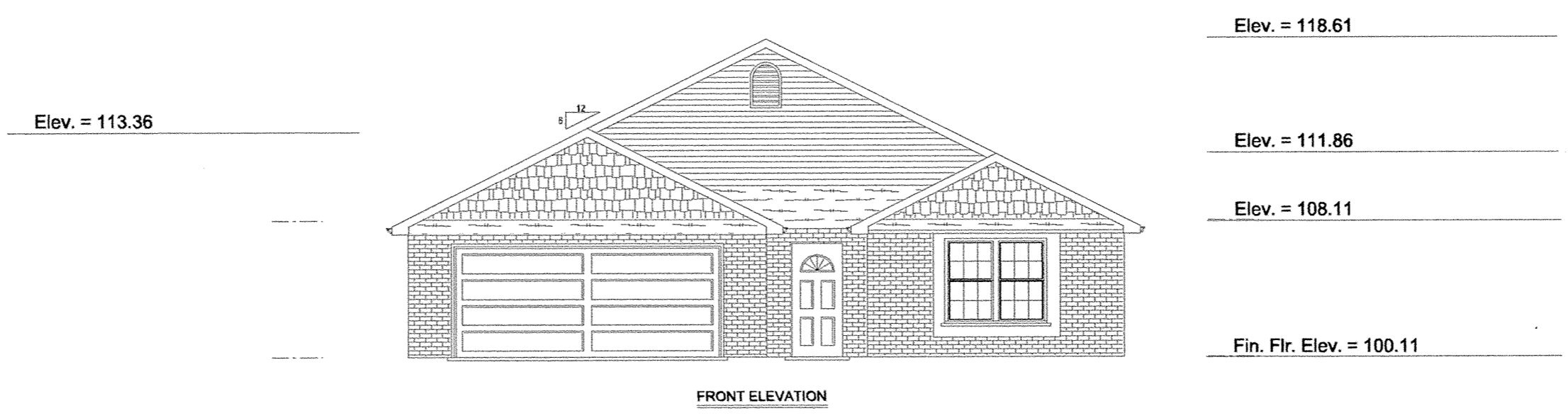


**General Notes:**

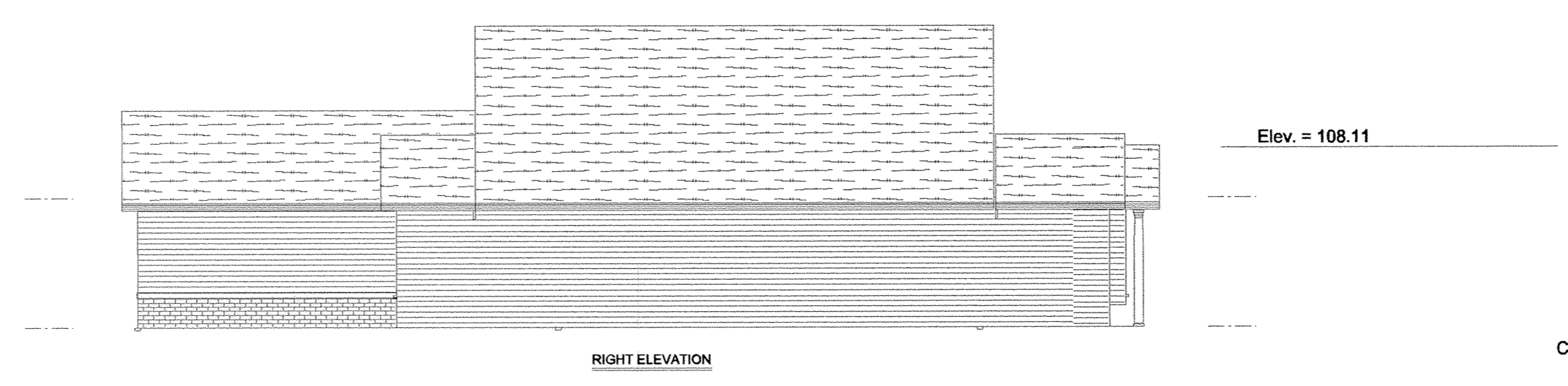
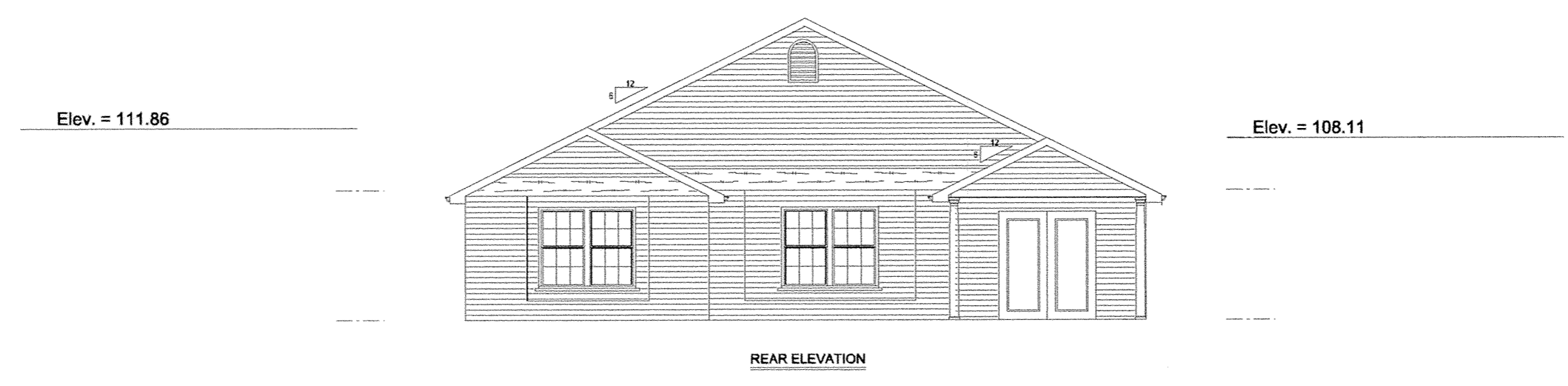
1. All sub-contractors are required to clean up daily before leaving the job site. This includes sweeping the house and putting all trash in the dumpster. All cardboard boxes are to be broken down flat or filled with other trash before being placed in the dumpster.
2. Framers shall install cabinet blocking in kitchen, laundry room and any other areas where there are wall cabinets. Blocking shall also be placed at all windows and patio doors for curtains.
3. Garage door openings are 16'-1 1/2" x 7'-1" before trim.
4. The HVAC contractor shall install drywall in the furnace area before installing equipment.

Unit No. 3  
3544 Camden Pl.

Camden Ridge Condominiums  
Job 315  
3544 Camden Pl.  
SCALE: 1/8" = 1'-0"  
8-14-06

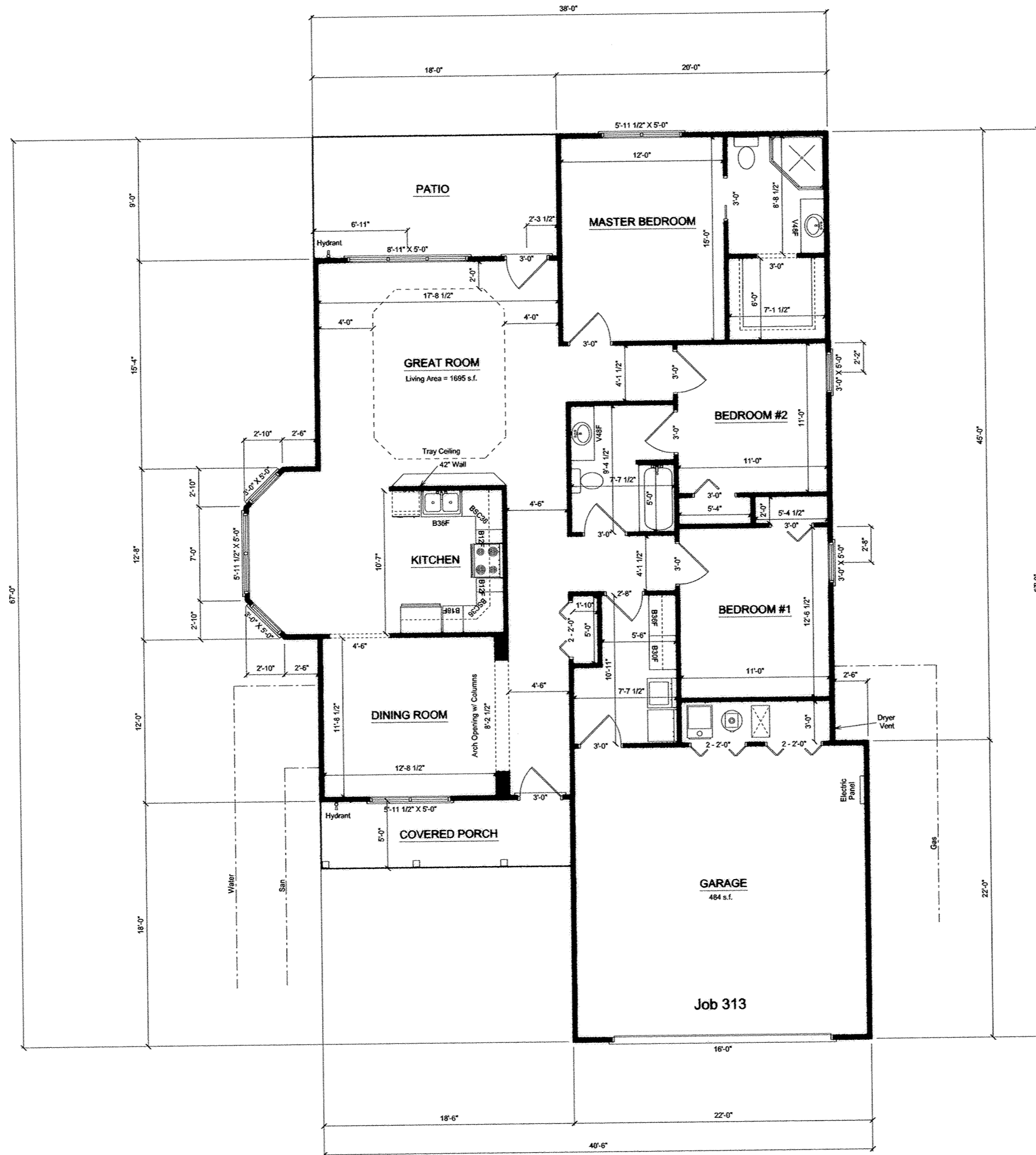


B.M. - Top of Steamer Nozzle on Fire Hydrant Located across from 3547 Camden Pl. Elev. = 100.00



Unit No. 3  
3544 Camden Pl.

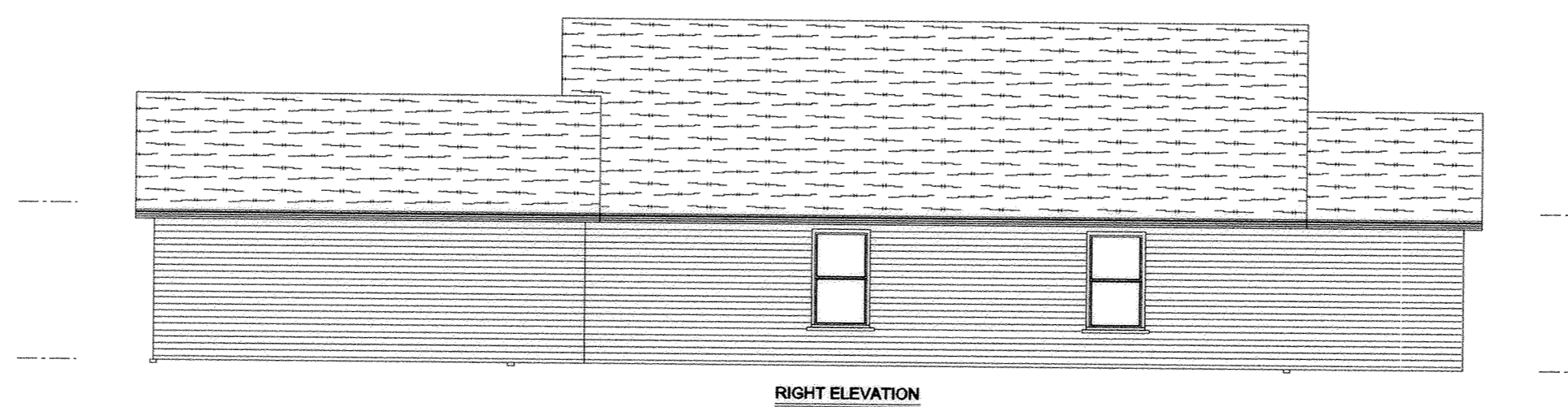
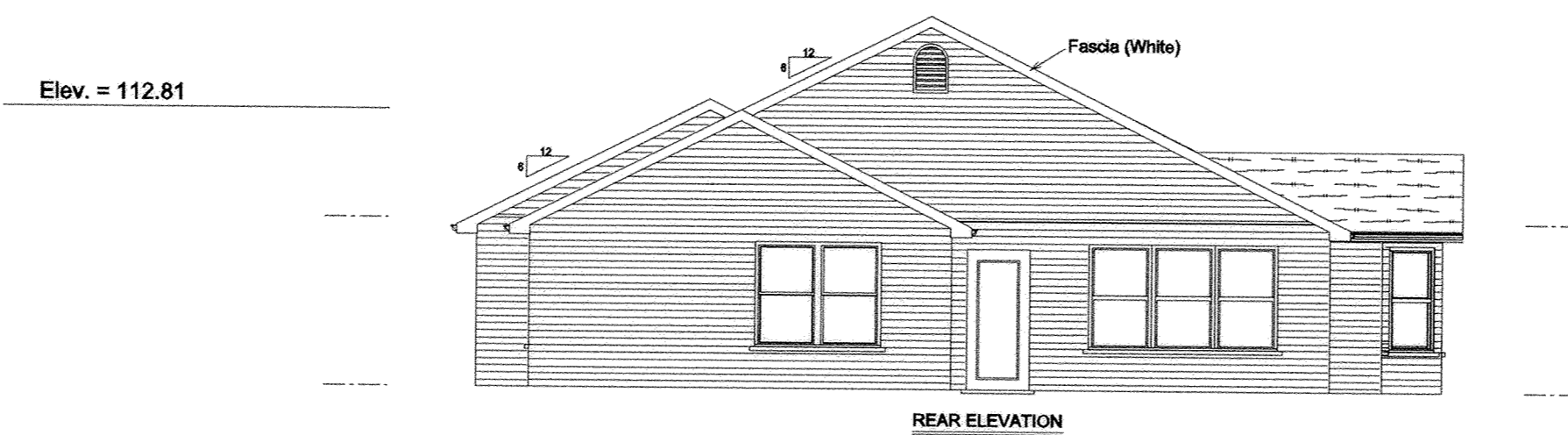
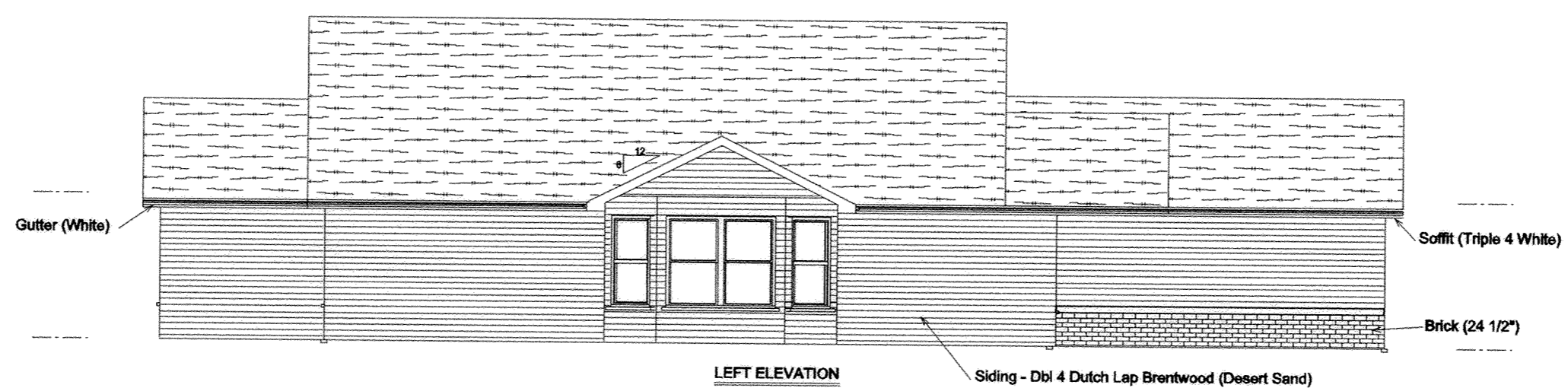
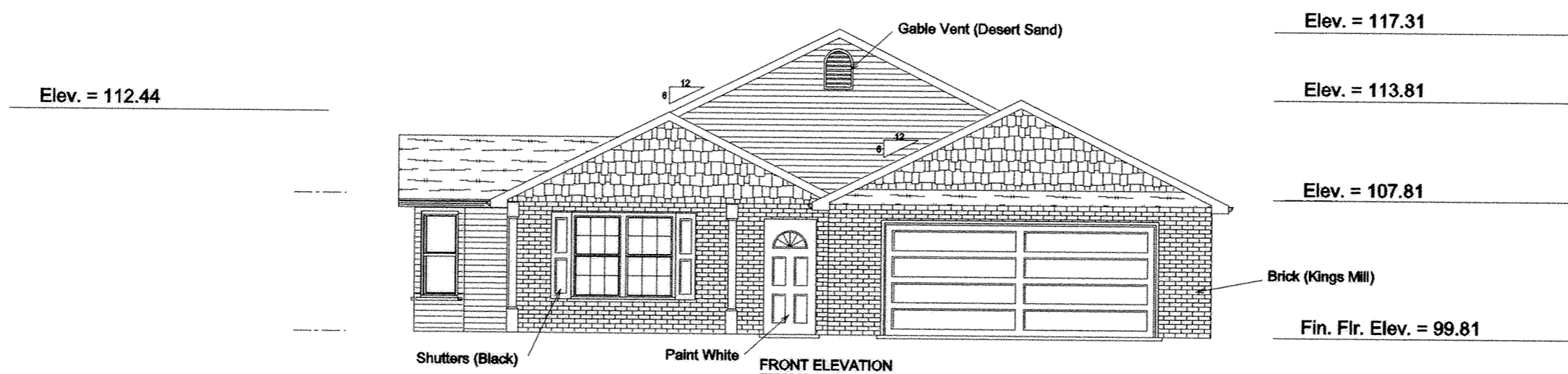
Camden Ridge Condominiums  
Job 315  
3544 Camden Pl.  
SCALE: 1/8" = 1'-0"  
9-15-05



Unit No. 4  
3542 Camden Pl.

Living Area = 1695 s.f.  
Garage = 484 s.f.  
Porches = 255 s.f.

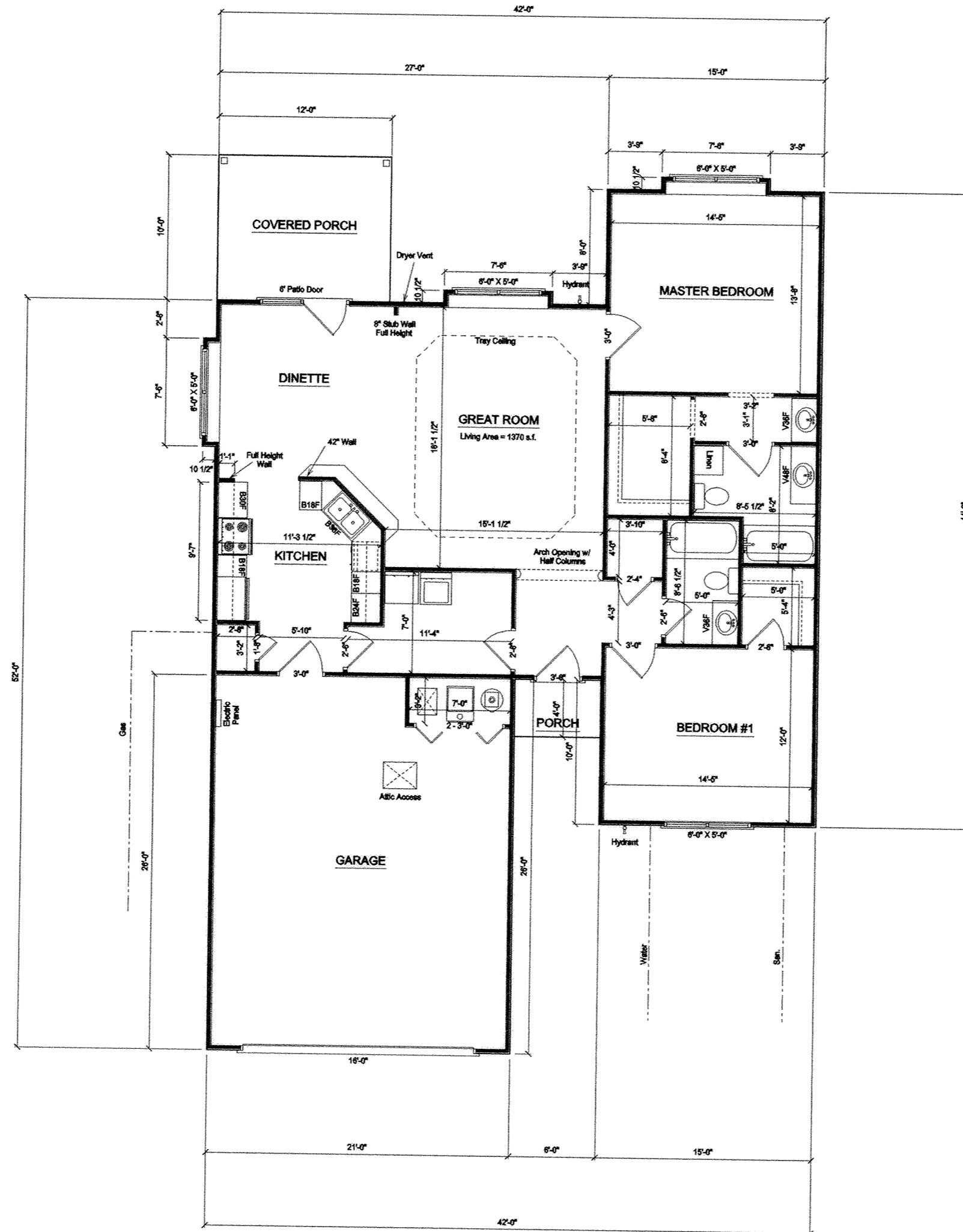
Camden Ridge Condominiums  
Job 313  
3542 Camden Pl.  
SCALE: 1/8" = 1'-0"  
3-23-95



Unit No. 4  
3542 Camden Pl.

B.M. - Top of Steamer Nozzle on Fire Hydrant Located  
across from 3547 Camden Pl. Elev. = 100.00

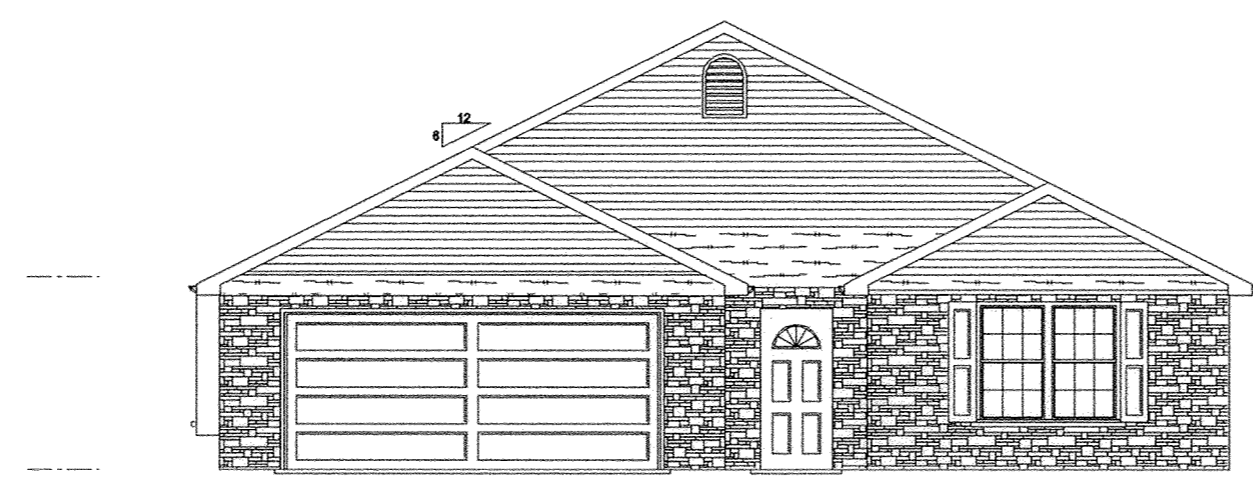
Camden Ridge Condominiums  
Job 313  
3542 Camden Pl.  
SCALE: 1/8" = 1'-0"  
3-29-05



Unit No. 5  
3538 Camden Pl.

Camden Ridge Condominiums  
Job 310  
3538 Camden Pl.  
SCALE: 1/8" = 1'-0"  
2/22/05





Elev. = 118.22

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Elev. = 111.47

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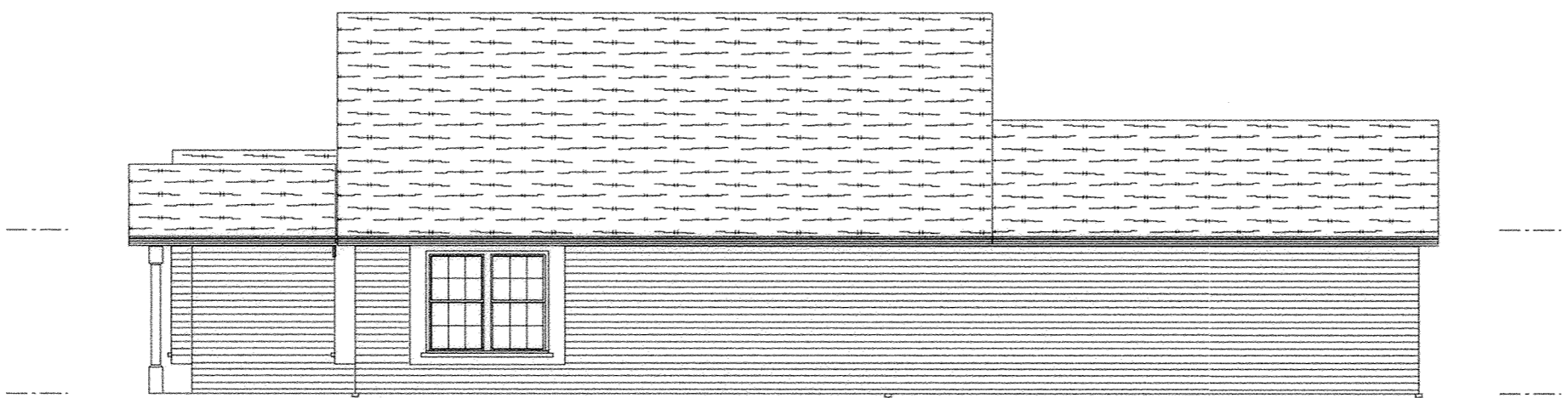
Elev. = 107.72

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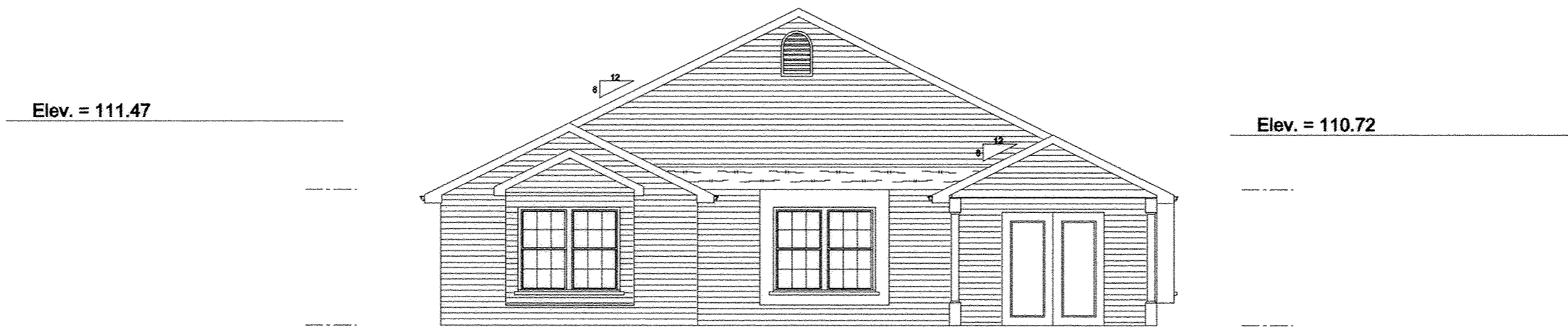
Fin. Flr. Elev. = 99.72

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**FRONT ELEVATION**



**LEFT ELEVATION**

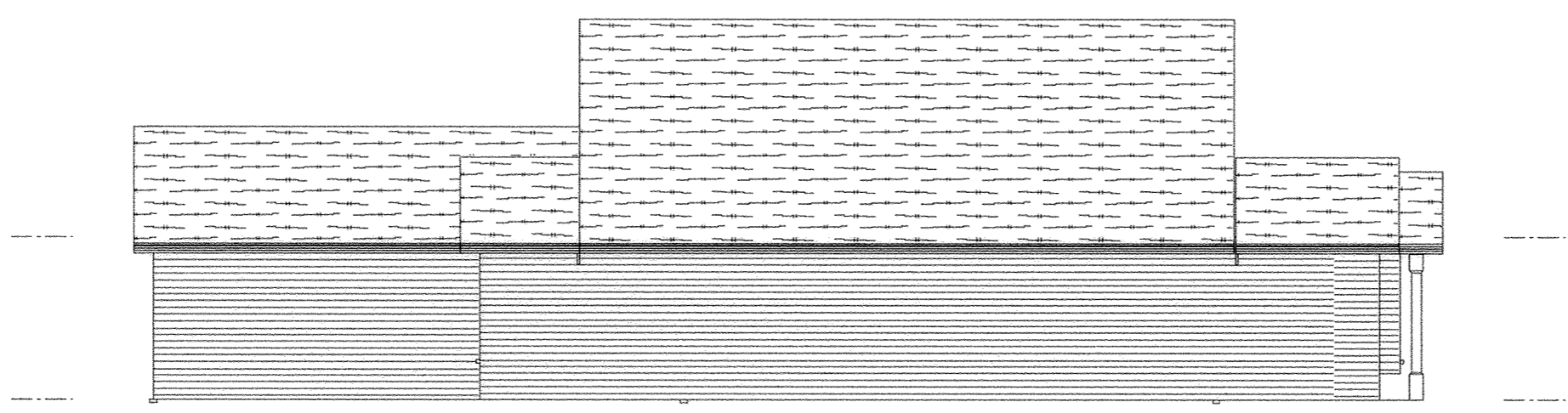


Elev. = 111.47

Elev. = 110.72

**REAR ELEVATION**

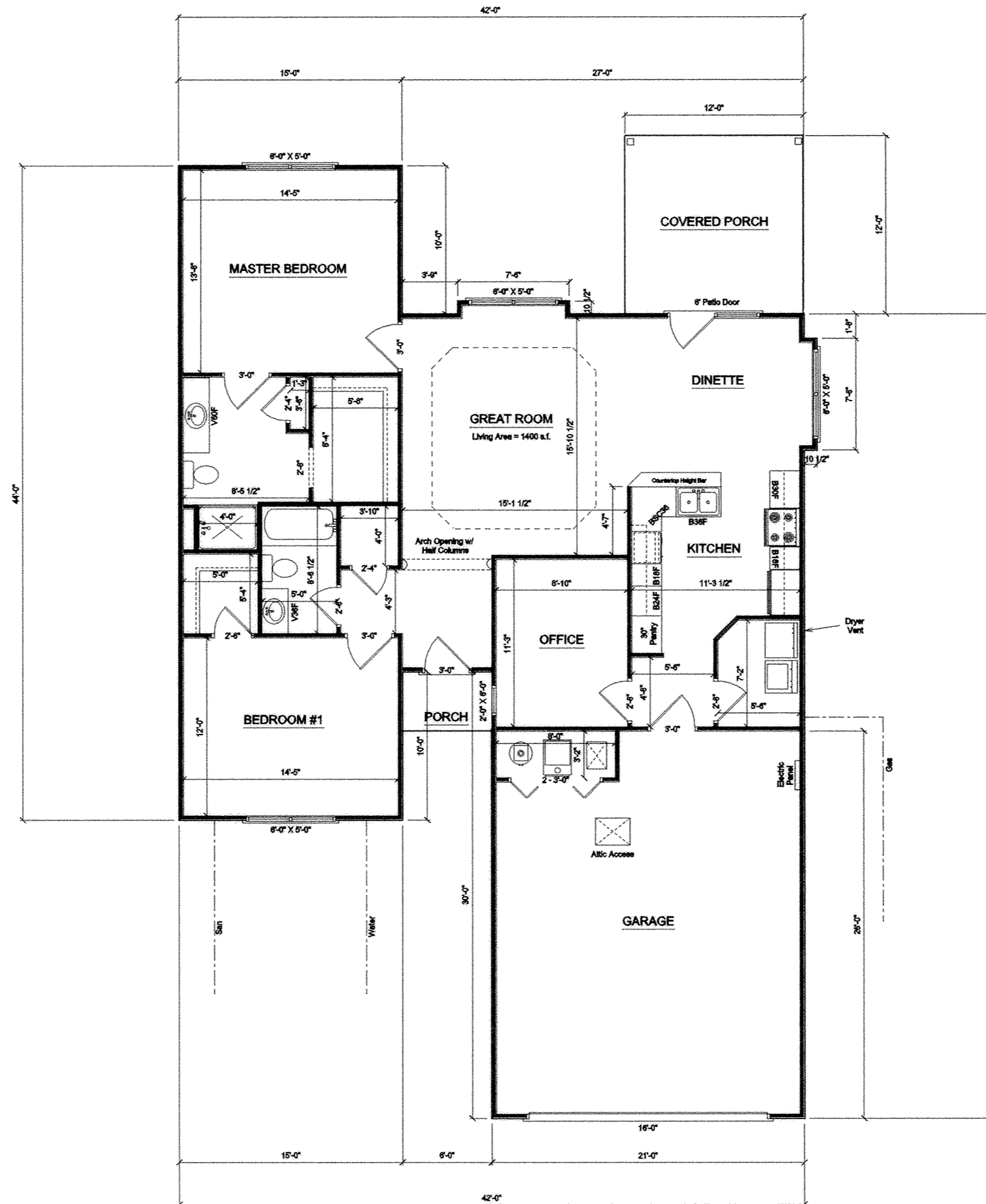
B.M. - Top of Steamer Nozzle on Fire Hydrant Located across from 3547 Camden Pl. Elev. = 100.00



**RIGHT ELEVATION**

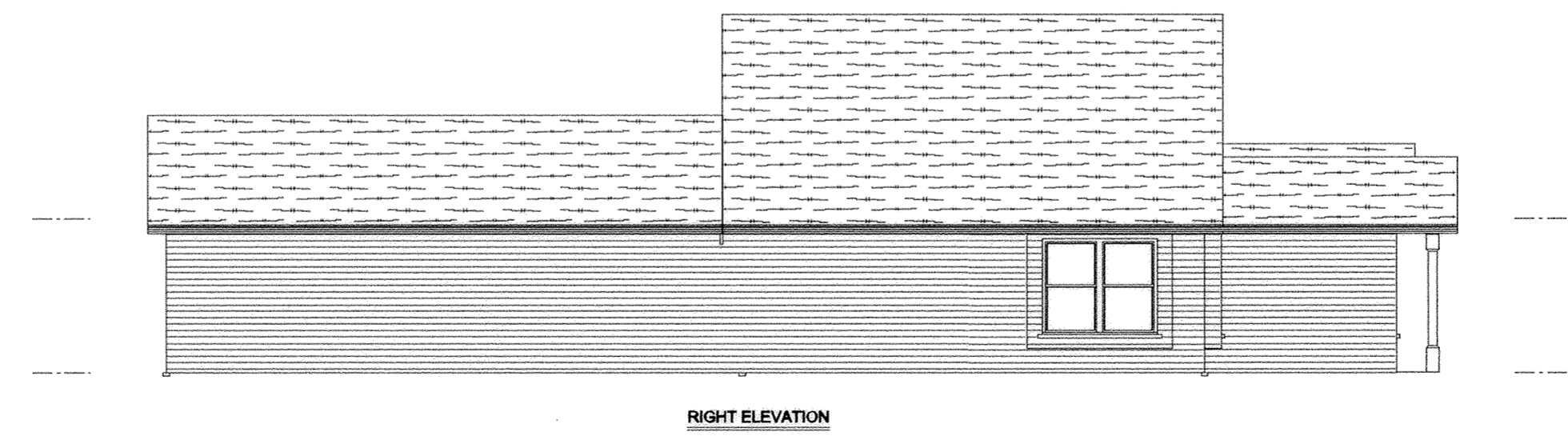
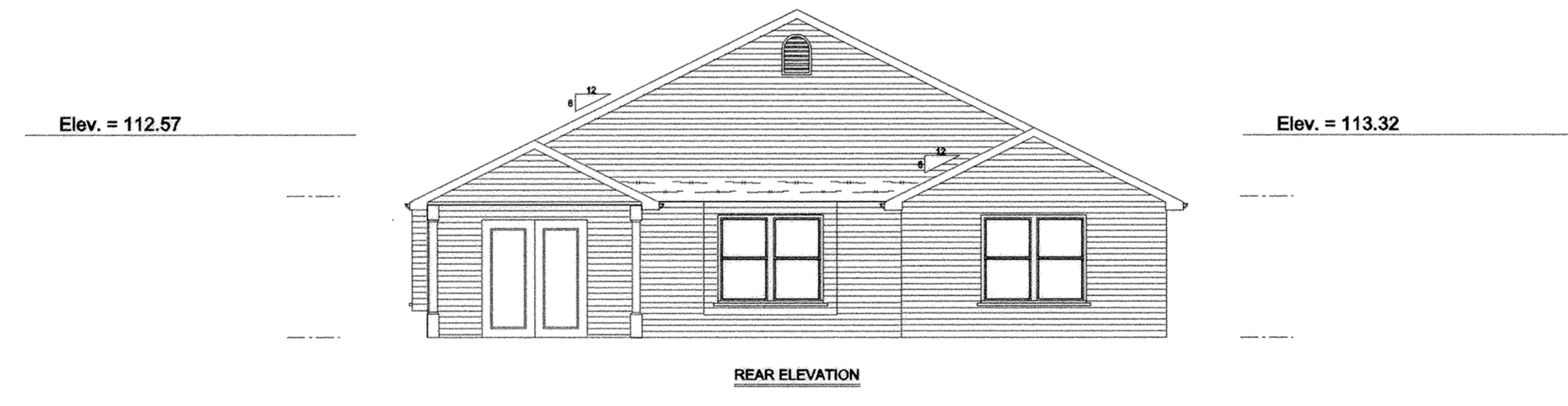
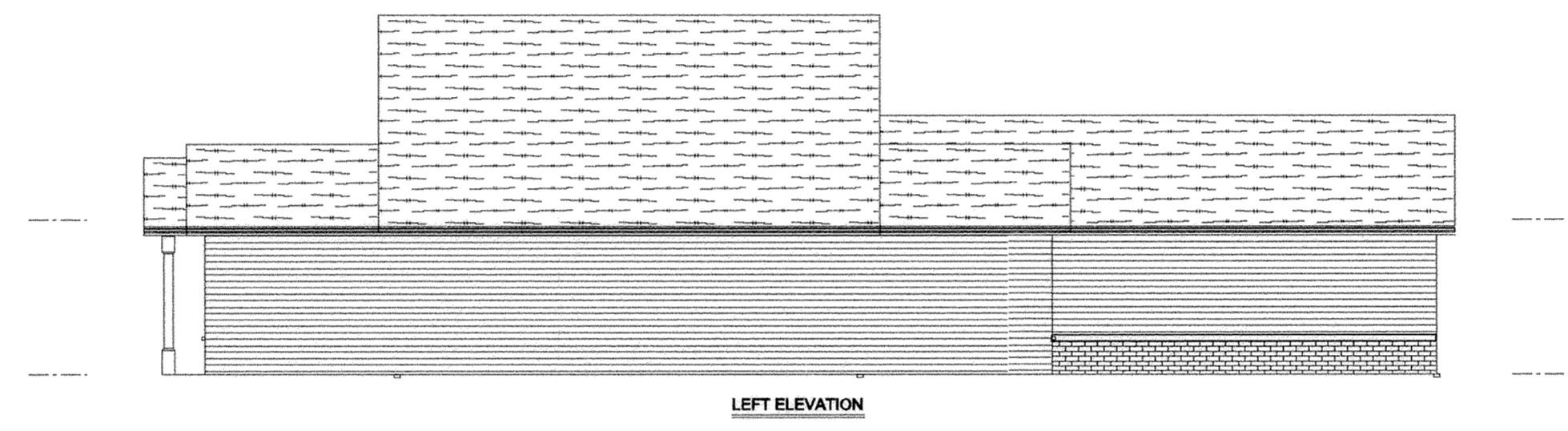
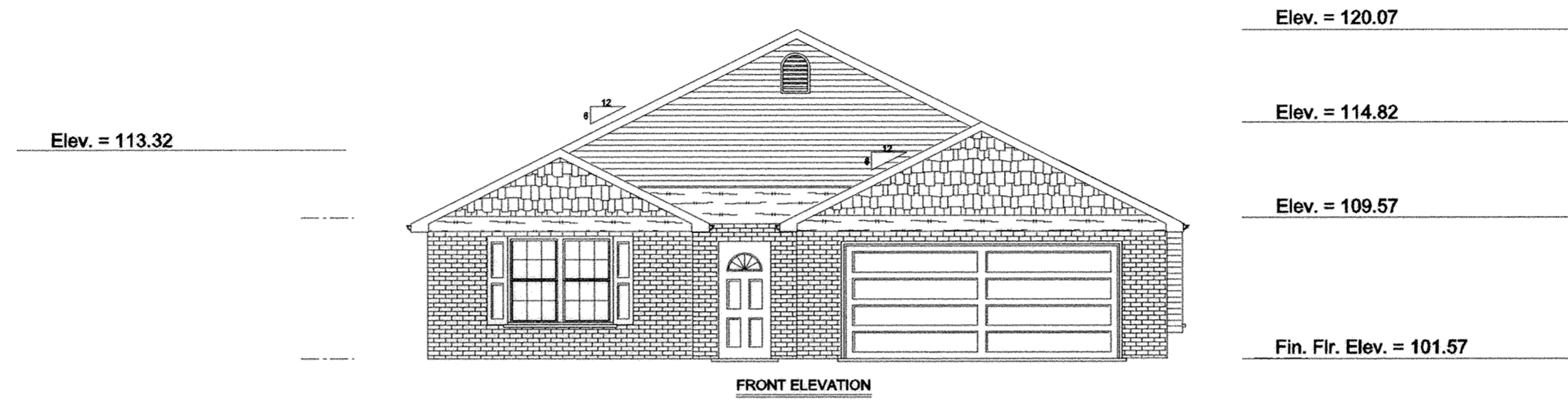
Unit No. 5  
3538 Camden Pl.

Camden Ridge Condominiums  
Job 310  
3538 Camden Pl.  
SCALE: 1/8" = 1'-0"  
2/22/06



Unit No. 6  
3547 Camden Pl.

Camden Ridge Condominiums  
Job 314  
3547 Camden Pl.  
SCALE: 1/8" = 1'-0"  
5-19-06



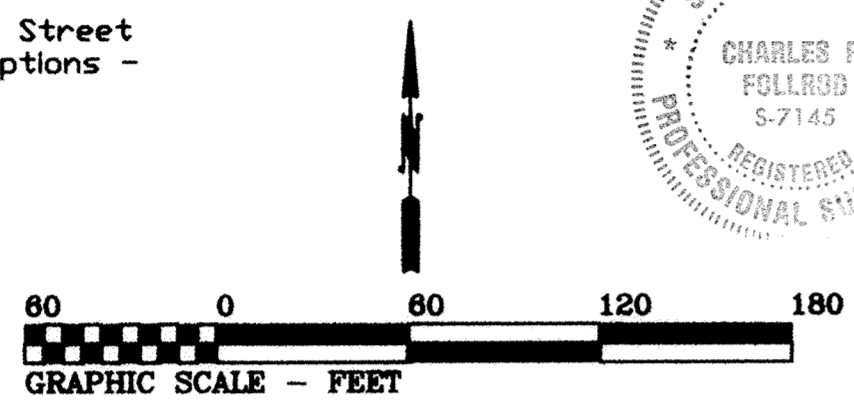
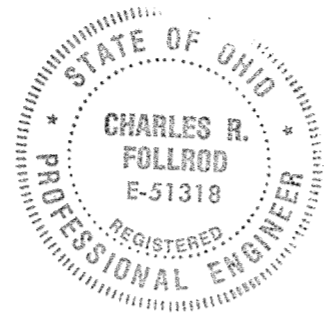
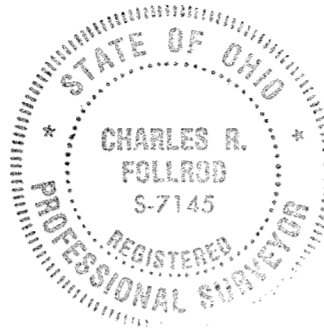
Unit No. 6  
3547 Camden Pl.

B.M. - Top of Steamer Nozzle on Fire Hydrant Located  
across from 3547 Camden Pl. Elev. = 100.00

# VILLAS OF CAMDEN PLACE

## Phase 1 Expandable Area

For Expandable Area and Street & Utility Easement Descriptions - See Sheet No. 2



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	5.00'	10.01'	3°11'05"	10.00'	S 51°23'42" W
C2	175.00'	58.55'	113.01'	37°00'00"	111.06'	S 71°30'01" W
C3	75.00'	219.90'	186.32'	142°20'05"	141.97'	N 18°49'58" W
C4	100.00'	199.96'	221.41'	126°51'39"	178.88'	S 64°14'06" E
C5	150.00'	76.11'	140.86'	53°48'16"	135.74'	S 26°05'50" W
C6	100.00'	50.74'	93.91'	53°48'16"	90.49'	N 26°05'48" E
C7	50.00'	99.98'	110.71'	126°51'39"	89.44'	N 64°14'06" W
C8	25.00'	73.30'	62.11'	142°20'05"	47.32'	S 18°49'58" E
C9	125.00'	41.82'	80.72'	37°00'00"	79.33'	N 71°30'01" E
C10	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C11	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W

This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145, P.E. #51318  
298 Brookview Ct.  
Lima, Ohio 45801

R.J. Stone Development Group  
D.B. 936, Pg. 368

Par. No. 46-1511-01-001.002  
(0.126 ac.)

Par. No. 46-1511-01-001.003  
(4.120 ac.)

Par. No. 46-1511-01-001  
(12.996 ac.)

Found #5 Rebar at the Northwest Corner of The Town of Elmview Subdivision #4

Found #5 Rebar on the West line of the SE 1/4 of Section 15

S 90°00'00"E  
592.73'

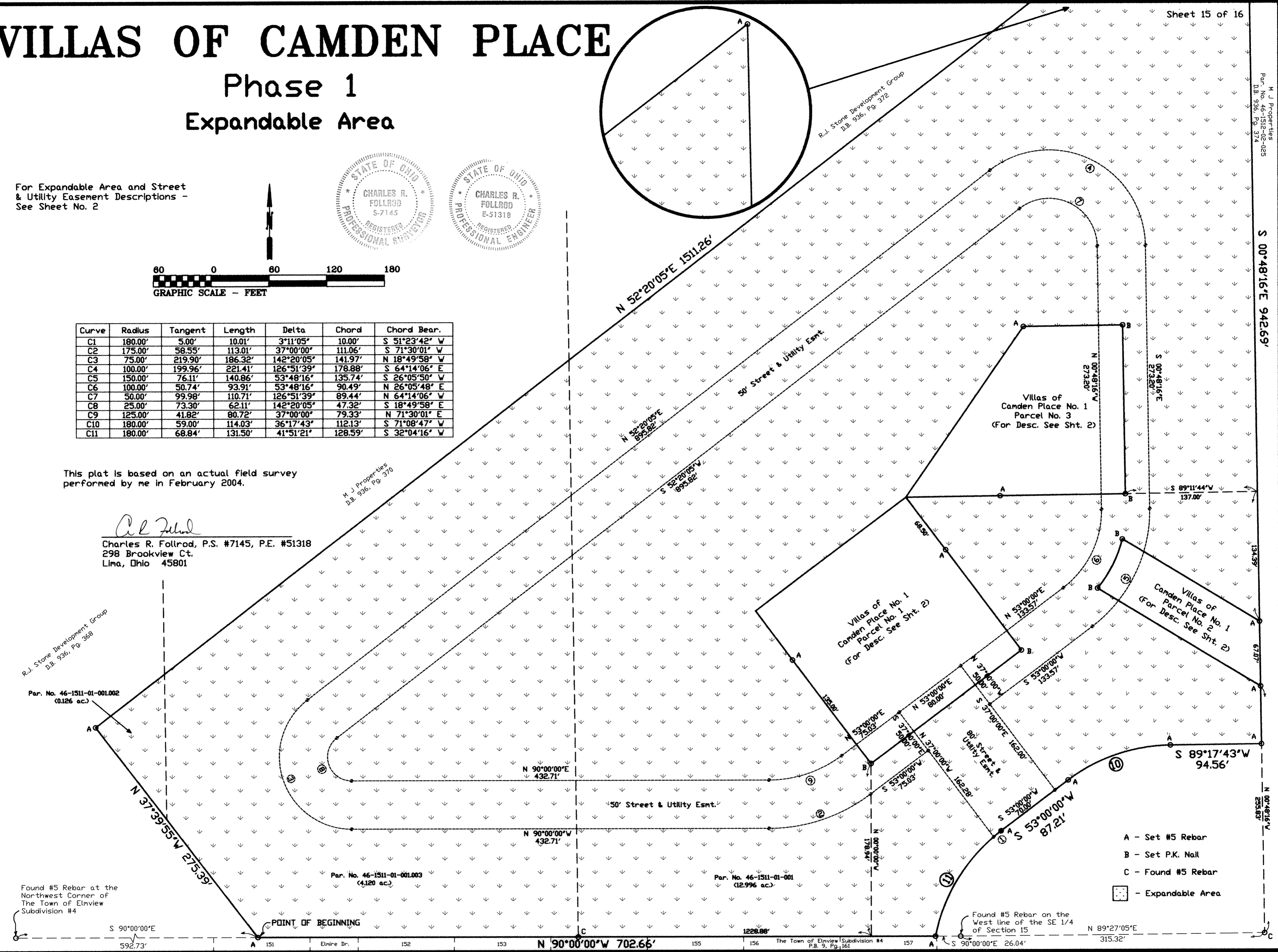
POINT OF BEGINNING

N 90°00'00"W 702.65'

1228.88'

S 90°00'00"E 26.04'

N 89°27'05"E  
315.32'



- A - Set #5 Rebar
- B - Set P.K. Nail
- C - Found #5 Rebar
- Expandable Area

M.J. Properties  
Par. No. 46-1512-02-025  
D.B. 936, Pg. 374

S 00°48'16"E 942.69'

N 00°48'16"W  
255.83'

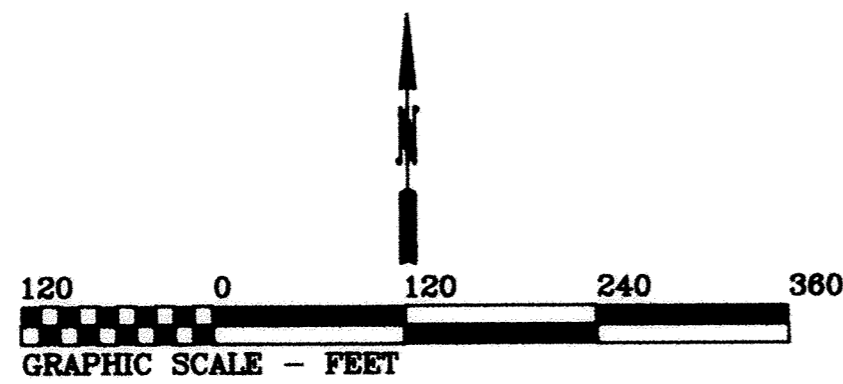
The Town of Elmview Subdivision #4  
P.B. 9, Pg. 161

# VILLAS OF CAMDEN PLACE

## Phase 1 Survey of Dedicator's Land

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W

REVIEWED BY:  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE: 8/16/05



This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145, P.E. #51318  
298 Brookview Ct.  
Lima, Ohio 45801

### LEGAL DESCRIPTION

#### Survey of Dedicator's Land

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office, thence the following courses:

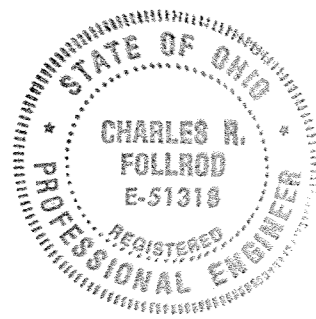
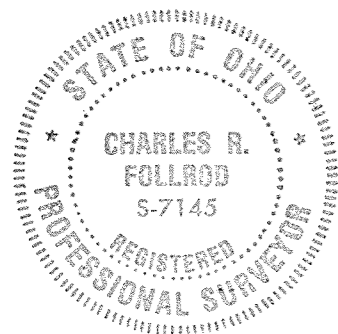
- N00°12'55"E with the west line of the SE ¼ of said SW ¼ of Sec. 15, 308.14' to a set #5 rebar;
- N52°20'05"E, 2457.37' to a found #5 rebar;
- S00°48'16"E with the west line of Shawnee Heights Subdivision, 1803.66' to a found #5 rebar;
- S89°27'05"W with the north line of the Town of Elmview Subdivision #2 and the Town of Elmview Subdivision #3, 650.33' to a found #5 rebar on the west line of said SE ¼;
- N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 1321.43' to the POINT OF BEGINNING.

The above described parcel contains 47.773 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Parcel Nos: 46-1511-01-001.002, 46-1511-01-001.003, 46-1511-01-001, & 46-1512-02-025

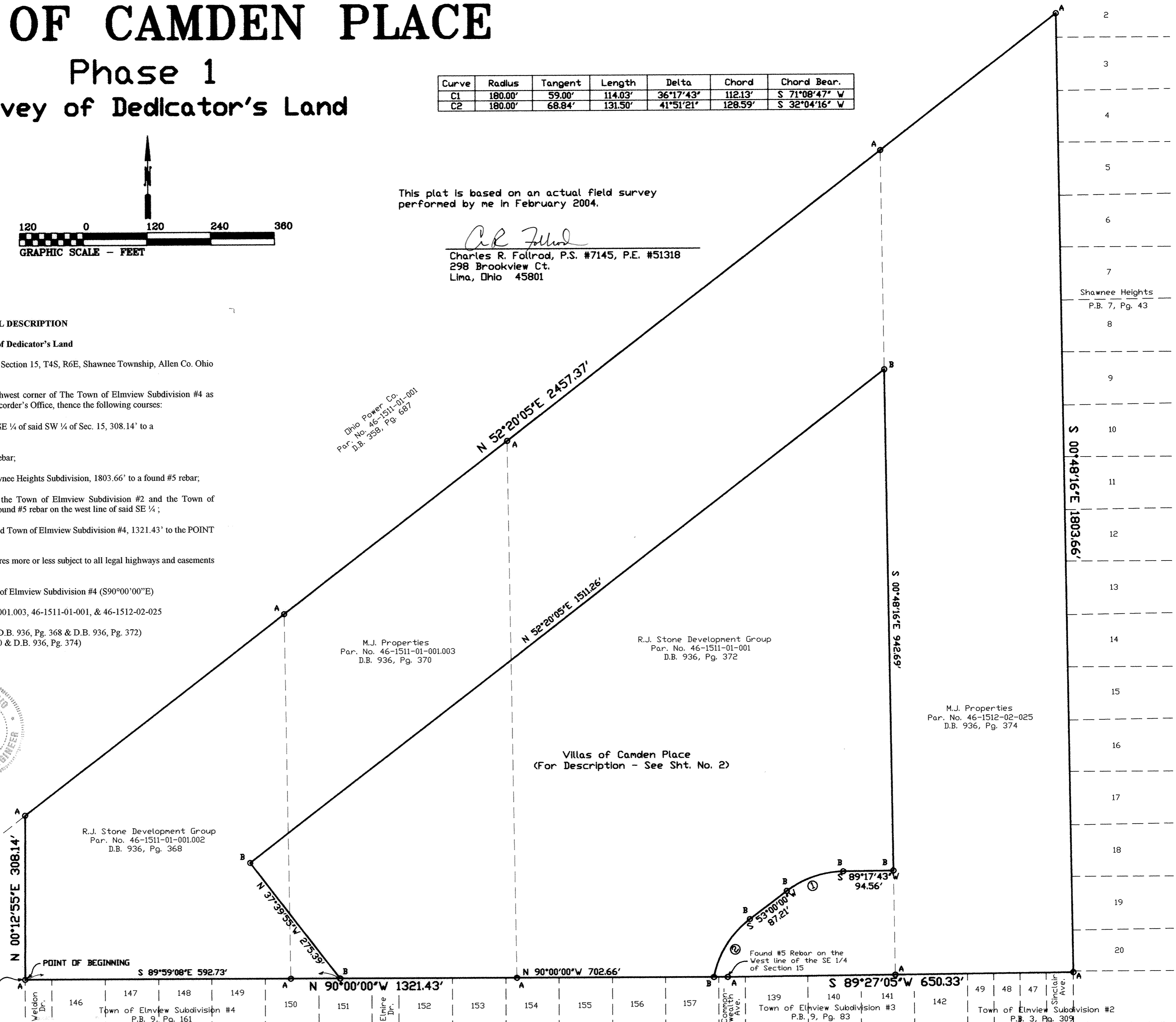
Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J. Properties (D.B. 936, Pg. 370 & D.B. 936, Pg. 374)



A - Found #5 Rebar  
B - Set #5 Rebar

Thomas D. & Jill A. Altenbach  
Par. No. 46-1511-03-002  
D.B. 890, Pg. 879

Found #5 Rebar at the Northwest Corner of The Town of Elmview Subdivision #4



Villas of Camden Place  
(For Description - See Sht. No. 2)

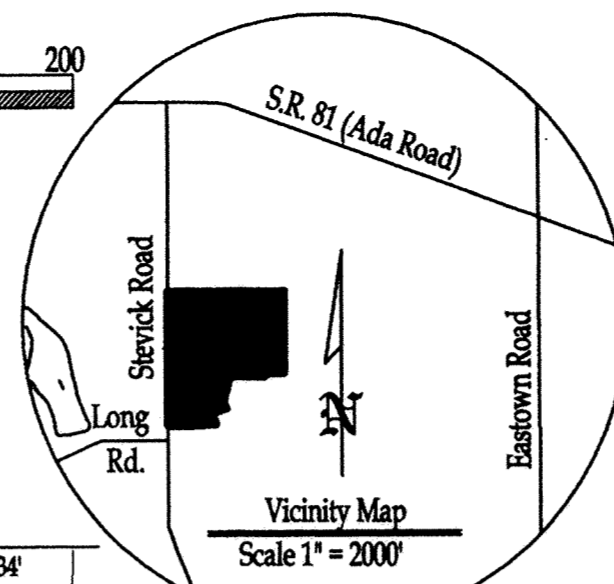
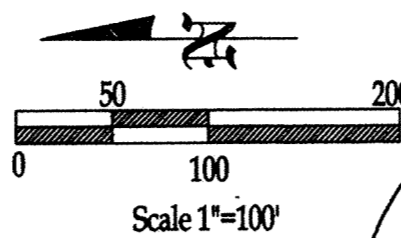
R.J. Stone Development Group  
Par. No. 46-1511-01-001.002  
D.B. 936, Pg. 368

Found #5 Rebar on the West line of the SE 1/4 of Section 15

146	147	148	149	150	151	152	153	154	155	156	157	139	140	141	142	49	48	47	46
Town of Elmview Subdivision #4 P.B. 9, Pg. 161				Elmire Dr.								Town of Elmview Subdivision #3 P.B. 9, Pg. 83		Town of Elmview Subdivision #2 P.B. 3, Pg. 309					

# 7 Oaks Subdivision No. 2

SW 1/4 of Section 28, T3S, R6E,  
American Township, Allen County, Ohio



**Phase II**  
Dedicator's Land  
Mercer Development, L.P.  
Pt. Par. No. 36-2800-03-005.000  
D.V. 863-615  
Total of 22.172 acres of which  
0.234 acres is Stevic Road RW  
and 4.251 acres new Road RW

Tamarac Golf Course  
Parcel No. 36-2800-03-001.000  
D.V. 842-152 & 501-718

S.00°-28'-36"W ~ 933.55', East line, SW 1/4 of Sec. 28

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	DELTA
C1	38.90	25.00	S44°35'28"E	35.09
C2	39.64	25.00	S45°24'32"W	35.62
C3	38.91	25.00	N44°35'03"W	35.10
C4	39.63	25.00	S45°24'57"W	35.61
C5	120.45	70.00	N42°20'41"W	106.13
C6	171.39	100.00	N42°06'44"W	151.17
C7	222.20	130.00	N42°00'56"W	196.12
C8	502.98	480.00	S03°56'55"W	502.75
C9	474.99	470.00	S04°05'53"W	474.79
C10	318.11	4830.00	S05°03'50"W	318.05
C11	113.11	4830.00	S01°19'27"W	113.11
C12	40.39	25.00	N44°17'29"W	36.14
C13	37.63	25.00	N46°17'58"E	34.18
C14	126.23	75.00	S42°21'47"E	111.85
C15	168.30	100.00	S42°21'47"E	149.13
C16	210.38	125.00	S42°21'47"E	186.41
C17	123.70	75.00	N41°23'58"W	110.15
C18	164.94	100.00	N41°23'58"W	146.87
C19	206.17	125.00	N41°23'58"W	183.58
C20	38.68	25.00	S44°19'32"E	34.94
C21	36.51	25.00	S49°30'24"W	33.35
C22	62.42	225.00	N06°54'25"E	62.22
C23	69.35	250.00	N06°54'25"E	69.13
C24	76.29	275.00	N06°54'25"E	76.04
C25	154.93	225.00	S07°25'43"E	151.89
C26	183.30	250.00	S06°09'02"E	179.22
C27	169.49	275.00	S09°29'56"E	166.82
C28	42.83	25.00	N40°55'16"W	37.78
C29	32.79	25.00	N54°52'14"E	30.49
C30	117.81	75.00	S45°00'00"E	106.07
C31	196.35	125.00	S45°00'00"E	176.78
C32	38.91	25.00	N44°35'03"W	35.10
C33	39.63	25.00	S45°24'57"W	35.61

- LEGEND**
- A - Monument box at the northwest corner of the E 1/2 of the SW 1/4 of Section 28.
  - B - Set Mag nail
  - C - Set Cast-in-place concrete monument w/ #5 rebar core and cap.
  - - Unmonumented Point of Interest
  - - Set #5 Rebar
  - D - Existing Cast-in-place concrete monument w/ #5 rebar core and cap.
  - E - 1" Steel Rod at the P.I. of Stevick Road set in 1962 by Allen County Engineer.
  - F - Existing PK nail
  - S.F. - "Square Feet" of Lot area

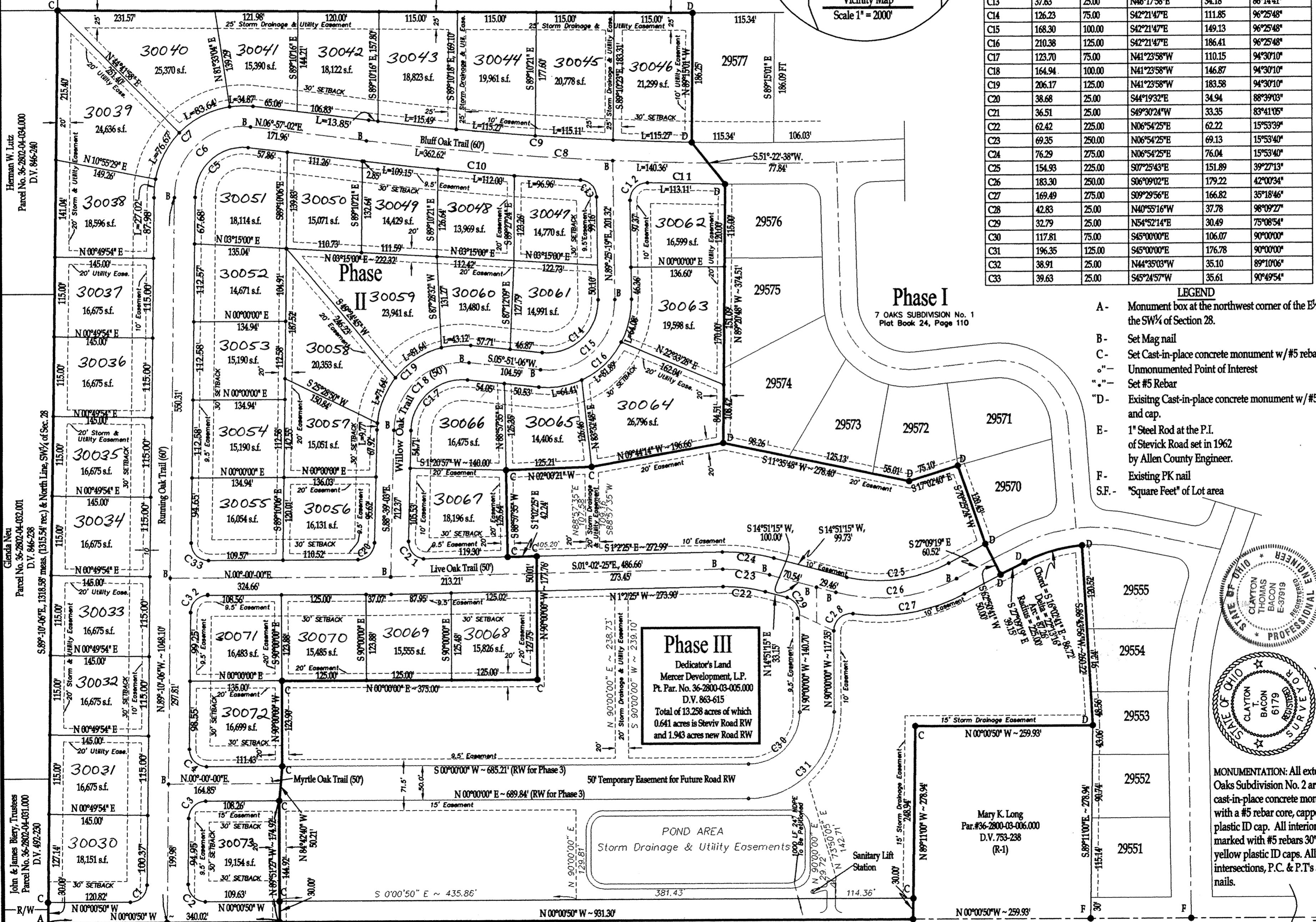
NOTE: All easements shown on the plat are for use of storm sewer drainage, storm water run-off, public sanitary sewer, public water, and all other utilities needed for supply service to this subdivision. No grading or changing of the ground elevation within these easements without returning it to the proposed grades as shown in the original construction drawings for maintaining proper surface water flow throughout this subdivision is permitted.

Dear Run Estates  
Lot 44  
P.R. 22, Pg. 45

Herman W. Lutz  
Parcel No. 36-2802-04-034.000  
D.V. 846-240

Glenda Nea  
Parcel No. 36-2802-04-032.001  
D.V. 846-228

John & James Briery Trustees  
Parcel No. 36-2802-04-031.000  
D.V. 842-230



**Phase III**  
Dedicator's Land  
Mercer Development, L.P.  
Pt. Par. No. 36-2800-03-005.000  
D.V. 863-615  
Total of 13.258 acres of which  
0.641 acres is Stevic Road RW  
and 1.943 acres new Road RW



Clayton J. Bacon  
8-17-05

This description and plat is based on an actual field survey performed on 6-14-05 by Bacon & Associates under the direction of Clayton J. Bacon, P.E. #6179

**MONUMENTATION:** All exterior corners of 7 Oaks Subdivision No. 2 are marked with a cast-in-place concrete monument, 30" deep, with a #5 rebar core, capped with a yellow plastic ID cap. All interior lot corners are marked with #5 rebars 30" long capped with yellow plastic ID caps. All street centerline intersections, P.C. & P.T.'s are marked with Mag nails.

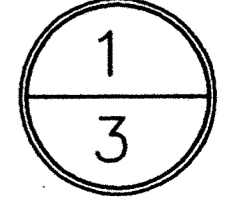
**Storm Drainage Notice**  
1. Storm drainage easements were designed to maintain the natural flow of storm water from all Parcels adjacent to the north and east boundary lines of the Subdivision. It is strictly prohibited to apply any fill into such easements. The storm drainage easements were designed to contain drainage swales that slope toward various catch basins on the north and east boundary lines of the Subdivision.  
2. No Lot shall be graded where it will prohibit storm water from draining off adjacent Parcels or Lots.  
3. All easements as shown on lot lines within the boundaries of this subdivision have 1/2 of the total width of the easement on each adjacent lot.

Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**7 Oaks Subdivision No. 2**  
SW 1/4 of Section 28, T3S, R6E,  
American Township, Allen County, Ohio

**FINAL PLAT**  
Plat of Subdivision  
and Dedicators Land

Drawn: P.J.M.  
Date: 6-14-05  
Revision:



**DESCRIPTION**  
**Phase No. 2**

Being a parcel of land in the East 1/2 of the SW 1/4 of Section 28, T3S, R6E, American Township, Allen County, Ohio, more particularly described as follows:

Beginning at a monument box at the Northwest corner of the E 1/2 of the SW 1/4 of Section 28 (centerline Stevick Road); thence the following courses;

1. S 89°-10'-06"E on the North line of the SW 1/4, 1318.58' to a cast concrete monument on the East line of the SW 1/4, passing over a cast concrete monument at 30.00';
2. S 0°-28'-36" W on said East line, 933.55' to a cast concrete monument;
3. N 89°-15'-01" W, 186.25' to a cast concrete monument;
4. S 51°-22'-38" W, 77.84' to a cast concrete monument;
5. N 89°-20'-48" W, 374.51' to a cast concrete monument;
6. N 9°-44'-14" W, 196.66' to a cast concrete monument;
7. N 2°-00'-21" W, 125.21' to a cast concrete monument;
8. S 88°-57'-35" W, 125.64' to a cast concrete monument;
9. S 1°-02'-25" E, 42.24' to a cast concrete monument;
10. N 90°-00'-00" W, 177.76' to a cast concrete monument;
11. N 0°-00'-00" E, 375.00' to a cast concrete monument;
12. N 90°-00'-00" W, 123.90' to a cast concrete monument;
13. N 84°-42'-40" W, 50.21' to a cast concrete monument;
14. N 89°-51'-27" W, 174.92' to a Mag nail set on the West line of the E 1/2 of the SW 1/4 of Section 28, passing over a cast concrete monument at 144.92';
15. N 00°-00'-50"W (assumed bearing) on the centerline of Stevick Road, 340.02' to the POINT OF BEGINNING.

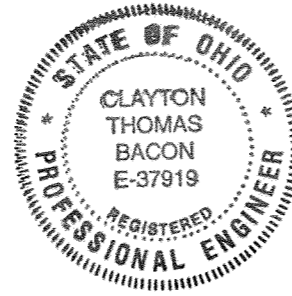
The above-described parcel contains 22.172 acres, more or less subject to all legal easements of record at the time of recording of this document. This description and plat is based on an actual field survey performed on 6-14-2005, by Clayton T. Bacon, P.S. #6179.

**SURVEYORS CERTIFICATE**

I hereby certify that this is a true and accurate survey performed by me in June of 2005. A #5 rebar topped with a plastic cap stamped Bacon & Assoc., P.S. 6179 will be set on all property corners of interior lots and cast-in-place concrete monuments with a 30" long #5 rebar core with a plastic I.D. cap on all subdivision boundary corners.



*Clayton J. Bacon*  
Clayton T. Bacon, P.S. 6179  
Bacon & Associates, L.L.C.      8-17-05



**DEDICATION**

Rick J. Uppenkamp, Trustee under a trust agreement dated January 12, 1999 as amended sole member of Mercer Consolidated L.L.C., General Partner of Mercer Development, L.P. an Ohio Limited Partnership, being the owner of the described premises, hereby voluntarily consents to the execution of said plat, and dedicates the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

OWNER  
*Rick J. Uppenkamp* 8-17-05  
Rick J. Uppenkamp, Trustee

WITNESS  
*Clayton J. Bacon* 8-17-05  
*Brian J. Bacon* 8-17-05

**COUNTY AUDITOR'S CERTIFICATE**

This plat filed for transfer this 19<sup>th</sup> day of August, 2005.

*Ben E. Diepenbrock*  
Auditor, Allen County, Ohio      fee 22.00 SS  
200514674

**COUNTY RECORDER'S CERTIFICATE**

Filed for record this 19<sup>th</sup> day of August, 2005, at 12:47 P.M. on Page 102.

*Mona S. Losh m.B.*      Fee: \$24.20  
Recorder, Allen County, Ohio

**APPROVAL OF REGIONAL PLANNING COMMISSION**

This plat having been approved by the Regional Planning Commission of Allen County, Ohio and Executive Director of the Regional Planning Commission, hereby on behalf of said Commission, approve and except this plat this 16<sup>th</sup> day of August, 2005.

*Thomas M. Magan*  
Executive Director, Regional Planning Commission

**DESCRIPTION**  
**Dedicators Land**

Being a parcel of land in the East 1/2 of the SW 1/4 of Section 28, T3S, R6E, American Township, Allen County, Ohio, more particularly described as follows:

Beginning at a monument box at the Northwest corner of the SW 1/4 of Section 28 (centerline Stevick Road); thence S 0°-00'-50 E (assumed bearing) on the West line of the E 1/2 of the SW 1/4 of Section 28 (centerline of Stevick Road), 340.46' to a Mag nail set at the POINT OF BEGINNING; thence the following courses:

1. S 89°-51'-27" E, 174.92' to a cast concrete monument, passing over a cast concrete monument at 30.00';
2. S 84°-42'-40" E, 50.21' to a cast concrete monument;
3. S 90°-00'-00" E, 123.90' to a cast concrete monument;
4. S 0°-00'-00" W, 375.00' to a cast concrete monument;
5. S 90°-00'-00" E, 177.76' to a cast concrete monument;
6. N 1°-02'-25" W, 42.24' to a cast concrete monument;
7. N 88°-57'-35" E, 125.64' to a cast concrete monument;
8. S 2°-00'-21" E, 125.21' to a cast concrete monument;
9. S 9°-44'-14" E, 196.66' to a cast concrete monument;
10. S 11°-35'-48" W, 278.40' to a cast concrete monument;
11. S 17°-02'-40" E, 75.10' to a cast concrete monument;
12. S 70°-25'-24" W, 120.43' to a cast concrete monument;
13. S 62°-50'-41" W, 50.00' to a cast concrete monument;
14. S 27°-09'-19" E, 39.15' to a cast concrete monument at the PC of a curve to the right;
15. Southeasterly on said curve an arc length of 87.26', Radius of 225.00', a chord of S 16°-02'-41" E, 86.72' and a delta angle of 22°-13'-16" to a cast concrete monument at the PT;
16. S 86°-43'-56" W, 260.22' to a cast concrete monument;
17. N 0°-00'-50" W, 259.93' to a cast concrete monument;
18. N 89°-11'-00" W, 278.94' to a Mag nail set on the West line E 1/2 of the SW 1/4 of Section 28, passing over a cast concrete monument at 248.94';
19. N 00°-00'-50"W (assumed bearing) on the centerline of Stevick Road, 931.30' to the POINT OF BEGINNING.

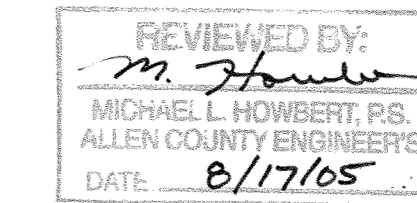
The above-described parcel contains 13.258 acres, more or less subject to all legal easements of record at the time of recording of this document. This description and plat is based on an actual field survey performed on 6-14-2005, by Clayton T. Bacon, P.S. #6179.

**ACKNOWLEDGEMENT**

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.  
IN WITNESS thereof, I affix my hand and seal this 17 day of August, 2005.

*Margie Sue Humes*  
Notary Public



**APPROVAL OF ALLEN COUNTY COMMISSIONERS**

In accordance with the Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby except the accepts this plat by commissioners resolution no. \_\_\_\_\_, on 18 day of August, 2005. Said having been approved by the Allen County Engineer and the Lima-Allen County Regional Planning Commission.

*Urban Cliff*  
President of the Board of Allen County Commissioners

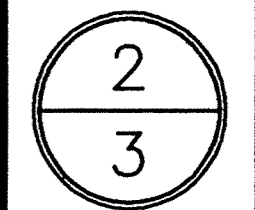
NOTE: All easements shown on the plat are for use of storm sewer drainage, storm water run-off, public sanitary sewer, public water, and all other utilities needed for supply service to this subdivision. No grading or changing of the ground elevation within these easements without returning it to the proposed grades as shown in the original construction drawings for maintaining proper surface water flow throughout this subdivision.

Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**7 Oaks Subdivision No.2**  
SW 1/4 of Section 28, T3S, R6E  
American Township, Allen County, Ohio

**FINAL PLAT**  
DESCRIPTIONS AND  
SIGNATURE LINE

Drawn: P.J.M.	Date: 6-14-05	Revision:



# SUBDIVISION RESTRICTIONS & COVENANTS

## 7 OAKS SUBDIVISION No. 2 SUBDIVISION RESTRICTIONS & COVENANTS

As a part of a general plan for development of the real estate in the residential area on the foregoing plat, and for the common advantage and benefit of the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and each parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest, and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel shall inure to the benefit of and be enforceable by the purchasers of every tract, lot or parcel and their successor in interest.

All lots included in The 7 Oaks Subdivision No. 2, SW 1/4, Sec. 28, T3S, R6E American Township, Allen County, Ohio, are hereby made subject to the following covenants and restrictions, not recited on the plat, forms, or corporations claiming under them:

1. Lots or building sites shall be used and occupied solely and exclusively for private residential purposes by a single-family residence.
2. The finished living space overall for a one-story ranch dwelling exclusive of open porches and garages, erected upon all of the lots in 7 Oaks Subdivision shall not be less than 1850 square feet and for a 2 story dwelling it may not be less than 2250 square feet. All residences must have a two car attached garage with a minimum of 500 square feet and front of home must be brick, stucco or stone. The use of alternate exterior finishing materials such as cedar, cement fiberboard, vinyl siding, and other acceptable materials must be approved by the Developer or his agent. The use of alternate exterior finishing materials on the front of any house will apply only to offset areas such as dormers, gables, arches, set back second floor walls, etc. All foundations shall be poured concrete. No building, structures or parts thereof shall be permitted to be moved onto said lots and only new construction, using new materials only shall be permitted on said lots. The dwelling must be completed within a one-year period from the start of construction.
3. No structure shall be erected on any lot in said subdivision until the final building plan and specifications have been approved, in writing, by the developer or his agent. The developer reserves the right to approve contractors and suppliers.
4. The front of the residence, or a part thereof, excluding open porches, constructed on the lot in this subdivision shall be located so that it conforms to the platted setback line. The owners of any residence constructed upon any lot or building site, in this subdivision shall landscape such lot of building site in such a manner that the value of such landscaping, including lawn cost, is not less than 3% of the fair market value of the residence constructed on said lot or building site. Landscaping shall be completed within one year of occupancy of home.
5. No building shall be erected, placed or altered on any lot or building site until construction plans and specifications and a plot plan showing the location of the structure shall have been approved by the developer or his agent as to construction materials, harmony of exterior design with the existing structures and as to location with respect to topographic and finished grade elevation.
6. All driveways shall be constructed and completed with the residence and shall be constructed in an attractive permanent fashion. All driveways must be constructed of finished concrete as approved by the developer or his agent.
7. All lot owners will construct a 4 ft. sidewalk 1' inside the road right-of-way upon completion of the residence, in accordance with the Allen County Construction Standards.
8. All utility services to homes must be underground. No structure, trailer, basement, tent, shed, garage, barn or other outbuildings shall be used on any lot at any time either as a temporary or permanent structure.
9. No noxious or offensive activity shall be carried on or upon any lot in said above-described plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. It shall be the duty of the property owner to keep the property including lawns, shrubbery and trees in a neat and clean condition. Such duty for lawn and landscaping maintenance shall extend to the edge of the paved area of the street or road right-of-way. All property owners with lots located on the property line bordering the golf course must keep all trees located on that property line trimmed to a height of no less than 12 ft.
11. The developer or his agent reserves the right to grant easements for the construction and operation of electric light, telephone lines, gas piping, storm water sewers, cable television, waterlines and other utilities, public or private in and upon the property within the platted utility easement areas until such services are granted to all properties in the 7 Oaks Subdivision.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in said plat except dogs, cats or other household pets, not to exceed a total of two (2) pets, providing they are not kept; bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.
13. No lot in said subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass and landscape trimmings.
14. No trucks, semi trailers, boats, trailers, motor homes, vans or other chattels of a similar nature shall be stored or maintained on the premises unless the same be parked and kept in a garage.
15. There shall be no television or radio antennas or discs permitted in the 7 Oaks Subdivision unless the same is approved by the developer or his agents and then they will only be permitted in the rear of the house.
16. All houses will be designed such that the electric and gas meters, as well as the air conditioning condensers, will be located in the rear lot areas unless approved by the developer or his agent. Landscaping screening and decorative wood fences must be provided as required to screen these devices and pieces of equipment.
17. Only split rail type fences or hedges not to exceed 4 feet in height above ground level shall be erected or planted on said building site and shall not extend closer to the street than the rear of the house. A privacy fence may be used around a pool area. It must be a maximum of 6 feet in height and of wood construction or other suitable material as approved by the agent of the developer.
18. These covenants, restrictions, and limitations shall be binding on all parties hereto and all land owners of lots in said subdivision for a period of twenty (20) years from the date of recording, after which time such covenants, restrictions and limitations shall automatically extend for successive periods of ten (10) years each. These restrictions can be amended in whole or in part in a writing, signed by a majority of the owners of the lots in the Subdivision. Such amendments shall be recorded in the Allen County Recorder's office.
19. No lot split shall be permitted which would result in the location of a dwelling to be situated on a parcel of land comprised of less than the recorded plots dimensions.
20. Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement. Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions or limitations. These remedies are available to lot owner of said above-described premises who may seek both a restrain of such violation and damages thereof.
21. For purposes of these restrictive covenants the term building site shall refer to one or more lots as shown on the plat of 7 Oaks Subdivision No. 2.
22. Easements and rights-of-way are reserved in and over lots shown on the plat for construction, operation, and maintenance of poles, wires, or other facilities therewith for the transmission of electricity, telephone, drainage facilities, construction, operation and maintenance of drains, sewers, and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained, furnished, or performed in any method above or beneath the surface of the ground. Easements shown upon the plat may be used by utility companies and public agencies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery, trees or other surface improvements. No trees, buildings or permanent structures, except driveways and mailboxes, may be placed on any designated easements or rights-of-way.
23. The 7 Oaks drainage detention pond and 1,000 LF of 24" diameter High Density Polyethylene drainage pipe is to be petitioned for maintenance by the owners as shown on the Dedication Certificate on page 1 of 3 of this Final Plat. All fee holders and all receiving title to the fee through them are subject to payment of drainage maintenance fees assessed or to be assessed by the county pursuant to Ohio Revised Code, Sections 6131 and 6137. A specific and distinct ditch maintenance fund shall be created as per the referenced sections of the Ohio Revised Code for this project.

Prepared By

**Bacon & Associates, L.L.C.**

750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

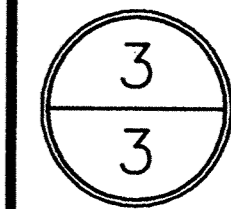
**7 Oaks Subdivision No. 2**

SW 1/4 of Section 28, T3S, R6E  
American Township, Allen County, Ohio

**FINAL PLAT**

**COVENANTS AND  
RESTRICTIONS**

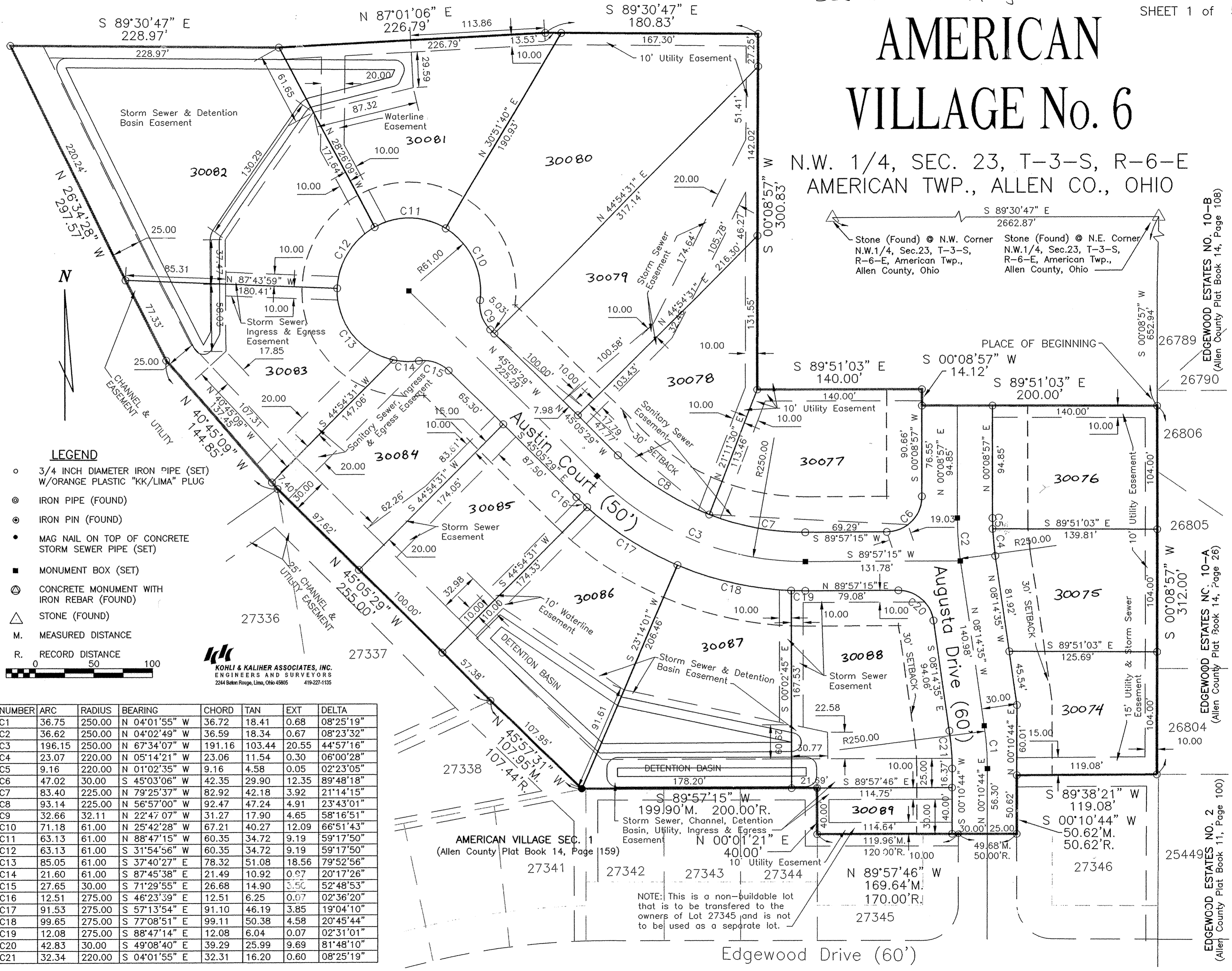
Drawn: P.J.M.	File: 1-1-04
Date: 6-14-05	
Revision: 8-2-05	





# AMERICAN VILLAGE No. 6

N.W. 1/4, SEC. 23, T-3-S, R-6-E  
AMERICAN TWP., ALLEN CO., OHIO



### LEGEND

- 3/4 INCH DIAMETER IRON PIPE (SET)  
W/ORANGE PLASTIC "KK/LIMA" PLUG
- ⊙ IRON PIPE (FOUND)
- ⊙ IRON PIN (FOUND)
- MAG NAIL ON TOP OF CONCRETE  
STORM SEWER PIPE (SET)
- MONUMENT BOX (SET)
- ⊙ CONCRETE MONUMENT WITH  
IRON REBAR (FOUND)
- △ STONE (FOUND)
- M. MEASURED DISTANCE
- R. RECORD DISTANCE



**KK**  
KOHLI & KALIHAR ASSOCIATES, INC.  
ENGINEERS AND SURVEYORS  
2244 Baker Rouge, Lima, Ohio 45805 419-227-1155

NUMBER	ARC	RADIUS	BEARING	CHORD	TAN	EXT	DELTA
C1	36.75	250.00	N 04°01'55" W	36.72	18.41	0.68	08°25'19"
C2	36.62	250.00	N 04°02'49" W	36.59	18.34	0.67	08°23'32"
C3	196.15	250.00	N 67°34'07" W	191.16	103.44	20.55	44°57'16"
C4	23.07	220.00	N 05°14'21" W	23.06	11.54	0.30	06°00'28"
C5	9.16	220.00	N 01°02'35" W	9.16	4.58	0.05	02°23'05"
C6	47.02	30.00	S 45°03'06" W	42.35	29.90	12.35	89°48'18"
C7	83.40	225.00	N 79°25'37" W	82.92	42.18	3.92	21°14'15"
C8	93.14	225.00	N 56°57'00" W	92.47	47.24	4.91	23°43'01"
C9	32.66	32.11	N 22°47'07" W	31.27	17.90	4.65	58°16'51"
C10	71.18	61.00	N 25°42'28" W	67.21	40.27	12.09	66°51'43"
C11	63.13	61.00	N 88°47'15" W	60.35	34.72	9.19	59°17'50"
C12	63.13	61.00	S 31°54'56" W	60.35	34.72	9.19	59°17'50"
C13	85.05	61.00	S 37°40'27" E	78.32	51.08	18.56	79°52'56"
C14	21.60	61.00	S 87°45'38" E	21.49	10.92	0.97	20°17'26"
C15	27.65	30.00	S 71°29'55" E	26.68	14.90	3.50	52°48'53"
C16	12.51	275.00	S 46°23'39" E	12.51	6.25	0.07	02°36'20"
C17	91.53	275.00	S 57°13'54" E	91.10	46.19	3.85	19°04'10"
C18	99.65	275.00	S 77°08'51" E	99.11	50.38	4.58	20°45'44"
C19	12.08	275.00	S 88°47'14" E	12.08	6.04	0.07	02°31'01"
C20	42.83	30.00	S 49°08'40" E	39.29	25.99	9.69	81°48'10"
C21	32.34	220.00	S 04°01'55" E	32.31	16.20	0.60	08°25'19"

AMERICAN VILLAGE SEC. 1  
(Allen County Plat Book 14, Page 159)

NOTE: This is a non-buildable lot that is to be transferred to the owners of Lot 27345 and is not to be used as a separate lot.

Stone (Found) @ N.W. Corner N.W.1/4, Sec.23, T-3-S, R-6-E, American Twp., Allen County, Ohio  
Stone (Found) @ N.E. Corner N.W.1/4, Sec.23, T-3-S, R-6-E, American Twp., Allen County, Ohio

EDGEWOOD ESTATES NO. 10-B  
(Allen County Plat Book 14, Page 108)

EDGEWOOD ESTATES NC. 10-A  
(Allen County Plat Book 14, Page 26)

EDGEWOOD ESTATES NO. 2  
(Allen County Plat Book 11, Page 100)

# AMERICAN VILLAGE No. 6

N.W. 1/4, SEC. 23, T-3-S, R-6-E  
AMERICAN TWP., ALLEN CO., OHIO

**LEGAL DESCRIPTION**

Owner of Record - S & W Leasing, LLC  
(Allen County Deed Vol. 878, Page 271)  
(Allen County Tax Parcel Number 36-2306-01-020.001)

Being a parcel of land situate in the Northwest quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio and being more particularly described as follows:

COMMENCING at a stone (found) at the Northeast corner of said Northwest quarter, said point also being the Northwest corner of Edgewood Estates Subdivision No.10-B (Allen County Plat Book 14, Page 108);

thence S 00°08'57"W, 652.94 feet, with said West line of Edgewood Estates Subdivision No.10-B and West line of Edgewood Estates Subdivision No.10-A (Allen County Plat Book 14, Page 26), to an iron pipe (set) at the PLACE OF BEGINNING;

thence S 00°08'57"W, 312.00 feet, continuing with said west lines, to an iron pipe (set) on the North line of Lot Number 27346 in American Village Section No.1 (Allen County Plat Book 14, Page 159);

thence generally Westerly, with the Northerly boundary of said American Village Section No.1, on the following seven courses:

- (1) S 89°38'21"W, 119.08 feet, with said North line of Lot Number 27346, to an iron pipe (set) at the Northwest corner of said Lot Number 27346;
- (2) S 00°10'44"W, 50.62 feet (measured distance) (50.59 feet record distance), with the West line of said Lot Number 27346, to an iron pipe (set);
- (3) N 89°57'46"W, 169.64 feet (measured distance) (170.00 feet record distance), with the North line of Lot Number 27345 and the extension thereof, to an iron pipe (set) on the East line of Lot Number 27344, the aforesaid line passing through an iron rebar (found) at 49.68 feet (measured distance) (50.00 feet record distance) at the Northeast corner of said Lot Number 27345;
- (4) N 00°01'21"E, 40.00 feet, with said East line, to a concrete monument (found) at the Northeast corner of said Lot Number 27344;
- (5) S 89°57'15"W, 199.90 feet (measured distance) (200.00 feet record distance), with the North line of Lot Numbers 27344, 27343, and 27342, to a mag nail (set) in the top of the North end of a 30 inch diameter concrete drainage pipe at the Northwest corner of said Lot Number 27342;
- (6) N 45°57'31"W, 107.95 feet (measured distance) (107.44 feet record distance), with the Northeasterly line of Lot Number 27338, to an iron pipe (set) in place of a concrete monument (found) in 2003, but destroyed in 2005 at the Southeast corner of Lot Number 27337;
- (7) N 45°05'29"W, 255.00 feet, with the Northeasterly line of said Lot Number 27337, to an iron pipe (set) at the Northeast corner of Lot Number 27336;

thence generally Northwesterly and Easterly through the dedicators lands on the following nine courses:

- (1) N 40°45'09"W, 144.85 feet to an iron pipe (set);
- (2) N 26°34'28"W, 297.57 feet to an iron pipe (set);
- (3) S 89°30'47"E, 228.97 feet to an iron pipe (set);
- (4) N 87°01'06"E, 226.79 feet to an iron pipe (set);
- (5) S 89°30'47"E, 180.83 feet to an iron pipe (set);
- (6) S 00°08'57"W, 300.83 feet to an iron pipe (set);
- (7) S 89°51'03"E, 140.00 feet to an iron pipe (set);
- (8) S 00°08'57"W, 14.12 feet to an iron pipe (set);
- (9) S 89°51'03"E, 200.00 feet to the PLACE OF BEGINNING, containing 9.009 acres more or less and subject to all legal highways, easements, and restrictions of record.

The legal description above is based on surveying work performed by Kohli & Kalher Associates, Inc. through August 2005. The basis of bearing is the North line of the Northwest quarter of Section 23 being S 89°30'47"E. Iron pipes called for herein are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

9-7-2005  
Date

*James A. Frederick*  
James A. Frederick  
Ohio Registered Surveyor No. 6622



REVIEWED BY:  
*m. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE: 9/8/05

# AMERICAN VILLAGE No. 6

N.W. 1/4, SEC. 23, T-3-S, R-6-E  
AMERICAN TWP., ALLEN CO., OHIO

### LEGAL DESCRIPTION

Owner of Record - S & W Leasing, LLC  
(Allen County Deed Vol. 878, Page 271)  
(Allen County Tax Parcel Number 36-2306-01-020.001)

Being a parcel of land situate in the Northwest quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio and being more particularly described as follows:

BEGINNING at a stone (found) at the Northeast corner of said Northwest quarter, said point also being the Northwest corner of Edgewood Estates Subdivision No.10-B (Allen County Plat Book 14, Page 108);

thence S 00°08'57"W, 964.94 feet (measured distance) (965.00 feet record distance), with said West line of Edgewood Estates Subdivision No.10-B and West line of Edgewood Estates Subdivision No.10-A (Allen County Plat Book 14, Page 26), to an iron pipe (set) on the North line of Lot Number 27346 in American Village Section No.1 (Allen County Plat Book 14, Page 159);

thence generally Westerly, with the Northerly boundary of said American Village Section No.1, on the following ten courses:

- (1) S 89°38'21"W, 119.08 feet, with said North line of Lot Number 27346, to an iron pipe (set) at the Northwest corner of said Lot Number 27346;
- (2) S 00°10'44"W, 50.62 feet (measured distance) (50.59 feet record distance), with the West line of said Lot Number 27346, to an iron pipe (set);
- (3) N 89°57'46"W, 169.64 feet (measured distance) (170.00 feet record distance), with the North line of Lot Number 27345 and the extension thereof, to an iron pipe (set) on the East line of Lot Number 27344, the aforesaid line passing through an iron rebar (found) at 49.68 feet (measured distance) (50.00 feet record distance) at the Northeast corner of said Lot Number 27345;
- (4) N 00°01'21"E, 40.00 feet, with said East line, to a concrete monument (found) at the Northeast corner of said Lot Number 27344;
- (5) S 89°57'15"W, 199.90 feet (measured distance) (200.00 feet record distance), with the North line of Lot Numbers 27344, 27343, and 27342, to a mag nail (set) in the top of the North end of a 30 inch diameter concrete drainage pipe at the Northwest corner of said Lot Number 27342;
- (6) N 45°57'31"W, 107.95 feet (measured distance) (107.44 feet record distance), with the Northeasterly line of Lot Number 27338, to an iron pipe (set) in place of a concrete monument (found) in 2003, but destroyed in 2005 at the Southeast corner of Lot Number 27337;
- (7) N 45°05'29"W, 255.00 feet, with the Northeasterly line of said Lot Number 27337, to an iron pipe (set) at the Northeast corner of Lot Number 27336;
- (8) S 54°52'11"W, 140.00 feet, with the Northwesterly line of said Lot Number 27336, to an iron pipe (set) at the Northwest corner of said Lot Number 27336;
- (9) S 17°52'30"W, 186.00 feet, with the Westerly line of Lot Number 27335, to a concrete monument (found) at the Southwest corner of said Lot Number 27335;
- (10) S 37°29'44"W, 148.53 feet (measured distance) (148.00 feet record distance), with the Northwesterly line of Lot Number 27334, to a concrete monument (found) at the Northeast corner of Lot Number 27804 in American Village Section No.2 (Allen County Plat Book 15, Page 37);

thence generally Westerly, with the Northerly boundary of said American Village Section No.2, on the following five courses:

- (1) N 71°39'25"W, 159.44 feet (measured distance) (159.30 feet record distance), with the Northerly line of said Lot Number 27804, to a concrete monument (found) at the Northwest corner of said Lot Number 27804;
- (2) N 63°56'19"W, 149.60 feet (measured distance) (150.00 feet record distance), with the Northerly line of Lot Number 27805 and the extension thereof, to a concrete monument (found) at an angle point in the Northerly line of said Lot Number 27805, the aforesaid line passing through an iron rebar (found) at 49.75 feet at the Northeast corner of said Lot Number 27805;
- (3) N 89°41'17"W, 73.07 feet (measured distance) (73.00 feet record distance), with the North line of Lot Number 27805 and Lot Number 27806, to a concrete monument (found) at an angle point in the Northerly line of said Lot Number 27806;
- (4) N 20°43'01"W, 94.85 feet (measured distance) (94.58 feet record distance), with the Easterly line of said Lot Number 27806, to an iron rebar (found) at an angle point in said Northerly line of Lot Number 27806;
- (5) S 89°53'38"W, 231.17 feet (measured distance) (232.00 feet record distance), with the North line of said Lot Number 27806, to an iron pipe (set) on the East line of American Commercial Park Subdivision (Allen County Plat Book 17, Page 21), said point being N 89°53'38"E and 0.80 feet from an iron rebar (found);

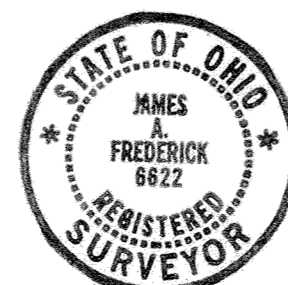
thence N 00°02'13"E, 906.02 feet, with the East line of said American Commercial Park Subdivision and the extension thereof, to an iron pipe (set) on the North line of said Northwest quarter, the aforesaid line passing 0.08 feet East of an iron rebar (found) at 751.14 feet marking the Northeast corner of said American Commercial Park Subdivision and also an iron rebar (found) at 904.07 feet;

thence S 89°30'47"E, 1634.46 feet, with said North line of the Northwest quarter, to the PLACE OF BEGINNING, containing 35.671 acres more or less and subject to all legal highways, easements, and restrictions of record.

The legal description above is based on surveying work performed by Kohli & Kaliher Associates, Inc. through August 2005. The basis of bearing is the North line of the Northwest quarter of Section 23 being S 89°30'47"E. Iron pipes called for herein are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

9-7-2005  
Date

James A. Frederick  
James A. Frederick  
Ohio Registered Surveyor No. 6622



### OWNER'S DEDICATION AND ACKNOWLEDGMENT

We, the undersigned, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon, comprising of a total of 1.303 acres, to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewer, open ditch, sanitary sewer, gas, electric telephone or other utility lines or services and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

James R. Myers  
Witness

William F. Degen  
William F. Degen, Partner

Witness

State of Ohio, S.S., Allen County

Be it remembered that on this 8 day of September 2005 Personally came the said owners listed above, to me known, and acknowledged the signing and execution of the foregoing statement to be his voluntary act and deed.

Bruce W. Ansley  
Notary Public in and for Allen County, Ohio



BRUCE W. ANSLEY  
Notary Public, State of Ohio  
My Commission Expires  
May 29, 2007

### APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on 30 August 2005

This approval becomes void unless the plat is filed for recording within ninety (90) days of this approval.

Certified \_\_\_\_\_  
Thomas M. Maguire  
Director, Lima-Allen County Regional Planning Commission

### ALLEN COUNTY COMBINED HEALTH DISTRICT

I hereby certify that this plat meets the requirements of the Allen County Combined Health District.

Bill Kelly  
Director, Allen County Combined Health District

### COUNTY ENGINEER'S CERTIFICATION

Having checked the construction of the streets in the subdivision, I find that they have been constructed in accordance with the specifications set forth on the plans and regulations thereof, and that they are in good repair and this endorsement shall constitute acceptance of the streets for public use.

If the streets have not been installed, I am in agreement with the performance bond to insure the completion of construction which has been filed with and approved by the Planning Commission.

Timothy J. Piper  
Allen County Engineer

### APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code, Section 711.041, the Board of Allen County Commissioners hereby accepts this plat by Commissioner's Resolution Number \_\_\_\_\_, dated \_\_\_\_\_, said plat having been approved by the Allen County Engineer and the Lima-Allen County Regional Planning Commission.

William F. Degen  
President of the Board of Allen County Commissioners

### COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on Sept. 8, 2005.

Ben E. Reepembroek  
Allen County Auditor

20 051 5935

### COUNTY RECORDER

I hereby certify that this plat was filed for recording on Sept 8, 2005, and that it was recorded on 9-8-05 in Vol. 27, Page 105, plat records of Allen County, Ohio. Fee \$207.00

Mona S. Deak / LMB  
Allen County Recorder

# AMERICAN VILLAGE No. 6

N.W. 1/4, SEC. 23, T-3-S, R-6-E  
AMERICAN TWP., ALLEN CO., OHIO

## PROTECTIVE COVENANTS

1. No building or structure other than residential structures not to exceed 2-1/2 stories in height together with customary attached areas such as garages and greenhouses shall be erected, placed, maintained or permitted to remain on any lot in said subdivision exclusive of one storage shed / out building not to exceed 15' x 15' measured at outside of exterior walls. Metal buildings not permitted.
2. No trailer, basement, tent, shack, garage, barn or other out building erected in subdivision shall, at any time, be used as a residence (temporarily or permanently) nor shall any structure of a temporary character be used as a residence.
3. No residential structure shall be erected on any building site the inhabitable area thereof (excluding basements, open porches, attached garages and greenhouses, etc.) shall be less than 1400 square feet of living space for a one-story building nor 1700 square feet for a two-story building. All buildings shall be measured from interior of exterior walls.
4. No old buildings or structures shall be moved onto any building sites in said subdivision. All construction must be of new materials.
5. Residences must be completed within twelve (12) months after start of construction with sidewalk(s) as part of their cost. Any individual or entity acquiring a lot from the Developer of this subdivision (or the successors, grantees, heirs, or assigns thereof) shall be required to construct a sidewalk along the street on which such lot shall face and along any side street abutting such lot. Such sidewalk(s) shall be completed within a period of twenty-four (24) months from the transfer of title of such lot or within twelve (12) months of commencement of construction of dwelling on such lot. The Developer of said subdivision must complete sidewalks on all unsold lots within five (5) years of recording of said subdivision. In the event that such sidewalk(s) be not complete within the period of time herein specified, then the Developer (or any owner of any other lot in the subdivision) may enforce this covenant by appropriate action at law or equity, as may be appropriate. Any such sidewalk(s) required shall be constructed in accordance with the requirements of the applicable subdivision regulations as govern the approval of plats by the Lima-Allen County Regional Planning Commission.
6. Sight Distance at Intersection: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in case of a rounded property corner from the intersection of the street lines extended. The sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of said sight-lines.
7. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on their lot. The private lot drain running behind the sidewalk has been provided for sump pump drainage only. Each lot owner is responsible for their portion of this drain.
8. Each lot owner shall be responsible for the construction and maintenance of concrete driveways which will meet or exceed the standards of the Allen County Engineer and of American Township. Houses and driveways shall face this subdivision's streets.

9. All dwellings shall provide off street parking for not less than two (2) motor vehicles per family.
10. No oil or gas wells shall be drilled nor shall mining or commercial excavating operation of any kind be conducted on any building site.
11. Said lots may be divided or combined with other lots, but no residential building site shall be created and used as a home site which has a lot width of less than 65 feet, except on cul-de-sacs, which would be 65 feet at building line.
12. No noxious or offensive activity shall be carried on or upon any part of said subdivision, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
- No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall gambling be permitted in said subdivision.
13. All fences erected upon these lots shall be "open-type" construction and in no way exceed the height of four (4) feet. Only "decorative-type" fence shall be permitted beyond the front set-back lines as established herein. No chain-link, farm fence, wall, hedge or mass planting shall be permitted to extend nearer to the street than the minimum building set-back line.
14. No sign or billboard shall be erected on any lot in this subdivision. Residential "For Sale" signs are limited to nine (9) square feet maximum size. A promotional/sales sign of up to thirty two (32) square feet may be erected only by the builder on the lot of a newly constructed home for a maximum of eighteen (18) months, or until the house is sold or lived in by the builder. Then the sign reverts back to nine (9) square feet.
15. No external satellite dishes and/or obtrusive antennas of any kind shall be erected, placed, or permitted to remain on any building site in this subdivision.
16. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of this subdivision, excepting dogs, cats, or other normal household pets, providing they are not kept, bred or maintained for any commercial purpose and do not constitute an annoyance or nuisance. Kennels are hereby strictly forbidden.
17. No trucks or vans other than traditional family size and type shall be parked, kept or stored on any lot in said subdivision unless the same be parked, kept or stored wholly within in a garage. No boats, trailers, snowmobiles, motor homes or other chattels of a similar nature shall be stored, kept or used on the premises.
- Any motor vehicle that is not properly registered, licensed, and operational shall not be permitted to remain in said subdivision for longer than 10 days in any calendar year unless the same be parked, kept or stored wholly within in a garage.
18. No part of this subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass clippings. Garbage or other wastes shall be kept only in sanitary containers out of view of the adjacent property owners and public. All incinerators, composters, or other similar equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots shall be mowed and the grass kept neat, trimmed and cut at all times.

19. All easements and right-of-way are reserved in and over such said lots as are shown on said plat, for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone and cable; also for drainage facilities including drains, storm sewers and surface drainage and other purposes; also for the construction, operation and maintenance of pipe lines for supplying gas, water, heat, sanitary sewer service and for any other public or quasi-public utility or function maintained furnished or performed in any method beneath the surface of the ground. Utility companies may use easements without incurring any liabilities from property owners for damages to sod, shrubbery or other surface improvements. No trees, buildings, or permanent structures, except driveways and mailboxes, may be placed on any designated easement or right-of-way.

20. No lot shall be graded where it will prohibit stormwater from draining off of adjacent parcels or lots.

21. The detention basins and drainage pipes and structures, outside the dedicated right-of way, that were installed to serve the lots created by this plat are to be petitioned for maintenance by the owners as shown on the Dedication Certificate, Page 3 of 5 of this Final Plat. All fee holders and all receiving title to the fee through them are subject to payment of the drainage maintenance fees to be assessed by the county pursuant to Ohio Revised Code, Sections and 6137. A specific and distinct maintenance fund shall be created as per the referenced sections of the ORC for this project.

If project is not put on permanent maintenance, an agreement shall be legally recorded to address the ongoing maintenance by the owners, developers, or homeowners association.

22. These covenants, restrictions and limitations shall be considered part of any contract, deed, lease or instrument relating to any lot in American Village Section No.6 Subdivision, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating there shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot or parcel of land situated in American Village Section No.6. This restriction is enforceable by the American Township Trustees.

These covenants, restrictions and limitations shall be binding on all parties hereto and all owners and residents of lots in said subdivision for a period of twenty (20) years from this date, after which time, such covenants, restrictions and limitations shall automatically extend for successive period of ten (10) years unless an instrument in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change said covenants, restrictions or limitations in whole, or in part, which agreement shall specifically enumerate the changes thereof.

Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement.

Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions, or limitations. These remedies are available to any lot owner of said above-described premises who may seek both a restraint of such violation and damages thereof.

Invalidation of any of these covenants by judgment or court order shall, in no way, affect any of the other provisions, which shall remain in force and effect.

SURVEY OF DEDICATOR'S LANDS FOR

# AMERICAN VILLAGE No. 6

N.W. 1/4, SEC. 23, T-3-S, R-6-E  
AMERICAN TWP., ALLEN CO., OHIO

Stone (Found) @ N.E. Corner  
N.W.1/4, Sec.23, T-3-S,  
R-6-E, American Twp.

Stone (Found) @ N.W.  
Corner N.W.1/4,  
Sec.23, American Twp.

N. Line, N.W. 1/4, Sec. 23

Existing Gas Line Easement

Existing Sanitary Sewer Easement

**FUTURE DEVELOPMENT**  
26.662 Ac.  
S. & W. Leasing, LLC  
(Allen County Deed Vol. 878, Page 271)  
Tax Parcel No. 36-2306-01-020.001

AMERICAN VILLAGE SEC. NO.6A  
9.009 Ac.

AMERICAN VILLAGE SEC. NO.2  
(Allen County Plat Book 15, Page 37)

AMERICAN VILLAGE SEC. NO.1  
(Allen County Plat Book 14, Page 159)

PLAINFIELD DRIVE (50')

27462  
EDGEWOOD ESTATES  
NO. 111-A  
27461

27208

27229

TAHOE PLACE (50')

27228  
EDGEWOOD ESTATES  
NO. 10-B  
(Allen County Plat Book 14, Page 108)

26771

LANCEWOOD PLACE (50')

26789

26790

EDGEWOOD ESTATES  
NO. 10-A  
(Allen County Plat Book 14, Page 26)

26806

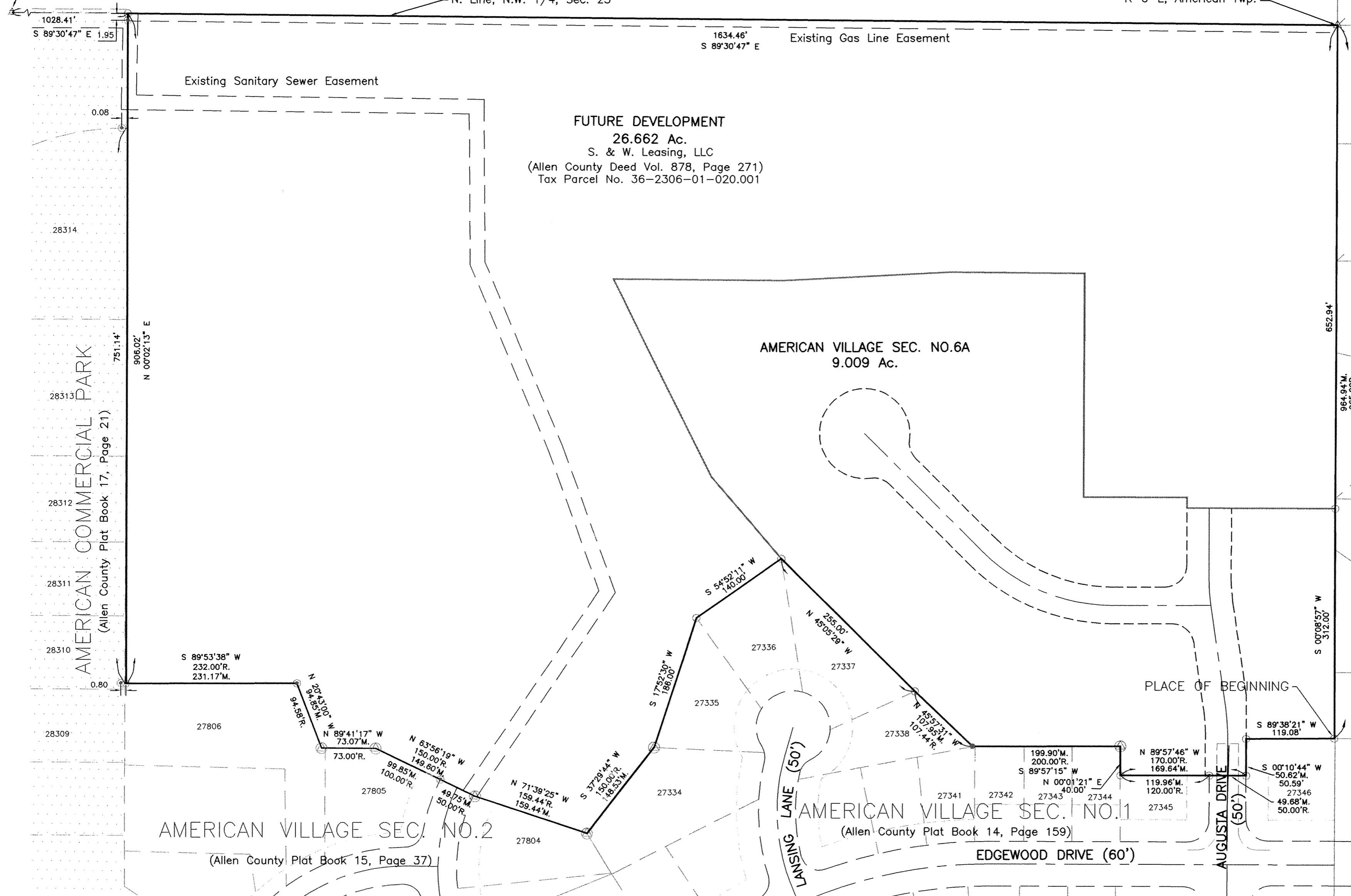
26805

DEERFIELD DRIVE

26804

EDGEWOOD ESTATES  
NO. 2  
(Allen County Plat Book 11, Page 100)

25449



AMERICAN COMMERCIAL PARK  
(Allen County Plat Book 17, Page 21)

### LEGEND

- 3/4 INCH DIAMETER IRON PIPE (SET)  
W/ ORANGE PLASTIC "KK/LIMA" PLUG
- ⊙ IRON PIPE (FOUND)
- ⦿ IRON PIN (FOUND)
- MAG NAIL ON TOP OF CONCRETE  
STORM SEWER PIPE (SET)
- MONUMENT BOX (SET)
- ⊗ CONCRETE MONUMENT WITH  
IRON REBAR (FOUND)
- △ STONE (FOUND)
- M. MEASURED DISTANCE
- R. RECORD DISTANCE

**kk**  
**KOHLI & KALIHAR ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 2244 Baton Rouge, Lima, Ohio 45805 419-227-1135



# ESTABLISHMENT PLAT FOR KRAFT ROAD

110  
ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET  
LIMA, OHIO 45802  
(419) 228-3196

DATE: JUNE 23, 2005	DRAWN BY: WLL
REV:	CHECKED BY:

SITUATED IN:  
**SECTION 16, TOWN 4 SOUTH, RANGE 5 EAST,  
AMANDA TOWNSHIP, ALLEN COUNTY, OH**

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 16, TOWN 4 SOUTH, RANGE 5 EAST, AMANDA TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX, MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF KRAFT ROAD AND THE CENTERLINE OF CONANT ROAD;

THENCE WITH THE CENTERLINE OF KRAFT, N.88°52'14"W., A DISTANCE OF 30.00 FEET TO A P.K. NAIL (SET) AND THE PLACE OF BEGINNING FOR THE PORTION OF THE ROAD TO BE ESTABLISHED;

THENCE S.00°56'10"W., A DISTANCE OF 20.00 FEET TO A 5/8" IRON PIN (SET) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF KRAFT ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF CONANT ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF KRAFT ROAD, N.88°52'14"W., A DISTANCE OF 5235.55 FEET TO A 5/8" IRON PIN (SET) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF KRAFT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF DEFIANCE TRAIL;

THENCE N.00°49'59"E., WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEFIANCE TRAIL, A DISTANCE OF 20.00 FEET TO A P.K. NAIL (SET), AT THE INTERSECTION OF THE CENTERLINE OF KRAFT RD AND THE EASTERLY RIGHT-OF-WAY LINE OF DEFIANCE TRAIL;

THENCE CONTINUING ON THE EASTERLY RIGHT-OF-WAY LINE OF DEFIANCE TRAIL N.00°51'13"E., A DISTANCE OF 20.00 FEET TO AN IRON PIN (SET), AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAFT RD AND THE EASTERLY RIGHT-OF-WAY LINE OF DEFIANCE TRAIL;

THENCE S.88°52'14"E., WITH THE NORTHERLY RIGHT-OF-WAY LINE OF KRAFT ROAD, A DISTANCE OF 5235.53 FEET TO AN IRON PIN (SET), AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAFT RD AND THE WESTERLY RIGHT-OF-WAY LINE OF CONANT RD;

THENCE S.00°42'14"W., WITH THE WESTERLY RIGHT-OF-WAY LINE OF CONANT ROAD, A DISTANCE OF 20.00 FEET TO PLACE OF BEGINNING;

CONTAINING 4.808 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN JUNE 2005. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON

Ben E. Deisenroch  
ALLEN COUNTY AUDITOR KH no fee

200516717  
COUNTY RECORDER

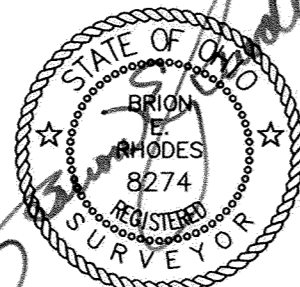
I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON 9-21-05 IN PLAT BOOK 27, PAGE 110, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 41.40

at 11:22 am Mona J. Lord alp  
ALLEN COUNTY RECORDER

CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JUNE, 2005 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Brion E. Rhodes  
ALLEN COUNTY ENGINEER'S  
BRION E. RHODES, REG. P.S. #8274

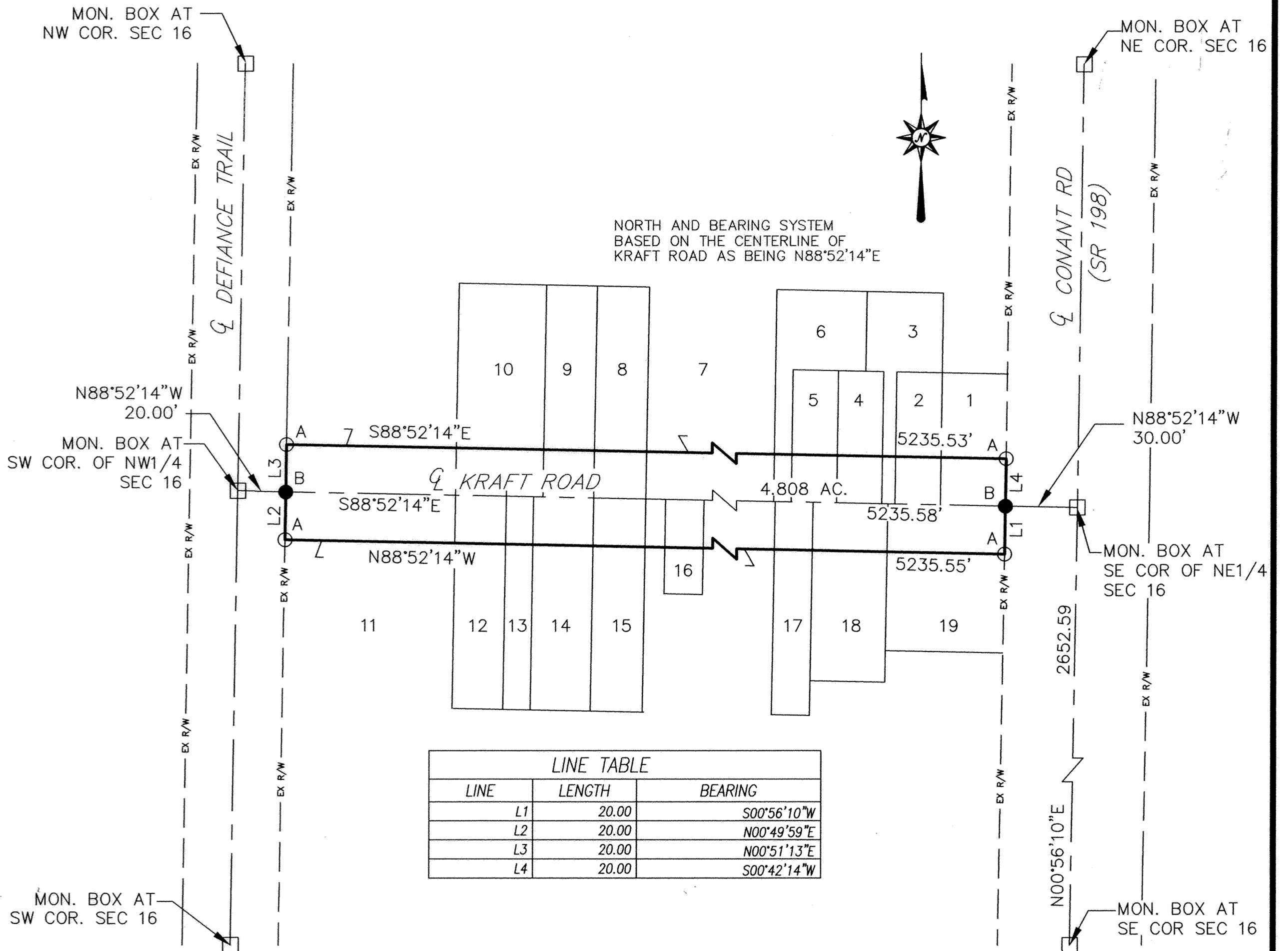


LEGEND

- A 5/8" IRON PIN (SET)
- B P.K. NAIL (SET)
- MONUMENT BOX (FOUND)



SCALE: 1" = 40'

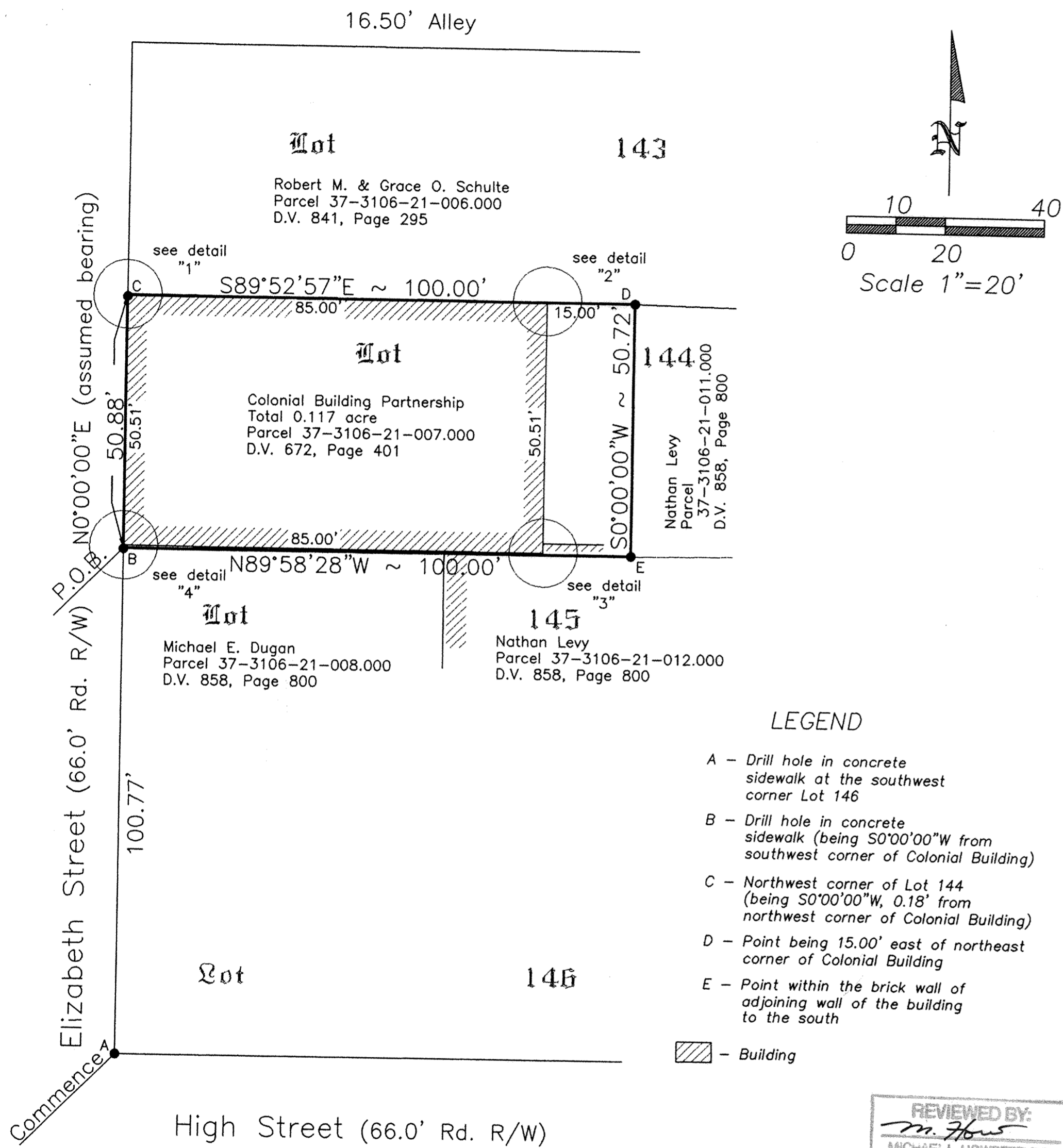


LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S00°56'10"W
L2	20.00	N00°49'59"E
L3	20.00	N00°51'13"E
L4	20.00	S00°42'14"W

- |   |   |   |   |   |
|---|---|---|---|---|
| <p>1 45-1600-01-003.004 RICHARD &amp; KATHY KLINE D.V. 866, PG. 575 D.V. 938, PG. 395 4.52 AC.</p> <p>2 45-1600-01-003.003 RONALD &amp; JULIE DESENBERG D.V. 898, PG. 889 2.94 AC.</p> <p>3 45-1600-01-003.006 MARK MOHR D.V. 936, PG. 287 2.94 AC.</p> <p>4 45-1600-01-003.002 ROBERT &amp; LINDA MUSSELMAN D.V. 880, PG. 64 3 AC.</p> | <p>5 45-1600-01-003.001 DON &amp; KAY WADE D.V. 876, PG. 829 3 AC</p> <p>6 45-1600-01-003.007 DON &amp; KAY WADE D.V. 925, PG. 564 6.46 AC.</p> <p>7 45-1600-01-002.000 MOELLER LAND &amp; CATTLE COMPANY INC. D.V. 712, PG. 611 117.32 AC.</p> <p>8 45-1600-02-004.000 LEWIS &amp; MARY MODIC D.V. 793, PG. 481 10 AC.</p> | <p>9 45-1600-02-003.000 DARRELL &amp; DIANE MUSIC D.V. 699, PG. 577 10 AC.</p> <p>10 45-1600-02-003.001 LEISA MILLER D.V. 752, PG. 516 20 AC.</p> <p>11 45-1600-03-002.000 RANDY &amp; LUANNE STRAYER D.V. 792, PG. 782 140 AC.</p> <p>12 45-1600-03-001.000 KEVIN &amp; RACHAEL GILROY D.V. 866, PG. 721 10.54 AC.</p> | <p>13 45-1600-03-001.003 KENNETH &amp; SANDRA KLAUS D.V. 810, PG. 636 5.63 AC.</p> <p>14 45-1600-03-001.005 PETER DELCOTTO D.V. 822, PG. 399 14 AC.</p> <p>15 45-1600-03-003.000 ANTHONY &amp; TAMMY CLAYTON D.V. 717, PG. 496 10.04 AC.</p> <p>16 45-1600-04-002.000 JASON &amp; YOLANDA MALICK D.V. 897, PG. 310 2.68 AC.</p> | <p>17 45-1600-04-001.006 PAUL &amp; JESSICA BLAIR D.V. 911, PG. 503 6.13 AC.</p> <p>18 45-1600-04-001.004 JOYCE MCVICKERS D.V. 914, PG. 5 9.53 AC.</p> <p>19 45-1600-04-001.002 MICHAEL &amp; NANCY ELLING D.V. 900, PG. 469 10 AC.</p> |
|---|---|---|---|---|

REVIEWED BY:  
m. How  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 8/30/05

# Colonial Building Condominium

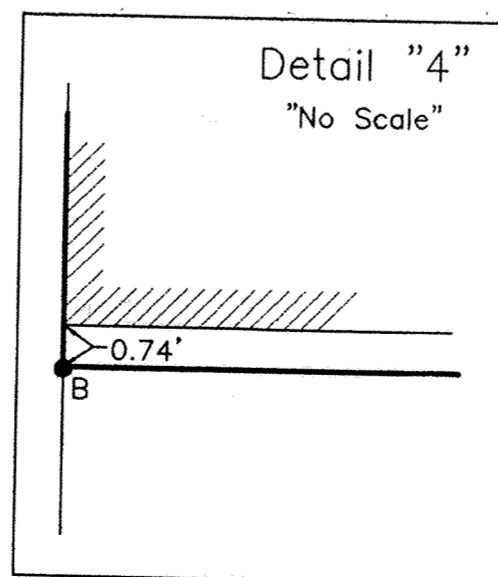
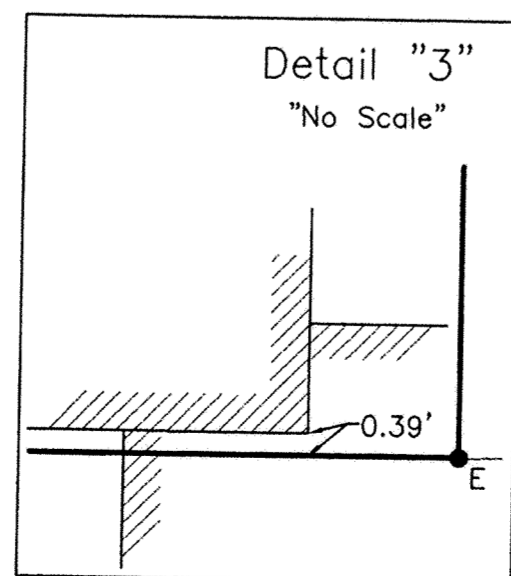
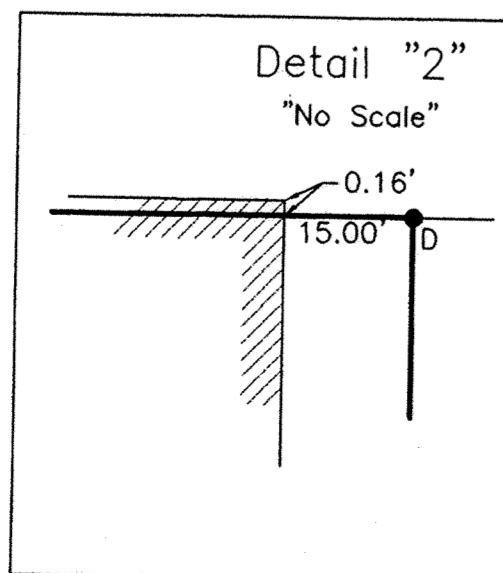
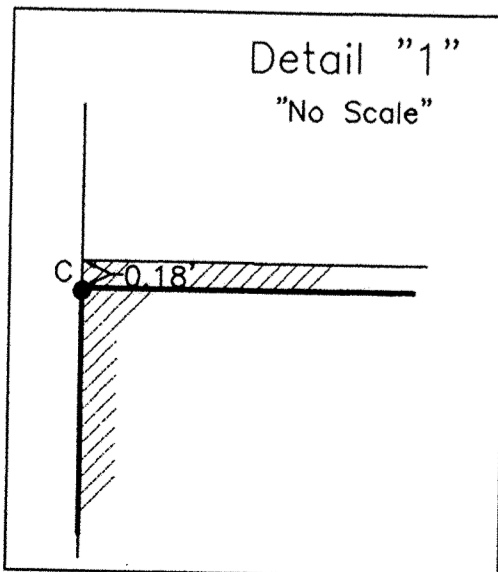


### LEGEND

- A - Drill hole in concrete sidewalk at the southwest corner Lot 146
- B - Drill hole in concrete sidewalk (being S0°00'00"W from southwest corner of Colonial Building)
- C - Northwest corner of Lot 144 (being S0°00'00"W, 0.18' from northwest corner of Colonial Building)
- D - Point being 15.00' east of northeast corner of Colonial Building
- E - Point within the brick wall of adjoining wall of the building to the south

- Building

REVIEWED BY:  
*M. How*  
MICHAEL L. HOWERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 6/29/05



Colonial Building Condominium consists of the west 100.00' of Lot 144 in the Original Plat of the City of Lima as recorded in PB 4, Pg. 1 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a survey Plat of 212 N. Elizabeth Street Building Condominium, three pages of floor plans, and one page of elevation views of the building, show insofar as graphically possible(1) the particulars of the building in the condominium, including but not limited to layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Clayton T. Bacon* 6-27-05  
Clayton T. Bacon, Reg. P.E. #37919  
Reg. P.S. #6179

No. 200516875  
Filed for record this 23<sup>rd</sup> day of September, 2005  
at 8:32  
O'clock A. M. in the office of the Allen County Recorder and recorded in Plat Book 27, on Page 111.

Fee: 207.00

*Mona S. Cook* ex.  
RECORDER, Allen County, Ohio.

For DECLARATIONS see Deed Volume 947, Page 479.

### Description

Being the west 100.00' of Lot 144 in the Town of Lima Plat (Plat Book 4, Page 1), NW¼ Section 31, T3S, R7E, City of Lima, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a drill hole in the concrete sidewalk at the southwest corner of Lot 146 in said subdivision, thence N.0°-00'-00"E (assumed bearing), 100.77' to a hole drilled in the concrete walk (being S.0°-00'-00"W., 0.74' from the southwest corner of the Colonial Building), said point being the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. Continue N.0°-00'-00"E. on the west line of Lot 144 and the face of the west wall of the Colonial Building, 50.88' to the northwest corner of Lot 144, said corner being S.0°-00'-00"W., 0.18' from the northwest corner of the Colonial Building;
2. S.89°-52'-57"E. on the north line of Lot 144, 100.00' to a point, said point being 15.00' east of the northeast corner of the Colonial Building;
3. S.0°-00'-00"W., 50.72' to a point within the brick wall of the adjoining wall of the building to the south;
4. N.89°-58'-28"W. on the south line of Lot 144, 100.00' to the POINT OF BEGINNING.

The above-described parcel contains 0.117 acres, more or less, subject to all legal easements of record at the time of survey.

Prior D.V. 672, Page 401.

This plat and description is based on a field survey on 4-29-05 by, Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
6-27-05



This description and plat is based on an actual field survey performed on 4-29-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

Prepared By

*Bacon & Associates, L.L.C.*

750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

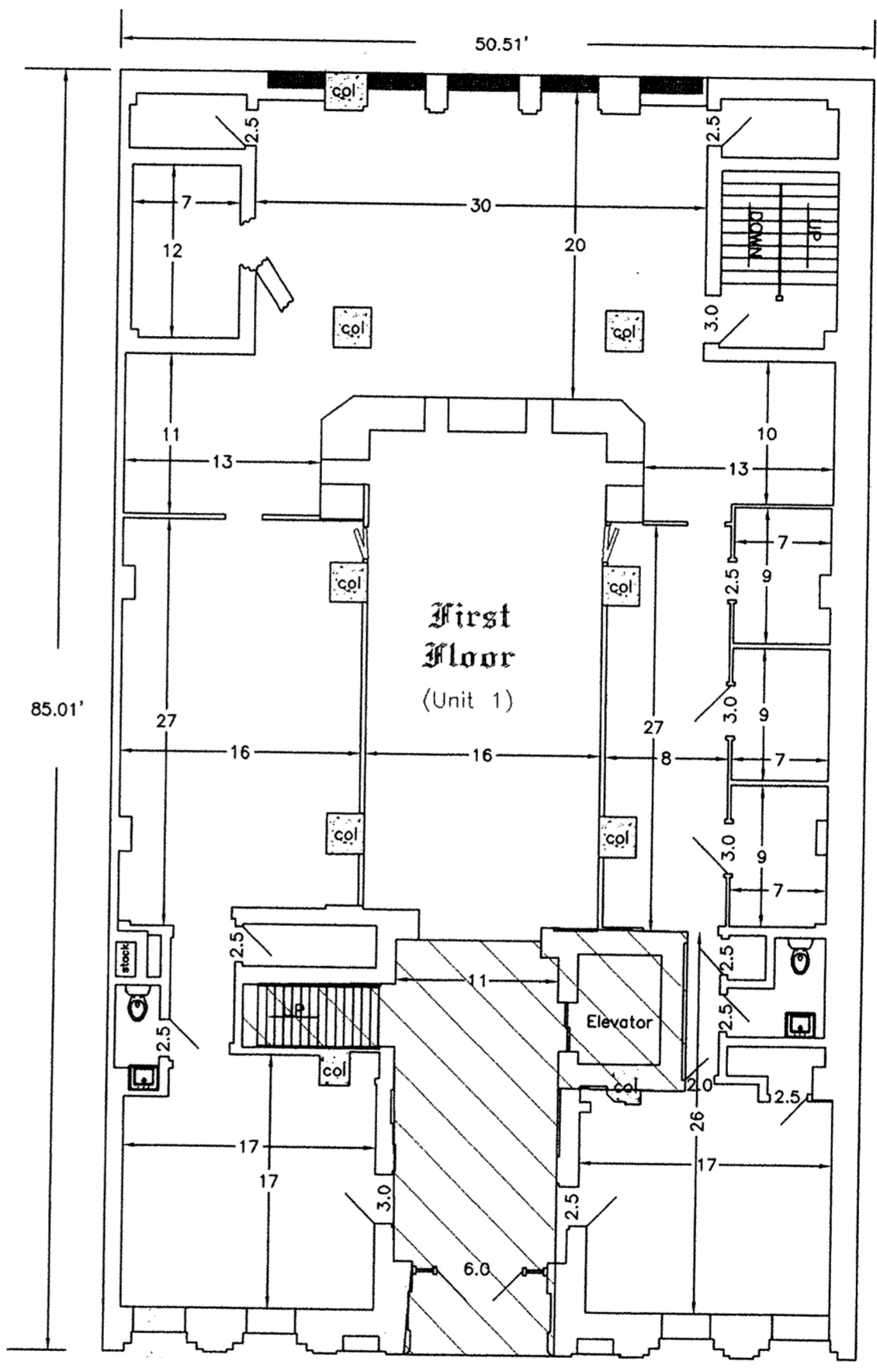
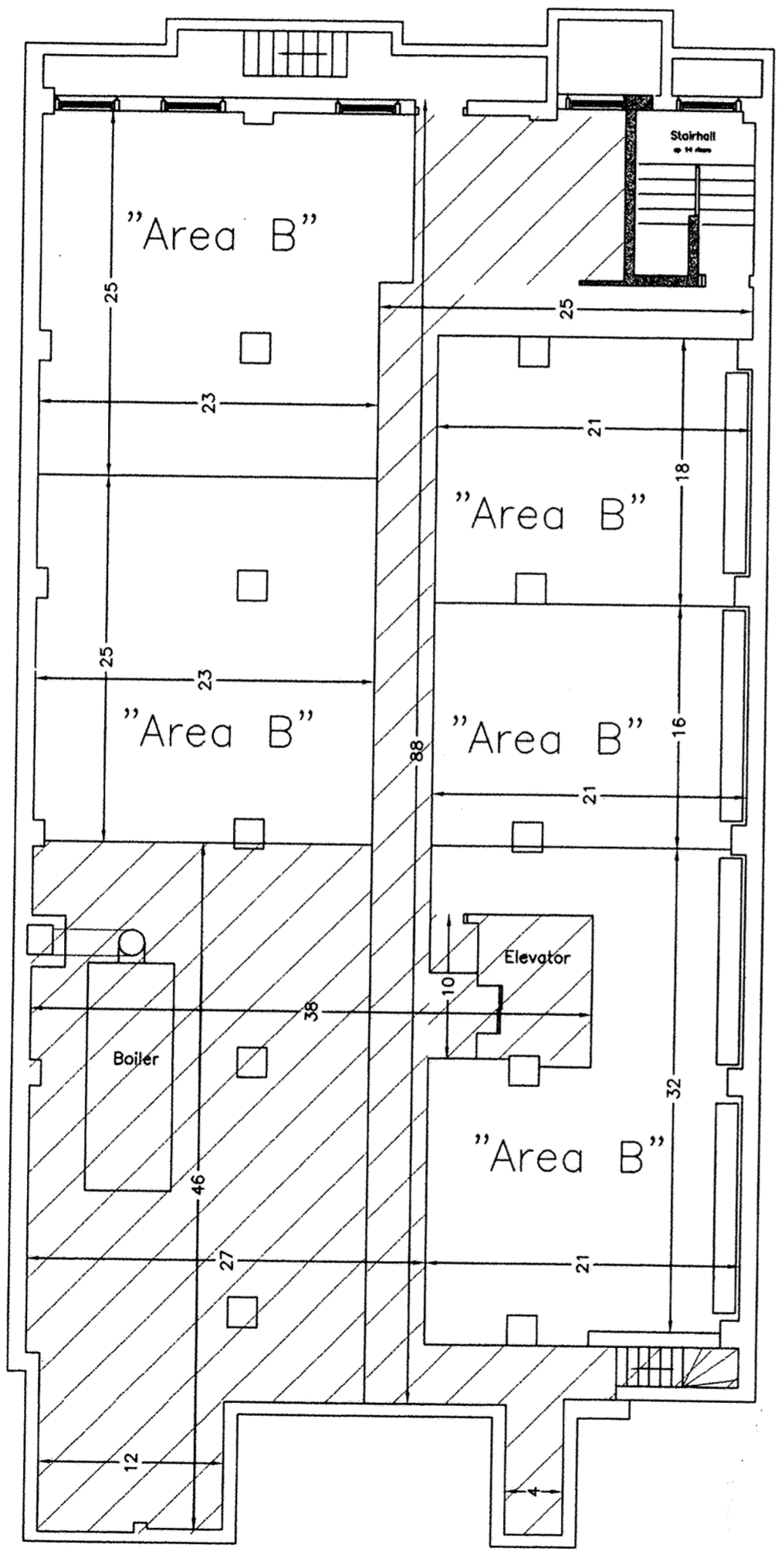
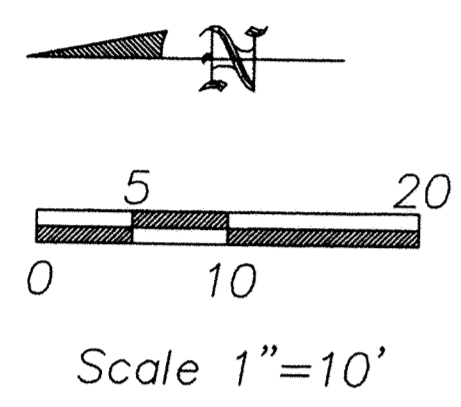
Atty: William Kendall  
West 100' of Lot 144, Original Plat, 212 E. Elizabeth Street  
City of Lima, Allen County, Ohio

File: 530-105

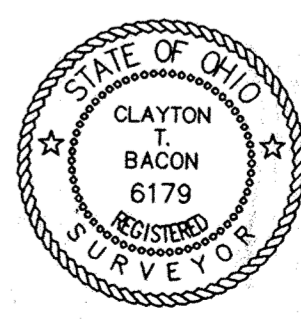
Drawn: msh  
Date: 6-3-05

1  
5

# Basement & 1st Floor



Common Element area  
 "Area B" Designated Area



*Clayton T. Bacon*  
 Clayton T. Bacon, Reg. P.S. #6179 6-27-05

This description and plat is based on an actual field survey performed on 4-29-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

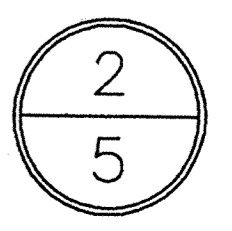
Prepared By

**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

Atty. William Kendall  
 West end of Lot 144, Original Plat, T3S, R7E; 212 N. Elizabeth  
 City of Lima, Allen County, Ohio.

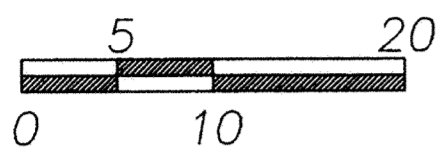
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Drawn: msh  
 Date: 6-3-05

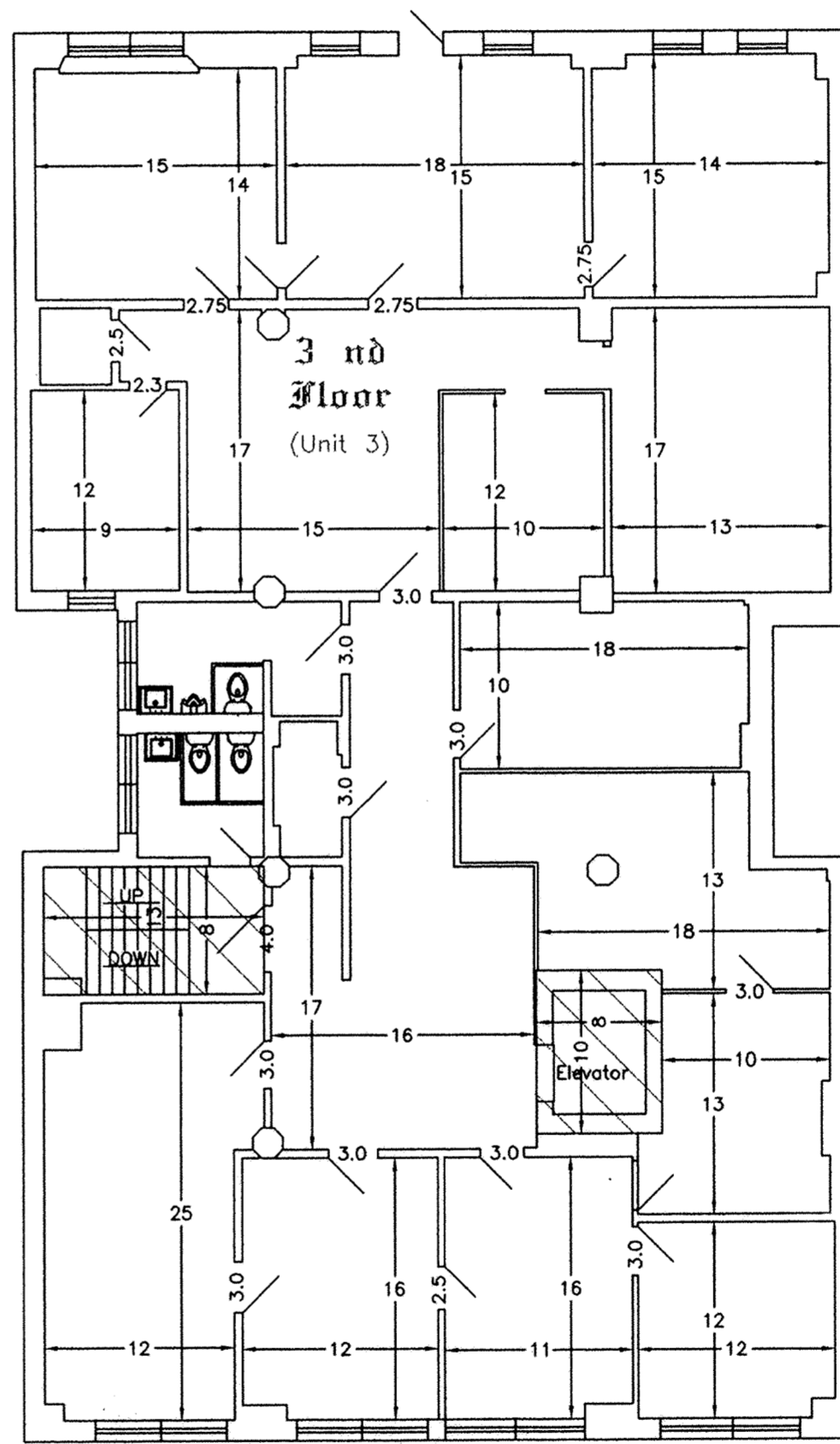
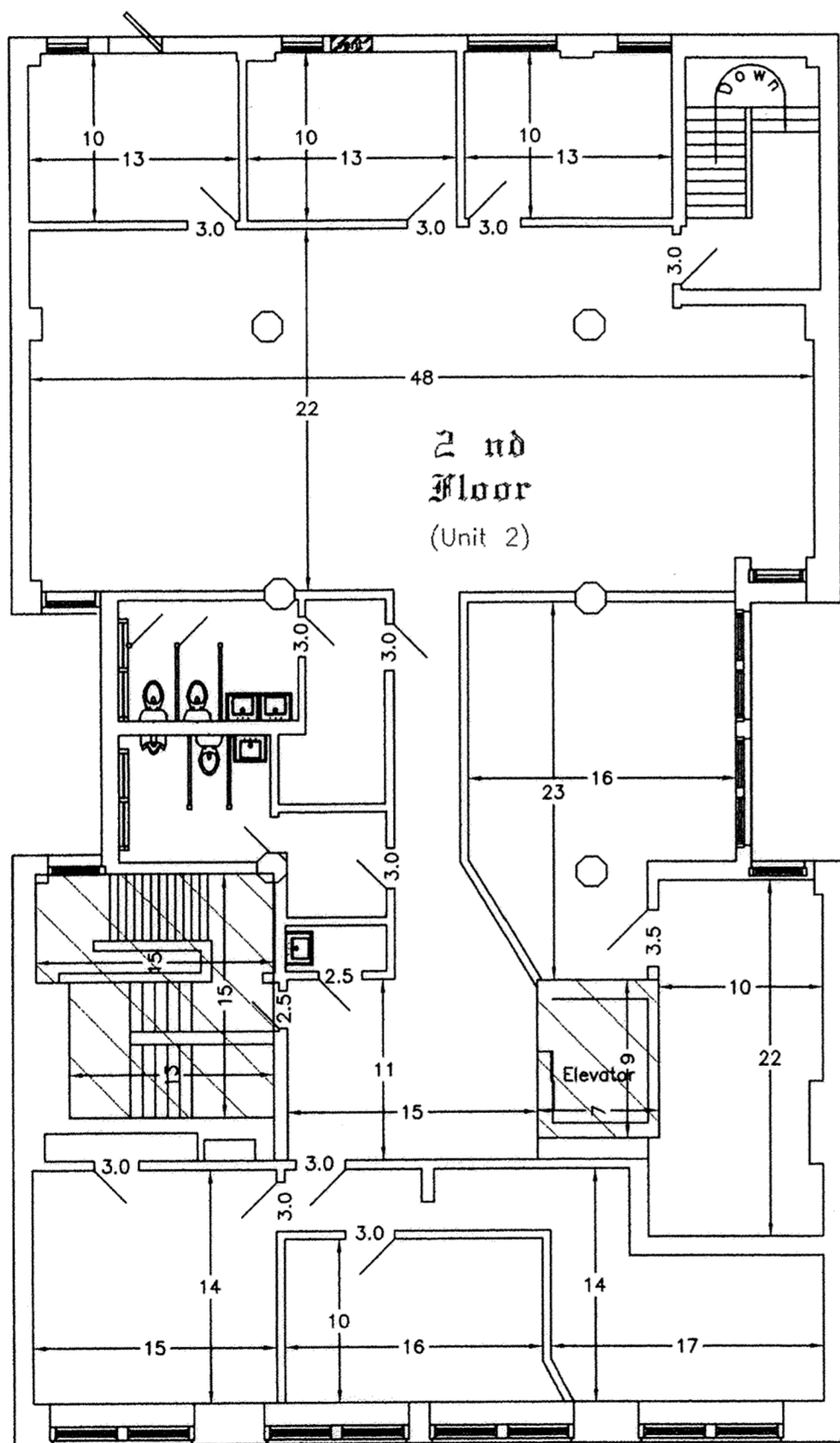




# 2nd & 3rd Floor



Scale 1"=10'



Prepared By

**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

Atty. William Kendall  
West end of Lot 144, Original Plat, T3S, R7E; 212 N. Elizabeth  
City of Lima, Allen County, Ohio

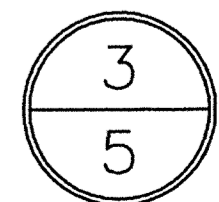
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Drawn: msh  
Date: 6-3-05

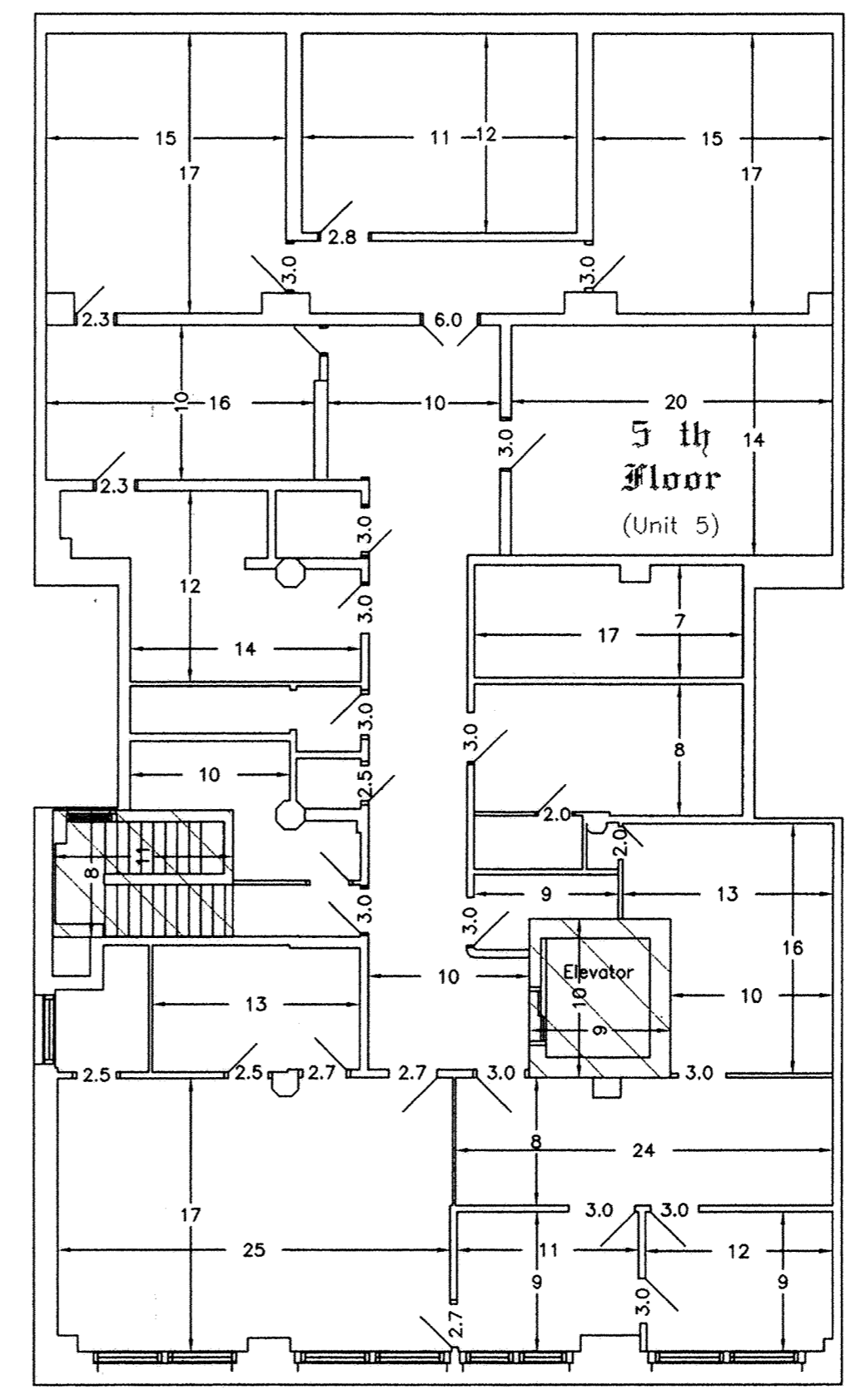
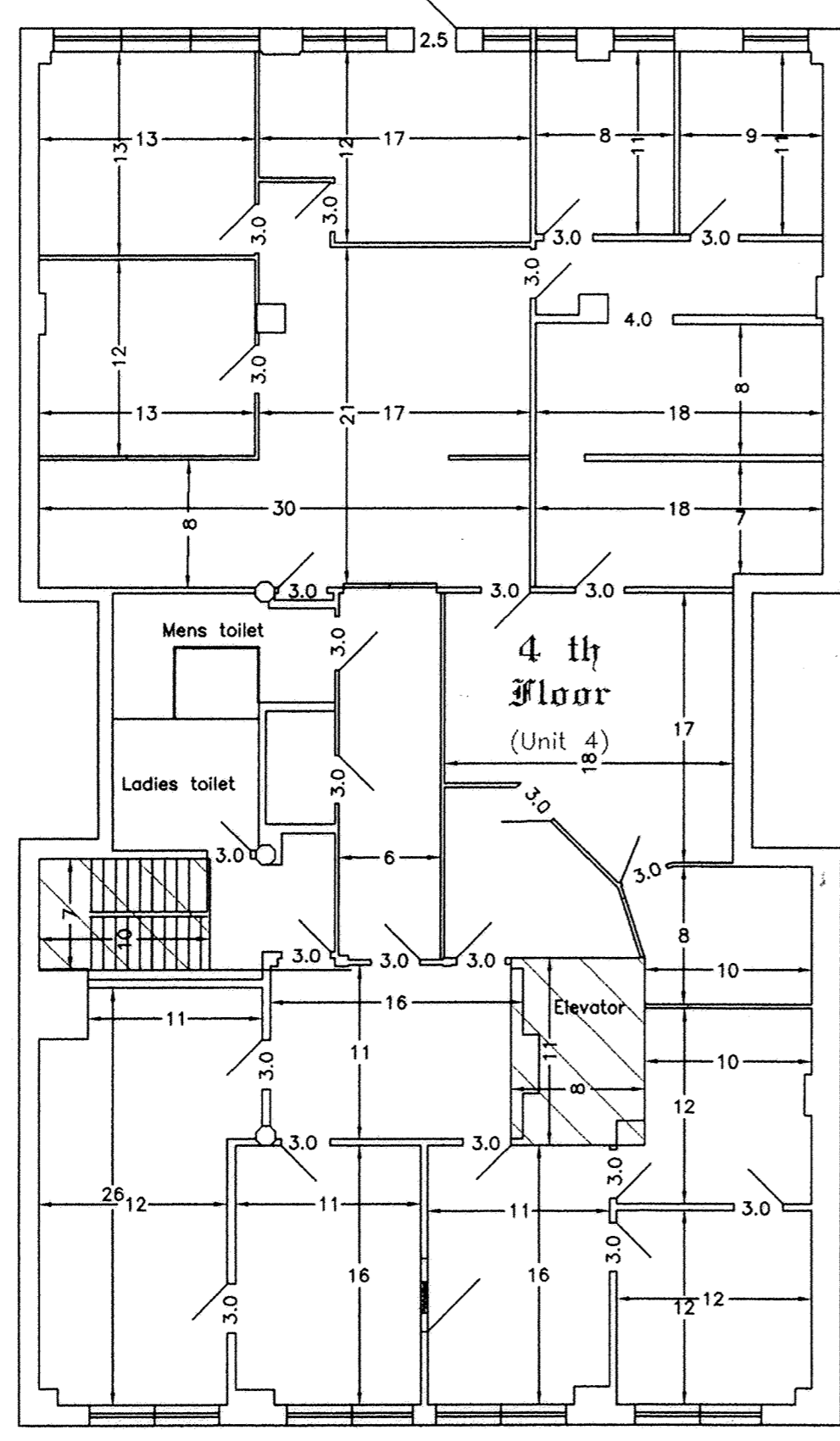
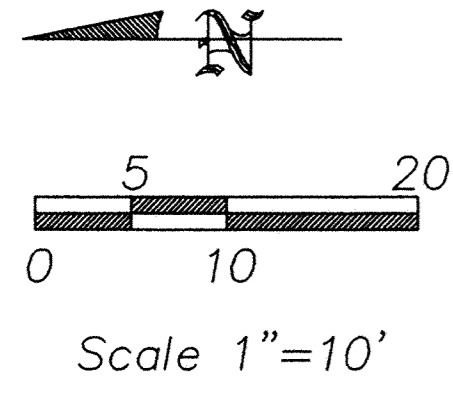


*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179 6-27-05

This description and plot is based on an actual field survey performed on 4-29-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179



# 4th & 5th Floor



Prepared By  
**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

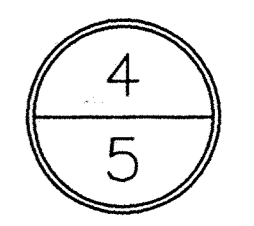
Atty. William Kendall  
 West end of Lot 144, Original Plat, T3S, R7E; 212 N. Elizabeth  
 City of Lima, Allen County, Ohio.

File: 530-04  
 Drawn: msh  
 Date: 6-3-05



*Clayton T. Bacon*  
 Clayton T. Bacon, Reg. P.S. #6179  
 6-27-05

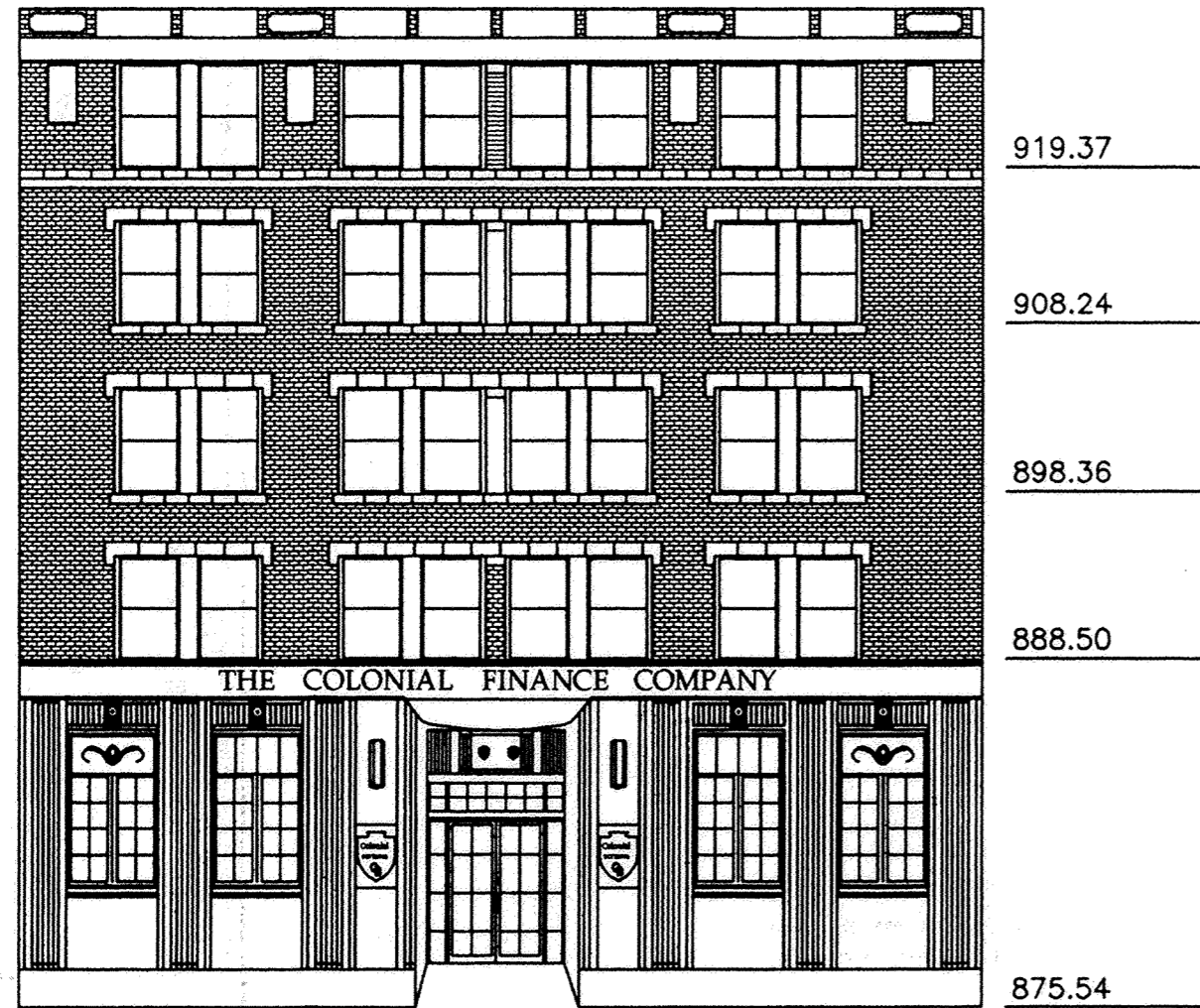
This description and plat is based on an actual field survey performed on 4-29-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179



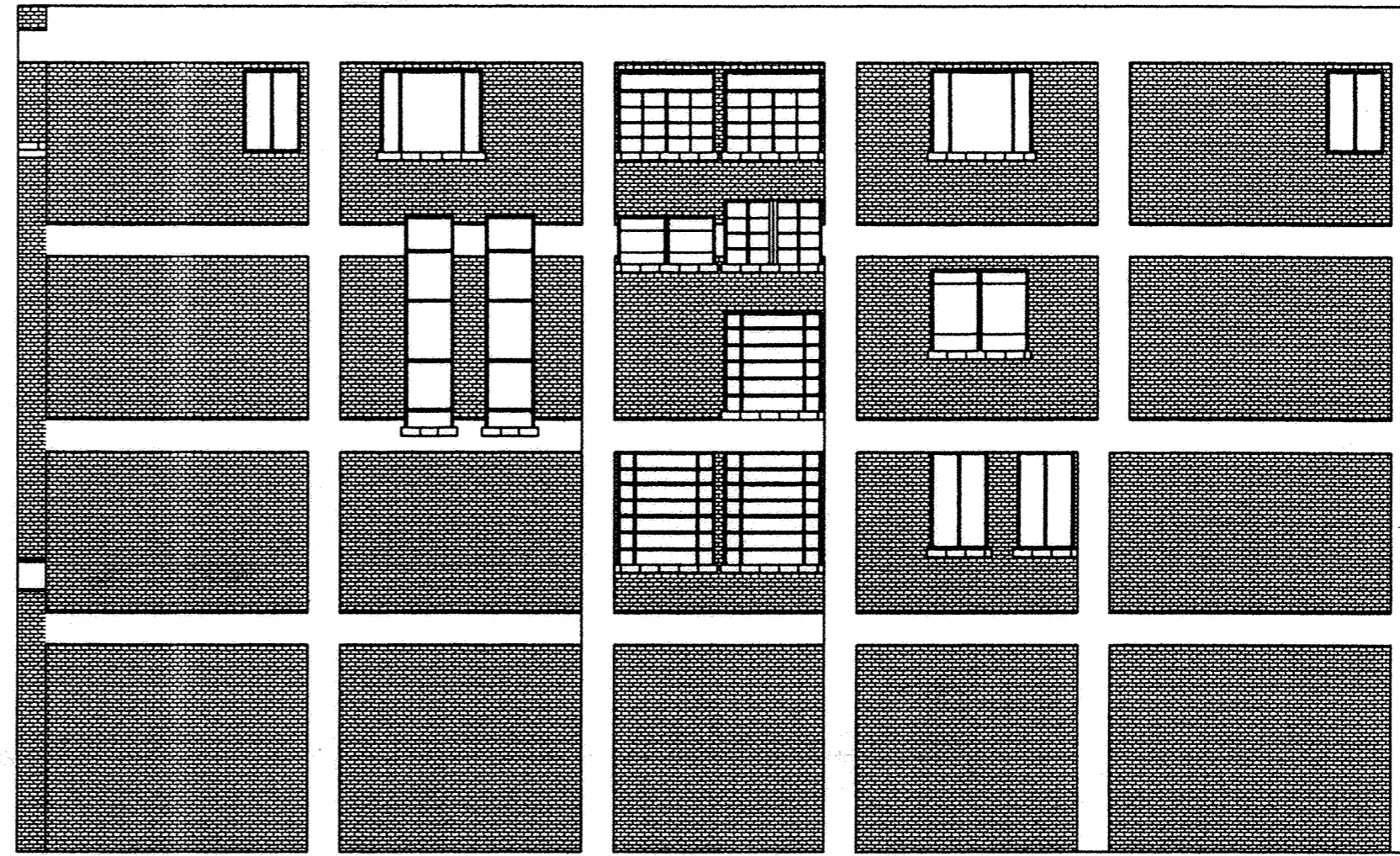
# ELEVATION SHEET

Scale 1"=10'

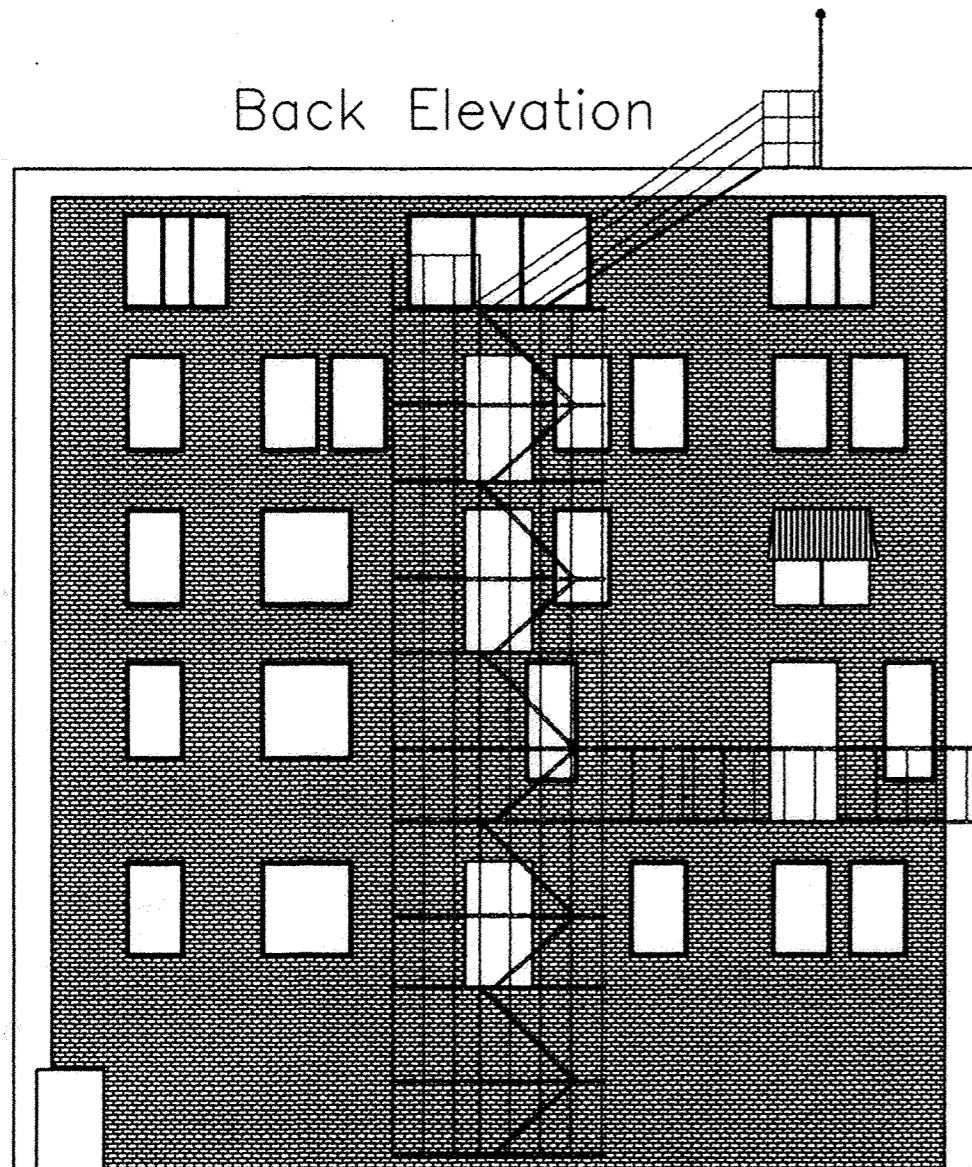
Front Elevation



South Side Elevation



Back Elevation



North Side Elevation

North wall is a party wall with the north adjacent building

Prepared By

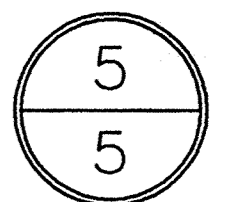
*Bacon & Associates, L.B.C.*  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

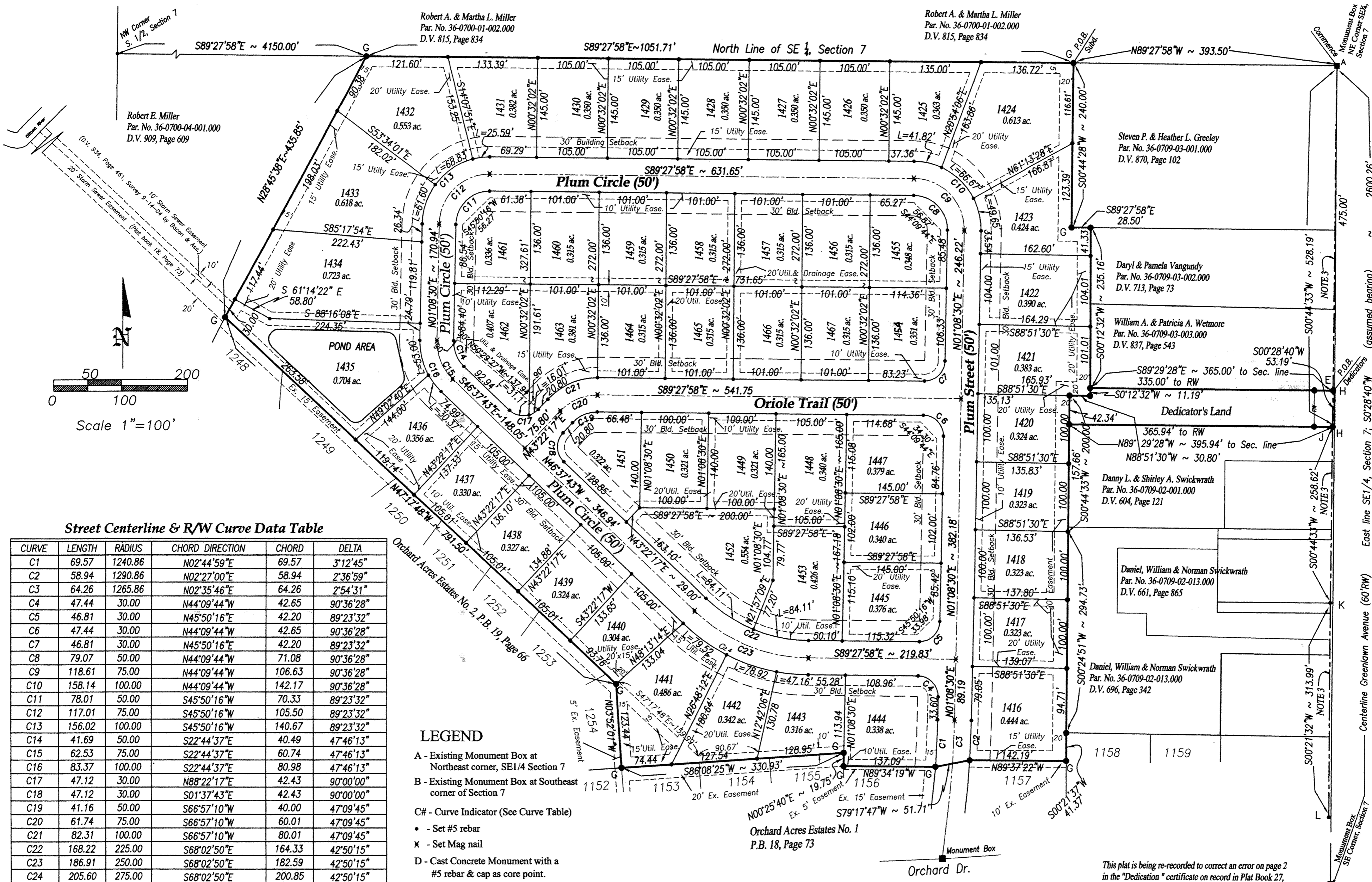
Atty. William Kendall

West end Lot 144, Original Plat, 212 N. Elizabeth  
 City of Lima, Allen County, Ohio.

File: 030-04

Drawn: msh  
 Date: 6-3-05





Street Centerline & R/W Curve Data Table

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD	DELTA
C1	69.57	1240.86	N02°44'59"E	69.57	3°12'45"
C2	58.94	1290.86	N02°27'00"E	58.94	2°36'59"
C3	64.26	1265.86	N02°35'46"E	64.26	2°54'31"
C4	47.44	30.00	N44°09'44"W	42.65	90°36'28"
C5	46.81	30.00	N45°50'16"E	42.20	89°23'32"
C6	47.44	30.00	N44°09'44"W	42.65	90°36'28"
C7	46.81	30.00	N45°50'16"E	42.20	89°23'32"
C8	79.07	50.00	N44°09'44"W	71.08	90°36'28"
C9	118.61	75.00	N44°09'44"W	106.63	90°36'28"
C10	158.14	100.00	N44°09'44"W	142.17	90°36'28"
C11	78.01	50.00	S45°50'16"W	70.33	89°23'32"
C12	117.01	75.00	S45°50'16"W	105.50	89°23'32"
C13	156.02	100.00	S45°50'16"W	140.67	89°23'32"
C14	41.69	50.00	S22°44'37"E	40.49	47°46'13"
C15	62.53	75.00	S22°44'37"E	60.74	47°46'13"
C16	83.37	100.00	S22°44'37"E	80.98	47°46'13"
C17	47.12	30.00	N88°22'17"E	42.43	90°00'00"
C18	47.12	30.00	S01°37'43"E	42.43	90°00'00"
C19	41.16	50.00	S66°57'10"W	40.00	47°09'45"
C20	61.74	75.00	S66°57'10"W	60.01	47°09'45"
C21	82.31	100.00	S66°57'10"W	80.01	47°09'45"
C22	168.22	225.00	S68°02'50"E	164.33	42°50'15"
C23	186.91	250.00	S68°02'50"E	182.59	42°50'15"
C24	205.60	275.00	S68°02'50"E	200.85	42°50'15"

LEGEND

- A - Existing Monument Box at Northeast corner, SE1/4 Section 7
- B - Existing Monument Box at Southeast corner of Section 7
- C# - Curve Indicator (See Curve Table)
- - Set #5 rebar
- ✕ - Set Mag nail
- D - Cast Concrete Monument with a #5 rebar & cap as core point.
- E - Existing RR Spike, 2.20' West of Section line.
- G - Existing #5 rebar
- H - Mag nail set on Section Line
- J - Existing RR Spike 2.44' West of Section line.
- K - Existing RR Spike 3.63' West of Section line.
- L - Existing RR Spike 2.98' West of Section line.

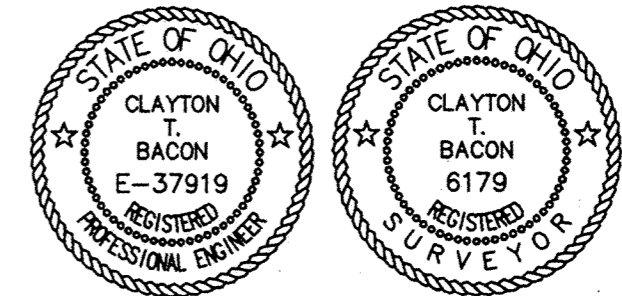
**The Retreat at Orchard Acres**  
 James T. & Wilda R. Haidle  
 Pt. Par. #36070004002000  
 Prior D.V. 922, Page 575  
 Total of 23,780 acres of which  
 1.786 acres is Road RW

**Dedicator's Land**  
 James T. & Wilda R. Haidle  
 Pt. Par. #36070004002000  
 Prior D.V. 922, Page 575  
 Total 24,256 acres of which  
 0.037 acres is Road RW

- NOTE:
- All easements shown on the plat are for use of storm sewer drainage, storm water run-off, public sanitary sewer, public water, and all other utilities needed for supply service to this subdivision. No grading or changing of the ground elevation within these easements without returning it to the proposed grades as shown in the original construction drawings for maintaining proper surface water flow throughout this subdivision.
  - LOT 1435 is for the use of storm water detention (Pond Area). This lot is to be maintained by the Village of Elida. Utilities in this area are to be installed within the Easements as shown on this plat.
  - The parcel of land fronting on Greenlawn Avenue on the West side of Greenlawn Avenue from the Northeast corner of the SE1/4 of Section 7 South to Orchard Drive were described and divided off from a "random survey line" in the Greenlawn Avenue Right-of-Way rather than from the East line of the SE1/4 of Section 7. Greenlawn Avenue was dedicated as 30' on each side of said Section line.
  - All easements as shown on lot lines within the boundaries of this subdivision have 1/2 of the total width of the easement on each adjacent lot.

# The Retreat at Orchard Acres

Pt. SE1/4, Section 7, T3S, R6E  
 Village of Elida, Allen County, Ohio



*Clayton T. Bacon*  
 Clayton T. Bacon, Reg. P.E. #37919  
 Reg. P.S. #6179  
 8-17-05

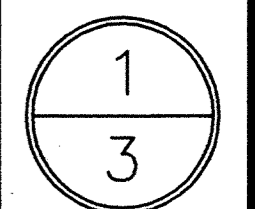
This description and plat is based on an actual field survey performed on 6/14/05, by Clayton T. Bacon.

**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

*The Retreat at Orchard Acres*  
 Pt. SE 1/4 of Section 7, T3S, R6E  
 The Village of Elida, Allen Co. Ohio

**FINAL PLAT**  
 Subdivision Plat &  
 Dedicator's Plat

File: 88-04  
 Drawn: P.J.M.  
 Date: 6-14-05  
 Revision: 8-04-05  
 8-16-05



DESCRIPTION

Being a parcel of land situated in the SE1/4 of Section 7, T3S, R6E, Village of Elida, American Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box at the Northeast corner of the SE1/4 of Section 7; thence N 89°27'58" W with the north line of the SE 1/4 of Section 7, 393.50 to an existing #5 rebar at the PLACE OF BEGINNING; thence the following courses;

- 1. S.00°-44'-28"W., 240.00' to an existing #5 rebar;
2. S.89°-27'-58"E., 28.50' to a set #5 rebar;
3. S.00°-12'-32"W., 246.35' to a set #5 rebar;
4. N.88°-51'-30"W., 30.80' to a set #5 rebar;
5. S.00°-44'-33"W., 200.00' to a set #5 rebar;
6. S.00°-24'-51"W., 294.73' to a set #5 rebar;
7. S.00°-21'-37"W., 41.37' to an existing #5 rebar;
8. N.89°-37'-22"W., 142.19' to a set #5 rebar;
9. S.79°-17'-47"W., 51.71' to an existing #5 rebar & cap;
10. N.89°-34'-19"W., 137.09' to an existing #5 rebar;
11. N.00°-25'-40"E., 19.75' to an existing #5 rebar;
12. S.86°-08'-25"W., 330.93' to an existing #5 rebar;
13. N.03°-52'-01"W., 123.44' to an existing #5 rebar;
14. N.47°-17'-48"W., 791.50' to an existing #5 rebar;
15. N.28°-45'-38"E., 435.85' to an existing #5 rebar;
16. S.89°-27'-58"E. on the North line of the SE 1/4 of Section 7, 1051.71' to the POINT OF BEGINNING.

The above-described parcel contains 23.780 acres, more or less subject to all legal easements of record at the time of recording of this document.

The bearing for this survey is based on the assumption that the East line of the SE 1/4 of Section 7 is S. 00°-28'-40" W. This description and plat is based on an actual field survey performed on 6-14-2005, by Clayton T. Bacon, P.S. #6179.

SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and accurate survey performed by me in June of 2005. A #5 rebar topped with a plastic cap stamped Bacon & Assoc., P.S. 6179 will be set on all property corners of interior lots and subdivision boundary corners.



Signature of Clayton T. Bacon, P.S. 6179, Bacon & Associates, L.L.C. dated 8-17-05.

ACKNOWLEDGEMENT BY THE VILLAGE OF ELIDA

This plat having been approved by the Village of Elida of Allen County, Ohio, hereby on behalf of the Village Council, approve and accept this plat this 2 day of Sept., 2005.

Signature of Ron Hopfenstein, Mayor, Official Representative of the Village of Elida, dated 2005/7/18/4, COUNTY RECORDER CERTIFICATE.

Filed for record this 28 day of September, 2005, at 11:35 A.M. o'clock in the office of the County Recorder and recorded in Plat Book 27, on Page 116.

Signature of Mona S. Losh, Recorder, Allen County, Ohio, dated 8-17-05, Ref: Plat BK 27 Pg 55.

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 28th day of Sept, 2005.

Signature of Ben E. Diepenbrock, Auditor, Allen County, Ohio, dated 8-17-05, Transfer not Nec, KH. NO Fee.

APPROVAL OF PLANNING COMMISSION

The Village of Elida Planning Commission of Allen County, Ohio hereby approves and accepts this Plat on this 2nd day of September, 2005.

Signature of Representative of the Planning Commission.

DESCRIPTION

Dedicator's Land

Being a parcel of land situated in the SE1/4 of Section 7, T3S, R6E, Village of Elida, American Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box at the Northeast corner of the SE1/4 of Section 7; thence S 00°-28'-40" W on the East line of the SE1/4 of Section 7, 475.00' to a Mag nail set at the PLACE OF BEGINNING; thence the following courses;

- 1. Continue S. 00°-28'-40"W. on the East line of said fractional section line, 53.19' to a set Magnail;
2. N.89°-29'-28" W., 395.94' to a set #5 rebar, passing over an existing railroad spike at 2.44' and a #5 rebar set at 30.00';
3. S.00°-44'-33"W., 157.66' to a set #5 rebar;
4. S.00°-24'-51"W., 294.73' to a set #5 rebar;
5. S.00°-21'-37"W., 41.37' to an existing #5 rebar;
6. N.89°-37'-22"W., 142.19' to a set #5 rebar;
7. S.79°-17'-47"W., 51.71' to an existing #5 rebar & cap;
8. N.89°-34'-19"W., 137.09' to an existing #5 rebar;
9. N.00°-25'-40"E., 19.75' to an existing #5 rebar;
10. S.86°-08'-25"W., 330.93' to an existing #5 rebar;
11. N.03°-52'-01"W., 123.44' to an existing #5 rebar;
12. N.47°-17'-48"W., 791.50' to an existing #5 rebar;
13. N.28°-45'-38"E., 435.85' to an existing #5 rebar;
14. S.89°-27'-58"E. on the North line of the SE 1/4 of Section 7, 1051.71' to an existing #5 rebar;
15. S.00°-44'-28"W., 240.00' to an existing #5 rebar;
16. S.89°-27'-58"E., 28.50' to a set #5 rebar;
17. S.00°-12'-32"W., 235.16' to a set #5 rebar;
18. S.89°-29'-28"E., 365.00' to the POINT OF BEGINNING, passing over a set #5 rebar at 335.00' and an existing railroad spike at 362.80'.

The above-described parcel contains 24.256 acres of which 0.037 acre is road right-of-way, more or less subject to all highways and legal easements of record at the time of recording of this document.

The bearing for this survey is based on the assumption that the East line of the SE 1/4 of Section 7 is S. 00°-28'-40" W. This description and plat is based on an actual field survey performed on 6-14-2005, by Clayton T. Bacon, P.S. #6179.

DEDICATION

James T. Haidle & Wilda R. Haidle, being the owners of the described premises, hereby voluntarily consents to the execution of said plat, and dedicates the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

LOT 1435 is for the use of storm water retention and detention (Pond Area). This lot is to be maintained by the Village of Elida. Utilities in this area are to be installed within the Easements as shown within this plat.

OWNERS

WITNESS

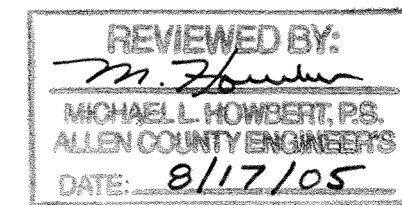
Signatures of James T. Haidle, Wilda R. Haidle, Brian J. Bacon, Peggy J. Lyons, Clayton T. Bacon, Susan K. Walters.

ACKNOWLEDGEMENT

State of Ohio, County of Allen.

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS, James T. Haidle & Wilda R. Haidle who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed. IN WITNESS thereof, I affix my hand and seal this 28 day of September, 2005.

Signature of Margie Sue Humes, Notary Public.



Prepared By Bacon & Associates, L.L.C. 750 N. Eastown Rd., Elida, Ohio 45807 Office: (419) 999-3756 - Fax: (419) 999-2523

The Retreat at Orchard Acres Pt. SE 1/4 of Section 7, T3S, R6E The Village of Elida, Allen Co. Ohio

FINAL PLAT Description & Dedication

File: 88-04

Drawn: P.J.M. 6-14-05 Date: 6-14-05 Revision: 8-04-05 8-16-05

2/3

**The Retreat @ Orchard Acres  
SUBDIVISION RESTRICTIONS & COVENANTS**

As a part of a general plan for development of the real estate in the residential area on the foregoing plat, and for the common advantage and benefit of the purchasers of any of the lots shown on said plat, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall insure to and pass with said property and each parcel thereof, and shall apply to and be binding upon the purchasers and successors in interest, and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel shall inure to the benefit of and be enforceable by the purchasers of every tract, lot or parcel and their successor in interest.

All lots included in The Retreat @ Orchard Acres, Pt. SE 1/4, Sec. 7, T3S, R6E Village of Elida, Allen County, Ohio, are hereby made subject to the following covenants and restrictions, not recited on the plat, forms, or corporations claiming under them:

1. Lots or building sites shall be used and occupied solely and exclusively for private residential purposes by a single-family residence.
2. The finished living space overall for a one-story ranch dwelling exclusive of open porches and garages, erected upon all of the lots in The Retreat @ Orchard Acres Subdivision shall not be less than 1800 square feet and for a 2 story dwelling it may not be less than 2100 square feet. Front elevation of structure must be of a material other than vinyl siding and be approved in writing by the developer. No building, structures or parts thereof shall be permitted to be moved onto said lots and only new construction, using new materials only shall be permitted on said lots. The dwelling must be completed within a one-year period from the start of construction.
3. No structure shall be erected on any lot in said subdivision until the final building plans and specifications have been approved, in writing, by the developer or his agents. The developer reserves the right to approve contractors and suppliers.
4. The front of the residence, or a part thereof, excluding open porches, constructed on the lot in this subdivision shall be located so that it conforms to the platted setback line. The owners of any residence constructed upon any lot or building site, in this subdivision shall landscape such lot of building site in such a manner that the value of such landscaping, including lawn cost, is not less than 3 % of the fair market value of the residence constructed on said lot or building site. Landscaping shall be completed within one year of occupancy of home.
5. No building shall be erected, placed or altered on any lot or building site until construction plans and specifications and a plot plan showing the location of the structure shall have been approved by the developer or his agents as to construction materials, harmony of exterior design with the existing structures and as to location with respect to topographic and finished grade elevation.
6. All driveways shall be constructed and completed with the residence and shall be constructed in an attractive permanent fashion. All driveways must be constructed of finished concrete as approved by the developer or his agents.
7. All lot owners will construct a 4 ft. sidewalk 1' inside the road right-of-way upon completion of the residence, in accordance with the Allen County Construction Standards.
8. All utility services to homes must be underground. No structure, trailer, basement, tent, shed, garage, barn or other outbuildings shall be used on any lot at any time either as a temporary structure. Outbuildings of not less than 400 square feet nor more than 800 square feet may be erected on certain designated lots on the perimeter of THE RETREAT @ ORCHARD ACRES subdivision. Any such outbuildings erected must conform in style and architectural building materials to the appearance of the house erected on the lot site. Any outbuilding erected must be on a permanent foundation.
9. No noxious or offensive activity shall be carried on or upon any lot in said above-described plat, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. It shall be the duty of the property owner to keep the property including lawns, shrubbery and trees in a neat and clean condition. Such duty for lawn and landscaping maintenance shall extend to the edge of the paved area of the street or road right-of-way.
11. The developer or his agents reserves the right to grant easements for the construction and operation of electric light, telephone lines, gas piping, storm water sewers, cable television, waterlines and other utilities, public or private in and upon the property within the platted utility easement areas until such services are granted to all properties in The Retreat @ Orchard Acres Subdivision.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in said plat except dogs, cats or other household pets, not to exceed a total of two (2) pets, providing they are not kept, bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.
13. No lot in said subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass and landscape trimmings.
14. No trucks, semi trailers, boats, trailers, motor homes, vans or other chattels of a similar nature shall be stored or maintained on the premises unless the same be parked and kept in a garage.
15. There shall be no television or radio antennas or discs permitted in the Retreat @ Orchard Acres Subdivision unless the same is approved by the developer or his agents and then they will only be permitted in the rear of the house.
16. All houses will be designed such that the electric and gas meters, as well as the air conditioning condensers, will be located in the rear lot areas unless approved by the developer or his agents. Landscaping screening and decorative wood fences must be provided as required to screen these devices and pieces of equipment.
17. Only open type fences or hedges not to exceed 4 feet in height above ground level shall be erected or planted on said building site and shall not extend closer to the street than the front of the house. A privacy fence may be used around a pool area. It must be a minimum of 6 feet in height and of wood construction or other suitable material as approved by the agents of the developer.
18. These covenants, restrictions, and limitations shall be binding on all parties hereto and all land owners of lots in said subdivision for a period of twenty (20) years from the date of recording, after which time such covenants, restrictions and limitations shall automatically extend for successive periods of ten (10) years each. These restrictions can be amended in whole or in part in a writing, signed by a majority of the owners of the lots in the Subdivision. Such amendments shall be recorded in the Recorder's office.
19. No lot split shall be permitted which would result in the location of a dwelling to be situated on a parcel of land comprised of less than the recorded plots dimensions.
20. Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement. Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions or limitations. These remedies are available to lot owner of said above-described premises who may seek both a restrain of such violation and damages thereof.
21. For purposes of these restrictive covenants the term building site shall refer to one or more lots as shown on the plat of The Retreat @ Orchard Acres Subdivision.
22. Easements and rights-of-way are reserved in and over lots shown on the plat for construction, operation, and maintenance of poles, wires, or other facilities therewith for the transmission of electricity, telephone, drainage facilities, construction, operation and maintenance of drains, sewers, and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained, furnished, or performed in any method above or beneath the surface of the ground. Easements shown upon the plat may be used by utility companies and public agencies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery, trees or other surface improvements. No trees, buildings or permanent structures, except driveways and mailboxes, may be placed on any designated easements or rights-of-way.

Prepared By

**Bacon & Associates, L.L.C.**

750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

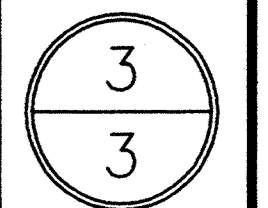
*The Retreat at Orchard Acres*

Pt. SE 1/4 of Section 7, T3S, R6E  
The Village of Elida, Allen Co. Ohio

*FINAL PLAT*

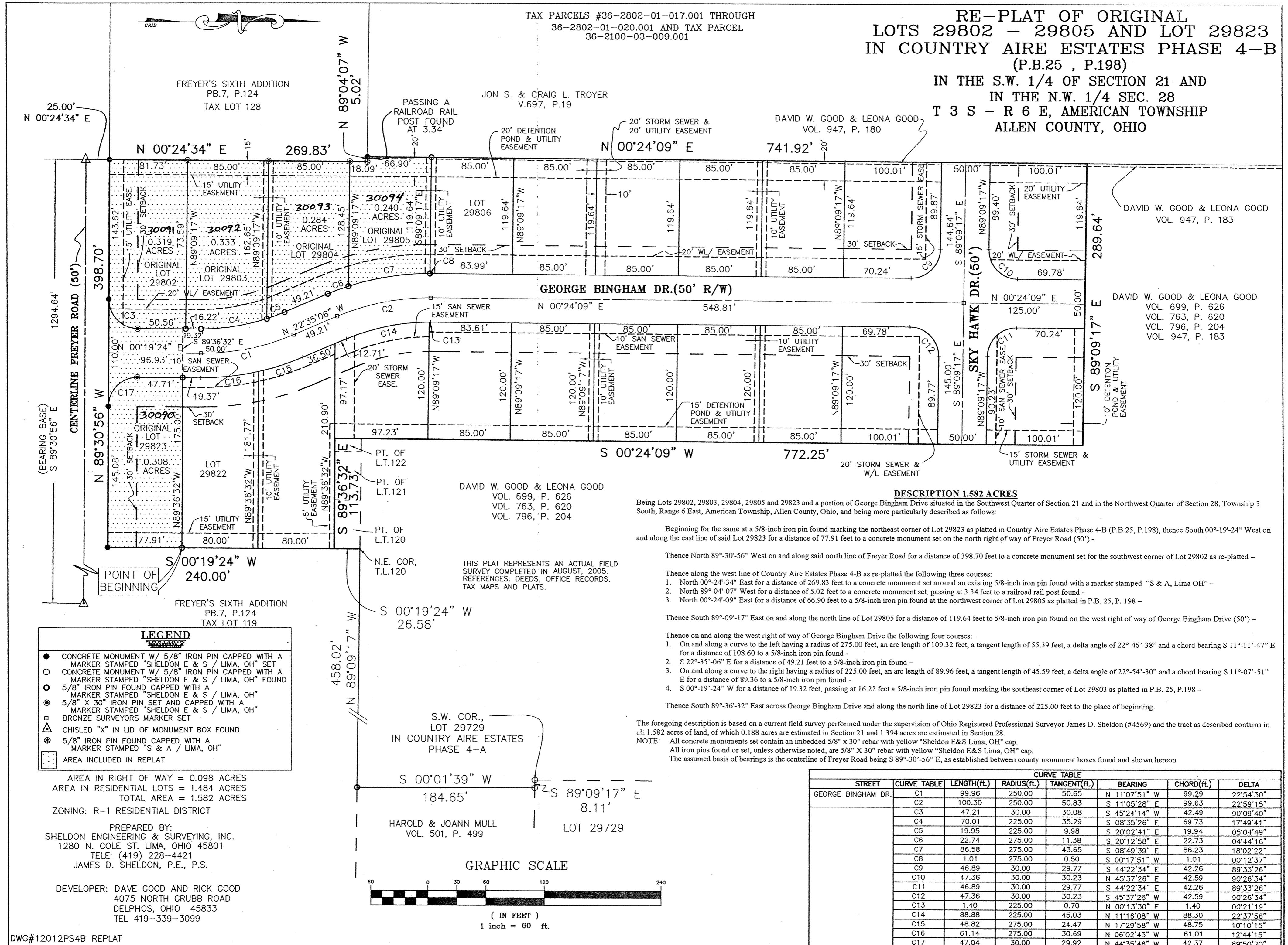
Covenants & Restrictions

Drawn: P.J.M.  
Date: 6-14-05  
Revision: 00104



TAX PARCELS #36-2802-01-017.001 THROUGH 36-2802-01-020.001 AND TAX PARCEL 36-2100-03-009.001

RE-PLAT OF ORIGINAL LOTS 29802 - 29805 AND LOT 29823 IN COUNTRY AIRE ESTATES PHASE 4-B (P.B.25 , P.198) IN THE S.W. 1/4 OF SECTION 21 AND IN THE N.W. 1/4 SEC. 28 T 3 S - R 6 E, AMERICAN TOWNSHIP ALLEN COUNTY, OHIO



GEORGE BINGHAM DR.(50' R/W)

SKY HAWK DR.(50')

DESCRIPTION 1.582 ACRES

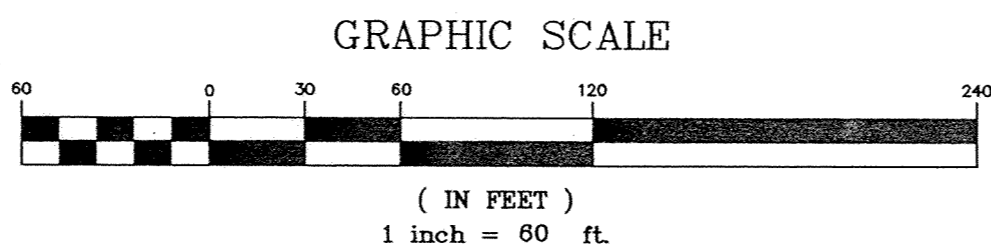
Being Lots 29802, 29803, 29804, 29805 and 29823 and a portion of George Bingham Drive situated in the Southwest Quarter of Section 21 and in the Northwest Quarter of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

- Beginning for the same at a 5/8-inch iron pin found marking the northeast corner of Lot 29823 as platted in Country Aire Estates Phase 4-B (P.B.25, P.198), thence South 00°-19'-24" West on and along the east line of said Lot 29823 for a distance of 77.91 feet to a concrete monument set on the north right of way of Freyer Road (50') -
Thence North 89°-30'-56" West on and along said north line of Freyer Road for a distance of 398.70 feet to a concrete monument set for the southwest corner of Lot 29802 as re-platted -
Thence along the west line of Country Aire Estates Phase 4-B as re-platted the following three courses:
1. North 00°-24'-34" East for a distance of 269.83 feet to a concrete monument set around an existing 5/8-inch iron pin found with a marker stamped "S & A, Lima OH" -
2. North 89°-04'-07" West for a distance of 5.02 feet to a concrete monument set, passing at 3.34 feet to a railroad rail post found -
3. North 00°-24'-09" East for a distance of 66.90 feet to a 5/8-inch iron pin found at the northwest corner of Lot 29805 as platted in P.B. 25, P. 198 -
Thence South 89°-09'-17" East on and along the north line of Lot 29805 for a distance of 119.64 feet to 5/8-inch iron pin found on the west right of way of George Bingham Drive (50') -
Thence on and along the west right of way of George Bingham Drive the following four courses:
1. On and along a curve to the left having a radius of 275.00 feet, an arc length of 109.32 feet, a tangent length of 55.39 feet, a delta angle of 22°-46'-38" and a chord bearing S 11°-11'-47" E for a distance of 108.60 to a 5/8-inch iron pin found -
2. S 22°-35'-06" E for a distance of 49.21 feet to a 5/8-inch iron pin found -
3. On and along a curve to the right having a radius of 225.00 feet, an arc length of 89.96 feet, a tangent length of 45.59 feet, a delta angle of 22°-54'-30" and a chord bearing S 11°-07'-51" E for a distance of 89.36 to a 5/8-inch iron pin found -
4. S 00°-19'-24" W for a distance of 19.32 feet, passing at 16.22 feet a 5/8-inch iron pin found marking the southeast corner of Lot 29803 as platted in P.B. 25, P.198 -
Thence South 89°-36'-32" East across George Bingham Drive and along the north line of Lot 29823 for a distance of 225.00 feet to the place of beginning.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 1.582 acres of land, of which 0.188 acres are estimated in Section 21 and 1.394 acres are estimated in Section 28.
NOTE: All concrete monuments set contain an imbedded 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap. All iron pins found or set, unless otherwise noted, are 5/8" X 30" rebar with yellow "Sheldon E&S Lima, OH" cap. The assumed basis of bearings is the centerline of Freyer Road being S 89°-30'-56" E, as established between county monument boxes found and shown hereon.

Table with 7 columns: STREET, CURVE TABLE, LENGTH(FT.), RADIUS(FT.), TANGENT(FT.), BEARING, CHORD(FT.), DELTA. It lists curve data for George Bingham Dr. from C1 to C17.

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED IN AUGUST, 2005. REFERENCES: DEEDS, OFFICE RECORDS, TAX MAPS AND PLATS.



LEGEND
● CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" SET
○ CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
○ 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
● 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
□ BRONZE SURVEYORS MARKER SET
△ CHISLED "X" IN LID OF MONUMENT BOX FOUND
⊕ 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "S & A / LIMA, OH"
AREA INCLUDED IN REPLAT

AREA IN RIGHT OF WAY = 0.098 ACRES
AREA IN RESIDENTIAL LOTS = 1.484 ACRES
TOTAL AREA = 1.582 ACRES
ZONING: R-1 RESIDENTIAL DISTRICT
PREPARED BY: SHELDON ENGINEERING & SURVEYING, INC. 1280 N. COLE ST. LIMA, OHIO 45801 TELE: (419) 228-4421 JAMES D. SHELDON, P.E., P.S.
DEVELOPER: DAVE GOOD AND RICK GOOD 4075 NORTH GRUBB ROAD DELPHOS, OHIO 45833 TEL 419-339-3099

**OWNERS' DEDICATION AND ACKNOWLEDGMENT**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN THEREON, COMPRISING A TOTAL OF 0.098 ACRES, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, OPEN DITCH, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EXISTING LEASES ARE VOIDED.

THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SET FORTH IN THE PLATTING OF COUNTRY AIRE ESTATES PHASE 3B, PLAT BOOK 24, PAGE 185.

*[Signature]*  
WITNESS

*[Signature]*  
DAVID W. GOOD

*[Signature]*  
WITNESS

*[Signature]*  
LEONA GOOD

**NOTARY PUBLIC**

STATE OF OHIO  
ss:  
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF Oct., 2005, PERSONALLY CAME THE SAID DAVID W. GOOD AND LEONA GOOD, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

MY COMMISSION EXPIRES: 9/19/06

**APPROVAL BY THE REGIONAL PLANNING COMMISSION**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 20 SEPTEMBER 2005. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.

20 September 2005  
DATE

*[Signature]*  
DIRECTOR OF THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

**COUNTY AUDITOR**

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON October 5<sup>th</sup>, 2005. FEE: \$ 2.50.

*[Signature]*  
ALLEN COUNTY AUDITOR *[Initials]*

200517716  
COUNTY RECORDER

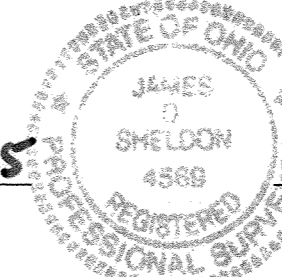
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON Oct 5, 2005 AND THAT IT WAS RECORDED ON Oct 5, 2005 IN VOL. 27, PAGE 119, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 82.80.

*[Signature]* *[Initials]*  
ALLEN COUNTY RECORDER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN AUGUST, 2005 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE OR WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

27 SEPT 05  
DATE



*[Signature]*  
JAMES D. SHELDON, P.E., P.S.  
OHIO REGISTERED SURVEYOR #4569

**COUNTY ENGINEER'S CERTIFICATION**

HAVING CHECKED THE CONSTRUCTION OF THE STREETS IN THE SUBDIVISION, I FIND THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE PLANS AND REGULATIONS THEREOF, AND THAT THEY ARE IN GOOD REPAIR AND THIS ENDORSEMENT SHALL CONSTITUTE ACCEPTANCE OF THE STREETS FOR PUBLIC USE.

IF THE STREETS HAVE NOT BEEN INSTALLED, I AM IN AGREEMENT WITH THE PERFORMANCE BOND TO ENSURE THE COMPLETION OF CONSTRUCTION WHICH HAS BEEN FILED WITH AND APPROVED BY THE PLANNING COMMISSION.

28 Sept. 05  
DATE

*[Signature]*  
COUNTY ENGINEER

**APPROVAL OF COUNTY COMMISSIONERS**


IN ACCORDANCE WITH OHIO REVISED CODE SECTION 711.041, THE BOARD OF ALLEN COUNTY COMMISSIONERS HEREBY ACCEPTS THIS PLAT BY COMMISSIONER'S RESOLUTION NUMBER 605-05, DATED 9-29-05, SAID PLAT HAVING BEEN APPROVED BY THE ALLEN COUNTY ENGINEER AND THE LIMA ALLEN COUNTY REGIONAL PLANNING COMMISSION.

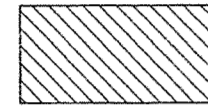
*[Signature]*  
PRESIDENT OF THE BOARD OF ALLEN COUNTY COMMISSIONERS



# ADGATE ESTATE CONDOMINIUMS CONDOMINIUM PLAT NE1/4 of Section 10, T4S, R6E Shawnee Township, Allen County, Ohio

### LEGEND

- A - Existing #5 rebar
- B - MB at northeast corner of Section 10
- C - Monument Box at the northwest corner, NE 1/4, NE 1/4, Sec. 10
- D - Monument Box at the southwest corner, SE 1/4, NE 1/4, Sec. 10
- E - Existing Mag nail
- F - Existing nail (0.61' south of Set Mag nail)
- G - Existing 1/2" pipe adjacent to a 3" dia. steel post (4.53' north of Set #5 rebar)
- H - Set #5 rebar
-  Bench Mark Elevation = 863.83 ('X' on Lid of Monument Box)



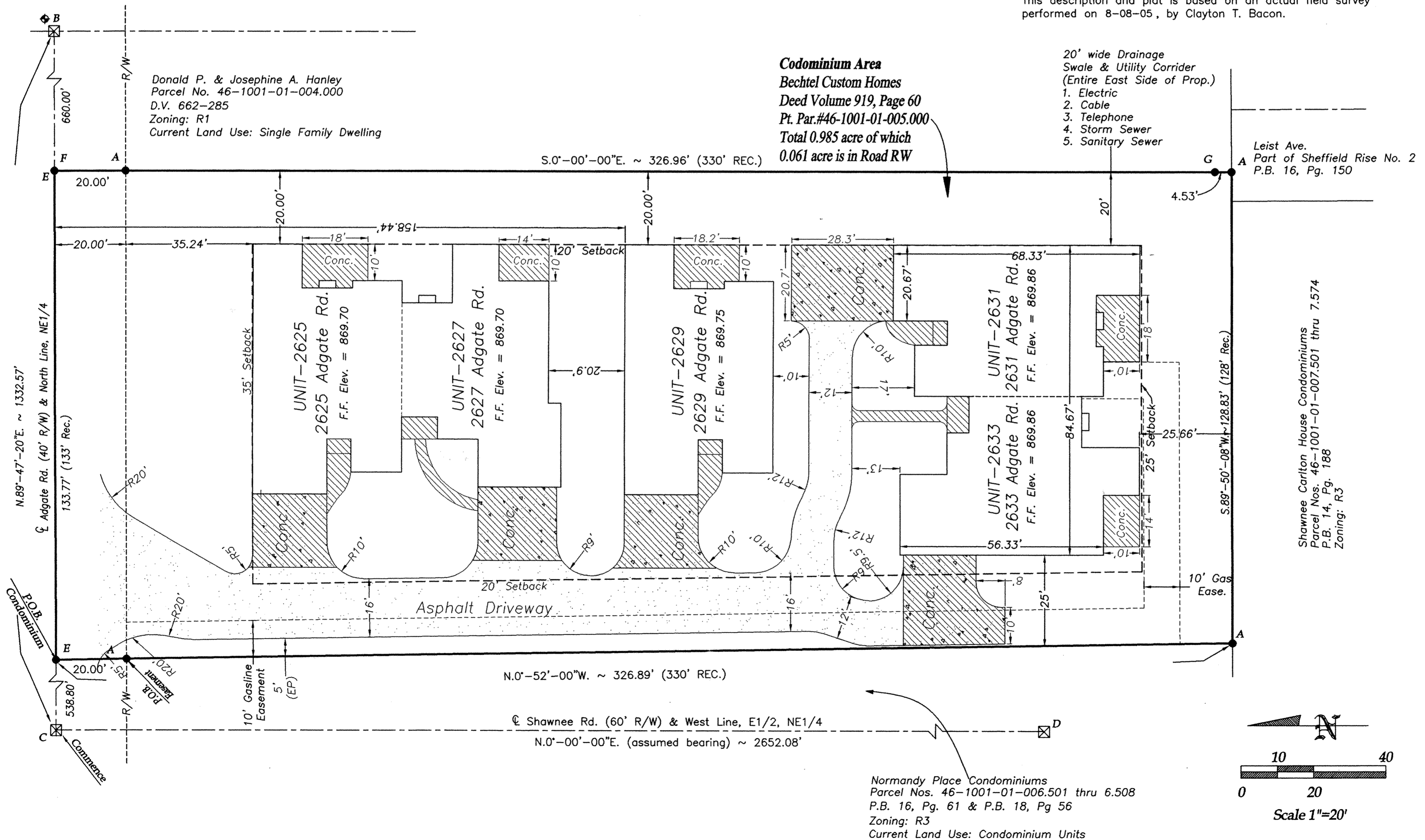
LIMITED COMMON ELEMENT

Areas not designated as Units or Limited Common Element are designated as Common Element.



*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.E. #37919  
Reg. P.S. #6179 10-6-05

This description and plat is based on an actual field survey performed on 8-08-05, by Clayton T. Bacon.

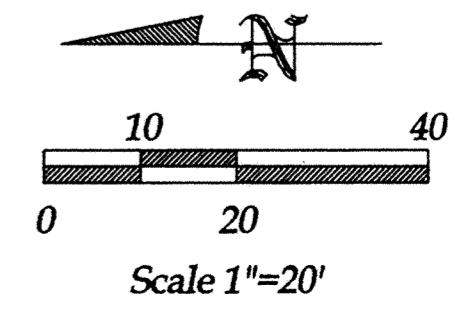
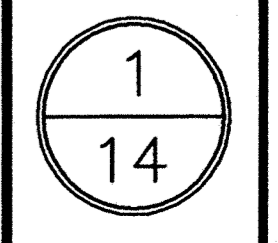


Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
NE 1/4, Section 10, T4S, R6E  
Shawnee Township, Allen County, Ohio

**FINAL PLAT**  
CONDOMINIUM PLAT

Drawn: BTB
Date: 8-08-05
Revision: 9-29-05



**DESCRIPTION**

Being part of a parcel of land in the NE 1/4 of the NE 1/4 of Section 10, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at the monument box at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 10 (intersection of the centerlines of Shawnee Road & Adgate Road); thence N.89°-47'-20"E. on the North line of the NE 1/4 (centerline of Adgate Road), 538.80' to an existing Mag nail at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. Continue N.89°-47'-20"E. on the north line of the NE 1/4 (centerline of Adgate Rd.), 133.77' to an existing Mag nail;
2. S.0°-00'-00"E., 326.96' to an existing #5 rebar, passing over an existing #5 rebar on the south R/W line of Adgate Rd. at 20.00' and an existing 1/2" pipe adjacent to a 3" dia. steel post at 322.43';
3. S.89°-50'-08"W. on the north line of Shawnee Carlton House Condominiums (P.B. 14, Pg. 188) 128.83' to an existing #5 rebar on the southeast corner of the Normandy Place Condominiums (P.B. 16, Pg. 61 & P.B. 18, Pg. 56);
4. N.0°-52'-00"W. on the east line of the Normandy Place Condominiums, 326.89' to an existing Mag nail, passing over an existing #5 rebar on the south R/W line of Adgate Rd. at 306.89'.

The above-described parcel contains 0.985 acre, more or less, subject to all legal highways and easements of record.

Assumed bearing of N.0°-00'-00"E. for the West line of the E 1/2 of the NE 1/4 of Section 10 (centerline of Shawnee Road). This description is based on an actual feild survey performed on August 8, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

**DEDICATION**

Bechtel Custom Homes, Inc., an Ohio Corporation, by Robert A. Bechtel, its president, being the owner of the described premises, hereby voluntarily consents to the execution of said plat, and dedicates the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

**OWNER**  
Bechtel Custom Homes, Inc.

**WITNESS**

By: [Signature]  
Robert A. Bechtel, its President

[Signature]

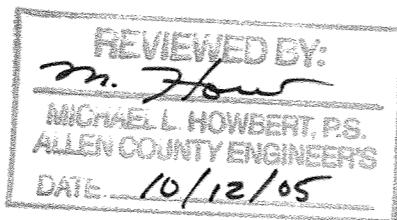
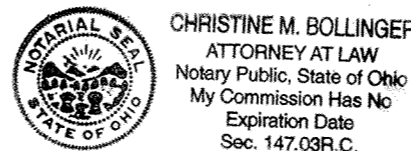
[Signature]

**ACKNOWLEDGEMENT**

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed Robert A. Bechtel, President of Bechtel Custom Homes, Inc. who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.  
IN WITNESS thereof, I affix my hand and seal this 12<sup>th</sup> day of October, 2005.

[Signature]  
Notary Public



**SURVEYOR'S AFFIDAVIT**

This description and plat is based on an actual field survey performed on August 8, 2005, by Bacon & Associates under the direct supervision of Clayton T. Bacon, P.S., P.E..

Clayton T. Bacon 10-12-05  
Clayton T. Bacon, P.S., P.E. Date

200518107  
**ALLEN COUNTY RECORDER**

As the Allen County Recorder, I do hereby certify that this plat has been recorded on Oct 13<sup>th</sup> day of October, 2005 in the Official Record 148, Page 121.

[Signature]  
Allen County Recorder  
*subd vol 948 pg 402*

**ALLEN COUNTY AUDITOR**

As the Allen County Auditor, I do hereby certify that this plat has been recorded on 13<sup>th</sup> day of October, 2005.

[Signature]  
Allen County Auditor

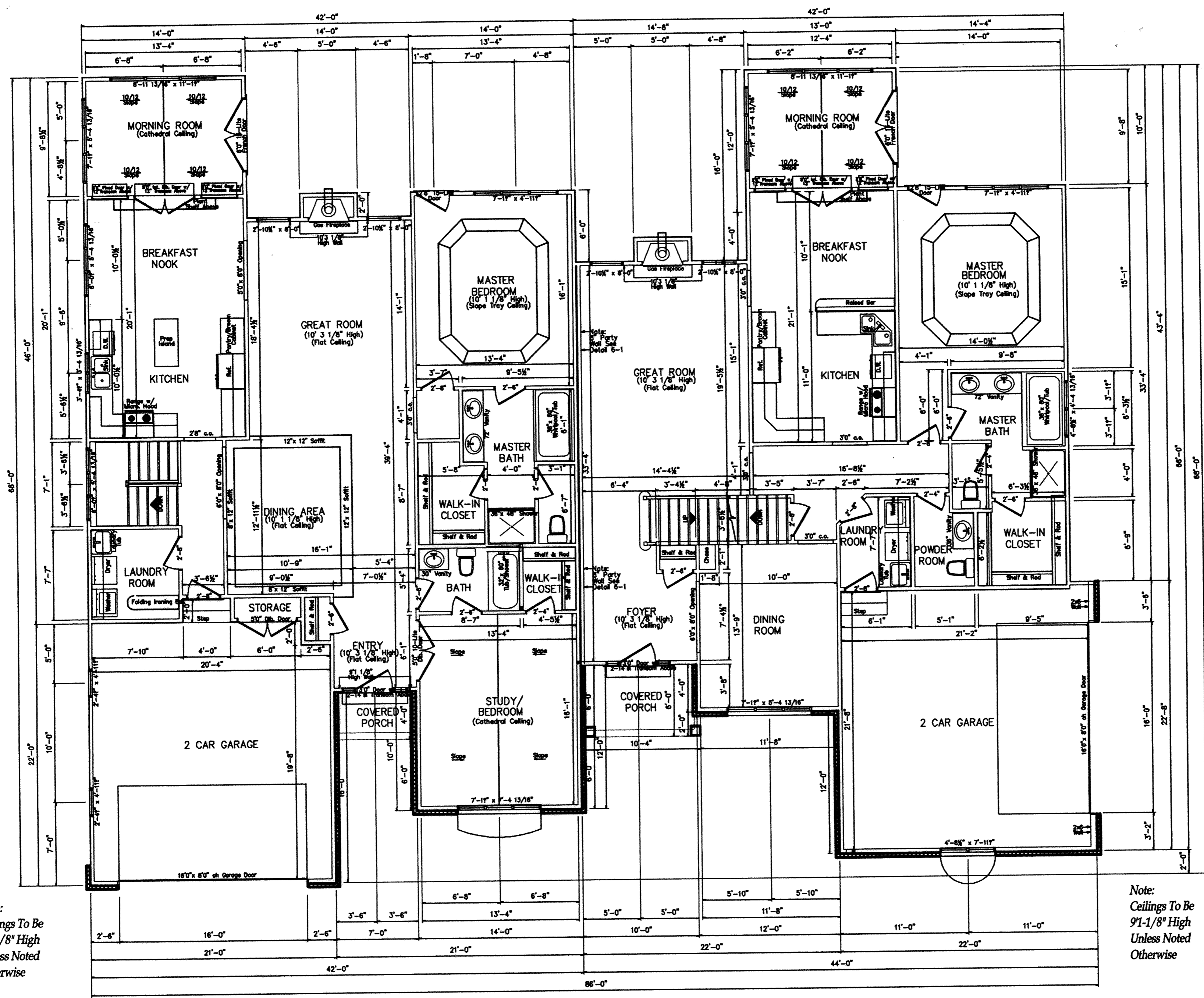
Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
**NE 1/4, Section 10, T4S, R6E**  
**Shawnee Township, Allen County, Ohio**

**FINAL PLAT**  
**DESCRIPTION**  
**& DEDICATION**

Drawn: BTB  
Date: 9-14-05  
Revision:  
10-10-05, Attorney Rev.

2  
14



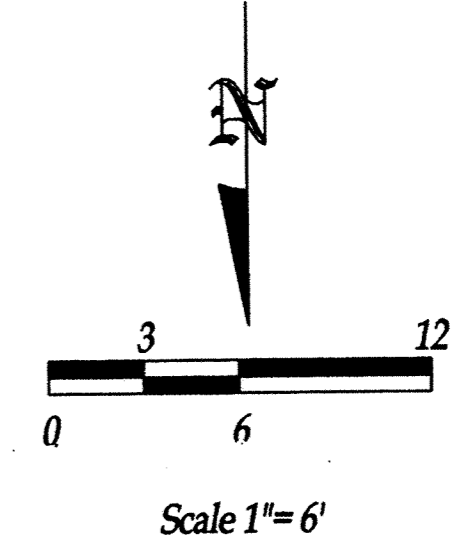
Note:  
Ceilings To Be  
9'-1 1/8" High  
Unless Noted  
Otherwise

Note:  
Ceilings To Be  
9'-1 1/8" High  
Unless Noted  
Otherwise

**Unit-2631**  
 Living Area = 1965 sq.ft.  
 Garage Area = 445 sq.ft.  
 Total Area = 2410 sq.ft.

**Unit-2633**  
 Main Floor Living Area = 1648 sq.ft.  
 Second Floor Living Area = 616 sq.ft.  
 Garage Area = 459 sq.ft.  
 Total Area = 2723 sq.ft.

**MAIN FLOOR PLAN**



Prepared By  
**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

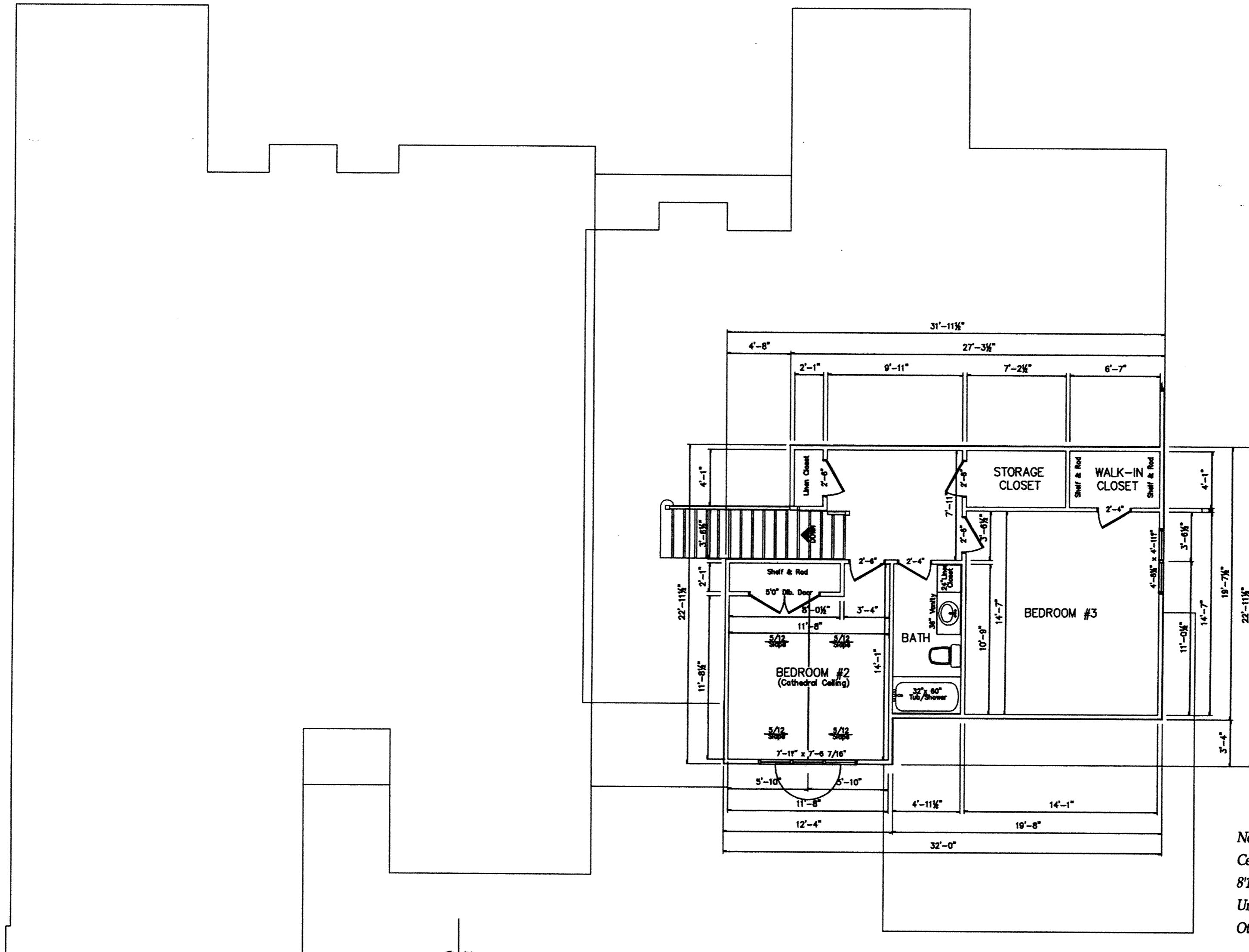
**ADGATE ESTATE CONDOMINIUMS**  
 NE1/4, Section 10, T4S, R6E  
 Shawnee Township, Allen County, Ohio

**FINAL PLAT**  
**MAIN FLOOR**  
**UNIT 2631 & 2633**

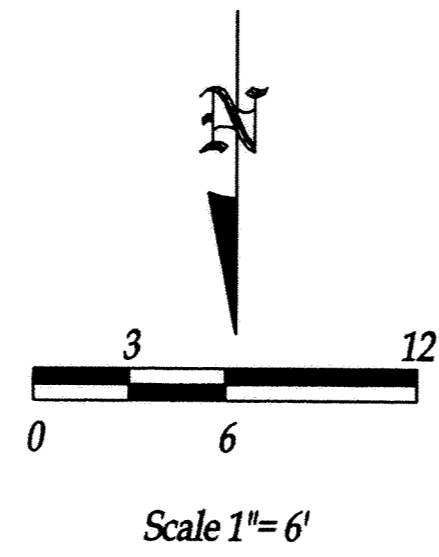
Drawn: BTB	Date: 9-14-05	Revision: 10-10-05: Remove Decks
------------	---------------	----------------------------------

3  
14

124



Note:  
 Ceilings To Be  
 8'-1 1/8" High  
 Unless Noted  
 Otherwise



**Unit-2633**  
**SECOND FLOOR PLAN**

Prepared By  
**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
**NE 1/4, Section 10, T4S, R6E**  
 Shawnee Township, Allen County, Ohio

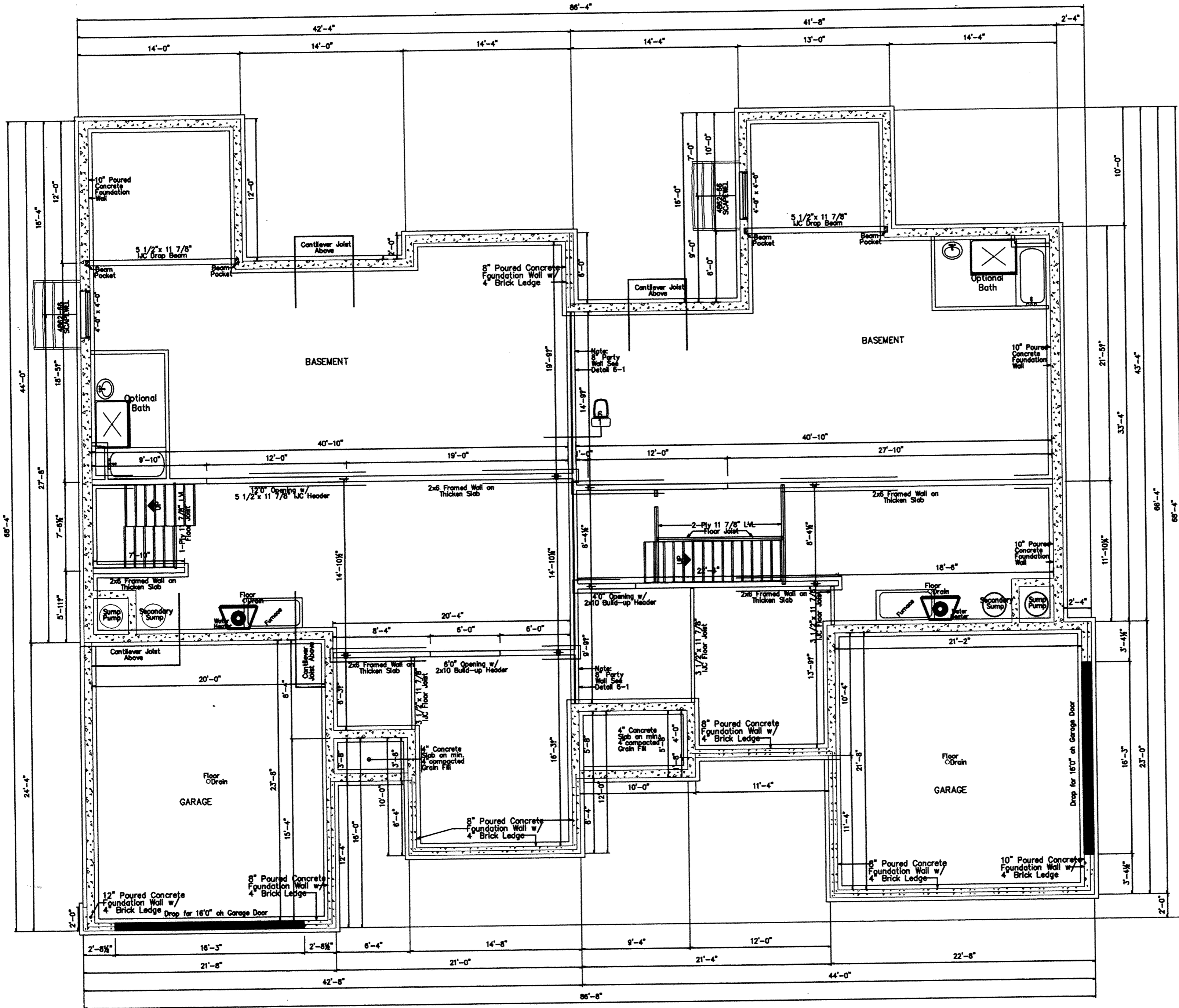
**FINAL PLAT**  
**SECOND FLOOR**  
**UNIT 2633 (ONLY)**

File: 0104

Drawn: BTB
Date: 9-14-05
Revision:

4  
 14

125



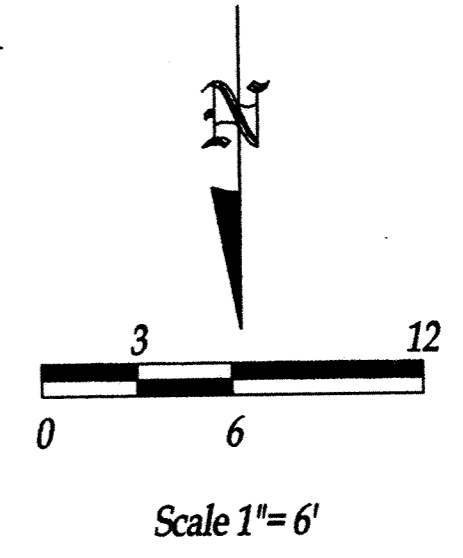
Unit-2631

Unit-2633

### BASEMENT-FOUNDATION PLAN

Note:  
 Basement Walls to be  
 8" Poured Concrete  
 8'0" High on Min.  
 8" x 16" Footings  
 Unless Otherwise  
 Noted

Garage & Porch Walls  
 To be 8" Poured  
 Concrete Wall 4'0"  
 High on Min.  
 8" x 16" Footings  
 Set min. 32" Below  
 Grade



Prepared By  
**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

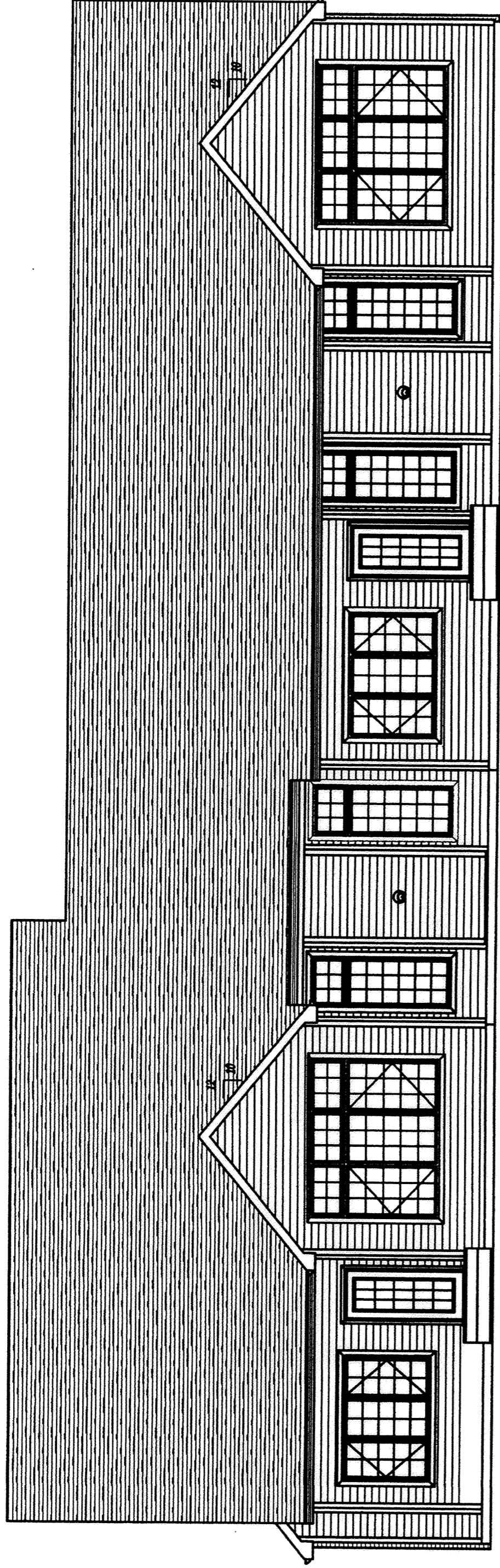
**ADGATE ESTATE CONDOMINIUMS**  
 NE1/4, Section 10, T4S, R6E  
 Shawnee Township, Allen County, Ohio

**FINAL PLAT**  
**FOUNDATION**  
**UNIT 2631 & 2633**

File:  
 0104

Drawn: BTB  
 Date: 9-14-05  
 Revision:

5  
 14

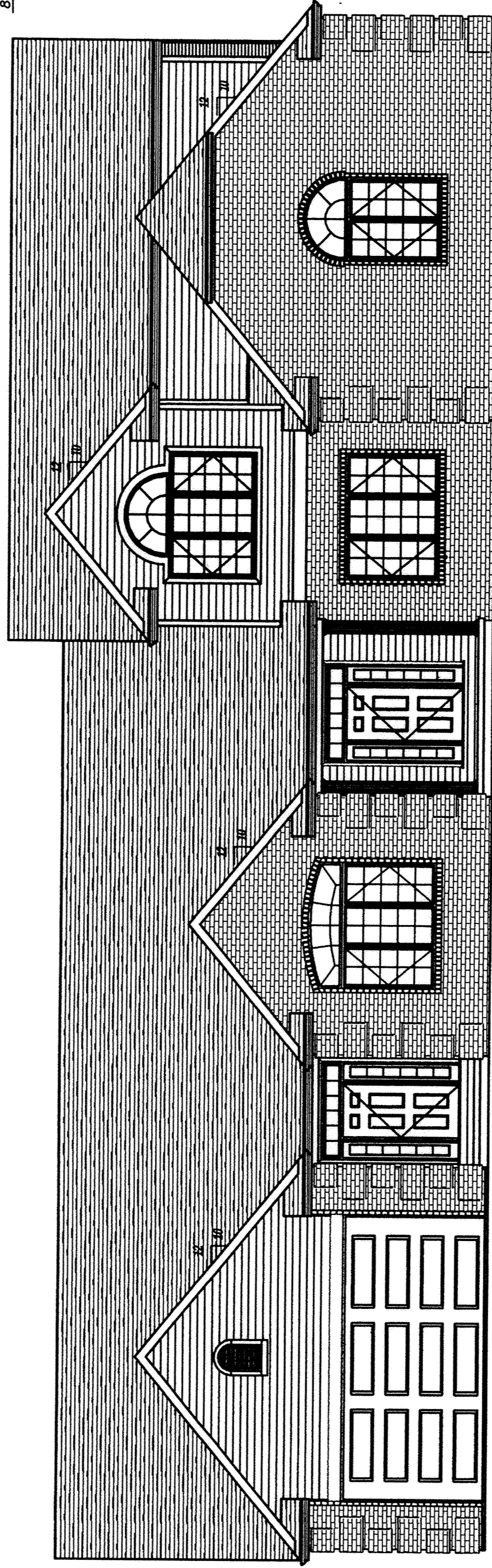


UNIT-2633

REAR ELEVATION

UNIT-2631

896.29



893.17

879.09

869.86  
868.26

UNIT-2631

FRONT ELEVATION

UNIT-2633



Scale 1"=6'

226

Drawn: P.J.M.  
Date: 8-08-05  
Revision:

**FINAL PLAT**  
ELEVATION VIEW N & S  
UNIT 2631 & 2633

ADGATE ESTATE CONDOMINIUMS  
NE 1/4, Section 10, T4S, R6E  
Shawnee Township, Allen County, Ohio

Prepared By

*Bacon & Associates, L.L.C.*

750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

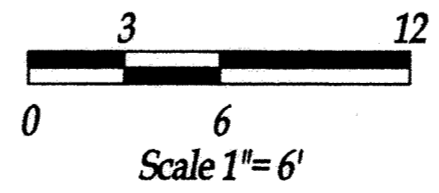
6  
14



UNIT-2631  
LEFT ELEVATION



UNIT-2633  
RIGHT ELEVATION



Prepared By  
*Bacon & Associates, L.L.C.*  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

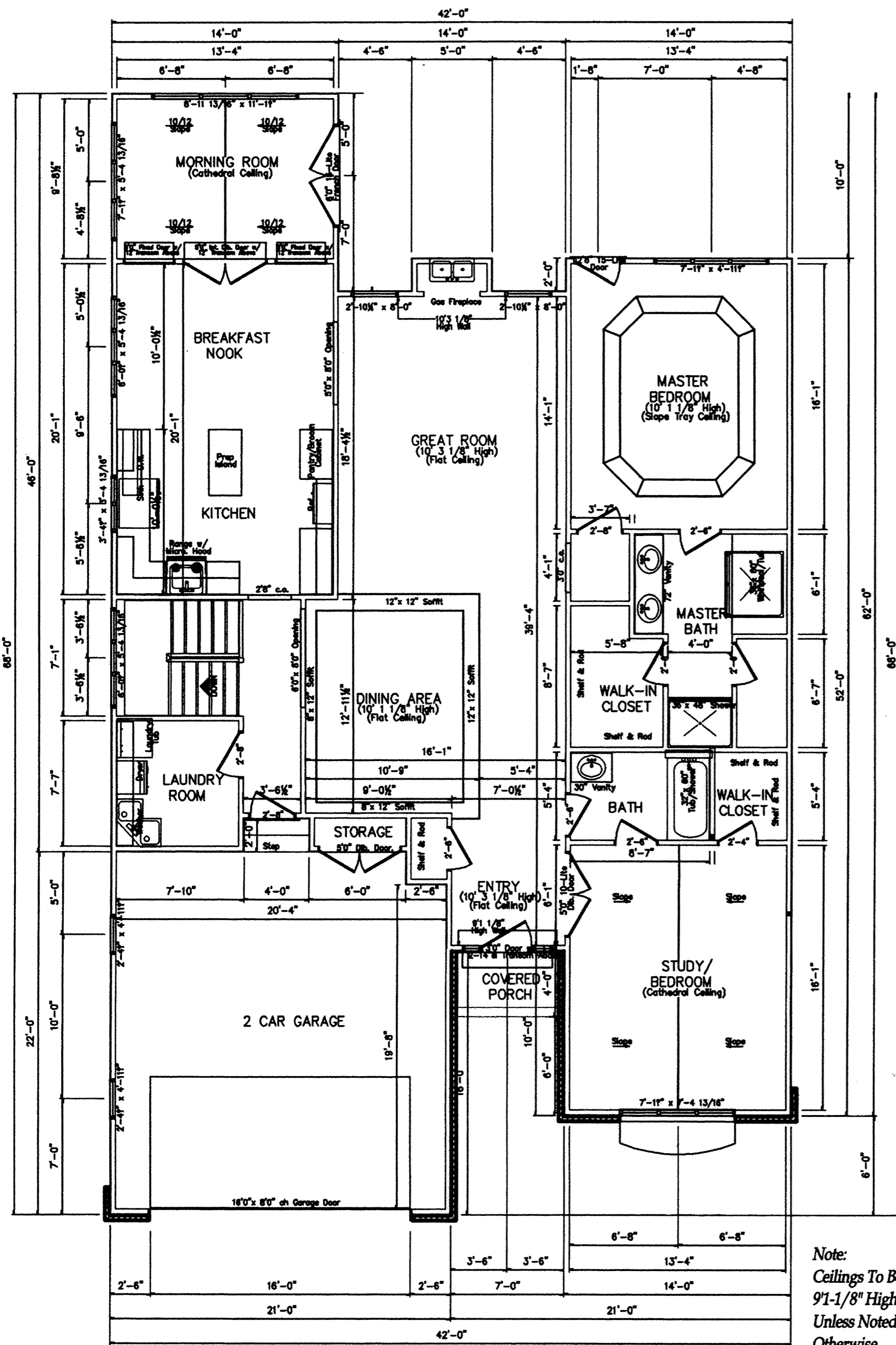
ADGATE ESTATE CONDOMINIUMS  
 NE 1/4, Section 10, T4S, R6E  
 Shawnee Township, Allen County, Ohio

FINAL PLAT  
 ELEVATION VIEW E & W  
 UNIT 2631 & 2633

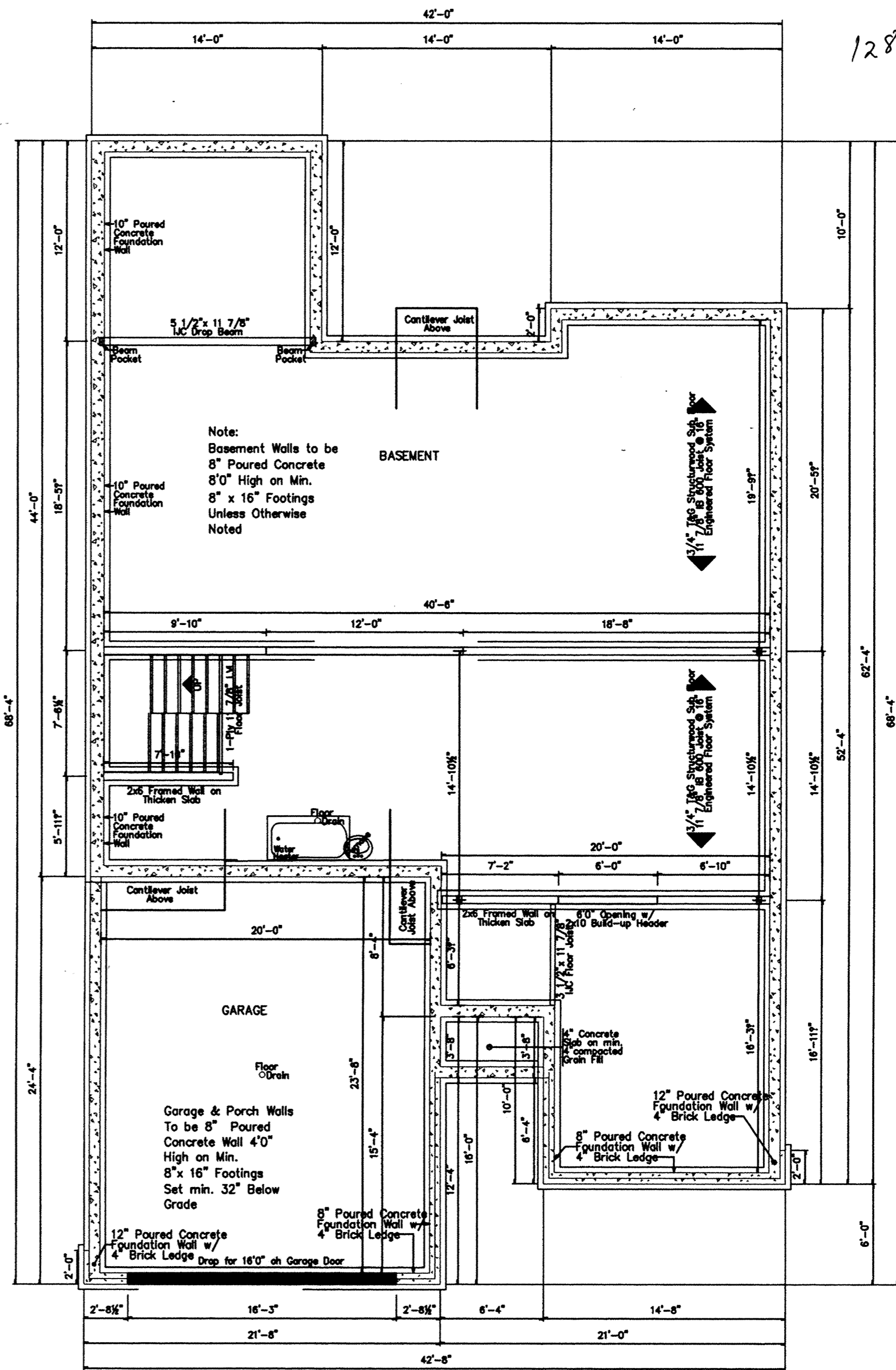
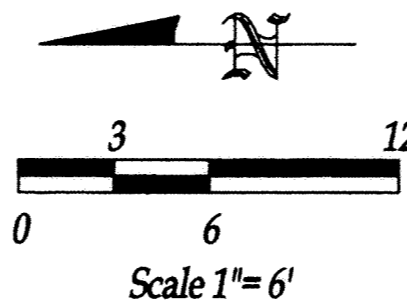
File: 0-04

Drawn: BTB
Date: 9-14-05
Revision:

7  
14



Living Area = 1965 sq.ft.  
Garage Area = 445 sq.ft.  
Total Area = 2410 sq.ft.



Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
NE 1/4, Section 10, T4S, R6E  
Shawnee Township, Allen County, Ohio

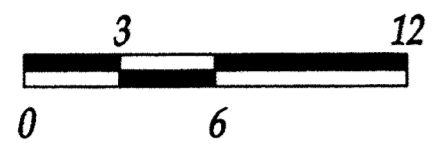
**FINAL PLAT**  
MAIN FLOOR & FOUNDATION  
UNIT 2629

Drawn: BTB  
Date: 9-14-05  
Revision:  
10-10-05: Remove Decks

08  
14



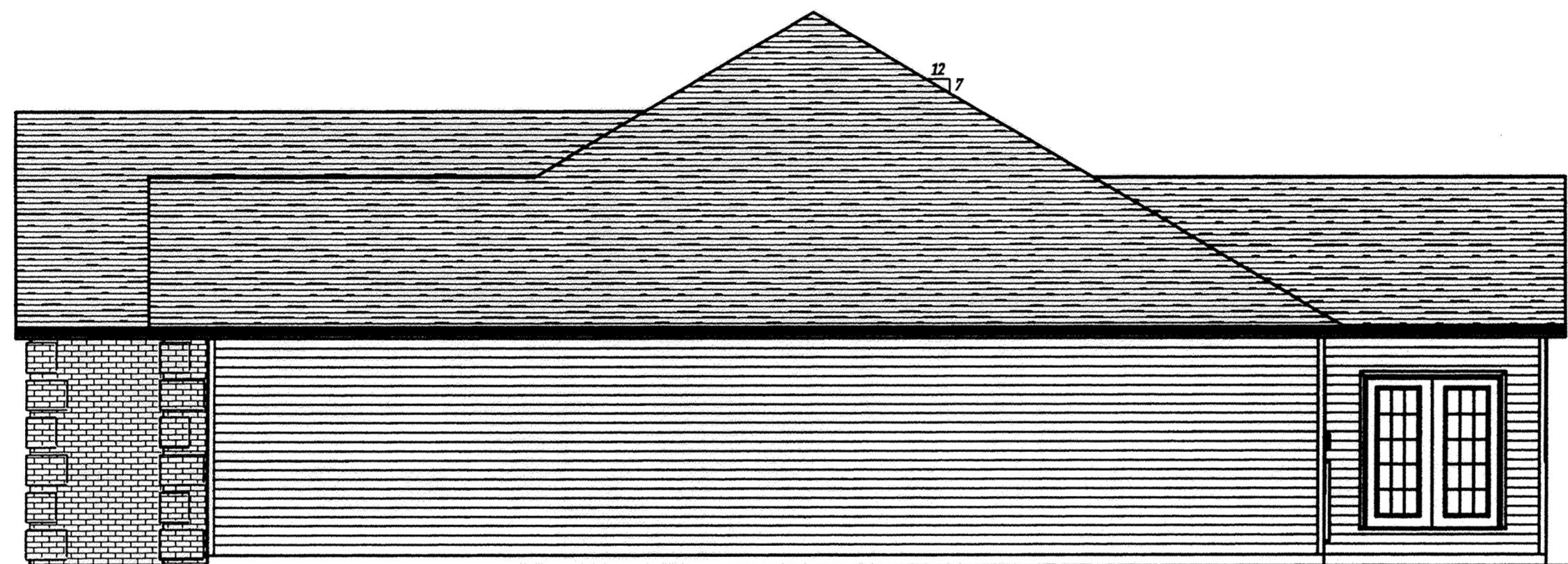
129



Scale 1"= 6'



LEFT ELEVATION



RIGHT ELEVATION

892.56



878.48

869.75

868.07

FRONT ELEVATION



REAR ELEVATION

Prepared By

*Bacon & Associates, L.L.C.*

750 N. Eastown Rd., Elida, Ohio 45807

Office: (419) 999-3756 - Fax: (419) 999-2523

ADGATE ESTATE CONDOMINIUMS  
 NE 1/4, Section 10, T4S, R6E  
 Shawnee Township, Allen County, Ohio

FINAL PLAT  
 ELEVATION VIEWS: ALL SIDES  
 UNIT 2629

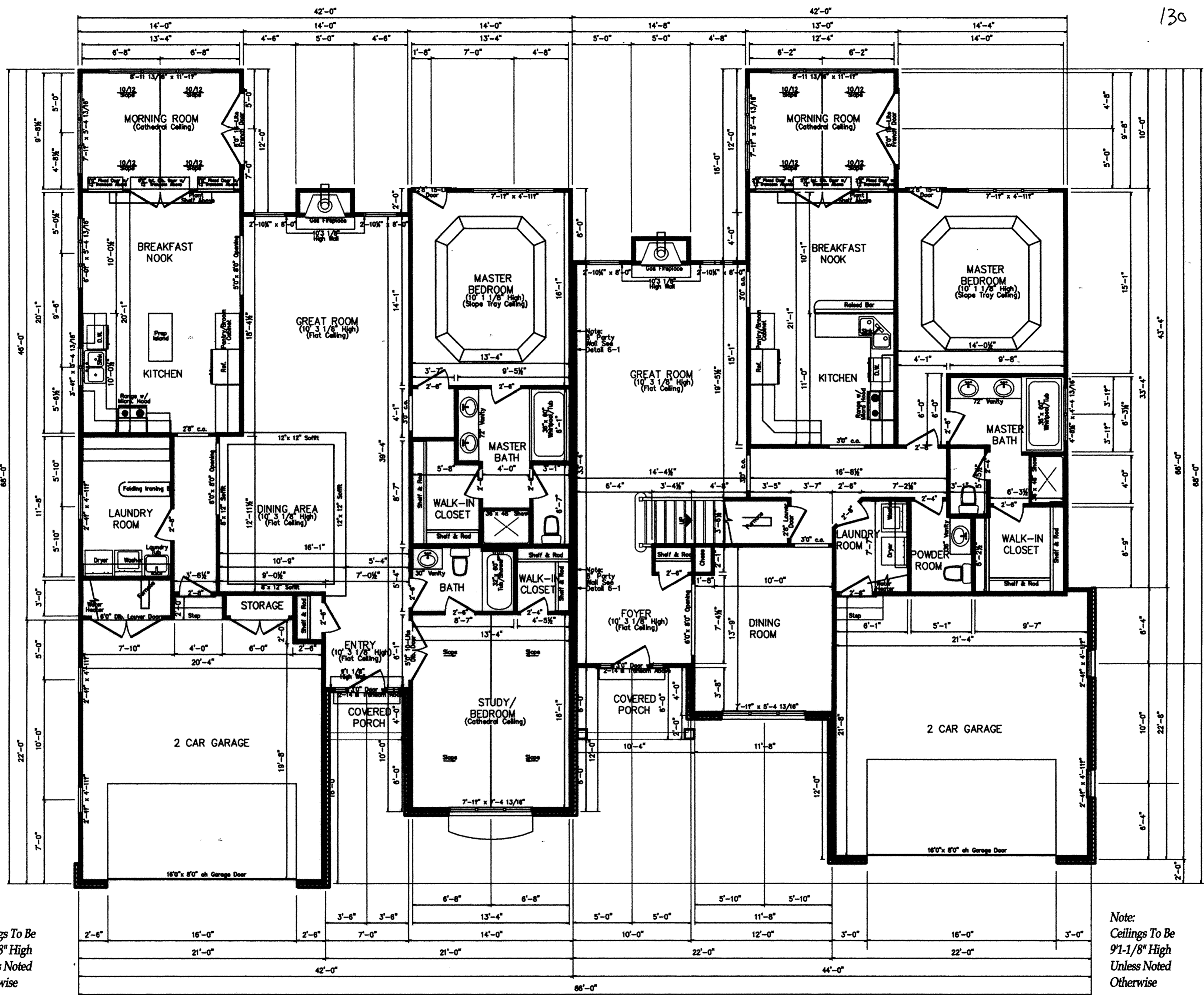
File: 0-104

Drawn: BTB

Date: 9-14-05

Revision:

9  
 14



Note:  
Ceilings To Be  
9'-1 1/8" High  
Unless Noted  
Otherwise

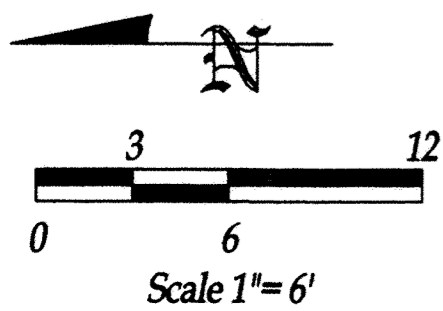
Note:  
Ceilings To Be  
9'-1 1/8" High  
Unless Noted  
Otherwise

### UNIT-2625

Living Area = 1965 sq.ft.  
Garage Area = 476 sq.ft.  
Total Area = 2441 sq.ft.

### UNIT-2627

Main Floor Living Area = 1648 sq.ft.  
Second Floor Living Area = 616 sq.ft.  
Garage Area = 462 sq.ft.  
Total Area = 2726 sq.ft.



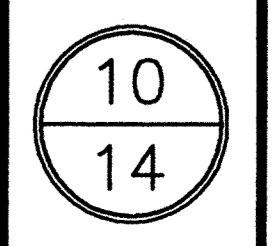
## MAIN FLOOR PLAN

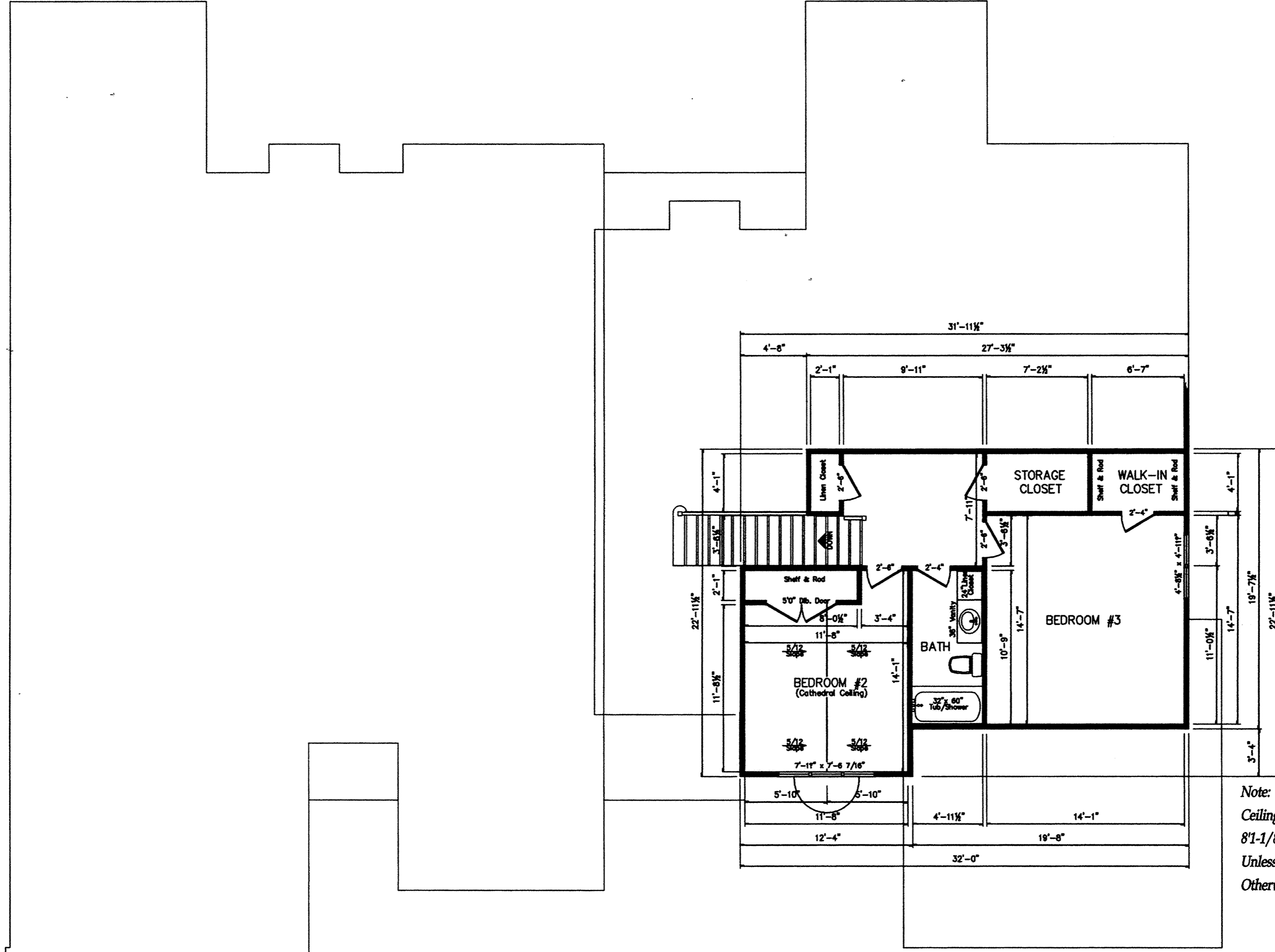
Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
**NE 1/4, Section 10, T4S, R6E**  
Shawnee Township, Allen County, Ohio

**FINAL PLAT**  
**MAIN FLOOR**  
UNIT 2625 & 2627

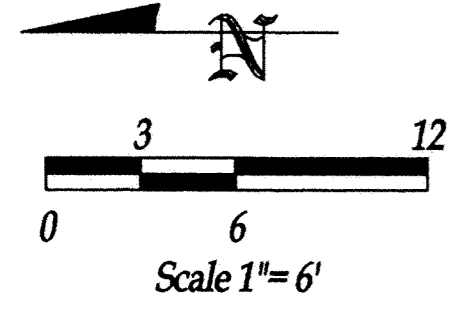
File:	0104
Drawn:	BTB
Date:	8-08-05
Revision:	10-10-05; Remve Decis





Note:  
 Ceilings To Be  
 8'1-1/8" High  
 Unless Noted  
 Otherwise

**UNIT-2627**  
**SECOND FLOOR PLAN**

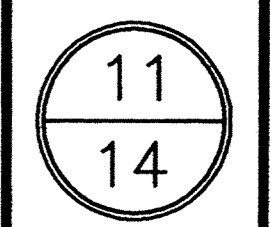


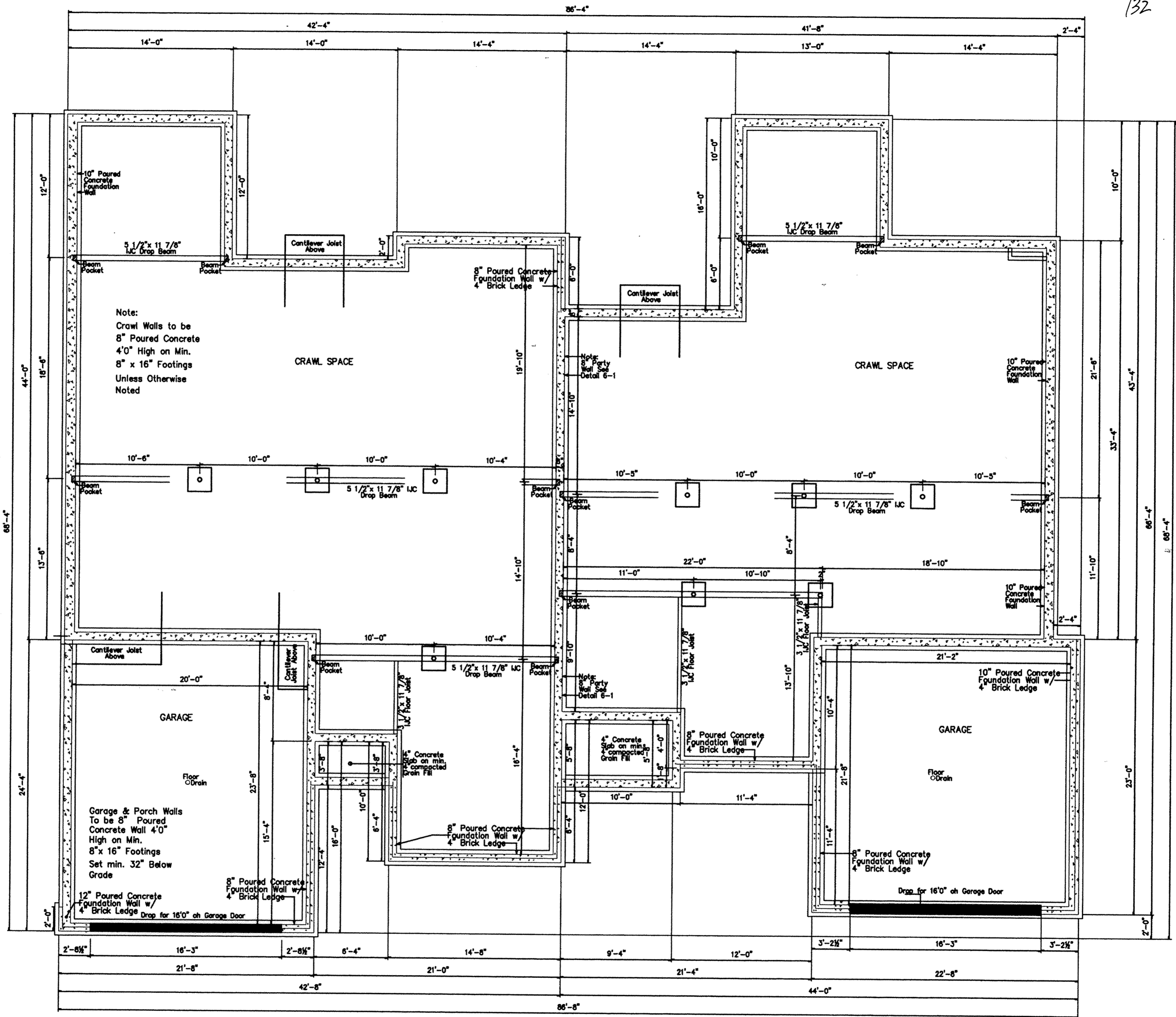
Prepared By  
**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
**NE 1/4, Section 10, T4S, R6E**  
 Shawnee Township, Allen County, Ohio

**FINAL PLAT**  
**SECOND FLOOR**  
 UNIT 2627 (ONLY)

Drawn:	BTB
Date:	9-14-05
Revision:	

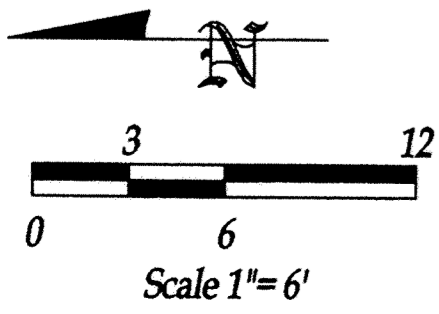




Unit-2625

Unit-2627

# FOUNDATION PLAN

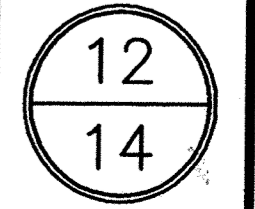


Prepared By  
**Bacon & Associates, L.L.C.**  
 750 N. Eastown Rd., Elida, Ohio 45807  
 Office: (419) 999-3756 - Fax: (419) 999-2523

**ADGATE ESTATE CONDOMINIUMS**  
**NE 1/4, Section 10, T4S, R6E**  
**Shawnee Township, Allen County, Ohio**

**FINAL PLAT**  
**FOUNDATION**  
**UNIT 2625 & 2627**

Drawn:	BTB
Date:	9-14-05
Revision:	



(33)



UNIT-2627

REAR ELEVATION

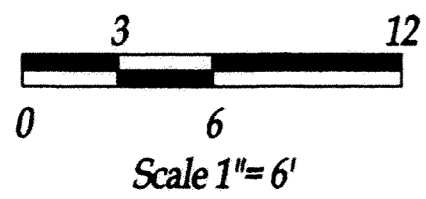
UNIT-2625



UNIT-2625

FRONT ELEVATION

UNIT-2627



Prepared By

*Bacon & Associates, L.L.C.*

750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

ADGATE ESTATE CONDOMINIUMS  
NE 1/4, Section 10, T4S, R6E  
Shawnee Township, Allen County, Ohio

FINAL PLAT  
ELEVATION VIEW E & W  
UNIT 2625 & 2627

File:	0-104
Drawn:	BTB
Date:	9-14-05
Revision:	

13  
14

134



UNIT-2627

REAR ELEVATION

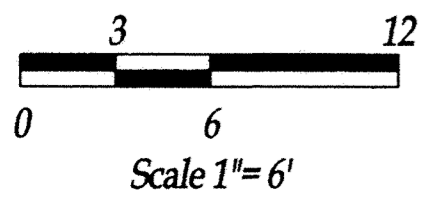
UNIT-2625



UNIT-2625

FRONT ELEVATION

UNIT-2627



Prepared By

*Bacon & Associates, L.L.C.*

750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

ADGATE ESTATE CONDOMINIUMS  
NE 1/4, Section 10, T4S, R6E  
Shawnee Township, Allen County, Ohio

**FINAL PLAT**  
ELEVATION VIEW N & S  
UNIT 2625 & 2627

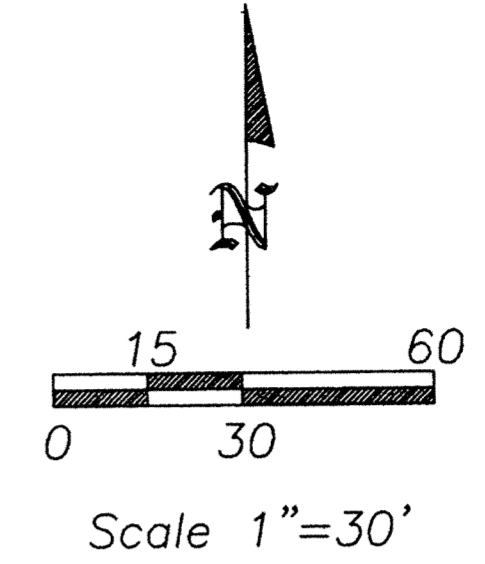
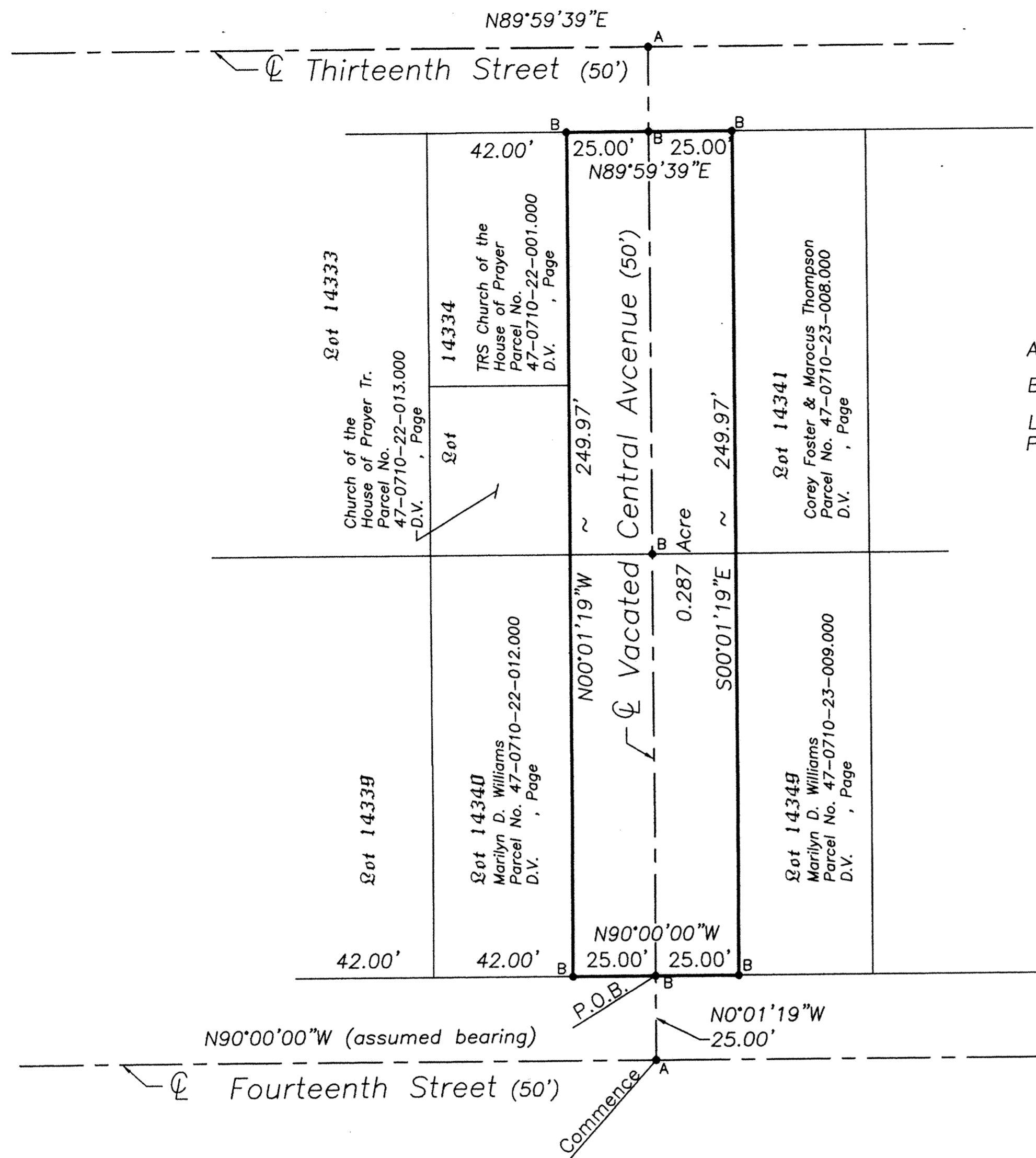
File: 0-104

Drawn: BTB

Date: 9-14-05

Revision:

14  
14



**LEGEND**

- A - Existing RR spike
  - B - Set #5 rebar
- Linnemans Addition  
Plat Book 5, Page 67

**DESCRIPTION**

Being a 50.00' wide unimproved street to be vacated that runs north and south between (Thirteenth Street & Fourteenth Street) Lots 14334, 14341, 14349 and 14340 in Linnemans Addition as recorded in Plat Book 5, Page 67 in the SW1/4 of Section 7, T4S, R7E, Perry Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at an existing Railroad spike at the intersection of Central Avenue and Fourteenth Street; thence N.0°-01'-19"W., 25.00' to a set #5 rebar on the north line of Fourteenth Street at the POINT OF BEGINNING of the street to be vacated; thence the following courses;

1. N.90°-00'-00"W. on the North R/W line of 14th Street, 25.00' to a set #5 rebar at the southeast corner of Lot 14340;
2. N.0°-01'-19"W., 249.97' to a set #5 rebar at the northeast corner of Lot 14334;
3. N.89°-59'-39"E. on the south R/W line of 13th Street, 50.00' to a set #5 rebar at the northwest corner of Lot 14341, passing over a set #5 rebar at 25.00';
4. S.0°-01'-19"E., 249.97' to a set #5 rebar at the southwest corner of Lot 14349;
5. N.90°-00'-00"W. on the North R/W line of 14th Street, 25.00' to the POINT OF BEGINNING.

The above-described Vacated Street contains 0.287 acre.

A bearing of N.90°-00'-00"W. was assumed for the centerline of Fourteenth Street.

This plat and description is based on a field survey Performed on June 22, 2005 by, Bacon & Associates, LLC under direction of Clayton T. Bacon, P.S. #6179.

**ALLEN COUNTY AUDITOR**

As the Allen County Auditor, I do hereby certify that this plat has been recorded on 25<sup>th</sup> day of October, 2005.

Ben E. Diepenbrock  
Allen County Auditor *no fee*

200518987

**ALLEN COUNTY RECORDER**

As the Allen County Recorder, I do hereby certify that this plat has been recorded on 25<sup>th</sup> day of Oct, 2005 in the Official Record 27, Page 135.

Mona S. Loeb Time 3:29 PM  
Allen County Recorder *py* Fee \$41.40  
*MH*

See Deed Vol 949 Pg 14

REVIEWED BY:  
[Signature]  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE 7/13/05

Clayton T. Bacon  
Clayton T. Bacon, Reg. P.S. #6179  
7-12-05

This description and plat is based on an actual field survey performed on 6-22-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179



Prepared By

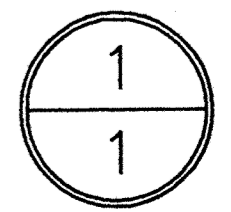
**Bacon & Associates, L.L.C.**

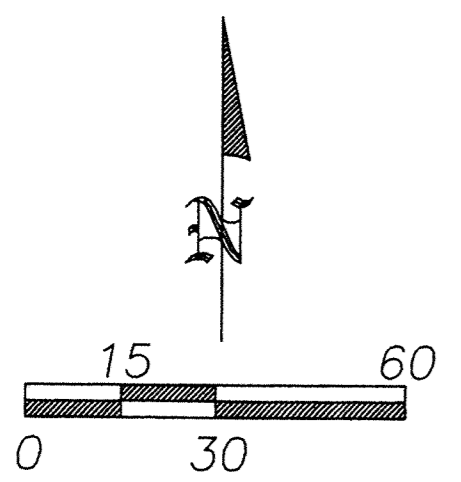
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**Central Avenue Vacation**  
Lots 14334, 14341, 14349 & 14340 Linnemans Addition  
T4S, R7 E, Perry Township, Allen County, Ohio.

File: 209-05

Drawn: msh  
Date: 7-5-05





Scale 1"=30'

### LEGEND

- A - Existing RR spike
  - B - Set #5 rebar
- Linnemans Addition  
Plat Book 5, Page 67

### DESCRIPTION

Being a 50.00' wide unimproved street to be vacated that runs north and south between (Thirteenth Street & Fourteenth Street) Lots 14319, 14329, 14335 and 14328 in Linnemans Addition as recorded in Plat Book 5, Page 67 in the SW1/4 of Section 7, T4S, R7E, Perry Township, Allen County, Ohio, more particularly described as follows:

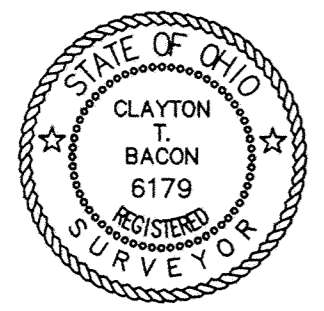
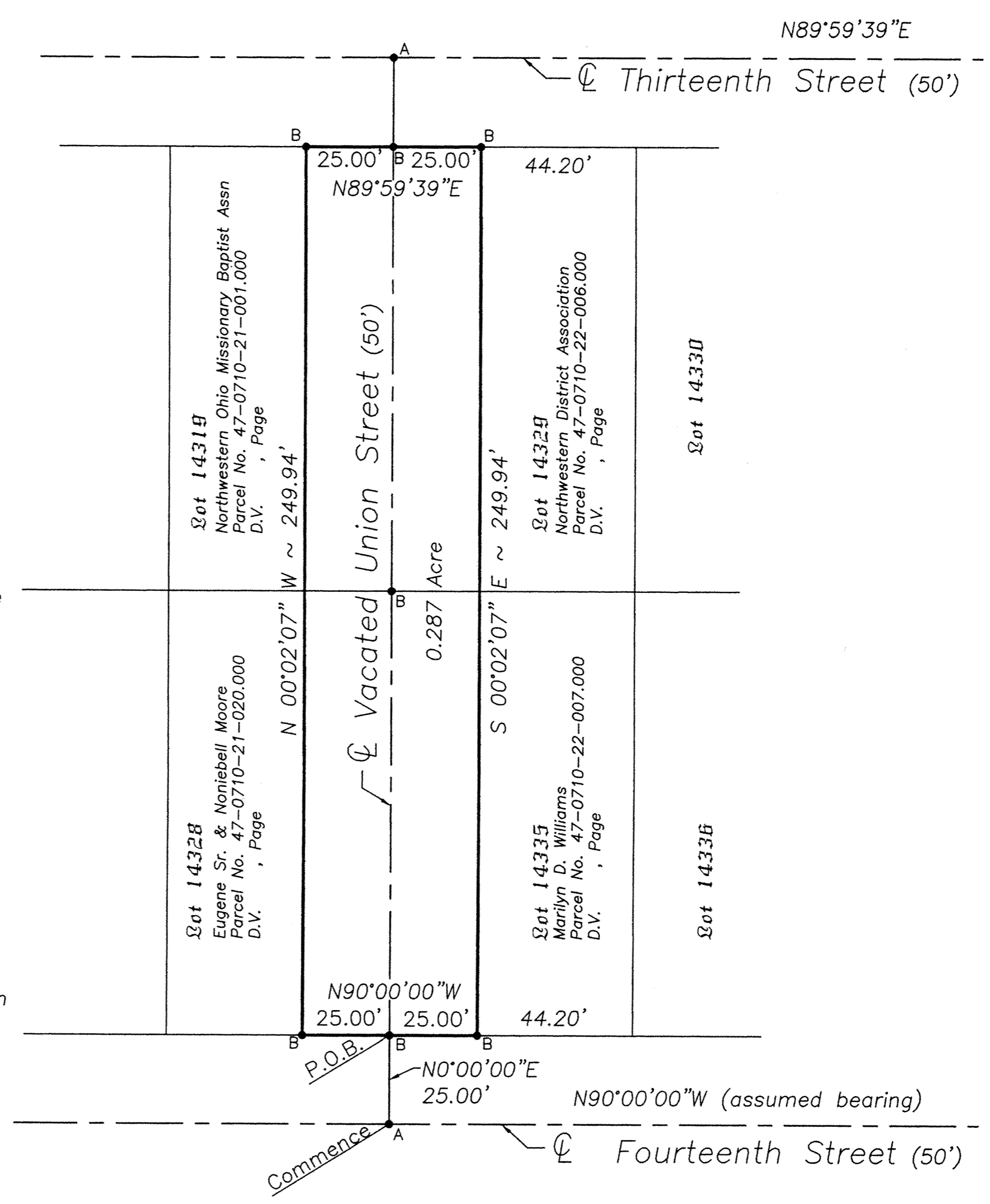
Commencing for reference at an existing Railroad spike at the intersection of Union Street and Fourteenth Street; thence N.0°-00'-00"E., 25.00' to a set #5 rebar on the north R/W line of Fourteenth Street at the POINT OF BEGINNING of the street to be vacated; thence the following courses;

1. N.90°-00'-00"W. on the North R/W line of 14th Street to the Southeast corner of Lot 14328, 25.00' to a set #5 rebar;
2. N.0°-02'-07"W., 249.94' to a set #5 rebar at the northeast corner of Lot 14319;
3. N.89°-59'-39"E. on the south R/W line of 13th Street, 50.00' to a set #5 rebar on the northwest corner of Lot 14329, passing over a set #5 rebar at 25.00';
4. S.0°-02'-07"E., 249.94' to a set #5 rebar at the southwest corner of Lot 14335;
5. N.90°-00'-00"W., 25.00' to the POINT OF BEGINNING.

The above-described Vacated Street contains 0.287 acre.

A bearing of N.90°-00'-00"W. was assumed for the centerline of Fourteenth Street.

This plat and description is based on a field survey Performed on June 22, 2005 by, Bacon & Associates, LLC under direction of Clayton T. Bacon, P.S. #6179.



*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
7-12-05

This description and plat is based on an actual field survey performed on 6-22-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

REVIEWED BY:  
*Michael L. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 7/13/05

#### ALLEN COUNTY AUDITOR

As the Allen County Auditor, I do hereby certify that this plat has been recorded on 25th day of October, 2005.

*Ben E. Dipenbrock*  
Allen County Auditor  
KH nlc

200518988

#### ALLEN COUNTY RECORDER

As the Allen County Recorder, I do hereby certify that this plat has been recorded on 25th day of Oct, 2005 in the Official Record 27, Page 136. Time 3:30 PM

*Monica J. Isel*  
Allen County Recorder  
Fee \$41.40

See Deed Vol 949 Pg 14

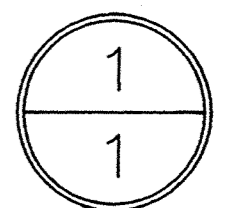
Prepared By

**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**Union Street Vacation**  
Lots 14319, 14329, 14335 & 14328 Linnemans Addition  
T4S, R7 E, Perry Township, Allen County, Ohio.

File: 2005-105

Drawn: msh  
Date: 7-5-05

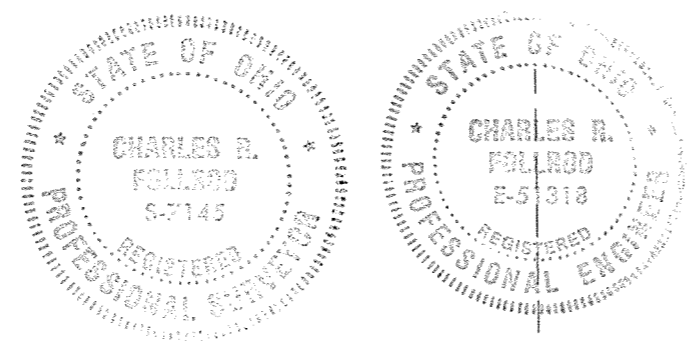
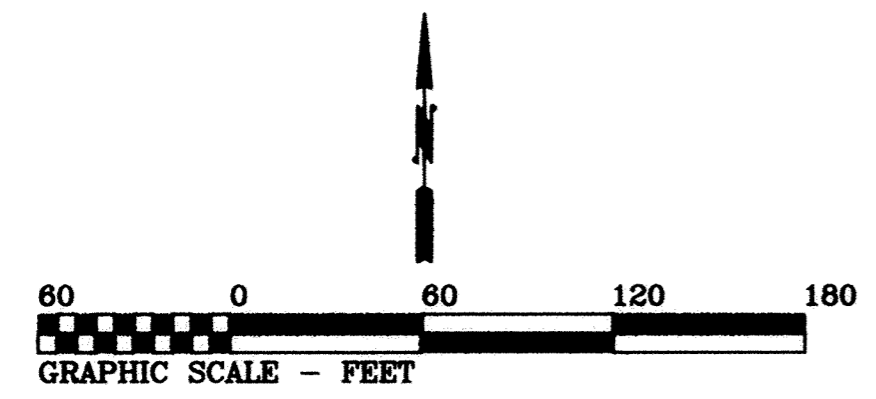




# VILLAS OF CAMDEN PLACE

## Phase 2

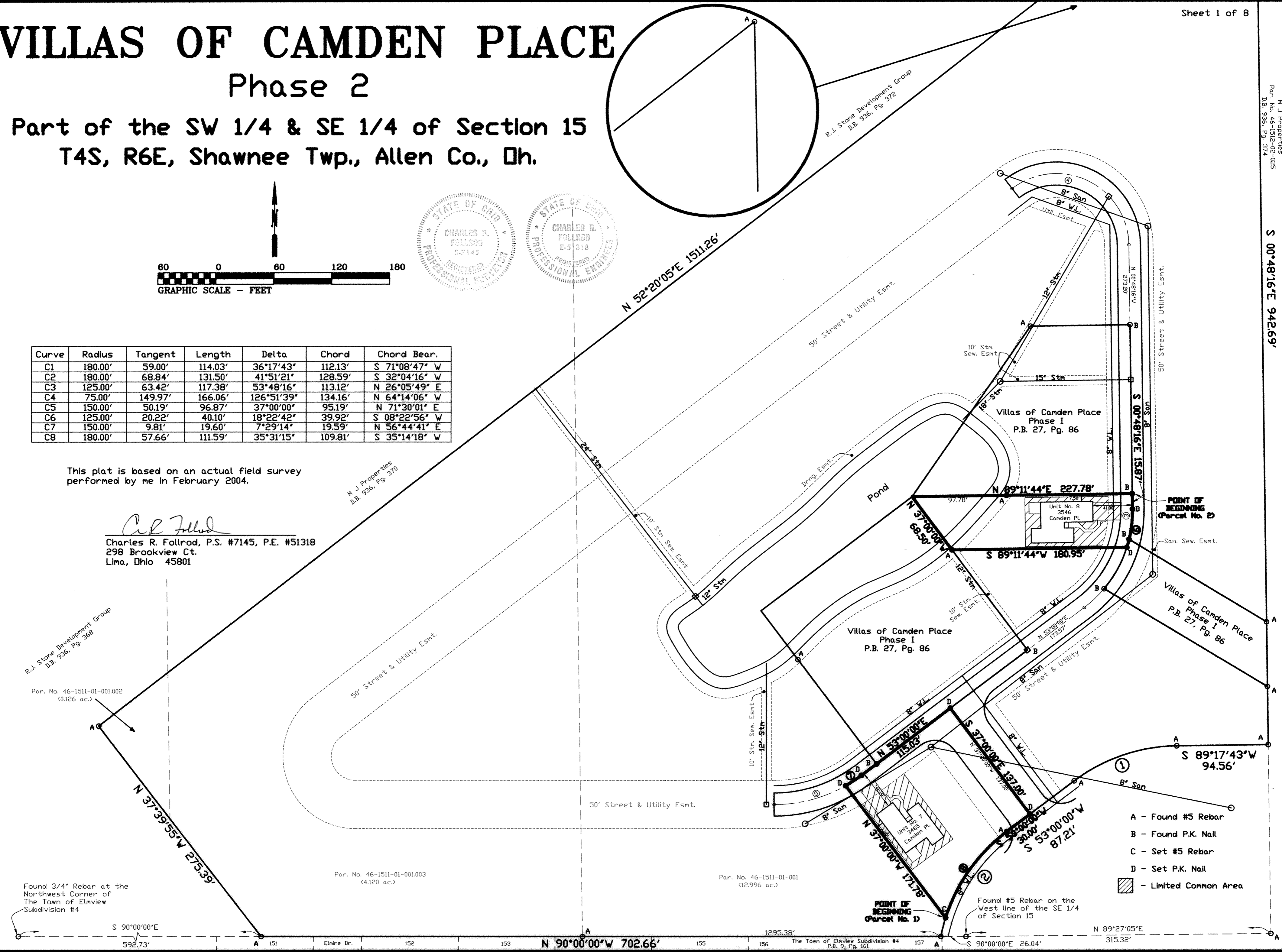
Part of the SW 1/4 & SE 1/4 of Section 15  
T4S, R6E, Shawnee Twp., Allen Co., Oh.



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W
C3	125.00'	63.42'	117.38'	53°48'16"	113.12'	N 26°05'49" E
C4	75.00'	149.97'	166.06'	126°51'39"	134.16'	N 64°14'06" W
C5	150.00'	50.19'	96.87'	37°00'00"	95.19'	N 71°30'01" E
C6	125.00'	20.22'	40.10'	18°22'42"	39.92'	S 08°22'56" W
C7	150.00'	9.81'	19.60'	7°29'14"	19.59'	N 56°44'41" E
C8	180.00'	57.66'	111.59'	35°31'15"	109.81'	S 35°14'18" W

This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
 Charles R. Follrod, P.S. #7145, P.E. #51318  
 298 Brookview Ct.  
 Lima, Ohio 45801



- A - Found #5 Rebar
- B - Found P.K. Nail
- C - Set #5 Rebar
- D - Set P.K. Nail
- Limited Common Area

M. J. Properties  
 Par. No. 46-1512-02-025  
 D.B. 936, Pg. 374

S 00°48'16"E 942.69'

R.J. Stone Development Group  
 D.B. 936, Pg. 368  
 Par. No. 46-1511-01-001.002  
 (0.126 ac.)

M. J. Properties  
 D.B. 936, Pg. 370

Par. No. 46-1511-01-001.003  
 (4.120 ac.)

Par. No. 46-1511-01-001  
 (12.996 ac.)

Found 3/4" Rebar at the Northwest Corner of The Town of Elnview Subdivision #4

Found #5 Rebar on the West line of the SE 1/4 of Section 15

POINT OF BEGINNING (Parcel No. 1)

POINT OF BEGINNING (Parcel No. 2)

592.73' S 90°00'00"E 151 Elnire Dr. 152 153 N 90°00'00"W 702.66' 155 156 26.04' S 90°00'00"E 315.32' N 89°27'05"E 157 The Town of Elnview Subdivision #4 P.B. 91, Pg. 161

# VILLAS OF CAMDEN PLACE

## Phase 2

VILLAS OF CAMDEN PLACE – Phase 2, consists of a part of the SW ¼ and SE ¼ of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of VILLAS OF CAMDEN PLACE – Phase 2, one page of descriptions, two pages of floor plans, two pages of elevation views of the buildings, one page showing the expandable area, and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

*Charles R. Follrod*  
Professional Surveyor No. 7145  
Charles R. Follrod, P.S.  
R & A Engineers Inc.

*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
R & A Engineers Inc.

No. 200519878  
Filed for record this 8th day of Nov, 2005 at 9:30 o'clock  
A.M. in the office of the Allen County Recorder and recorded in Plat Book 27 on Page 137.

Fee: 331.20  
*Mona J Lash*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 949 Page 480.

### LEGAL DESCRIPTION

(Villas of Camden Place – Phase 2)

#### Parcel No. 1

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.38'; thence Northeasterly on a curve to the right an arc distance of 19.90', said curve having a radius of 180.00', a delta angle of 06°20'06", and an L.C. of N14°18'42"E, 19.89' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N37°00'00"W, 171.78' to a set P.K. nail;
2. Northeasterly on a curve to the left an arc distance of 19.60', said curve having a radius of 150.00', a delta angle of 07°29'14", and an L.C. of N56°44'41"E, 19.59' to a set P.K. nail;
3. N53°00'00"E, 115.03' to a set P.K. nail;
4. S37°00'00"E, 137.00' to a set P.K. nail;
5. S53°00'00"W, 30.00' to a found #5 rebar;
6. Southwesterly on a curve to the left an arc distance of 111.59', said curve having a radius of 180.00', delta angle of 31°49'52", and an L.C. of S35°14'18"W, 109.81' to the POINT OF BEGINNING.

The above described parcel contains 0.449 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

REVIEWED BY:  
*M. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE: 11/8/05

#### Parcel No. 2

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found P.K. nail at the Southeast corner of the Villas of Camden Place – Phase 1 (Parcel No. 3), thence the following courses:

1. S00°48'16"E, 15.87' to a set P.K. nail;
2. Southwesterly on a curve to the right an arc distance of 40.10', said curve having a radius of 125.00', a delta angle of 18°22'42", and an L.C. of S08°22'56"W, 39.92' to a set P.K. nail;
3. S89°11'44"W, 180.95' to a found #5 rebar;
4. N37°00'00"W, 68.50' to a point;
5. N89°11'44"E, 227.78' to the POINT OF BEGINNING, passing over a found #5 rebar at 97.78'.

The above described parcel contains 0.261 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

### LEGAL DESCRIPTION

(Villas of Camden Place)

#### 80' Street & Utility Easement

Being an easement for street and utility purposes in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.39' to a set #5 rebar; thence Northeasterly on a curve to the right an arc distance of 121.49', said curve having a radius of 180.00', a delta angle of 38°40'16", and an L.C. of N30°28'47"E, 119.20' and being the POINT OF BEGINNING, thence the following courses:

1. N37°00'00"W, 162.28';
2. N53°00'00"E, 80.00';
3. S37°00'00"E, 162.00';
4. S53°00'00"W, 70.00';
5. Southwesterly on a curve to the left an arc distance of 10.01', said curve having a radius of 180.00', a delta angle of 03°11'05", and an L.C. of S51°23'42"W, 10.00' to the POINT OF BEGINNING.

The above described easement contains 0.298 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

#### 50' Street & Utility Easement

Being an easement for street and utility purposes in the SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.39' to a set #5 rebar; thence Northeasterly on a curve to the right an arc distance of 121.49', said curve having a radius of 180.00', a delta angle of 38°40'16", and an L.C. of N30°28'47"E, 119.20'; thence N37°00'00"W, 112.28' and being the POINT OF BEGINNING, thence the following courses:

1. S53°00'00"W, 75.03';
2. Southwesterly on a curve to the right an arc distance of 113.01', said curve having a radius of 175.00', a delta angle of 37°00'00", and an L.C. of S71°30'01"W, 111.06';
3. N90°00'00"W, 432.71';
4. Northwestery on a curve to the right an arc distance of 186.32', said curve having a radius of 75.00', a delta angle of 142°20'05", and an L.C. of N18°49'58"W, 141.97';
5. N52°20'05"E, 895.82';
6. Southeastery on a curve to the right an arc distance of 221.41', said curve having a radius of 100.00', a delta angle of 126°51'39", and an L.C. of S64°14'06"E, 178.88';

7. S00°48'16"E, 273.20';
8. Southwesterly on a curve to the right an arc distance of 140.86', said curve having a radius of 150.00', a delta angle of 53°48'16", and an L.C. of S26°05'50"W, 135.74';
9. S53°00'00"W, 133.57';
10. N37°00'00"W, 50.00';
11. N53°00'00"E, 133.57';
12. Northeasterly on a curve to the left an arc distance of 93.91', said curve having a radius of 100.00', a delta angle of 53°48'16", and an L.C. of N26°05'48"E, 90.49';
13. N00°48'16"W, 273.20';
14. Northwestery on a curve to the left an arc distance of 110.71', said curve having a radius of 50.00', a delta angle of 126°51'39", and an L.C. of N64°14'06"W, 89.44';
15. S52°20'05"W, 895.82';
16. Southeastery on a curve to the left an arc distance of 62.11', said curve having a radius of 25.00', a delta angle of 142°20'05", and an L.C. of S18°49'58"E, 47.32';
17. N90°00'00"E, 432.71';
18. Northeasterly on a curve to the left an arc distance of 80.72', said curve having a radius of 125.00', a delta angle of 37°00'00", and an L.C. of N71°30'01"E, 79.33';
19. N53°00'00"E, 75.03';
20. S37°00'00"E, 50.00' to the POINT OF BEGINNING.

The above described easement contains 2.657 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

### LEGAL DESCRIPTION

(Villas of Camden Place)

#### Expandable Area

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 592.73' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. N37°39'55"W, 275.39' to a set #5 rebar;
2. N52°20'05"E, 1511.26' to a set #5 rebar;
3. S00°48'16"E, 942.69' to a set #5 rebar;
4. S89°17'43"W, 94.56' to a set #5 rebar;
5. Southwesterly on a curve to the left an arc distance of 114.03', said curve having a radius of 180.00', a delta angle of 36°17'43", and an L.C. of S71°08'47"W, 112.13' to a set #5 rebar;
6. S53°00'00"W, 87.21' to a set #5 rebar;
7. Southwesterly on a curve to the left an arc distance of 131.50', said curve having a radius of 180.00', a delta angle of 41°51'21", and an L.C. of S32°04'16"W, 128.59' to a set #5 rebar;
8. N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 702.66' to the POINT OF BEGINNING.

The above described parcel contains 17.242 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel Nos.: 46-1511-01-001.002 (0.126 ac.), 46-1511-01-001.003 (4.120 ac.), and 46-1511-01-001 (12.996 ac.).

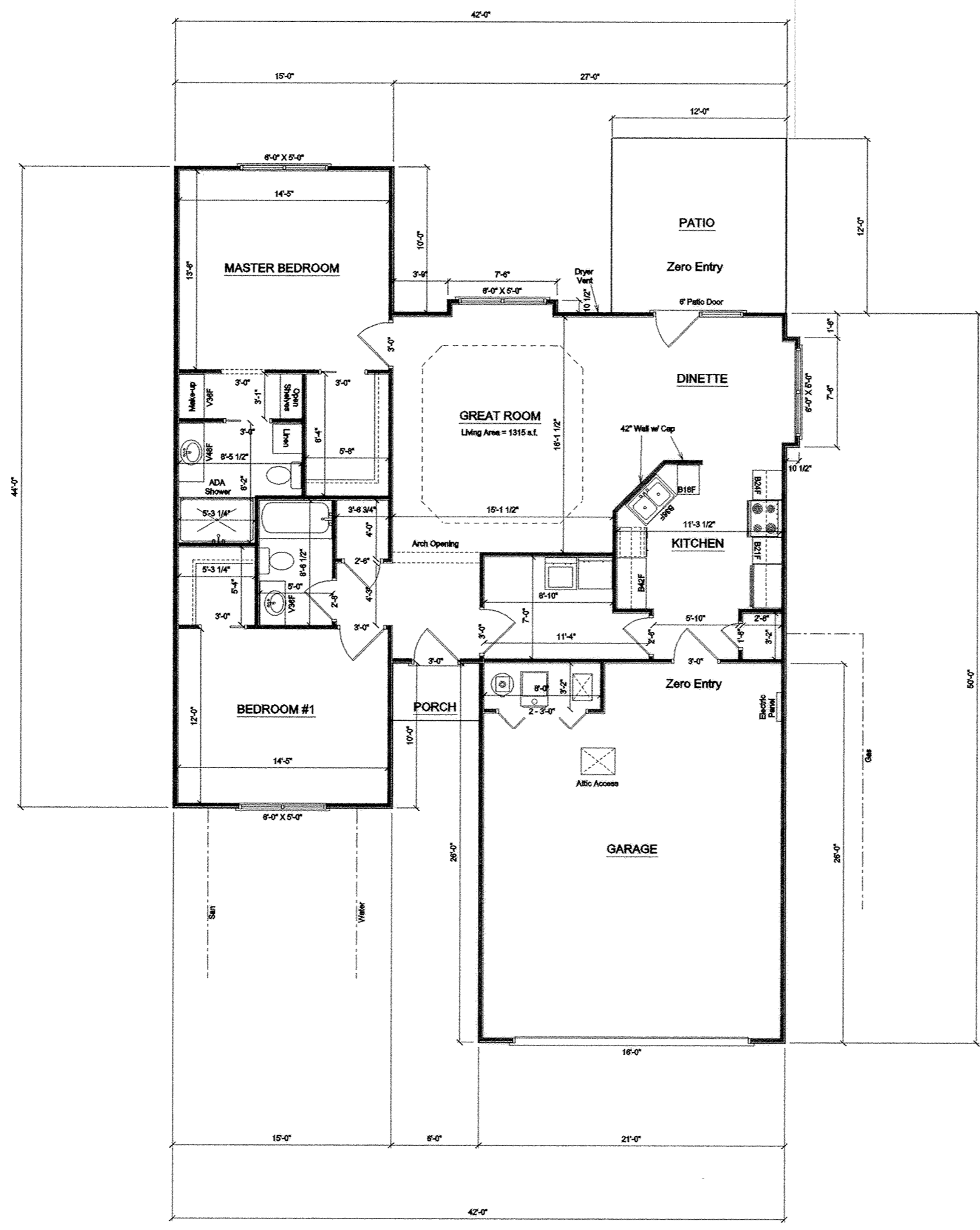
Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J. Properties (D.B. 936, Pg. 370)

#### Save and Except

(Villas of Camden Place, Phase 1 – Acreage = 1.789 ac.)

(Villas of Camden Place, Phase 2 – Acreage = 0.710 ac.)

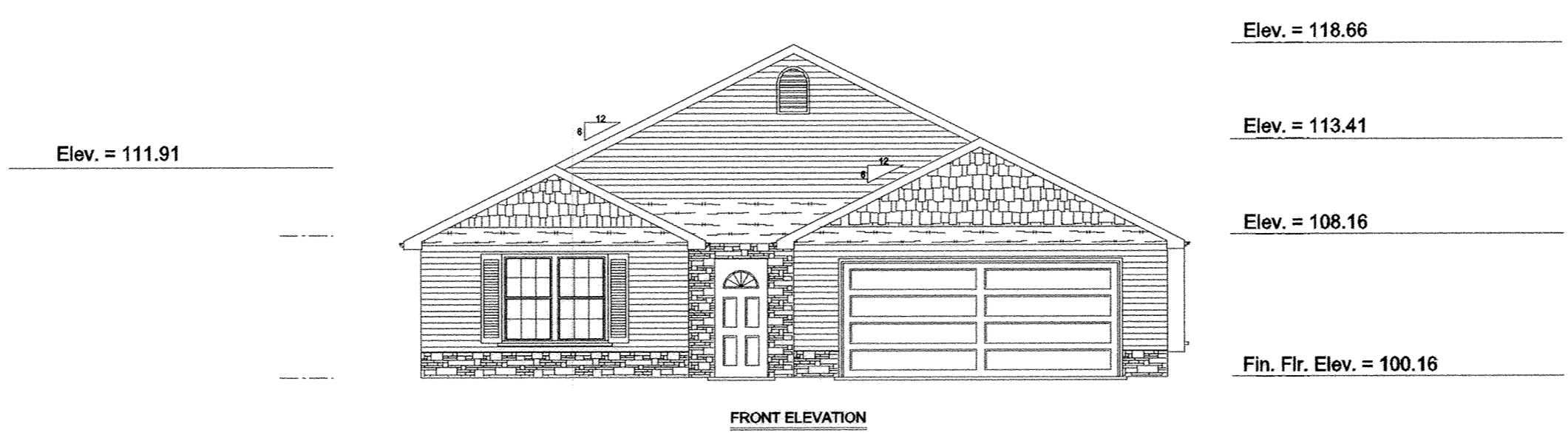
The expandable area contains 14.743 acres more or less subject to all legal highways and easements of record.



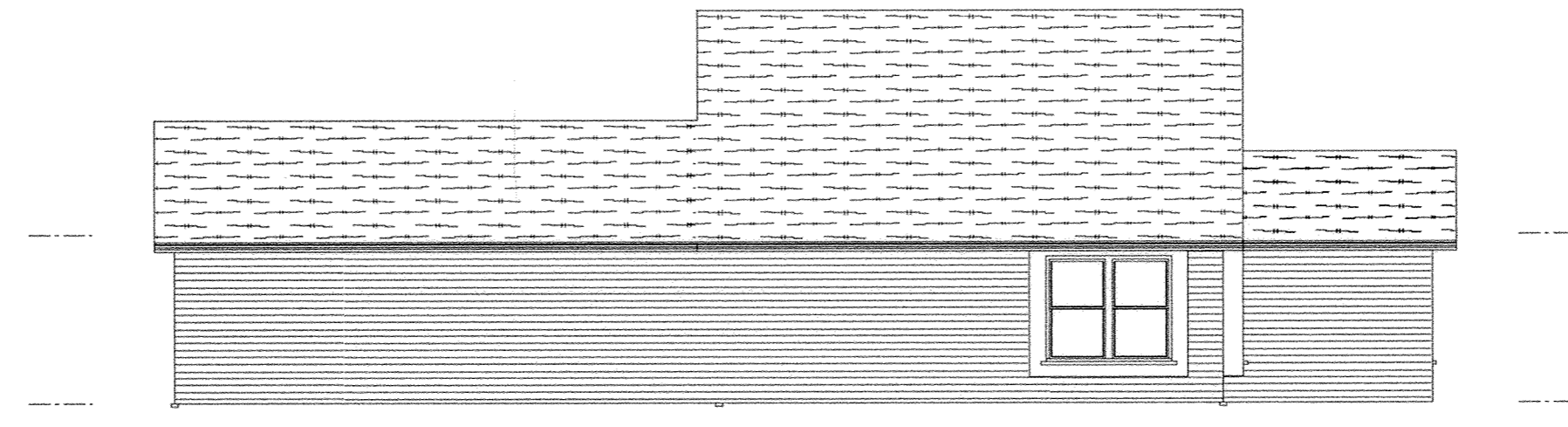
Unit No. 7  
3465 Camden Pl.

- General Notes:**
1. All sub-contractors are required to clean up daily before leaving the job site. This includes sweeping the house and putting all trash in the dumpster. All cardboard boxes are to be broken down flat or filled with other trash before being placed in the dumpster.
  2. Framers shall install cabinet blocking in kitchen, laundry room and any other areas where there are wall cabinets. Blocking shall also be placed at all windows and patio doors for curtains.
  3. Garage door openings are 16'-1 1/2" x 7'-1" before trim.
  4. The HVAC contractor shall install drywall in the furnace area before installing equipment.

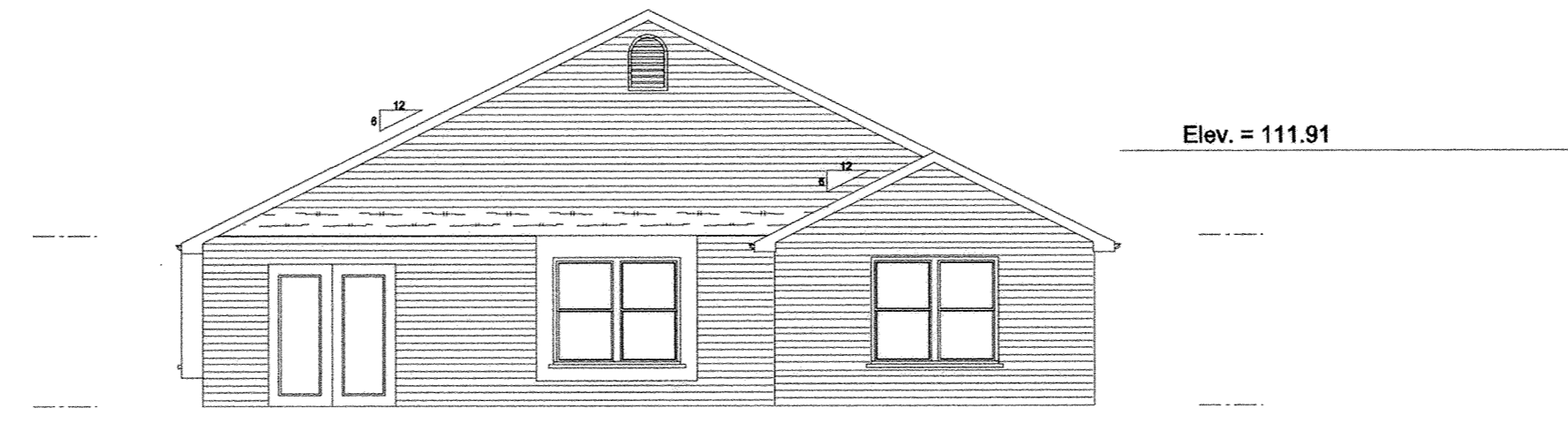
Camden Ridge Condominiums  
 Job 316  
 3465 Camden Pl.  
 SCALE: 1/8" = 1'-0"  
 7-19-95



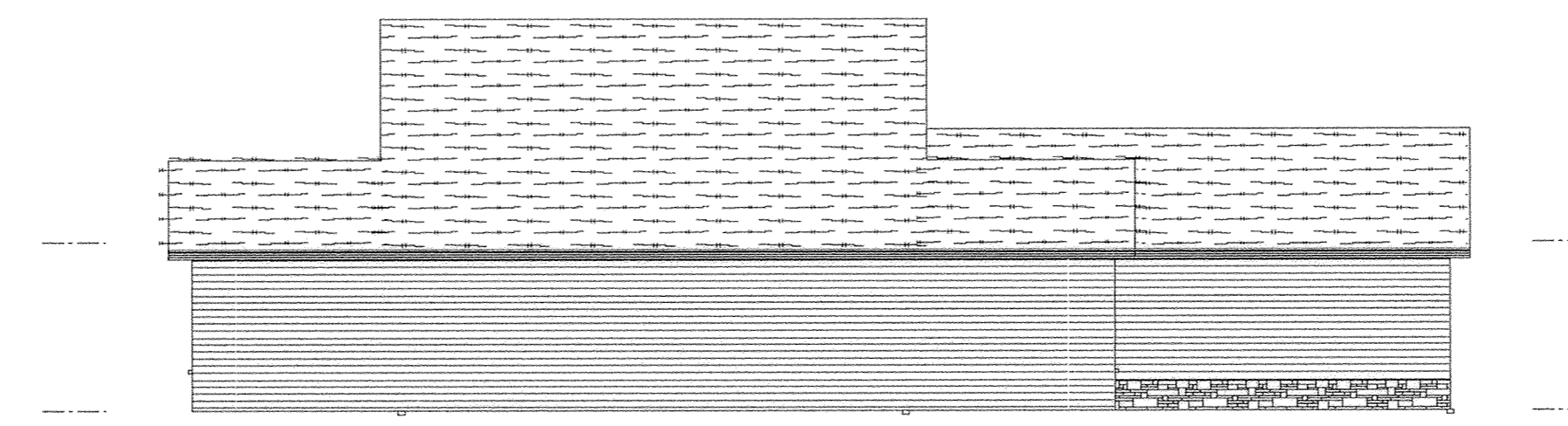
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

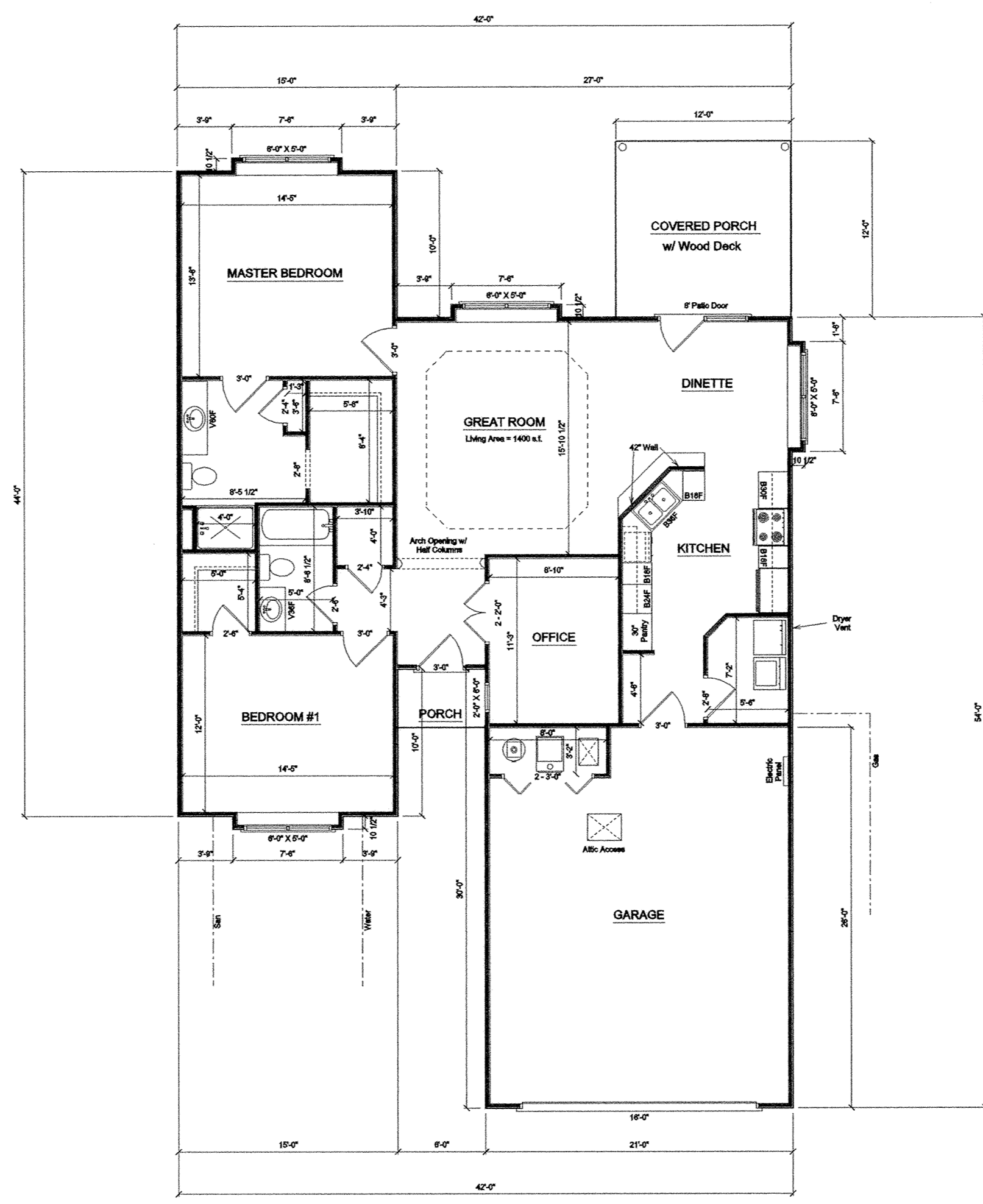


LEFT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located Across the Street and West of 3465 Camden Pl. Elev. = 100.00

Unit No. 7  
3465 Camden Pl.

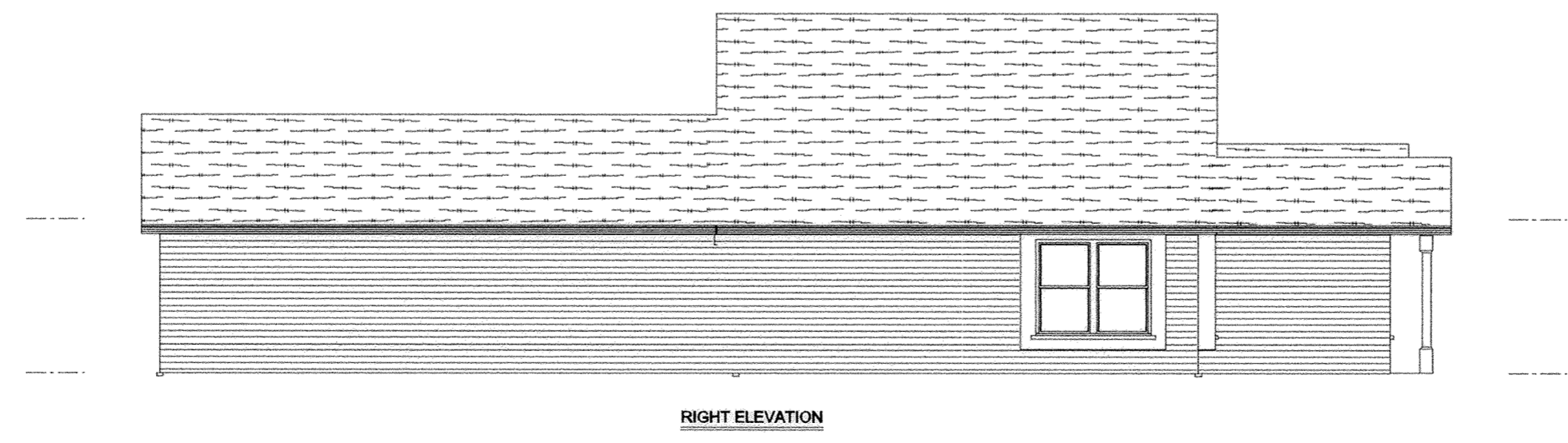
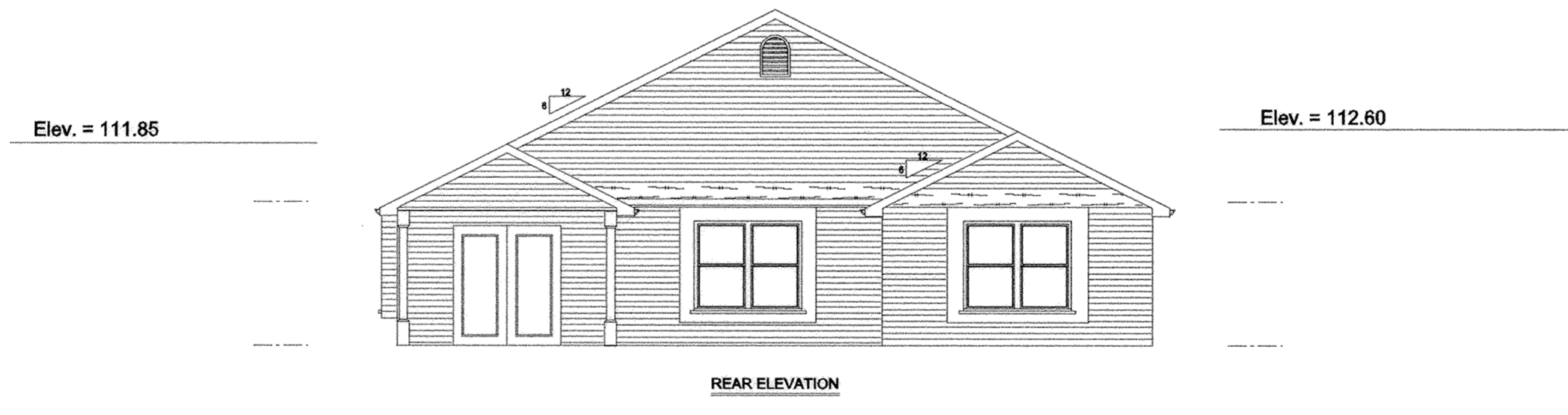
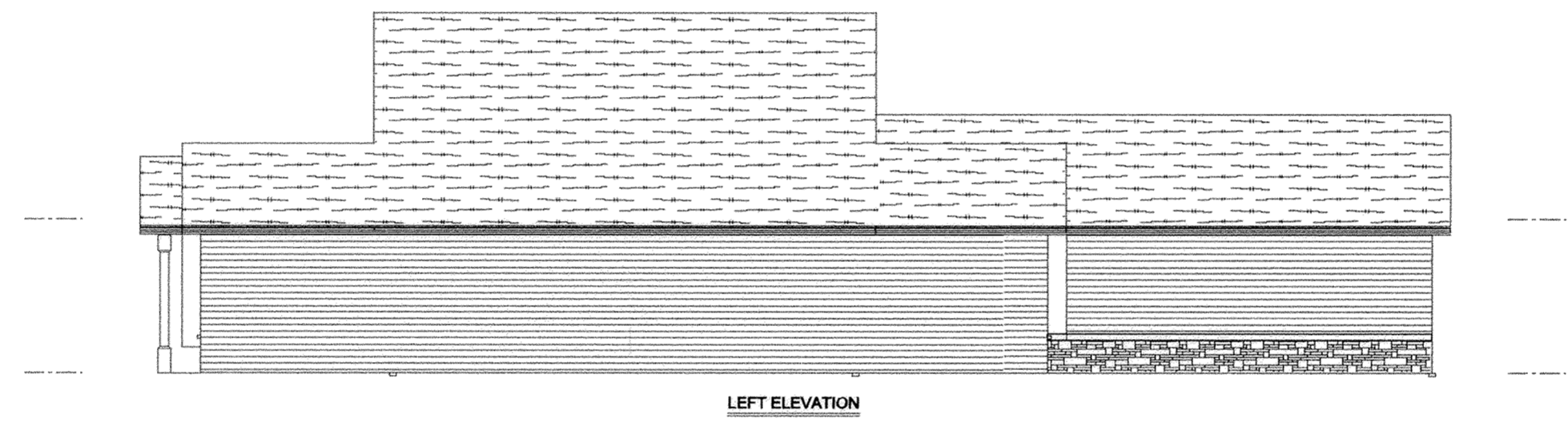
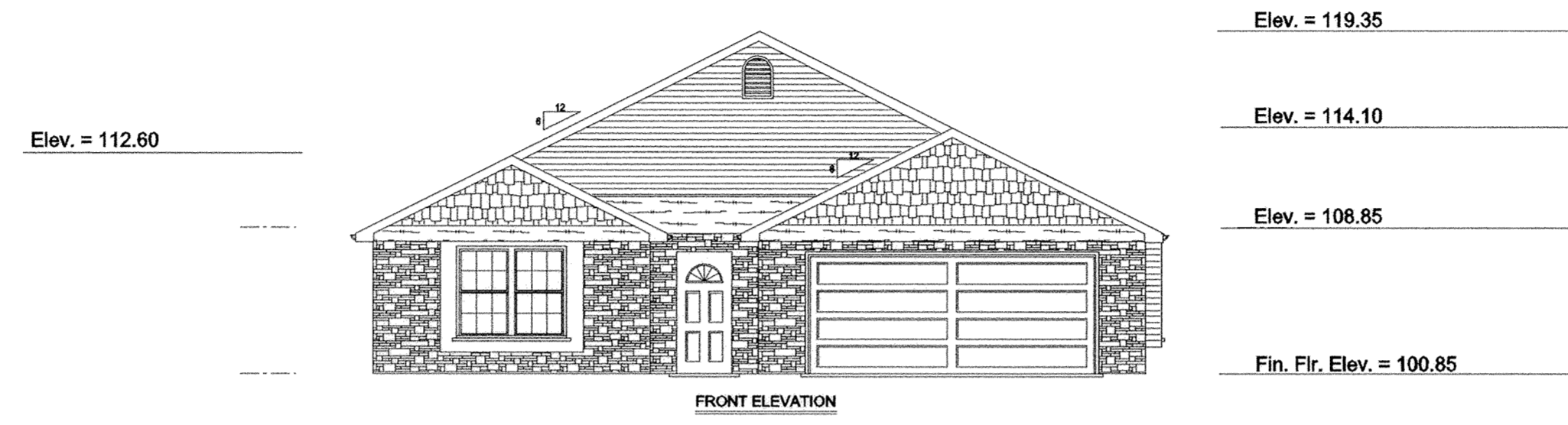
Camden Ridge Condominiums  
Job 316  
3465 Camden Pl.  
SCALE: 1/8" = 1'-0"  
7-10-06



Unit No. 8  
3546 Camden Pl.

Living Area = 1400 s.f.  
Garage Area = 596 s.f.  
Porch = 166 s.f.  
Total Area = 2144 s.f.

Camden Ridge Condominiums  
Job 317  
3546 Camden Pl.  
SCALE: 1/8" = 1'-0"  
8-11-06



B.M. - Top of Steamer Nozzle on Fire Hydrant in Front of 3546 Camden Pl. Elev. = 100.00

Unit No. 8  
3546 Camden Pl.

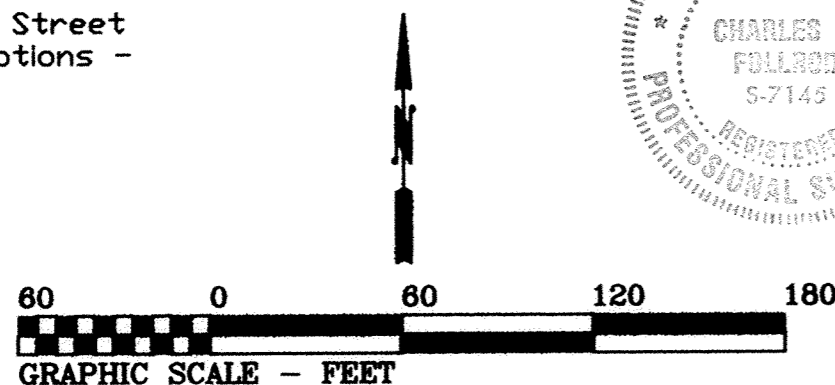
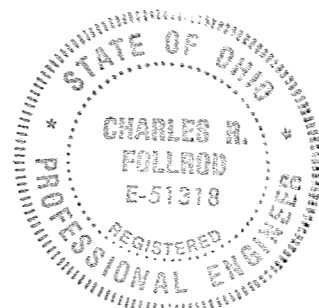
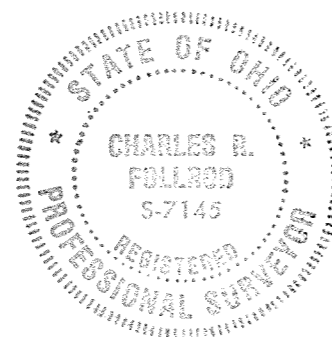
Camden Ridge Condominiums  
Job 317  
3546 Camden Pl.  
SCALE: 1/8" = 1'-0"  
8/1/06

# VILLAS OF CAMDEN PLACE

## Phase 2 Expandable Area

Sheet 7 of 8

For Expandable Area and Street  
& Utility Easement Descriptions -  
See Sheet No. 2



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	5.00'	10.01'	3°11'05"	10.00'	S 51°23'42" W
C2	175.00'	58.55'	113.01'	37°00'00"	111.06'	S 71°30'01" W
C3	75.00'	219.90'	186.32'	142°20'05"	141.97'	N 18°49'58" W
C4	100.00'	199.96'	221.41'	126°51'39"	178.88'	S 64°14'06" E
C5	150.00'	76.11'	140.86'	53°48'16"	135.74'	S 26°05'50" W
C6	100.00'	50.74'	93.91'	53°48'16"	90.49'	N 26°05'48" E
C7	50.00'	99.98'	110.71'	126°51'39"	89.44'	N 64°14'06" W
C8	25.00'	73.30'	62.11'	142°20'05"	47.32'	S 18°49'58" E
C9	125.00'	41.82'	80.72'	37°00'00"	79.33'	N 71°30'01" E
C10	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C11	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W

This plat is based on an actual field survey  
performed by me in February 2004.

*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145, P.E. #51318  
298 Brookview Ct.  
Lima, Ohio 45801

R.J. Stone Development Group  
D.B. 936, Pg. 368

Par. No. 46-1511-01-001.002  
(0.126 ac.)

Par. No. 46-1511-01-001.003  
(4.120 ac.)

Par. No. 46-1511-01-001  
(12.996 ac.)

Found #5 Rebar at the  
Northwest Corner of  
The Town of Elmview  
Subdivision #4

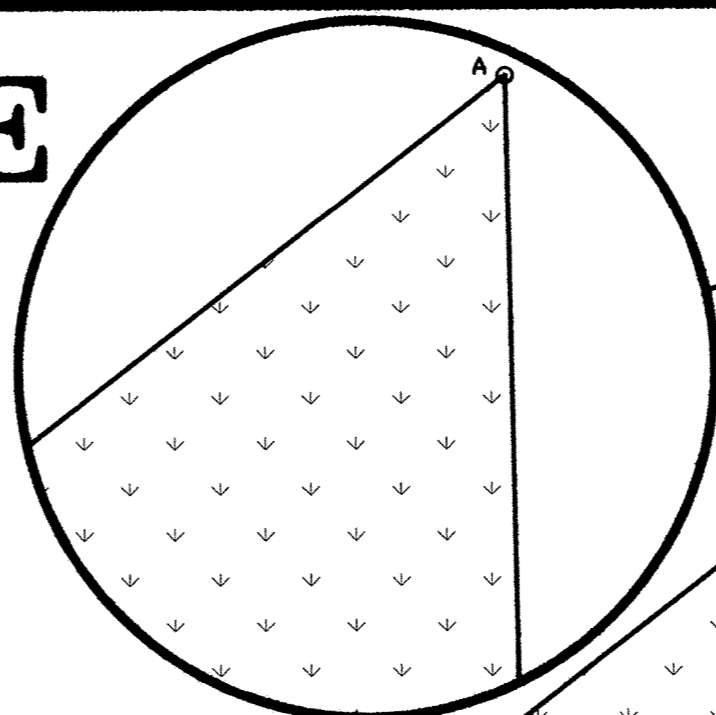
Found #5 Rebar on the  
West line of the SE 1/4  
of Section 15

- A - Found #5 Rebar
- B - Found P.K. Nail
- C - Set #5 Rebar
- D - Set P.K. Nail

Expandable Area

M.J. Properties  
Par. No. 46-1512-02-025  
D.B. 936, Pg. 374

S 00°48'16"E 942.69'



R.J. Stone Development Group  
D.B. 936, Pg. 372

50' Street & Utility Esmt.

Villas of  
Camden Place Ph. 1  
P.B. 27, Pg. 86

Villas of  
Camden Place Ph. 2  
Parcel No. 2  
(For Desc. See Sht. 2)

Villas of  
Camden Place Ph. 1  
P.B. 27, Pg. 86

Villas of  
Camden Place Ph. 1  
P.B. 27, Pg. 86

Villas of  
Camden Place Ph. 2  
Parcel No. 1  
(For Desc. See Sht. 2)

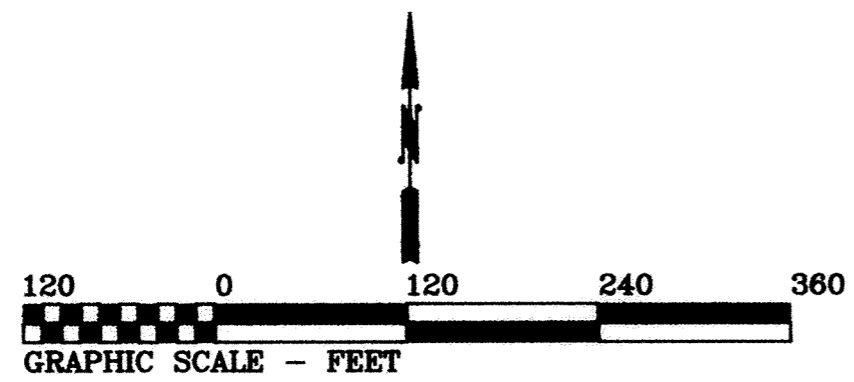
Villas of  
Camden Place Ph. 2  
Parcel No. 2  
(For Desc. See Sht. 2)

592.73' S 90°00'00"E  
POINT OF BEGINNING  
151 Elmire Dr. 152 153 154 155 156 157  
N 90°00'00"W 702.66'  
1228.88'  
The Town of Elmview Subdivision #4  
P.B. 3, Pg. 161  
S 90°00'00"E 26.04'  
315.32' N 89°27'05"E

# VILLAS OF CAMDEN PLACE

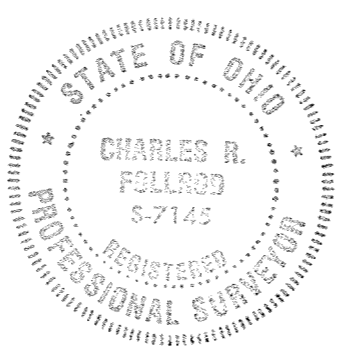
## Phase 2 Survey of Dedicator's Land

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W



This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
 Charles R. Follrod, P.S. #7145, P.E. #51318  
 298 Brookview Ct.  
 Lima, Ohio 45801



### LEGAL DESCRIPTION

#### Survey of Dedicator's Land

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found ¾" rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office, thence the following courses:

- N00°11'15"E with the west line of the SE ¼ of said SW ¼ of Sec. 15, 310.14' to a found #5 rebar (said point being S00°08'45"W, 0.86' from a found #4 rebar);
- N52°22'26"E, 2456.26' to a found #5 rebar;
- S00°48'16"E with the west line of Shawnee Heights Subdivision, 1803.66' to a found #5 rebar;
- S89°27'05"W with the north line of the Town of Elmview Subdivision #2 and the Town of Elmview Subdivision #3, 650.33' to a found #5 rebar on the west line of said SE ¼;
- N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 1321.43' to the POINT OF BEGINNING.

The above described parcel contains 47.821 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Parcel Nos: 46-1511-01-001.002, 46-1511-01-001.003, 46-1511-01-001.001, & 46-1512-02-025

Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J. Properties (D.B. 936, Pg. 370 & D.B. 936, Pg. 374)

Ohio Power Co.  
 Par. No. 46-1511-01-001.001  
 D.B. 358, Pg. 687

M.J. Properties  
 Par. No. 46-1511-01-001.003  
 D.B. 936, Pg. 370

R.J. Stone Development Group  
 Par. No. 46-1511-01-001  
 D.B. 936, Pg. 372

M.J. Properties  
 Par. No. 46-1512-02-025  
 D.B. 936, Pg. 374

Villas of Camden Place  
(For Description - See Sht. No. 2)

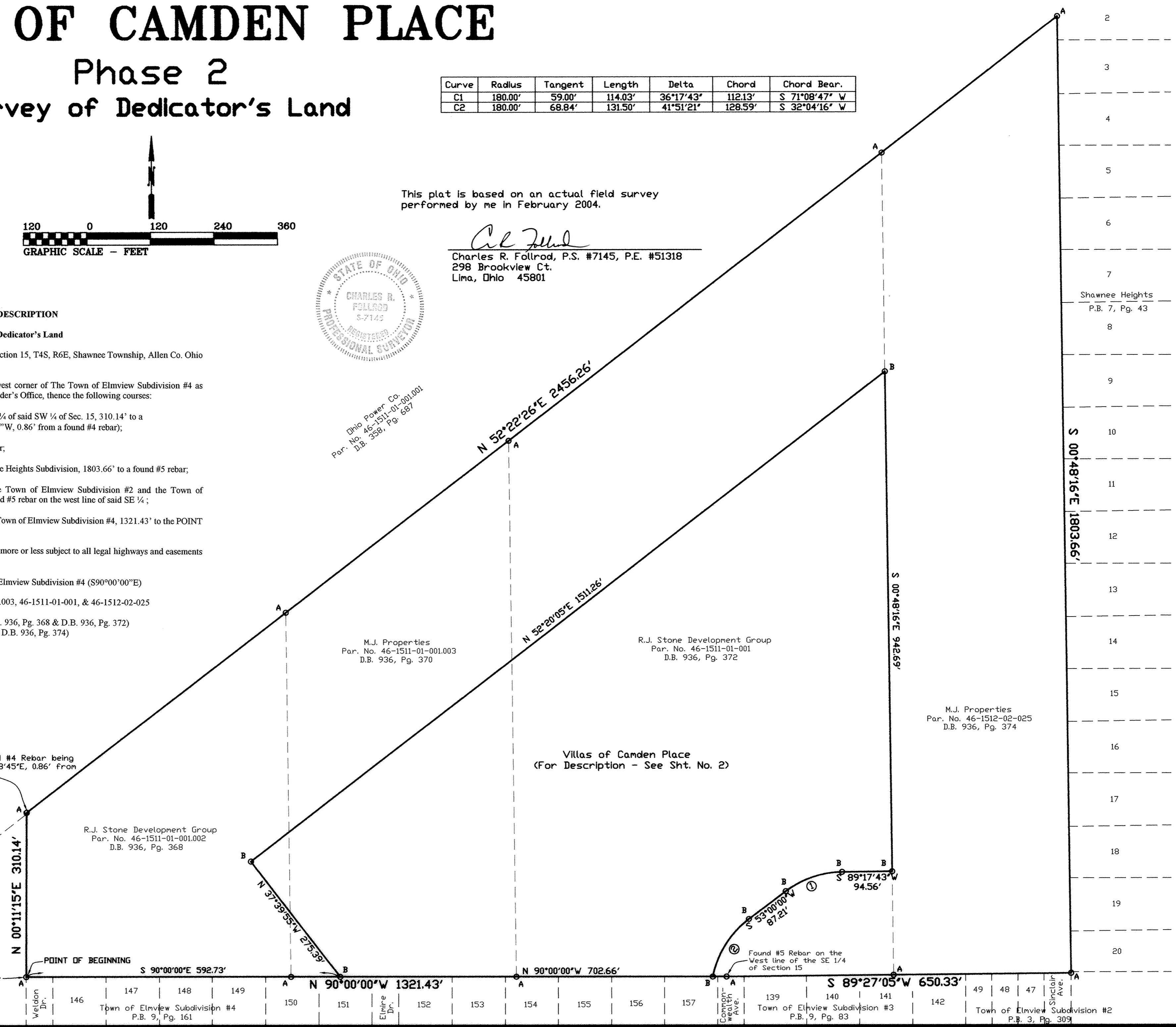
A - Found #5 Rebar  
 B - Set #5 Rebar

Found #4 Rebar being  
 N00°08'45"E, 0.86' from  
 'A'

R.J. Stone Development Group  
 Par. No. 46-1511-01-001.002  
 D.B. 936, Pg. 368

Thomas D. & Jill A. Altenbach  
 Par. No. 46-1511-03-002  
 D.B. 890, Pg. 879

Found ¾" Rebar at the  
 Northwest Corner of  
 The Town of Elmview  
 Subdivision #4



Veldon Dr.	146	Town of Elmview Subdivision #4 P.B. 9, Pg. 161	147	148	149	A	150	151	Elmire Dr.	152	153	A	154	155	156	157	Commonwealth Ave.	139	Town of Elmview Subdivision #3 P.B. 9, Pg. 83	140	141	142	Town of Elmview Subdivision #2 P.B. 3, Pg. 303	Sinclair Ave.
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# KINGSWOOD VILLAGE No. 3

175

Part S.W. 1/4, N.E. 1/4, SECTION 3, T-4-S, R-6-E,  
SHAWNEE TOWNSHIP, ALLEN COUNTY, OHIO

Allen County Port Authority D.V. 657, P. 52

Calculated 50 year  
Inlet Head Water  
Elevations are:  
\* 24" Elev. 849.7  
\* 36" Elev. 849.6

BENCH Mark: Top  
of Drop Box at  
SR117 El. 845.83

DESCRIPTION

Being parcel of land situate in the Northeast quarter of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and ore particularly described as follows:

Commencing at a monument box found at the southwest corner of said Northeast quarter of said Section 3; thence N 00°21'05" W (basis of bearing - recorded plat) with the west line of said Northeast quarter (also the east line of Wal-Mar Height Subdivision No. 2 (PB 14, Pg. 228) (passing through a capped 5/8 inch rebar found at 30.00 feet), 670.00 feet to a capped 5/8 inch rebar found and the PLACE OF BEGINNING; thence S 80°21'36" E (passing through a capped 5/8 inch rebar found at 167.26 feet), 210.00 feet to a point in the existing McCintock Lake; thence N 71°24'42" E, 42.98 feet to the northeast corner of Lot No. 28124 in Kingswood Village No. 2 (PB 16, Pg. 19); thence N 88°43'04" E with the north line of said Kingswood Village No. 2 (passing through a capped 5/8 inch rebar found at 10.00 feet and a 5/8 inch rebar found at 110.00 feet), 160.00 feet to a capped 1/2 rebar found on the west line of Lot No. 28057 in Kingswood Village No. 1 (PB 15, Pg. 175); thence N 01°00'46" W with said west lot line, 40.47 feet to a 1" diameter iron pipe found at the northwest corner of said Lot No. 28057; thence N 01°16'56" W, 436.93 feet to a capped 5/8 inch rebar found on the south right-of-way of the former Erie & Lackawanna Railroad; thence S 88°57'38" W with said south right-of-way line, 400.07 feet to a 5/8 inch rebar found on the west line of said Northeast quarter (also being the northeast corner of said Wal-Mar Heights Subdivision No. 2; thence S 00°21'05" E with said west line and the east line of said Wal-Mar Heights Subdivision No. 2, 452.15 feet to the PLACE OF BEGINNING containing 4.407 acres more or less and subject to all legal easements of record.

DEDICATION

Eric C. WORSHAM and Angel WORSHAM, the undersigned owners of the land platted herein, have caused the area encompassed by this plat to be surveyed, platted and to be known as:

KINGSWOOD VILLAGE No. 3

And do hereby voluntarily consent to the execution of said PLAT and dedicate the land within the road right-of-way to the use and benefit of the public use forever.

Easements shown on this PLAT are for the construction, operation, maintenance, repair, replacement or removal of water lines, storm sewers, sanitary sewers, gas, electric, telephone, cablevision or any other public utility lines of services and for the express privilege of removing any trees or other obstruction to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

WITNESS:

OWNERS:

*Eric C. Worsham*  
Eric C. WORSHAM  
*Angel Worsham*  
Angel WORSHAM

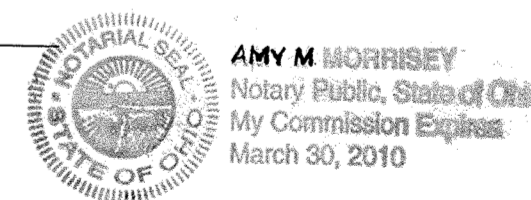
STATE OF OHIO  
ALLEN COUNTY, OHIO

Before me, a Notary Public in and for said State and County, did personally appear the above signed OWNERS, who acknowledged that they did sign of the hereon PLAT and the signing thereof was of their own free act and deed.

IN WITNESS thereof, I affix my hand and seal this 10<sup>th</sup> day of October, 2005.

My commission expires 3/30/2010

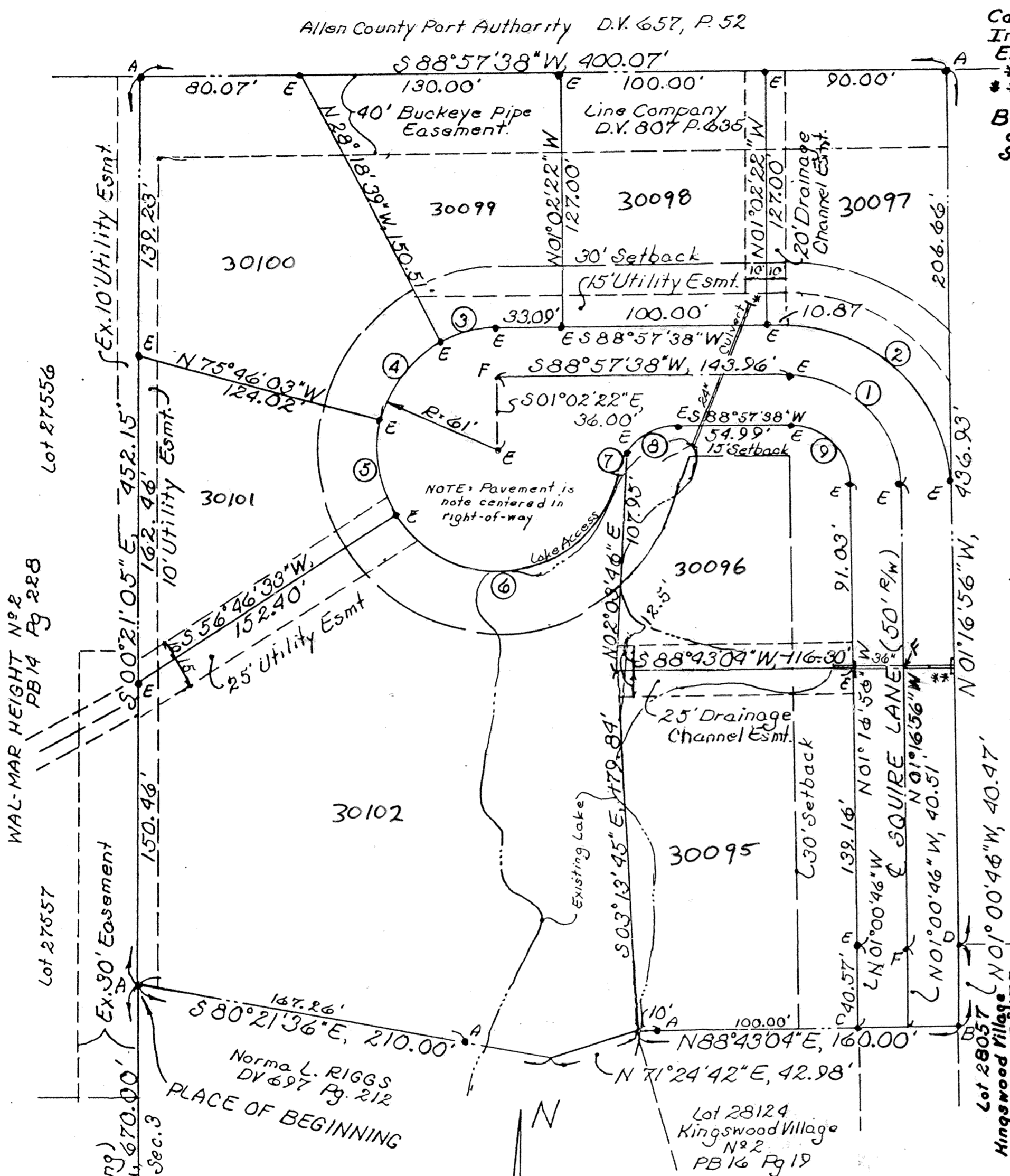
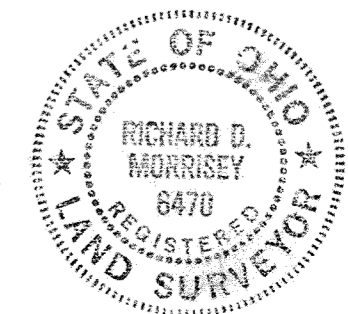
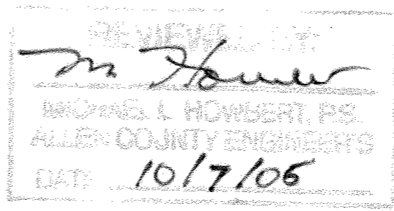
*Amy Morrisey*  
Notary Public



SURVEYORS CERTIFICATION

I hereby certify that this PLAT is based on a true and accurate survey made under my direct supervision in July, 2004. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY, L.S. 6470 has been or will be placed at all lots corners shown on said PLAT within six (6) months from the recording date of this PLAT.

*Richard D. Morrisey*  
KUCK and MORRISEY, Inc.  
Richard D. Morrisey, L.S. No. 6470 (Ohio)  
2807 Chapel Hill Drive  
Lima, Ohio 45805  
Phone: 419-228-1735



CURVE DATA					
CURVE NO.	LOCATION	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING & DISTANCE
1	Centerline	55.00'	86.16'	89°45'26"	N 46°09'39" W, 77.62'
2	Right-of-way	80.00'	125.33'	89°45'26"	N 46°09'39" W, 112.90'
3	Right-of-way	61.00'	29.03'	27°16'17"	S 75°19'29" W, 28.76'
4	Right-of-way	61.00'	50.26'	47°27'24"	S 37°57'39" W, 49.09'
5	Right-of-way	61.00'	50.26'	47°27'24"	S 09°29'45" E, 49.09'
6	Right-of-way	61.00'	144.54'	135°45'50"	N 78°53'38" E, 113.02'
7	Right-of-way	30.00'	11.07'	21°08'53"	N 21°35'10" E, 11.01'
8	Right-of-way	30.00'	29.74'	56°48'02"	N 60°33'37" E, 28.54'
9	Right-of-way	30.00'	47.00'	89°45'26"	S 46°09'39" E, 42.34'

- LEGEND:
- A - Capped 5/8" rebar (fd)
  - B - Capped 1/2" rebar (fd)
  - C - 5/8" rebar (fd)
  - D - 1" dia. iron pipe (fd)
  - E - Capped 5/8" rebar (set)
  - F - PK nail & shiner (set)

Manu. Box (fd)  
@ SW Corner  
NE 1/4 Sec. 3

The OWNER(s) of the lots within this subdivision agrees to have sole responsibility for the permanent maintenance and upkeep of all drainage infrastructure, including but not limited to swales, ditches, conduits, inlets, junction boxes, catch basins, culverts, manholes, retention and detention areas, outlet pipes and all other drainage infrastructure outside the road right-of-way which pertains to the master grading plan established by the DEVELOPER or its successors or assigns for the Property. The OWNER(s) shall be charged a proportionate share of the costs of the above stated upkeep and maintenance and all other costs associated therewith. The acceptance of a deed for a lot in Kingswood Village No. 3 constitutes an acknowledgment of an agreement to pay a proportionate share of said cost. Entitlement of the maintenance shall rest in each of the lot owners within this subdivision. Said lot owners may, at their discretion, join together to prosecute any proceeding at law against any owner failing or refusing to pay their respective portion of said maintenance and upkeep, including cost and expense incurred in the prosecution of such proceedings.

NOTE: Pavement is note centered in right-of-way

### RESTRICTIONS

As a general plan for the development of the real estates shown on the foregoing PLAT, as a residential area and for the common advantage and benefit of the purchasers of any of the lots shown on said PLAT, the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the common benefit of said property and for each owner thereof, shall inure to and pass with said property and for each and every parcel thereof and shall apply to and be binding upon the purchasers and their successors in interest; and the restrictions, covenants, reservations, easements, liens and charges applicable to each tract, lot or parcel shall inure to the benefit of and be enforceable by the purchasers of every other tract, lot and parcel and their successors in interest. The tract, lots and parcels of real estates shown and described on this PLAT are and shall be held, transferred, sold or conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges:

- 1) The words "lots" or "building site" shall be construed to mean and shall refer to one or ore lots shown on the foregoing PLAT.
- 2) Said building sites shall be used and occupied solely and exclusively for private residential purposes by single family including family servants and aging family members.
- 3) No buildings or structures other than one family residences not to exceed two and one-half stories in height, together with customary outbuildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building site shall be erected, maintained or permitted upon any building site. Any out-building must conform in style and architectural to the appearance of the family residence. Finish ground surface at the front foundation wall of the house shall be a minimum of three (3) feet above pavement elevation in front of said house.
- 4) Excavated pools and cabana or bath houses used in conjunction therewith and structures intended solely to decorate or complement patio, courtyard and for garden areas shall excepted from the above restriction No. 3.
- 5) No swimming pools of any kind shall be permitted to be placed or suffered to remain on said premises unless the same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than one (1) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to infants, inflatable or portable wading pools.
- 6) No structure shall be erected, placed or permitted to remain on any lot nearer to boundary lines of such lot than the minimum building setback lines as shown on the recorded PLAT of this subdivision and/or set forth in the restrictions contained in such PLAT. For the purposes of this restriction, eaves, steps and open porches shall be considered as a part of such structure.
- 7) No one floor residential structure shall be erected on any building site, the habitable floor area of which, exclusive of basements, open porches and garages, is less than 2,000 Sq. Ft.. The same square footage shall be required of tri-level structures and the main floor plus the upper level shall be added to obtain square footage. Two story residential structures shall have a habitable floor area exclusive of basements, open porches and garages of at least 2,300 Sq. Ft..
- 8) All building shall be constructed of new material, no vinyl siding allowed and no building or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site without the written permission of the Architectural Committee, hereinafter referred to.
- 9) No fence shall be erected, placed or permitted to remain upon any lot except fencing or screening around entry ways, courtyards, pet quarters or patio areas where the same is intended solely for decorative effect and where the same has been approved by the Architectural Committee provided for by these restrictions. No chain link or similar type fencing shall be permitted in this subdivision.
- 10) No signs of any kind shall be displayed for the public view on any lot except those intended to identify mail boxes or those which bears owners name and street address.
- 11) No house trailers, campers, trucks, motor homes, vans, recreational vehicles, boats, motorcycles, snowmobiles, trail bikes or similar type equipment shall be permitted upon any lot unless concealed within a garage and not within view of the public.
- 12) No animals or livestock shall be maintained on any lot except that dogs, cats and other household pets may be so maintained if not raised, bred or maintained for commercial purposes.
- 13) No business or trade shall be conducted on any lot nor shall any lot be used in any way or for any purpose which may endanger the health or unreasonable disturb the quiet of any person residing in this subdivision.
- 14) Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded PLAT of this subdivision. Any lot area designed for natural flow of surface water shall at all times be kept free from any obstruction to such natural flow of surface water and any improvements made on or under any easement shall be made at the risk of the owner of the building site on which such improvements are made. All utilities servicing any improvements, within this subdivision shall be located underground at the expense of the property owner.

- 15) The owners or owners of any residence constructed upon any building site in this subdivision shall provide at least two off-street parking spaces which shall be in addition to a minimum of two parking spaces within a garage. Every garage door shall be equipped with an automatic opening and closing mechanism.
- 16) One out-door yard light will be required on each building site. The maximum height of all outside lighting will be nine (9) feet and shall be so positioned and designed as to not disturb any adjoining property owner.
- 17) No house shall be occupied until completed. Every home must be constructed by a building contractor previously or currently actively engaged in the building business.
- 18) Lot owners shall be prohibited from filling the roadside swale and shall be prohibited from connecting downspouts into the roadside underdrains.
- 19) The owner or owners of any residence upon any building site in this subdivision shall landscape such building site in such a manner that the value of such landscaping including the lawn costs is not less than three percent (3 %) of the fair market value of the residence constructed on said building site. Said landscaping shall be shown on the plot plan and be approved by the Architectural Committee as of quality, quantity and harmony with the existing landscaping in the area of said building site and as to location with respect to topographic and natural lot drainage.
- 20) Any lot not built upon within six (6) months must be cleared of debris, seeded and maintained in a profession manner consistent with the subdivision.
- 21) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the location of the structure shall have been approved by the Architectural Committee as to construction materials, harmony of exterior design with the existing structures and as to location with respect to topographic and finish grade elevation. For the purposes of this restriction the erection, placement or alteration of any building on any lot shall include the proposed construction of any drives, walkways and landscaping.
- 22) All persons owning property within Kingswood Village No. 3 shall have use of the lake within the platted area of said Kingswood Village No. 3. Access to said lake shall be by the road right-of-way adjacent to said lake.
- 23) The Architect Committee for this subdivision shall be composed of Eric Worsham, Richard D. Morrissey and Joel Wheeler. The committee's approval or disapproval as required in these restrictions shall be in writing. In the event the committee fails to approve or disapprove within thirty (30) das after the complete plans and specifications have been submitted to it, or in the event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
- 24) Invalidatio of any of the covenants and restrictions hereinabove enumerated by judgment or court order shall not affect the validity of the remaining covenants, restriction and conditions. Said covenants, restrictions and conditions shall run with the land until the year 2015 at which time the same shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then lot owners shall be terminated or be changed in whole or part.

#### APPROVAL OF PLANNING COMMISSION

I hereby certify that this PLAT was approved by the Lima-Allen County Regional Planning Commission on the 11<sup>th</sup> day of October, 2005.

*[Signature]*  
Director, Lima-Allen County Regional Planning Commission

#### APPROVAL OF COUNTY COMMISSIONER

In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this PLAT by Commission Resolution 65705 dated 10-22-2005, said PLAT having been approved by the Allen County Engineer and the Lima-Allen County Regional Planning Commission.

*[Signature]*  
President of the Board of Allen County Commissioners

#### COUNTY AUDITOR'S CERTIFICATION

This PLAT filed for transfer this 9<sup>th</sup> day of November 2005.

Fee: 4.00

*[Signature]*  
Auditor, Allen County, Ohio. KH

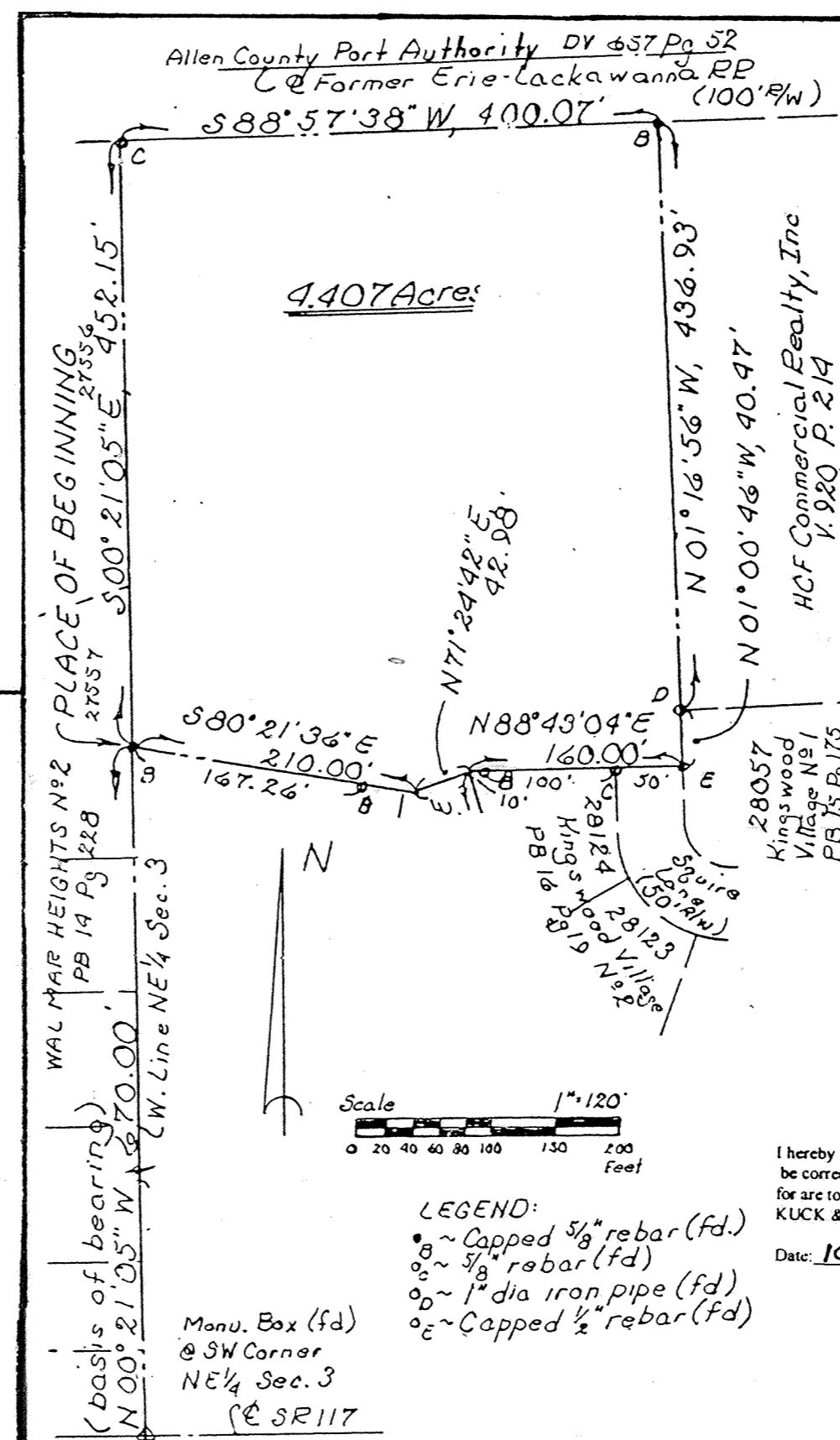
200526001

#### COUNTY RECORDER'S CERTIFICATION

Filed for recording in the Allen County Recorder's Office this 9<sup>th</sup> day of Nov, 2005, at 1:58 O'clock P. M. and recorded in Allen County Plat Book 27 on Page 145.

Fee 82.80

*[Signature]*  
Recorder, Allen County, Ohio. MH



#### SURVEY OF DEDICATOR'S LAND

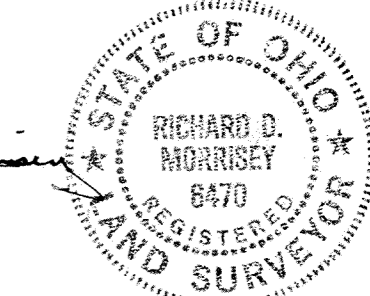
#### DESCRIPTION

Being parcel of land situate in the Northeast quarter of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and ore particularly described as follows:

Commencing at a monument box found at the southwest corner of said Northeast quarter of said Section 3; thence N 00°21'05" W (basis of bearing - recorded plat) with the west line of said Northeast quarter (also the east line of Wal-Mar Height Subdivision No. 2 (PB 14, Pg. 228) (passing through a capped 5/8 inch rebar found at 30.00 feet), 670.00 feet to a capped 5/8 inch rebar found and the PLACE OF BEGINNING; thence S 80°21'36" E (passing through a capped 5/8 inch rebar found at 167.26 feet), 210.00 feet to a point in the existing McClintock Lake; thence N 71°24'42" E, 42.98 feet to the northeast corner of Lot No. 28124 in Kingswood Village No. 2 (PB 16, Pg. 19); thence N 38°43'04" E with the north line of said Kingswood Village No. 2 (passing through a capped 5/8 inch rebar found at 10.00 feet and a 5/8 inch rebar found at 110.00 feet), 160.00 feet to a capped 1/2 rebar found on the west line of Lot No. 28057 in Kingswood Village No. 1 (PB 15, Pg. 175); thence N 01°00'46" W with said west lot line, 40.47 feet to a 1" diameter iron pipe found at the northwest corner of said Lot No. 28057; thence N 01°16'56" W, 436.93 feet to a capped 5/8 inch rebar found on the south right-of-way of the former Erie & Lackawanna Railroad; thence S 88°57'38" W with said south right-of-way line, 400.07 feet to a 5/8 inch rebar found on the west line of said Northeast quarter (also being the northeast corner of said Wal-Mar Heights Subdivision No. 2; thence S 00°21'05" E with said west line and the east line of said Wal-Mar Heights Subdivision No. 2, 452.15 feet to the PLACE OF BEGINNING containing 4.407 acres more or less and subject to all legal easements of record.

I hereby certify the accompanying map and survey which it represents to be correct to the best of my knowledge and belief. All rebar set and called for are topped with a plastic Permark cap stamped: KUCK & MORRISSEY, L.S. 6470

Date: 10/7/05  
Richard D. MORRISSEY, L.S. 6470  
KUCK and MORRISSEY, Inc.

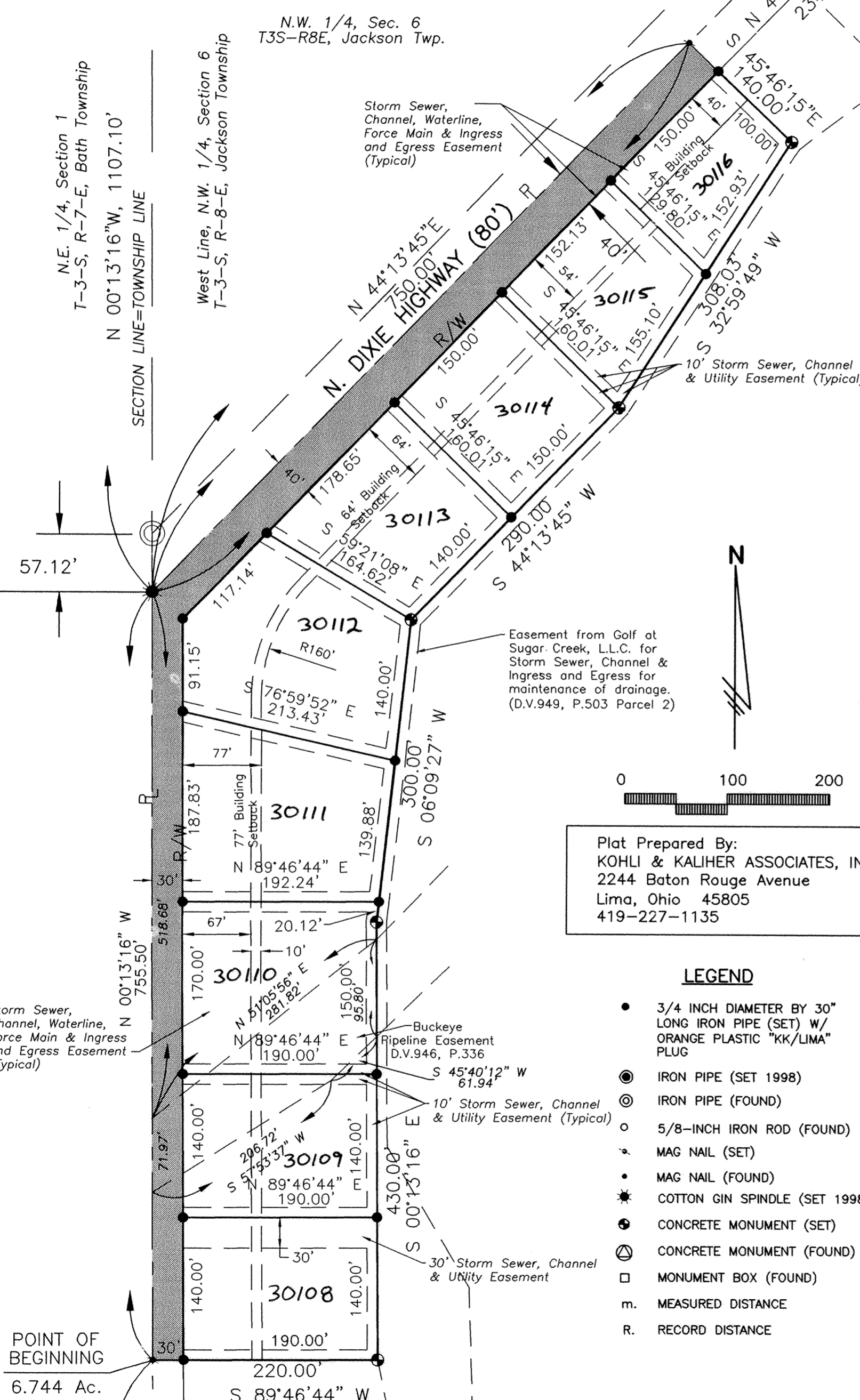


S.E. 1/4, Sec. 36  
T2S-R7E, Monroe Twp.

S.W. 1/4, Sec. 31  
T2S-R8E, Richland Twp.

N.E. 1/4, Sec. 1  
T3S-R7E, Bath Twp.

Iron Pipe (set 1991) at  
N.W. Cor., N.W. 1/4,  
Section 6, T3S-R8E,  
Jackson Twp.



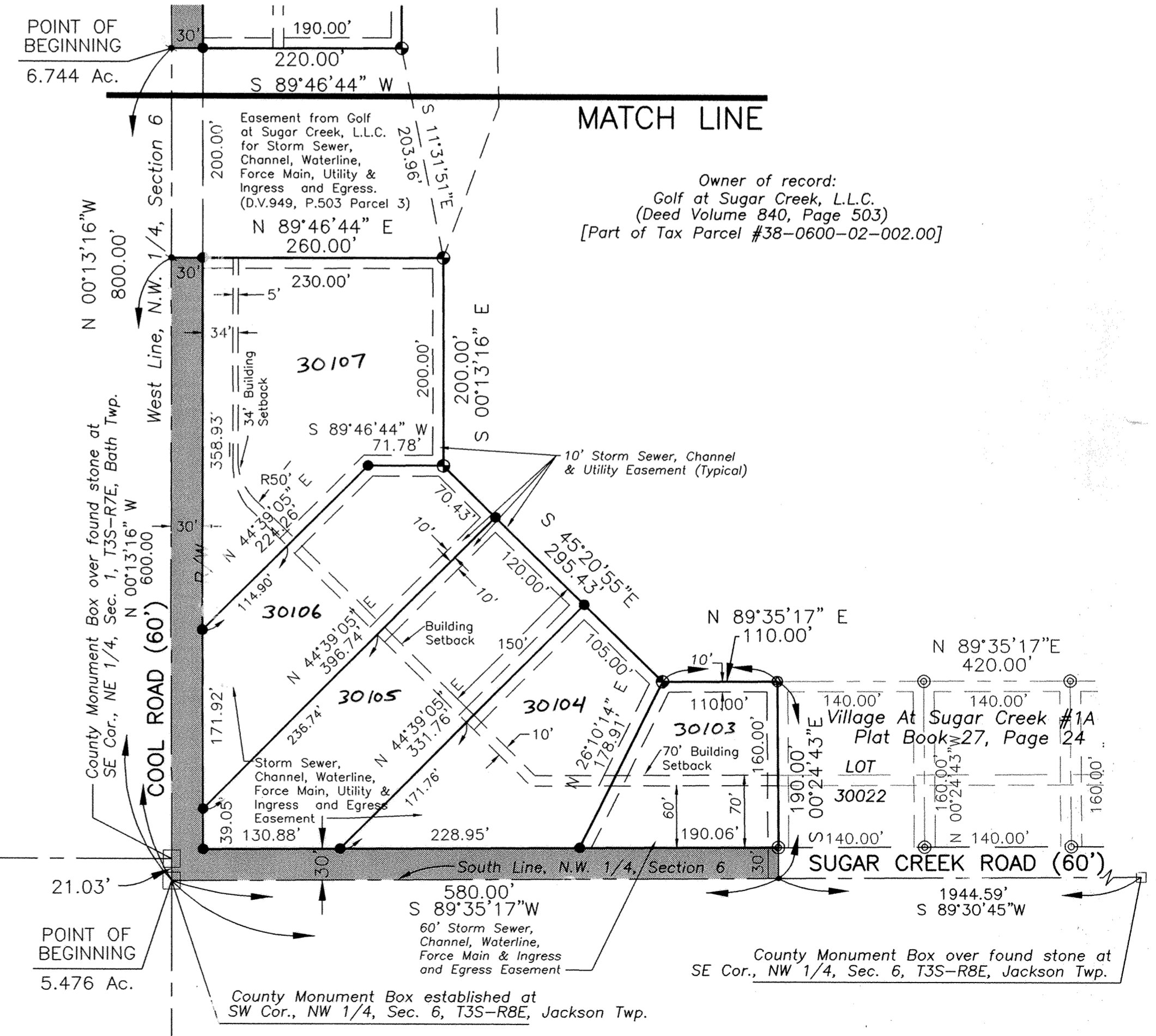
Plat Prepared By:  
KOHLI & KALIHAR ASSOCIATES, INC.  
2244 Baton Rouge Avenue  
Lima, Ohio 45805  
419-227-1135

**LEGEND**

- 3/4 INCH DIAMETER BY 30" LONG IRON PIPE (SET) W/ ORANGE PLASTIC "KK/LIMA" PLUG
- ⊙ IRON PIPE (SET 1998)
- ⊙ IRON PIPE (FOUND)
- 5/8-INCH IRON ROD (FOUND)
- MAG NAIL (SET)
- MAG NAIL (FOUND)
- ★ COTTON GIN SPINDLE (SET 1998)
- ⊙ CONCRETE MONUMENT (SET)
- ⊙ CONCRETE MONUMENT (FOUND)
- MONUMENT BOX (FOUND)
- m. MEASURED DISTANCE
- R. RECORD DISTANCE

# VILLAGE AT SUGAR CREEK #1B

A PLANNED UNIT DEVELOPMENT  
NW 1/4 SECTION 6  
T-3-S, R-8-E JACKSON TWP.  
ALLEN COUNTY, OHIO



Owner of record:  
Golf at Sugar Creek, L.L.C.  
(Deed Volume 840, Page 503)  
[Part of Tax Parcel #38-0600-02-002.00]

County Monument Box established at SW Cor., NW 1/4, Sec. 6, T3S-R8E, Jackson Twp.

County Monument Box over found stone at SE Cor., NW 1/4, Sec. 6, T3S-R8E, Jackson Twp.

MATCH LINE

MATCH LINE

# VILLAGE AT SUGAR CREEK #1B

## A PLANNED UNIT DEVELOPMENT PART OF NORTHWEST QUARTER, SECTION 6, T-3-S, R-8-E, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO

**DESCRIPTION**  
Owner of Record--Golf at Sugar Creek, LLC  
(Deed Volume 840, Page 503)  
(Part of Tax Parcel 38-0600-02-002.000)

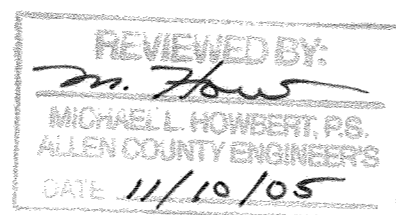
Part of the northwest quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

COMMENCING at a county monument box established at the southwest corner of the northwest quarter of said Section 6;  
thence northerly with the west line of said northwest quarter (legal centerline of Cool Road) at N 00°13'16"W, 800.00 feet to a magnail (set) at the southwest corner of the lands herein described, and the POINT OF BEGINNING [at 21.03 feet, this course passes a county monument box over a found stone at the southeast corner of the northeast quarter of Section 1, Township-3-South, Range-7-East (Bath Township)];  
thence continuing northerly with the west line of said northwest quarter (legal centerline of Cool Road) at N 00°13'16"W, 755.50 feet to a cotton gin spindle (set 1998) in the legal centerline of North Dixie Highway;  
thence northeasterly with said centerline of North Dixie Highway at N 44°13'45"E, 750.00 feet to a mag nail (set);  
thence southeasterly and a right angle to the previous course at S 45°46'15"E, 140.00 feet to a concrete monument (set) [at 40.00 feet, this course passes through an iron pipe (set) in the southeast right-of-way line of North Dixie Highway];  
thence south-southwesterly at S 32°59'49"W, 308.03 feet to a concrete monument (set);  
thence southwesterly and parallel with said centerline of North Dixie Highway at S 44°13'45"W, 290.00 feet to a concrete monument (set);  
thence southerly at S 06°09'27"W, 300.00 feet to a concrete monument (set);  
thence southerly and parallel with said centerline of Cool Road at S 00°13'16"E, 430.00 feet to a concrete monument (set);  
thence westerly at S 89°46'44"W, 220.00 feet to the POINT OF BEGINNING [at 190.00 feet, this course passes through an iron pipe (set) in the east right-of-way line of Cool Road];

This parcel contains 6.744 acres, of which 1.199 acres are subject to road rights-of-way, leaving a net area of 5.545 acres, subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through August 16, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

*James A. Frederick*  
James A. Frederick  
Ohio Registered Surveyor No. 6622



**DESCRIPTION**  
Owner of Record--Golf at Sugar Creek, LLC  
(Deed Volume 840, Page 503)  
(Part of Tax Parcel 38-0600-02-002.000)

Part of the northwest quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at a county monument box established at the southwest corner of the northwest quarter of said Section 6;  
thence northerly with the west line of said northwest quarter (legal centerline of Cool Road) at N 00°13'16"W, 600.00 feet to a magnail (set) at 21.03 feet, this course passes a county monument box over a found stone at the southeast corner of the northeast quarter of Section 1, Township-3-South, Range-7-East (Bath Township)];  
thence easterly and a right angle to the previous course at N 89°46'44"E, 260.00 feet to a concrete monument (set) [at 30.00 feet, this course passes through an iron pipe (set) in the east right-of-way line of Cool Road];  
thence southerly and parallel with said centerline of Cool Road at S 00°13'16"E, 200.00 feet to a concrete monument (set);  
thence southeasterly at S 45°20'55"E, 295.43 feet to a concrete monument (set);  
thence easterly and parallel with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 110.00 feet to a concrete monument (found) at the northwest corner of lot 30022 in Village At Sugar Creek #1A subdivision (Plat Book 27, Page 24);  
thence southerly with the west line of said subdivision and at a right angle to said centerline of Sugar Creek Road at S 00°24'43"E, 190.00 feet to a mag nail (found) in said centerline [at 160.00 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];  
thence westerly with said south line of said northwest quarter (and said centerline) at S 89°35'17"W, 580.00 feet to the POINT OF BEGINNING.

This parcel contains 5.476 acres, of which 0.792 acres are subject to road rights-of-way, leaving a net area of 4.684 acres, subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through August 16, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

*James A. Frederick*  
James A. Frederick  
Ohio Registered Surveyor No. 6622



### COUNTY ENGINEER'S CERTIFICATION

Having checked the construction of public streets in the subdivision, I find that they have been constructed in accordance with the specifications set forth on the plans and regulations thereof, and that they are in good repair and this endorsement shall constitute acceptance of the streets for public use.

If the streets have not been installed, I am in agreement with the performance bond to insure the completion of construction which has been filed with and approved by the Planning Commission.

*Timothy J. Pappas*  
Timothy J. Pappas  
Allen County Engineer

This project has not been petitioned to have its storm drainage system put on permanent maintenance by Allen County. An agreement shall be legally recorded to address the ongoing maintenance of the system by the lot owners and the homeowners association.

### APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code, Section 711.041, the Board of Allen County Commissioners hereby accepts this plat by Commissioner's Resolution Number 684-05, dated 11/10/05, said plat having been approved by the Allen County Engineer and the Lima-Allen County Regional Planning Commission.

*William Ruff*  
William Ruff  
President of the Board of Allen County Commissioners

### ALLEN COUNTY COMBINED HEALTH DISTRICT

I hereby certify that this plat meets the requirements of the Allen County Combined Health District.

*Bill Kelly*  
Bill Kelly  
Director, Allen County Combined Health District

The lots are subject to the Declaration of Covenants, Conditions, Restrictions and Assesments, and reservation of Easements for Village at Sugar Creek filed for record in Volume 943 Page 337 of the Deed Records of the Recorder's Office, Allen County, Ohio.

### APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on 30 August 2005.

This approval becomes void unless the plat is filed for recording within ninety (90) days of this approval.

Certified 11-9-2005

*John McManis*  
John McManis  
Director, Lima-Allen County Regional Planning Commission

### COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on 11-10-05.

*Ben E. Diemerlock*  
Ben E. Diemerlock  
Allen County Auditor  
Fee 7.00 KH

### COUNTY RECORDER

I hereby certify that this plat was filed for recording on Nov 10, 2005 and that it was recorded on Nov 10, 05 in Vol. 27, Page 147, plat records of Allen County, Ohio. Fee \$145.60

*Mona J. Lash*  
Mona J. Lash  
Allen County Recorder  
by M H

### OWNER'S DEDICATION AND ACKNOWLEDGMENT

We the undersigned, Wesley T. Runk, President and Managing Member, and James F. Blair, Secretary and Managing Member, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, the owner of the land platted herein, do hereby consent to the execution of said plat, and dedicate 2.129 acres for roadway right-of-way to the public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of waterline, sanitary sewer force main, storm sewer lines, drainage channels & an ingress and egress easement, and are to be maintained as such forever.

*Derek A. Younkman* Witness  
*Wesley T. Runk* Wesley T. Runk, President & Managing Member  
*James F. Blair* James F. Blair, Secretary & Managing Member

State of Ohio, S.S., Allen County

The foregoing instrument was acknowledged before me this 9TH day of NOVEMBER, 2005 by Wesley T. Runk, President and Managing Member, and James F. Blair, Secretary and Managing Member, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, an Ohio Limited Liability Company, the owner listed above, that the signing and execution of the foregoing to be their voluntary act and deed both personally and on behalf of the Company.

*Derek A. Younkman*  
Derek A. Younkman  
Notary Public in and for Allen County, Ohio

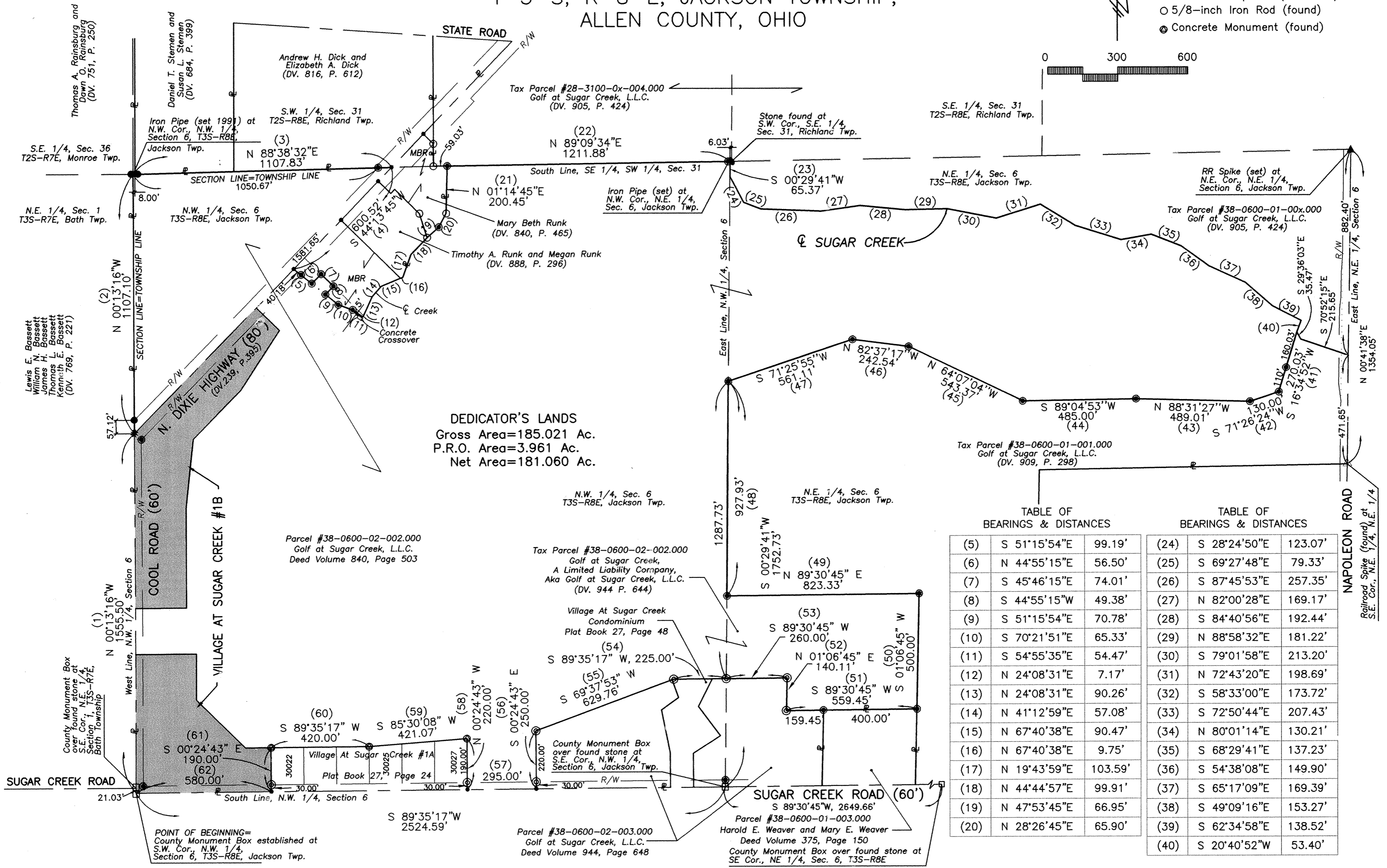
ATTORNEY AT LAW  
STATE OF OHIO  
NOTARY PUBLIC  
NON-EXPIRING COMMISSION

# DEDICATOR'S PLAT VILLAGE AT SUGAR CREEK #1B

A PLANNED UNIT DEVELOPMENT  
PART OF NORTHWEST AND NORTHEAST QUARTERS, SECTION 6,  
T-3-S, R-8-E, JACKSON TOWNSHIP,  
ALLEN COUNTY, OHIO

### LEGEND

- 3/4" dia. x 30" long Iron Pipe (set) w/orange plastic "K&K/LIMA" plug
- ⊙ Iron Pipe (set 1998)
- ⊙ Iron Pipe (found)
- P.K. Nail (found)
- \* Cotton Gin Spindle (set 1998)
- 5/8-inch Iron Rod (found)
- ⊙ Concrete Monument (found)



**DEDICATOR'S LANDS**  
 Gross Area=185.021 Ac.  
 P.R.O. Area=3.961 Ac.  
 Net Area=181.060 Ac.

TABLE OF BEARINGS & DISTANCES

(5)	S 51°15'54"E	99.19'
(6)	N 44°55'15"E	56.50'
(7)	S 45°46'15"E	74.01'
(8)	S 44°55'15"W	49.38'
(9)	S 51°15'54"E	70.78'
(10)	S 70°21'51"E	65.33'
(11)	S 54°55'35"E	54.47'
(12)	N 24°08'31"E	7.17'
(13)	N 24°08'31"E	90.26'
(14)	N 41°12'59"E	57.08'
(15)	N 67°40'38"E	90.47'
(16)	N 67°40'38"E	9.75'
(17)	N 19°43'59"E	103.59'
(18)	N 44°44'57"E	99.91'
(19)	N 47°53'45"E	66.95'
(20)	N 28°26'45"E	65.90'

TABLE OF BEARINGS & DISTANCES

(24)	S 28°24'50"E	123.07'
(25)	S 69°27'48"E	79.33'
(26)	S 87°45'53"E	257.35'
(27)	N 82°00'28"E	169.17'
(28)	S 84°40'56"E	192.44'
(29)	N 88°58'32"E	181.22'
(30)	S 79°01'58"E	213.20'
(31)	N 72°43'20"E	198.69'
(32)	S 58°33'00"E	173.72'
(33)	S 72°50'44"E	207.43'
(34)	N 80°01'14"E	130.21'
(35)	S 68°29'41"E	137.23'
(36)	S 54°38'08"E	149.90'
(37)	S 65°17'09"E	169.39'
(38)	S 49°09'16"E	153.27'
(39)	S 62°34'58"E	138.52'
(40)	S 20°40'52"W	53.40'

DEDICATOR'S PLAT  
**VILLAGE AT SUGAR CREEK # 1B**  
 A PLANNED UNIT DEVELOPMENT  
 PART OF NORTHWEST QUARTER, SECTION 6,  
 T-3-S, R-8-E, JACKSON TOWNSHIP,  
 ALLEN COUNTY, OHIO

Sheet 4 of 4

DESCRIPTION

Being those lands in Jackson Township in the name of Golf at Sugar Creek, LLC, and being the entirety of Tax Parcel 38-0600-02-002.000, which lands are part of both the northwest and northeast quarters of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, together described by metes and bounds as follows:

BEGINNING at a county monument box established at the southwest corner of said northwest quarter of Section 6, which point is the intersection of the legal centerlines of Cool Road and Sugar Creek Road (that part bearing easterly from Cool Road);

(1) thence northerly with the west line of said northwest quarter (legal centerline of Cool Road) at N 00°13'16"W, 1555.50 feet to a cotton gin spindle (set 1998) in the legal centerline of North Dixie Highway [this course passes a county monument box over a found stone at the southeast corner of the northeast quarter of Section 1, Township-3-South, Range-7-East (Both Township) at 21.03 feet];

(2) thence continuing northerly with said west line of northwest quarter at N 00°13'16"W, 1107.10 feet to an iron pipe (set 1991) at the northwest corner of said northwest quarter [this course passes an iron pipe (set) in the northwest right-of-way line of North Dixie Highway at 57.12 feet];

(3) thence easterly with the north line of said northwest quarter at N 88°38'32"E, 1107.83 feet to a P.K. nail (set) in the centerline of North Dixie Highway that is 1581.65 feet northeasterly from the cotton gin spindle called for at course one [this course passes an iron pipe (set 1991) at 8.00 feet, and an iron pipe (set) in the northwest right-of-way line of North Dixie Highway at 1050.67 feet];

(4) thence southwesterly with said centerline of North Dixie Highway at S 44°13'45"W, 600.52 feet to a P.K. nail (set 1998) at the westernmost corner of lands in the name of Mary Beth Runk (Deed Volume 840, Page 465);

thence generally southeasterly with the southwest boundaries of said Runk lands on courses five through eleven as follows:

- (5) S 51°15'54"E, 99.19 feet to an iron pipe (set 1998); [this course passes an iron pipe (set 1998) in the right-of-way line of North Dixie Highway at 40.18 feet (see easement for highway purposes recorded at Deed Volume 239, Page 395)];
- (6) N 44°55'15"E, 56.50 feet to an iron pipe (set 1998);
- (7) S 45°46'15"E, 74.01 feet to an iron pipe (set 1998);
- (8) S 44°55'15"W, 49.38 feet to an iron pipe (set 1998);
- (9) S 51°15'54"E, 70.78 feet to an iron pipe (set 1998);
- (10) S 70°21'51"E, 65.33 feet to an iron pipe (set 1998); and
- (11) S 54°55'35"E, 54.47 feet to a point in the centerline of a creek at the southernmost corner of said Runk lands [this point is five feet northeasterly from the north edge of a concrete crossover in said creek];

thence generally northeasterly with said centerline of creek, which centerline is also the east boundary of both the Runk lands above and of lands in the names of Timothy A. Runk and Megan Runk (Deed Volume 888, Page 296), on courses twelve through seventeen as follows:

- (12) N 24°08'31"E, 7.17 feet to a previous property corner;
- (13) N 24°08'31"E, 90.26 feet;
- (14) N 41°12'59"E, 57.08 feet;
- (15) N 67°40'38"E, 90.47 feet to the southernmost corner of said lands in the name of Timothy A. Runk and Megan Runk;
- (16) N 67°40'38"E, 9.75 feet; and
- (17) N 19°43'59"E, 103.59 feet;
- thence generally northeasterly with boundaries that are east of said centerline of creek, but remaining with the east lines of both of said Runk lands above, on courses eighteen through twenty-one as follows:
- (18) N 44°44'57"E, 99.91 feet to a 5/8-inch diameter iron rod (found 1998);
- (19) N 47°53'45"E, 66.95 feet to an iron pipe (set 1998);
- (20) N 28°26'45"E, 65.90 feet to a 5/8-inch diameter iron rod (found 1998); and
- (21) N 01°14'45"E, 200.45 feet to an iron pipe (set 1998) in the south line of the southeast quarter of the southwest quarter of Section 31, Township-2-South, Range-8-East (Richland Township) [this point is 59.03 feet easterly from a 5/8-inch diameter iron rod (found) which falls in said creek];

(22) thence easterly and with said south line of the southeast quarter of the southwest quarter of Section 31 at N 89°09'34"E, 1211.88 feet to an iron pipe (set 1998) at the northeast corner of the northwest quarter of said Section 6 [this point is 6.03 feet westerly from a stone (found) at the southeast corner of said southeast quarter of the southwest quarter of Section 31];

(23) thence southerly with the east line of the northwest quarter of said Section 6 at S 00°29'41"W, 65.37 feet to the centerline of Sugar Creek;

thence generally easterly with the centerline of Sugar Creek on courses twenty-four through forty as follows:

- (24) S 28°24'50"E, 123.07 feet;
- (25) S 69°27'48"E, 79.33 feet;
- (26) S 87°45'53"E, 257.35 feet;
- (27) N 82°00'28"E, 169.17 feet;
- (28) S 84°40'56"E, 192.44 feet;
- (29) N 88°58'32"E, 181.22 feet;
- (30) S 79°01'58"E, 213.20 feet;
- (31) N 72°43'20"E, 198.69 feet;
- (32) S 58°33'00"E, 173.72 feet;
- (33) S 72°50'44"E, 207.43 feet;
- (34) N 80°01'14"E, 130.21 feet;
- (35) S 68°29'41"E, 137.23 feet;
- (36) S 54°38'08"E, 149.90 feet;
- (37) S 65°17'09"E, 169.39 feet;
- (38) S 49°09'16"E, 153.27 feet;
- (39) S 62°34'58"E, 138.52 feet; and
- (40) S 20°40'52"W, 53.40 feet;

(41) thence southwesterly and diverging from said centerline of Sugar Creek at S 16°34'52"W, 270.03 feet to an iron pipe (set 1998) [this course passes an iron pipe (set 1998) at 160.03 feet];

thence generally westerly on courses forty-two through forty-seven as follows:

- (42) S 71°26'24"W, 130.00 feet to an iron pipe (set 1998);
- (43) N 88°31'27"W, 489.01 feet to an iron pipe (set 1998);
- (44) S 89°04'53"W, 485.00 feet to an iron pipe (set 1998);
- (45) N 64°07'04"W, 543.37 feet to an iron pipe (set 1998);
- (46) N 82°37'17"W, 242.54 feet to an iron pipe (set 1998); and
- (47) S 71°25'55"W, 561.11 feet to an iron pipe (set 1998) in the east line of said northwest quarter of Section 6;

(48) thence southerly with said east line of northwest quarter at S 00°29'41"W, 927.93 feet to an iron pipe (set 1998);

(49) thence easterly and parallel with the south line of said northeast quarter (legal centerline of Sugar Creek Road) at N 89°30'45"E, 823.33 feet to an iron pipe (set 1998);

(50) thence southerly with an extension of the east line of lands owned by Harold E. Weaver and Mary E. Weaver (Deed Volume 375, Page 150) at S 01°06'45"W, 500.00 feet to an iron pipe (set 1998) at the northeast corner of said lands owned by Weaver (being 2.98 acres of land in the name of Weaver, who obtained title by Deed Volume 375, Page 150 and granted all but 2.98 acres by Deed Volume 456, Page 555);

(51) thence westerly and parallel with the south line of said northeast quarter (legal centerline of Sugar Creek Road), also with the north line of said 2.98 acres of Weaver, at S 89°30'45"W, 559.45 feet to an iron pipe (found) [this course passes through an iron pipe (set 1998) at 400.00 feet at the northwest corner of the Weaver parcel, said point also being the northeast corner of lands in the name of Golf at Sugar Creek, LLC (Deed Volume 944, Page 648)];

(52) thence northerly with an easterly line of said Golf at Sugar Creek, LLC lands at N 01°06'45"E, 140.11 feet to an iron pipe (found);

(53) thence westerly with the north line of said lands and parallel with the south line of said northeast quarter (legal centerline of Sugar Creek Road), at S 89°30'45"W, 260.00 feet to an iron pipe (found) in the east line of said northwest quarter;

(54) thence continuing westerly with said north line at S 89°35'17"W, 225.00 feet to an iron pipe (found) at a break point in the north line of said lands;

(55) thence southwesterly with said north line at S 69°37'53"W, 629.76 feet to an iron pipe (found) at the northwest corner of said Golf at Sugar Creek, LLC lands;

(56) thence southerly with the west line of said Golf at Sugar Creek, LLC lands at S 00°24'43"E, 250.00 feet to a mag nail (found) in the south line of the northwest quarter of said section 6, (legal centerline of Sugar Creek Road) [this course passes through an iron pipe (found) in the north right-of-way line of Sugar Creek Road at 220.00 feet];

(57) thence westerly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at S 89°35'17"W, 295.00 feet to a mag nail (found) at the southeast corner of Village At Sugar Creek #1A subdivision (Plat Book 27, Page 24);

(58) thence northerly with the east line of said subdivision at N 00°24'43"W, 220.00 feet to a concrete monument (found) at the northeast corner of lot 30027 in said subdivision [this course passes through an iron pipe (found) in the north right-of-way line of Sugar Creek Road at 30.00 feet];

(59) thence westerly with the north line of said subdivision at S 85°30'08"W, 421.07 feet to a concrete monument (found) at the northwest corner of lot 30025;

(60) thence westerly with north line of said subdivision at S 89°35'17"W, 420.00 feet to a concrete monument (found) at the northwest corner of lot 30022;

(61) thence southerly with the west line of said subdivision at S 00°24'43"E, 190.00 feet to a mag nail (found) in the south line of the northwest quarter of said section 6, (legal centerline of Sugar Creek Road) [this course passes through an iron pipe (found) in the north right-of-way line of Sugar Creek Road at 160.00 feet];

(62) thence westerly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at S 89°35'17"W, 580.00 feet to the POINT OF BEGINNING.

The lands herein described contain 185.021 acres, of which the rights-of-way of Cool Road, North Dixie Highway, and Sugar Creek Road altogether contain 3.961 acres, leaving a net area of 181.060 acres, 140.437 acres are in the northwest quarter and 44.585 acres are in the northeast quarter of Section 6, and subject to all other easements of record at the time of the recording of this instrument.

This 185.021 acres comprises the entirety of Tax Parcel #38-0600-02-002.000.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through August 16, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

*James A. Frederick*  
 James A. Frederick  
 Ohio Registered Surveyor No. 6622



# VILLAGE AT SUGAR CREEK CONDOMINIUM

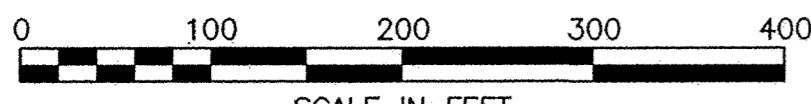
Exhibit C  
Sheet 1 of 17  
First Amendment

## CONDOMINIUM PLAT PART OF NW 1/4 & NE 1/4 SECTION 6 T-3-S, R-8-E, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO

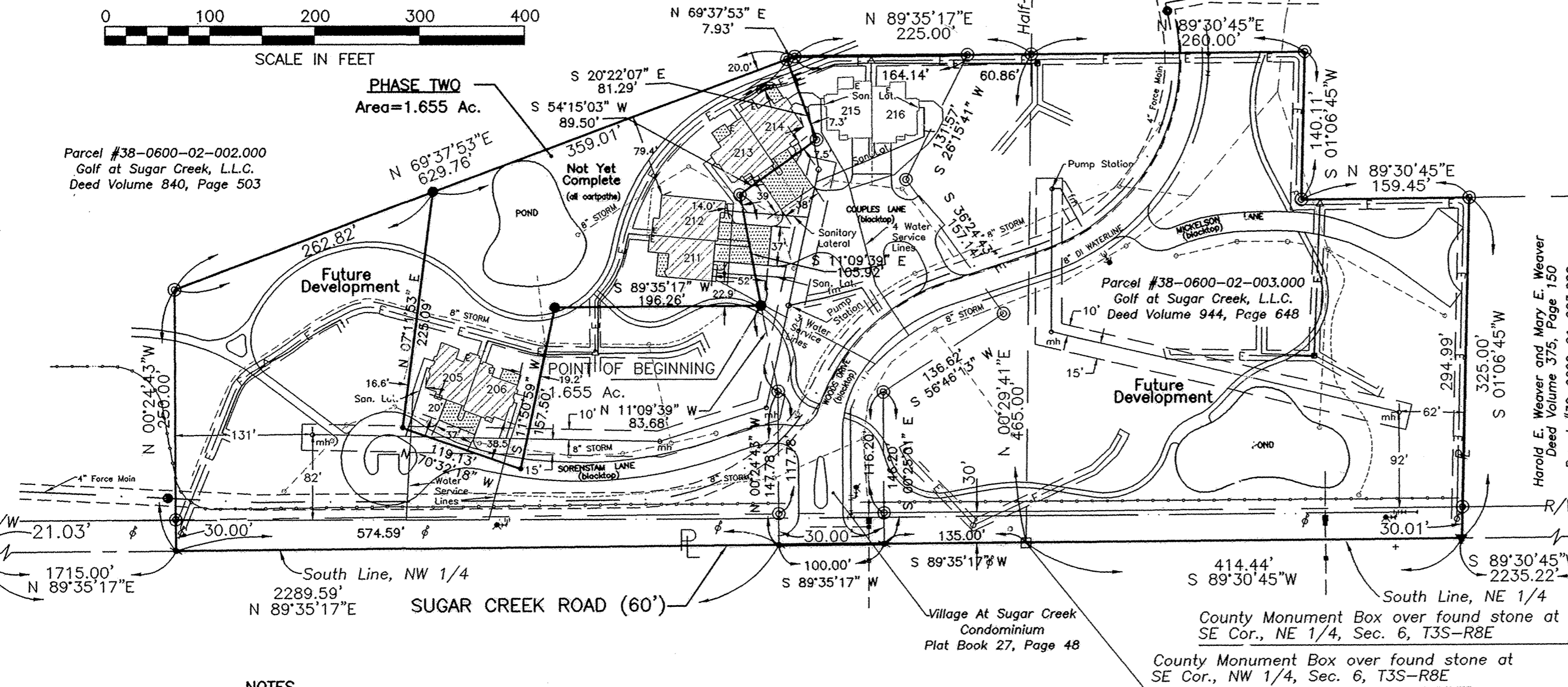
- LEGEND**
- 3/4" dia. x 30" long Iron Pipe (set) [w/orange plastic "K&K/LIMA" plug]
  - Magnail (set)
  - ⊙ Iron Pipe (found)
  - ⊙ Magnail (found)
  - ▼ Mine Spike (found)
  - Monument Box (Found)
  - mh○ Sanitary Manhole
  - E Electric Meter
  - hyd. Hydrant

- USAGE LEGEND**
- ▨ Unit
  - ▭ Common Element
  - ▨ Limited Common Element

parch Unit 205-206 4.0'x8.0' 32 sq.ft.	parch Unit 211-212 4.5'x8.0' 36 sq.ft.	parch Unit 213 3.7'x8.0' 30 sq.ft.	parch Unit 214 7.9'x8.0' 56 sq.ft.
patio Unit 206 10'x13' 180 sq.ft.	patio Unit 211 10'x22' 220 sq.ft.	patio Unit 213 11'x18' 198 sq.ft.	patio Unit 214 10'x15' 150 sq.ft.



County Monument Box established at SE Cor., NE 1/4, Sec. 1, T3S-R7E, Bath Twp. NE 1/4, Sec. 1, T3S-R7E NW 1/4, Sec. 6, T3S-R8E SW Cor., NW 1/4, Sec. 6, T3S-R8E, Jackson Twp.



**DESCRIPTION**  
Owner of Record - Golf at Sugar Creek, LLC  
(Deed Volume 944, Page 648 -  
Tax Parcel #38-0600-02-003.000)  
1.655 Acres

Part of the northwest quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a county monument box established at the southwest corner of the northwest quarter of said Section 6;

thence easterly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 2289.59 feet to a mag nail (found) at the southwest corner of Village at Sugar Creek Condominium (Plat Book 27, Page 48);

thence northerly with the west line of said condominium parcel and at a right angle to the previous course at N 00°24'43"W, 147.78 feet to an iron pipe (found) [at 30.00 feet, this course passes through an iron pipe (found) in the north right-of-way line of Sugar Creek Road];

thence north-northwesterly continuing with said west line of condominium parcel at N 11°09'39"W, 83.68 feet to an iron pipe (set) at the southeast corner of the lands herein described, and the POINT OF BEGINNING;

thence westerly at S 89°35'17"W, 196.26 feet to an iron pipe (set);

thence south-southwesterly at S 11°50'59"W, 157.50 feet to a magnail (set);

thence west-northwesterly at N 70°32'18"W, 119.13 feet to a magnail (set);

thence north-northeasterly at N 07°11'53"E, 225.09 feet to a iron pipe (set);

thence east-northeasterly at N 69°37'53"E, 359.01 feet to an iron pipe (found) at the northwest corner of said Village at Sugar Creek Condominium;

thence south-southeasterly with said west line of condominium parcel at S 20°22'07"E, 81.29 feet to an iron pipe (found);

thence southwesterly continuing with said west line at S 54°15'03"W, 89.50 feet to an iron pipe (found);

thence south-southeasterly continuing with said west line at S 11°09'39"E, 105.92 feet to the POINT OF BEGINNING.

This parcel contains 1.655 acres subject to any other easements of record at the time of the recording of this instrument.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., through August 16, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4-inch diameter by 30-inch long, with an orange plastic "K&K/LIMA" plug.

- NOTES**
1. Declarant for itself and assigns, reserves an easement for construction, ingress and egress, over all common areas for future expansion.
  2. By this plat, dedicant also grants to the City of Lima and Allen Water District an easement, ten feet in width, centered on the 8-inch water line which generally follows the east side of Woods Drive, bearing northerly from the main line at Sugar Creek Road for about 650 feet to the north property line [centerline and hydrants shown].
  3. By this plat, dedicant also grants to the Allen County Sanitary Engineer an easement, fifteen feet in width, centered on the 4-inch force main which generally follows the west side of Woods Drive and the south side of Sorenstam Drive. An additional easement, ten feet in width, is centered on each of the 2 pump stations discharge lines.
  4. The Owner(s) of the lots and/or units within this development agree(s) to have sole responsibility for the permanent maintenance and upkeep of all drainage infrastructure, including but not limited to, swales, ditches, conduits, inlets, junction boxes, catch basins, culverts, manholes, retention and detention areas, flow control structures, outlet pipes, and all other drainage infrastructure, outside of the public road right-of-way, which pertain to the master grading plans established by the Developer or its successors or assigns for the Property. The Owner(s) of the lots and/or units within the development shall be charged a proportionate share of the costs of the above stated upkeep and maintenance and all other costs associated therewith. The acceptance of a deed for a lot or unit in Village at Sugar Creek constitutes an acknowledgment of an agreement to pay a proportionate share of the said costs or expense. The above referenced drainage infrastructure shall be owned, operated, repaired and maintained by the Village at Sugar Creek Owners' Association as provided for in the Declaration recorded June 28, 2005 in Deed Volume 943, Page 337 of the Allen County, Ohio, Recorder's Office. In the event the Village at Sugar Creek Owners' Association does not enforce the maintenance of the drainage infrastructure, then the enforcement of the maintenance shall vest in each of the lot and/or unit owners within this development. Said lot and/or unit owners may, at their discretion, join together to prosecute any proceeding at law against any owner failing or refusing to pay their respective portion of said maintenance and upkeep including the cost and expense incurred in the prosecution of such proceedings.

The Condominium Units are subject to the Declaration for Village at Sugar Creek Condominium filed in Deed Volume 944 Page 803 of the Recorder's Office, Allen County, Ohio.

**OWNER'S DEDICATION AND ACKNOWLEDGMENT**

We the undersigned, John Duncan, Member & Manager, and James F. Blair, Member & Manager, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, the owner of the land platted herein, do hereby consent to the execution of said plat. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of waterline, sanitary sewer force main, storm sewer lines, drainage channels & an ingress and egress easement, and are to be maintained as such forever.

*Dorota Yankman* Witness  
*John Duncan* John Duncan, Member & Manager  
*Michelle D. Desper* Witness  
*James F. Blair* James F. Blair, Member & Manager

State of Ohio, S.S., Allen County

The foregoing instrument was acknowledged before me this 15<sup>TH</sup> day of NOVEMBER 2005 by John Duncan, Member & Manager, and James F. Blair, Member & Manager, of GOLF AT SUGAR CREEK, A LIMITED LIABILITY COMPANY, also known as, GOLF AT SUGAR CREEK, LLC, an Ohio Limited Liability Company, the owner listed above, that the signing and execution of the foregoing to be their voluntary act and deed both personally and on behalf of the Company.

*Dorota Yankman*  
Notary Public in and for Allen County, Ohio  
**ATTORNEY AT LAW - STATE OF OHIO  
NON-EXPIRING COMMISSION**



*James A. Frederick*  
James A. Frederick  
Registered Surveyor No. 6622

*Jack R. Hartley*  
Jack R. Hartley  
Licensed Professional Engineer No. 53822

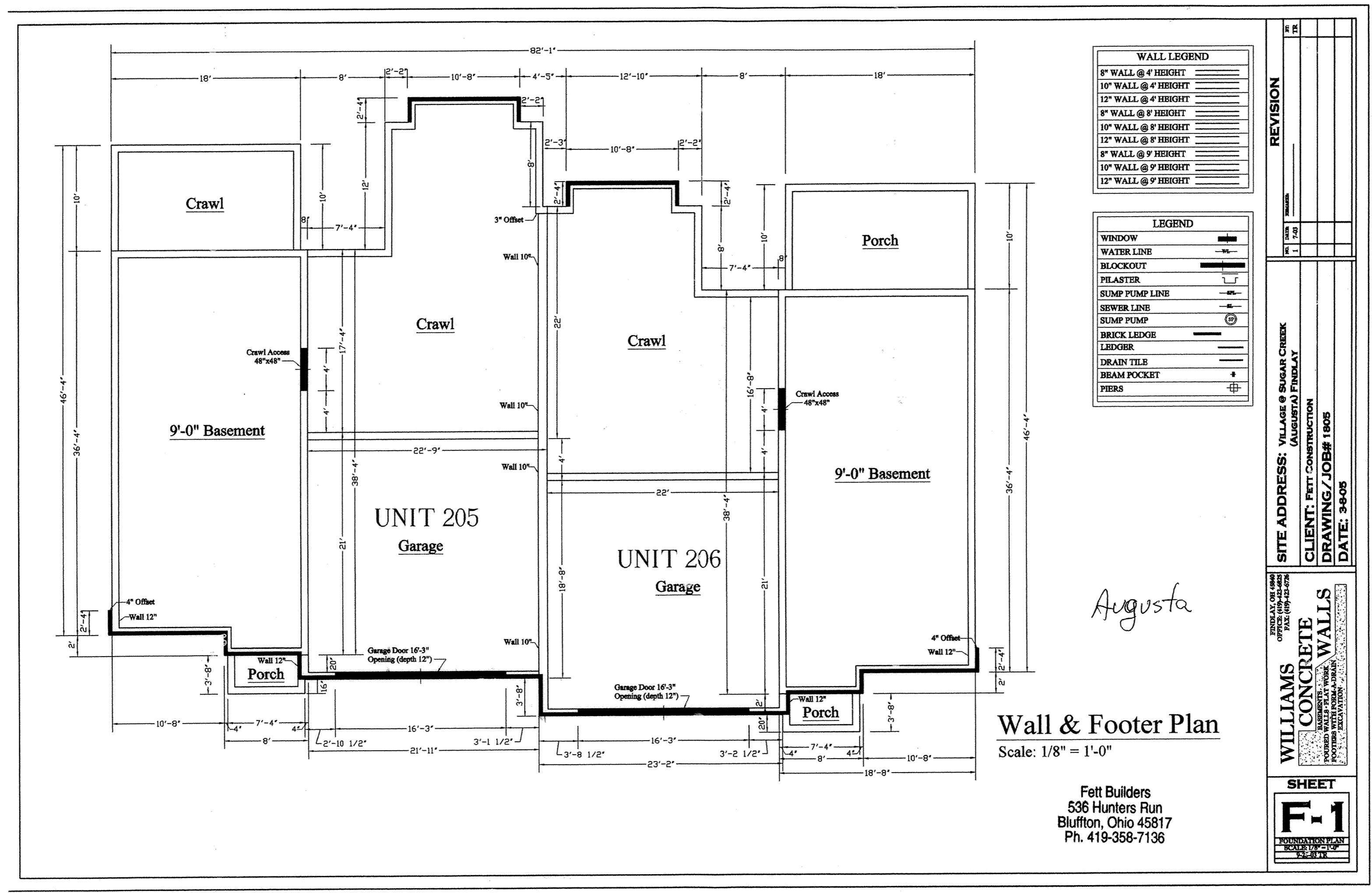


**KOHLI & KALIHAR ASSOCIATES, INC.**  
ENGINEERS AND SURVEYORS  
2244 Balon Rouge, Lima, Ohio 45805 419-227-1135

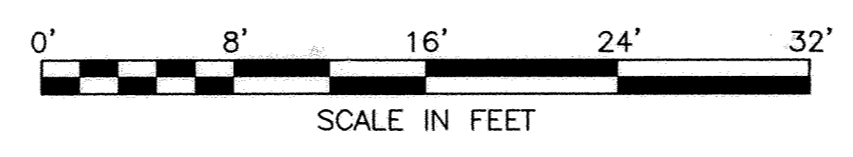
REVIEWED BY:  
*M. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEERS  
DATE: 11/18/05

# VILLAGE AT SUGAR CREEK CONDOMINIUM

Exhibit C  
Sheet 2 of 17  
First Amendment

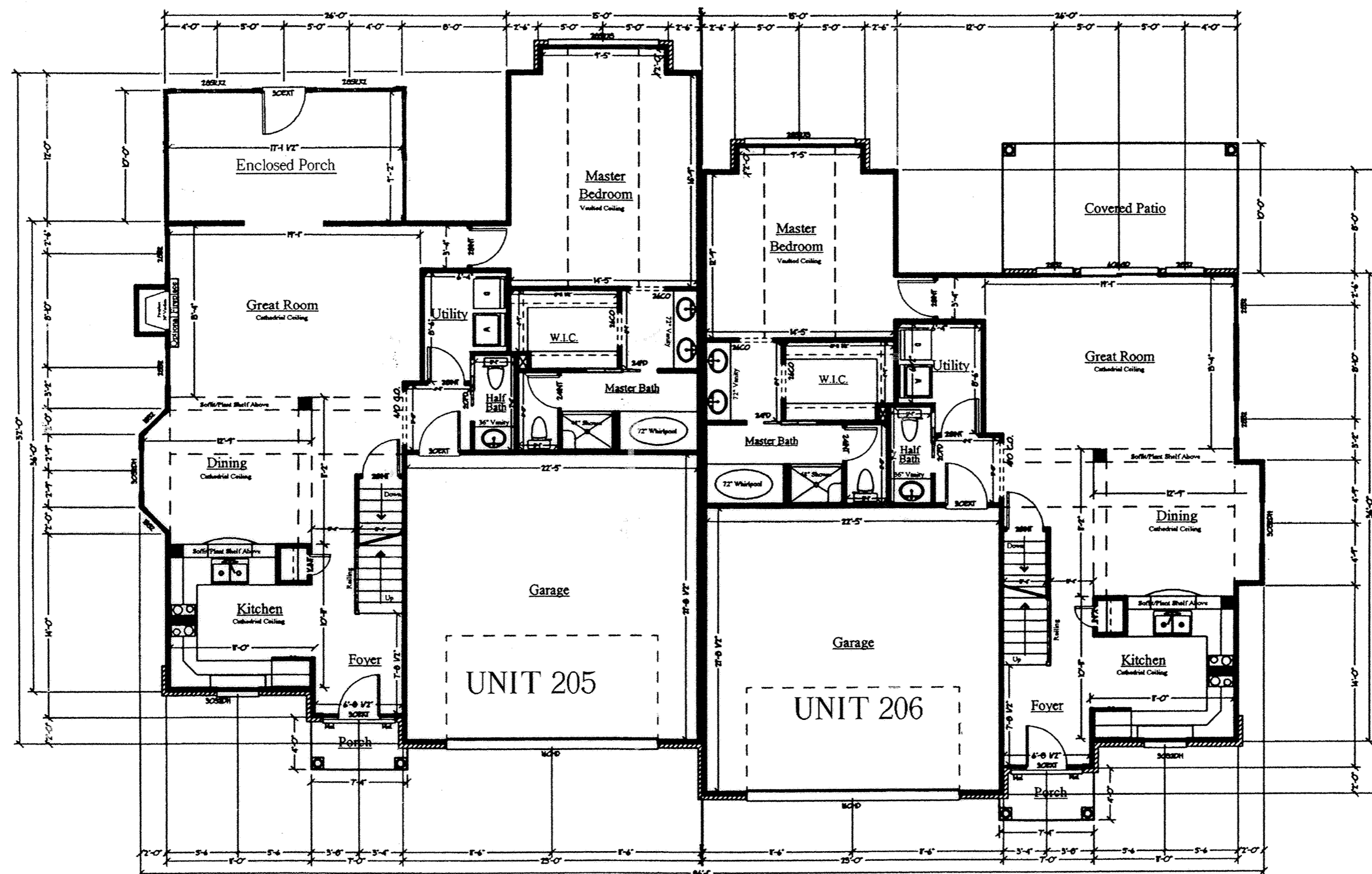


## BASEMENT - FOUNDATION PLAN - UNITS 205 & 206



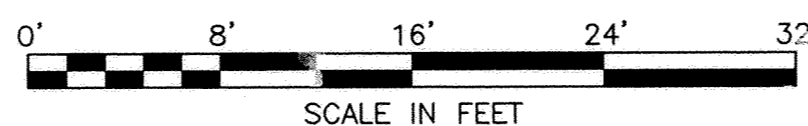


# VILLAGE AT SUGAR CREEK CONDOMINIUM



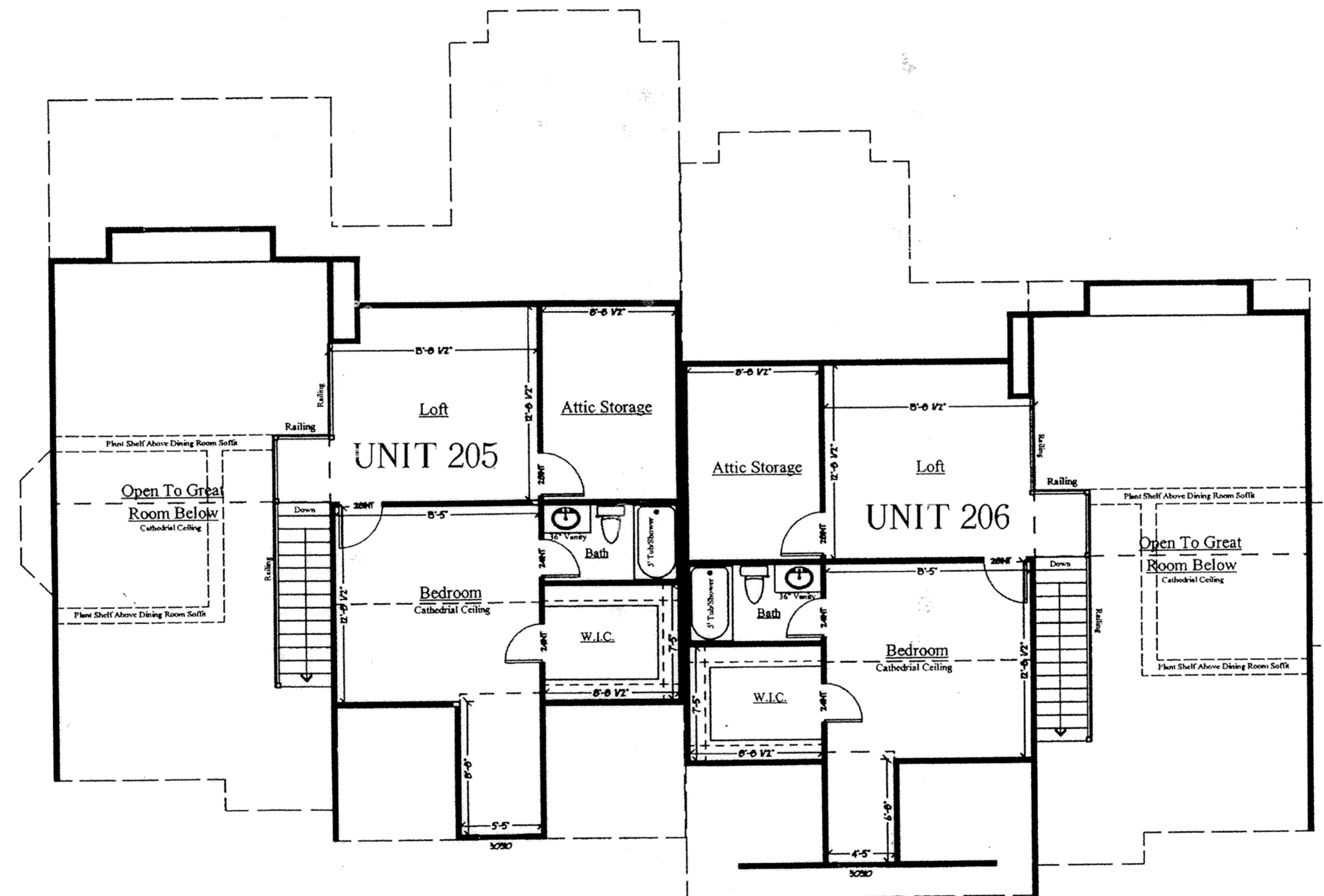
## FIRST FLOOR PLAN - UNITS 205 & 206

1st Floor Living Area = 1464 Sq. Ft.  
 2nd Floor Living Area = 534 Sq. Ft.  
 Total Living Area = 1998 Sq. Ft.  
 Garage = 500 Sq. Ft.  
 Total Unit Area = 2498 Sq. Ft.

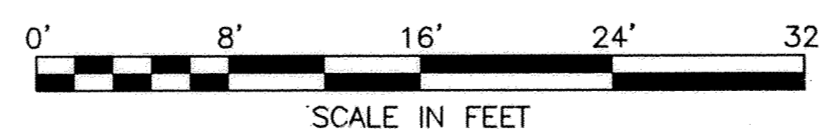


1st Floor Living Area = 1237 Sq. Ft.  
 2nd Floor Living Area = 534 Sq. Ft.  
 Total Living Area = 1771 Sq. Ft.  
 Garage = 500 Sq. Ft.  
 Total Unit Area = 2271 Sq. Ft.

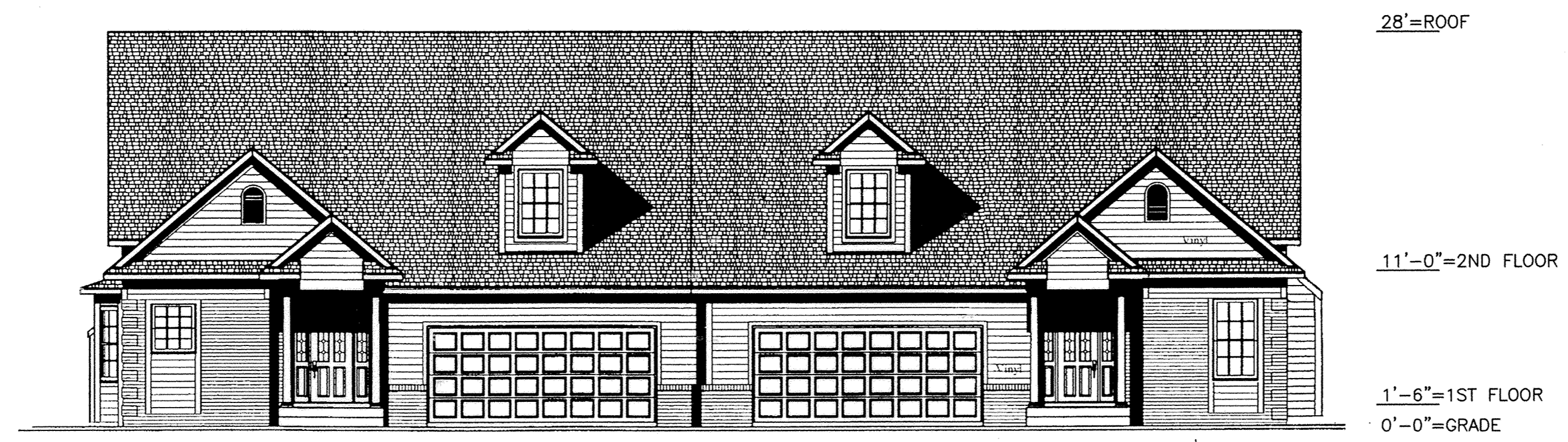
# VILLAGE AT SUGAR CREEK CONDOMINIUM



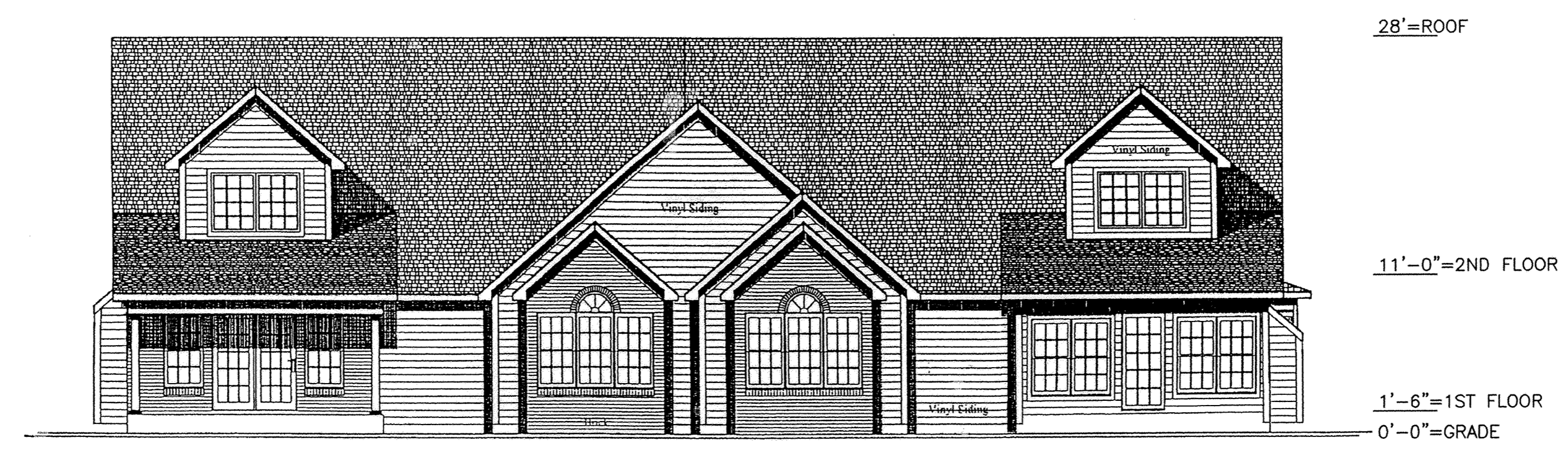
SECOND FLOOR PLAN - UNITS 205 & 206



# VILLAGE AT SUGAR CREEK CONDOMINIUM

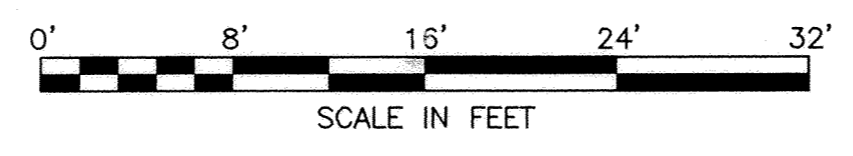


FRONT

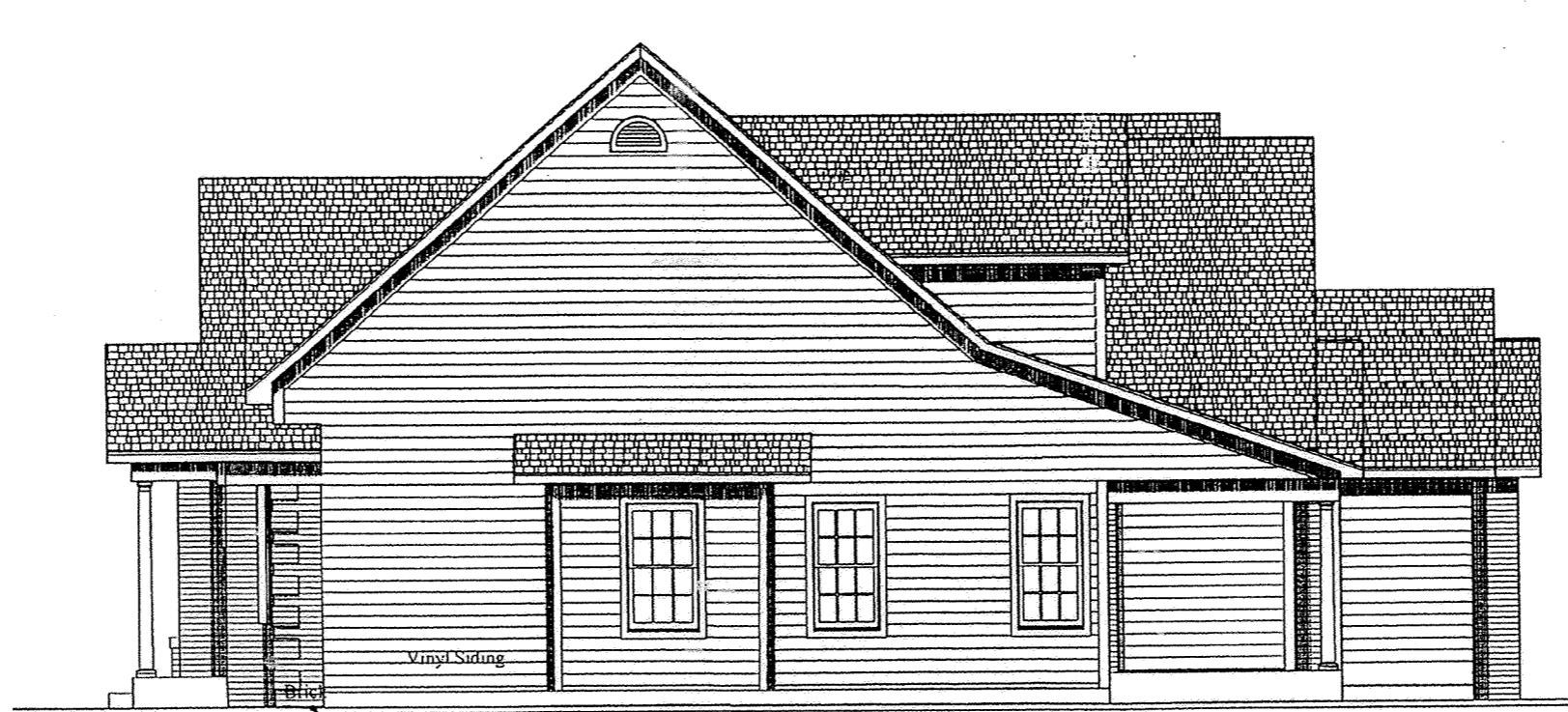


REAR

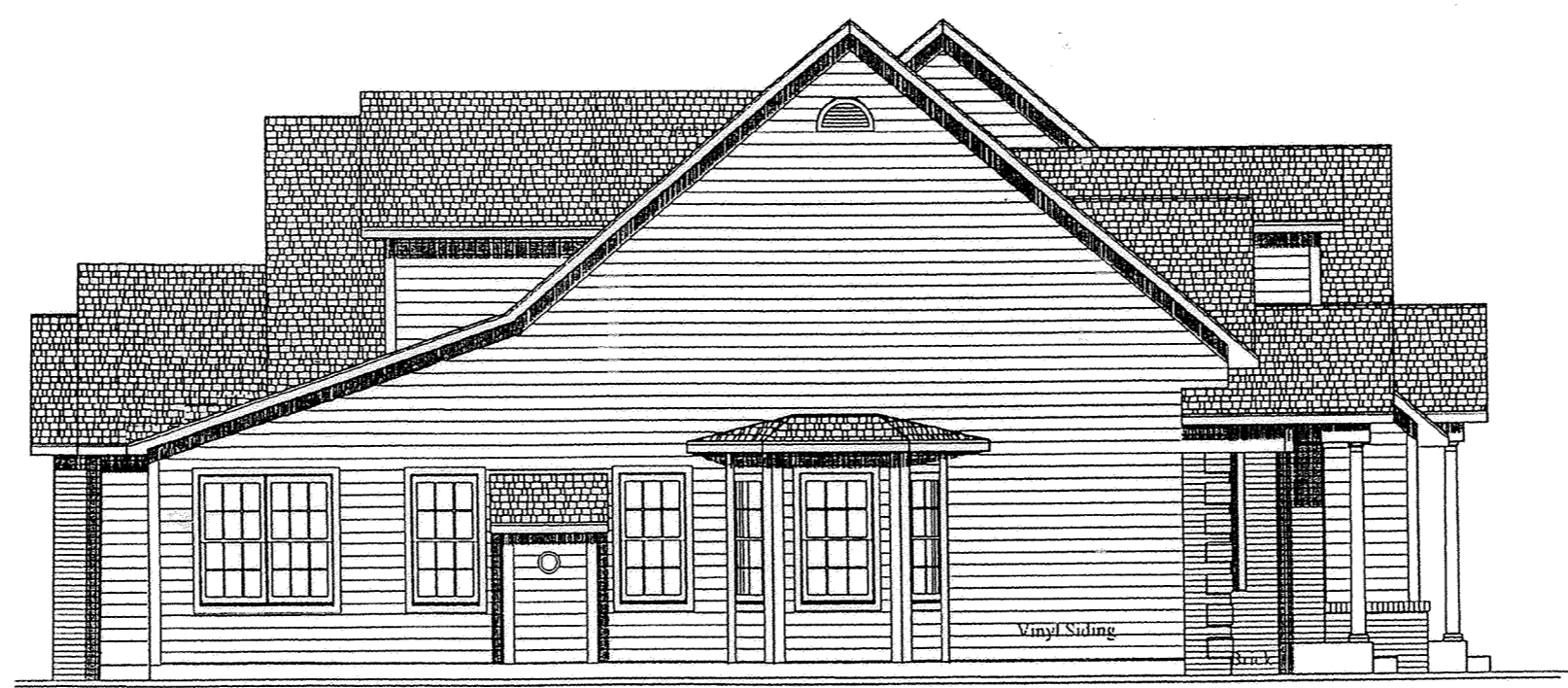
## ELEVATIONS - UNITS 205 & 206



# VILLAGE AT SUGAR CREEK CONDOMINIUM

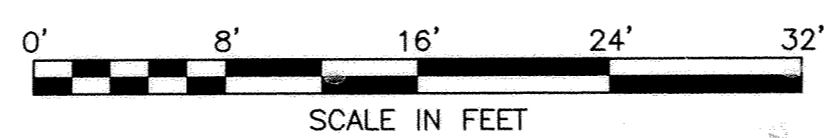


RIGHT



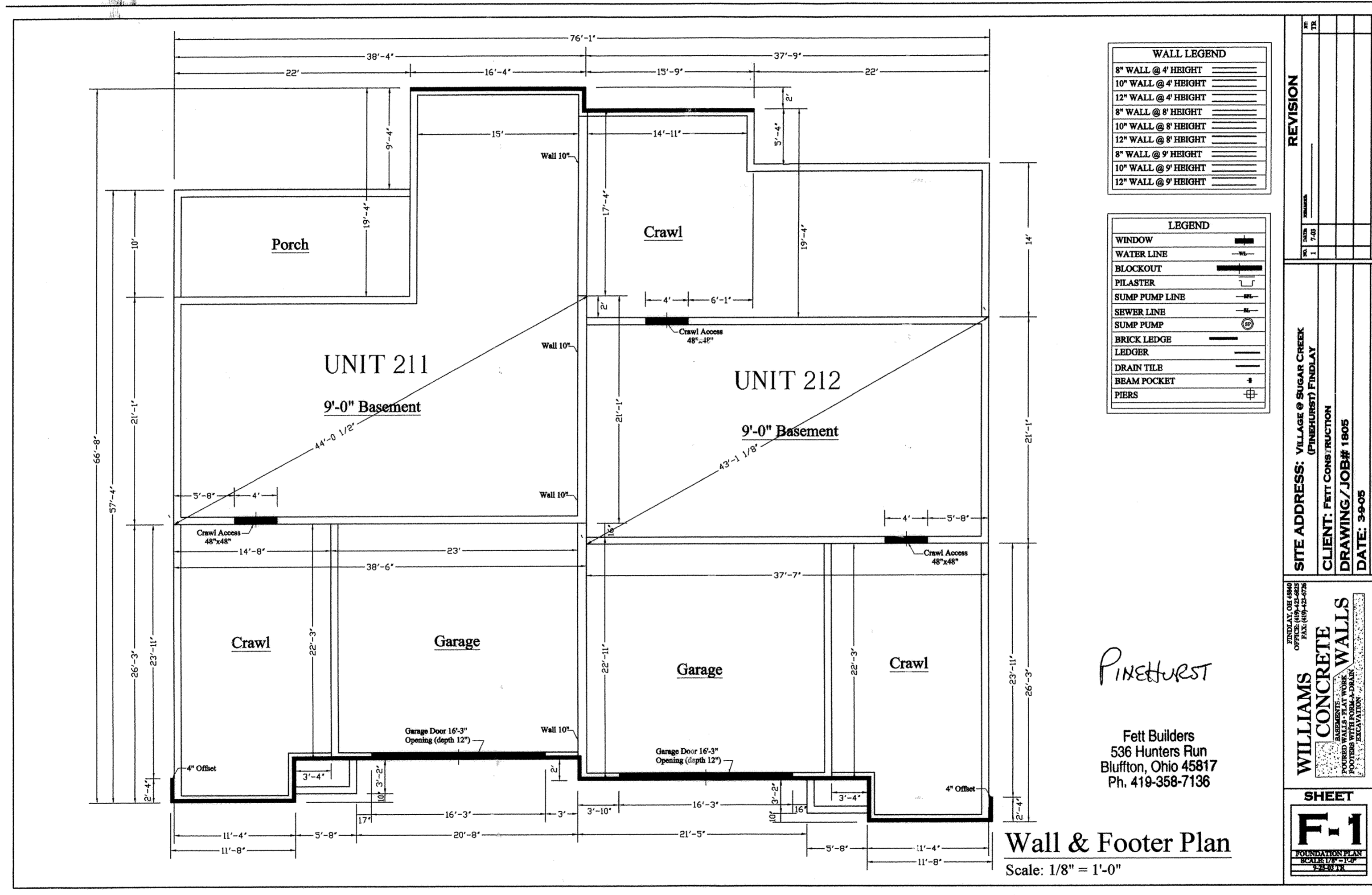
LEFT

## ELEVATIONS - UNITS 205 & 206

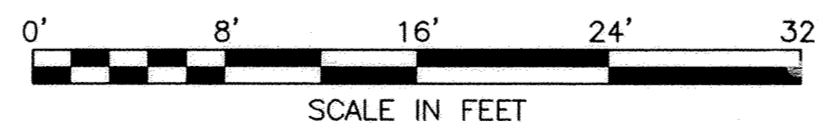


# VILLAGE AT SUGAR CREEK CONDOMINIUM

Exhibit C  
Sheet 7 of 17  
First Amendment

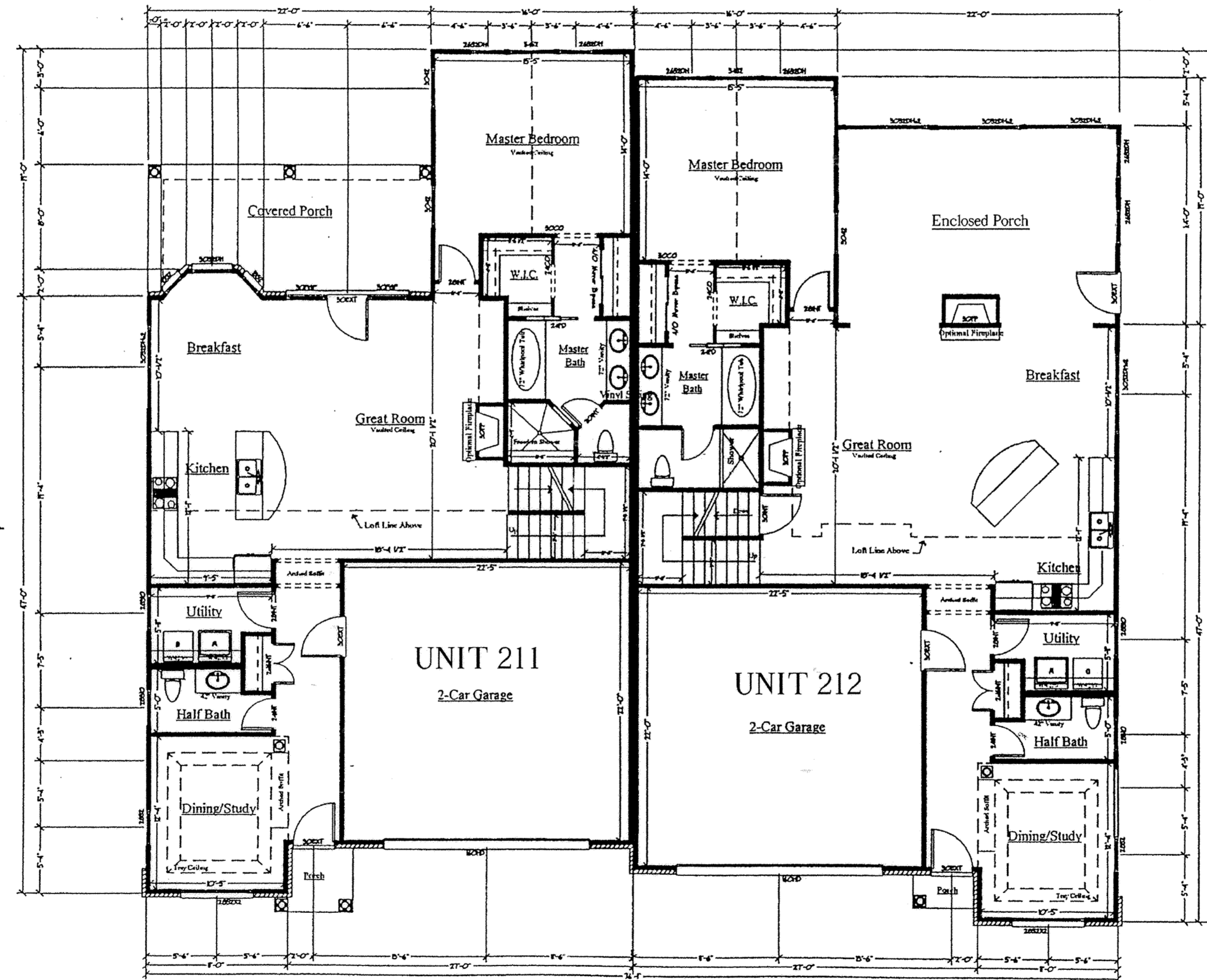


## BASEMENT - FOUNDATION PLAN - UNITS 211 & 212



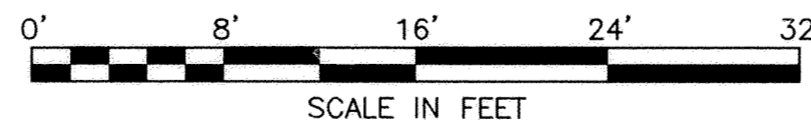
# VILLAGE AT SUGAR CREEK CONDOMINIUM

Exhibit C  
 Sheet 8 of 17  
 First Amendment



FIRST FLOOR PLAN - UNITS 211 & 212

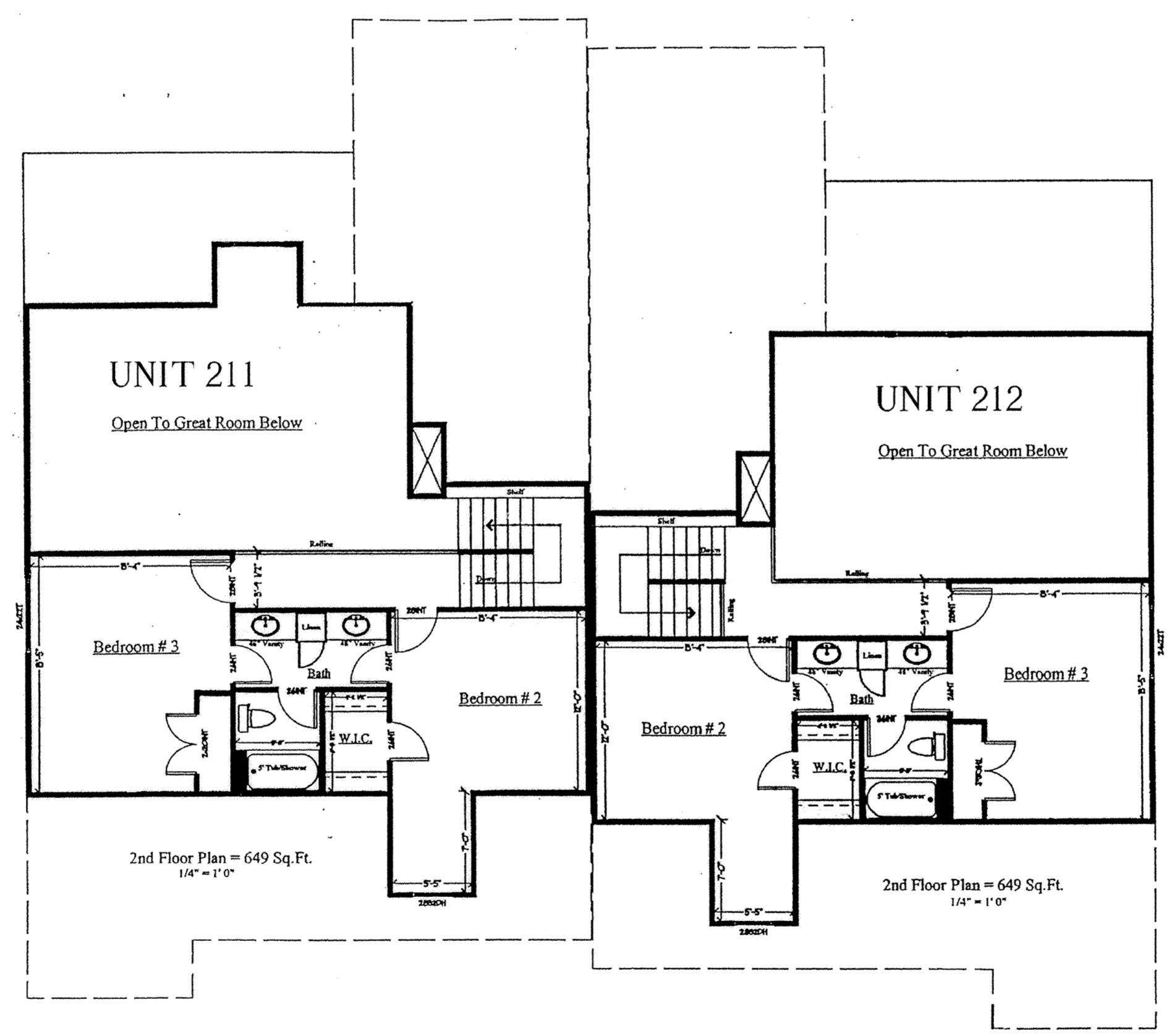
1st Floor Living Area = 1488 Sq. Ft.  
 2nd Floor Living Area = 649 Sq. Ft.  
 Total Living Area = 2137 Sq. Ft.  
 Garage = 506 Sq. Ft.  
 Total Unit Area = 2643 Sq. Ft.



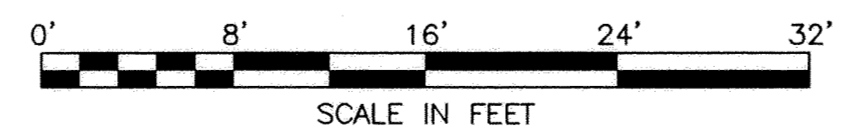
1st Floor Living Area = 1818 Sq. Ft.  
 2nd Floor Living Area = 649 Sq. Ft.  
 Total Living Area = 2467 Sq. Ft.  
 Garage = 506 Sq. Ft.  
 Total Unit Area = 2973 Sq. Ft.

# VILLAGE AT SUGAR CREEK CONDOMINIUM

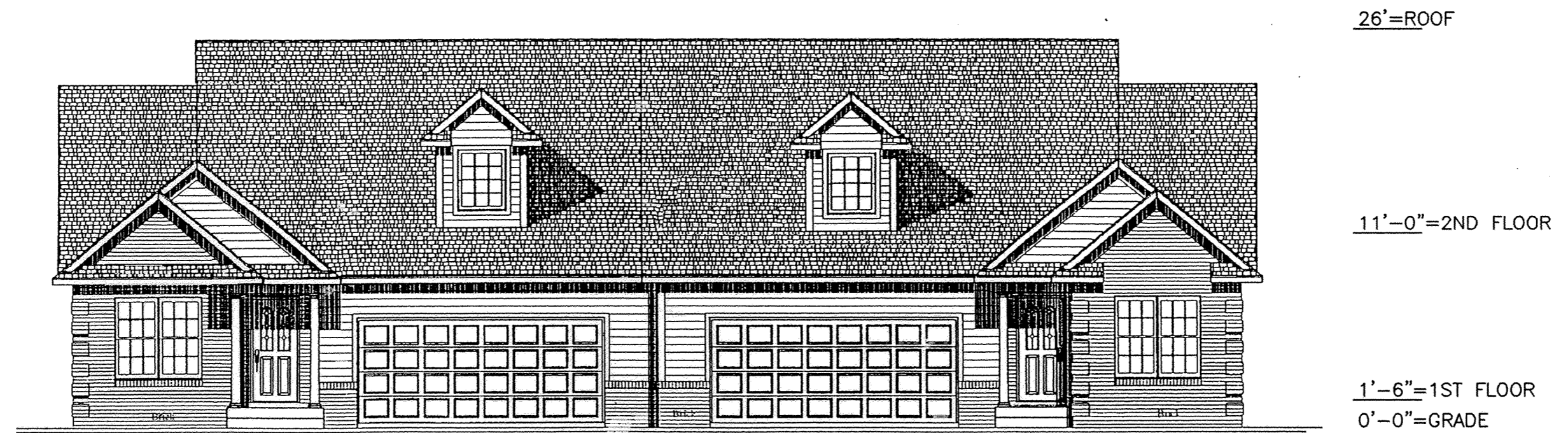
Exhibit C  
Sheet 9 of 17  
First Amendment



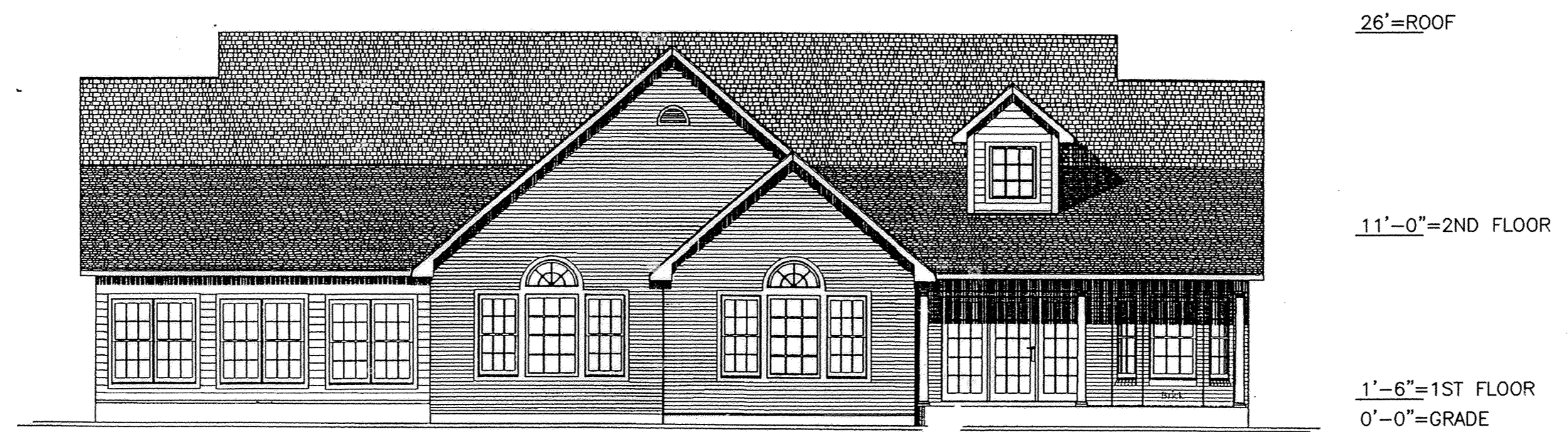
SECOND FLOOR PLAN - UNITS 211 & 212



# VILLAGE AT SUGAR CREEK CONDOMINIUM

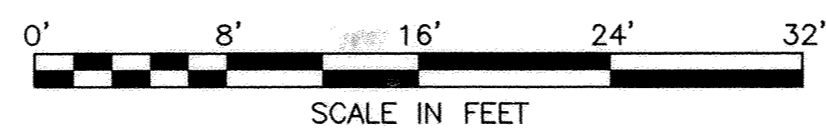


FRONT



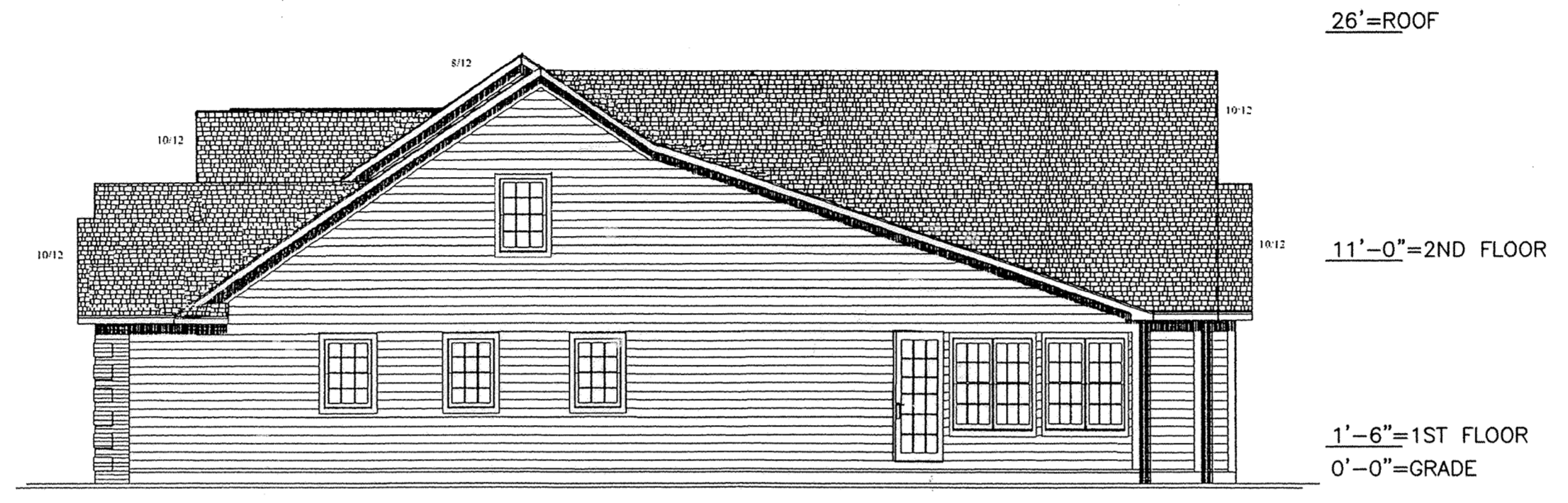
REAR

## ELEVATIONS - UNITS 211 & 212

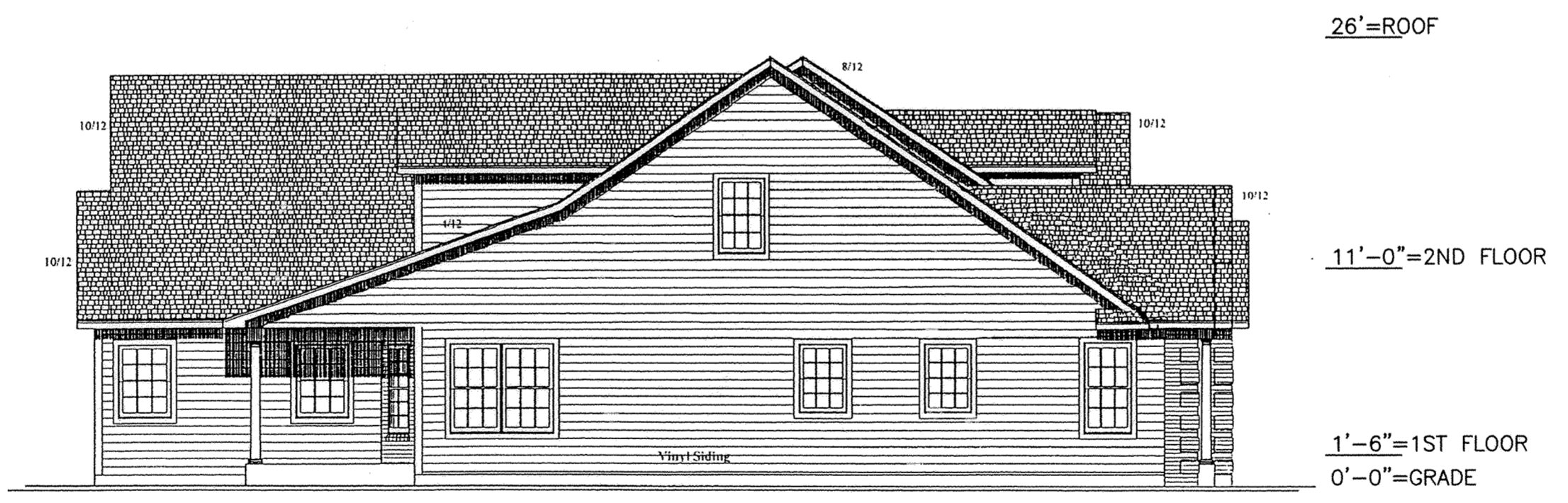




# VILLAGE AT SUGAR CREEK CONDOMINIUM

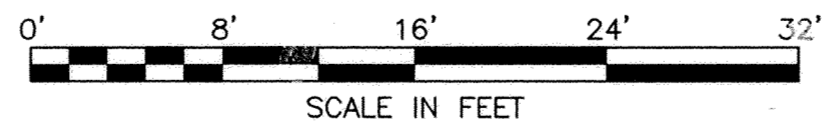


RIGHT

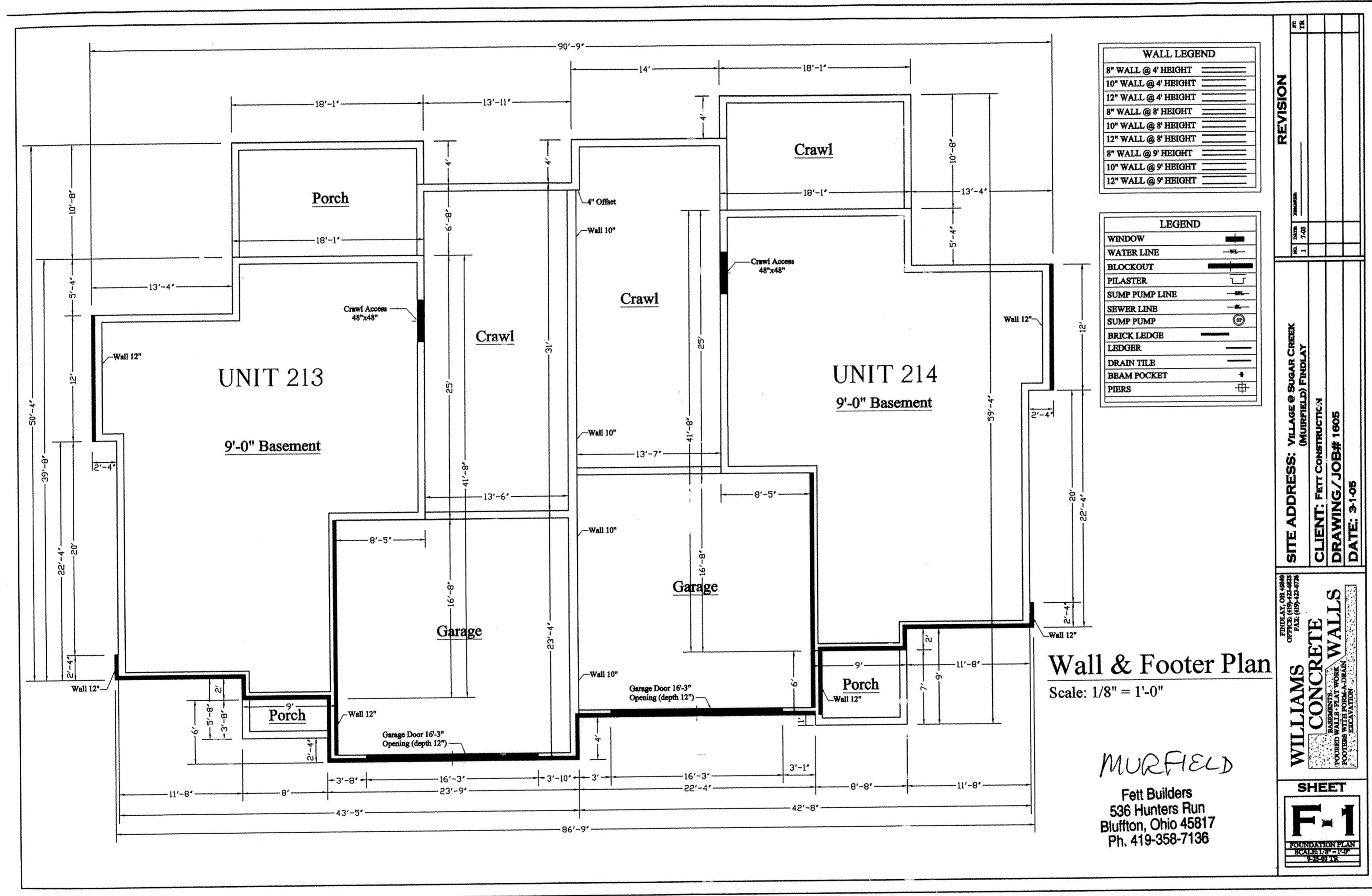


LEFT

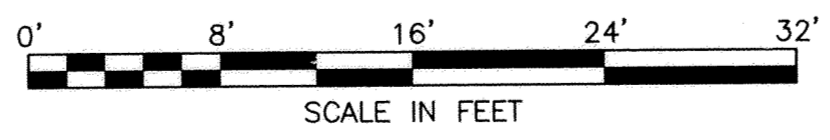
## ELEVATIONS - UNITS 211 & 212



# VILLAGE AT SUGAR CREEK CONDOMINIUM

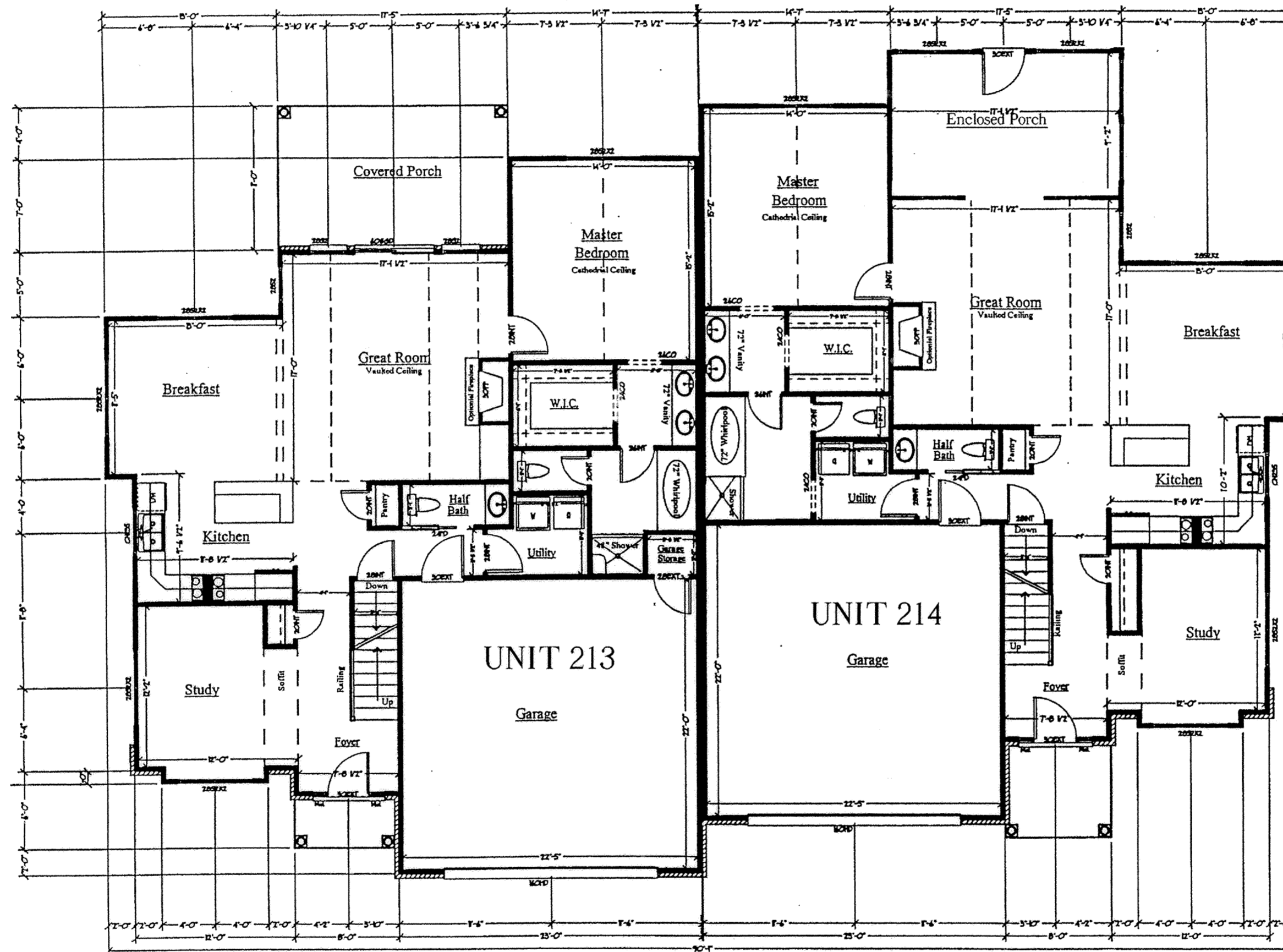


## BASEMENT - FOUNDATION PLAN - UNITS 213 & 214

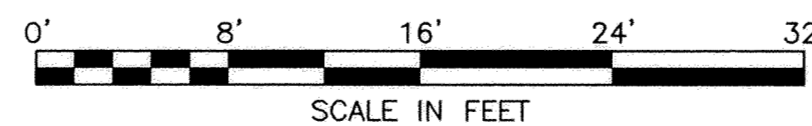


# VILLAGE AT SUGAR CREEK CONDOMINIUM

Exhibit C  
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First Amendment



FIRST FLOOR PLAN - UNITS 213 & 214

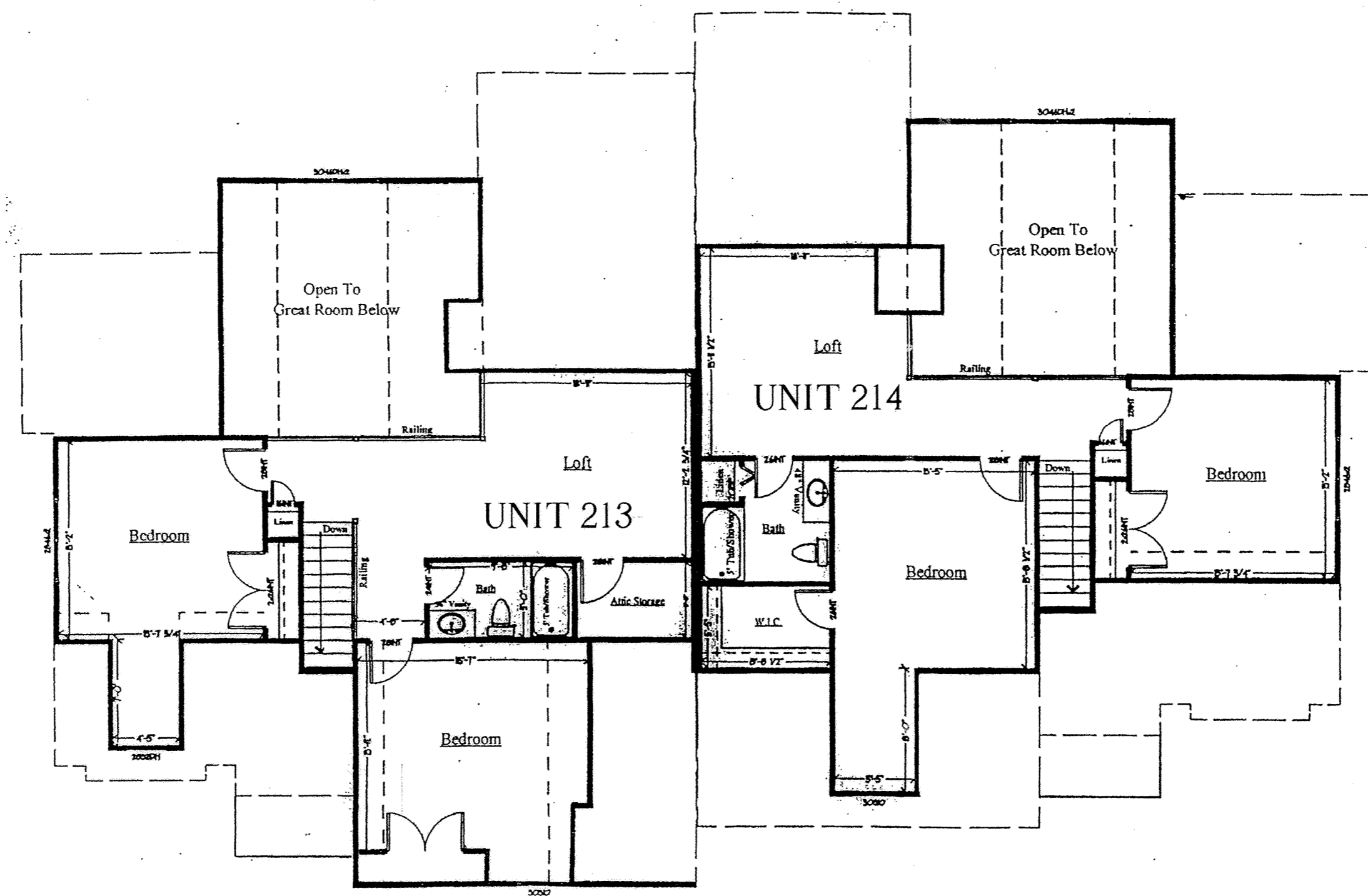


1st Floor Living Area = 1448 Sq. Ft.  
2nd Floor Living Area = 925 Sq. Ft.  
Total Living Area = 2373 Sq. Ft.  
Garage = 506 Sq. Ft.  
Total Unit Area = 2879 Sq. Ft.

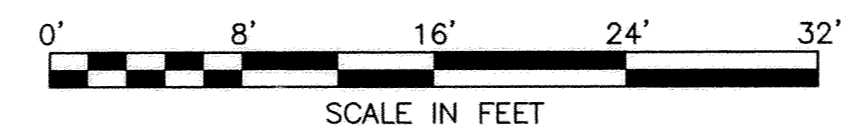
1st Floor Living Area = 1641 Sq. Ft.  
2nd Floor Living Area = 898 Sq. Ft.  
Total Living Area = 2539 Sq. Ft.  
Garage = 506 Sq. Ft.  
Total Unit Area = 3045 Sq. Ft.

# VILLAGE AT SUGAR CREEK CONDOMINIUM

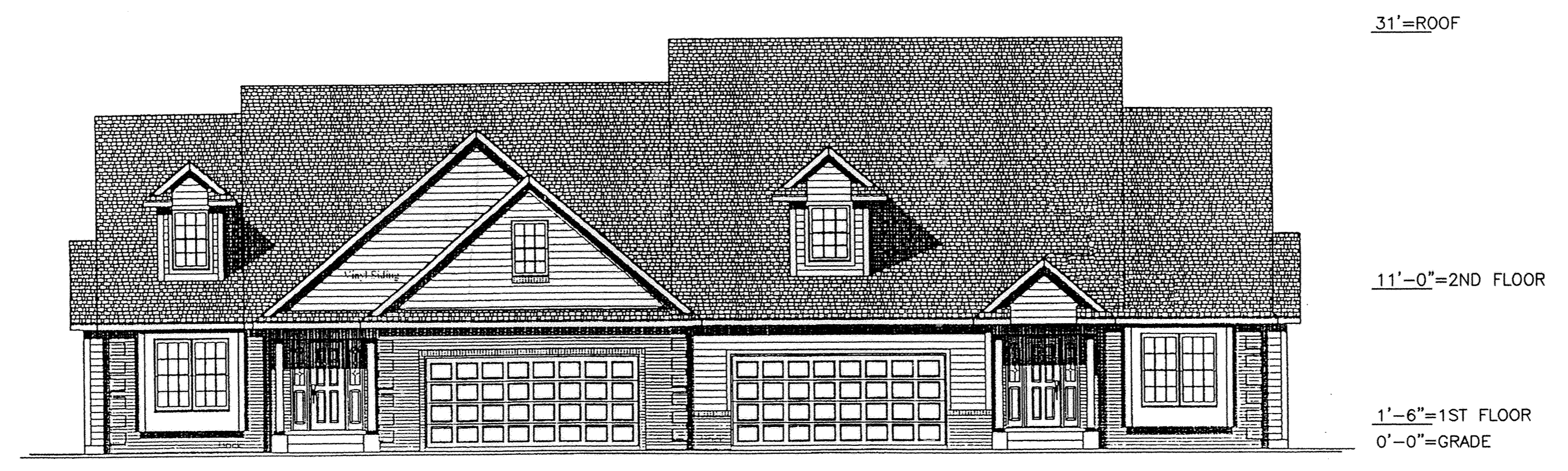
Exhibit C  
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First Amendment



SECOND FLOOR PLAN - UNITS 213 & 214



# VILLAGE AT SUGAR CREEK CONDOMINIUM

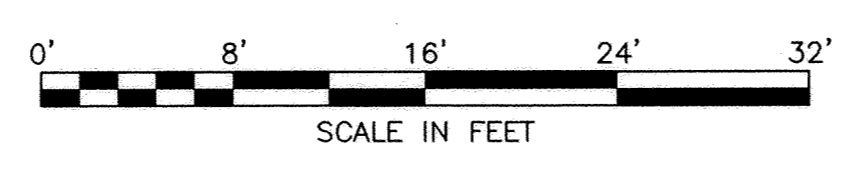


FRONT

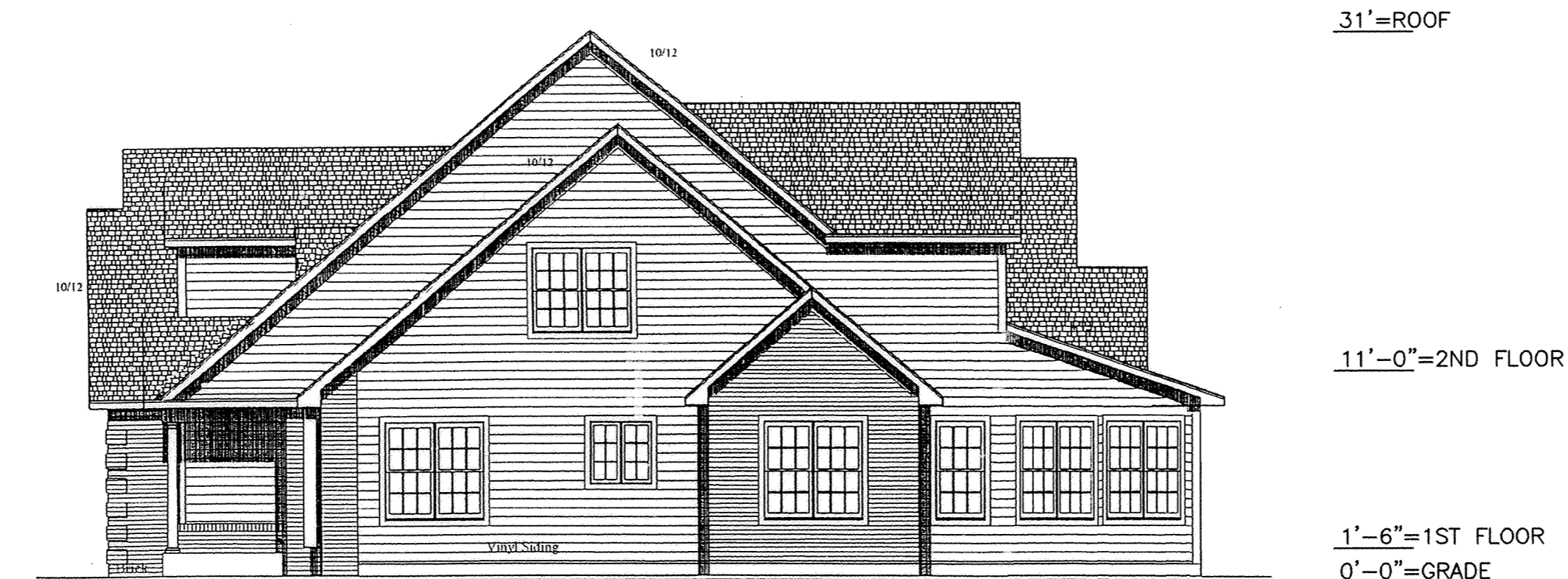


REAR

## ELEVATIONS - UNITS 213 & 214



# VILLAGE AT SUGAR CREEK CONDOMINIUM

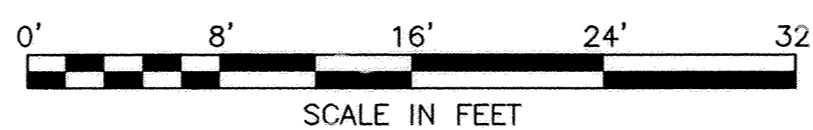


RIGHT



LEFT

## ELEVATIONS - UNITS 213 & 214



# VILLAGE AT SUGAR CREEK CONDOMINIUM

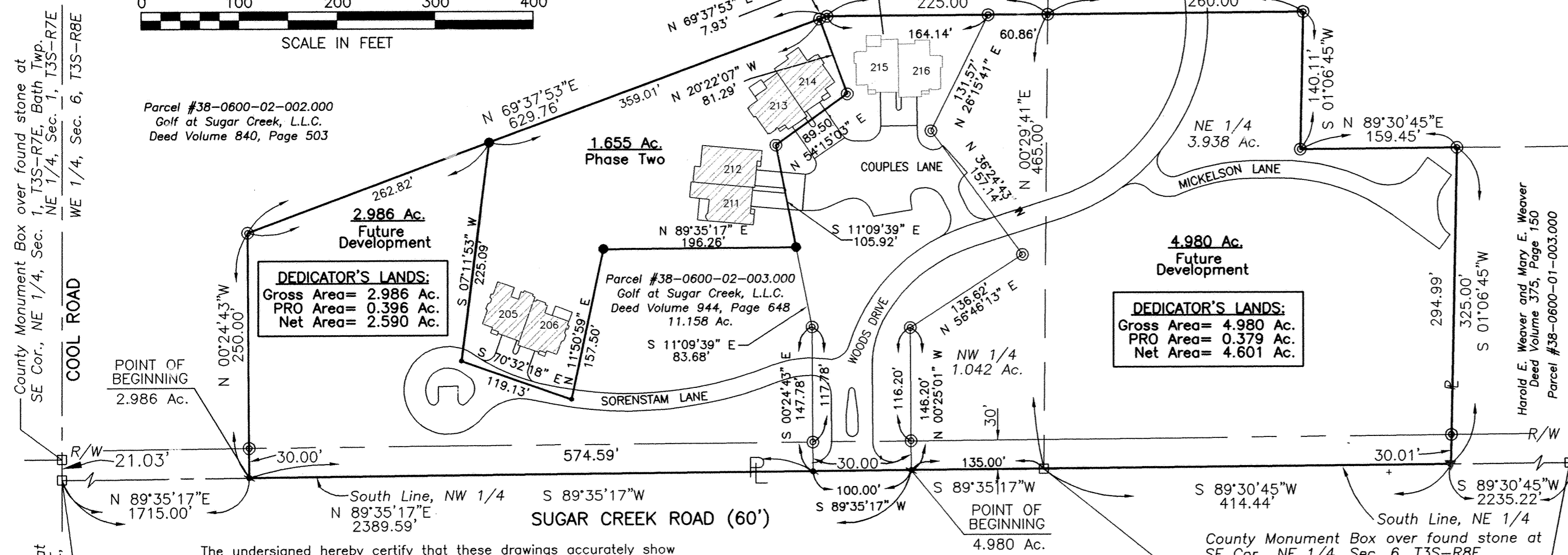
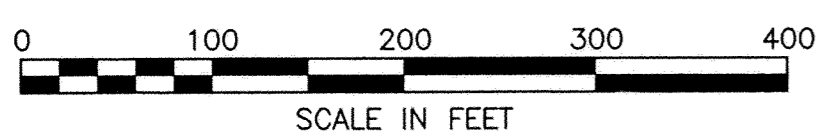
Exhibit C  
Sheet 17 of 17  
First Amendment

DEDICATOR'S PLAT  
PART OF NW 1/4 & NE 1/4 SECTION 6  
T-3-S, R-8-E, JACKSON TOWNSHIP,  
ALLEN COUNTY, OHIO

### LEGEND

- 3/4" dia. x 30" long Iron Pipe (set) [w/orange plastic "K&K/LIMA" plug]
- Magnail (set)
- ⊙ Iron Pipe (found)
- ⊙ Magnail (found)
- ⚡ Mine Spike (found)
- Monument Box (Found)

North



**DESCRIPTION**  
Owner of Record - Golf at Sugar Creek, LLC  
(Deed Volume 944, Page 648 - Tax Parcel #38-0600-02-003.000  
East Parcel - 4.980 Acres

Part of the northwest quarter and northeast quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a county monument box established at the southwest corner of the northwest quarter of said Section 6;

thence easterly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 2389.59 feet to a mag nail (found) at the southeast corner of Village at Sugar Creek Condominium (Plat Book 27, Page 48), and being the POINT OF BEGINNING;

thence northerly with the east line of said condominium parcel at N 00°25'01"W, 146.20 feet to an iron pipe (found) [at 30.00 feet, this course passes through an iron pipe (found) in the north right-of-way line of Sugar Creek Road];

thence northeasterly continuing with said east line at N 56°46'13"E, 136.62 feet to an iron pipe (found);

thence northwesterly continuing with said east line at N 36°24'43"W, 157.14 feet to an iron pipe (found);

thence north-northeasterly continuing with said east line at N 26°15'41"E, 131.57 feet to an iron pipe (found) at the northeast corner of said Village at Sugar Creek Condominium;

thence easterly and parallel with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 60.86 feet to an iron pipe (found) in the east line of said northwest quarter that is 465.00 feet northerly from a county monument box over a found stone at the southeast corner of said northwest quarter;

thence easterly and parallel with the south line of said northeast quarter (legal centerline of Sugar Creek Road) at N 89°30'45"E, 260.00 feet to an iron pipe (found);

thence southerly at S 01°06'45"W, 140.11 feet to an iron pipe (found);

thence easterly with the westerly extension of the north line of lands owned by Harold E. Weaver and Mary E. Weaver (Deed Volume 375, Page 150) at N 89°30'45"E, 159.45 feet to an iron pipe (set 1998) at the northwest corner of said lands owned by Weaver (being 2.98 acres of land in the name of Weaver, who obtained title by Deed Volume 375, Page 150 and granted all but 2.98 acres by Deed Volume 456, Page 555);

thence southerly with the west line of said Weaver lands at S 01°06'45"W, 325.00 feet to a mine spike (set 1998) in the south line of said northeast quarter (legal centerline of Sugar Creek Road) and at the southwest corner of said Weaver lands [at 294.99 feet, this course passes through an iron pipe (set 1998) in the north right-of-way line of Sugar Creek Road];

thence westerly with said south line of northeast quarter (legal centerline of Sugar Creek Road) at S 89°30'45"W, 414.44 feet to said county monument box at the southeast corner of said northwest quarter;

thence westerly with said south line of northwest quarter (legal centerline of Sugar Creek Road) at S 89°35'17"W, 135.00 feet to the POINT OF BEGINNING.

This parcel contains 4.980 acres, of which 0.379 acres are subject to the right-of-way of Sugar Creek Road, leaving a net area of 4.601 acres, subject to any other easements of record at the time of the recording of this instrument. Of this total 4.980 acres, 1.042 acres are in the Northwest quarter of Section 6 and 3.938 acres are in the Northeast quarter of Section 6.

These descriptions are based on surveying work performed by Kohli & Kalihier Associates, Inc., through August 16, 2005. Bearings are based on an assumed cardinal direction for a traverse line between found points at Cool Road. Iron pipes set this survey are 3/4 inch diameter by 30 inch long, with an orange plastic "K&K/Lima" plug.

The undersigned hereby certify that these drawings accurately show each building as built or constructed and accurately reflects the location of improvements and recorded easements.

**DESCRIPTION**  
Owner of Record - Golf at Sugar Creek, LLC  
(Deed Volume 944, Page 648 - Tax Parcel #38-0600-02-003.000)

West Parcel - 2.986 Acres

Part of the northwest quarter of Section 6, Township-3-South, Range-8-East, Jackson Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a county monument box established at the southwest corner of the northwest quarter of said Section 6;

thence easterly with the south line of said northwest quarter (legal centerline of Sugar Creek Road) at N 89°35'17"E, 1715.00 feet to a mag nail (found) at the southwest corner of the lands herein described, and the POINT OF BEGINNING.

thence northerly and at a right angle to the previous course at N 00°24'43"W, 250.00 feet to an iron pipe (found) [at 30.00 feet, this course passes through an iron pipe (found) in the north right-of-way line of Sugar Creek Road];

thence east-northeasterly at N 69°37'53"E, 262.82 feet to an iron pipe (set);

thence south-southwesterly at S 07°11'53"W, 225.09 feet to a magnail (set);

thence south-southeasterly at S 70°32'18"E, 119.13 feet to a magnail (set);

thence north-northeasterly at N 11°50'09"E, 157.50 feet to an iron pipe (set);

thence easterly at N 89°35'17"E, 196.26 feet to an iron pipe (set) in the west line of Village at Sugar Creek Condominium (Plat Book 27, Page 48);

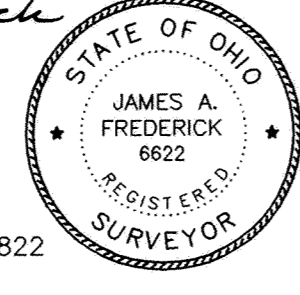
thence south-southeasterly with said west line of condominium parcel at S 11°09'39"E, 83.68 feet to an iron pipe (found);

thence southerly continuing with said west line at S 00°24'43"E, 147.78 feet to a mag nail (found) in the south line of said northwest quarter (legal centerline of Sugar Creek Road) [at 117.78 feet, this course passes through an iron pipe (set) in the north right-of-way line of Sugar Creek Road];

thence westerly with said south line of northwest quarter (legal centerline of Sugar Creek Road) at S 89°35'17"W, 574.59 feet to the POINT OF BEGINNING.

*James A. Frederick*  
James A. Frederick  
Registered Surveyor No. 6622

*Jack R. Hartley*  
Jack R. Hartley  
Licensed Professional Engineer No. 53822



**KOHLI & KALIHIER ASSOCIATES, INC.**  
ENGINEERS AND SURVEYORS  
2244 Baton Rouge, Lima, Ohio 45805 419-227-1135

COUNTY AUDITOR  
I hereby certify that the land described by this plat was transferred on \_\_\_\_\_.

Allen County Auditor

200520558  
COUNTY RECORDER  
I hereby certify that this plat was filed for recording on Nov 18, 2005 and that it was recorded on Nov 18, 2005 in Vol. 27, Page 151, plat records of Allen County, Ohio.  
Fee \$703.80  
Time 1:22PM See Deed vol 949 Pg 849  
*Monica Lash MH*  
Allen County Recorder

County Monument Box over found stone at SE Cor., NE 1/4, Sec. 6, T3S-R8E, Jackson Twp.  
County Monument Box established at SW Cor., NW 1/4, Sec. 6, T3S-R8E, Jackson Twp.

Parcel #38-0600-02-002.000  
Golf at Sugar Creek, L.L.C.  
Deed Volume 840, Page 503

1.655 Ac.  
Phase Two  
Parcel #38-0600-02-003.000  
Golf at Sugar Creek, L.L.C.  
Deed Volume 944, Page 648  
11.158 Ac.

4.980 Ac.  
Future Development  
DEDICATOR'S LANDS:  
Gross Area= 4.980 Ac.  
PRO Area= 0.379 Ac.  
Net Area= 4.601 Ac.

2.986 Ac.  
Future Development  
DEDICATOR'S LANDS:  
Gross Area= 2.986 Ac.  
PRO Area= 0.396 Ac.  
Net Area= 2.590 Ac.