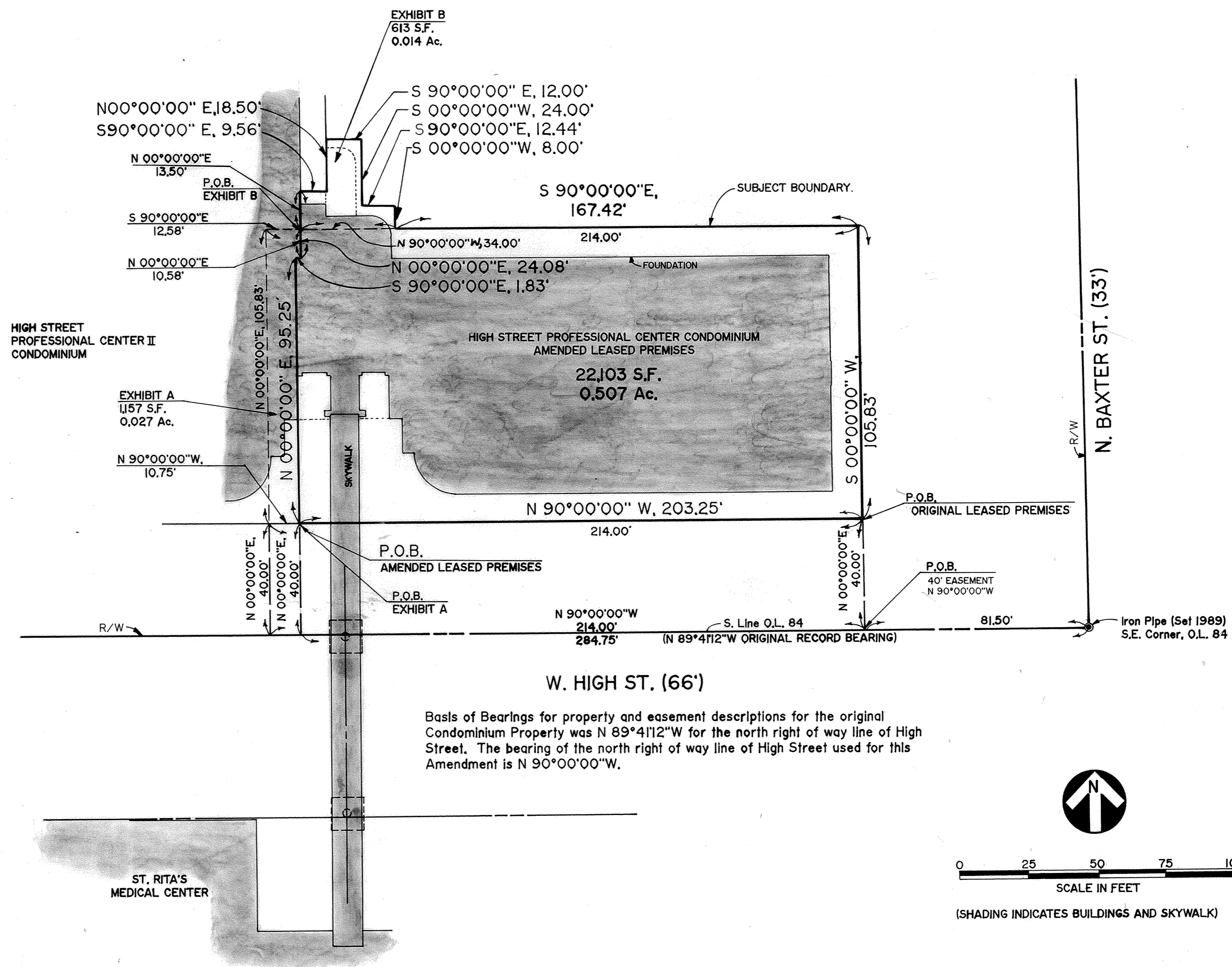
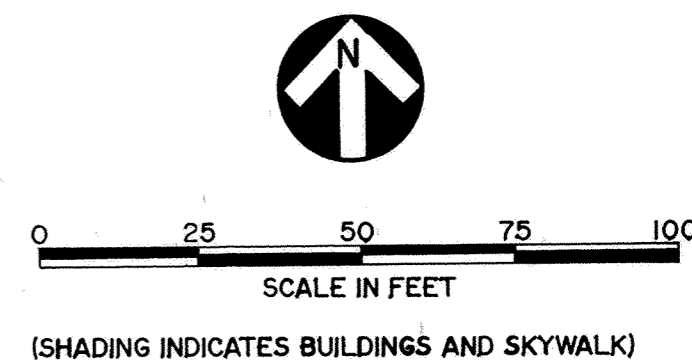


AMENDMENT TO HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

PART OF OUTLOT 84 IN BAXTER AND CHERRY'S ADDITION TO THE CITY OF LIMA, ALLEN COUNTY, OHIO



Basis of Bearings for property and easement descriptions for the original Condominium Property was N 89°41'12\"/>



COUNTY RECORDER'S CERTIFICATE

No. 96 05898
 Filed for record in the Allen County, Ohio, Recorder's Office this 11th day
 of April, 1996 at 10:49 o'clock AM, and recorded in Allen County, Ohio,
 Plat Book 22 on Page 1.
 Fee: 227.70

Edward P. Kuntz by pro
 Recorder of Allen County, Ohio

*See Deed Vol 814
Pg 420*



CERTIFICATION

We, James R. Myers, Registered Engineer, State of Ohio No. 32719, and James A. Frederick, Registered Surveyor, State of Ohio No. 6622, do hereby certify that the drawings herein, consisting of sheets numbered I through II of II, correctly represent the location, dimensions and configurations of the Amendment To High Street Professional Center Condominium, as it existed on the date shown.

Dated at Lima, Ohio, March 15, 1996

KOHLI & KALIHAR ASSOCIATES, INC.

By James R. Myers
 Registered Engineer No. 32719
 By James A. Frederick
 Registered Surveyor No. 6622



AMENDMENT TO HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

2

EXHIBIT A
(Except from Original Lease Area)

Being a part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe (found) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 90°00'00"W, 284.75 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street; thence N 0°00'00"E, 40.00 feet to the PLACE OF BEGINNING; thence N 90°00'00"W, 10.75 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°00'00"E, 105.83 feet; thence S 90°00'00"E, 12.58 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street; thence S 0°00'00"W, 10.58 feet; thence N 90°00'00"W, 1.83 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 95.25 feet to the PLACE OF BEGINNING, containing 1,157 square feet or 0.027 acres more or less and subject to all legal highways, easements, and restrictions of record.

EXHIBIT B
(Amend to Original Lease Area)

Being a part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe (found) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 90°00'00"W, 284.75 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street; thence N 0°00'00"E, 135.25 feet; thence S 90°00'00"E, 1.83 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°00'00"E, 10.58 feet to the PLACE OF BEGINNING; thence continuing N 0°00'00"E, 13.50 feet, thence S 90°00'00"E, 9.56 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°00'00"E, 18.50 feet; thence S 90°00'00"E, 12.00 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 24.00 feet; thence S 90°00'00"E, 12.44 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 8.00 feet; thence N 90°00'00"W, 34.00 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street, to the PLACE OF BEGINNING, containing 613 square feet or 0.014 acres more or less and subject to all legal highways, easements, and restrictions of record.

AMENDED LEASE AREA

Being part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

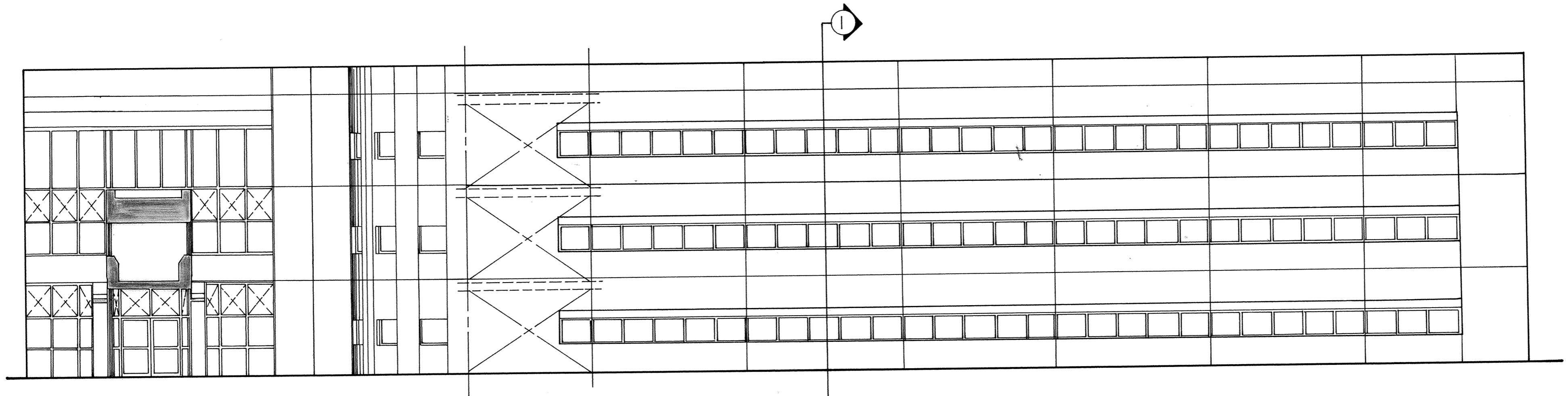
Commencing at an iron pipe (found) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 90°00'00"W, 284.75 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street; thence N 0°00'00"E, 40.00 feet to the PLACE OF BEGINNING; thence continuing N 0°00'00"E, 95.25 feet; thence S 90°00'00"E, 1.83 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°00'00"E, 24.08 feet; thence S 90°00'00"E, 9.56 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence N 0°00'00"E, 18.50 feet; thence S 90°00'00"E, 12.00 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 24.00 feet; thence S 90°00'00"E, 12.44 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 8.00 feet; thence S 90°00'00"E, 167.42 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 105.83 feet; thence N 90°00'00"W, 203.25 feet, parallel to and 40.00 feet North of the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street, to the PLACE OF BEGINNING, containing 22,103 square feet or 0.507 acres more or less and subject to all legal highways, easements, and restrictions of record.

The legal description above is based on Kohli & Kaliher Associates, Inc. office records and calculations and limited field survey work. The basis of bearing being the South line of Outlot Number 84 (Old Outlot Number 19) and the North line of High Street being N 90°00'00"W.

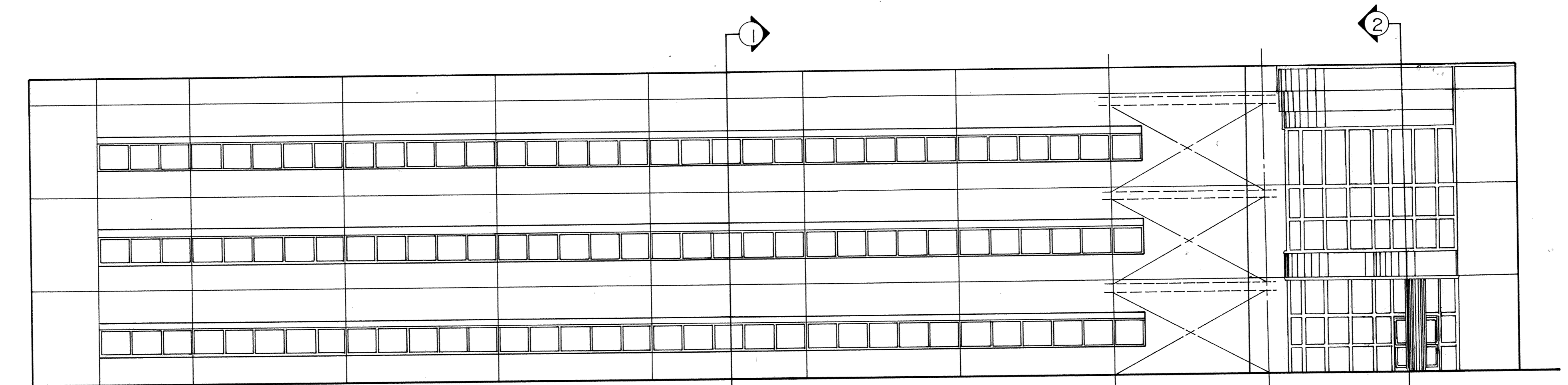
March 15, 1996
Date James A. Frederick
James A. Frederick
Ohio Registered Surveyor No. 6622

See Allen County Plat Book 19 Page 142 for descriptions of easements and the Original Lease Area.

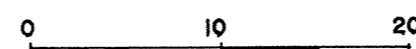
AMENDMENT TO
HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



SOUTH ELEVATION



NORTH ELEVATION

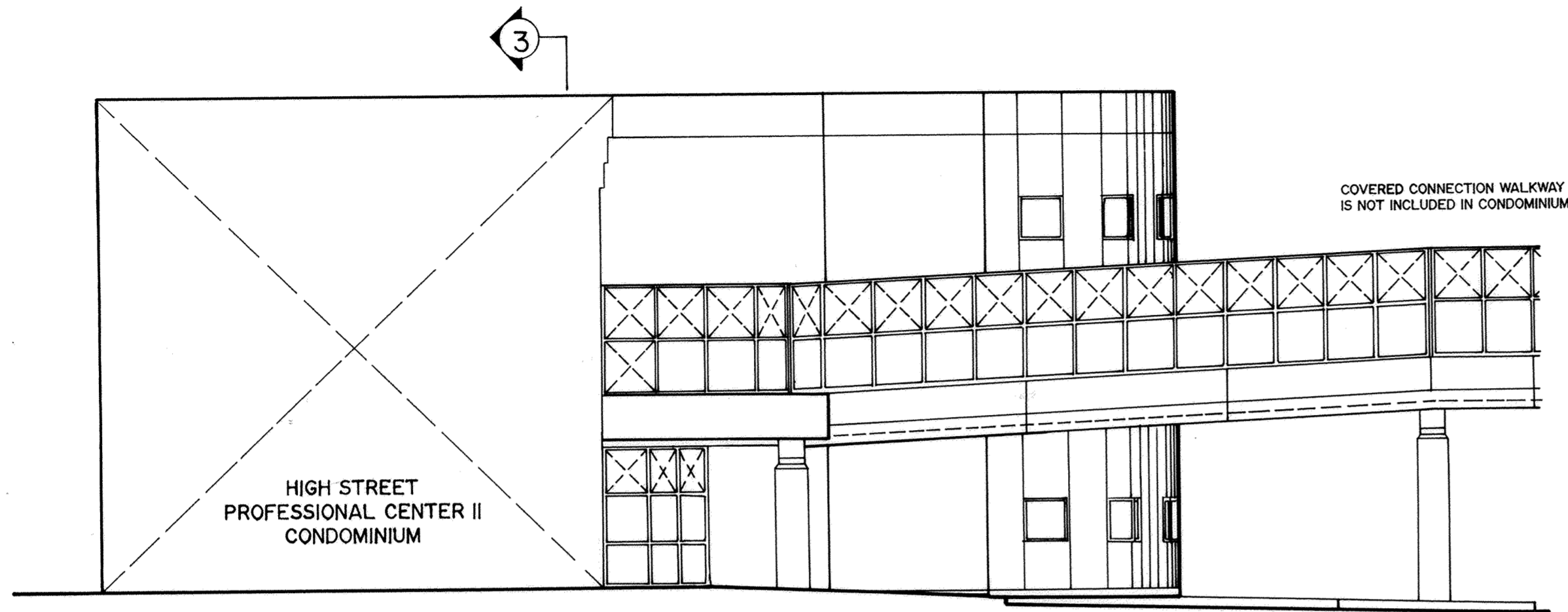


□ ALUM. WINDOW, CURTAIN WALLS, AND BRONZE TINTED INSULATED GLASS IN DARK BRONZE ANODIZED FRAMES

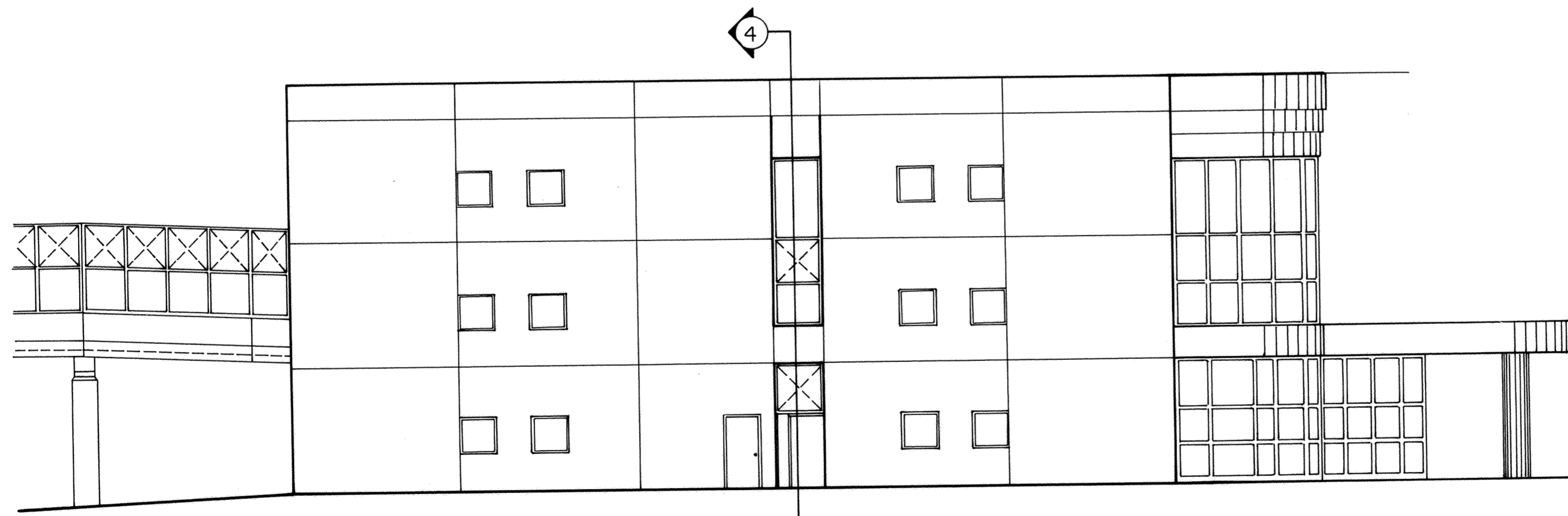
⊠ BRONZE TINTED SPANDREL GLASS

AMENDMENT TO
HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

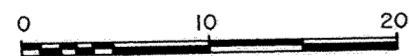
4



WEST ELEVATION



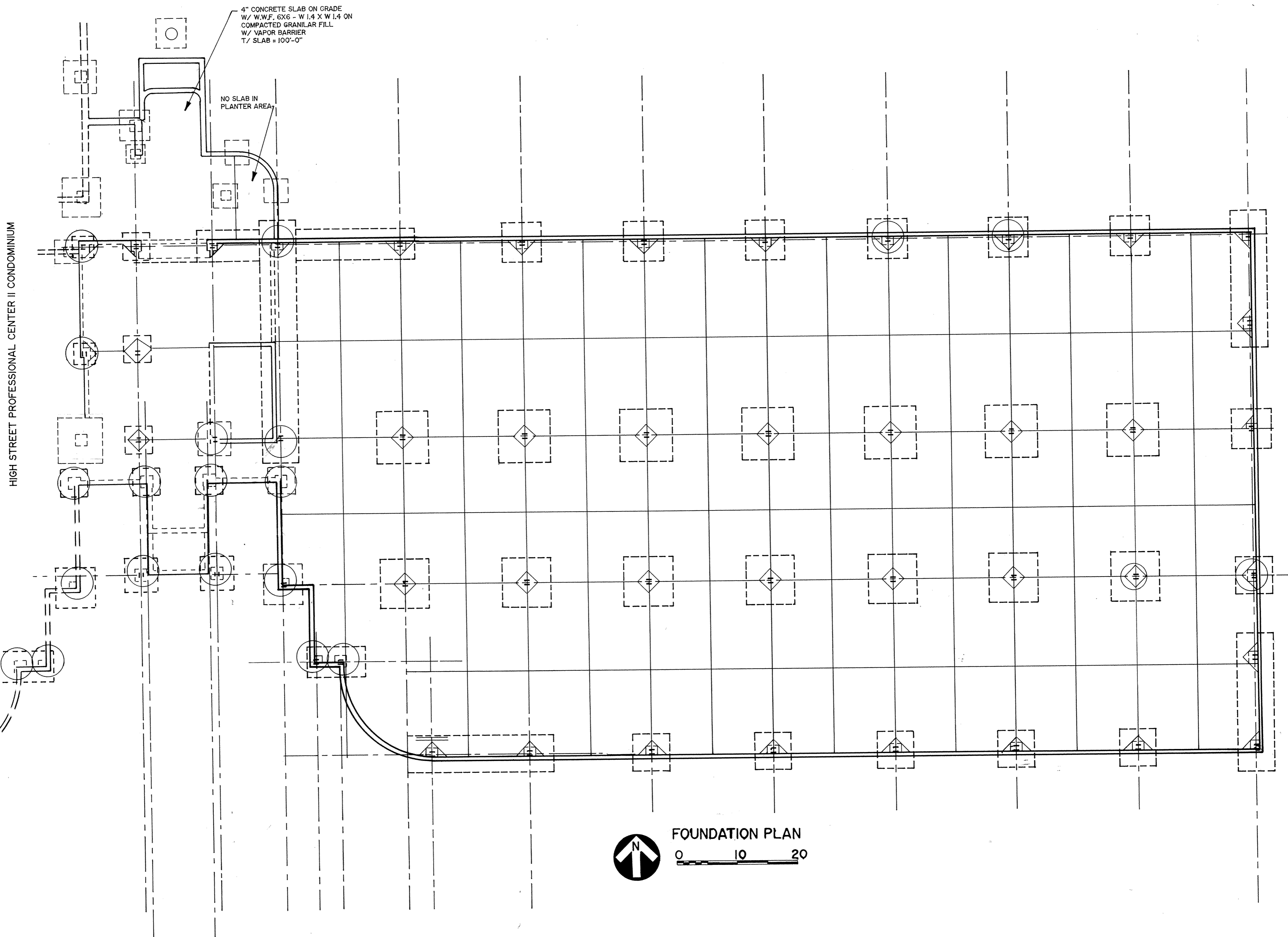
EAST ELEVATION



- ALUM. WINDOW, CURTAIN WALLS, AND BRONZE TINTED INSULATED GLASS IN DARK BRONZE ANODIZED FRAMES.
- BRONZE TINTED SPANDREL GLASS

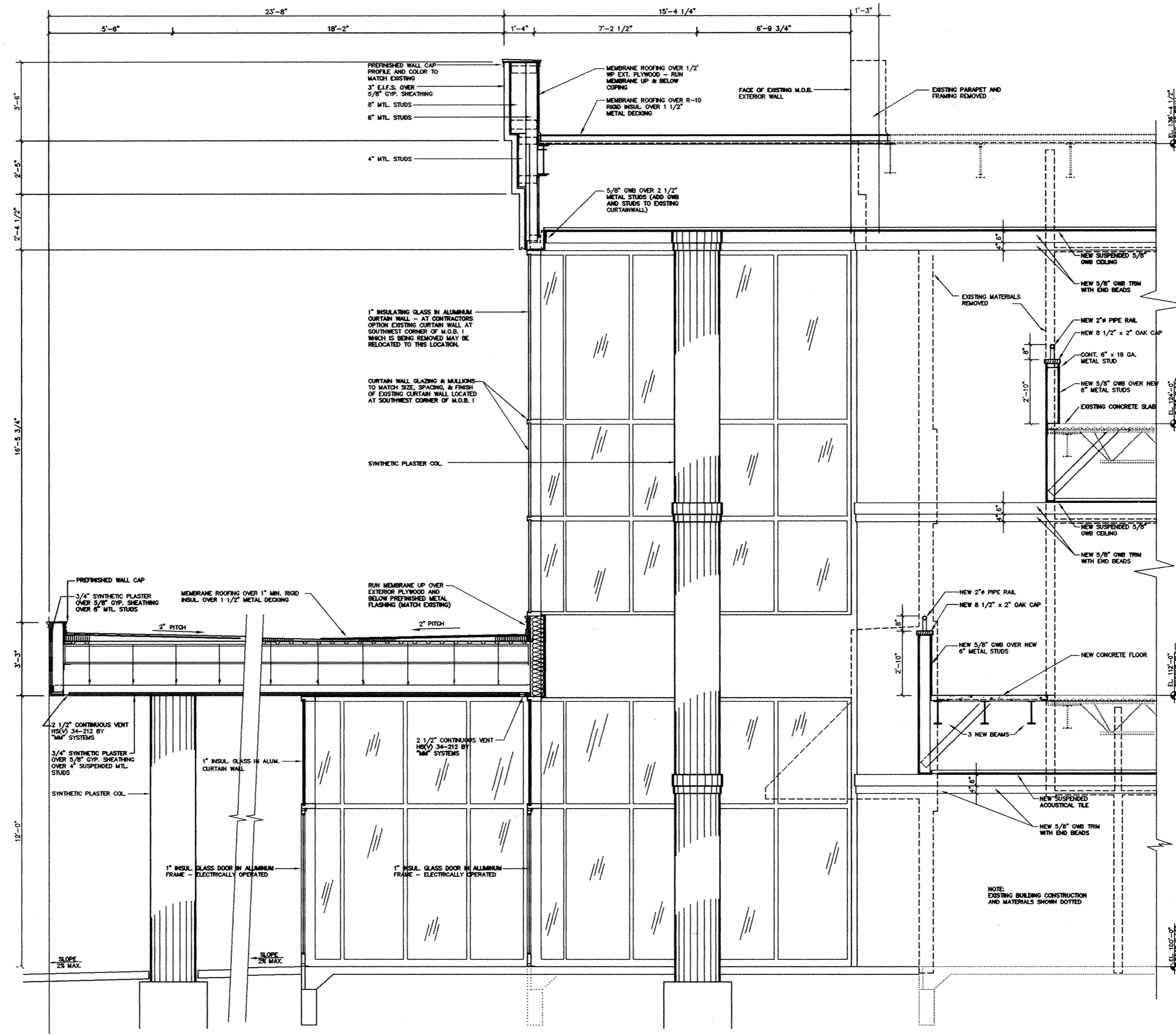
AMENDMENT TO HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

5

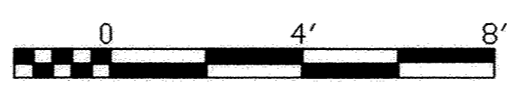


HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

6



2 WALL SECTION

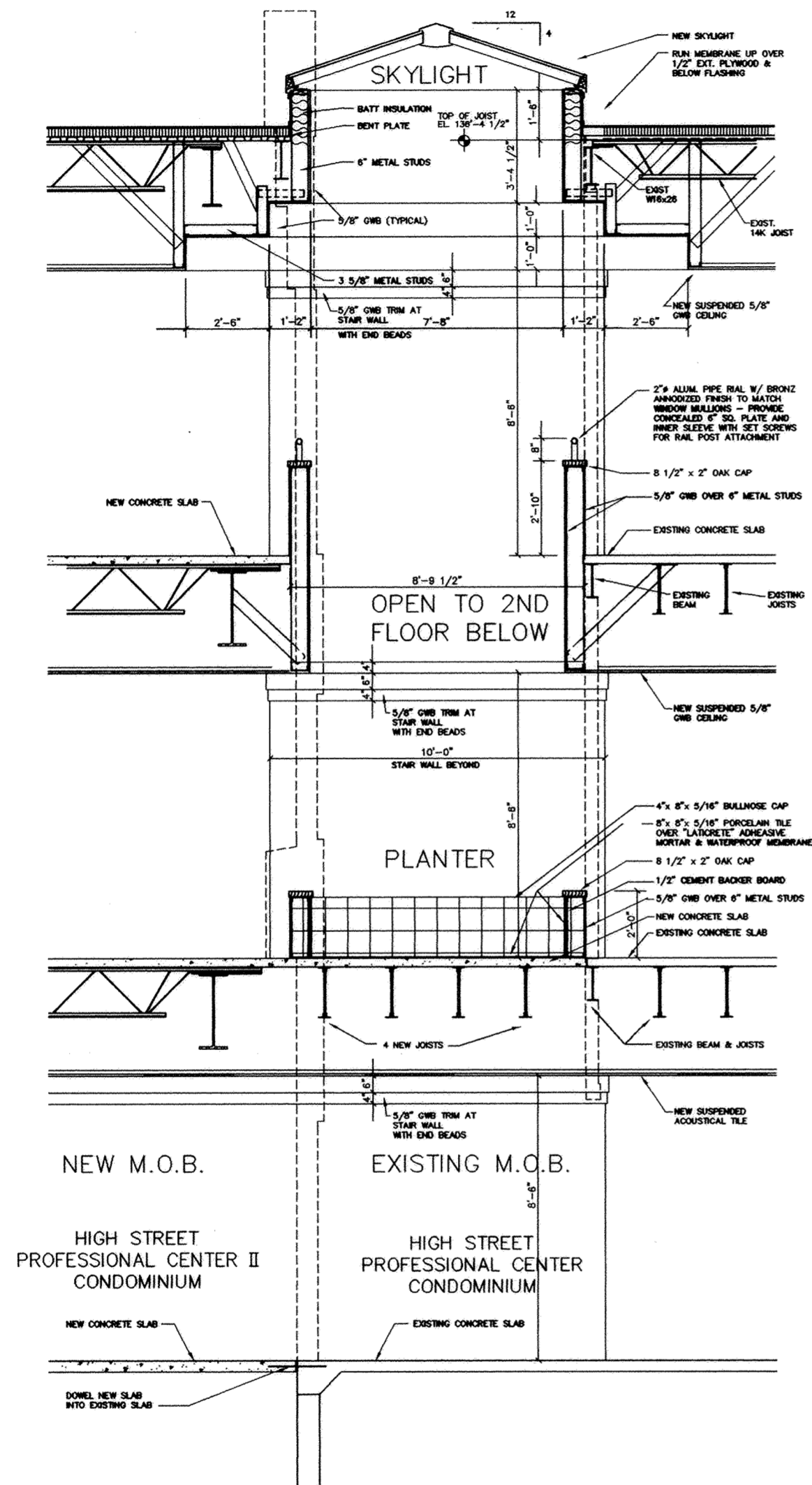


NOTE:
FOR WALL SECTIONS 1 AND 4
SEE ALLEN COUNTY PLAT BOOK 19, SHEET 146

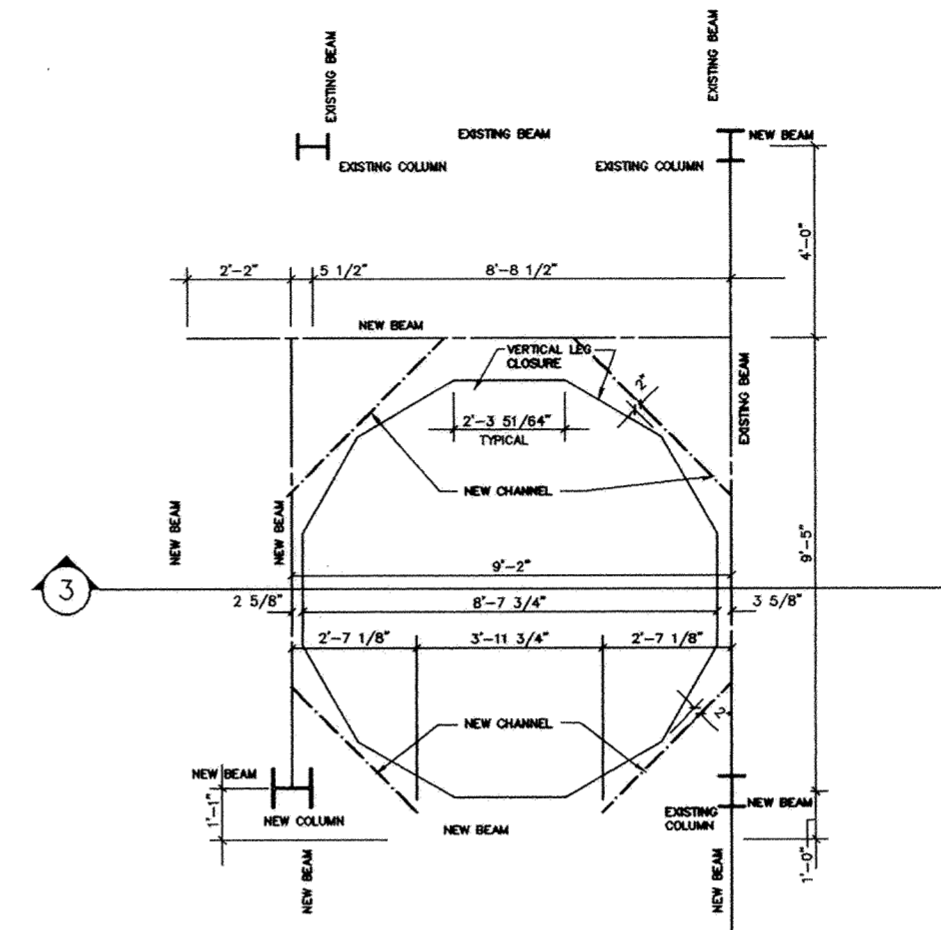
INTERIOR WALLS:
CORRIDOR & LOBBY WALLS: METAL STUDS, VINYL FABRIC COVERED GYPSUM BOARD AND INSULATION
UNIT INTERIOR WALLS: METAL STUDS, GYPSUM BOARD WITH SURFACE TREATMENT.

HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

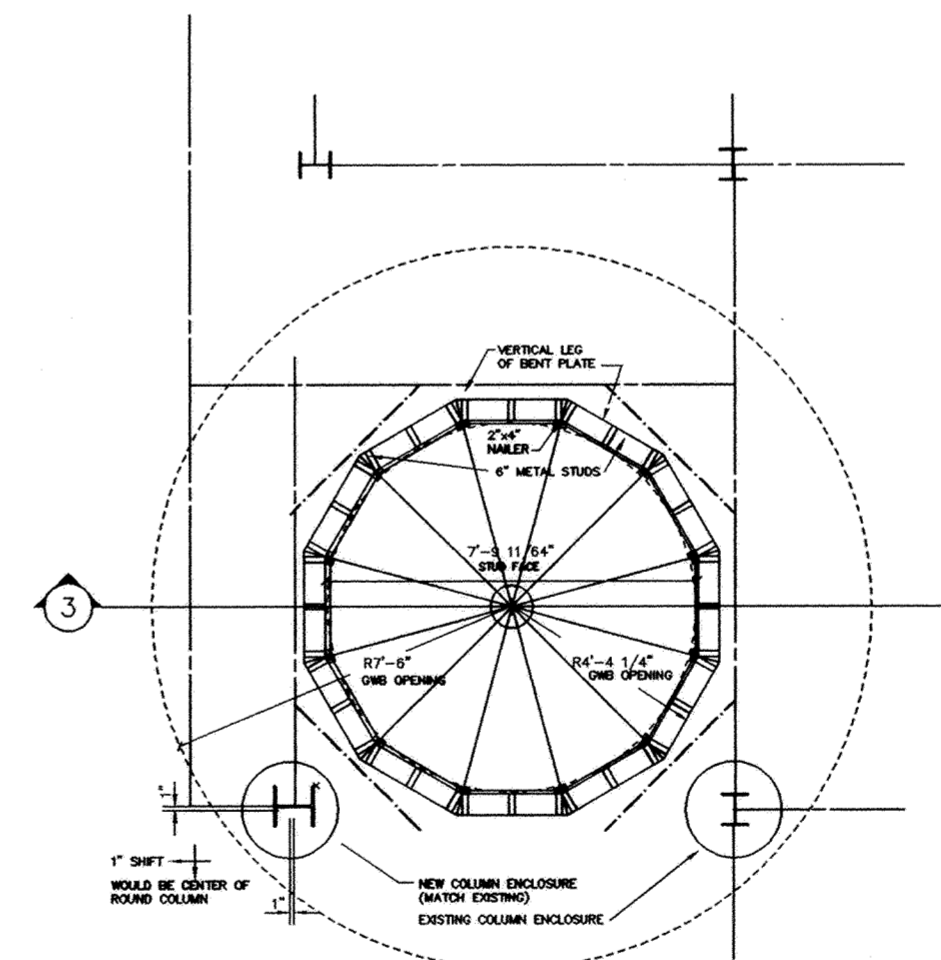
7



3 WALL SECTION



SKYLIGHT STRUCTURAL FRAMING PLAN



SKYLIGHT METAL STUD FRAMING PLAN



INTERIOR WALLS:

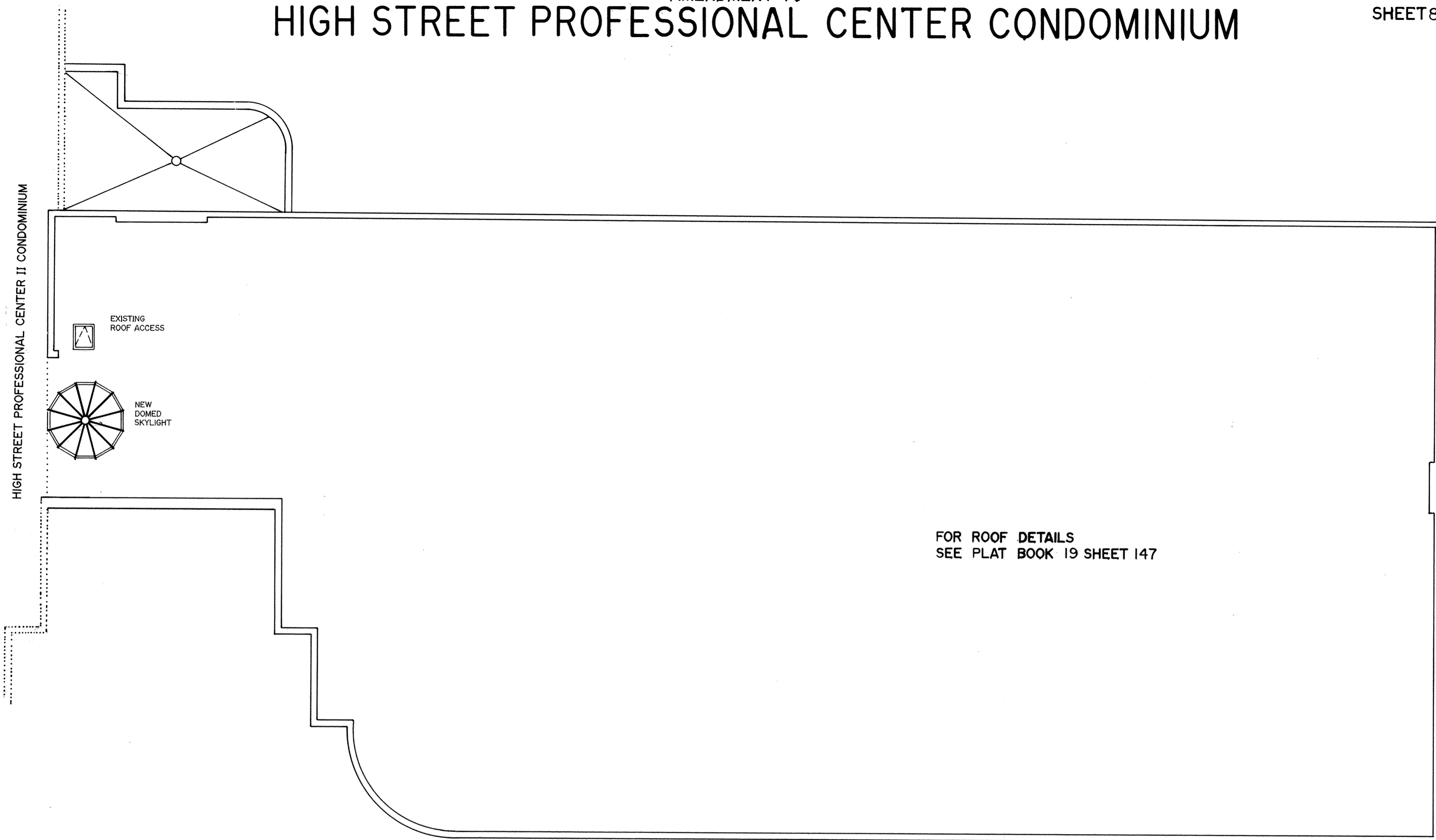
CORRIDOR & LOBBY WALLS: METAL STUDS, VINYL FABRIC COVERED GYPSUM BOARD AND INSULATION
 UNIT INTERIOR WALLS: METAL STUDS, GYPSUM BOARD WITH SURFACE TREATMENT.

NOTE:
 FOR WALL SECTIONS 1 AND 4
 SEE ALLEN COUNTY PLAT BOOK 19, SHEET 146

AMENDMENT TO
HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

8

HIGH STREET PROFESSIONAL CENTER II CONDOMINIUM



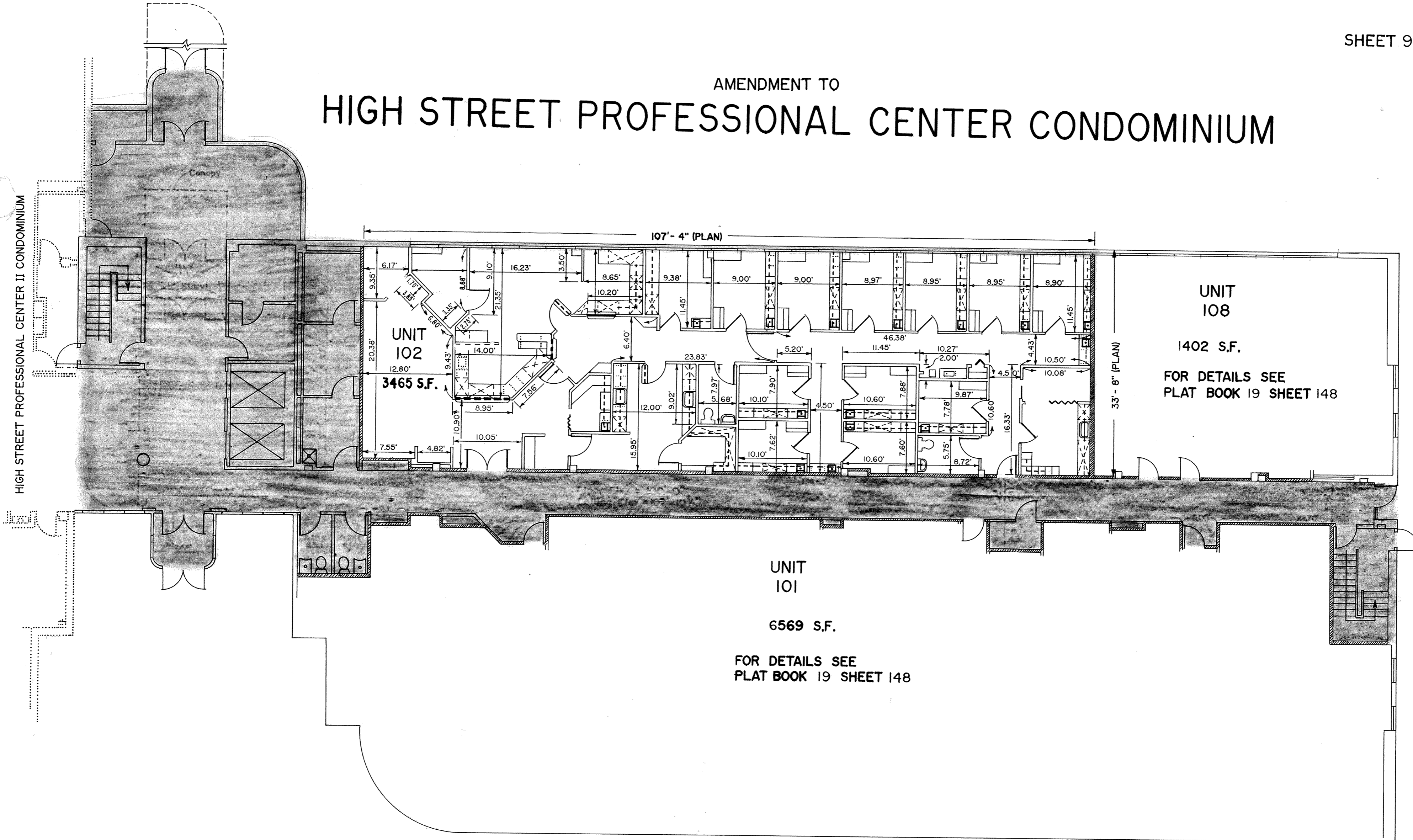
FOR ROOF DETAILS
SEE PLAT BOOK 19 SHEET 147



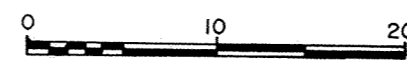
ROOF PLAN
0 10 20

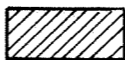

AMENDMENT TO HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

HIGH STREET PROFESSIONAL CENTER II CONDOMINIUM



FIRST FLOOR



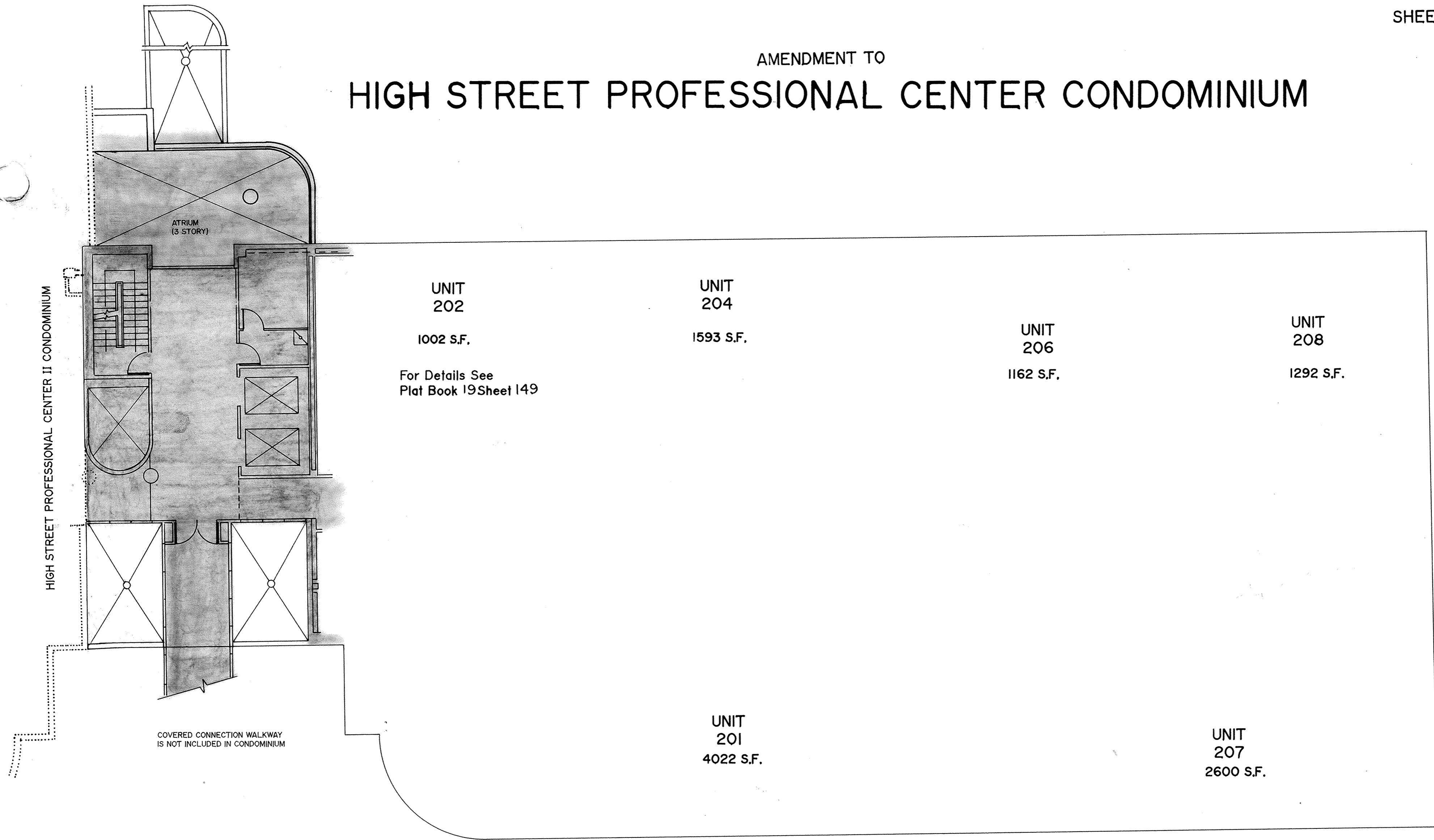
-  DENOTES UNIT PARTITION WALL
-  DENOTES COMMON AREA

UNIT
108
1402 S.F.
FOR DETAILS SEE
PLAT BOOK 19 SHEET 148

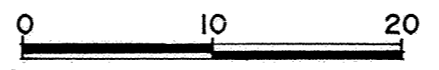
UNIT
101
6569 S.F.
FOR DETAILS SEE
PLAT BOOK 19 SHEET 148



UNIT
102
3465 S.F.

AMENDMENT TO HIGH STREET PROFESSIONAL CENTER CONDOMINIUM



SECOND FLOOR



-  DENOTES UNIT PARTITION WALL
-  DENOTES COMMON AREA

AMENDMENT TO

HIGH STREET PROFESSIONAL CENTER CONDOMINIUM

HIGH STREET PROFESSIONAL CENTER II CONDOMINIUM

ATRIUM
(3 STORY)

34'-0" (PLAN)

33'-8" (PLAN)

UNIT
304

3886 S.F.

FOR DETAILS SEE
PLAT BOOK 19 SHEET 150

UNIT
302

1104 S.F.

UNIT
301

4014 S.F.

FOR DETAILS SEE
PLAT BOOK 19 SHEET 150

UNIT 307 2614 S.F.

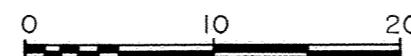
46'-0" (PLAN)



65'-0" (PLAN)

COVERED CONNECTION WALKWAY
IS NOT INCLUDED IN CONDOMINIUM

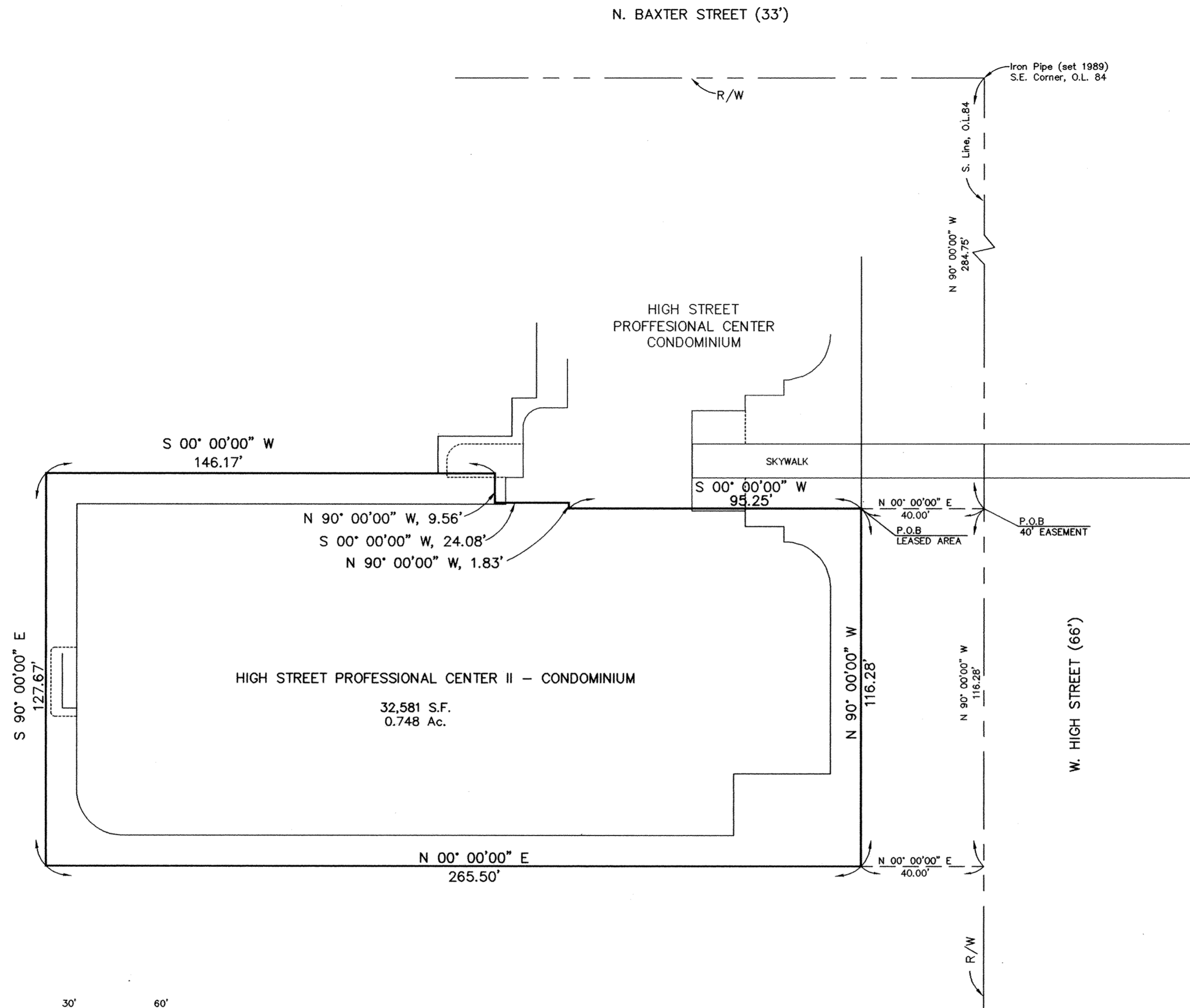


THIRD FLOOR



-  DENOTES UNIT PARTITION WALL
-  DENOTES COMMON AREA

12



HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM

PART OF LOT 871 IN HALLER AND BAXTER'S ADDITION
AND PART OF OUTLOT 84 IN BAXTER AND CHERRY'S ADDITION
TO THE CITY OF LIMA, ALLEN COUNTY, OHIO

COUNTY RECORDERS CERTIFICATE

No. 9605901
Filed for record in the Allen County, Ohio, Recorder's Office this 17th day
of April, 1996 at 10:55 o'clock A.M., and recorded in Allen County, Ohio,
Plat Book 22 on Page 12.
Fee: 248.20

Edward P. Reid by fmc
Recorder of Allen County, Ohio

see deed vol 814 pg 437



CERTIFICATION

We, James R. Myers, Registered Engineer, State of Ohio No. 32719, and James A. Fredrick, Registered Surveyor, State of Ohio No. 6622 do hereby certify that the drawings herein, consisting of sheets numbered 1 through 12, correctly represent the location, dimensions and configurations of the High Street Professional Center II Condominium, as it existed on the date shown.

Dated at Lima, Ohio, March 15, 1996

KOHLI & KALHER ASSOCIATES, INC.

By James R. Myers
Registered Engineer No. 32719

By James A. Fredrick
Registered Surveyor No. 6622



SUBJECT PROPERTY

Being part of the Northwest quarter of Section 36, T-3-S, R-6-E; being also part of Lot Number 871 in Haller and Baxter's Addition (Allen County Plat Book 1, Page 65); and being part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe (found) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 90°00'00"W, 284.75 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street; thence N 0°00'00"E, 40.00 feet to the PLACE OF BEGINNING; thence N 90°00'00"W, 116.28 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street, to a point in said Northwest quarter of Section 36, the aforesaid line passing through the East line of said Northwest quarter at 103.94 feet; thence N 0°00'00"E, 265.50 feet; thence S 90°00'00"E, 127.67 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street, to a point in said Lot Number 871, the aforesaid line passing through the East line of said Northwest quarter of Section 36 at 10.37 feet and passing through the West line of said Lot Number 871 at 111.74 feet; thence S 0°00'00"W, 146.17 feet, the aforesaid line passing through the South line of said Lot Number 871 at 89.30 feet; thence N 90°00'00"W, 9.56 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 24.08 feet; thence N 90°00'00"W, 1.83 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street; thence S 0°00'00"W, 95.25 feet to the PLACE OF BEGINNING, containing 32,581 square feet or 0.748 acres more or less and subject to all legal highways, easements, and restrictions of record.

ALSO

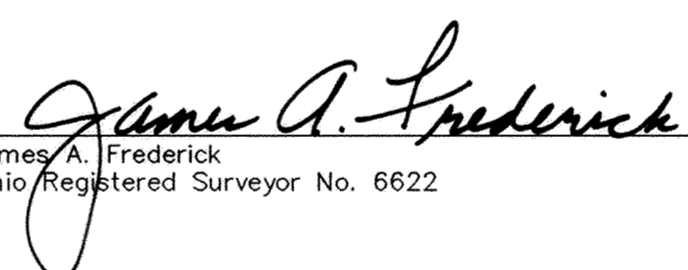
Together with an easement for ingress and egress, utilities, parking and other general purposes except the construction of buildings or structures on or over the within described property:

40' WIDE EASEMENT

Being part of the Northwest quarter of Section 36, T-3-S, R-6-E and part of Outlot Number 84 (Old Outlot Number 19) in Baxter and Cherry's Addition of Outlots to the City of Lima (Allen County Plat Book 1, Page 18), Allen County, Ohio, and being more particularly described as follows:

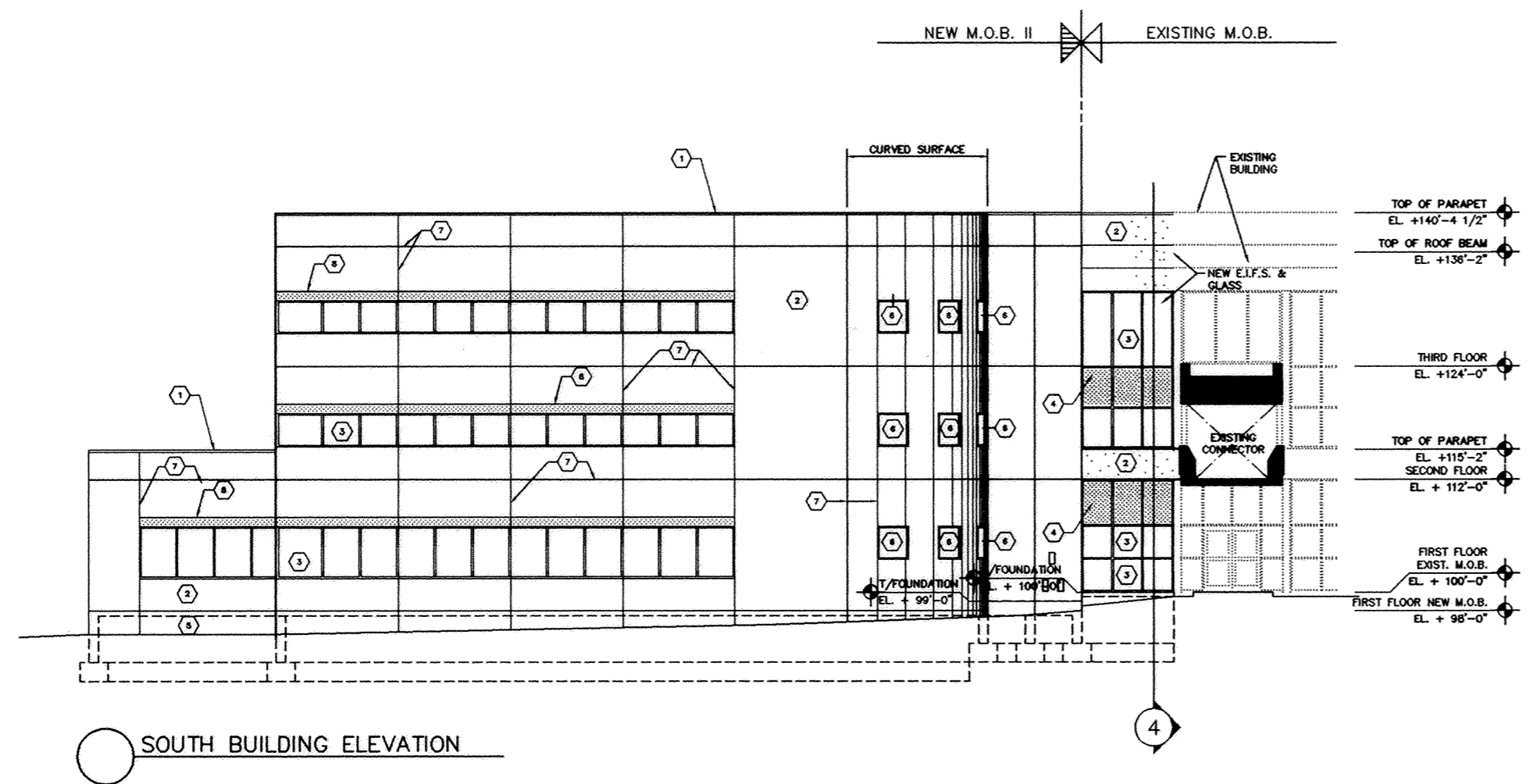
Commencing at an iron pipe (found) at the Southeast corner of said Outlot Number 84 (Old Outlot Number 19), also being the intersection of the West line of Baxter Street and the North line of High Street; thence N 90°00'00"W, 284.75 feet, with the South line of said Outlot Number 84 (Old Outlot Number 19) and the North line of High Street, to the PLACE OF BEGINNING; thence continuing N 90°00'00"W, 116.28 feet, with said South line of Outlot Number 84 (Old Outlot Number 19) and North line of High Street, to a point in said Northwest quarter of Section 36, the aforesaid line passing through the East line of said Northwest quarter at 103.64 feet; thence N 0°00'00"E, 40.00 feet; thence S 90°00'00"E, 116.28 feet, parallel to the South line of said Outlot Number 84 (Old Outlot Number 19) and North line of High Street, the aforesaid line passing through the East line of said Northwest quarter of Section 36 at 12.34 feet; thence S 0°00'00"W, 40.00 feet to the PLACE OF BEGINNING, containing 4,651 square feet or 0.107 acres more or less and subject to all legal highways, easements, and restrictions of record.

The legal description above is based on Kohli & Kaliber Associates, Inc. office records and calculations and limited field survey work. The basis of bearing is the South line of Outlot Number 84 (Old Outlot Number 19) and North line of High Street being N 90°00'00"W.

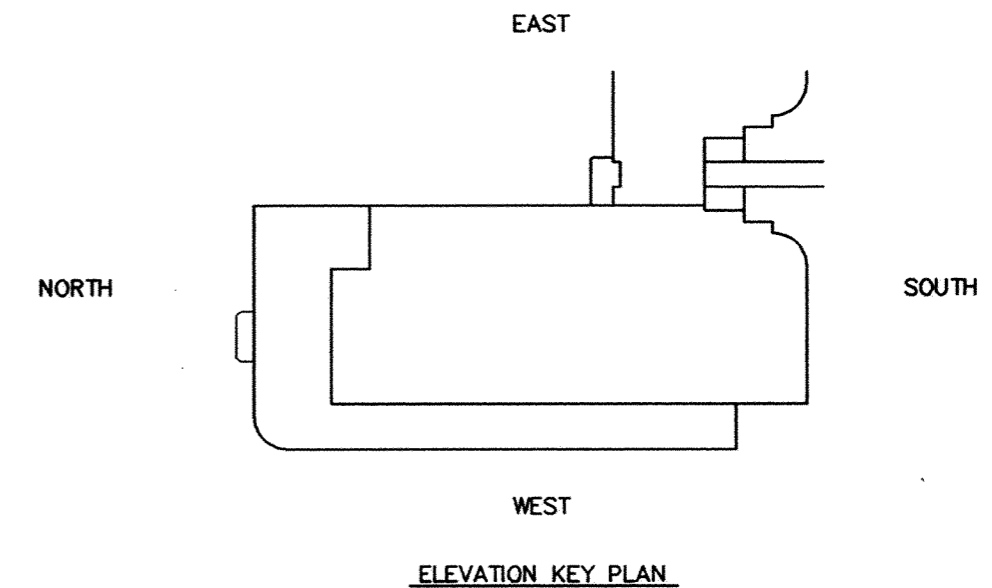
March 15, 1996 
Date James A. Frederick
Ohio Registered Surveyor No. 6622

HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM

14



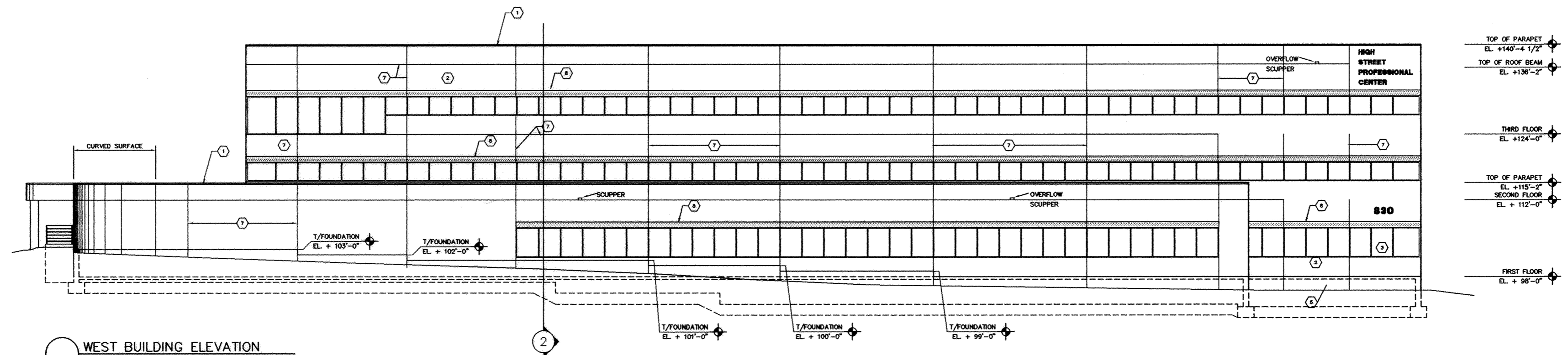
SOUTH BUILDING ELEVATION



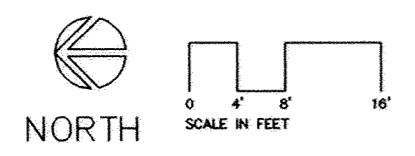
ELEVATION KEY PLAN

MATERIALS LEGEND

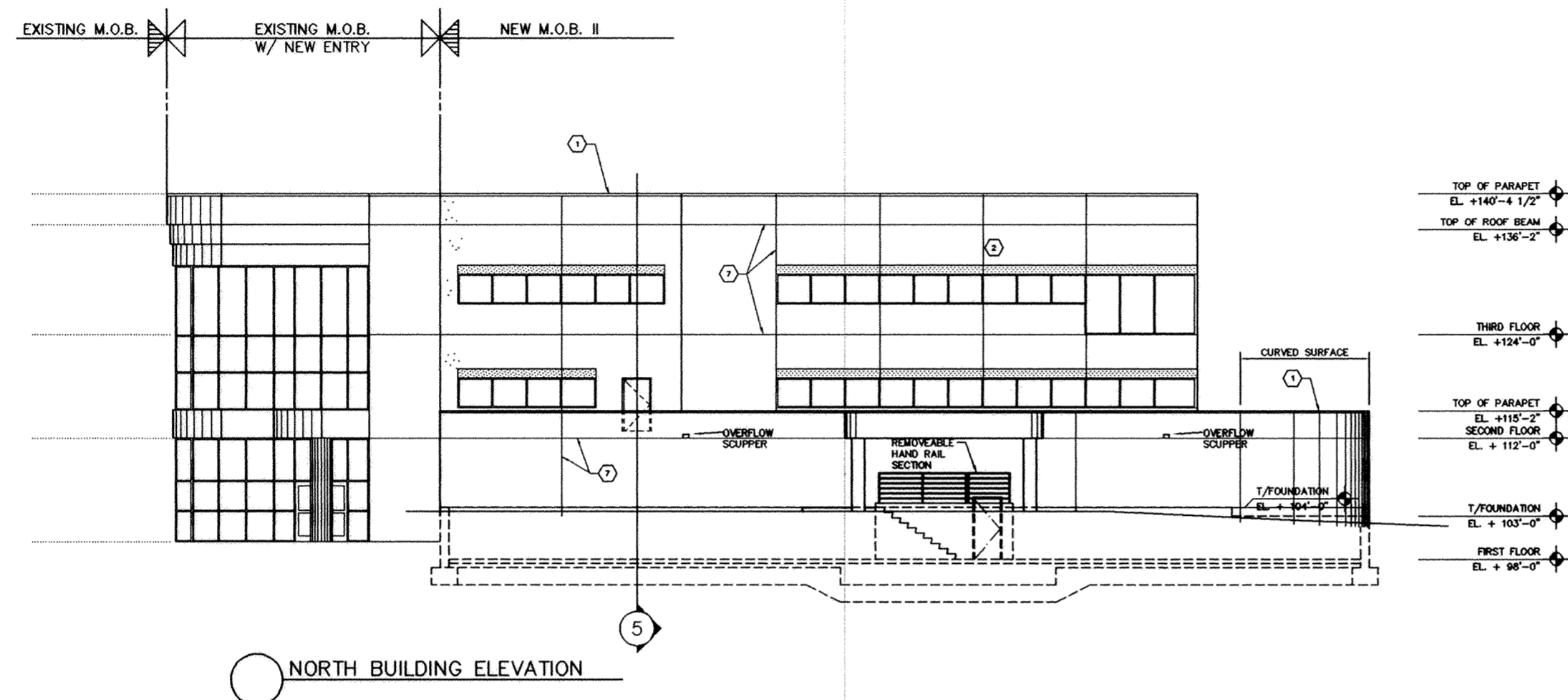
- ① DARK BRONZE ANODIZED PREFINISHED METAL COPINGS AND GRAVEL STOPS (MATCH EXISTING)
- ② E.I.F.S. WITH SAND FINISH AND INTEGRAL COLOR (EXTERIOR INSULATION AND FINISH SYSTEM)
- ③ 1" BRONZE TINTED INSULATING GLASS IN DARK BRONZE ALUMINUM FRAME
- ④ BRONZE TINTED SPANDREL GLASS IN DARK BRONZE ALUMINUM FRAME
- ⑤ POURED CONCRETE WITH SACKED FINISH - COLOR TO MATCH E.I.F.S.
- ⑥ 1" BRONZE TINTED INSULATING GLASS (INTERIOR GLAZED) IN DARK BRONZE ALUMINUM FRAME
- ⑦ E.I.F.S. CONTROL JOINT
- ⑧ RECESSED E.I.F.S. WITH INTEGRAL SECOND COLOR



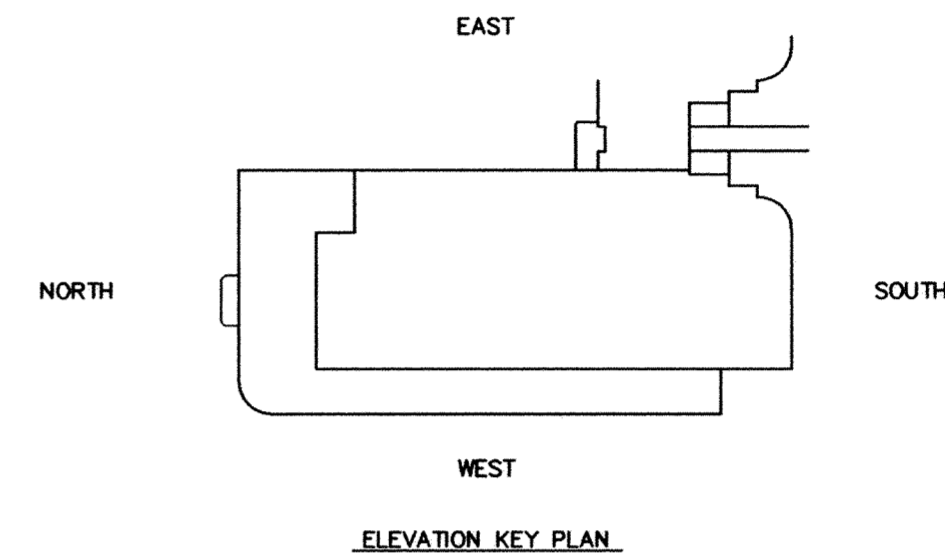
WEST BUILDING ELEVATION



HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM

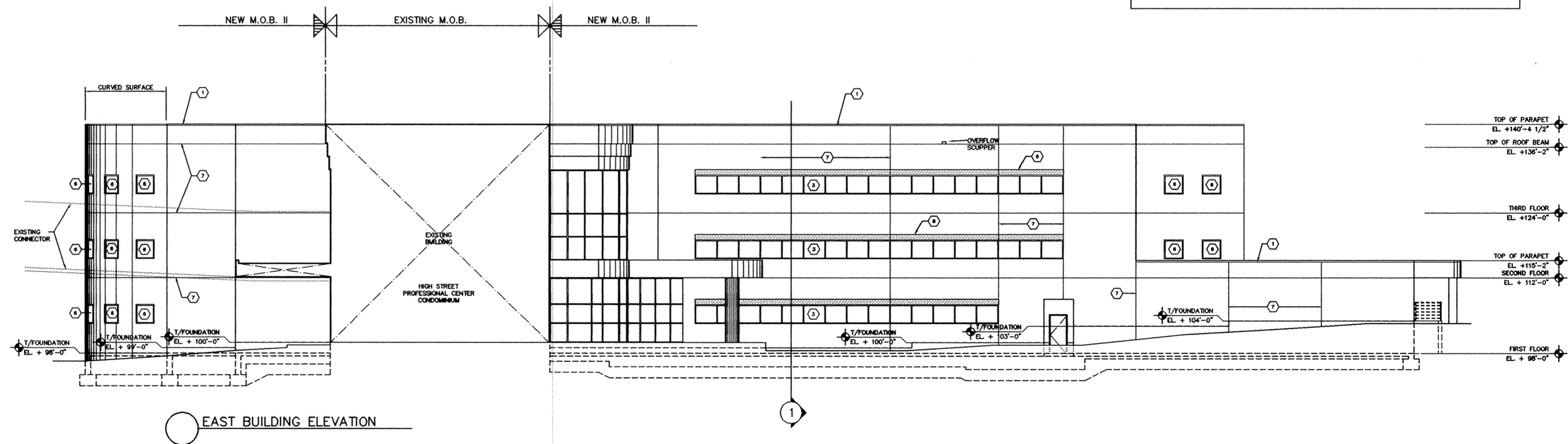


NORTH BUILDING ELEVATION

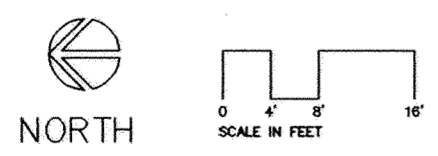


MATERIALS LEGEND

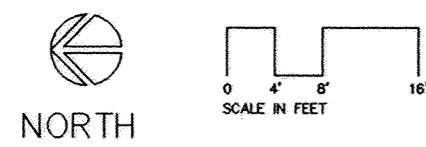
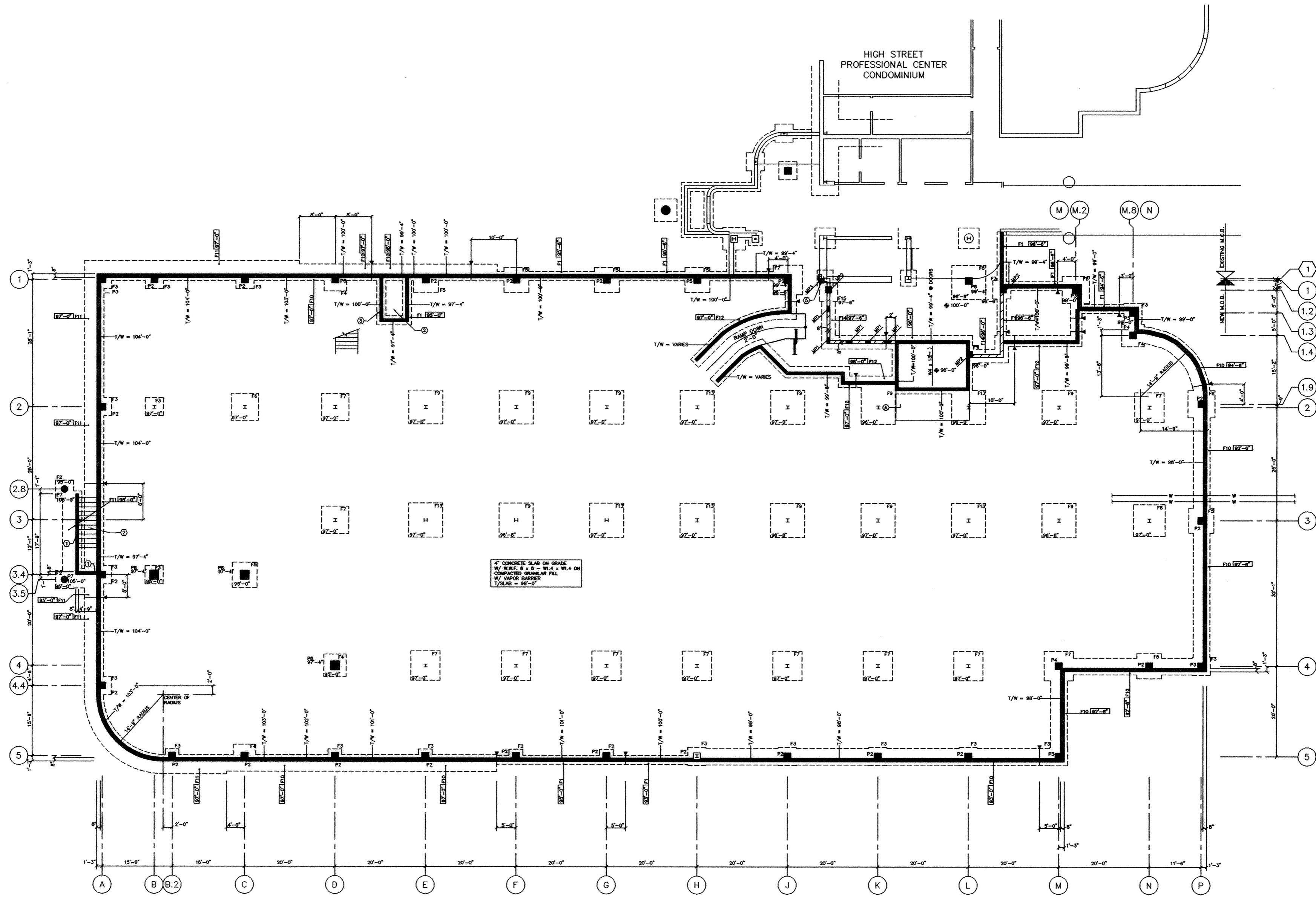
- ① DARK BRONZE ANODIZED PREFINISHED METAL COPINGS AND GRAVEL STOPS (MATCH EXISTING)
- ② E.I.F.S. WITH SAND FINISH AND INTEGRAL COLOR (EXTERIOR INSULATION AND FINISH SYSTEM)
- ③ 1" BRONZE TINTED INSULATING GLASS IN DARK BRONZE ALUMINUM FRAME
- ④ BRONZE TINTED SPANDREL GLASS IN DARK BRONZE ALUMINUM FRAME
- ⑤ POURED CONCRETE WITH SACKED FINISH - COLOR TO MATCH E.I.F.S.
- ⑥ 1" BRONZE TINTED INSULATING GLASS (INTERIOR GLAZED) IN DARK BRONZE ALUMINUM FRAME
- ⑦ E.I.F.S. CONTROL JOINT
- ⑧ RECESSED E.I.F.S. WITH INTEGRAL SECOND COLOR



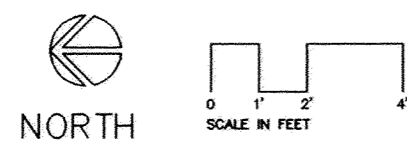
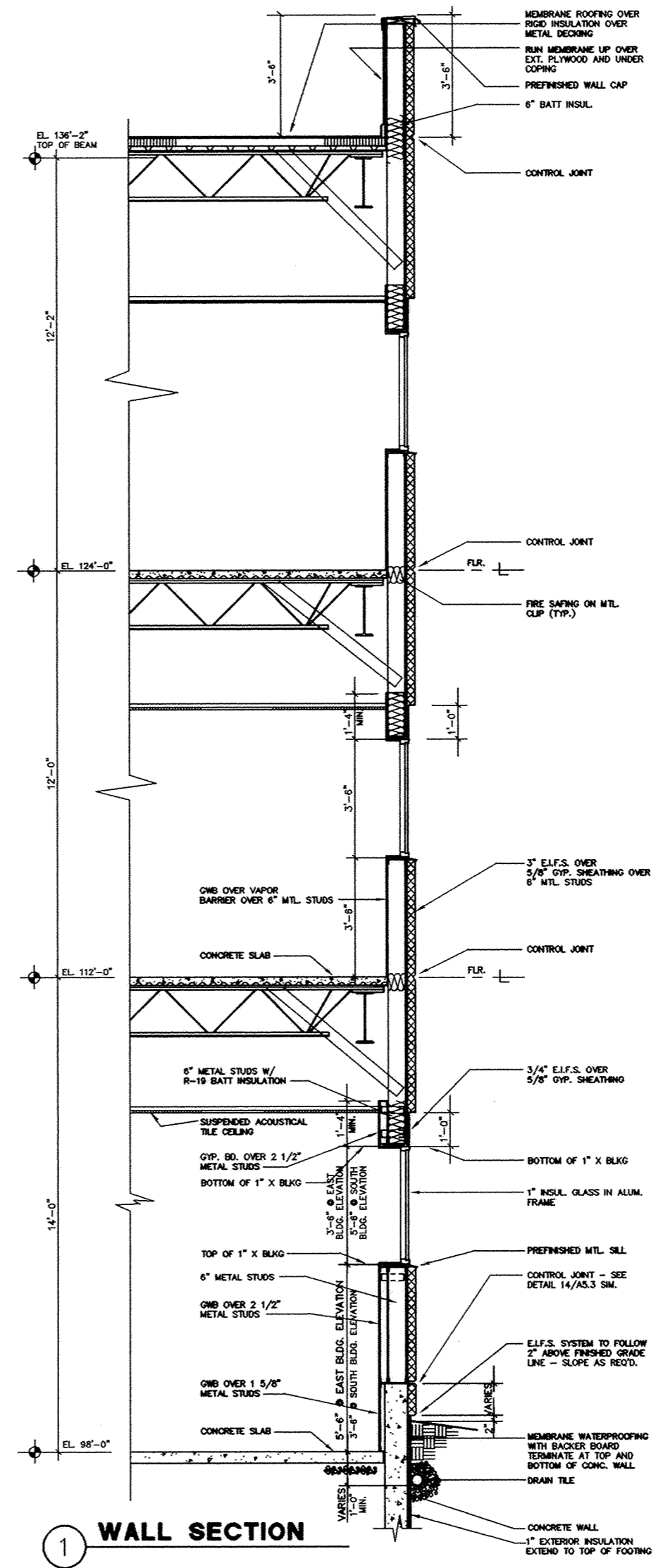
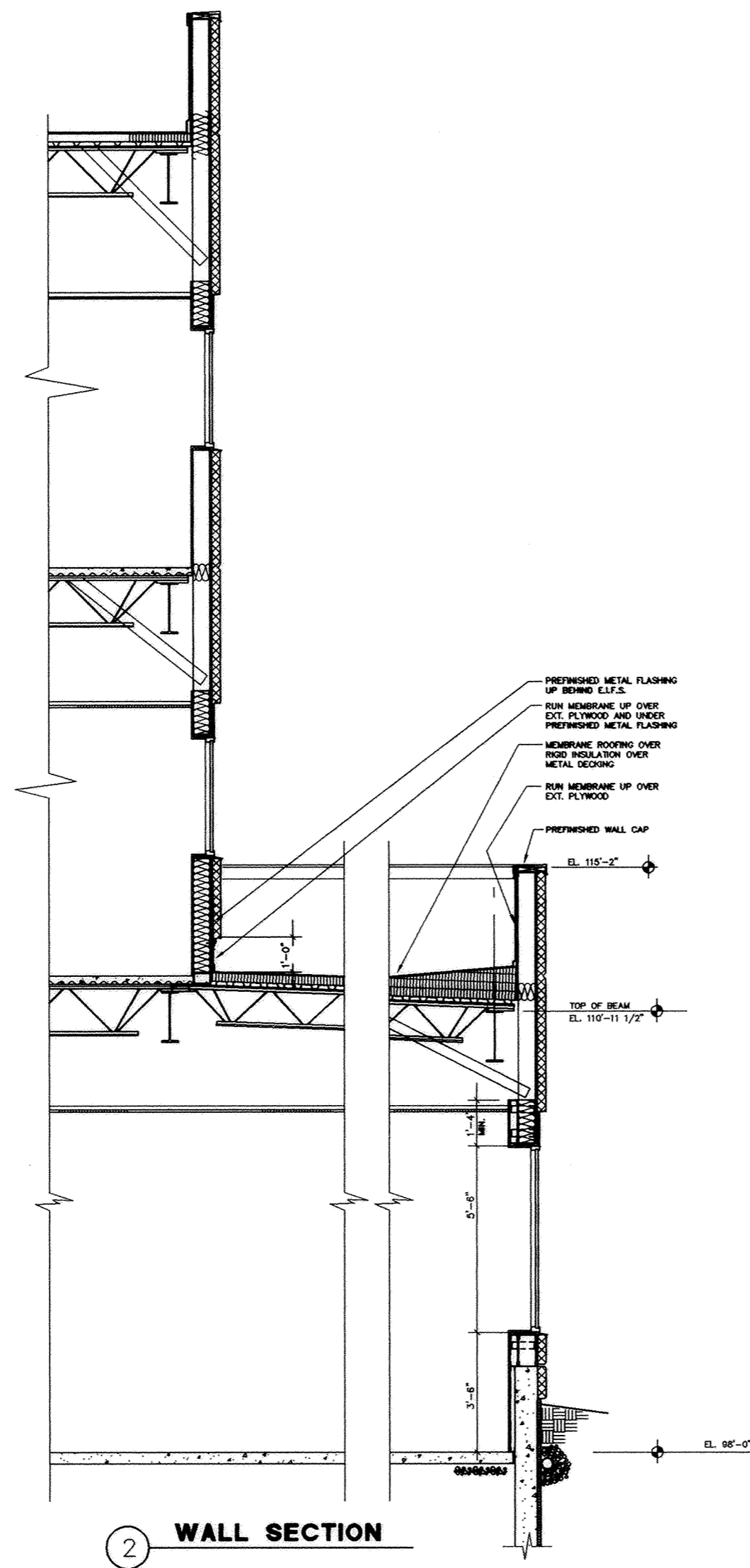
EAST BUILDING ELEVATION



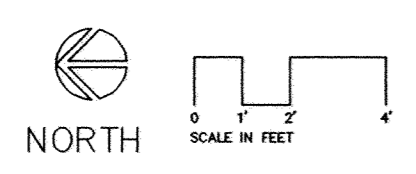
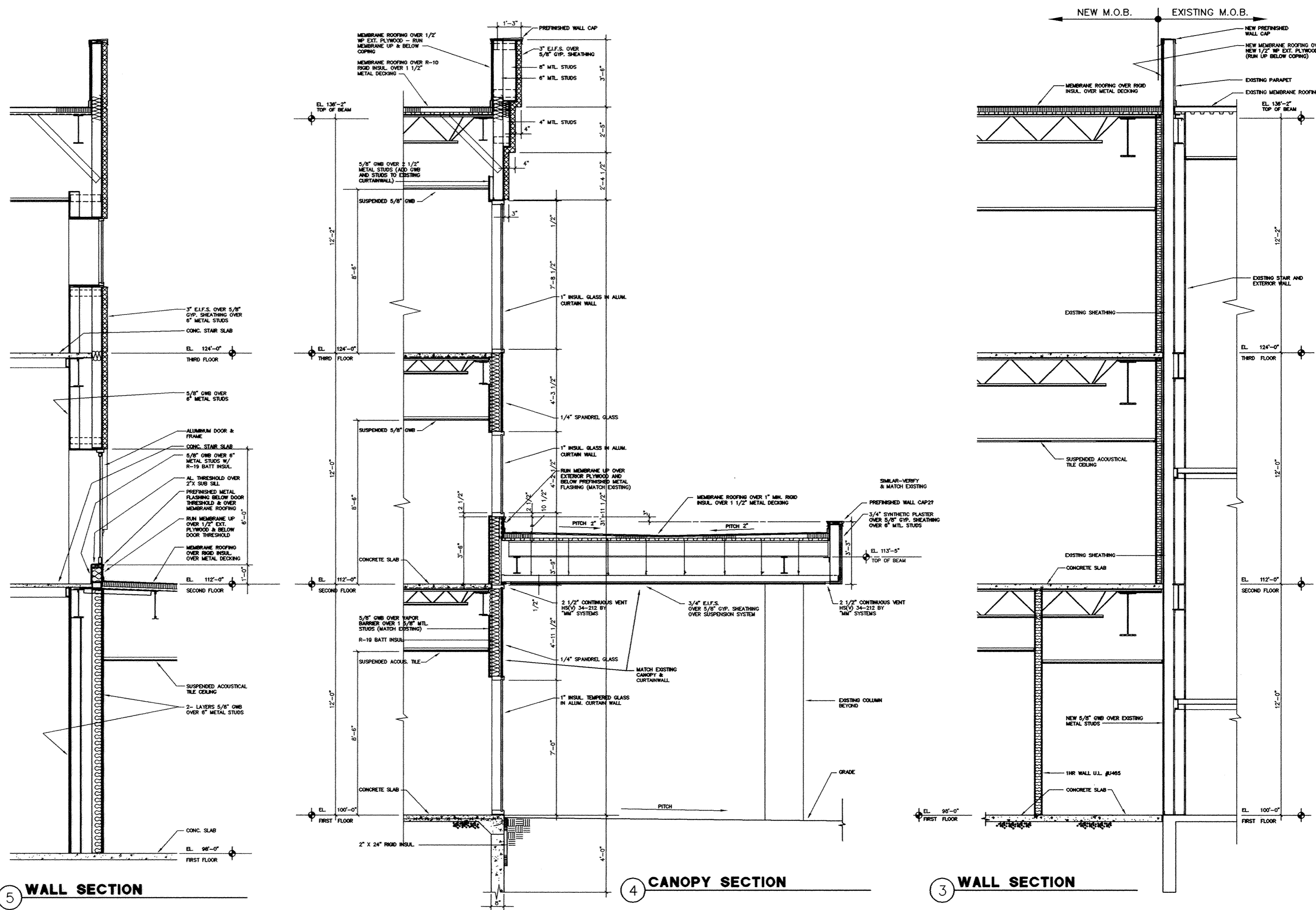
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM



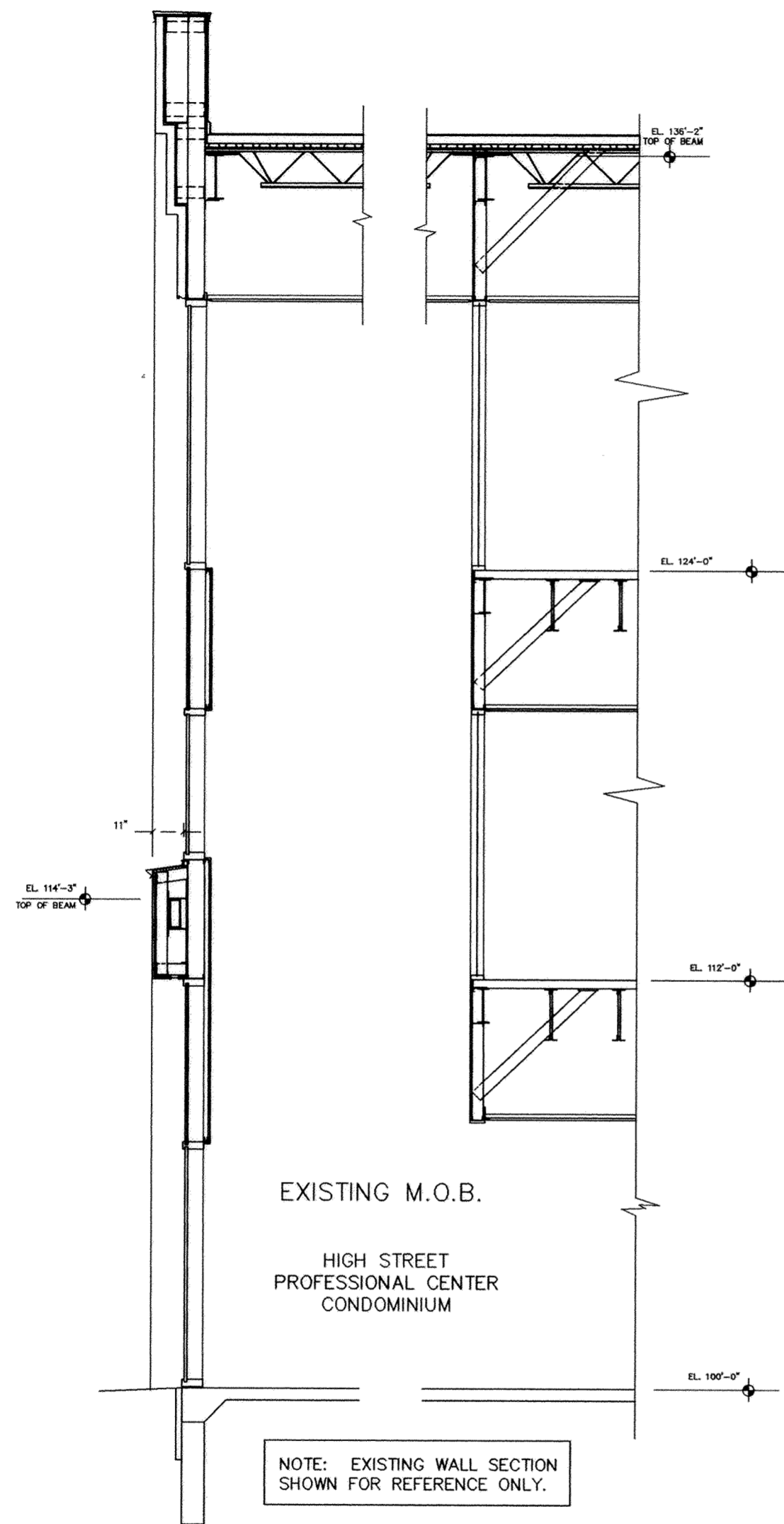
HIGH STREET PROFESSIONAL CENTER II – CONDOMINIUM FOUNDATION PLAN



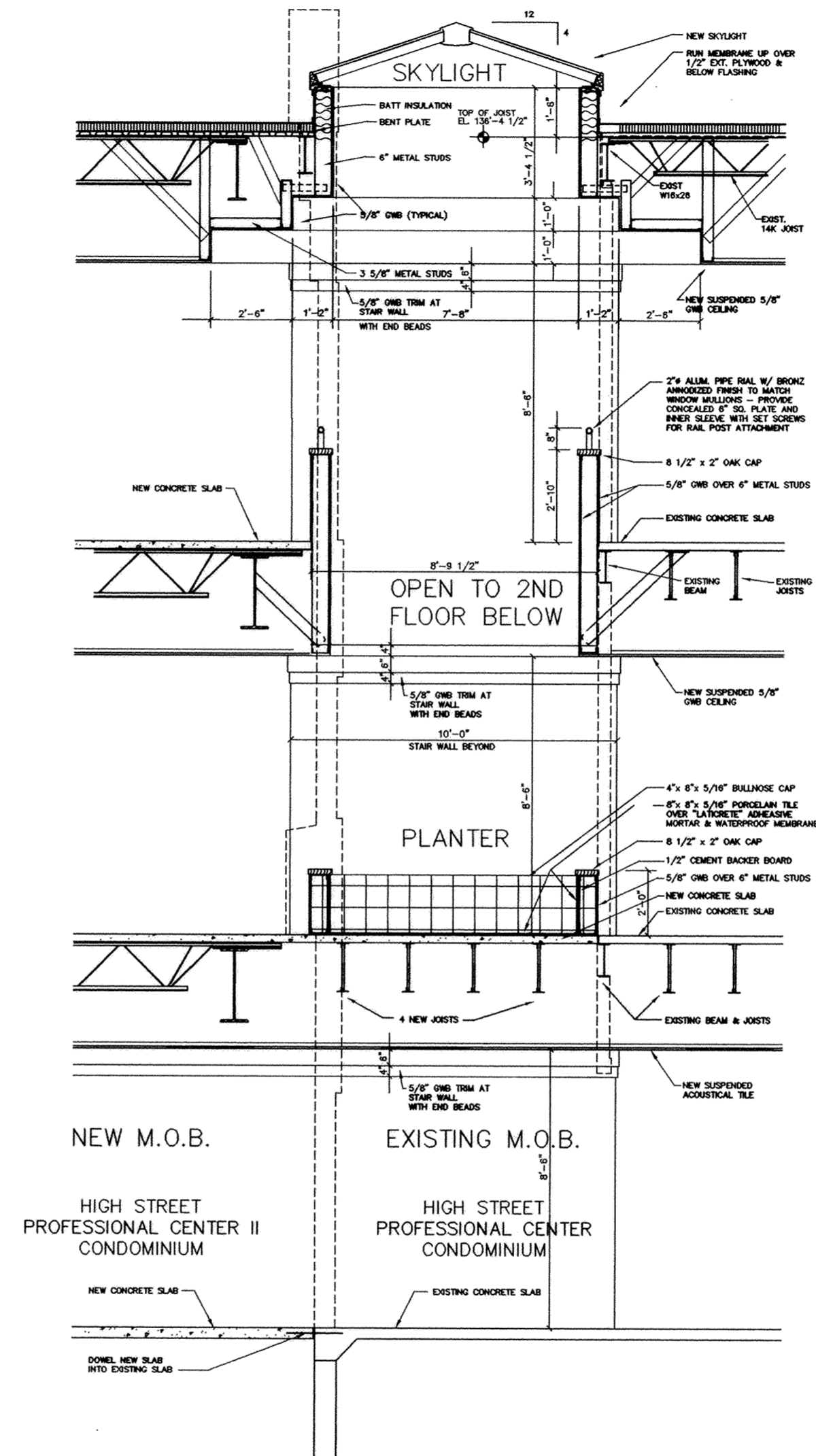
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM



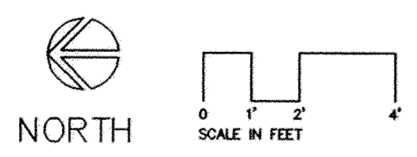
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM



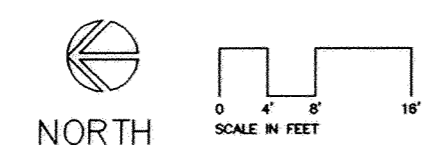
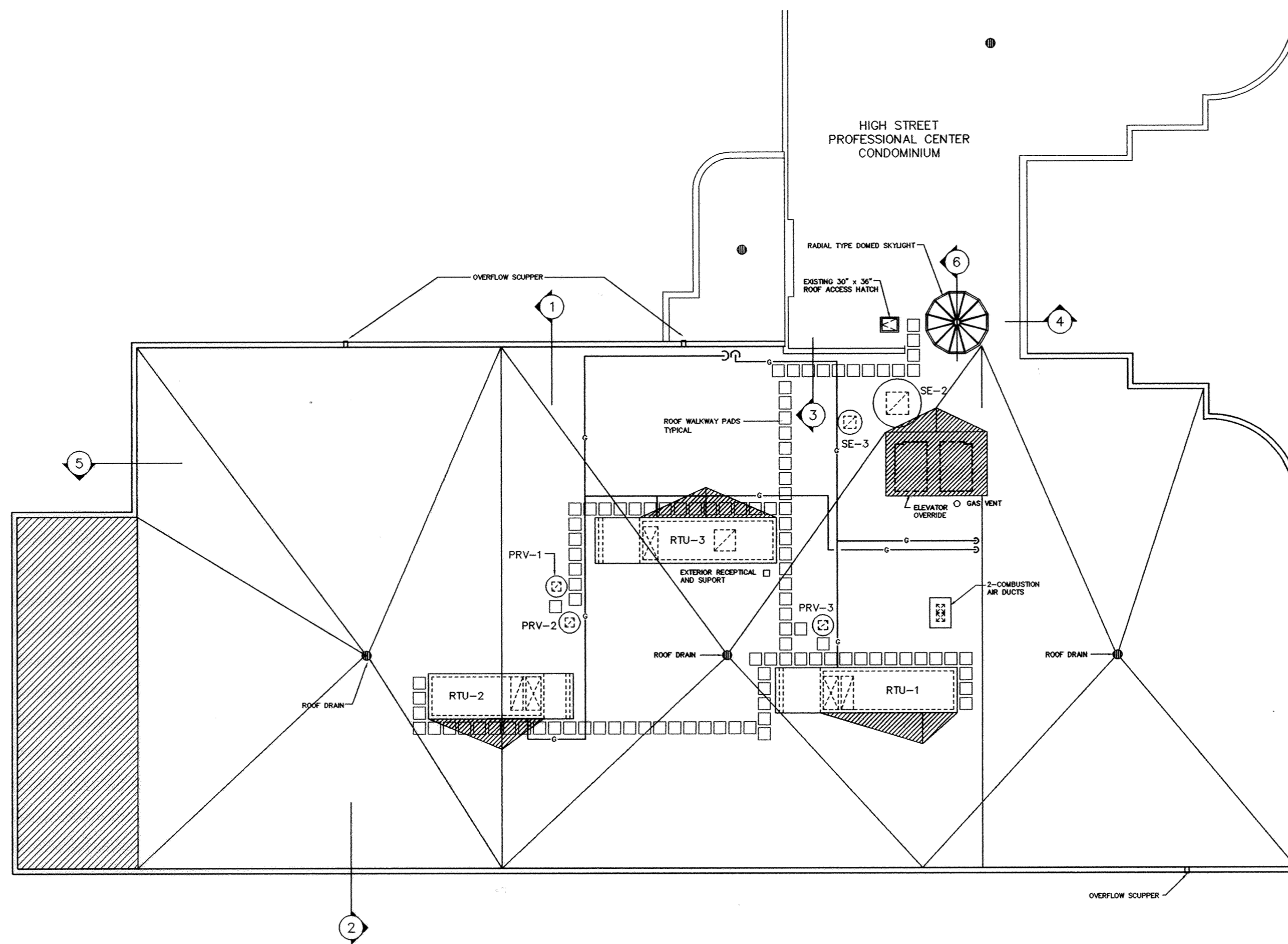
6 EXISTING WALL SECTION



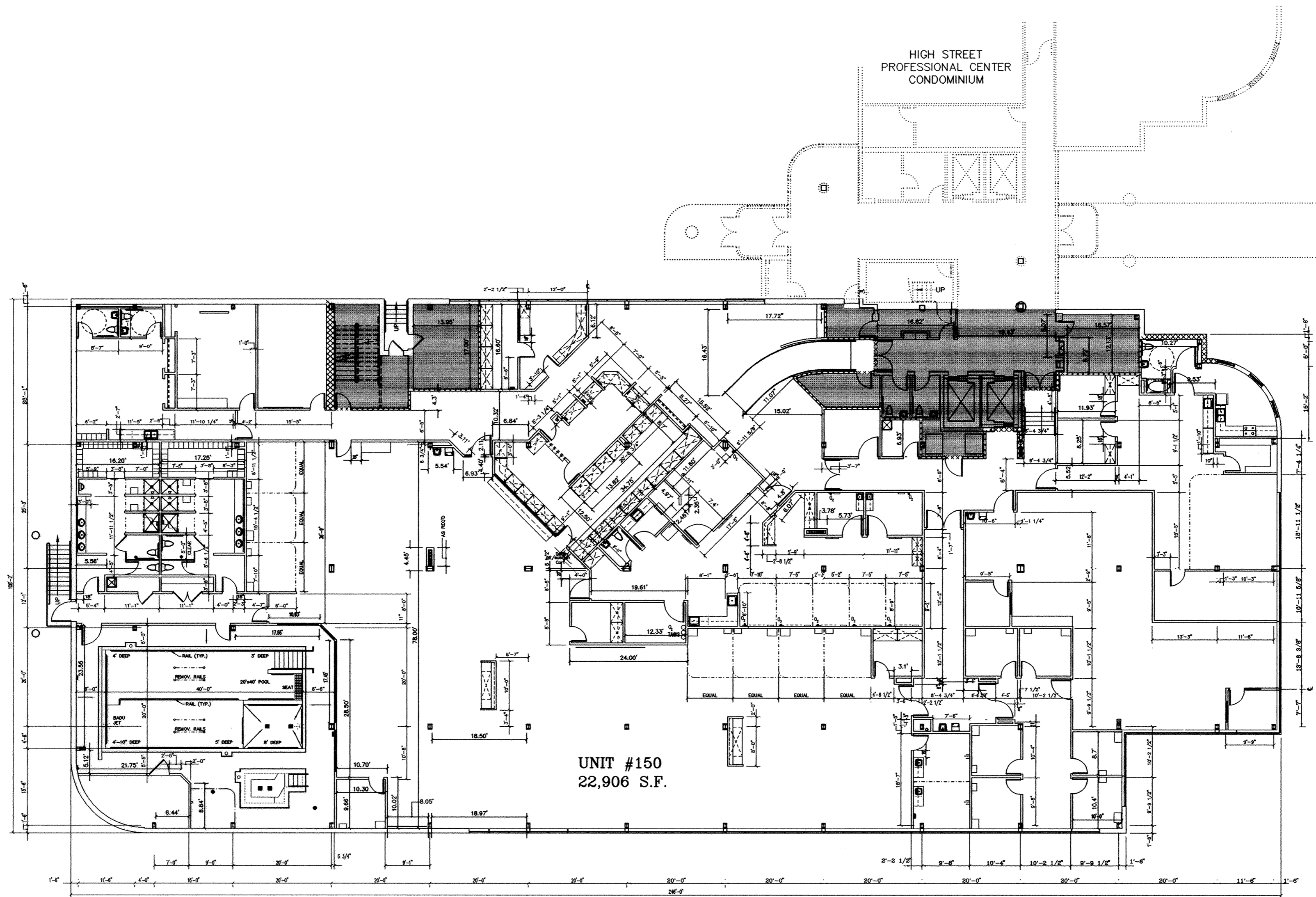
6 WALL SECTION


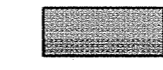



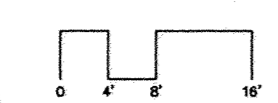
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM



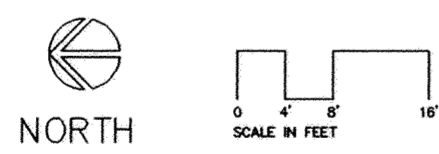
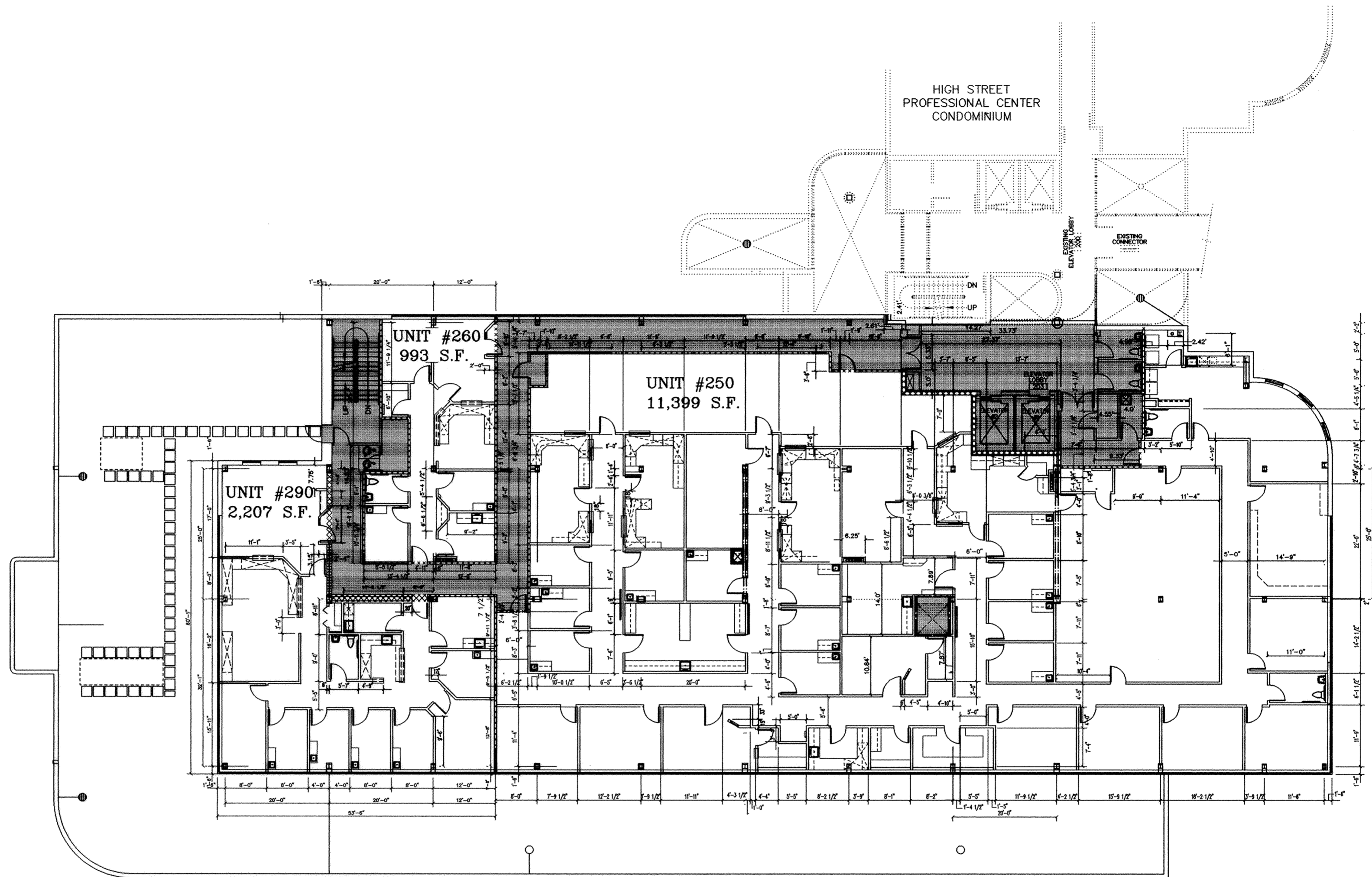
HIGH STREET PROFESSIONAL CENTER II - CONDOMINIUM ROOF PLAN





 DENOTES UNIT PARTITION WALL
 DENOTES COMMON AREA

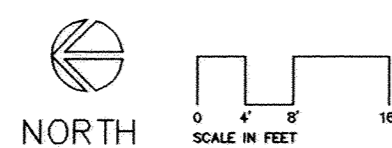
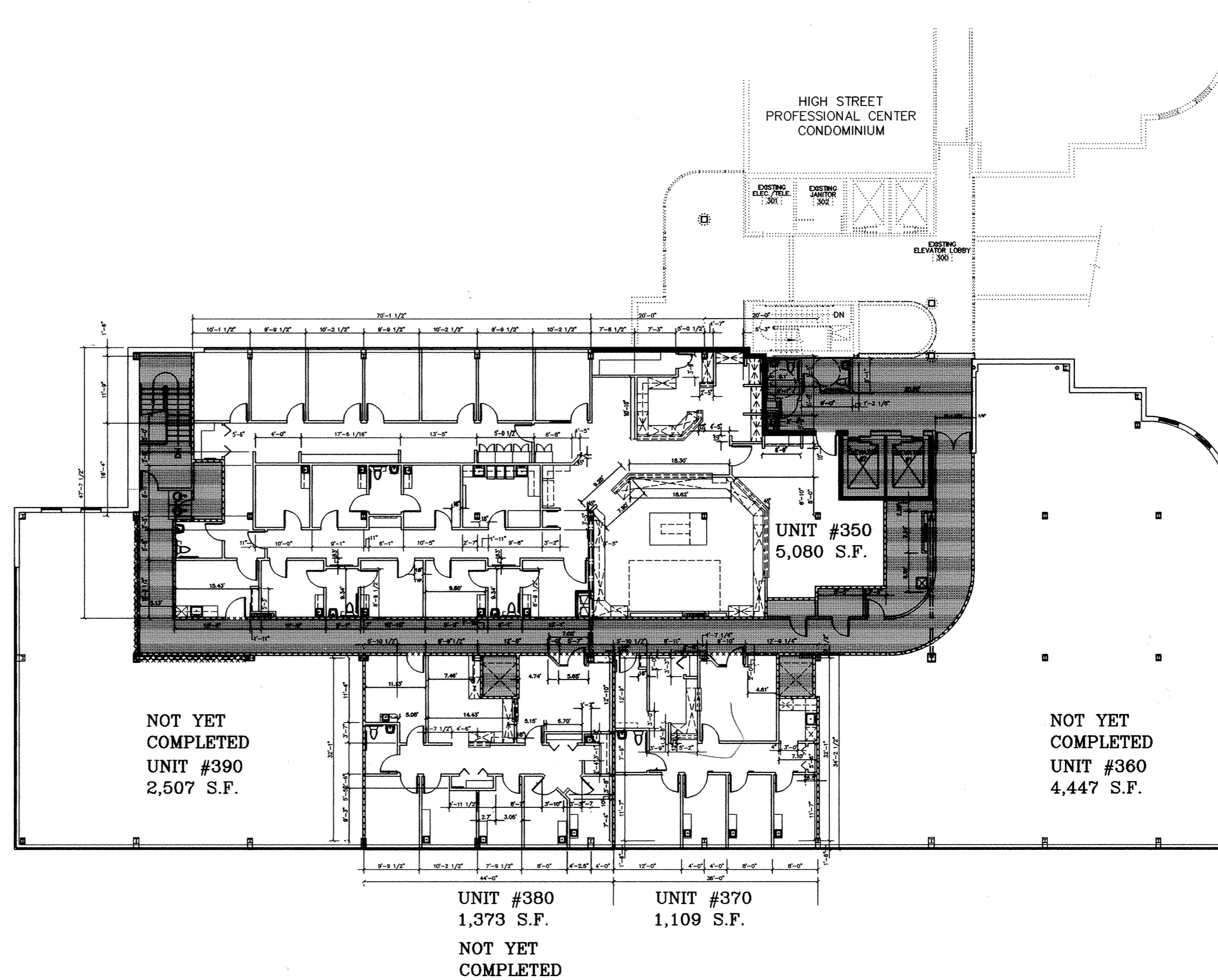
 NORTH
 SCALE IN FEET
0 4' 8' 16'

HIGH STREET PROFESSIONAL CENTER II – CONDOMINIUM FIRST FLOOR



-  DENOTES UNIT PARTITION WALL
-  DENOTES COMMON AREA

HIGH STREET PROFESSIONAL CENTER II – CONDOMINIUM SECOND FLOOR

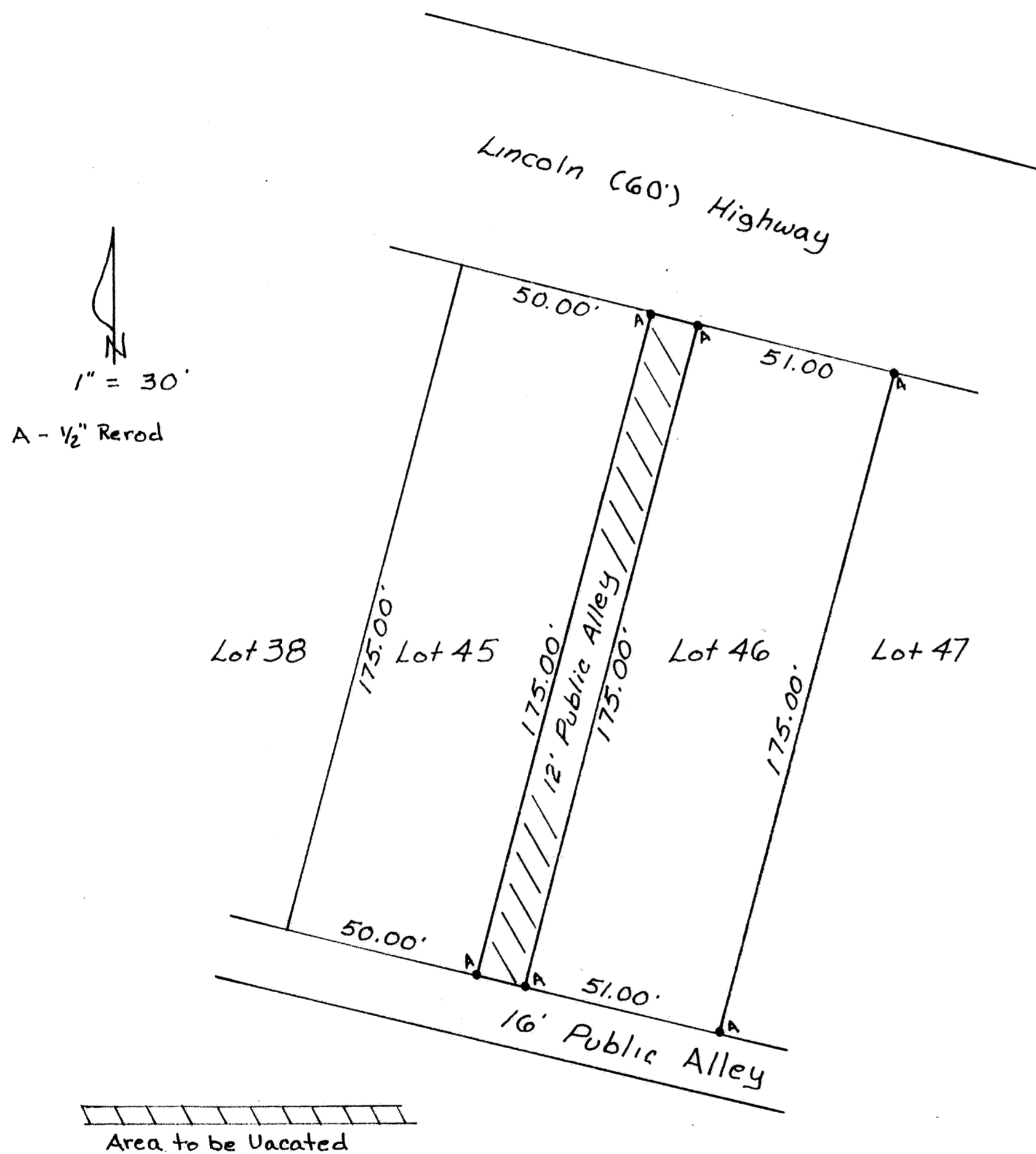


HIGH STREET PROFESSIONAL CENTER II – CONDOMINIUM

THIRD FLOOR

Alley Vacation

D.D. Nicholas 2nd Addition in Gomer, Ohio

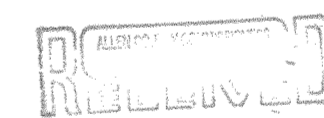
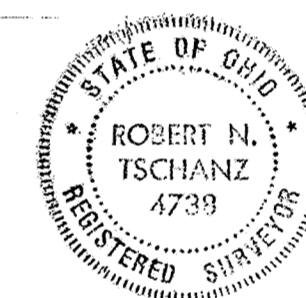


LEGAL DESCRIPTION

Being a 12 foot Public Alley as platted in the D.D. Nicholas 2nd Addition in Gomer, Sugar Creek Township, Allen County, Ohio and recorded in Plat Book Number 2, Page 168 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at an existing 1/2" rerod at the northeast corner of Lot Number 45 in said Addition, said point being on the south right-of-way line of Lincoln Highway; thence, southeasterly along the north line of said Lot Number 45 and said right-of-way line extended southeasterly, 12.00 feet to a 1/2" rerod set at the northwest corner of Lot Number 46 in said Addition; thence, southwesterly along the west line of said Lot Number 46 and the east line of said 12 foot Public Alley, 175.00 feet to a 1/2" rerod set at the southwest corner of said Lot Number 46; thence, northwesterly along the south line of said Lot Number 46 extended northwesterly, 12.00 feet to an existing 1/2" rerod at the southeast corner of said Lot Number 45; thence, northeasterly along the east line of said Lot Number 45 and the west line of said 12 foot Public Alley, 175.00 feet to the PLACE OF BEGINNING.

Robert N. Tschanz
Robert N. Tschanz

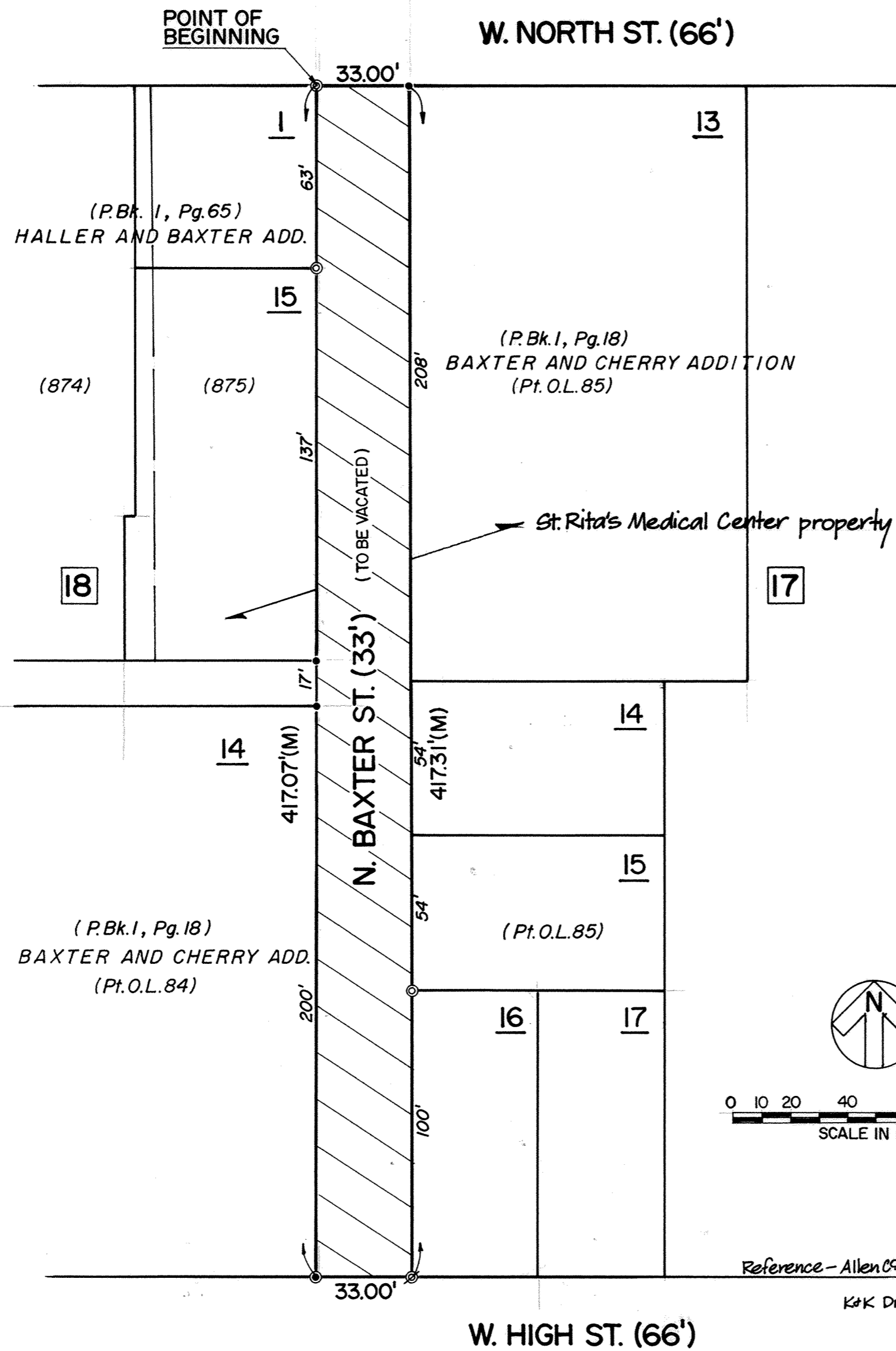


9606188
Filed and Recorded
10:16 am April 16, 1996
Vol 22 Pg. 24
Edward F. Kinkley, Inc.
fee 20.70

see # 9606187
Vol 214 Page 630

VACATION PLAT

OF N. BAXTER ST. BETWEEN W. HIGH ST. AND W. NORTH ST.
IN CITY OF LIMA



DESCRIPTION OF STREET AREA TO BE VACATED

BEGINNING at an iron pipe at the northwest corner of lot 875 of Haller and Baxter's Addition to the City of Lima, Allen County, Ohio, being also the intersection of the south right-of-way line of West North Street and the west right-of-way line of North Baxter Street;

thence easterly thru the right-of-way of N. Baxter Street a distance of 33.00 feet to a P.K. nail at the northwest corner of Outlot 85 of Baxter and Cherry's Addition to the City of Lima;

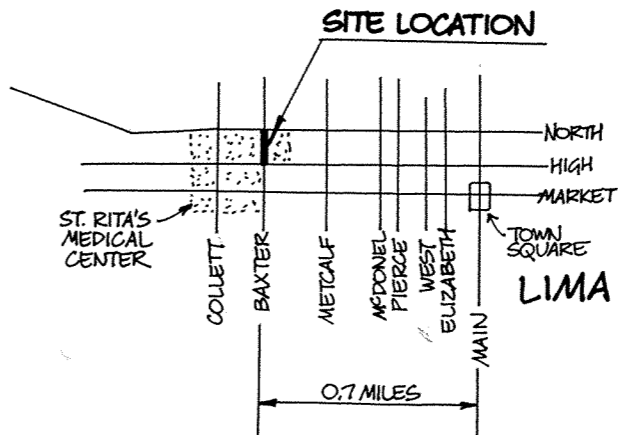
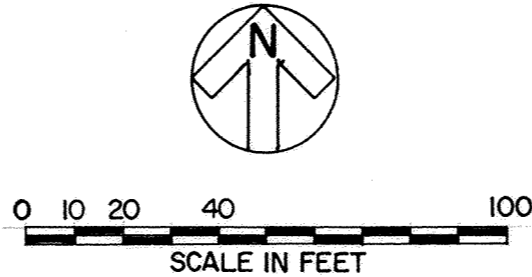
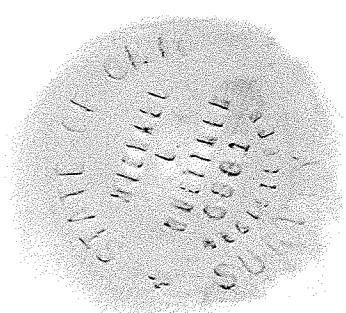
thence southerly with the east line of N. Baxter Street, being also the west line of said Outlot 85, a measured distance of 417.31 feet (record distance is 417 feet) to an iron pipe at the southwest corner of said Outlot 85, being also in the north right-of-way line of W. High Street;

thence westerly thru the right-of-way of North Baxter Street a distance of 33.00 feet to an iron pipe in the west line of N. Baxter Street;

thence northerly with said west line of N. Baxter Street, being also both the east line of Outlot 84 of said Baxter and Cherry's Addition, and the east line of said Lot 875, a measured distance of 417.07 feet to the POINT OF BEGINNING.

Nov. 17, 1995
Date

Michael G. Buettner
 Michael G. Buettner
 Ohio Reg. Surveyor #6881
 (Kohli & Kaliner Associates, Inc.)



Reference - Allen Co. Tax Map #36-3605
 K&K Drawings:
 T-716
 T-741-R
 T-76B

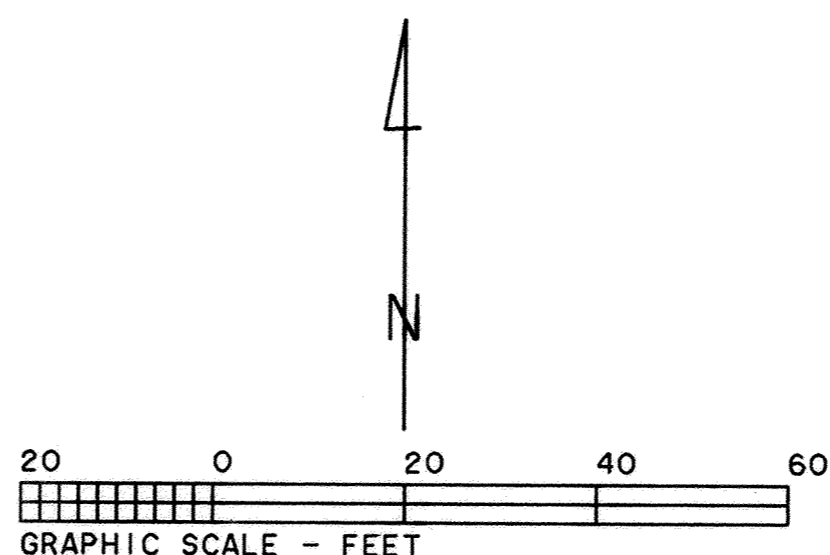
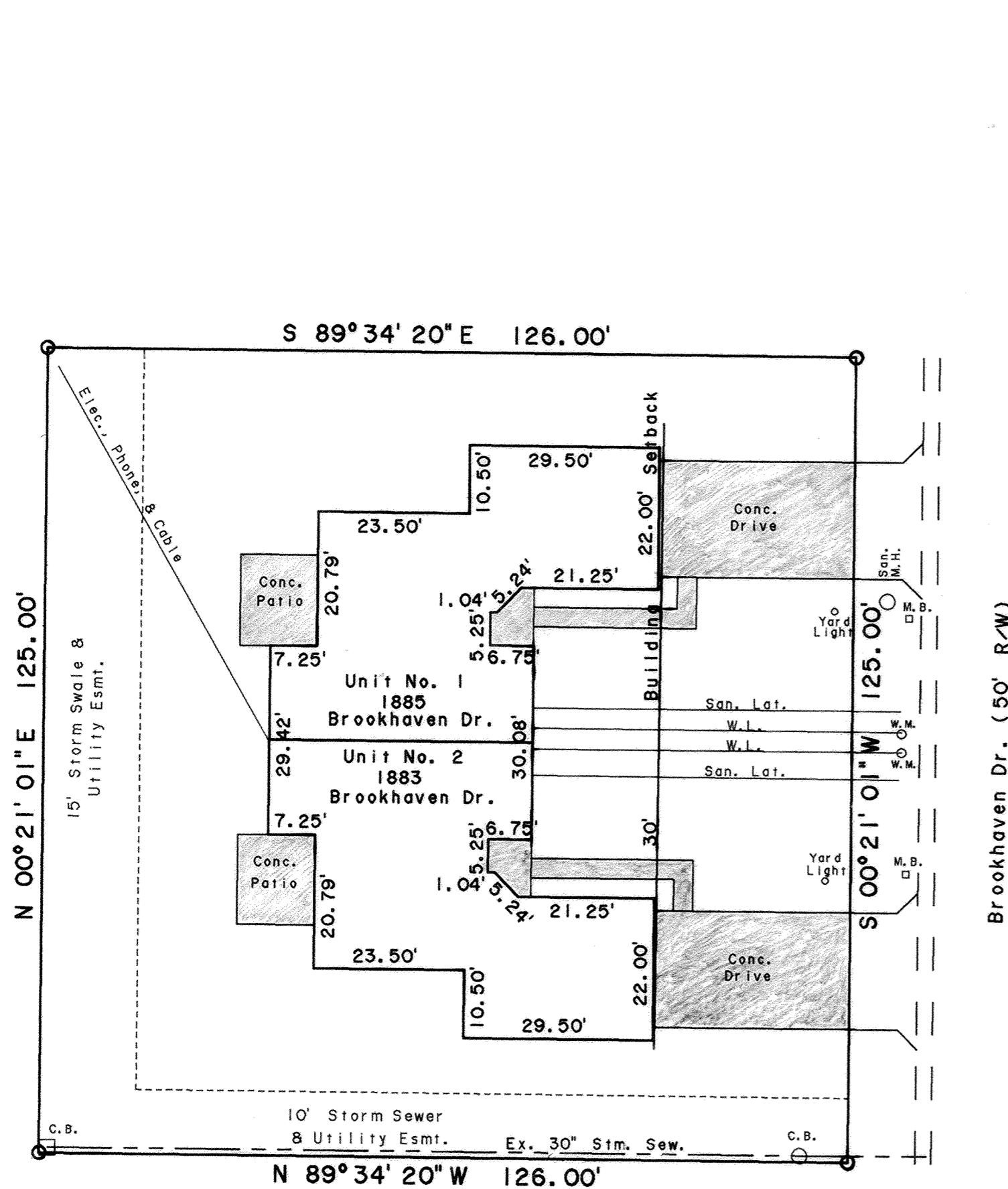
9606915
 Filed and Recorded
 at 2:10 PM Apr 26, 1996
 Vol 22 Page 25
 Edward P. Koik, Recorder
 fee 20.70
 See deed vol 815 pg 109
 for ordinance

27

BROOKHAVEN CONDOMINIUM NO. 32

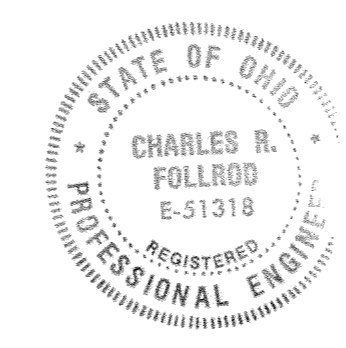
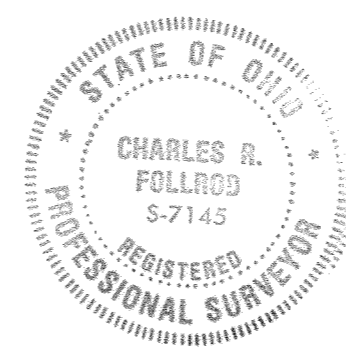
LOT NO. 28663

EDGEWOOD ESTATES NO. 12-E



BROOKHAVEN CONDOMINIUM NO. 32 consists of Lot No. 28663 in Edgewood Estates No. 12-E as recorded in Plat Book 18 on Page 101 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of **BROOKHAVEN CONDOMINIUM NO. 32**, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.



Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
CKF Engineers Inc.

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.

No. 9608700
Filed for record this 23rd day of May, 1996 at 2:26 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 22, on Page 27.

Fee: 82.80

Edward P. Kirk
RECORDER, Allen County, Ohio
Janet McNamee

- - Found #5 Rebar
- - Limited Common Area

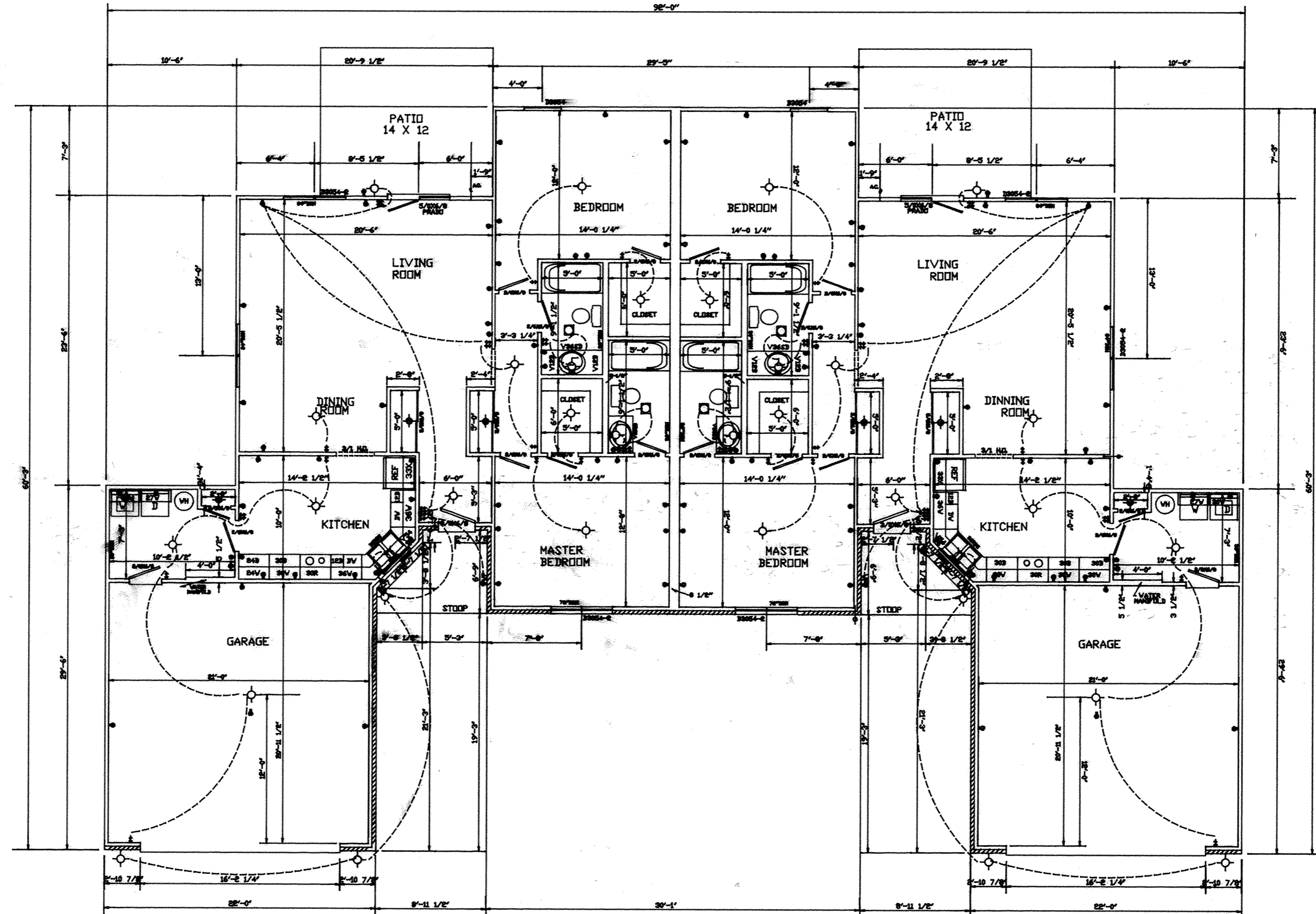
Approved for Transfer
Allen Co. Tax Map Office

By: *JAD* Date: 5/23/96

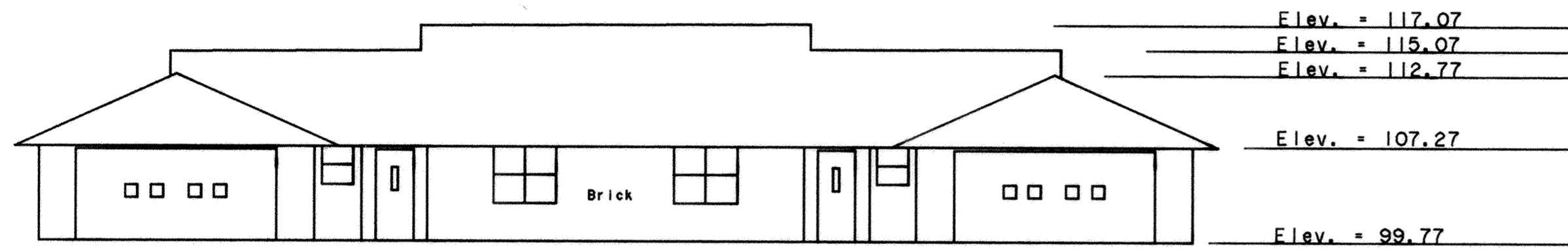
For DECLARATIONS see Deed Volume 816 Page 42

Lester Woods

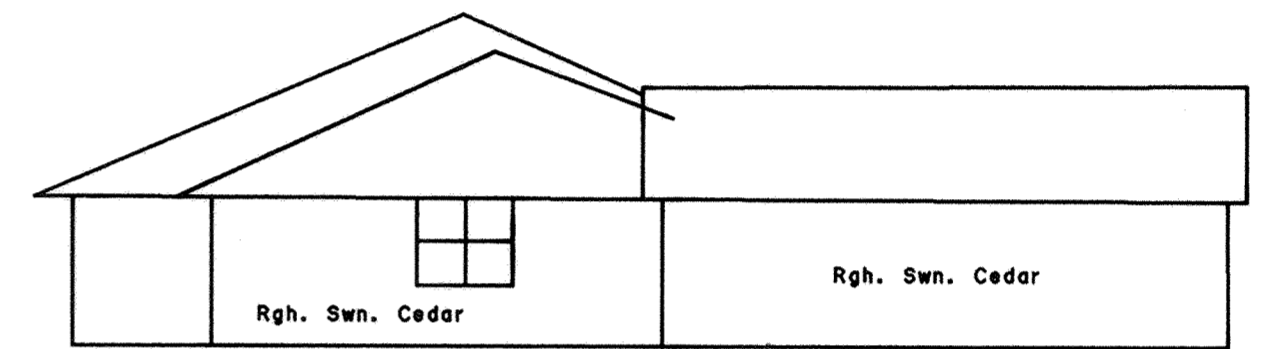
BROOKHAVEN CONDOMINIUM NO. 32



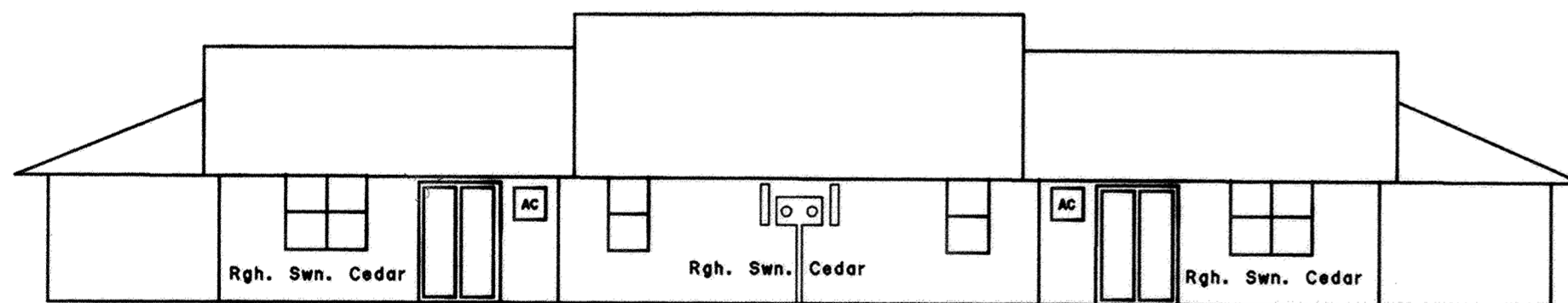
BROOKHAVEN CONDOMINIUM NO. 32



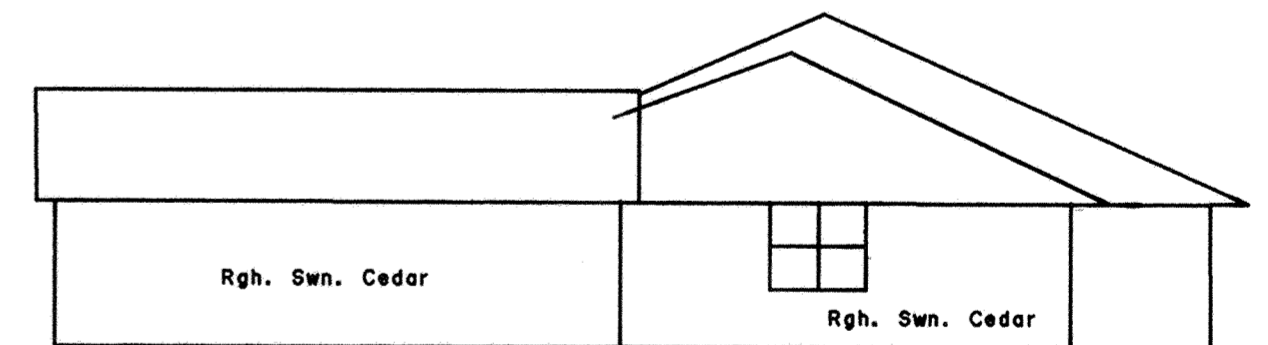
Front Elevation



Left Elevation



Rear Elevation

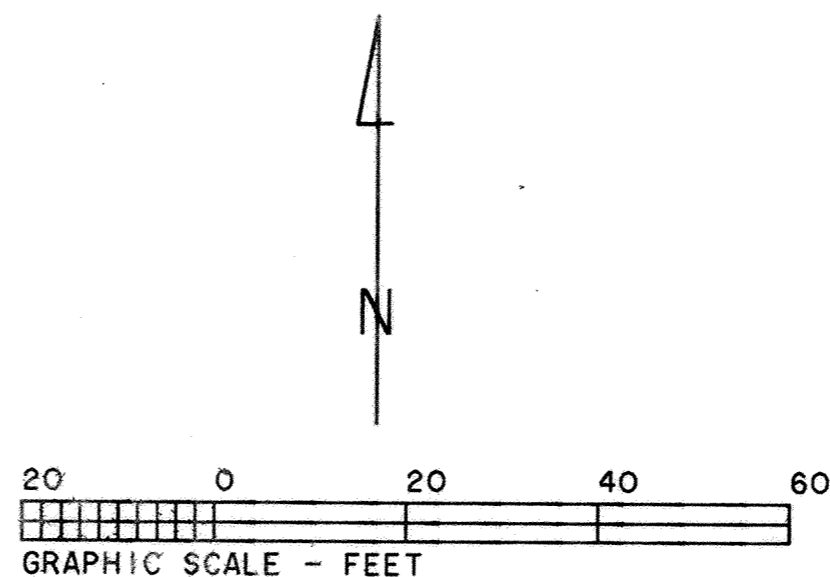
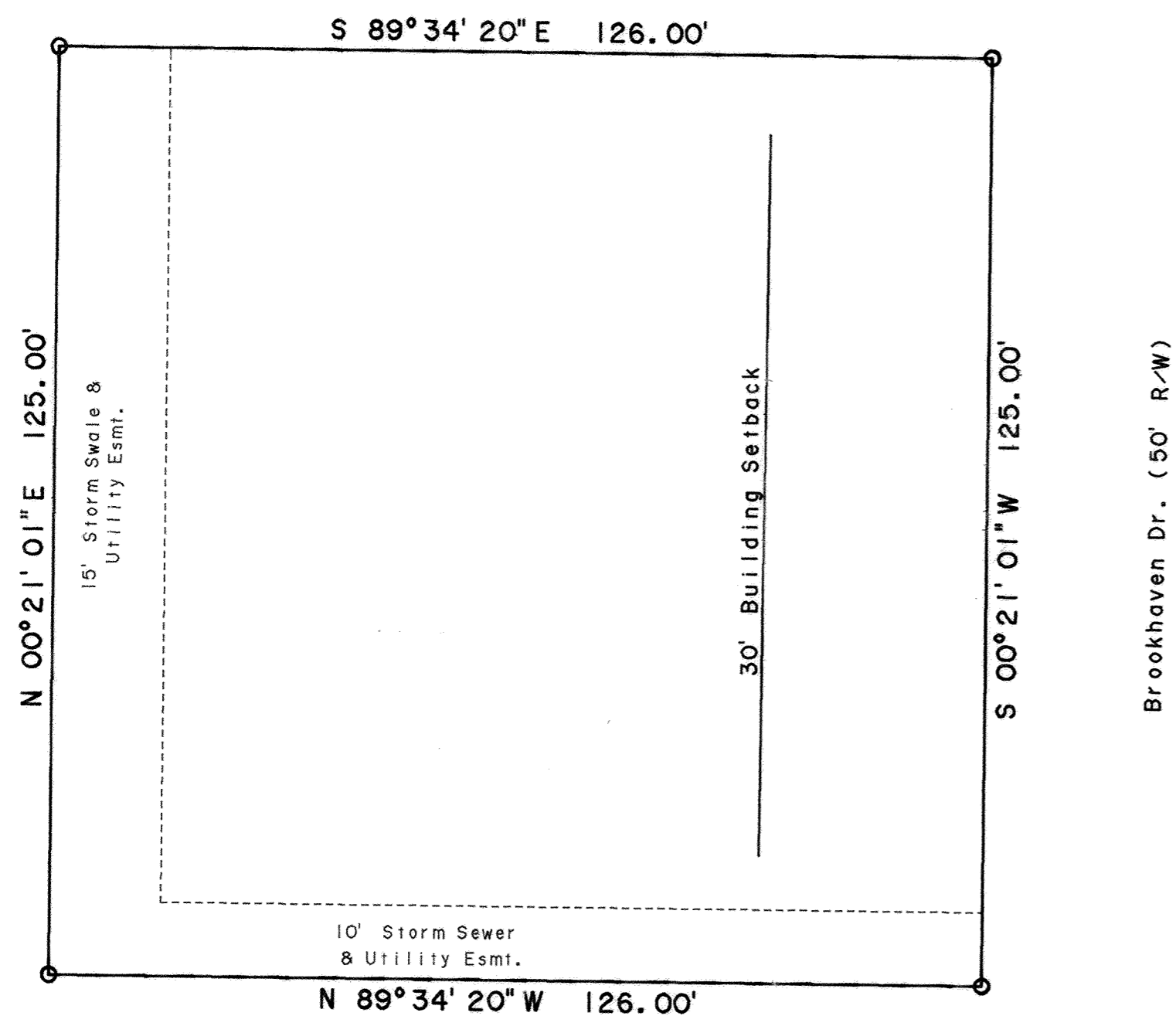


Right Elevation

B.M. - Top of Steamer Nozzle on Fire Hydrant Located at the Northeast Corner of Brookhaven Dr. and Brookhaven Ct. No. 2. Elev. = 100.00

BROOKHAVEN CONDOMINIUM NO. 32

SURVEY OF DEDICATOR'S LAND



DESCRIPTION

Being all of Lot No. 28663 in Edgewood Estates No. 12-E in the SE 1/4 of Section 23, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book 18, Page 101 in the Allen County Recorder's Office.

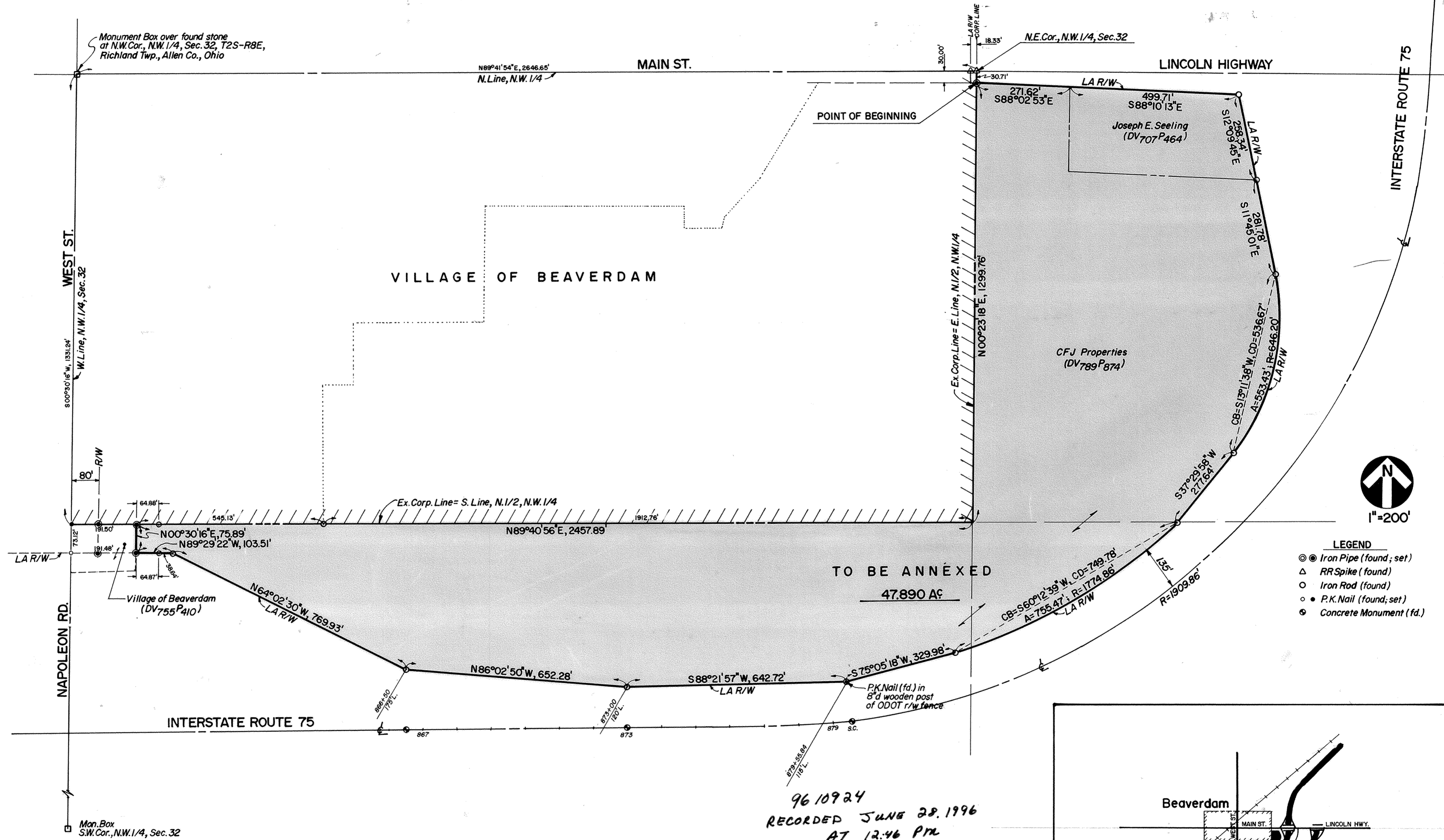
○ - Found #5 Rebar

ANNEXATION PLAT

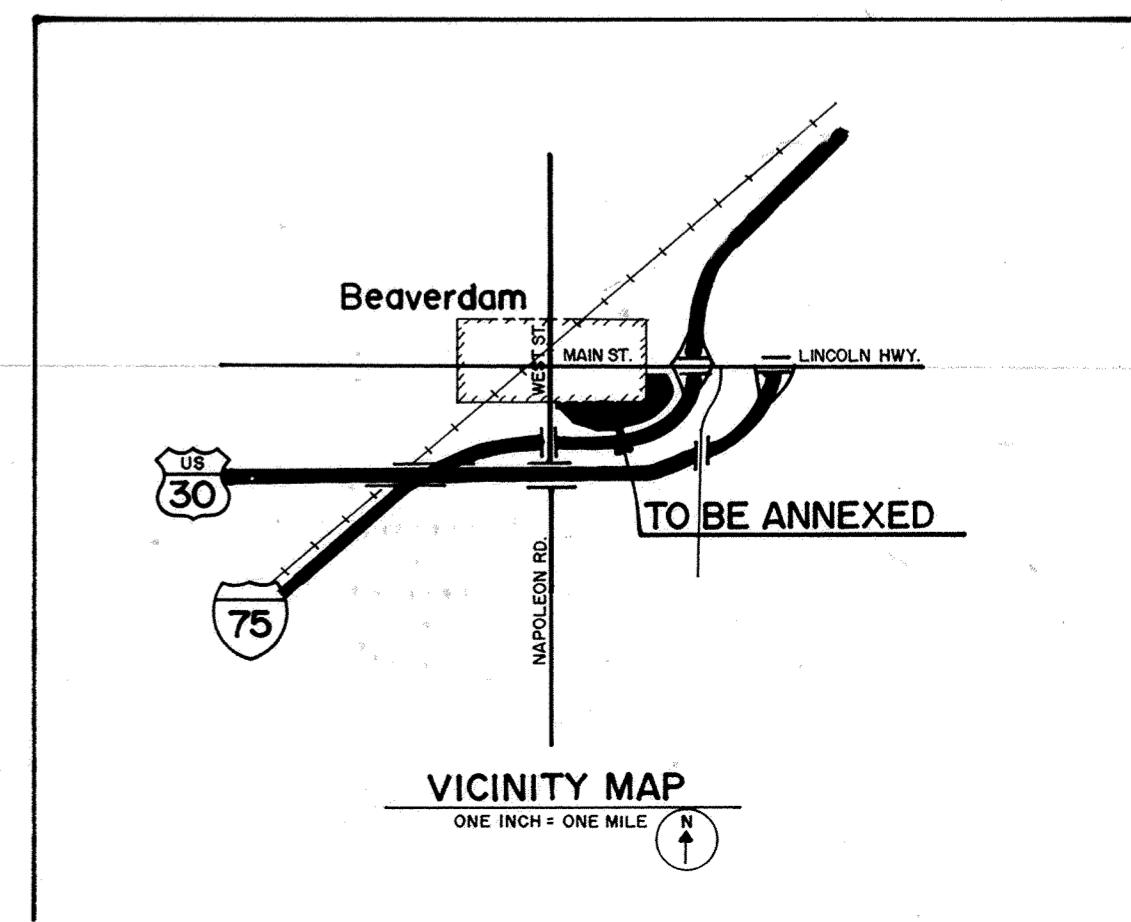
VILLAGE OF BEAVERDAM, OHIO
PTS. OF N.E. 1/4 & N.W. 1/4, SEC. 32, T2S-R8E



JUN 8 1996



9610924
 RECORDED JUNE 28, 1996
 AT 12:46 PM
 PLAT BK 22 Pg 30A
 ALLEN COUNTY RECORDER
 EDWARD P. KIRK
 FEE \$62.10
 SEE DEED VOL 817
 Pg 440



ANNEXATION PLAT

VILLAGE OF BEAVERDAM, OHIO

PTS. OF N.E. 1/4 & N.W. 1/4, SEC. 32, T-2-S, R-8-E



MAY 8 1995

DESCRIPTION

Part of the northeast and northwest quarters of Section 32, Township-2-South, Range-8- East, Richland Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at a monument box over a found stone at the northwest corner of the northwest quarter of said Section 32; thence easterly with the north line of said northwest quarter (legal centerline of Main Street) at N 89°41'54"E, 2646.65 feet to a railroad spike (found) at the northeast corner of said northwest quarter; thence southerly with the east line of said northwest quarter (and existing corporation line) at S 00°23'18"W, 30.71 feet to an iron pipe (set) in the existing south limited access right-of-way line of Lincoln Highway (known as Main Street within Village of Beaverdam), and the POINT OF BEGINNING;

thence easterly with said limited access line at S 88°02'53"E, 271.62 feet to the northwest corner of lands granted to Joseph E. Seeling (Deed Volume 707, Page 464);

thence easterly with said limited access line (and north line of Seeling lands) at S 88°10'13"E, 499.71 feet to a 5/8-inch rebar (found) at the northeast corner of said Seeling lands;

thence south-southeasterly with the existing limited access right-of-way of Interstate Route 75 (and east line of Seeling lands) at S 12°09'45"E, 258.34 feet to a 5/8-inch rebar (found) at the southeast corner of said Seeling lands;

thence continuing south-southeasterly with the previous course (now with the east line of lands of CFJ Properties; see Deed Volume 789, Page 874) at S 11°45'01"E, 281.78 feet to a 5/8-inch rebar (found);

thence southerly with a curve concave westerly (and with said limited access line) an arc distance of 553.43 feet through a radius of 646.20 feet (chord bears S 13°11'38"W, 536.67 feet to a 5/8-inch rebar (found);

thence southwesterly with a non-tangent line (and with said limited access line) at S 37°29'58"W, 277.64 feet to a 5/8-inch rebar (found);

thence west-southwesterly with a non-tangent curve concave north-northwesterly (and with said limited access line) an arc distance of 755.47 feet through a radius of 1774.86 feet (chord bears S 60°12'39"W, 749.78 feet) to a 5/8-inch rebar (found);

thence west-southwesterly with a non-tangent line (and with said limited access line) at S 75°05'18"W, 329.98 feet to a P.K. nail (found) in the top of an 8-inch diameter ODOT fence post, which point by record is 115.00 feet Left of a concrete monument (found) at Station 879+55.84 of the centerline of Interstate Route 75;

thence westerly (and with said limited access line) at S 88°21'57"W, 642.72 feet to a 5/8-inch rebar (found), which point by record is 120.00 feet Left of a concrete monument (found) at Station 873+00.00 of the centerline of Interstate Route 75;

thence westerly (and with said limited access line) at N 86°02'50"W, 652.28 feet to a 5/8-inch rebar (found), which point by record is 175.00 feet Left of a concrete monument (found) at Station 866+50.00 of the centerline of Interstate Route 75;

thence west-northwesterly (and with said limited access line) at N 64°02'30"W, 769.93 feet to a 5/8-inch rebar (found);

thence westerly (still with the existing limited access line of Interstate Route 75) at N 89°29'22"W, 103.51 feet to an iron pipe (set) in the east line of lands described in a deed to the Village of Beaverdam (Deed Volume 755, Page 410) (Note: this course passes a 5/8-inch rebar (found) at 38.64 feet);

thence northerly, now with the east line of said "Village" lands, at N 00°30'16"E, 75.89 feet to an iron pipe (set) at the northeast corner of said "Village" lands, being also in the existing corporation line and in the south line of the north half of said northwest quarter;

thence easterly with said existing corporation line and with said south line of north half at N 89°40'56"E, 2457.89 feet to a point at the southeast corner of said north half (this course passes 5/8-inch rebars (found) both at 64.88 feet and at 545.13 feet);

thence northerly with said existing corporation line and with the east line of said north half at N 00°23'18"E, 1299.76 feet to the POINT OF BEGINNING.

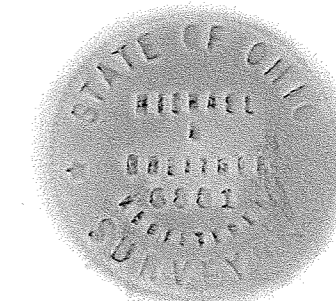
The area described herein contains 47.890 acres, being subject to any legal easements or other restrictions of record.

I hereby certify that the hereon plat and description are based on a survey by Kohli & Kaliher Associates, Inc., performed in May 1995. Bearings are based on previous surveys of record, not by this office.

May 25, 1995
Date

Michael G. Buettner

Michael G. Buettner
Ohio Registered Surveyor No. 6881



**PLAT OF TERRITORY TO BE ANNEXED
TO THE VILLAGE OF BEAVERDAM**
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWN 2 SOUTH OF RANGE 8 EAST, RICHLAND TOWNSHIP,
ALLEN COUNTY, OHIO

ANNEXATION DESCRIPTION

THE FOLLOWING REAL ESTATE BEING A PARCEL OF LAND SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH OF RANGE 8 EAST, RICHLAND TOWNSHIP, ALLEN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AT A FOUND RAILROAD SPIKE, BEING ALSO THE SOUTHWEST CORNER OF A 0.5165 ACRE TRACT OF LAND AS CONVEYED TO ROBERT SPALLINGER BY AN INSTRUMENT RECORDED IN ALLEN COUNTY RECORDER'S DEED VOL. 714 PG. 186, AND THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE N 00 DEG 00 MIN 00 SEC E (REFERENCE BEARING) 225.00 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE WEST LINE OF SAID 0.5165 ACRE TRACT TO AN IRON PIN, THE NORTHWEST CORNER OF SAID 0.5165 ACRE TRACT;

THENCE CONTINUING N 00 DEG 00 MIN 00 SEC E 1092.62 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE ONE-HALF QUARTER LINE, BEING REFERENCED BY A FOUND 1/2" BAR 0.71 FEET WEST, PASSING THROUGH AN IRON PIN AT 1020.62 FEET;

THENCE N 89 DEG 20 MIN 51 SEC E 74.15 FEET ON AND ALONG SAID ONE-HALF QUARTER LINE, TO AN IRON PIN ON THE EASTERLY RIGHT OF WAY OF NORTH DIXIE HIGHWAY;

THENCE N 45 DEG 30 MIN 30 SEC E 61.81 FEET ON AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID DIXIE HIGHWAY TO AN IRON PIN;

THENCE N 90 DEG 00 MIN 00 SEC E 1148.52 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF I-75;

THENCE SOUTHWESTERLY ON AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF I-75 THE FOLLOWING SEVEN (7) COURSES:

1. S 05 DEG 26 MIN 09 SEC W 472.38 FEET TO AN IRON PIN;
2. S 17 DEG 59 MIN 24 SEC W 120.00 FEET TO AN IRON PIN;
3. S 36 DEG 52 MIN 10 SEC W 143.01 FEET TO AN IRON PIN;
4. S 02 DEG 40 MIN 07 SEC W 130.66 FEET TO AN IRON PIN;
5. S 37 DEG 03 MIN 19 SEC W 570.83 FEET TO AN IRON PIN;
6. S 85 DEG 24 MIN 27 SEC W 357.69 FEET TO AN IRON PIN;
7. S 00 DEG 28 MIN 31 SEC E 45.00 FEET TO A RAILROAD SPIKE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 AND THE CENTER-LINE OF U.S. ROUTE 30N;

THENCE S 89 DEG 31 MIN 29 SEC W 392.92 FEET ON AND ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 33.2027 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT. IRON PINS ARE 5/8" REBAR WITH CAPS BEARING COMPANY NAME.

SURVEYORS DECLARATION

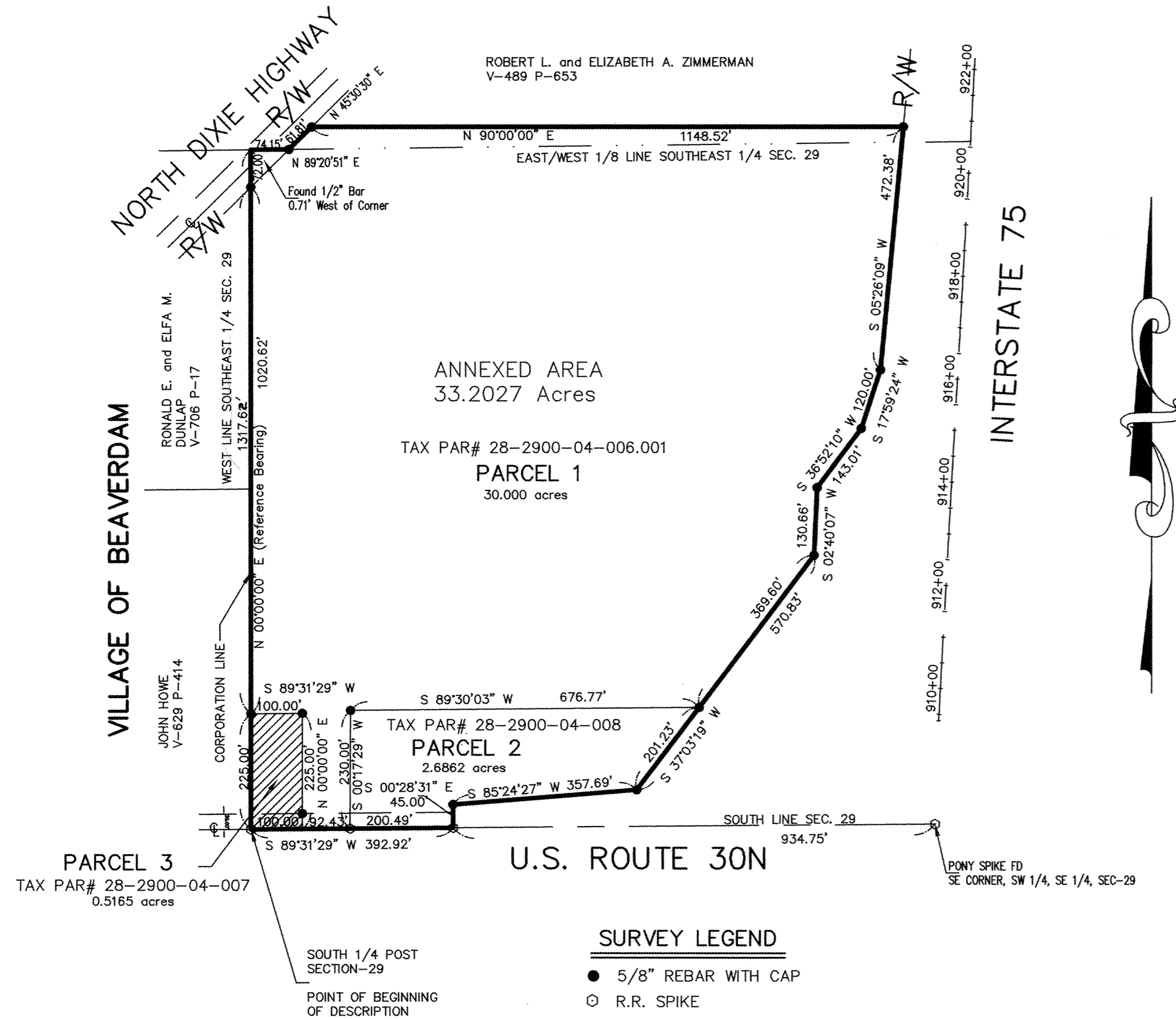
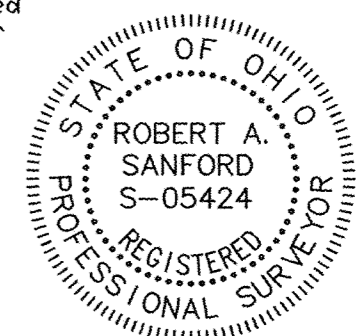
We hereby declare that the hereon attached plat is the result of a survey made by the Office of Poggemeyer Design Group, Inc during MAY 1989. All distances are in feet and decimals thereof.

That our liability for this survey is limited to the cost of said services.

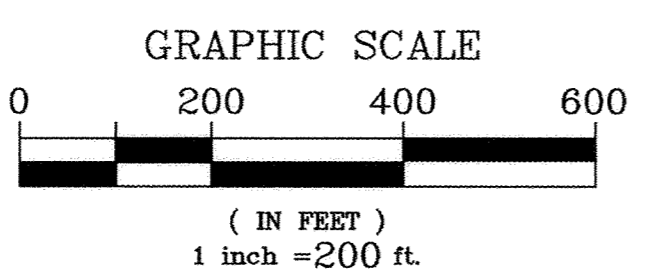
The bearings referred to herein are based upon an assumed meridian and are used only for the purpose of angular measurement.

POGGEMEYER DESIGN GROUP, INC.
Engineers-Architects-Planners
1168 North Main Street
Bowling Green, Ohio 43402
(419) 352-7537

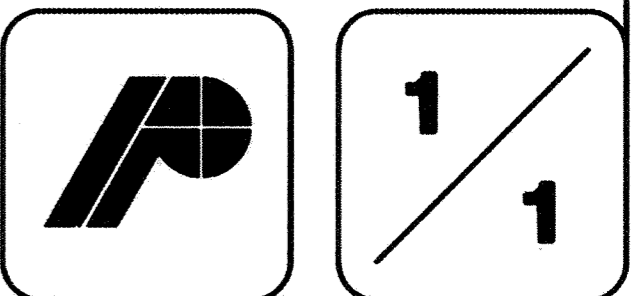
Robert A. Sanford 6/21/95 DATE: 3/27/95
Robert A. Sanford, Professional Surveyor No. 5424



PROPERTY OWNERS
PARCEL 1 PETRO PSC, L.P. VOL.-764, PG.-301
PARCEL 2
PARCEL 3 ROBERT E. & SUE A. SPALLINGER VOL.-714, PG-186



POGGEMEYER DESIGN GROUP, INC.
ENGINEERS ARCHITECTS PLANNERS
1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402



FLANDERS AVE. (60')

VACATION PLAT OF A 10 FEET WIDE PUBLIC ALLEY LYING BETWEEN LOTS 3417, 3420 & 3421 IN McCULLOUGH'S SIXTH ADDITION IN THE CITY OF LIMA ALLEN COUNTY, OHIO

DESCRIPTION
0.0397 Acres

Being a 10.00-foot wide public alley lying between Lots Number 3417, 3420, and 3421 in McCullough's Sixth Addition to the City of Lima, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin with yellow plastic "Sheldon E&S Lima, OH" cap set marking the northeast corner of Lot Number 3420 in said Addition, also being the west line of Jefferson Street -

Thence South 90°-00'-00" West on and along the north line of Lots Number 3420 and 3417 for a distance of 171.84 feet to the southerly line of a 10.00-foot wide public alley previously vacated by City Ordinance No. 27-37 and lying north of Lots Number 3414 through 3417 -

Thence North 13°-54'-36" West for a distance of 10.30 feet to a 5/8-inch iron pin with yellow plastic "Sheldon E&S Lima, OH" cap set on the south line of Outlot Number 170, also being the southwest corner of Lot Number 3421 and the north line of said vacated alley (Ordinance No. 27-37) -

Thence North 90°-00'-00" East on and along the south line of Lot Number 3421 to an iron pipe found marking the southeast corner of Lot Number 3421 and the west line of Jefferson Street -

Thence South 00°-00'-00" East on and along the west line of Jefferson Street for a distance of 10.00 feet to the point of beginning.

The parcel as described contains in all 1730.62 square feet or 0.0397 acres of land subject, however, to all legal easements and rights-of-way of record and is from an actual field survey performed on June 23, 1995, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

O.L. 171

O.L. 170

3421

3422

3420

3419

3417

3416

3415

3414

3418

3413

JEFFERSON ST. (50')

10.30'
N.13°54'36"W.

174.32'
N.90°00'00"E.

1730.62 SQ. FT. / 0.0397 ACRES

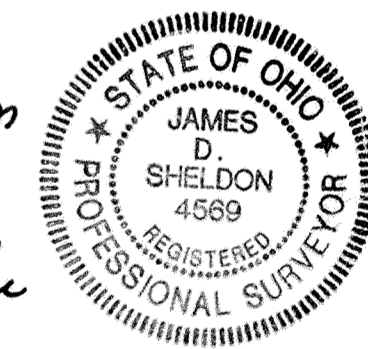
S.90°00'00"W.
171.84'

10.00'
S.00°00'00"E.

POINT OF BEGINNING

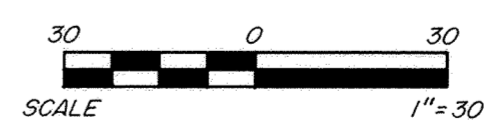
VACATED ALLEY - (CITY ORDINANCE NO. 27-37)

VACATED ALLEY - (V.711-R.801)



9611294
Filed and Recorded
July 3, 1996 at 4:14 PM
Vol. 22 Page 33
Edward P. Kubit, Recorder
fee \$ 20.70

Sec. Ord. Vol. 817 pg. 705
James D. Sheldon
JAMES D. SHELDON, P.E., P.S.
REG. SURVEYOR # 4569



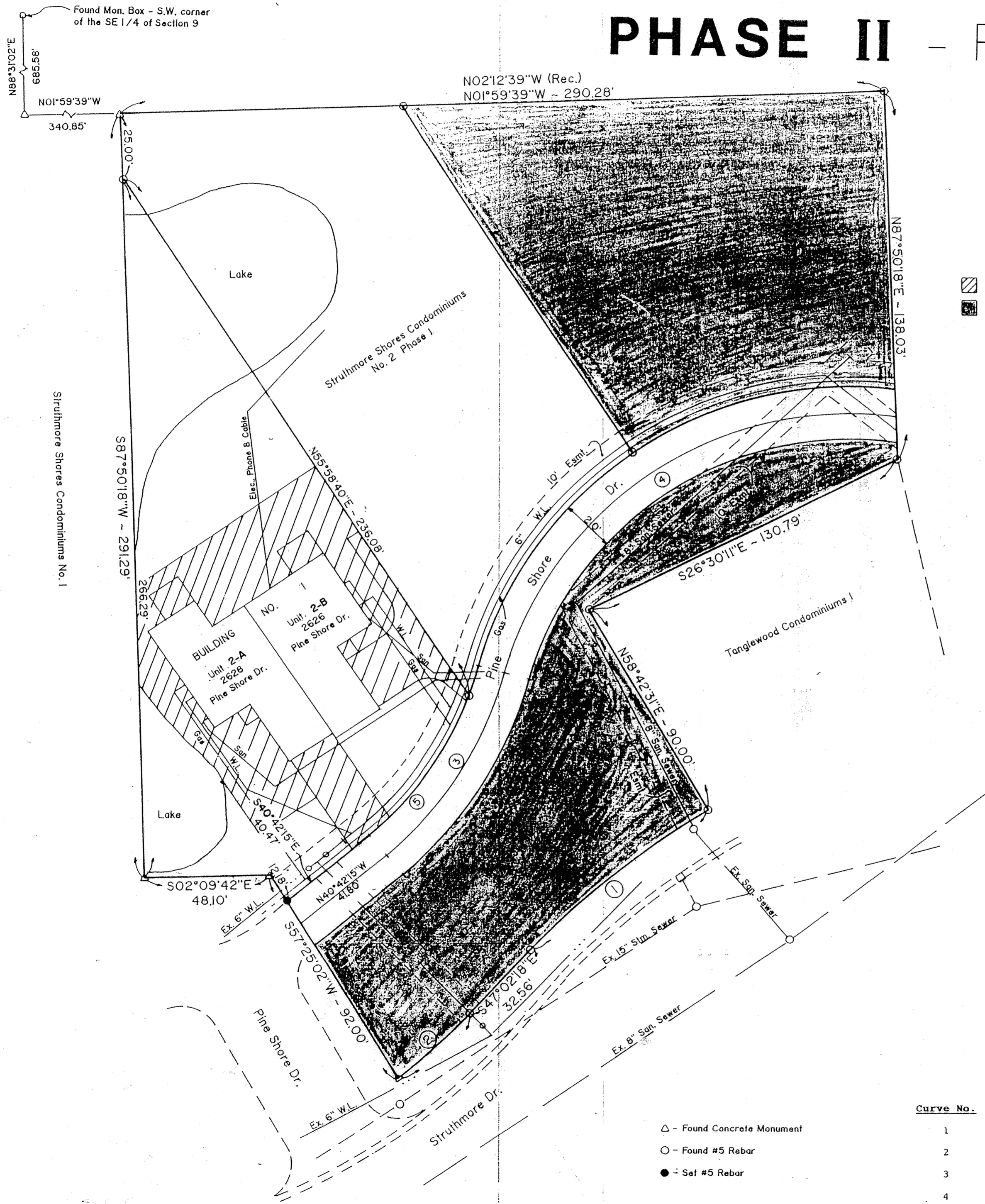
LEGEND

- - IRON PIPE FOUND
- - 5/8" IRON PIN W/ PLASTIC CAP STAMPED "SHELDON E & S LIMA, OH" SET

PREPARED: JULY 7, 1995
BY: SHELDON ENGINEERING & SURVEYING INC.
1280 N. COLE ST., LIMA, OHIO
TELEPHONE: (419) 228-4421

STRUTHMORE SHORES CONDOMINIUMS NO. 2

PHASE II - REPLAT



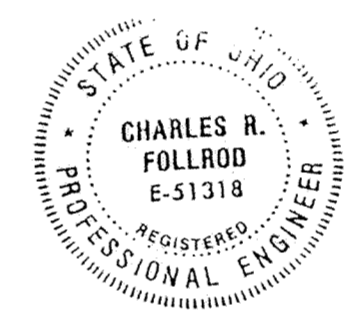
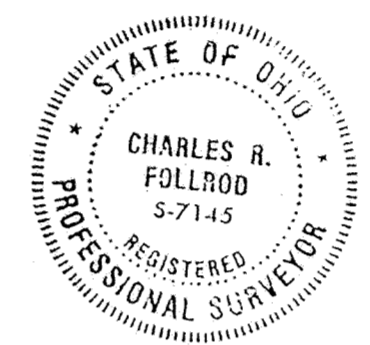
STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE II consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE II,

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.
C & K Consulting Co.
Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
C & K Consulting Co.

- Limited Common
- Expandable Area



No. 9611763
 Filed for record this 15th day of July, 1996 at 1:34 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 34.

Fee: \$ 20.70
Edward P. Keib
 RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 795 Page 36
795 Page 372

DESCRIPTION
(Struthmore Shores Condominiums No. 2 - Phase II)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a set concrete monument at the Southwest corner of said Lot No. 25221 (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 340.85' to a found concrete monument; thence N87°50'18"E, 25.00' to a found #5 rebar at the Southwest corner of Struthmore Shores Condominiums No. 2 - Phase I and being the POINT OF BEGINNING, thence the following courses:

1. N55°58'40"E with the south line of said Condominiums, 236.08' to a found #5 rebar;
2. Southeasterly on a curve to the right an arc length of 64.83', said curve having a radius of 130.00', a delta angle of 28°34'28" and an L.C. of S54°59'29"E, 64.16'
3. S40°42'15"E, 40.47' to a set #5 rebar;
4. S57°25'02"W, 12.18' to a found concrete monument;
5. S02°09'42"E, 48.10' to a found concrete monument;
6. S87°50'18"W with the north line of Struthmore Shores Condominiums No. 1, 266.29' to the POINT OF BEGINNING.

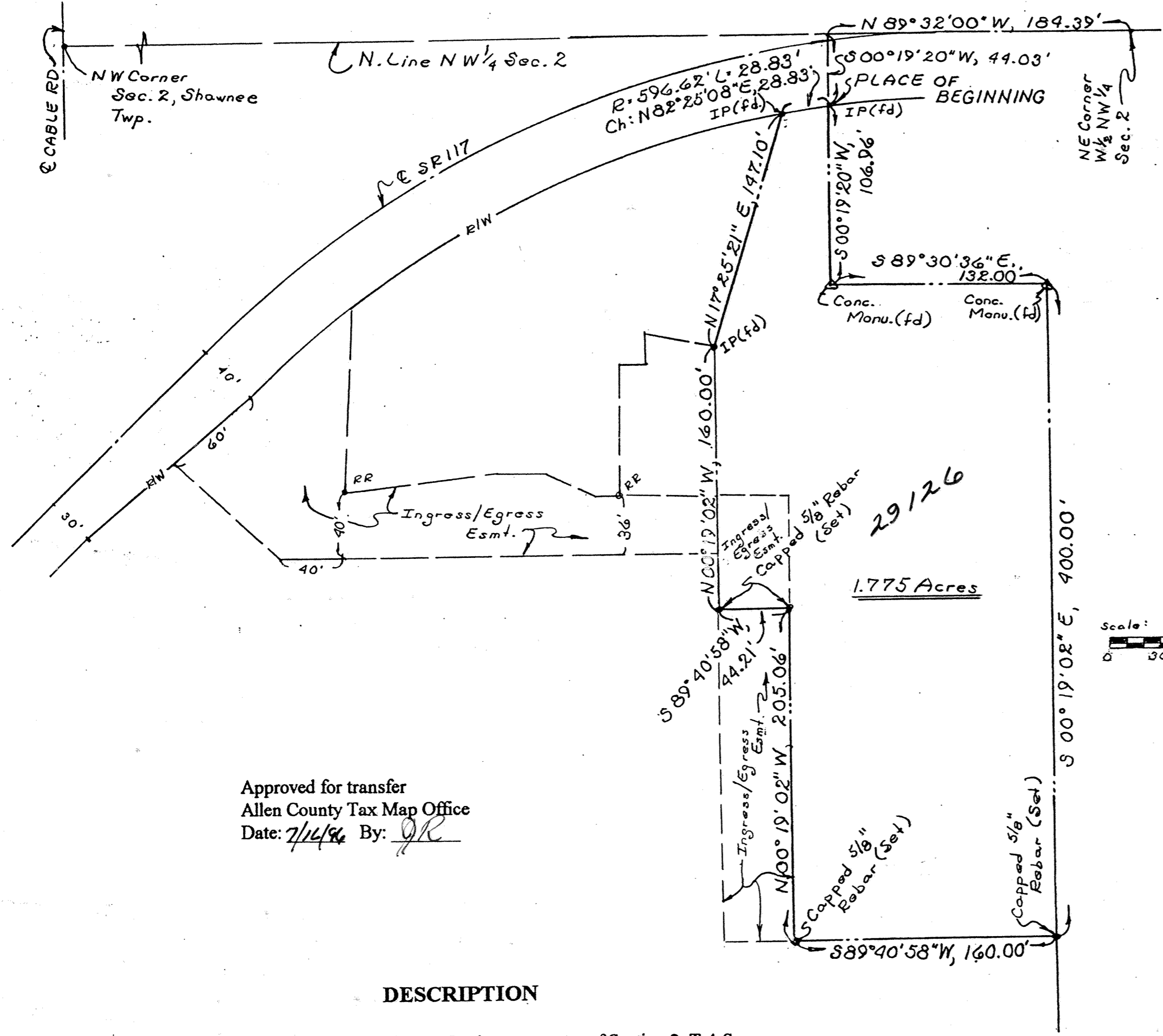
The above described parcel contains 0.442 acres more or less subject to all legal highways and easements of record.

Curve No.	Location	Radius	Arc Length	Chord Bearing	Chord Length
1	R/W Struthmore Dr.	316.48'	86.98'	S39°09'54"E	86.71'
2	R/W Struthmore Dr.	256.48'	36.89'	S42°55'02"E	36.86'
3	C.L. Pine Shore Dr.	140.00'	83.79'	N57°51'00"W	82.54'
4	C.L. Pine Shore Dr.	135.00'	194.40'	N33°44'33"W	178.03'
5	R/W Pine Shore Dr.	130.00'	64.83'	S54°59'29"E	64.16'

- △ - Found Concrete Monument
- - Found #5 Rebar
- - Set #5 Rebar

THE MARKET PLACE No. 1 - A PRIVATE PLANNED COMMERCIAL DEVELOPMENT

PART N.W. 1/4 SECTION 2, T-4-S, R-6-E,
SHAWNEE TOWNSHIP, ALLEN COUNTY, OHIO.



Approved for transfer
Allen County Tax Map Office
Date: 7/14/96 By: *JK*

DESCRIPTION

Being a parcel of land situate in the Northwest quarter of Section 2, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and being more particularly described as follows:

Commencing at the Northeast corner of the West half of said Northwest quarter, thence N 89°32'00" W with the north line of said Northwest quarter, 184.39 feet to the northwest corner of a parcel of land owned by the Ohio Power Company (Allen County Deed Volume 208, Page 499); thence S 00°19'20" W with the west line of said parcel owned by the Ohio Power Company (passing through a iron rebar found at 30.57 feet), 44.03 feet to an iron pipe found on the south right-of-way line of State Route 117 and the PLACE OF BEGINNING thence continuing S 00°19'20" W with said west line, 106.96 feet to a concrete monument found; thence S 89°30'36" E, 132.00 feet to a concrete monument found; thence S 00°19'02" E, 400.00 feet to a capped 5/8 inch rebar set; thence S 89°40'58" W, 160.00 feet to a capped 5/8 inch rebar set; thence N 00°19'02" W, 205.06 feet to a capped 5/8 inch rebar set; thence S 89°40'58" W, 44.21 feet to a capped 5/8 inch rebar set; thence N 00°19'02" W, 160.00 feet to an iron pipe found; thence N 17°25'21" E, 147.10 feet to an iron pipe found on the south right-of-way of S.R. 117 (Spencerville Road); thence northeasterly with said south right-of-way with a non-tangent curve to the right having a radius of 596.62 feet an arc length of 28.83 feet (chord being N 82°25'08" E, 28.83 feet) to the PLACE OF BEGINNING containing 1.775 acres more or less and subject to all highway and other legal easements of record

DEDICATION

I, the undersigned, being the President of DeHaven Home and Garden Centers, Inc., an Ohio Corporation, the owner of the land platted herein, have caused the area encompassed by this plat to be surveyed, platted and to be known:

THE MARKET PLACE - A PRIVATE PLANNED COMMERCIAL DEVELOPMENT

and do hereby certify that said plat is a true representation of the same. I also certify that access to this platted parcel will be through a nonexclusive rights of ingress and egress in on and over the larger tract of land now owned by DeHaven Home and Garden Centers, Inc. and John R. DeHaven as shown on the attached Dedicator's Plat to and from all streets, curb cuts, alleys, drives and across ways adjacent to the platted parcel and the larger tract adjacent to the platted parcel.

WITNESS:

DeHaven Home and Garden Centers, Inc.
An Ohio Corporation

John R. DeHaven
James T. Morrissey

Timothy D. DeHaven
President
John R. DeHaven
John R. DeHaven

ACKNOWLEDGEMENT

STATE OF OHIO
ALLEN COUNTY, OHIO

Before me, a Notary Public in and for said State and County, did personally appear the above signed Officer of DeHaven Home and Garden Centers, Inc. who acknowledged that he signed the hereon plat and the signing thereof was his free act and deed. IN WITNESS thereof, I affix my hand and seal this 15th day of July, 1996.

My Commission expires
Jan. 11, 1999

Susan A. Morrissey
Notary Public, Allen County, Ohio.

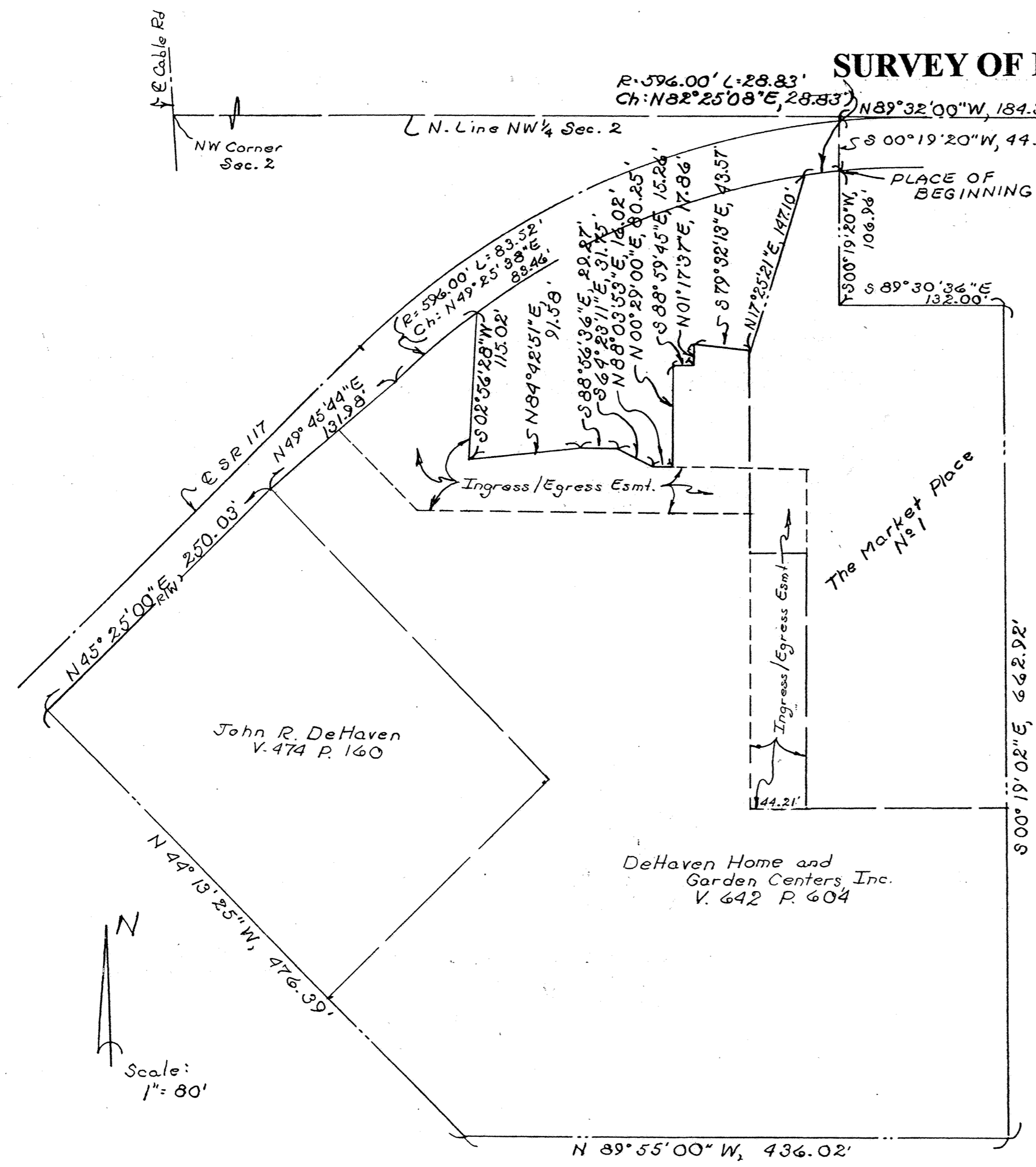
SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in June, 1996. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISSEY - LS 6470 has been or will be place within six (6) months from the recording date of this plat.

Richard D. Morrissey
Richard D. Morrissey, L.S.
Registered Surveyor, Ohio No. 6470
KUCK AND MORRISSEY, INC.



THE MARKET PLACE No. 1 - A PRIVATE PLANNED COMMERCIAL DEVELOPMENT



SURVEY OF DEDICATOR'S LAND

DESCRIPTION

Being a parcel of land situate in the Northwest quarter of Section 2, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and being more particularly described as follows:

Commencing at the Northeast corner of the West half of said Northwest quarter; thence N 89°32'00" W with the north line of said Northwest quarter, 184.39 feet to the northwest corner of a parcel of land owned by the Ohio Power Company (Allen County Deed Volume 208, Page 499); thence S 00°19'20" W with the west line of said parcel owned by the Ohio Power Company (passing through a iron rebar found at 30.57 feet), 44.03 feet to an iron pipe found on the south right-of-way line of State Route 117 and the PLACE OF BEGINNING thence continuing S 00°19'20" W with said west line, 106.96 feet to a concrete monument found; thence S 89°30'36" E, 132.00 feet to a concrete monument found; thence S 00°19'02" E, 662.92 feet to an iron pipe found; thence N 89°55'00" W, 436.02 feet to a eight (8) inch steel post found; thence N 44°13'25" W, 476.39 feet to a point on the east right-of-way of S.R. 117 (Spencerville Road); thence N 45°25'00" E with said east right-of-way line, 250.03 feet to a point; thence N 49°45'44" E continuing with said east right-of-way, 131.98 feet to a point; thence continuing with said east right-of-way on a tangent curve to the right having a radius of 596.62 feet an arc length of 83.52 feet to a railroad spike found (chord being N 49°25'38" E, 83.46 feet); thence S 02°56'28" W, 115.02 feet to a railroad spike found; thence N 84°42'51" E, 91.58 feet to a railroad spike found; thence S 88°56'36" E, 29.27 feet to a railroad spike found; thence S 64°23'11" E, 31.75 feet to a railroad spike found; thence N 88°03'53" E, 16.02 feet to a railroad spike found; thence N 00°29'00" E, 80.25 feet to an iron pipe found; thence S 88°59'45" E, 15.26 feet to a railroad spike found; thence N 01°17'37" E, 17.86 feet to a railroad spike found; thence S 79°32'13" E, 43.57 feet to an iron pipe found; thence N 17°25'21" E, 147.10 feet to an iron pipe found on the south right-of-way of S.R. 117 (Spencerville Road); thence northeasterly with said south right-of-way with a non-tangent curve to the right having a radius of 596.62 feet an arc length of 28.83 feet (chord being N 82°25'08" E, 28.83 feet) to the PLACE OF BEGINNING containing 8.737 acres more or less and subject to all highway and other legal easements of record

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 16TH of JULY, 1996.
 Fee: .50
H. Jean French
 Auditor, Allen County, Ohio. KS

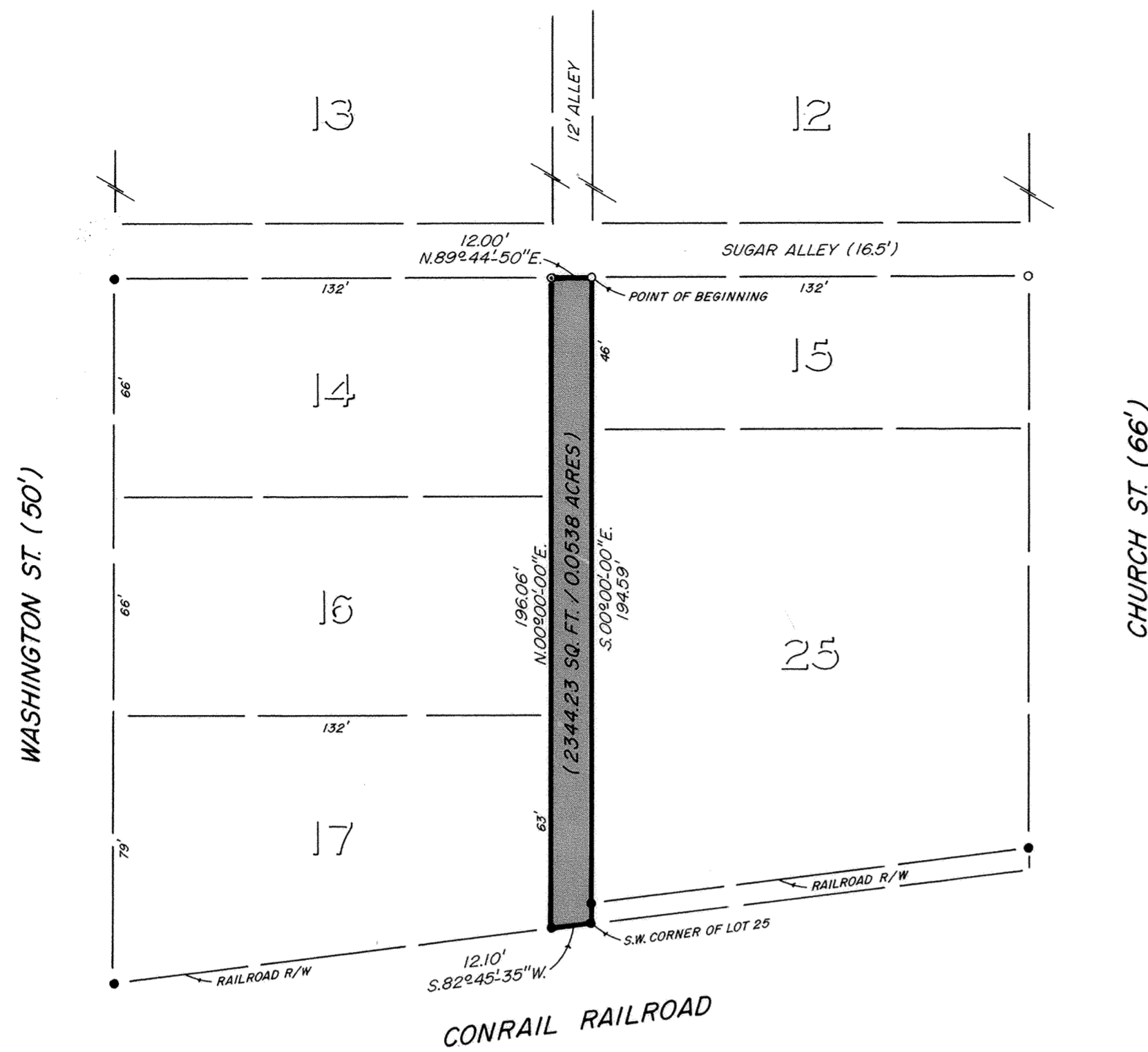
COUNTY RECORDER'S CERTIFICATION

No. 9611810
 Filed for record in the Allen County Recorder's Office this 16TH day of July, 1996 at 10:31 O'clock A. M. and recorded in Allen County Plat Book 22 on Page 35.
 Fee: \$41.40
Edward P. Kirk by pm
 Recorder, Allen County, Ohio.

APPROVAL OF 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 and Commission, approve and accept this plat this 15th day of July, 1996.
David Bergin
 Mayor of the City of Lima, Ohio and
 Chairman of the City Planning Commission

**VACATION PLAT
OF A 12 FEET WIDE PUBLIC ALLEY
LYING BETWEEN LOTS 14, 15, 16, 17 & 25
IN WEYER'S WEST ADDITION
IN THE VILLAGE OF LAFAYETTE
ALLEN COUNTY, OHIO**



DESCRIPTION
0.0538 Acres

Being a 12-foot wide Public Alley lying between Lots Number 14, 15, 16, 17 and 25 in Weyer's West Addition to the Village of Lafayette, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 1/2-inch iron pin with plastic cap stamped "T.C.H." found marking the northwest corner of Lot Number 15 in said Addition and the south line of Sugar Alley -

Thence South 00°-00'-00" East (bearing basis) on and along the west line of Lots Number 15 and 25 for a distance of 194.59 feet to a 5/8-inch iron pin with yellow "Sheldon E&S Lima, OH" cap set on the north right-of-way line of the Conrail Railroad, also being the southwest corner of Lot Number 25 -

Thence South 82°-45'-35" West on and along the north right-of-way line of said railroad for a distance of 12.10 feet to a 5/8-inch iron pin with yellow "Sheldon E&S Lima, OH" cap set at the southeast corner of Lot Number 17 -

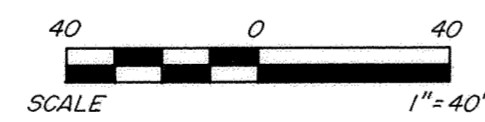
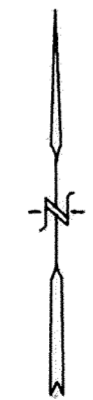
Thence North 00°-00'-00" East on and along the east line of Lots Number 17, 16 and 14 for a distance of 196.06 feet to a PK nail set at the northeast corner of Lot Number 14 and the south line of Sugar Alley -

Thence North 89°-44'-50" East on and along the south line of Sugar Alley for a distance of 12.00 feet to the point of beginning.

The foregoing description is from 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 2344.23 square feet or 0.0538 acres of land subject, however, to all legal easements and rights of way.

LEGEND

- - PK NAIL SET
- - 1/2" IRON PIN W/PLASTIC CAP STAMPED "T.C.H." FOUND
- - 5/8" IRON PIN W/PLASTIC CAP STAMPED "SHELDON E & S LIMA, OH" SET



James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor #4569

9611882
Filed and Recorded
July 17, 1996
10:18 am Vol. 22 Page 37
Edward P. Kirk, Recorder
by *eam*



fee \$20.70

PREPARED: MAY 28, 1996
BY: SHELDON ENGINEERING & SURVEYING INC.
1280 N. COLE ST., LIMA, OHIO
TELEPHONE: (419) 228-4421

See Ordinance Dec Vol 818
Pg 91

Vacation Of A Portion Of Public Right-Of-Way

Kraft And Romey Addition

Village Of Bluffton, Allen County, Ohio

VACATION

The Village of Bluffton, owner of the land contained in the Kraft And Romey Addition, here on platted, hereby vacate the decribed land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 12th day of July 1996.

WITNESSES Steve H. McFadden
Carol Bradley James P. King
MAYOR OF THE VILLAGE OF BLUFFTON

ACKNOWLEDGEMENT

State of Ohio
Allen County, S.S.

Before me, a Notary Public in and for said state and county, appeared the Honorable Porter King Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation and that was his free act and deed.

In witness thereof, I have set my hand and seal this 12 day of July 1996.

My commission expires 16 day of Feb. 1999. Paul P. Faust
NOTARY PUBLIC, ALLEN COUNTY, OHIO

APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission, hereby, on behalf of said Village and Commission approve and accept this plat.
This 12th day of July 1996.

James P. King
MAYOR OF THE VILLAGE OF BLUFFTON
CHAIRMAN OF THE VILLAGE PLANNING COMMISSION

COUNTY RECORDER'S CERTIFICATE

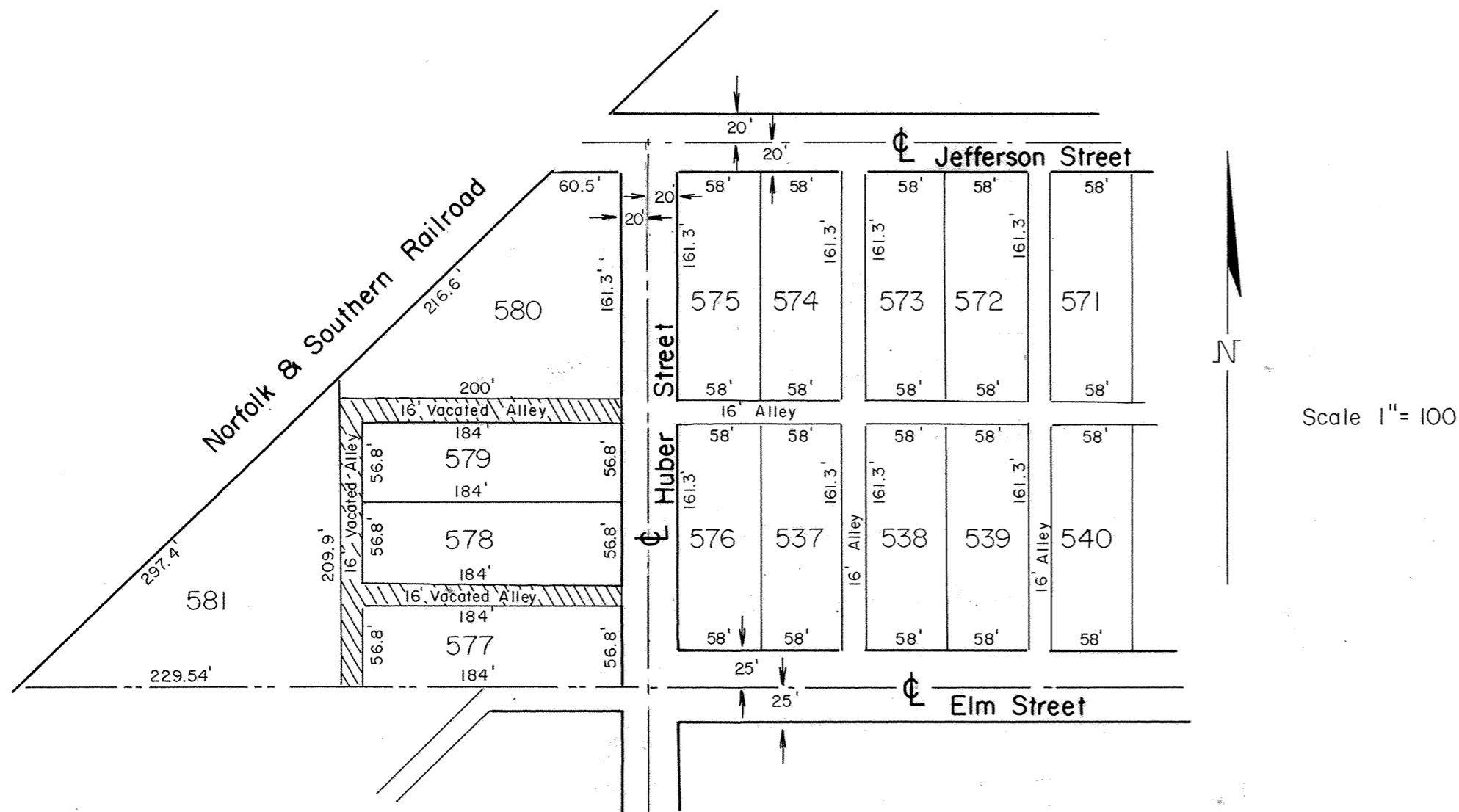
No. 9611955
File for record in the Allen County, Ohio Recorder's Office this 17th day of July 1996.
At 4:07 O'Clock PM.
Fee 20.70 Plat Book No. 22 Page 38 Edward P. Keib
RECORDER OF ALLEN COUNTY, OHIO

Deed Vol 818 pg 131

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this ___ day of ___ 1996.

AUDITOR OF ALLEN COUNTY, OHIO



LEGAL DESCRIPTION

Situated in the Village of Bluffton, Allen County, Ohio and being more particularly described as follows:

Commencing at the northeast corner of Lot No. 577 in the Kraft and Romey Addition to the Village of Bluffton, said point of beginning also being the westerly right-of-way line of Huber Street, thence, westerly one hundred and eighty four (184) feet, more or less, along the north right-of-way of Lot No. 577 to the northwestern most corner, thence in a northerly direction sixteen (16) feet more or less, to the southwest corner of Lot No. 578, thence east one hundred and eighty- four (184) feet, more or less, along the southern right-of-way of Lot No. 578 to the southeastern corner of Lot No. 578, thence south sixteen (16) feet along the west right-of- way of Huber Street to the place of beginning.

Commencing at the northeast corner of Lot No. 579 in the Kraft and Romey Addition to the Village of Bluffton, said point of beginning also being the westerly right-of-way line of Huber Street, thence, west one hundred and eighty four (184) feet, more or less, along the northerly right-of-way line of Lot No. 579 to the northwest corner, thence, north sixteen (16) feet more or less to the south right-of-way of Lot No. 580, thence, east one hundred and eighty four (184) feet, more or less, along the south right-of-way to the southeast corner of Lot No. 580, also the westerly right-of-way line of Huber Street, thence, southerly sixteen (16) feet, more or less, along the western right-of-way way of Huber Street to the place of beginning.

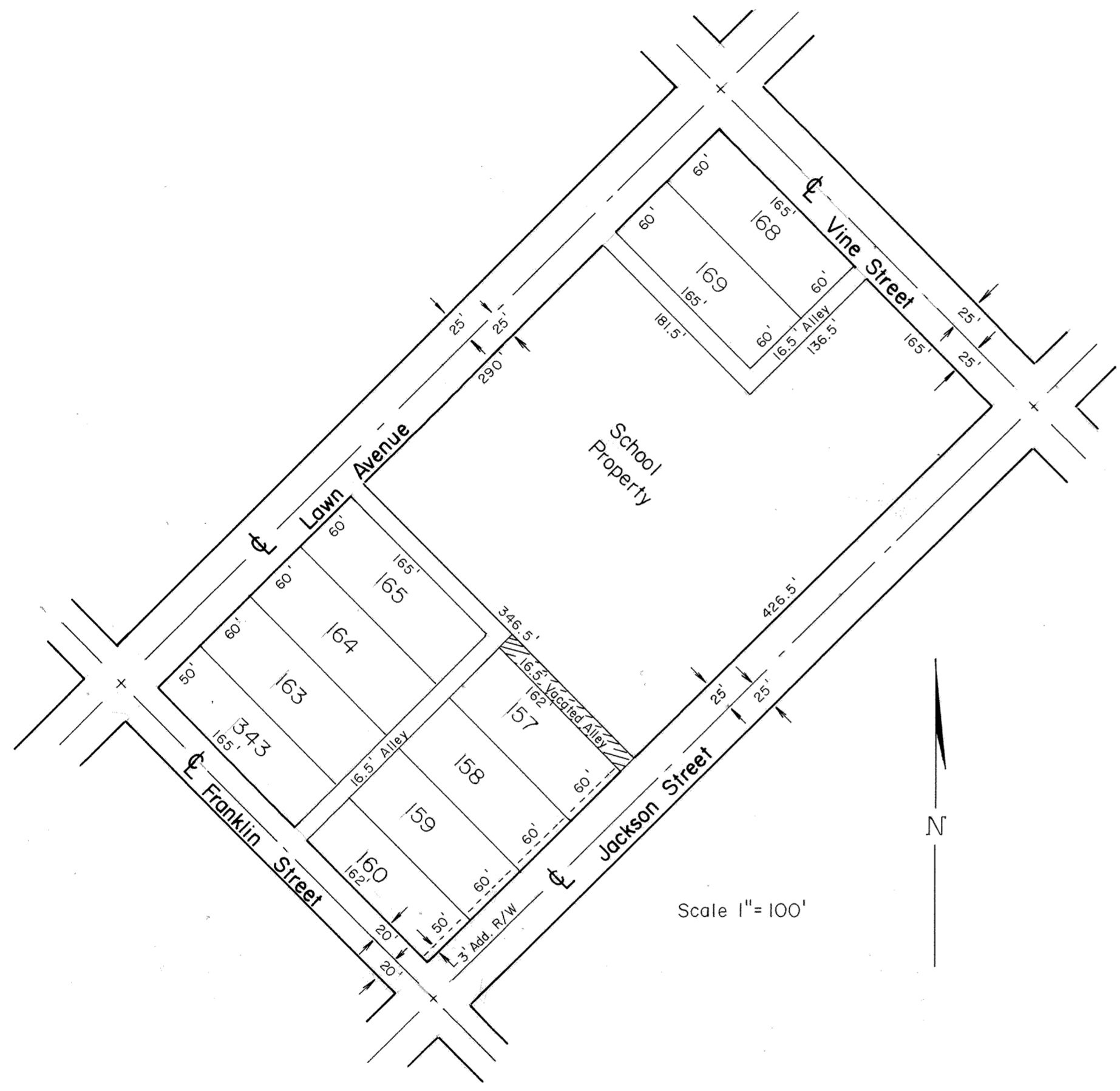
Commencing at the southwest corner of Lot No. 577 in the Kraft and Romey Addition to the Village of Bluffton, said point of beginning, thence, northward two hundred and seventy seven (277) feet more or less, to the southern right-of-way line of Lot No. 580, thence, westward sixteen (16) feet, more or less, to the southwest corner of Lot No. 580, also the eastern right-of-way of Lot No. 581, thence, south two hundred and seventy seven (277) feet, more or less, to the southeast corner of Lot No. 581, thence, east sixteen (16) feet, more or less, to the place of beginning.

The Village will maintain right-of-way for the existing sanitary sewer that runs east and west between Lots No. 579 and 580 and continuing on the Lot No. 581. It is intended to describe by the foregoing description all of that certain (16.5) feet public alley surrounding Lots No. 578 and 579 from Huber Street including the intersecting alley in the rear to the Village of Bluffton, Ohio.

Scale 1" = 100'

Vacation Of A Portion Of Public Right-Of-Way

Godfrey Addition, Village Of Bluffton, Allen County, Ohio



LEGAL DESCRIPTION

Situated in the Village of Bluffton, Allen County, Ohio and being more particularly described as follows:

Commencing at the southeast corner of Lot No. 157 in the Godfrey Addition to the Village of Bluffton said point of beginning also being in the northwesterly right-of-way line of South Jackson Street: thence northwest along the northwesterly lot line of Lot No. 157 a distance of one hundred sixty-two (162) feet to the northwesterly corner of Lot No. 157, thence northeasterly a distance of sixteen and five tenths (16.5) to the northwest corner of Lot No. 156, thence southeasterly along the southwest line of Lot No. 156 a distance of one hundred and sixty-two (162) feet to the southwest corner of Lot No. 156, thence southwest a distance of sixteen and five tenths (16.5) feet to the place of beginning.

It is intended to describe by the foregoing description all of that certain (16.5) feet public alley lying between Lots No. 157 and 156 from South Jackson Street to intersecting alley in Godfrey Addition to the Village of Bluffton, Ohio.

VACATION

The Village of Bluffton, owner of the land contained in the Godfrey Addition, hereon platted, hereby vacate the decribed land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 12th day of July 1996.

WITNESSES Steve H. McFadden
Carol Bradley James P. King
MAYOR OF THE VILLAGE OF BLUFFTON

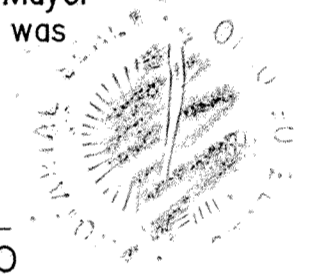
ACKNOWLEDGEMENT

State of Ohio
Allen County, S.S.

Before me, a Notary Public in and for said state and county, appeared the Honorable Porter King Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation and that was his free act and deed.

In witness thereof, I have set my hand and seal this 12 day of July 1996.

My commission expires 16 day of Feb 1999. Harold R. Faust
NOTARY PUBLIC, ALLEN COUNTY, OHIO



APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission, hereby, on behalf of said Village and Commission approve and accept this plat. This 12th day of July 1996.

James P. King
MAYOR OF THE VILLAGE OF BLUFFTON
CHAIRMAN OF THE VILLAGE PLANNING COMMISSION

COUNTY RECORDER'S CERTIFICATE

No. 9611957
File for record in the Allen County, Ohio Recorder's Office this 17th day of July 1996.
At 4:10 O' Clock PM.
Fee \$20.70 Plat Book No. 22 Page 39 Edward P. Keib
RECORDER OF ALLEN COUNTY, OHIO
See Deed Vol 818 pg 136

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this ___ day of ___ 1996.

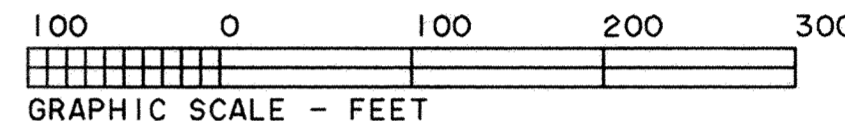
AUDITOR OF ALLEN COUNTY, OHIO

DEER RUN ESTATES

40

Part of the NE 1/4, Section 28
T3S, R6E, American Twp., Allen Co., Oh.

For Affidavit
See Deed Vol. 857
Pg 453



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	250.00'	42.33'	9°42'04"	42.28'	S 03°55'58"W
C-2	750.00'	150.25'	11°28'42"	150.00'	S 06°39'25"W
C-3	750.00'	275.00'	21°00'30"	275.46'	S 01°53'31"E
C-4	600.00'	99.80'	9°31'48"	99.68'	S 03°50'50"W
C-5	100.00'	155.48'	89°04'56"	140.28'	S 45°27'32"E
C-6	100.00'	158.10'	90°35'10"	142.14'	N 44°42'25"E
C-7	250.00'	93.35'	21°23'42"	92.81'	N 10°06'41"E
C-8	250.00'	50.38'	11°32'46"	50.29'	N 26°34'55"E
C-9	250.00'	143.73'	32°56'28"	141.76'	N 15°53'04"E
C-10	250.00'	40.88'	9°22'10"	40.84'	N 04°05'55"E
C-11	250.00'	227.80'	52°12'28"	220.00'	S 64°48'50"E
C-12	40.00'	69.81'	100°00'00"	61.28'	S 58°47'00"W
C-13	220.00'	35.98'	9°22'10"	35.94'	S 04°05'55"W
C-14	280.00'	151.07'	30°54'49"	149.25'	S 14°52'15"W
C-15	280.00'	9.91'	2°01'39"	9.91'	S 31°20'29"W
C-16	220.00'	126.48'	32°56'28"	124.75'	S 15°53'04"W
C-17	130.00'	114.66'	50°32'04"	110.98'	S 24°40'52"W
C-18	130.00'	90.87'	40°03'05"	89.03'	S 69°58'27"W
C-19	130.00'	31.78'	14°02'37"	31.78'	N 82°58'41"W
C-20	130.00'	78.96'	34°47'56"	77.75'	N 58°33'25"W
C-21	130.00'	91.30'	40°14'23"	89.44'	N 21°02'16"W
C-22	630.00'	104.79'	9°31'48"	104.67'	N 03°50'50"E
C-23	720.00'	177.23'	14°06'12"	176.78'	N 01°33'38"E
C-24	720.00'	86.77'	6°54'18"	86.72'	N 08°56'37"W
C-25	780.00'	127.16'	9°20'28"	127.02'	N 07°43'32"W
C-26	280.00'	29.10'	2°08'14"	29.09'	N 07°59'11"W
C-27	280.00'	47.41'	9°42'04"	47.35'	N 03°50'58"E
C-28	40.00'	55.85'	80°00'00"	51.42'	N 31°13'00"W
C-29	40.00'	69.81'	100°00'00"	61.28'	S 58°47'00"W
C-30	220.00'	37.25'	9°42'04"	37.25'	S 03°55'58"W
C-31	25.00'	39.27'	90°00'00"	35.36'	S 45°55'04"E
C-32	275.00'	110.27'	22°58'29"	109.53'	S 79°25'50"E
C-33	275.00'	69.85'	14°53'15"	69.67'	S 60°39'58"E
C-34	25.00'	20.70'	47°26'47"	20.12'	S 77°06'45"E
C-35	61.00'	56.07'	52°40'07"	54.12'	S 74°30'05"E
C-36	61.00'	61.82'	58°04'13"	59.21'	S 19°07'54"E
C-37	61.00'	65.15'	61°11'36"	62.10'	S 40°30'00"W
C-38	61.00'	123.65'	116°08'44"	103.54'	N 50°49'50"W
C-39	25.00'	27.91'	63°57'20"	26.48'	N 24°44'07"W
C-40	225.00'	134.32'	34°12'17"	132.34'	N 73°48'56"W
C-41	225.00'	39.27'	90°00'00"	35.36'	S 44°04'56"W
C-42	720.00'	96.72'	7°41'49"	96.65'	S 04°45'58"E
C-43	720.00'	47.52'	5°46'53"	47.51'	S 10°30'19"E
C-44	780.00'	99.15'	7°16'58"	99.08'	S 08°45'17"E
C-45	780.00'	145.24'	10°40'07"	145.03'	S 00°13'16"W
C-46	780.00'	41.61'	3°03'25"	41.61'	S 07°05'02"W
C-47	570.00'	36.85'	3°42'14"	36.84'	S 06°45'37"W
C-48	570.00'	57.96'	5°48'34"	57.93'	S 01°59'43"W
C-49	70.00'	108.53'	89°04'56"	98.20'	S 45°27'32"E
C-50	70.00'	110.87'	90°35'10"	99.50'	N 44°42'25"E
C-51	280.00'	58.45'	11°57'35"	58.34'	N 05°23'37"E
C-52	25.00'	35.15'	80°33'53"	32.33'	N 28°54'32"W
C-53	25.00'	23.76'	54°27'05"	22.87'	S 83°35'00"W
C-54	61.00'	69.64'	65°24'42"	65.92'	S 89°03'48"W
C-55	61.00'	60.00'	56°21'22"	57.61'	N 30°03'10"W
C-56	61.00'	60.00'	56°21'22"	57.61'	N 26°18'12"E
C-57	61.00'	117.94'	110°46'43"	100.41'	S 70°07'45"E
C-58	25.00'	23.76'	54°27'05"	22.87'	S 41°57'56"E
C-59	25.00'	35.15'	80°33'53"	32.33'	N 70°31'36"E
C-60	280.00'	10.32'	2°06'39"	10.31'	N 31°17'59"E
C-61	220.00'	126.48'	32°56'28"	124.75'	N 15°53'04"E
C-62	280.00'	45.79'	9°22'10"	45.74'	N 04°05'55"E
C-63	40.00'	55.85'	80°00'00"	51.42'	N 31°13'00"W

A #5 rebar will be set at all lot corners.

- - Found P.K. Nail
- - Found #5 Rebar
- △ - Set Concrete Mon.
- - Set P.K. Nail
- - Found Mon. Box

POINT OF BEGINNING

N90°00'00"W 1318.58'

SE Corner of NE 1/4
Sec. 28, T3S, R6E

John E. & He E. Adair
DB 601 Pg. 875

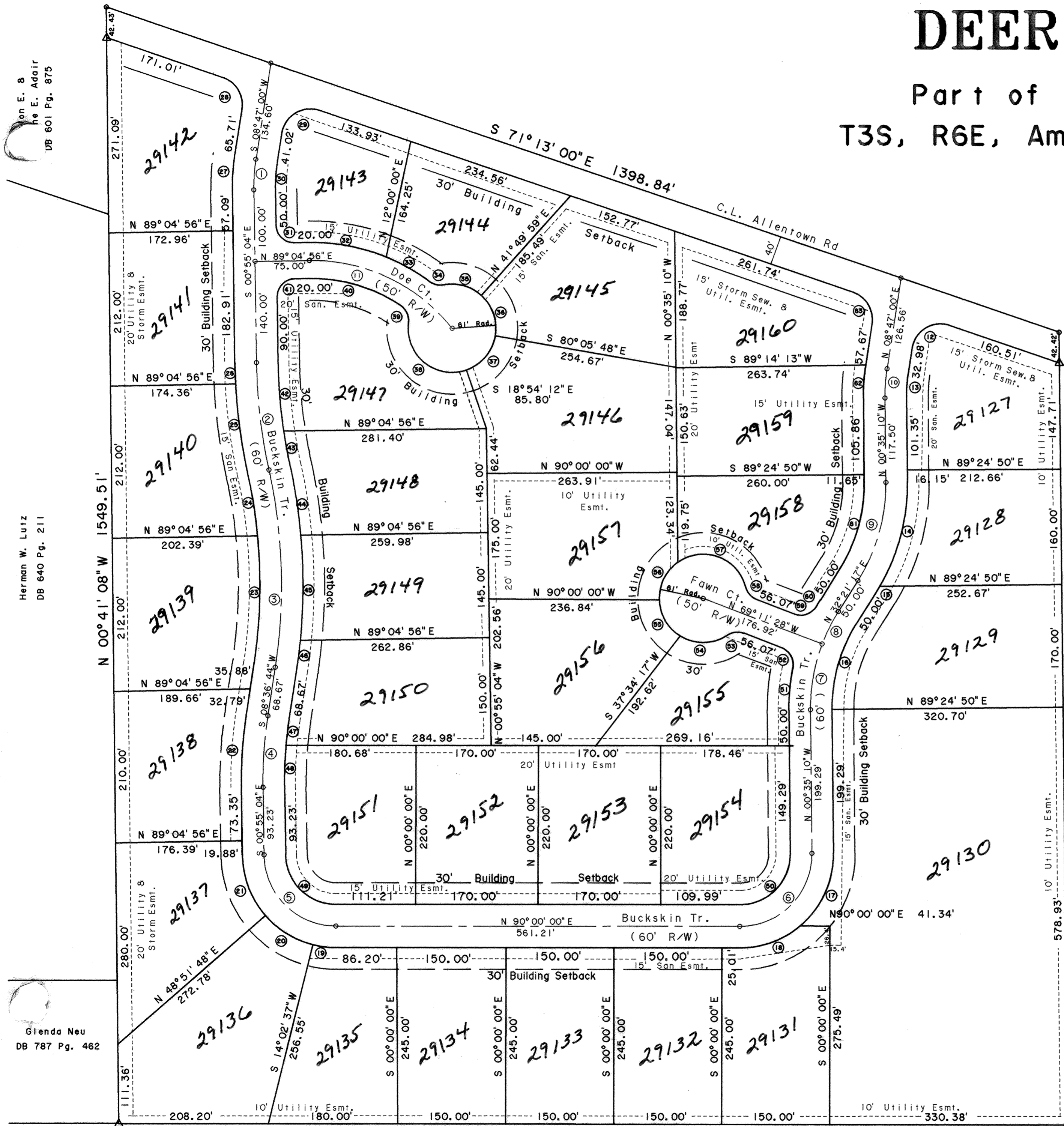
Herman W. Lutz
DB 640 Pg. 211

Glenda Neu
DB 787 Pg. 462

Tamarac Golf Club Inc.
DB 501 Pg. 718

John P. & Ida M. Musser
DB 780 Pg. 676

C.L. Eastown Rd.



DEER RUN ESTATES

DEDICATION

Deer Run Estates, Ltd., an Ohio Limited Liability Co. and Dennis Lee & Janna T. Thompson being the owners of the described premises, do hereby voluntarily consent to the execution of said plat, and dedicate 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.

OWNERS - DEER RUN ESTATES, Ltd.

WITNESS

Mark A. Thompson
Mark A. Thompson

Gregory J. Wannemacher

Dennis L. Thompson
Dennis L. Thompson

Donna M. Wannemacher

Donna M. Wannemacher
Donna M. Wannemacher

Cynthia Thompson

Janna T. Thompson
Janna T. Thompson

Daniel O. Shaper

Dennis Lee Thompson
Dennis Lee Thompson

Mary Alice Thompson

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 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, 1996.

My Commission Expires

GLORIA FETTER
Notary Public, State of Ohio
My Commission Expires June 9, 2001

Gloria A. Fetter
Notary Public

APPROVAL OF THE PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this 29th day of July, 1996.

David Bean
Mayor, City of Lima, Ohio
Chairman, City Planning Commission

COUNTY RECORDER'S CERTIFICATION

Filed for record this 29th day of July, 1996, at 1:39 pm o'clock in the office of the County Recorder and recorded in Plat Book 22, on Page 40.

9612559
Vol 22 Pg 40
fee \$2.80

Edward P. Kirk
Recorder, Allen County, Ohio

COUNTY AUDITOR'S CERTIFICATION

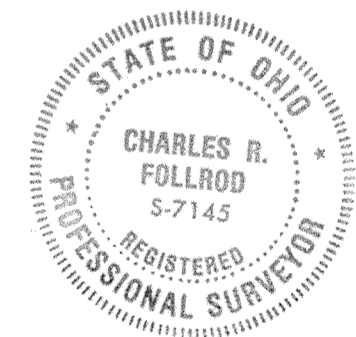
This plat filed for transfer this 29th day of July, 1996.

H. Dean French
Auditor, Allen County, Ohio

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in March 1995. A 5/8 inch rebar topped with a plastic cap stamped CKF Engineers Inc., P.S. 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.

Charles R. Follrod
Charles R. Follrod, P.S. #7145
CKF Engineers Inc.



DESCRIPTION

Being a parcel of land in the NE 1/4 of Section 28, T3S, R6E, American Township, Allen County Ohio and more particularly described as follows:

Commencing at a found monument box at the Southeast corner of said NE 1/4 thence N90°00'00"W with the south line of said NE 1/4, 1318.58' to a set concrete monument (being N15°22'22"E, 5.60' from a found #5 rebar) and being the POINT OF BEGINNING, thence the following courses:

- N90°00'00"W with the south line of said NE 1/4, 1318.58' to a set concrete monument at the Southwest corner of said NE 1/4;
- N00°41'08"W with the west line of said NE 1/4, 1549.51' to a set P.K. nail on the centerline of Allentown Rd.;
- S71°13'00"E with the centerline of Allentown Rd., 1398.84' to a found P.K. nail;
- S00°39'59"E, 1099.06' to the POINT OF BEGINNING.

The above described parcel contains 40.091 acres more or less subject to all legal highways and easements of record.

DEER RUN ESTATES

DEED RESTRICTIONS

As a part of a general plan for the 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 and every 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.

1. Lots or building sites shall be used and occupied solely and exclusively for private residential purposes by a single family residence, including family servants quarters. Buildings shall not exceed two and one-half stories in height. Only residential buildings, together with customary outbuildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building site. Any outbuilding must conform in style and architecture to the appearance of the 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 Deer Run Estates Subdivision shall not be less than 1,900 square feet. The finished living space for a two story dwelling shall not be less than 2400 square feet. All foundations shall be of poured concrete. No building, structures or parts thereof shall be permitted to be moved upon or onto said above-described 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 Architectural Committee or its designee.

4. Site Controls

a. No building or outbuilding shall be constructed on a lot or a building site in this Subdivision closer than twenty five (25) feet to the side lot unless otherwise approved by the Architectural Committee or its designee.

b. The front of a residence, or a part thereof, excluding open porches, constructed on the lots in this subdivision shall be located so that it is no less than thirty (30) feet back from the platted setback line, unless approved by the Architectural Committee. Setback lines will vary at least ten (10) feet from neighboring lots.

c. The owners of any residence constructed upon any lot or building site in this subdivision shall landscape such lot or building site in such a manner that the value of such landscaping, including lawn cost, is not less than three percent (3%) of the fair market value of the residence constructed on said lot or building site. Landscaping shall be completed within one (1) year of occupancy of home.

d. 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 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.

e. 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 or asphalt concrete as approved by the Architectural Committee or its designee. All driveways shall have a minimum ten (10) inches drive pipe provided in line with existing roadside ditch.

f. All utility services to homes must be underground.

5. 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 dwelling unless approved by the Architectural Committee or its designee.

6. 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.

7. All lot owners shall be prohibited from filling roadway swales and shall be prohibited from connecting down spouts and any other surface inlets into roadside under drains. Sump pumps, footer tiles and air conditioner condensation lines may be connected to roadside under drains.

8. 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.

9. The Deer Run Estates developer or its designee reserves the right

to grant easements for the construction and operation of electric light, telephone lines, gas piping, storm water sewers, sanitary 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 Deer Run Estates Subdivision.

10. 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.

11. No lot in said subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass.

12. No trucks, semitrailers, 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 or stored in a garage or other accessory building which has been erected with the consent and approval of the Architectural Committee or its assignee.

13. There shall be no television or radio antennas or discs permitted in the Deer Run Estates unless the same be approved by the Architectural Committee and then they will only be permitted in the rear of the house.

14. 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 Architectural Committee. Landscaping screening and decorative wood fences must be provided as required to screen these devices and pieces of equipment.

15. Only open type fences or hedge not to exceed four (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 minimum of six (6) feet in height and of wood construction.

16. The Architectural Committee for this subdivision shall be composed of three (3) members, which members shall be property owners in Deer Run Estates Subdivision. The initial Architectural Committee shall be appointed by the Developer of the subdivision not later than the time that six (6) lots have been sold in said subdivision. Subsequent vacancies on the Committee due to resignation, death or otherwise shall be filled by vote of the remaining members of the Committee. A majority vote of all of the owners in the subdivision may remove a member or members of the Committee (one (1) vote per lot).

17. When approval of the Architectural Committee is required, application shall be made in writing to the Committee by the lot owner(s) requesting the necessary approval. Application shall be deemed to be filed when it has been delivered to a Committee member and receipt obtained indicating proof of delivery. Sufficient information be provided to the Committee to enable them to make a proper decision on the matter. The Committee shall either approve or disapprove the application in writing on or before thirty (30) days from the date that the application and all necessary information to make a decision is filed with the Committee. In the event that the Committee fails to make a decision within said thirty (30) day period or extension thereof, then said application shall be deemed to have been approved. The thirty (30) day approval period may be extended by the Committee for good cause only related to the decision making process for said application.

18. These covenants, restrictions, and limitations shall be binding on all parties hereto and all 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 .8 of an acre.

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 a lot owner of said above-described premises who may seek both a restrain of such violations 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 Deer Run Estates Subdivision.

DEER RUN ESTATES

Survey of Dedicator's Land

Gaylon E. &
ne E. Adair
DB 51 Pg. 875

Herman W. Lutz
DB 640 Pg. 211

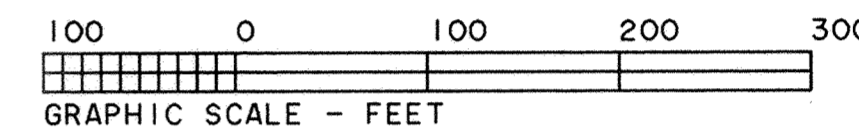
Glenda Neu
DB 787 Pg. 462

Tamarac Golf Club Inc.
DB 501 Pg. 718

S 71° 13' 00" E 1398.84'

C.L. Allentown Rd.

S 71° 13' 00" E
203.03'



N 00° 41' 08" W 1549.51'

Deer Run Estates

Deer Run Estates Ltd.

N 00° 39' 44" W 1164.44'

Dennis Lee &
Janna T.
Thompson

S 00° 39' 59" E 1099.06'

John P. & Ida M. Musser
DB 780 Pg. 676

DESCRIPTION

Being a parcel of land in the NE 1/4 of Section 28, T3S, R6E, American Township, Allen County Ohio and more particularly described as follows:

Commencing at a found monument box at the Southeast corner of said NE 1/4 thence N90°00'00"W with the south line of said NE 1/4, 1318.58' to a set concrete monument (being N15°22'22"E, 5.60' from a found #5 rebar) and being the POINT OF BEGINNING, thence the following courses:

1. N90°00'00"W with the south line of said NE 1/4, 1318.58' to a set concrete monument at the Southwest corner of said NE 1/4;
2. N00°41'08"W with the west line of said NE 1/4, 1549.51' to a set P.K. nail on the centerline of Allentown Rd.;
3. S71°13'00"E with the centerline of Allentown Rd., 1398.84' to a found P.K. nail;
4. S00°39'59"E, 1099.06' to the POINT OF BEGINNING.

The above described parcel contains 40.091 acres more or less subject to all legal highways and easements of record.

- - Found #5 Rebar
- - Found P.K. Nail
- △ - Set Concrete Mon.
- - Set P.K. Nail

POINT OF BEGINNING

N 90° 00' 00" W
191.54'

N90° 00' 00" W 1318.58'

N 90° 00' 00" W 1318.58'

SE Cor. of NE 1/4
Sec. 28, T3S, R6E

C.L. Egstown Rd.

SONGBIRD COMMONS CONDOMINIUMS
PART OF LOTS 27811 & 27812
AMERICAN VILLAGE SECTION NO. 2
in the N.W. 1/4 of Sec. 23
T 3 S - R 6 E
American Township
Allen County, Ohio

DESCRIPTION
 Job #17315
 0.4211 acres

Being Part of Lots Number 27811 and 27812 in American Village Section No. 2 (Plat Book 15, Page 37) in the Northwest 1/4 of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing for reference at an iron pin found marking the southwest corner of Lot Number 27811 as platted -

Thence North 56°-00'-31" East (bearing basis) on and along the southerly line of said Lot for a distance of 242.37 feet to a 5/8 inch iron pin with yellow "Sheldon E&S Lima, OH" cap set marking the principal point of beginning for the parcel to be described by this instrument -

Thence North 36°-16'-19" West for a distance of 112.58 feet to a 5/8 inch iron pin with yellow "Sheldon E&S Lima, OH" cap set in lot 27811 -

Thence North 51°-00'-00" East for a distance of 14.00 feet to a 5/8 inch iron pin with yellow cap "Sheldon E&S Lima, OH" set -

Thence with a curve to the left having a radius of 32 feet, an arc length of 11.87 feet and a chord bearing North 40°-22'-20" East for a distance of 11.80 feet to a 5/8 inch iron pin with yellow "Sheldon E&S Lima, OH" cap set on the westerly right-of-way line of Hartford Court -

Thence on and along said right-of-way line and the northerly line of Lot Number 27811 with a curve to the left having a radius of 62.00 feet, an arc length of 45.23 feet and a chord bearing North 80°-54'-22" East for a distance of 44.23 feet to a 5/8 inch iron pin with yellow "Sheldon E&S Lima, OH" cap set at the northeast corner of Lot Number 27811, also being the northwest corner of Lot Number 27812 -

Thence continuing on and along the right-of-way line of Hartford Court and the northerly line of Lot Number 27812 with a curve to the left having a radius of 62.00 feet, an arc length of 74.38 feet and a chord bearing North 25°-37'-49" East for a distance of 70.00 feet to a PK nail set on said right-of-way line -

Thence North 51°-40'-09" East on and along the northerly line of Lot Number 27812 for a distance of 31.30 feet to a PK nail set in blacktop -

Thence South 39°-07'-15" East for a distance of 136.35 feet to a 5/8 inch iron pin with yellow "Sheldon E&S Lima, OH" cap set on the southerly line of Lot Number 27812 -

Thence South 55°-52'-46" West on and along the southerly line of Lot Number 27812 for a distance of 105.00 feet to a concrete monument with a 5/8" iron pin in the center found at the southwest corner of said Lot, also being the southeast corner of Lot Number 27811 -

Thence South 56°-00'-31" West on and along the southerly line of Lot Number 27811 for a distance of 59.74 feet to the point of beginning.

The foregoing description is from a field survey performed in July 1996, under the supervision of Ohio Registered Surveyor James D. Sheldon (#4569) and the tract as described contains in all 0.4211 acres of land subject, however, to all legal easements and rights-of-way.

CERTIFICATION

I, James D. Sheldon, Registered Engineer, State of Ohio No. 24779, and Registered Surveyor, State of Ohio No. 4569, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 6 of 6, correctly represent the location, dimensions and configurations of Songbird Commons Condominiums, as it existed on the date shown. Dated at Lima, Ohio, 7-25, 1996
 Sheldon Engineering & Surveying, Inc.

By James D. Sheldon
 James D. Sheldon, P.E. & P.S.

COUNTY RECORDERS CERTIFICATE

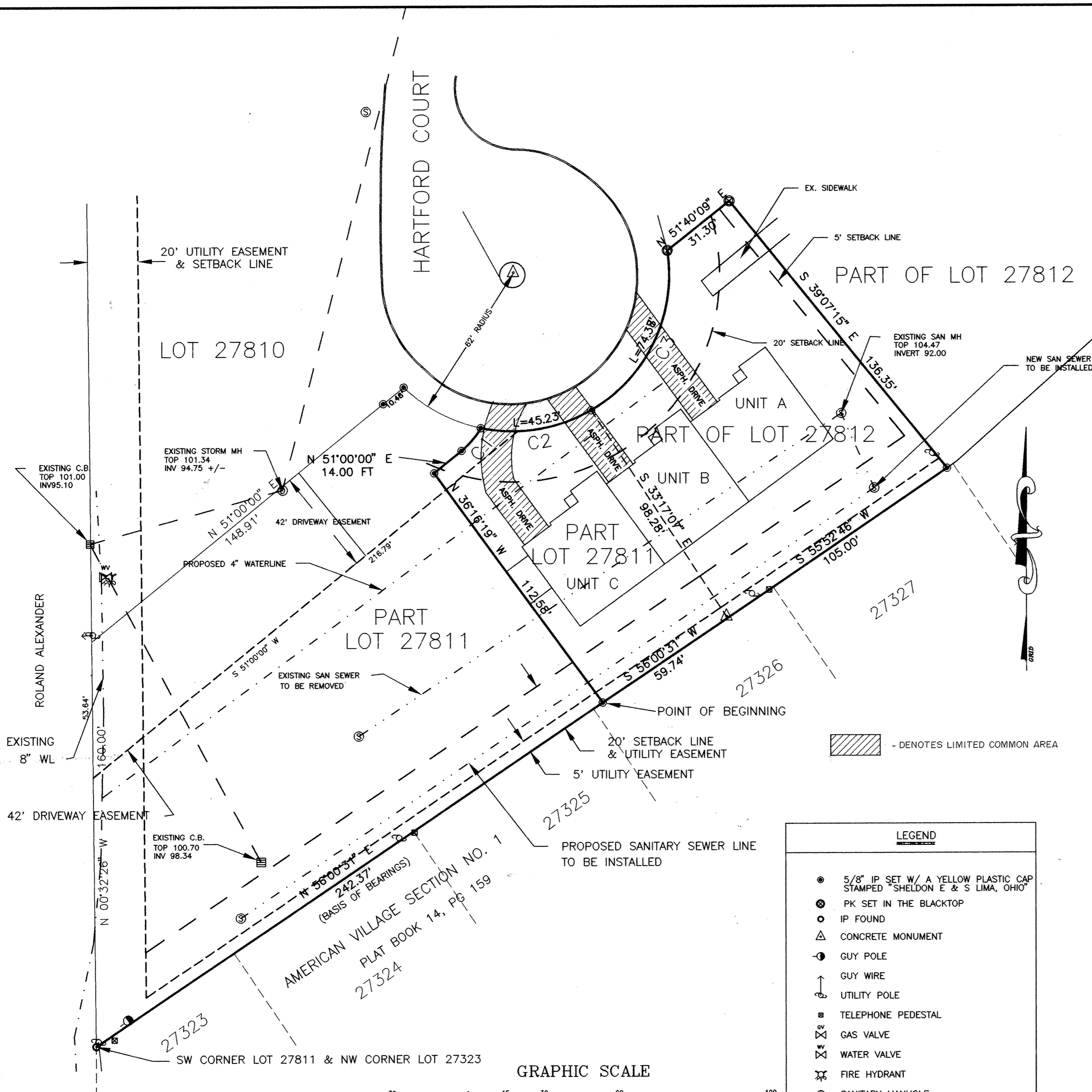
No. 9612750
 Filed for record in Allen County, Ohio, Recorder's Office this 1st day of Aug, 1996 at 10:22 o'clock AM. and recorded in Allen County, Ohio, Plat Book 22 on Page 44.
 Fee: \$ 127.20

See Deed Vol 818 pg 626

SHELDON ENGINEERING & SURVEYING
 LIMA, OHIO

NO.	DATE	DESCRIPTION	BY	APPROVED
1	7/23/96	REVISE BOUNDARY	CHW	

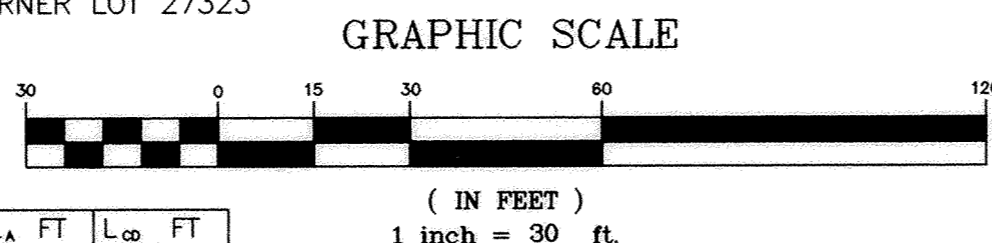
DATE: 7-25-96
 DRAWN: CHW
 CHECKED: JDS
 DESIGNED: JDS
 SCALE: 1" = 30'



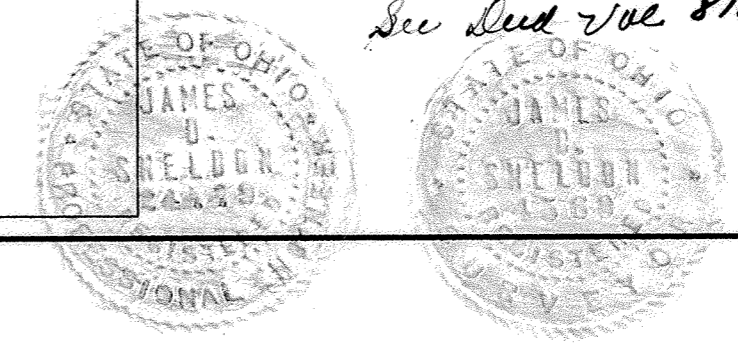
- DENOTES LIMITED COMMON AREA

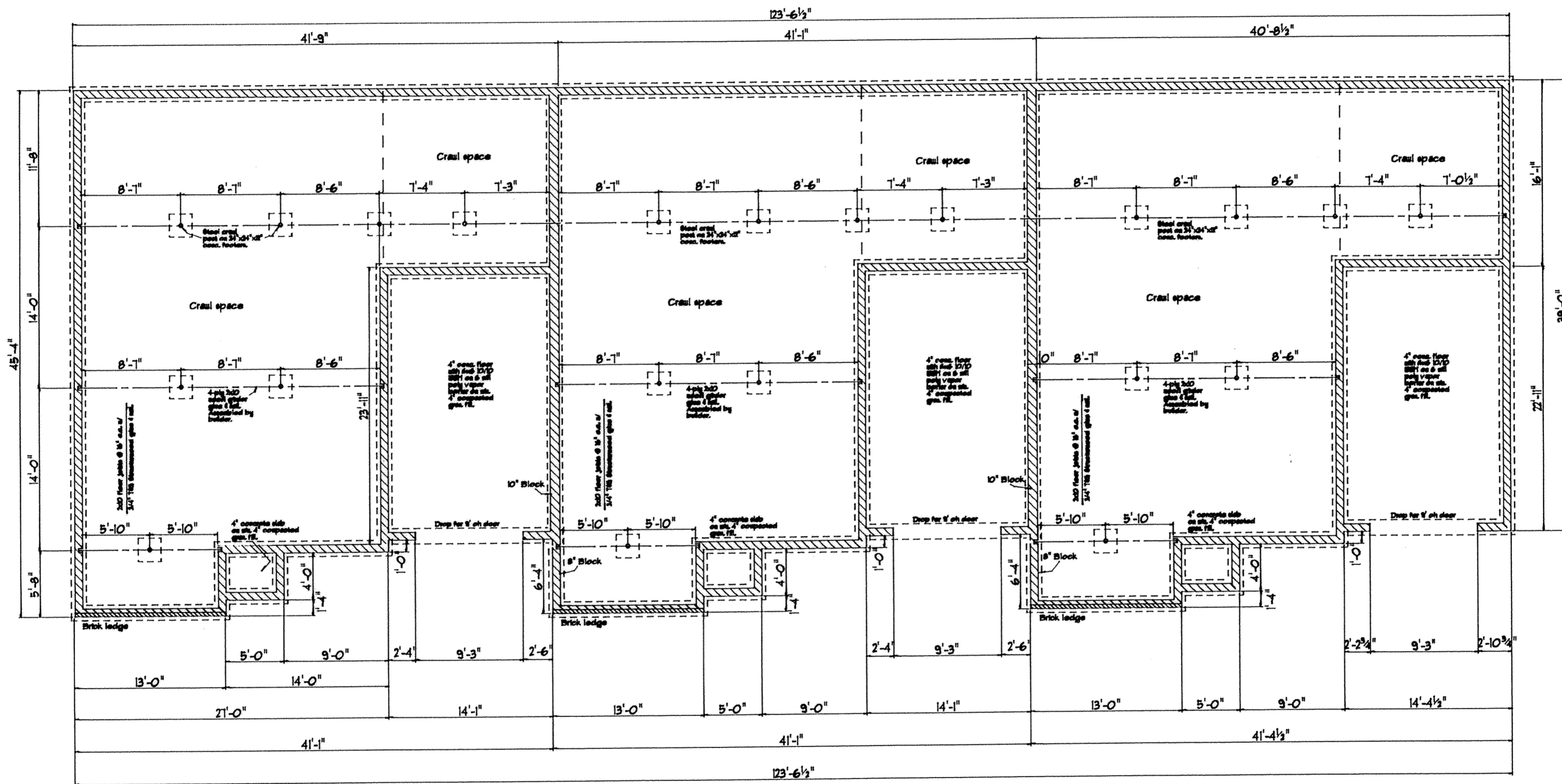
LEGEND

- 5/8" IP SET W/ A YELLOW PLASTIC CAP STAMPED "SHELDON E & S LIMA, OHIO"
- ⊙ PK SET IN THE BLACKTOP
- IP FOUND
- △ CONCRETE MONUMENT
- ⊖ GUY POLE
- ⊖ GUY WIRE
- ⊖ UTILITY POLE
- ⊖ TELEPHONE PEDESTAL
- ⊖ GAS VALVE
- ⊖ WATER VALVE
- ⊖ FIRE HYDRANT
- ⊖ SANITARY MANHOLE
- ⊖ STORM DRAIN MANHOLE
- ⊖ CATCH BASIN
- - - WATERLINE
- - - SANITARY
- - - STORM SEWER

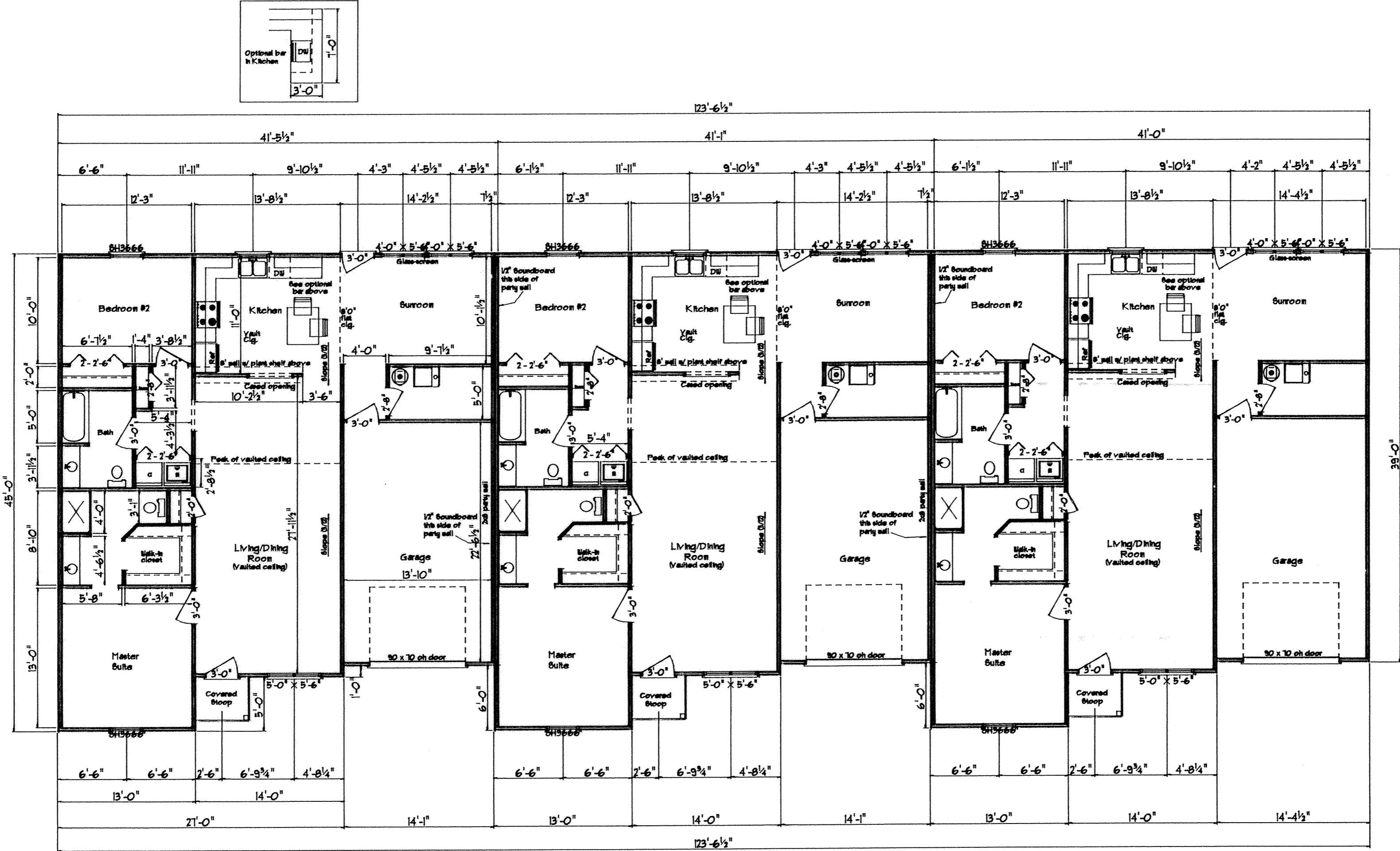


NUMBER	LT	CD	T FT	R FT	L _a FT	L _{ch} FT
C1	21°14'59"	N 40°22'20" E	6.00	32.00	11.87	11.80
C2	41°47'44"	N 80°54'22" E	23.67	62.00	45.23	44.23
C3	68°44'18"	N 25°37'49" E	42.40	62.00	74.38	70.00





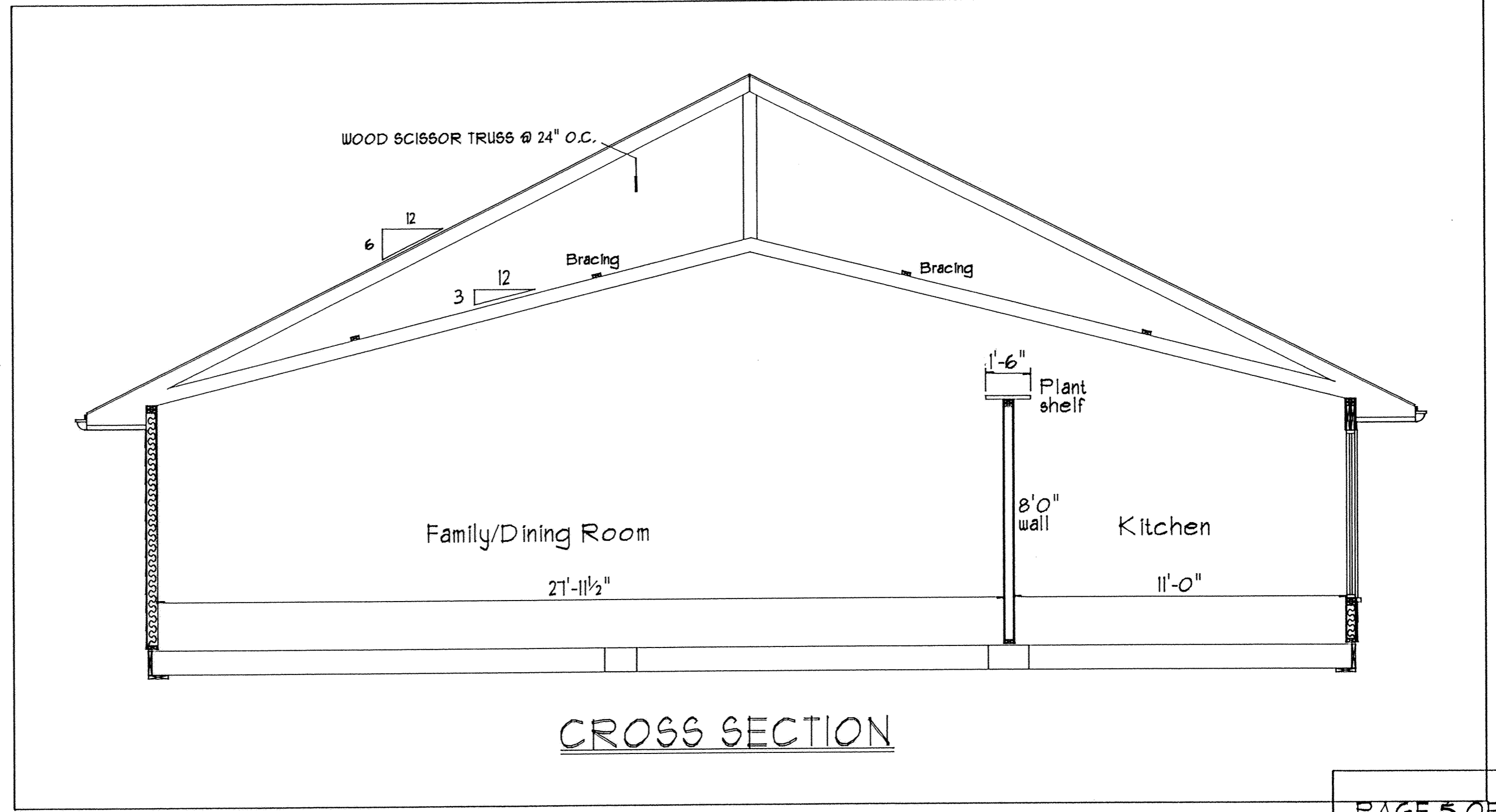
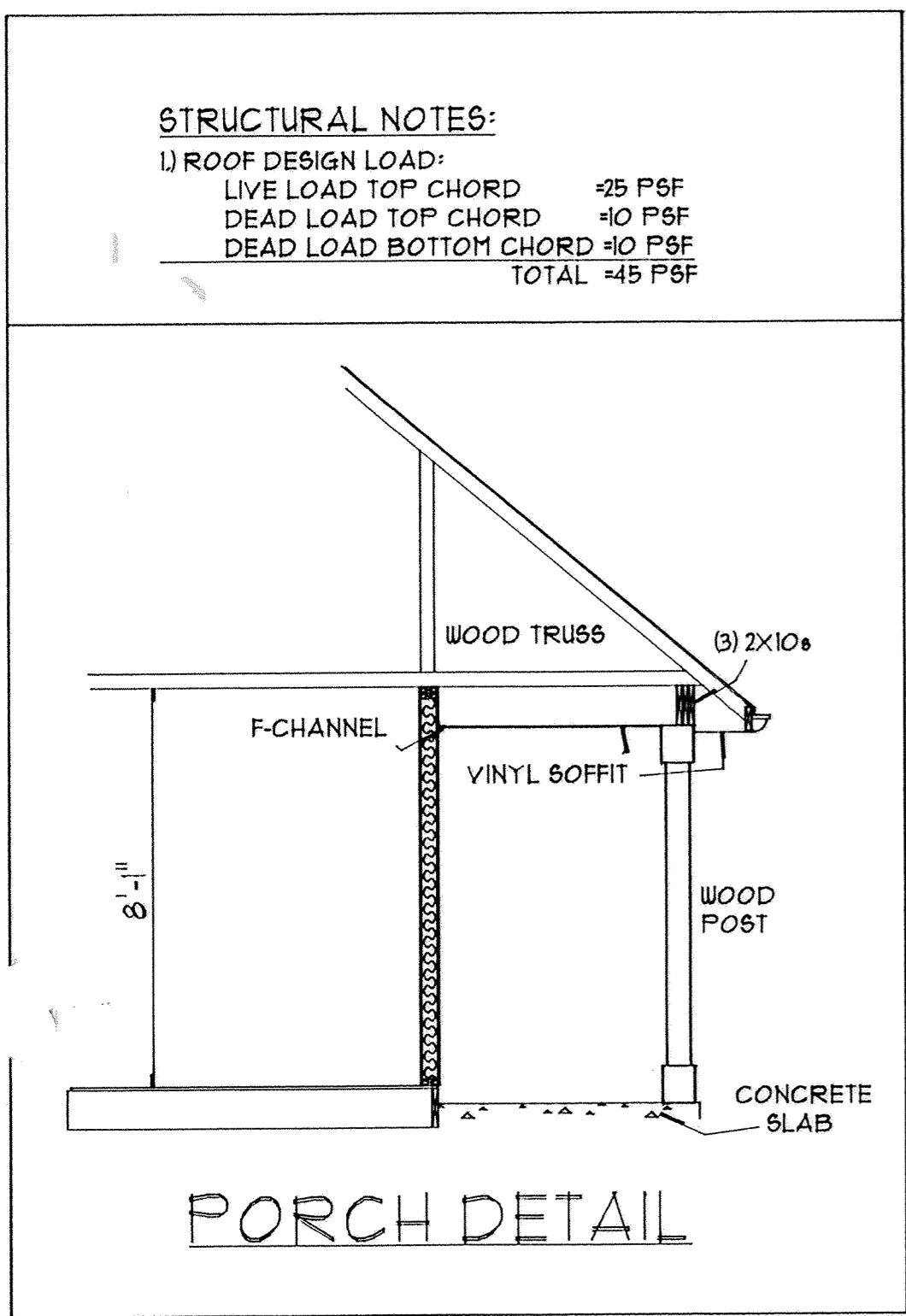
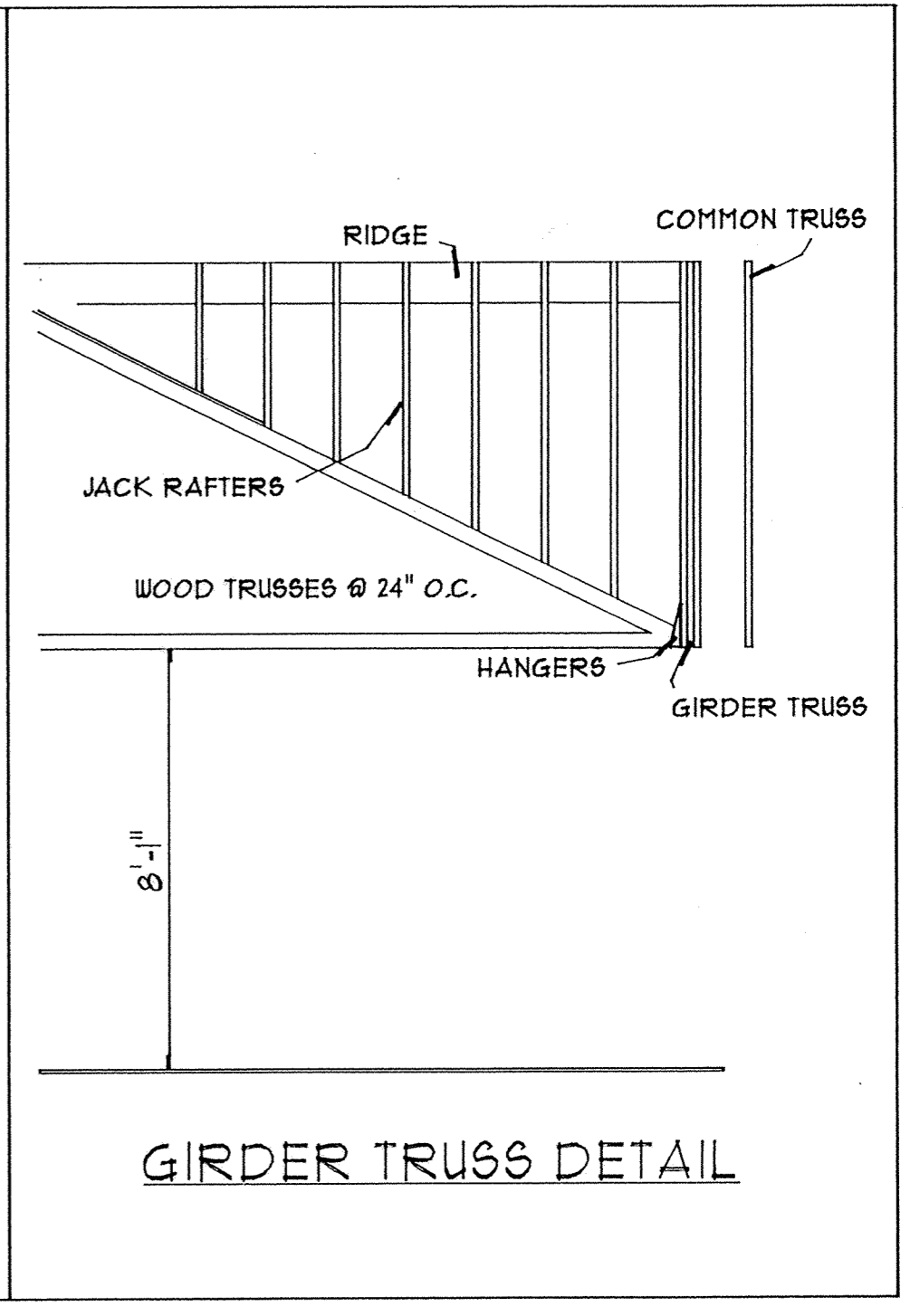
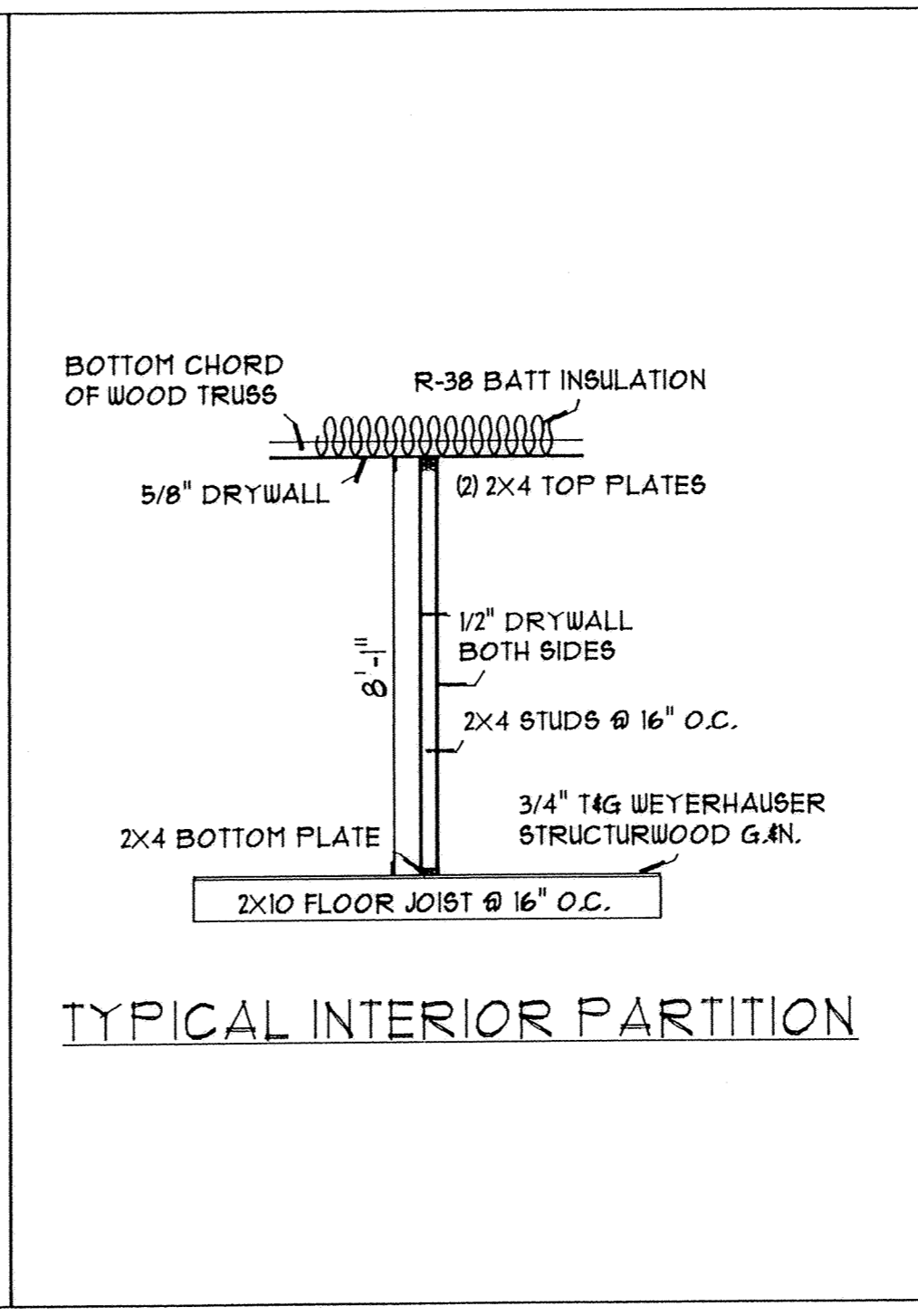
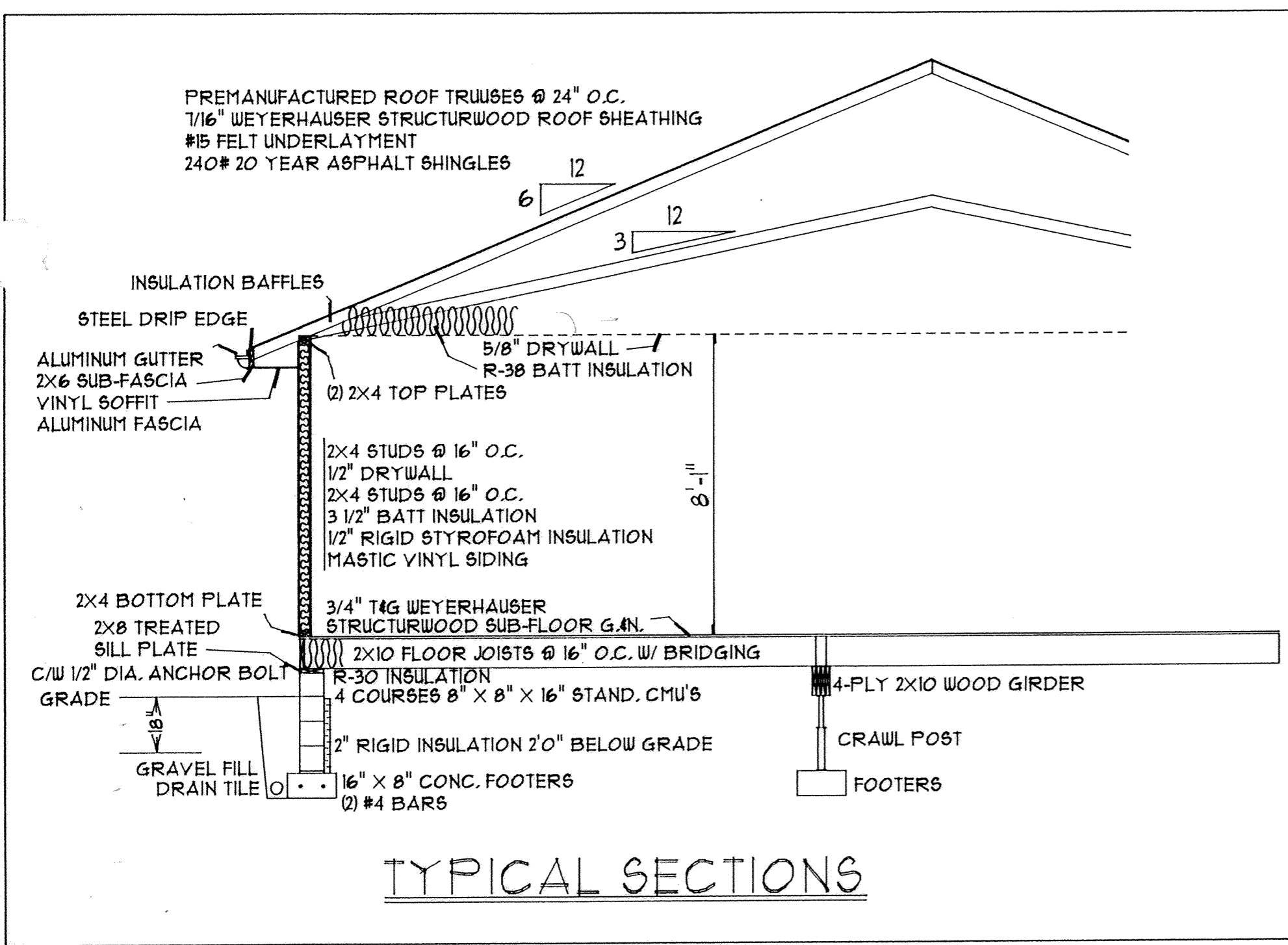
ALEXANDER HOMES, DIV. of B.B.M. BUILDERS, INC. FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



ALEXANDER HOMES, DIV. of B.B.M. BUILDERS, INC.

FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 Living area: 1380 sq ft Per unit (3)

Revised 1-12-95
 Revised 1-29-95
 Revised 8-1-95
 Revised 10-30-95
 Revised 11-29-95
 Revised 2-4-96
 Revised 2-5-96
 Revised 2-6-96 Final plan

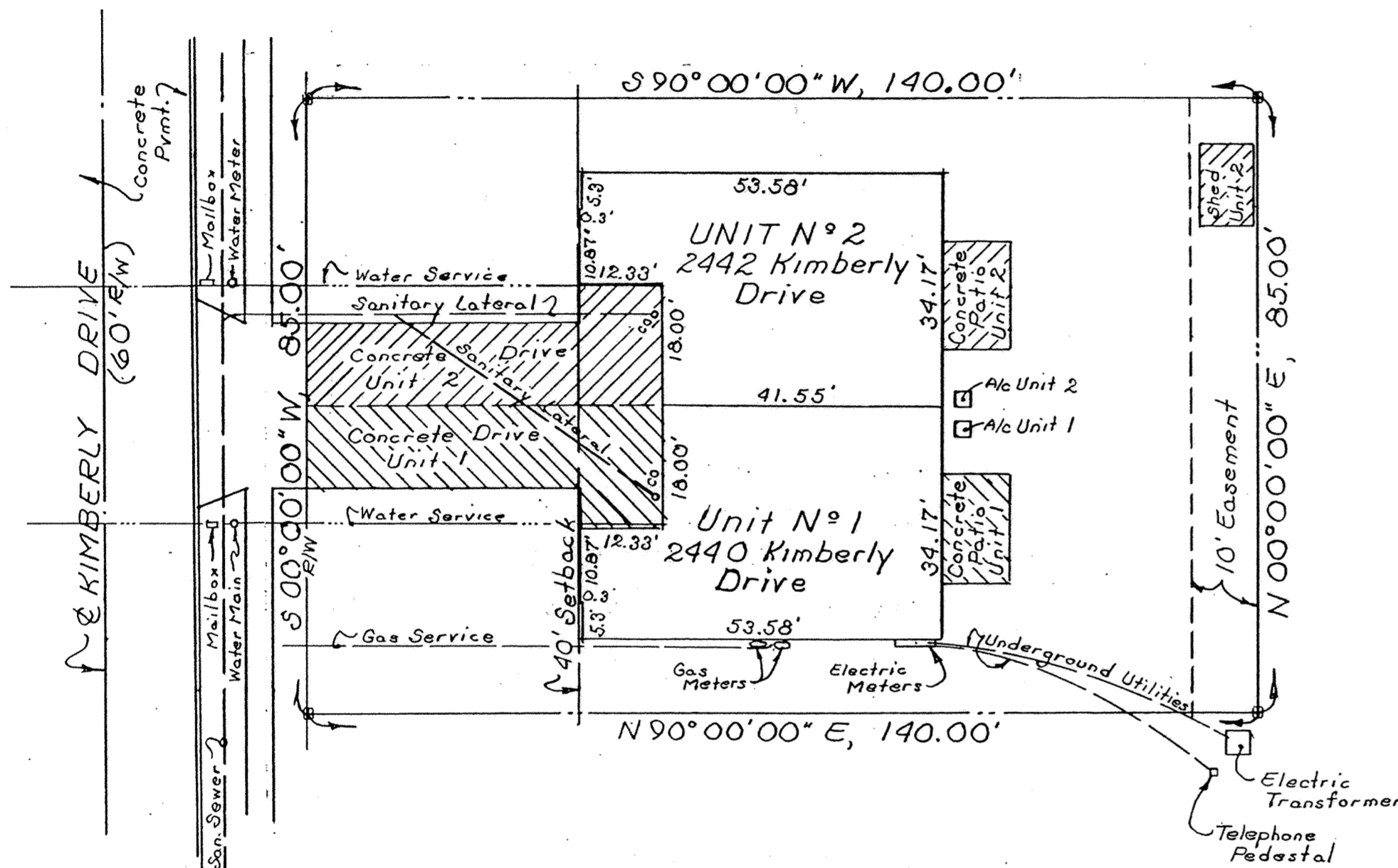


KIMBERLY CONDOMINIUM No. 2

LOT No. 27218

EDGEWOOD ESTATES No. 10-B

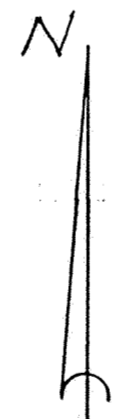
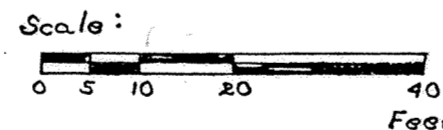
SHEET No. 1 of 4
EXHIBIT **A**



denotes Limited Common Unit N° 1

denotes Limited Common Unit N° 2

Landscaping not shown.
oo denotes Sanitary Cleanout.



Approved for Transfer
Allen County Tax Map Office
By: _____ Date _____

KIMBERLY CONDOMINIUM No. 2 consist of Lot No. 27218 in Edgewood Estates No. 10-B as recorded in Plat Book No. 14 on Page 108 in the Allen County recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plot Plan for KIMBERLY CONDOMINIUM No. 2, of one sheet showing the Floor Plan, of one sheet of Elevations Views of the building and of one sheet showing the Survey of Dedicator's Land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions common areas and facilities and the limited common areas and facilities. The undersigned being respectively a Registered Surveyor and a licensed Professional Engineer hereby certify that said drawings accurately show the building as constructed.

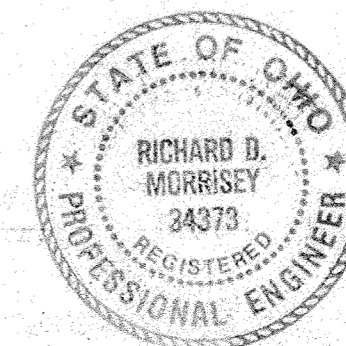
Registered Surveyor No. 6470
Richard D. Morrisey, L.S.
KUCK and MORRISEY, Inc.

Professional Engineer No. 34373
Richard D. Morrisey, P.E.
KUCK and MORRISEY, Inc.

No. 9613125
Filed for record this 7th day of August, 1996 at
10:32 o'clock A. M. in the office of the Allen County Recorder
and recorded in Plat Book 22 on Page 50.

Fee: 82.80 Edward P. Kirk
RECORDER, Allen County, Ohio.
REK

For DECLARATIONS see Deed Volume 818 Page 839.

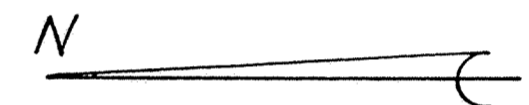
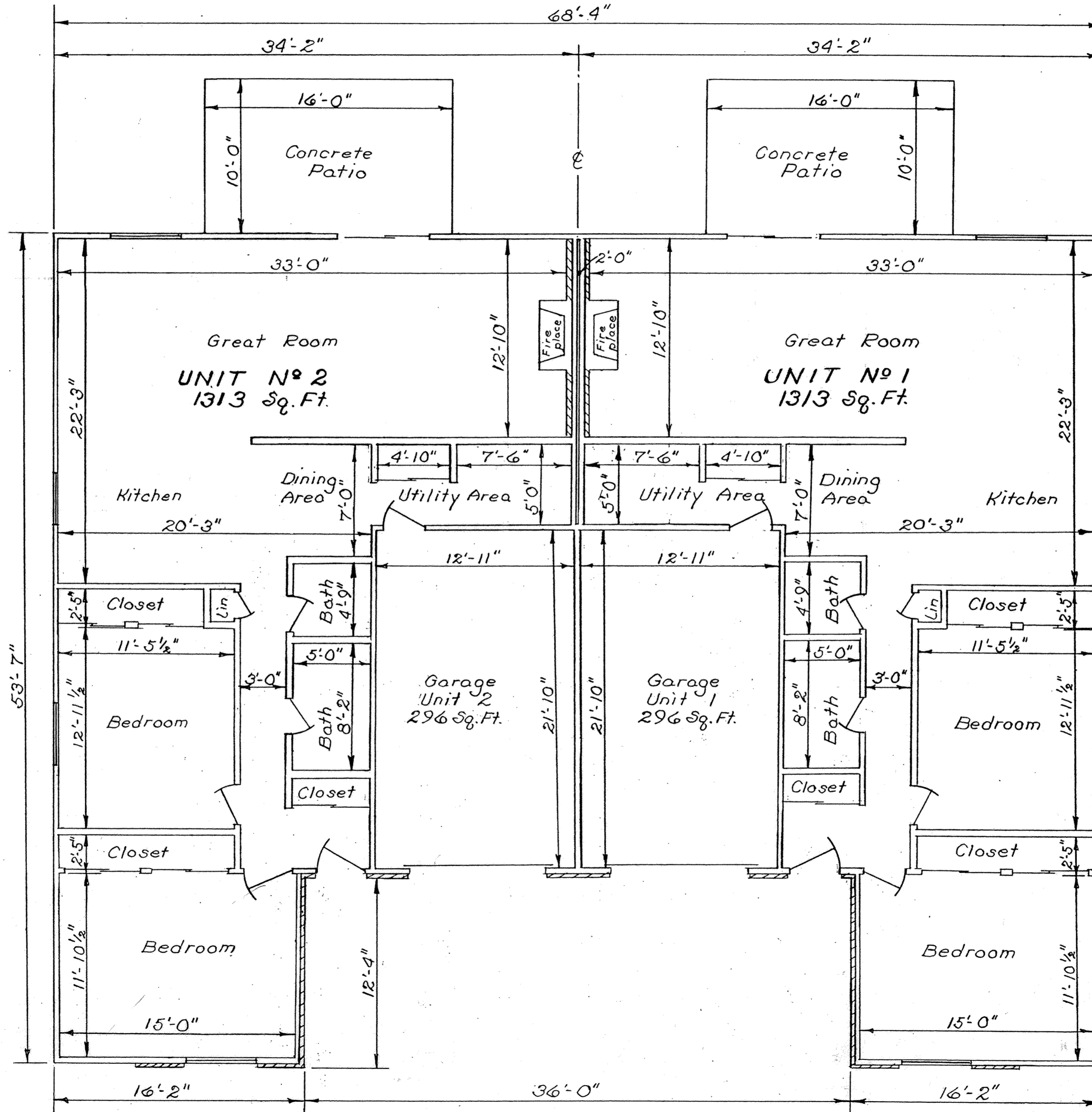


KIMBERLY CONDOMINIUM No. 2

LOT No. 27218

EDGEWOOD ESTATES No. 10-B

SHEET No. 2 of 4
EXHIBIT "B"



Unit Areas shown are calculated using out-to-out dimensions.

All interior dimensions are face to face of finished wall surface.

All interior walls are assumed to be four and a half inches unless otherwise shown.

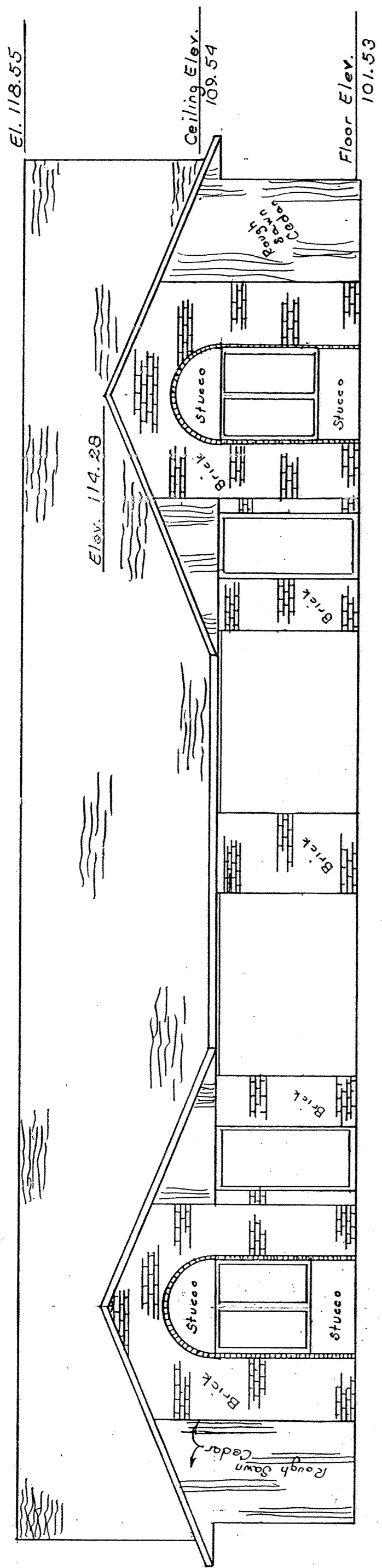
All exterior walls are assumed to be five and a half inches unless otherwise shown.

FLOOR PLAN

KIMBERLY CONDOMINIUM No. 2

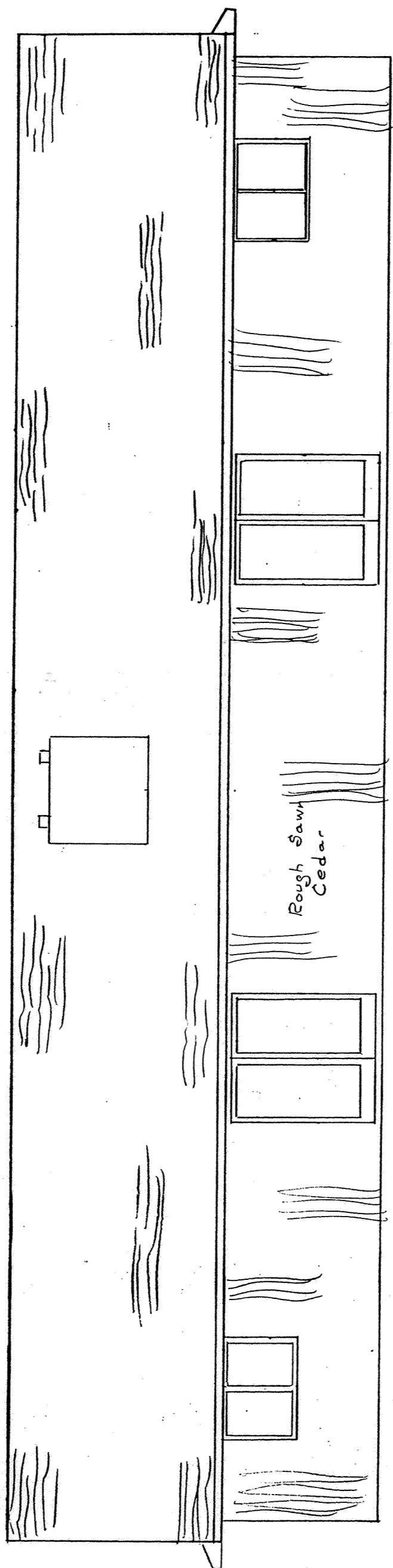
LOT No. 27218

EDGEWOOD ESTATES No. 10-B

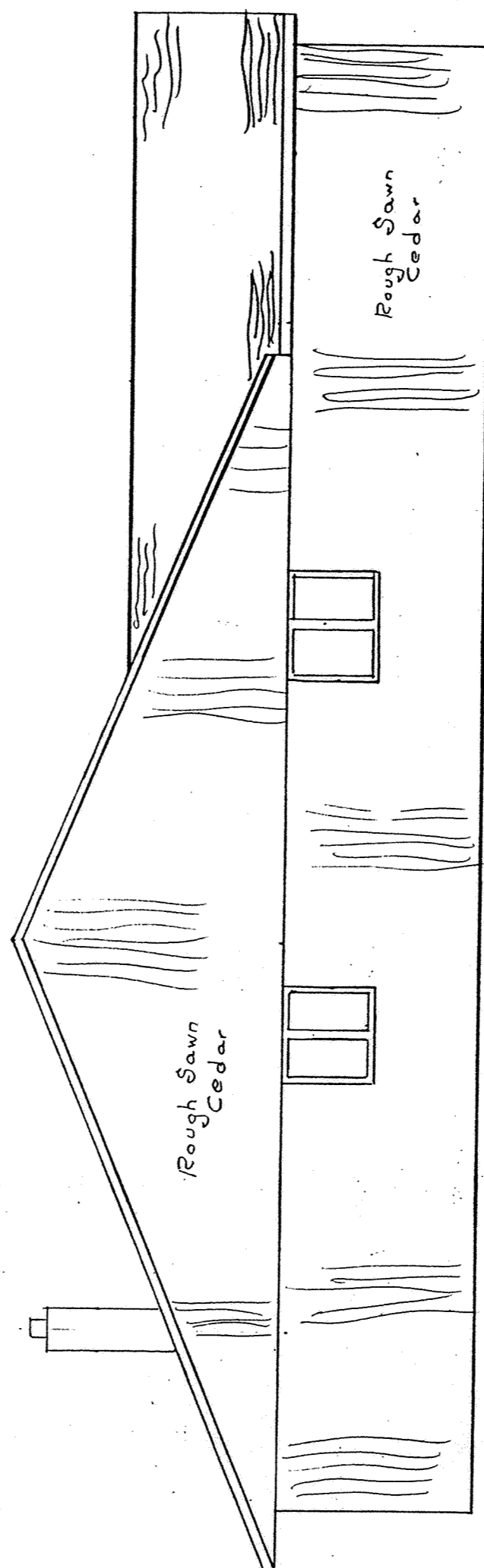


BENCH MARK: Top of steamer
nozzle Fire Hydrant at S.W.
corner Kimberly Dr. & Tahoe
Place. Elev. 100.00 (assumed)

WEST ELEVATION

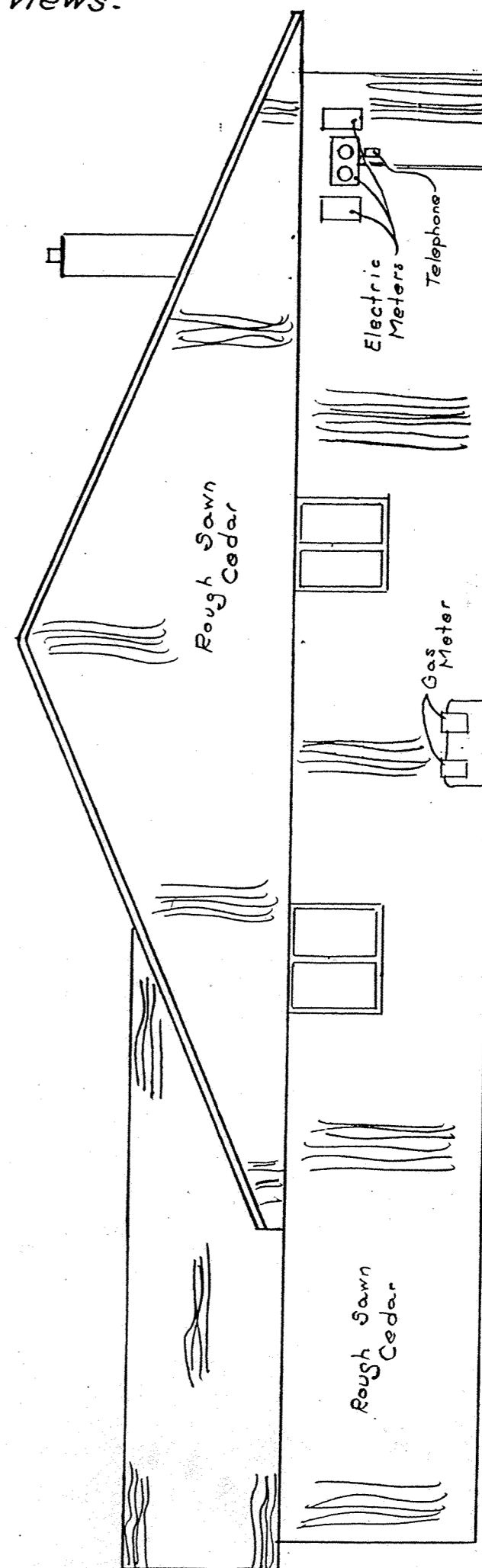


EAST ELEVATION



NORTH ELEVATION

NOTE: Elevations shown in the
WEST ELEVATION view are
typical for all views.



SOUTH ELEVATION

KIMBERLY CONDOMINIUM No. 2

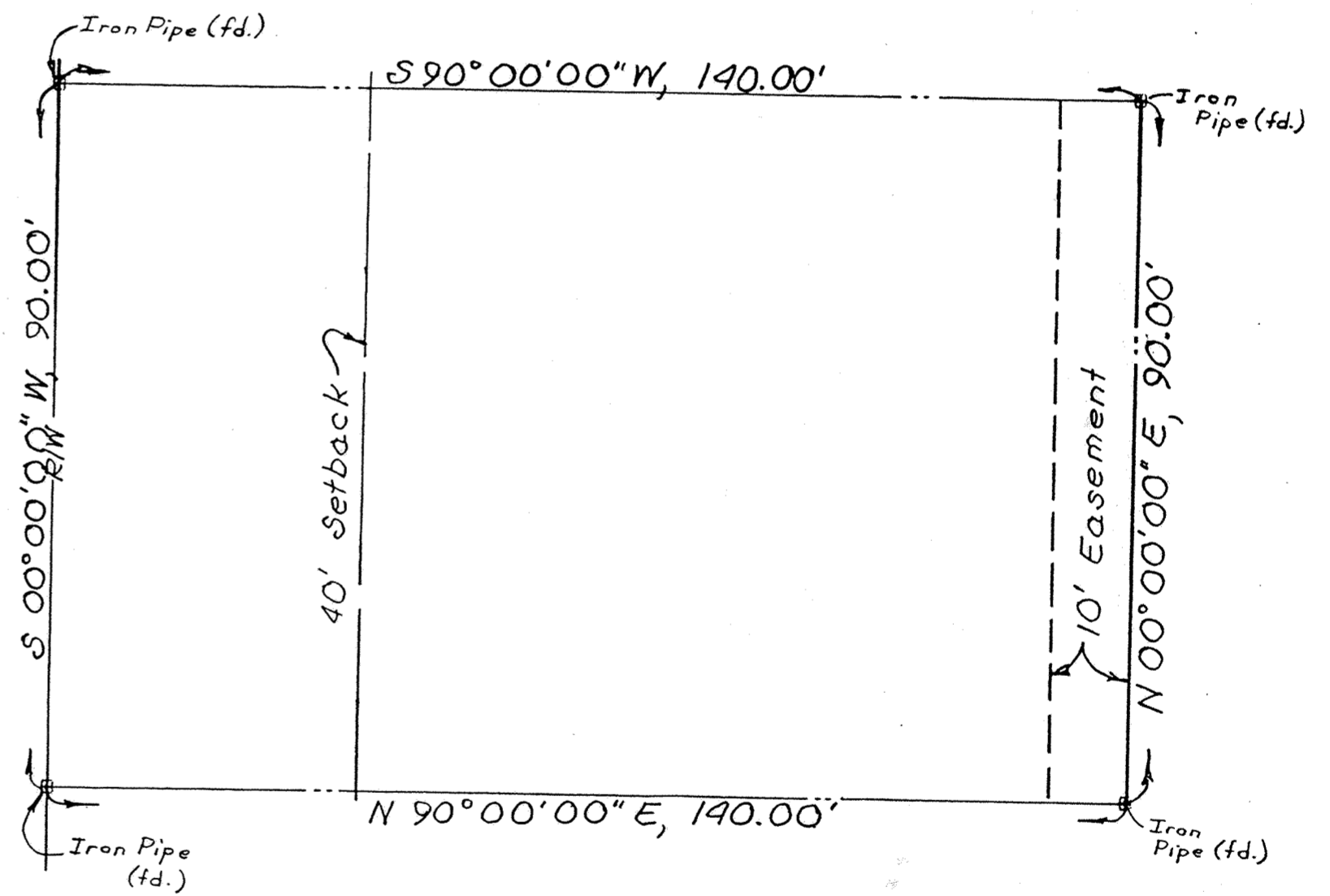
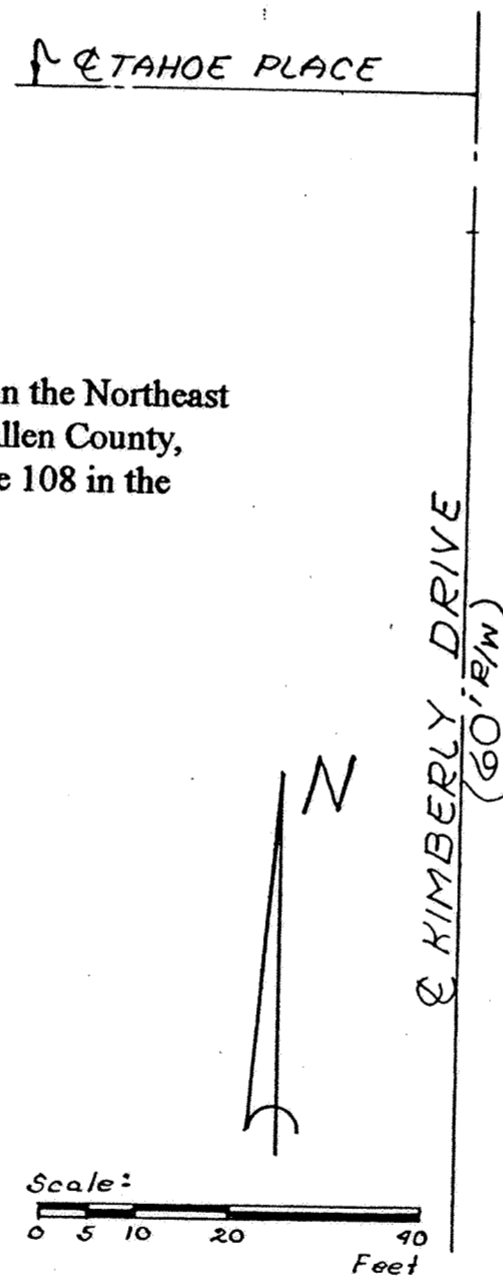
LOT No. 27218

EDGEWOOD ESTATES No. 10-B

SURVEY OF DEDICATOR'S LAND

DESCRIPTION

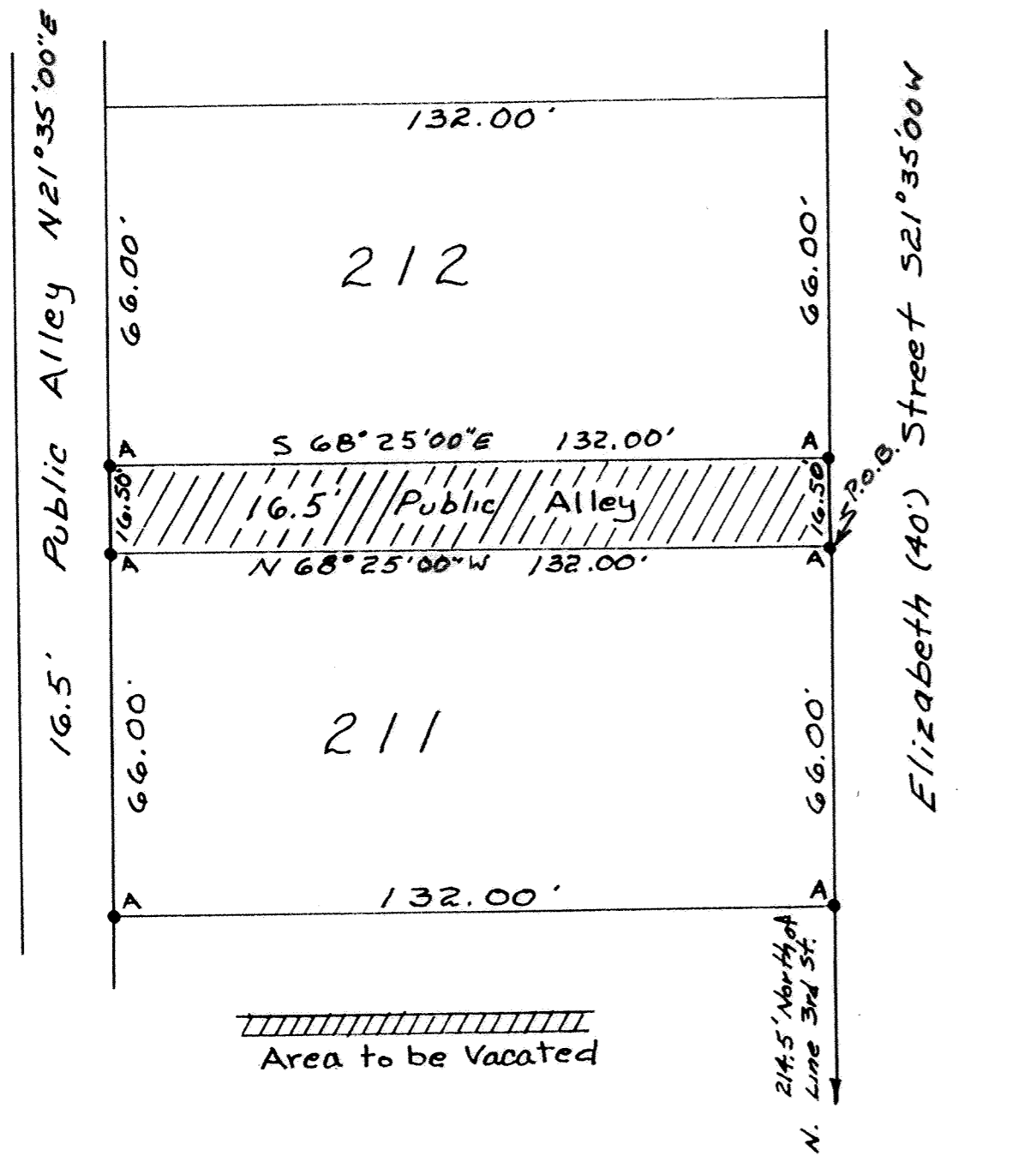
Being all of Lot No. 27218 in Edgewood Estates No. 10-B in the Northeast quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book 14 on Page 108 in the Allen County Recorder's Office, Allen County, Ohio.



ALLEY VACATION

ORIGINAL, VILLAGE OF SPENCERVILLE

Scale: 1" = 30'
A- 1/2" Rerod Set



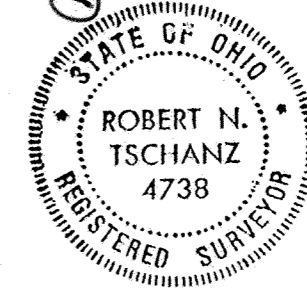
LEGAL DESCRIPTION

Being a 16 1/2 Foot Public Alley as platted in the Original Plat of Spencerville, Allen County, Ohio and recorded in Plat Book Number 1, Page 77 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a 1/2" rerod set at the northeast corner of Lot Number 211 in said Addition and being on the west right-of-way line of North Elizabeth Street; thence, N 68°25'00" W (assumed bearing) along the north line of said Lot and the south line of a 16 1/2 Foot Public Alley, 132.00 feet to a 1/2" rerod set at the northwest corner of said Lot and being on the east line of a 16 1/2 Foot Public Alley; thence, N 21°35'00" E along the west line of said Lot and the east line of said Public Alley extended, 16.50 feet to a 1/2" rerod set at the southwest corner of Lot Number 212 in said Addition; thence, S 68°25'00" E along the south line of said Lot and the north line of a 16 1/2 Foot Public Alley, 132.00 feet to a 1/2" rerod set at the southeast corner of said Lot and being on the west right-of-way line of North Elizabeth Street; thence, S 21°35'00" W along the west line of said Lot Number 212 and said right-of-way line extended, 16.50 feet to the PLACE OF BEGINNING.

Containing 0.050 acres more or less.

Robert N. Tschanz
Robert N. Tschanz



This plat represents an actual survey performed on August 15, 1996.

9615650
FILED AND RECORDED
SEPT 23, 1996 AT 12:57 PM
PLAT BOOK 22 Pg 54
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE. \$20.70
SEE DEED VOL 820 Pg 575

Reviewed by *R. Stegmann*
on 9-12-96

LEGAL DESCRIPTION

Proposed Annexation
105.680 Acres

Situated in Richland Township, County of Allen, State of Ohio and being the E 1/2 of the NW 1/4 of Section 2; together with the SW 1/4 of the NE 1/4 of Section 2, T 2 S, R 8 E, a tract of land more particularly described as follows:

Beginning at a monument box found marking the southwest corner of the SW 1/4 of the NE 1/4 of said Section 2; thence along the south line of the SW 1/4 of the NE 1/4 of said Section 2, also being the centerline of Augsburg Road, N 89°59'10" E, a distance of 1320.65 feet to the southeast corner of the SW 1/4 of the NE 1/4 of said Section 2; thence along the east line of the SW 1/4 of the NE 1/4 of said Section 2, N 00°49'19" E, a distance of 1149.00 feet to the northeast corner of the SW 1/4 of the NE 1/4 of said Section 2; thence along the north line of the SW 1/4 of the NE 1/4 of said Section 2, N 89°33'48" W, a distance of 1316.15 feet to the northwest corner of the SW 1/4 of the NE 1/4 of said Section 2; thence along the east line of the E 1/2 of the NW 1/4 of said Section 2, N 01°02'20" E, a distance of 1159.42 feet to the northeast corner of the NW 1/4 of said Section 2; thence along the north line of the NW 1/4 of said Section 2, N 88°49'28" W, a distance of 1324.87 feet to the northwest corner of the NW 1/4 of said Section 2; thence along the west line of the E 1/2 of the NW 1/4 of said Section 2, S 00°51'56" W, a distance of 2345.91 feet to the southwest corner of the E 1/2 of the NW 1/4 of said Section 2; thence along the south line of the NW 1/4 of said Section 2, N 90°00'00" E, a distance of 1317.98 feet to the point of beginning and containing 105.680 acres of land, more or less, subject however to all legal highways and prior easements of record.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

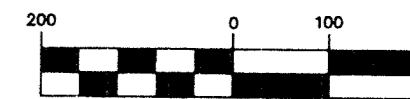
ANNEXATION PLAT FOR BLUFFTON COLLEGE

SITUATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 2, TOGETHER
WITH THE SW 1/4 OF THE NE 1/4 OF SECTION 2, T.2S., R.8E., RICHLAND TOWNSHIP,
COUNTY OF ALLEN, STATE OF OHIO.

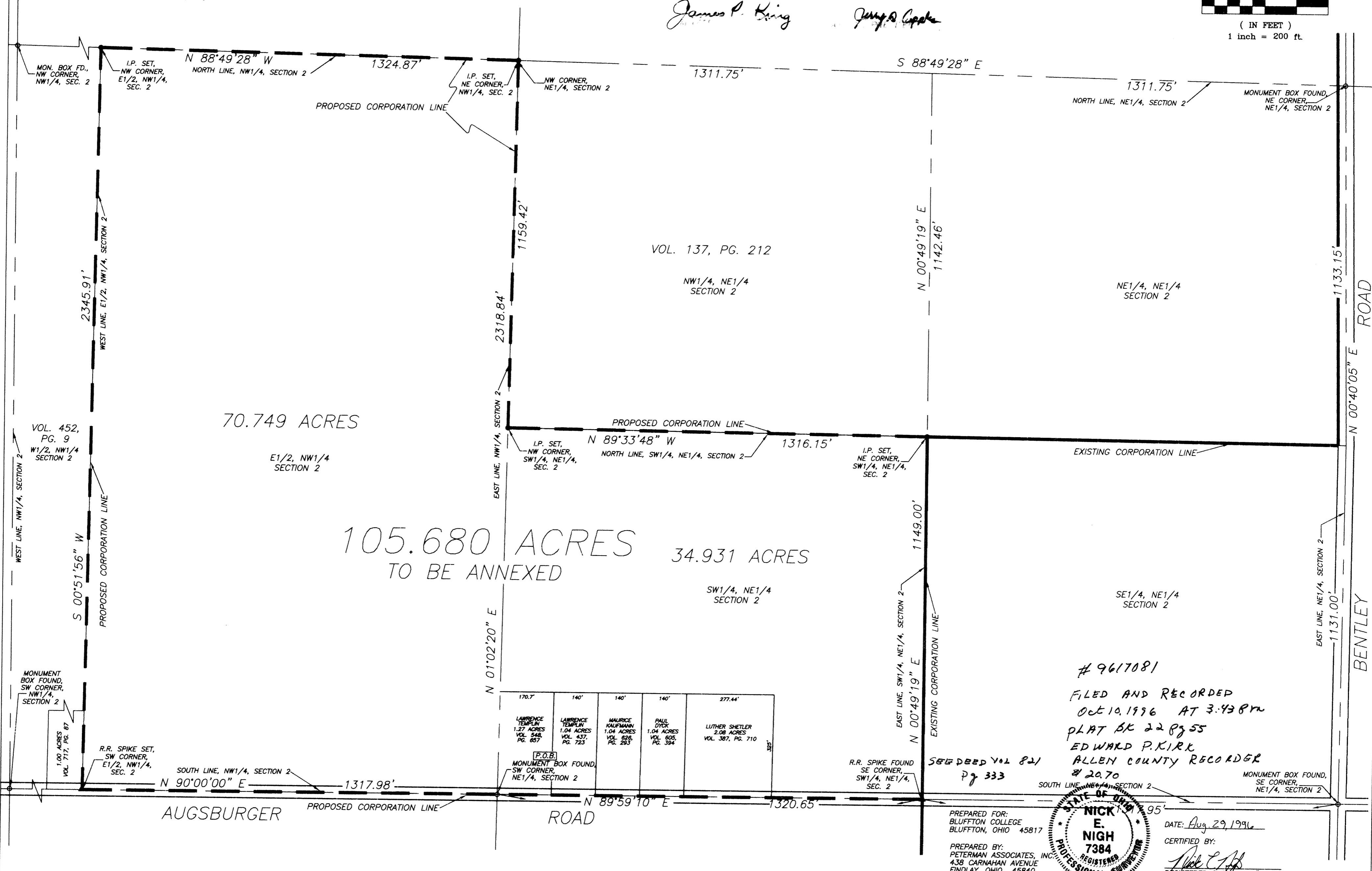
APPROVED BY THE BOARD OF PLATTERS
THE COUNTY CLERK HAS REVIEWED AND APPROVED BY THE BOARD
OF PLATTERS ON 2 Out

James P. King
James A. Capka

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



170.7'	140'	140'	140'	277.44'
LAWRENCE TEMPLIN 1.27 ACRES VOL. 548, PG. 857	LAWRENCE TEMPLIN 1.04 ACRES VOL. 437, PG. 723	MAURICE KAUFMANN 1.04 ACRES VOL. 626, PG. 283	PAUL DYCK 1.04 ACRES VOL. 605, PG. 394	LUTHER SHETLER 2.08 ACRES VOL. 387, PG. 710

9617081
FILED AND RECORDED
OCT 10, 1996 AT 3:43 PM
PLAT BK 22 PG 55
EDWARD P. KIRK
ALLEN COUNTY RECORDER
2070

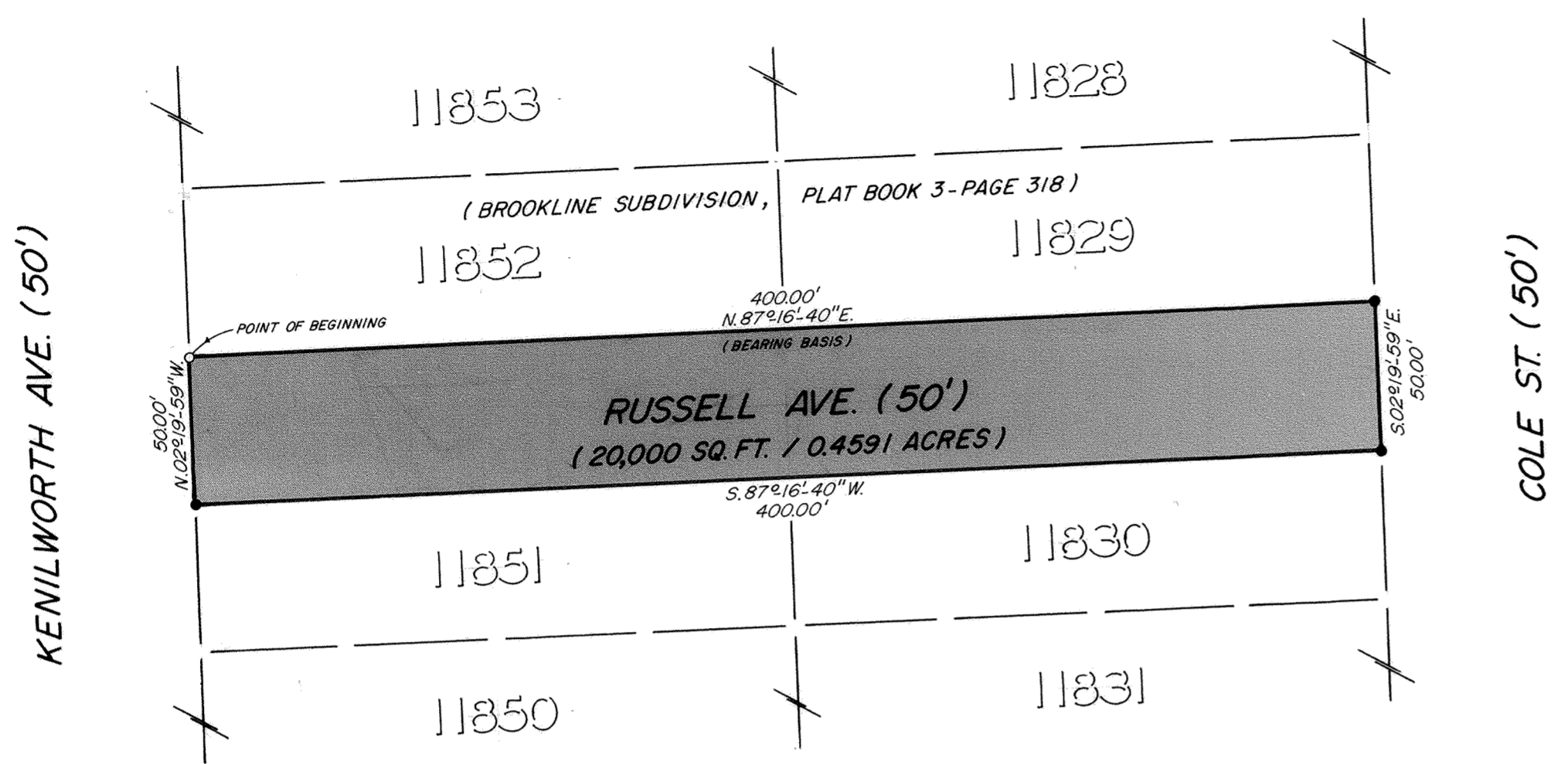
PREPARED FOR:
BLUFFTON COLLEGE
BLUFFTON, OHIO 45817

PREPARED BY:
PETERMAN ASSOCIATES, INC.
438 CARNAHAN AVENUE
FINDLAY, OHIO 45840



DATE: Aug 29, 1996
CERTIFIED BY:
[Signature]
REGISTERED SURVEYOR #7384

VACATION PLAT
OF PART OF 50 FEET WIDE RUSSELL AVENUE
LYING BETWEEN KENILWORTH AVE. & COLE ST.
IN THE N.E. 1/4 OF SECTION 26
T3S-R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO



STREET VACATION DESCRIPTION
 0.4591 Acres

Being Part of 50.00-foot wide Russell Avenue lying between Kenilworth Avenue and Cole Street in the Northeast 1/4 of Section 26, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 1-1/2 inch iron pipe found marking the southwest corner of Lot Number 11852 in Brookline Subdivision (Plat Book 3, Page 318) and the intersection of the east line of Kenilworth Avenue with the north line of Russell Avenue -

Thence North 87°-16'-40" East (bearing basis) on and along the north line of Russell Avenue and the south line of Lots Number 11852 and 11829 in said Subdivision for a distance of 400.00 feet to a 5/8-inch iron pin with yellow "Sheldon E&S Lima, OH" cap set at the southeast corner of Lot Number 11829 and the intersection of the north line of Russell Avenue with the west line of Cole Street -

Thence South 02°-19'-59" East on and along the west line of Cole Street for a distance of 50.00 feet to a 5/8-inch iron pin with yellow "Sheldon E&S Lima, OH" cap set at the northeast corner of Lot Number 11830 and the intersection of the west line of Cole Street with the south line of Russell Avenue -

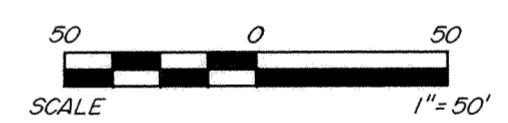
Thence South 87°-16'-40" West on and along the south line of Russell Avenue and the north line of Lots Number 11830 and 11851 for a distance of 400.00 feet to a 5/8-inch iron pin with yellow "Sheldon E&S Lima, OH" cap set at the northwest corner of Lot Number 11851 and the intersection of the south line of Russell Avenue with the east line of Kenilworth Avenue -

Thence North 02°-19'-59" West on and along the east line of Kenilworth Avenue for a distance of 50.00 feet to the point of beginning.

The foregoing description is from a current field survey performed July 15, 1996, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 20,000 square feet or 0.4591 acres of land subject, however, to all legal easements and rights-of-way.

James D. Sheldon
JAMES D. SHELDON, P.E., P.S.
 REG. SURVEYOR # 4569

DATE: 7-22-96



- LEGEND**
- - 1-1/2" IRON PIPE FOUND
 - - 5/8" IRON PIN W/ PLASTIC CAP STAMPED "SHELDON E & S LIMA, OH" SET

9617346
 Filed and Recorded
 October 16, 1996
 2:28 P.M.
 PLAT Vol 22 Page 56
Edward P. Kijak
Heardw
Hy Lemm
 Fee \$20.70
 See Vol 821 Pg 522

RECEIVED
 JUL 31 1996
 ALLEN COUNTY ENGINEERING
 1221 2ND

PREPARED: JULY 15, 1996
 BY: SHELDON ENGINEERING & SURVEYING INC.
 1280 N. COLE ST., LIMA, OHIO
 TELEPHONE: (419) 228-4421

MONUMENTATION

- denotes capped 5/8 inch rebar set at all lot corners
- △ denotes concrete monument set
- PK nail and shinner set at all P.C. and P.T. of all curves.

For LEGAL DESCRIPTION see sheet 2.

BREEZEWOOD ESTATES

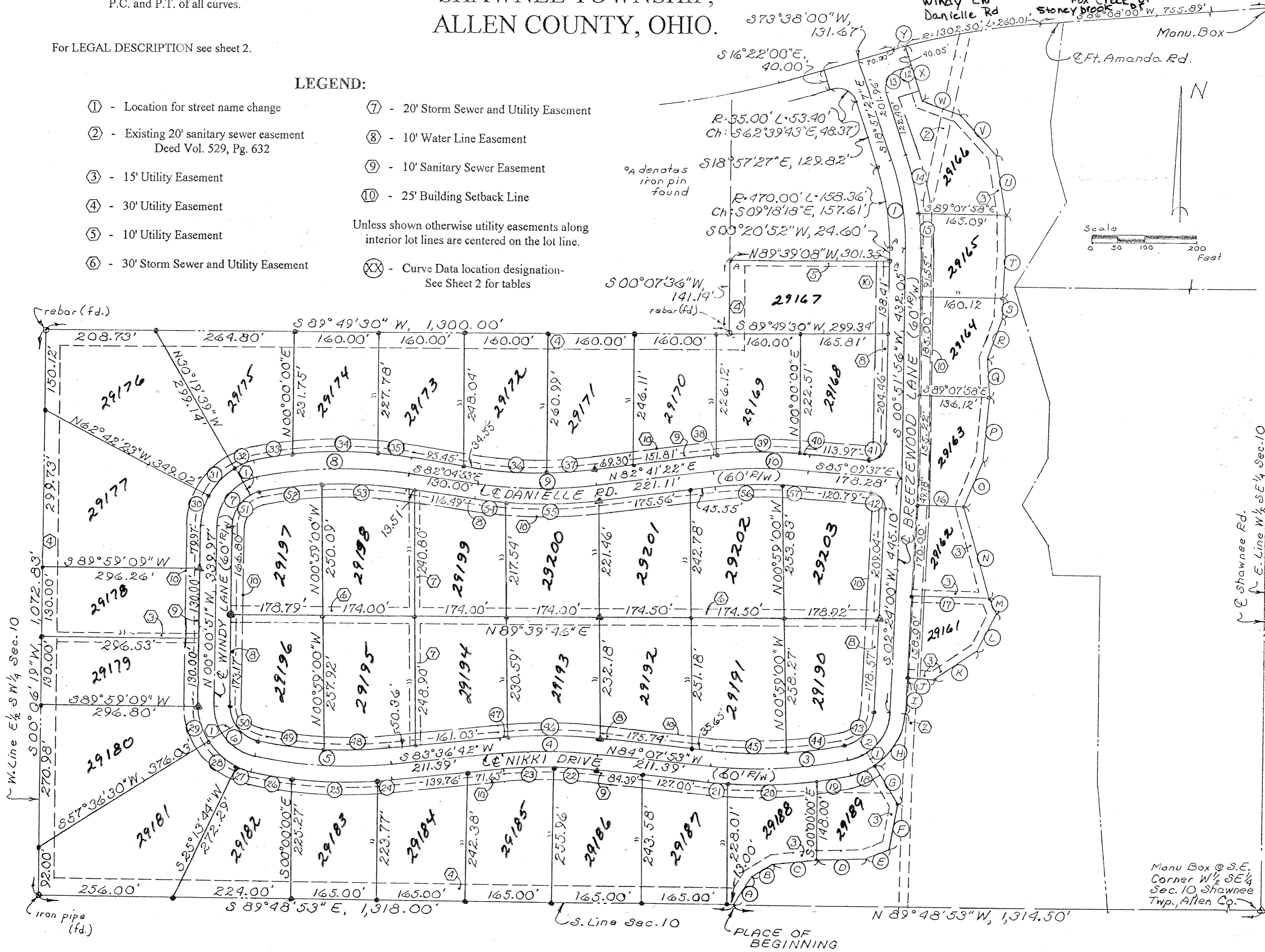
PART OF THE SOUTH HALF
SECTION 10, T-4-S, R-6-E,
SHAWNEE TOWNSHIP,
ALLEN COUNTY, OHIO.

For Affidavit of Correction
See Deed Vol 824, Pg 600
Changing Street Names

Old Name	New Name
Nikki Dr	Morning Sun Dr
Windy Ln	Fox Creek Dr
Danielle Rd	Stoney Brook

LEGEND:

- | | |
|--|--|
| ① - Location for street name change | ⑦ - 20' Storm Sewer and Utility Easement |
| ② - Existing 20' sanitary sewer easement
Deed Vol. 529, Pg. 632 | ⑧ - 10' Water Line Easement |
| ③ - 15' Utility Easement | ⑨ - 10' Sanitary Sewer Easement |
| ④ - 30' Utility Easement | ⑩ - 25' Building Setback Line |
| ⑤ - 10' Utility Easement | |
| ⑥ - 30' Storm Sewer and Utility Easement | ⓧ - Curve Data location designation-
See Sheet 2 for tables |
- Unless shown otherwise utility easements along interior lot lines are centered on the lot line.



Manu Box @ S.E.
Corner W 1/4 SE 1/4
Sec. 10, Shawnee
Twp., Allen Co.

RESTRICTIONS

As part of the general plan for the development of the real estate shown on the foregoing plat, as a residential area and for the common advantage and benefit of the purchaser of any of the lots shown on said plat, the restrictions, covenants, reservations, easements and liens hereinafter set forth each and all of which is and are for the benefit of said property and for each owner thereof, which shall endure and pass with the property and each and every parcel thereof and shall apply to and be binding upon the purchasers and their successors in interest and the reservations, covenants, liens and easements are applicable to each tract, parcel and lot.

- Each parcel shall be used exclusively for single family, private dwelling house purposes. No more than one (1) residence shall be constructed on any parcel nor shall any parcel be subdivided. It being the strict intention of the Owner that no more than one (1) single family residence be located on any of the parcels which form a part of the Real Estates.
- The minimum square footage of area of any dwelling house, exclusive of basements, roof overhangs, outbuildings, porches, verandahs or other similar projections of the dwelling house, shall be as follows:
 - For a single story house, a minimum of 2,350 Sq. Ft. for living purposes.
 - For a dwelling containing more than one story including finished lower level, a minimum of 2,750 square feet for living purposes.
- No building, fences or other structure shall be erected, placed, or altered, on any building site, unless the building plans, specifications and plot plan showing the location of said purposed building have been approved in writing by submitting the said plans to the Architectural control board. Said board shall consider the application submitted to them and issue written permission to the lot owner, for commencement of construction.
 - An Architectural Control Board, consisting of three (3) representative selected by the Owners shall be formed to administer and enforce the restrictions herein contained. After five (5) or more homes have been constructed and occupied, the Board shall consist of two (2) members selected by the Owners and one (1) representative from the home owners (who reside within the development).
 - After the sale of 75 % of the real estates is sold to other persons, the representative of the Owners shall be replaced with one (1) additional representative from within the development.
 - After submittal to the Board for approval of the plans used in the dwelling, written approval must be obtained by the purchaser, executed by the board, prior to the start of any construction.
- Every home must be constructed by a building contractor actively engaged in the building business. All buildings shall be constructed of new material and no building or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site without written permission of the Board.
- All grounds and premises in said subdivision shall be mowed and kept clear of weeds and undergrowth by the owners thereof at all times. From the time of purchase and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area in said subdivision.
- No house may be occupied until completed totally in conformity with the approved drawings.
- No house trailer or mobile home shall be permitted on the Real Estate at any time for any reason. Trucks or commercial vehicles shall be permitted on the Real Estates only where the same are being used for the construction of the dwelling, the repair, maintenance or delivery in conjunction with the improvements of said Real Estate. Trailers, small pick-up trucks, recreational vehicles, boats, snowmobiles, motorcycles, trail bikes, scooters, mini bikes or similar type vehicles shall be concealed within a garage or other building.
- No inoperable vehicle or partially dismantled vehicle shall be exposed to public view.

DESCRIPTION

Being a parcel of land situate in the South half of Section 10, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the southeast corner of the west half of the Southeast quarter of said Section 10; thence N 89°48'53" W with the south line of said Section 10, 1,314.50 feet to a capped 5/8 inch rebar set and the PLACE OF BEGINNING thence northeasterly the following twenty-four (24) courses that define the meanderings of the east line of area to be platted as Breezewood Estates Subdivision: (A) N 30°17'36" E, 62.18 feet; (B) N 58°19'44" E, 45.00 feet; (C) N 83°57'21" E, 85.72 feet to a capped 5/8 inch rebar set; (D) N 88°20'50" E, 90.04 feet; (E) N 66°49'44" E, 50.00 feet; (F) N 10°08'42" E, 87.25 feet; (G) N 33°01'23" W, 82.00 feet to a capped 5/8 inch rebar set on the south right-of-way line of Breezewood Lane; (H) thence northeasterly with said south right-of-way line with a non-tangent curve to the left having a radius of 130.00 feet an arc length of 123.83 feet to the P.C. of said curve (chord for said curve being N 29°41'18" E, 119.20 feet); (I) thence N 02°24'00" E continuing with said right-of-way line, 68.68 feet to a capped 5/8 inch rebar set; (J) thence S 87°36'00" E, 48.00 feet to a capped 5/8 inch rebar set; (K) N 57°25'26" E, 99.97 feet; (L) N 27°25'23" E, 80.00 feet; (M) N 23°34'43" W, 31.31 feet to a capped 5/8 inch rebar set; (N) N 17°01'01" W, 180.28 feet to a capped 5/8 inch rebar set; (O) N 24°40'23" E, 95.00 feet; (P) N 05°08'14" E, 120.85 feet to a capped 5/8 inch rebar set; (Q) N 02°08'00" W, 70.00 feet; (R) N 19°51'59" E, 75.00 feet; (S) N 05°04'06" E, 44.30 feet to a capped 5/8 inch rebar set; (T) N 00°50'32" E, 159.81 feet to a capped 5/8 inch rebar set; (U) N 10°08'00" W, 110.00 feet; (V) N 40°08'01" W, 100.00 feet; (W) N 70°08'01" W, 80.00 feet; (X) N 18°04'37" W (passing through a capped 5/8 inch rebar set at 70.63 feet), 110.68 feet to a PK nail and shinner set on the centerline of Fort Amanda Road; (Y) thence southwesterly with said centerline on a non-tangent curve to the left having a radius of 1,302.50 feet an arc length of 24.15 feet to the P.T. of said curve (chord for said curve being S 74°09'52" W, 24.15 feet); thence S 73°38'00" W continuing with said centerline, 131.67 feet to a point; thence S 16°22'00" E, 40.00 feet to a point on the south right-of-way line of said Fort Amanda Road; thence southeasterly with a non-tangent curve to the right having a radius of 35.00 feet an arc length of 53.40 feet (chord for said curve being S 62°39'43" E, 48.37 feet); thence S 18°57'27" E, 129.82 feet to a capped rebar found; thence southeasterly with a tangent curve to the right having a radius of 470.00 feet an arc length of 158.36 feet to a capped rebar found (chord for said curve being S 09°18'18" E, 157.61 feet); thence S 00°20'52" W, 24.60 feet; thence N 89°39'08" W, 301.35 feet to a capped rebar found; thence S 00°07'36" W, 141.14 feet to a capped rebar found; thence S 89°49'30" W, 1,300.00 feet to a rebar found on the west line of the east half of the Southwest quarter of said Section 10; thence S 00°06'19" W with said west line, 1,072.83 feet to a iron pipe found at the southwest corner of said east half of said Southwest quarter of said Section 10; thence S 89°48'53" E with the south line of said Section 10, 1,318.00 feet to the PLACE OF BEGINNING containing 45.329 acres more or less and subject to all highway and other easements of record.

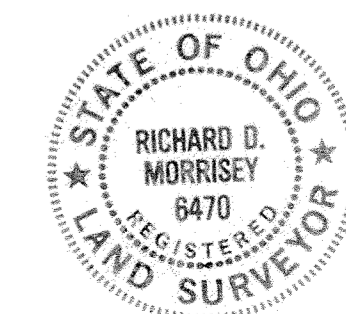
RIGHT-OF-WAY ALIGNMENT DATA				
CURVE NO.	RADIUS	ARC	CHORD: BEARING & DISTANCE	
12	1,262.50'	25.35'	S 74°12'31" W,	25.35'
13	36.47'	58.94'	S 27°20'17" W,	52.73'
14	530.00'	110.08'	S 13°00'26" E,	109.88'
15	530.00'	68.50'	S 03°21'17" E,	68.45'
16	LOT LINE	TANGENT	S 87°34'37" E,	90.13'
17	LOT LINE	TANGENT	S 87°34'37" E,	150.04'
18	130.00'	48.28'	S 67°36'56" W,	48.00'
19	879.03'	63.18'	S 80°18'40" W,	63.16'
20	879.03'	168.28'	S 87°51'23" W,	168.02'
21	879.03'	38.79'	N 85°23'30" W,	38.78'
22	819.01'	81.20'	N 86°58'24" W,	81.17'
23	819.01'	94.01'	S 86°54'05" W,	93.95'
24	879.04'	26.23'	S 84°27'58" W,	26.23'
25	879.04'	165.25'	N 89°17'35" W,	165.01'
26	879.04'	78.76'	N 81°20'25" W,	78.74'
27	130.00'	31.77'	N 71°46'20" W,	31.69'
28	130.00'	73.47'	N 48°34'53" W,	72.49'
29	130.00'	73.46'	N 16°12'10" E,	72.49'
30	130.00'	61.96'	N 13°38'24" E,	61.38'
31	130.00'	73.47'	N 43°28'59" E,	72.49'
32	130.00'	42.16'	N 68°57'46" E,	41.98'
33	130.00'	75.95'	N 80°43'05" E,	75.57'
34	878.99'	160.28'	N 88°24'19" E,	160.06'
35	878.99'	65.80'	S 84°13'36" E,	65.79'
36	818.99'	126.14'	S 86°29'44" E,	126.01'
37	818.99'	91.55'	N 85°53'41" E,	91.50'
38	879.20'	9.49'	N 82°59'11" E,	9.49'
39	879.20'	160.27'	N 88°31'49" E,	160.05'
40	879.20'	16.68'	S 85°41'48" E,	16.68'
41	30.00'	49.20'	N 47°51'10" E,	43.87'
42	30.00'	45.85'	S 41°22'49" E,	41.51'
43	70.00'	92.67'	S 40°19'38" W,	86.05'
44	819.03'	112.45'	S 82°11'10" W,	112.36'
45	819.03'	139.34'	N 89°00'15" W,	139.18'
46	879.01'	174.31'	N 89°48'47" W,	174.03'
47	879.01'	13.73'	S 84°04'10" W,	13.73'
48	819.04'	123.99'	S 87°56'54" W,	123.87'
49	819.04'	127.81'	N 83°14'39" W,	127.68'
50	70.00'	96.22'	N 39°23'38" W,	88.82'
51	70.00'	95.63'	N 39°07'12" E,	83.36'
52	819.00'	119.93'	N 82°26'57" E,	119.82'
53	819.00'	161.16'	S 87°43'08" E,	160.90'
54	878.99'	59.35'	S 84°01'12" E,	59.34'
55	878.99'	174.28'	N 88°22'16" E,	174.00'
56	819.20'	129.41'	N 87°12'51" E,	129.28'
57	819.20'	44.31'	S 86°42'25" E,	44.30'

CENTERLINE ALIGNMENT DATA					
CURVE NO.	DELTA	TANGENT	RADIUS	ARC	CHORD: BEARING & DISTANCE
1	19°18'19"	85.04'	500.00'	168.47'	S 09°18'17" E, 167.67'
2	75°51'16"	77.92'	100.00'	132.39'	S 40°19'37" W, 122.93'
3	17°36'52"	131.55'	849.03'	261.02'	S 87°03'41" W, 259.99'
4	12°15'25"	91.16'	849.01'	181.62'	S 89°44'24" W, 181.28'
5	17°36'53"	131.55'	849.04'	261.02'	N 87°34'51" W, 260.00'
6	78°45'34"	82.08'	100.00'	137.46'	N 39°23'38" W, 126.89'
7	78°16'05"	81.37'	100.00'	136.61'	N 39°07'12" E, 126.23'
8	19°39'53"	147.14'	848.99'	291.39'	N 88°05'11" E, 289.96'
9	15°13'45"	113.50'	848.99'	225.66'	S 89°41'45" E, 225.00'
10	12°09'01"	90.38'	849.20'	180.08'	N 88°45'53" E, 179.74'

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in April, 1996. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY - LS 6470 has been or will be place at all lot corners and concrete monuments at locations shown on said plat within six (6) months from the recording date of this plat.

Richard D. Morrisey
 Richard D. Morrisey, L.S.
 Registered Surveyor, Ohio No. 6470
 KUCK AND MORRISEY, INC.



DEDICATION

I, the undersigned, being the President of Breezewood Inc., an Ohio Corporation, General Partner to Breezewood Limited Partnership, the owner of the land platted herein, have caused the area encompassed by this plat to be surveyed, platted and to be known as:

BREEZEWOOD ESTATES

and do hereby voluntarily consent to the execution of said PLAT, and dedicate 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 sewer, sanitary sewer, gas, electric, telephone or other utility lines or 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: BREEZEWOOD LIMITED PARTNERSHIP

Thomas Romano
Thomas Romano, President

ACKNOWLEDGEMENT

STATE OF OHIO
ALLEN COUNTY, OHIO

Before me, a Notary Public in and for said State and County, did personally appear the above signed Officer of Breezewood Limited Partnership, who acknowledged that he signed the hereon plat and the signing thereof was his free act and deed. IN WITNESS thereof, I affix my hand and seal this 15th day of October, 1996.

My Commission expires
July 1, 1998

Deborah J. Romano
Deborah J. Romano
3602 Elida Rd.
Lima, Ohio 45807
Notary Public, Allen County, Ohio.

APPROVAL OF 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 and Commission, approve and accept this plat this 23rd day of October, 1996.

David Berg
David Berg
Mayor of the City of Lima, Ohio and
Chairman of the City Planning Commission

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 24th of October, 1996.

Fee: \$21.50

H. Dean French
H. Dean French
Auditor, Allen County, Ohio. SS

COUNTY RECORDER'S CERTIFICATION

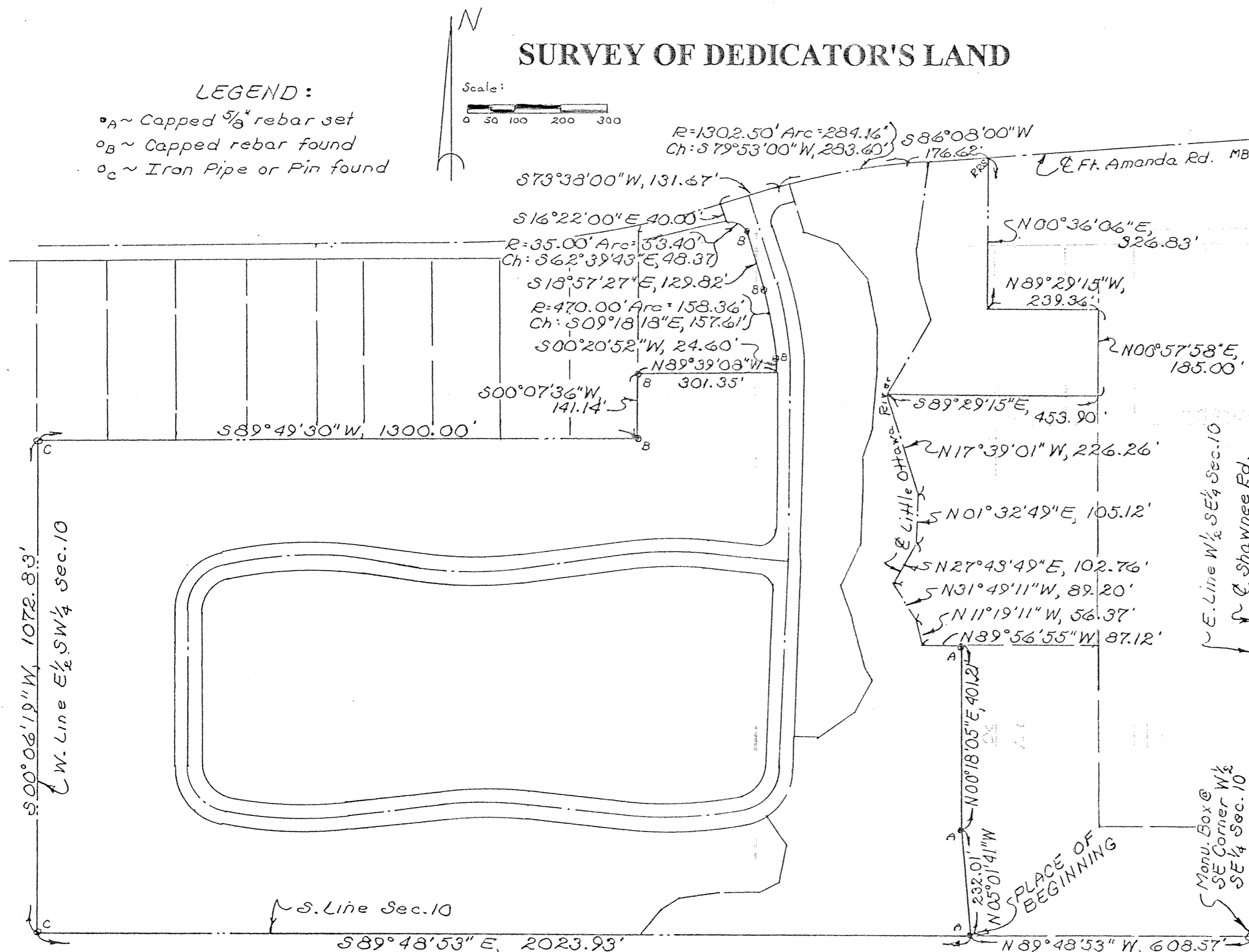
No. 9617766

Filed for record in the Allen County Recorder's Office this 24th day of Oct, 1996 at 8:59 o'clock AM. and recorded in Allen County Plat Book 22 on Page 57.

Fee: \$62.10

Edward P. Keil
Edward P. Keil
Recorder, Allen County, Ohio.
by hand the name

SURVEY OF DEDICATOR'S LAND

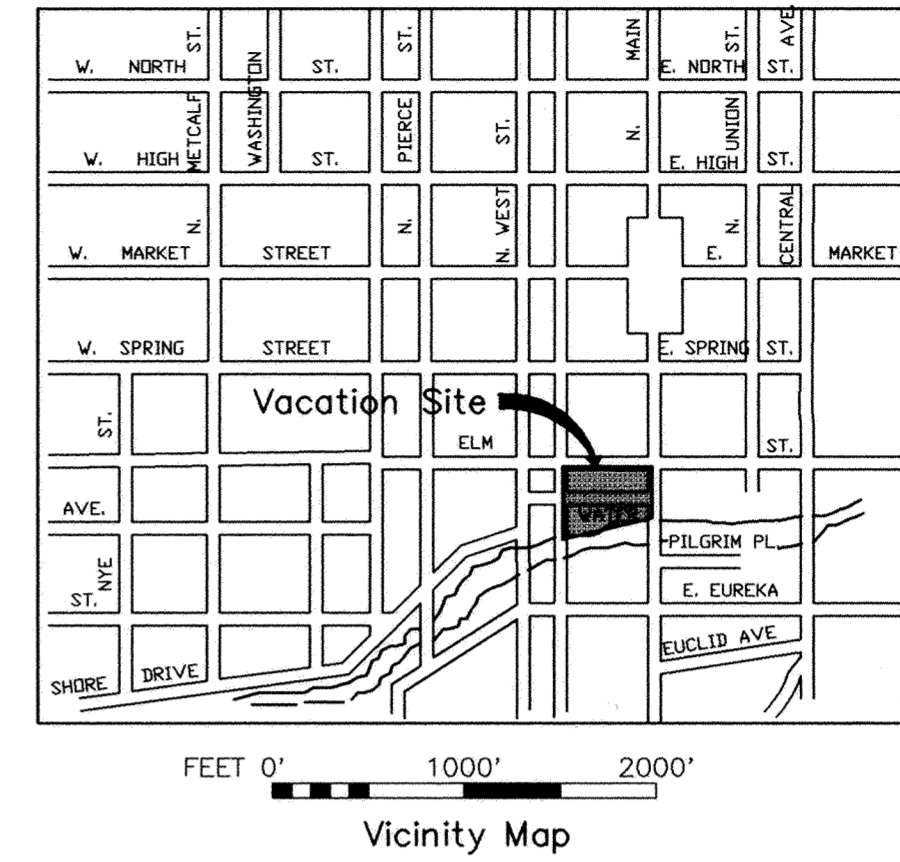
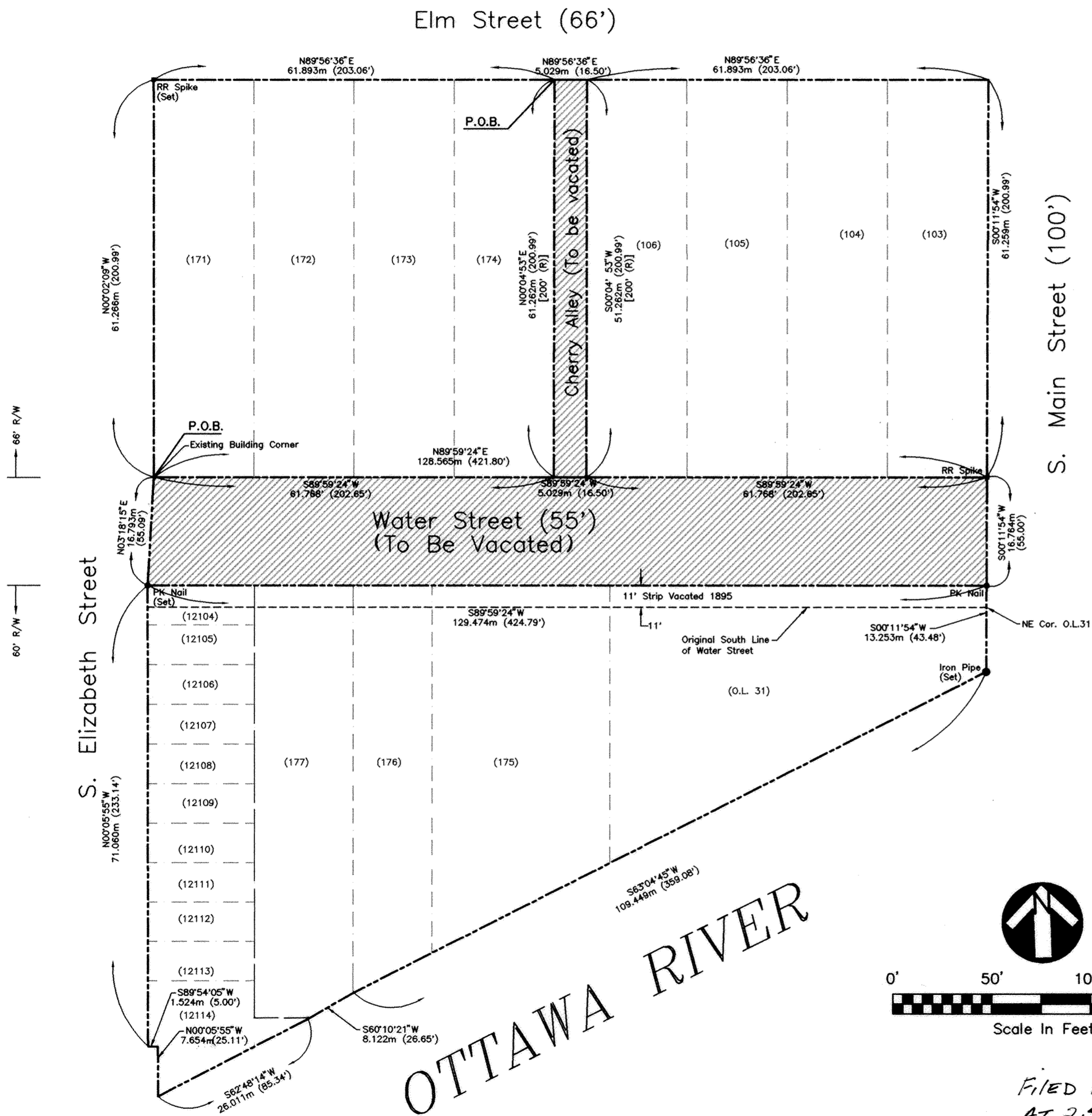


DESCRIPTION

Being a parcel of land situate in the South half of Section 10, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the southeast corner of the west half of the Southeast quarter of said Section 10; thence N 89°48'53" W with the south line of said Section 10, 608.57 feet to a capped 5/8 inch rebar set at the intersection of said south line with the west line of Shawnee Township Cemetery property and the PLACE OF BEGINNING; thence northerly with said west line the following eight courses that define the meanderings of said west line: N 05°01'41" W, 232.01 feet; N 00°18'05" E, 401.21 feet; N 89°56'55" W, 87.12 feet to a point on the centerline of the Little Ottawa River; thence continuing with said west property line with said centerline of said Little Ottawa River: N 11°19'11" W, 56.37 feet; N 31°49'11" W, 89.20 feet; N 27°43'49" E, 102.76 feet; N 01°32'49" E, 105.12 feet; N 17°39'01" W, 226.26 feet to the northwest corner of said cemetery property; thence S 89°29'15" E with the north line of said cemetery property, 453.90 feet to a 5/8 inch rebar set; thence N 00°57'58" E, 185.00 feet to an iron pipe found; thence N 89°29'15" W, 239.36 feet to an iron pipe found; thence N 00°36'06" E, 326.83 feet to a railroad spike found on the centerline of Fort Amanda Road; thence S 86°08'00" W with said centerline, 176.62 feet to the P.C. of a curve to the left; thence southwesterly on the arc of said curve having a radius of 1,302.50 feet an arc length of 284.16 feet to the P.T. of said curve (chord for said curve being S 79°53'00" W, 283.60 feet); thence S 73°38'00" W continuing with said centerline of said Fort Amanda Road, 131.67 feet to a point; thence S 16°22'00" E, 40.00 feet to a point on the south right-of-way of said Fort Amanda Road; thence southeasterly with a non-tangent curve to the right having a radius of 35.00 feet an arc length of 53.40 feet (chord for said curve being S 62°39'43" E, 48.37 feet); thence S 18°57'27" E, 129.82 feet to a capped rebar found; thence southeasterly with a tangent curve to the right having a radius of 470.00 feet an arc length of 158.36 feet to a capped rebar found (chord for said curve being S 09°18'18" E, 157.61 feet); thence S 00°20'52" W, 24.60 feet; thence N 89°39'08" W, 301.35 feet to a capped rebar found; thence S 00°07'36" W, 141.14 feet to a capped rebar found; thence S 89°49'30" W, 1,300.00 feet to a rebar found on the west line of the east half of the Southwest quarter of said Section 10; thence S 00°06'19" W with said west line, 1,072.83 feet to an iron pipe found at the southwest corner of said east half of said southwest quarter of said Section 10; thence S 89°48'53" E with the south line of said Section 10, 2,023.93 feet to the PLACE OF BEGINNING containing 56.534 acres more or less and subject to all highway and other legal easements of record.

VACATION OF CHERRY ALLEY BETWEEN WATER STREET AND ELM STREET VACATION OF WATER STREET BETWEEN ELIZABETH STREET AND MAIN STREET



VACATION OF CHERRY ALLEY BETWEEN WATER STREET AND ELM STREET

Being that part of Cherry Alley in the Original Plat of Lima, Allen County, Ohio (Plat Book 4, Page 1), between Water Street and Elm Street, described as follows:

BEGINNING at the northeast corner of Lot 174 of said Original Plat; thence easterly through Cherry Alley with the south line of Elm Street at N 89°59'36"E, 5.029 meters (16.50 feet) to the northwest corner of Lot 106 of said Original Plat;

thence southerly with the west line of said Lot 106 (east line of Cherry Alley) at S 00°04'53"W, 61.262 meters (200.99 feet) [record distance is 200 feet] to the southwest corner of said Lot 106, and the north line of Water Street;

thence westerly through Cherry Alley with the north line of Water Street at S 89°59'24"W, 5.029 meters (16.50 feet) to the southeast corner of said Lot 174;

thence northerly with the east line of said Lot 174 (west line of Cherry Alley) at N 00°04'53"E, 61.262 meters (200.99 feet) [record distance is 200 feet] to the POINT OF BEGINNING.

VACATION OF WATER STREET BETWEEN ELIZABETH STREET AND MAIN STREET

Being that part of Water Street in the Original Plat of Lima, Allen County, Ohio (Plat Book 4, Page 1), between Elizabeth Street and Main Street, described as follows:

BEGINNING at the existing building corner at the southwest corner of Lot 171 of said Original Plat; thence easterly with the north line of Water Street (south line of Lots 171, 172, 173, 174, 106, 105, 104 and 103) at N 89°59'24"E, 128.565 meters (421.80 feet) to a railroad spike (set) at the southeast corner of Lot 103 of said Original Plat;

thence southerly through the right-of-way of Water Street with the west line of Main Street at S 00°11'54"W, 16.764 meters (55.00 feet) to a P.K. nail (set) 11 feet northerly from the northeast corner of Outlot 31 of said Original Plat;

thence westerly with the present south line of Water Street (note that an eleven foot strip was vacated in 1895) at S 89°59'24"W, 129.475 meters (424.79 feet) to a P.K. nail (set) at the northwest corner of Lot 12104 of Fishel's Addition (Plat Book 6, Page 70);

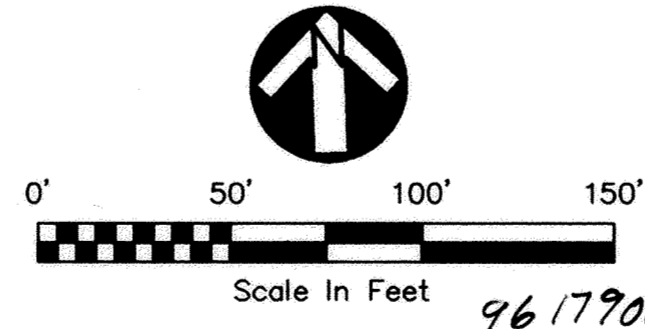
thence northerly through the right-of-way of Water Street with the east line of Elizabeth Street (note that the right-of-way of Elizabeth Street is 60 feet wide south of Water Street, and 66 feet wide north of Water Street) at N 03°18'15"E, 16.793 meters (55.09 feet) to the POINT OF BEGINNING.

CERTIFICATION

I hereby certify that these descriptions are based on surveying work performed by Kohli & Kallher Associates, Inc. in May 1996. Monuments were set or found as called for on this plat. Bearings are based on the same datum as used for the Ottawa River Pedestrian/Bikeway Enhancement Project, which assumed a traverse line at Main Street as a north-south bearing.

May 21, 1996
Date

Michael G. Buettner
Ohio Registered Surveyor No. 6881



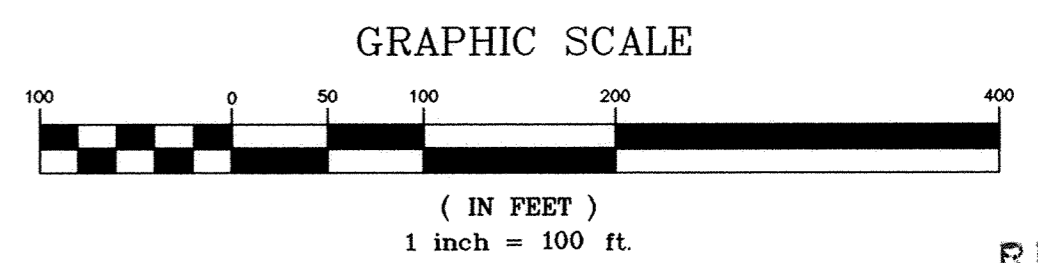
Scale In Feet 9617902

FILED AND RECORDED
AT 2:52 PM OCT 25, 1996
PLAT BK 22 Pg 60
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE \$ 20.70
DEED BK 821 Pg 824

VACATION PLAT
 OF PART OF ASH STREET, PART OF LESTER AVENUE
 PART OF CLOVER STREET, AND A 15' ALLEY
 IN THE COLLINGWOOD BOULEVARD ADDITION
 & CLOVER LAWN ALLOTMENT
 IN THE NORTH 1/2 OF SECTION 13
 T 3 S - R 6 E
 AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO

9618099
 FILED AND RECORDED
 AT 11:27 AM
 OCT 30, 1996
 PLAT BK 22 PG 61
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 FEE \$20.70
 DEED VOL 822 PG 26
 822 PG 29

- LEGEND
- 5/8" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
 - 1" IRON PIPE FOUND
 - 5/8" IRON PIN FOUND



RECEIVED
 JUN 11 1996
 ALLEN COUNTY COMMISSIONER
 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.



James D. Sheldon
 James D. Sheldon, P.E. & P.S.
 Ohio Surveyor # 4569

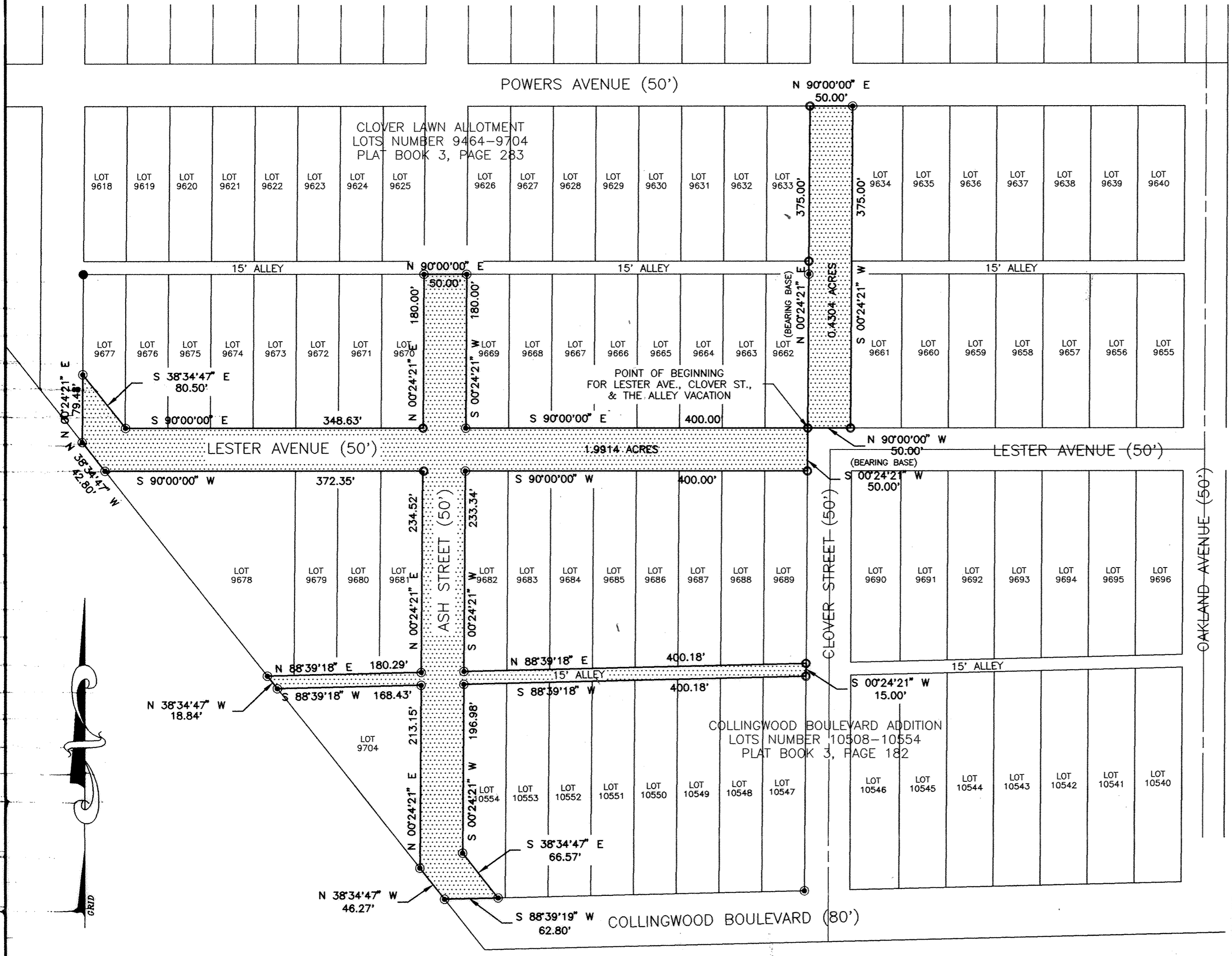
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

1	04/16/96	DRAFTED	CWM
2	04/19/96	FINALIZED	GPN
3	5/16/96	REVISED FOR DESCRIPTIONS	SKS
NO.	DATE	DESCRIPTION	BY

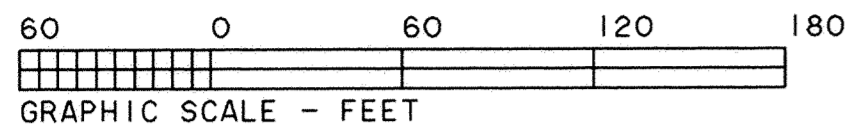
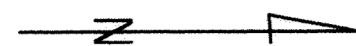
DRAWN	CWN	JOB NO.	17751
CHECKED	SES	SCALE	1" = 100'
APPROVED	JDS		



62

LAKESIDE ESTATES NO. 4

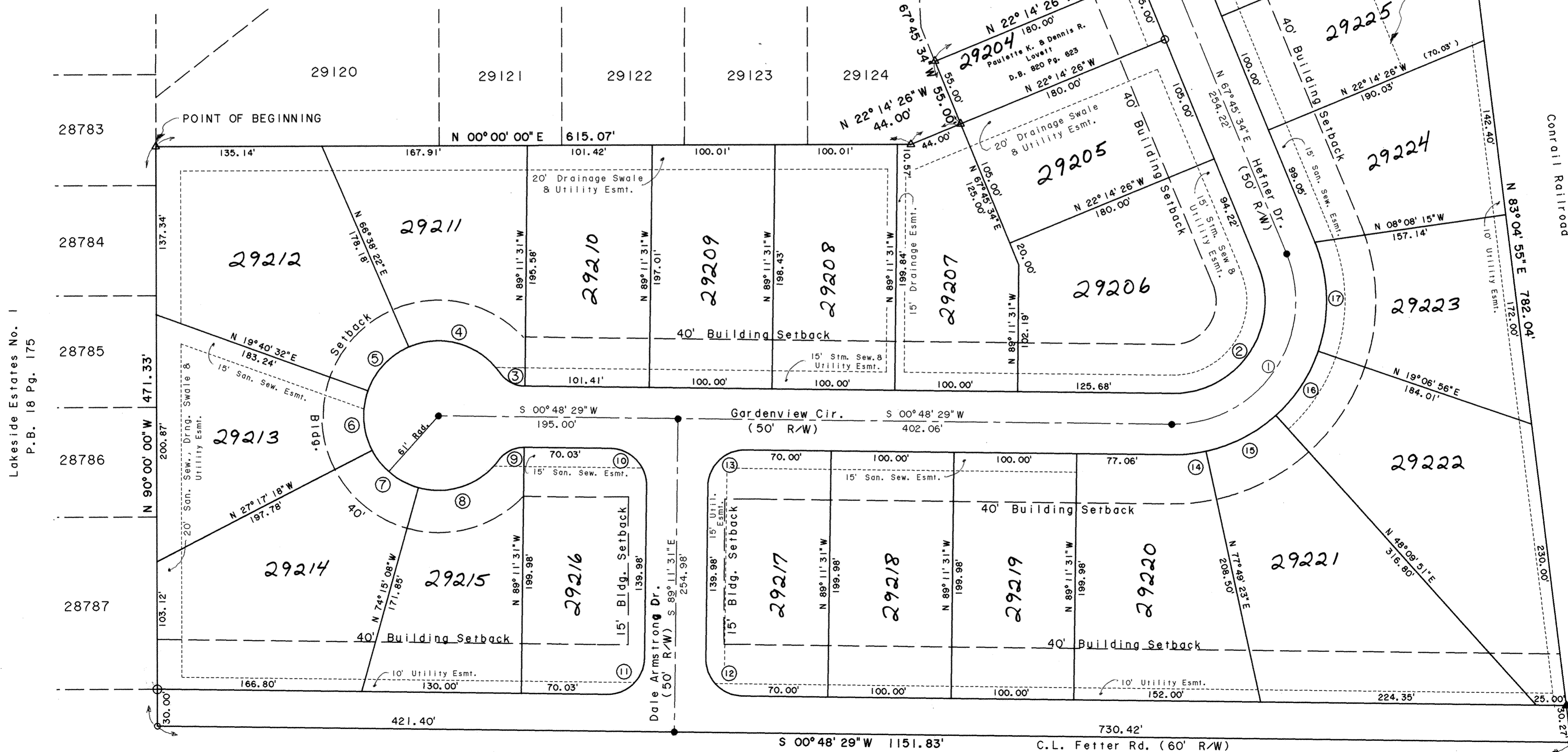
Part of the SE 1/4 of Section 27, T3S, R7E
Bath Twp., Allen Co., Ohio



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	100.00'	197.31'	113°02'55"	166.82'	S 55°42'59"E
C-2	75.00'	147.98'	113°02'55"	125.12'	S 55°42'59"E
C-3	25.00'	23.76'	54°27'05"	22.87'	S 28°02'01"W
C-4	61.00'	83.70'	78°37'12"	77.29'	S 15°56'58"W
C-5	61.00'	50.00'	46°57'50"	48.61'	S 46°50'33"E
C-6	61.00'	50.00'	46°57'50"	48.61'	N 86°11'37"E
C-7	61.00'	50.00'	46°57'50"	48.61'	N 39°13'47"E
C-8	61.00'	73.88'	69°23'28"	69.44'	N 18°56'52"W
C-9	25.00'	23.76'	54°27'05"	22.87'	N 26°25'03"W
C-10	30.00'	47.12'	90°00'00"	42.43'	N 45°48'29"E
C-11	30.00'	47.12'	90°00'00"	42.43'	N 44°11'31"W
C-12	30.00'	47.12'	90°00'00"	42.43'	S 45°48'29"W
C-13	30.00'	47.12'	90°00'00"	42.43'	N 44°11'31"W
C-14	125.00'	28.33'	12°59'07"	28.27'	N 05°41'05"W
C-15	125.00'	64.70'	29°39'30"	63.98'	N 27°00'23"W
C-16	125.00'	63.37'	29°02'56"	62.70'	N 56°21'36"W
C-17	125.00'	90.23'	41°21'22"	88.28'	S 88°26'15"W

- △ - Found Concrete Mon.
- ▲ - Set Concrete Mon.
- - Found P.K. Nail
- - Set P.K. Nail
- - Found #5 Rebar

Lakeside Estates No. 3
P.B. 21 Pg. 156



Lakeside Estates No. 1
P.B. 18 Pg. 175

LAKESIDE ESTATES NO. 4

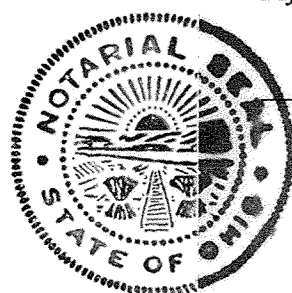
ACKNOWLEDGMENT

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 the hereon plat and the signing thereof was their free act and deed.

IN WITNESS thereof, I affix my hand and seal this 11th day of November, 1996.

My Commission Expires



TIFFANY R. DWENGER
Notary Public, State of Ohio
My Commission Expires July 17, 1997

Tiffany R. Dwenger May
Notary Public

APPROVAL OF THE PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio and Chairman of the Planning Commission, hereby on behalf of said City and Commission, approve and accept this plat this _____ day of _____, 19____.

Mayor, City of Lima, Ohio
Chairman, City Planning Commission

9619014 COUNTY RECORDER'S CERTIFICATION

Filed for record this 15th day of Nov, 1996, at 4:24 PM o'clock in the office of the County Recorder and recorded in Plat Book 22, on Page 62.

*see prior vol 6 pg 743
see # 82.80*

Edward P. Reids by jre
Recorder, Allen County, Ohio

COUNTY AUDITOR'S CERTIFICATION

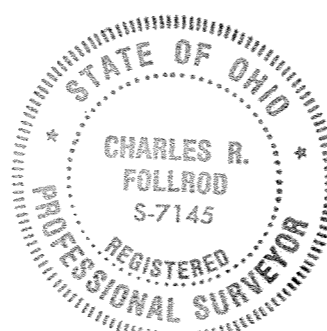
This plat filed for transfer this 15th day of November, 1996.

H. Dean French
Auditor, Allen County, Ohio *SS*

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in February 1994. A 5/8 inch rebar topped with a plastic cap stamped CKF Engineers, P.S. 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.

Charles R. Follrod
Charles R. Follrod, P.S. #7145
CKF Engineers Inc.



DEDICATION

Evonne Armstrong, Paulette K. & Dennis R. Lovett being the sole owners of the described premises, do hereby voluntarily consent to the execution of said plat, and dedicate 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

WITNESS

Evonne Armstrong
Robert J. Honigford, P.O.A.
Evonne Armstrong

Tiffany R. May

Paulette K. Lovett
Paulette K. Lovett

Robert J. Honigford

Dennis R. Lovett
Dennis R. Lovett

Robert J. Honigford

DESCRIPTION

Being a parcel of land in the SW 1/4 of the SE 1/4 of Section 27, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a found concrete monument at the Southeast corner of Lot No. 29120 in Lakeside Estates No. 3 as recorded in Plat Book 21, Page 156 in the Allen County Recorder's Office, thence the following courses:

- N00°00'00"E with the east line of said Lakeside Estates No. 3, 615.07' to a found concrete monument;
- N22°14'26"W with the east line of said Lakeside Estates No. 3, 44.00' to a found concrete monument;
- S67°45'34"W with the east line of said Lakeside Estates No. 3, 55.00' to a found concrete monument;
- N22°14'26"W with the east line of said Lakeside Estates No. 3, 230.00' to a found concrete monument;
- S67°45'34"W with the east line of said Lakeside Estates No. 3, 44.83' to a found concrete monument;
- N22°14'26"W with the east line of said Lakeside Estates No. 3, 244.83' to a found concrete monument;
- N83°04'55"E with the south line of Conrail Railroad, 782.04' to a set P.K. nail in the centerline of Fetter Rd. passing over a set concrete monument at 751.77';
- S00°48'29"W with the centerline of Fetter Rd., 1151.83' to a found P.K. nail at the Northeast corner of Lakeside Estates No. 1;
- N90°00'00"W with the north line of said Lakeside Estates No. 1, 471.33' to the POINT OF BEGINNING passing over a found #5 rebar at 30.00'.

The above described parcel contains 14.185 acres more or less subject to all legal highways and easements of record.

LAKESIDE ESTATES NO. 4

DEED RESTRICTIONS

1. USE OF LOTS

Said premises shall be solely and exclusively for residential purposes. No buildings or structures or any additions thereto or any alterations thereof shall be erected, reconstructed, placed, or suffered to remain upon said premises other than one detached single-family dwelling whose size, location, type, costs, use, and materials of construction thereof, shall have been approved in writing, by the Architectural Committee, which shall from time to time be appointed by the Grantor. A true copy of said plans, specifications, and details shall have been lodged permanently with the Architectural Committee. The color scheme and the grade plan of the lot, including the grade elevations of said buildings and structures shall also have been approved in writing by the Architectural Committee. No buildings or structures, except as conform to said plans, etc., shall be erected, or placed or suffered to remain on any lot nearer to the boundary lines of such lot than the minimum building setback lines as shown on the recorded plat of this subdivision. For the purposes of this restriction, eaves, steps, and porches shall not be considered as a part of such structure. Each residence must be constructed of new materials and no building or other structures shall be permitted to be moved upon any lot. Every home must be constructed by a building contractor engaged in the home building business.

2. BUILDING REQUIREMENTS

No one floor dwelling shall have a ground floor area of less than 1,600 square feet. No two story dwelling shall be permitted on any lot in any subdivision with a ground floor area which is less than 1,000 square feet and a total area of 1,800 square feet. For the purposes of this covenant the area of open porches and garages shall not be included.

3. PREMISES

The premises are intended for residential housing only and not for speculation. Therefore, the owner reserves the right to repurchase, at the original sale price, any lot on which construction has not begun within one (1) year after purchase of the lot. Exterior construction of all buildings shall be completed no later than twelve (12) months after excavation has begun. No dwelling constructed on any lot in Lakeside Estates Subdivision, Phase 3 may be occupied until its construction is fully completed.

4. SIGNS

No sign of any kind shall be displayed to the public view on any lot, other than one sign of not more than five square feet advertising the property for sale or rent, except signs used by a builder or developer to advertise the property during the construction and sale period.

5. LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, or kept on any lot, except dogs, cats, or other household pets, provided they are not kept, bred, or maintained for any commercial purposes.

6. TRASH-GARBAGE

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Household garbage shall be kept in sanitary containers out of view of the adjacent property owners and the public. All incinerators or other equipment for the storage of such material shall be kept in a clean and sanitary condition.

7. SIGHT DISTANCE AT INTERSECTIONS

No walls, fences, or hedges, except retaining walls not extending above ground level, shall be erected or planted on any building site between the front property line and the rear wall to the residence, and shall not exceed three feet in height above the top of the ground, and any fence must be an open wire chain link fence.

8. EASEMENTS-UTILITIES

Easements and rights-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, therewith for the transmission of electricity, for telephone, drainage facilities, and other purposes, also for the 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 beneath the surface of the ground. Easements shown upon the plat may also be used by utility companies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery, or other surface improvements.

9. WELLS

No oil, gas, or water wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building or site.

10. PARKING

Off street parking must be provided at each home site.

11. ANNOYANCES

No noxious or offensive activity shall be carried on or upon any lot or shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. (i.e. engine noise, party noise, or illegal drugs.)

12. DEBRIS

All debris must be kept off the street during construction. The construction site must be kept neat and orderly during the construction process. Any damage to the curbs or street will be the responsibility of the owner and must be repaired immediately.

13. GARBAGE

Garbage and other wastes shall be kept only in sanitary containers which shall be kept in a clean and sanitary condition, and shall be so placed and screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of any lot boundary at any time, except during refuse collection.

14. ADDITIONAL STRUCTURES

No structure of a temporary nature, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as residence either temporary or permanently. The owner shall keep the premises free from weeds, trash, and miscellaneous materials which might distract from the value of the surrounding premises. A small attractive storage building is acceptable when approved by the Architectural Committee. Appearance of all buildings and grounds must be maintained in conformity with the neighborhood.

15. ROADWAYS

Owners of each lot shall be prohibited from filling roadway, roadway side ditches or drainage swales. All underground tile and storm drains shall not be cut off or obstructed.

16. PONDS

The maintenance and repair of ponds and outlet pipes from ponds shall be the responsibility of the lot owners whose property borders on said ponds. Liability insurance coverage covering the pond must be maintained by the owners of the lots bordering the ponds and in compliance with any rules and regulations as established by the Lakeside Lake Property Owners Association, which has been formed by agreement of the owners of all Lakeside Estates Lake Front lots and which is recorded in Miscellaneous Records Volume 6 at Page 693 at the Allen County Recorder's Office.

17. COVENANT PERIODS

These covenants are to run with the land and shall be binding on all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the landowners of the lots has been recorded, agreeing to change said covenants in whole or in part.

18. CONTRACT-DEED RESTRICTIONS

These conditions, limitations, and restrictions set forth herein shall be considered part of any contract, deed, lease, or instrument relating to any lot in Lakeside Estates Subdivision, Phase 4, without being incorporated therein, and the acceptance of any contract, deed, lease, or instrument relating thereto 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 lot or parcel of land situated in Lakeside Estates Subdivision, Phase 4.

19. LEGAL ENFORCEMENT

Enforcement shall be by proceeding at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages, invalidation or any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and affect.

20. MINERAL RIGHTS

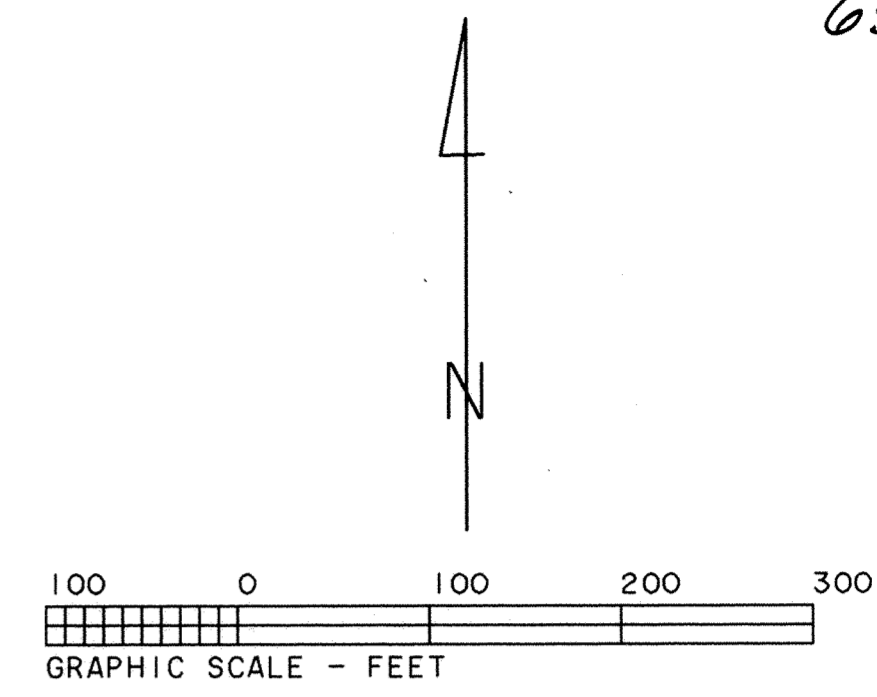
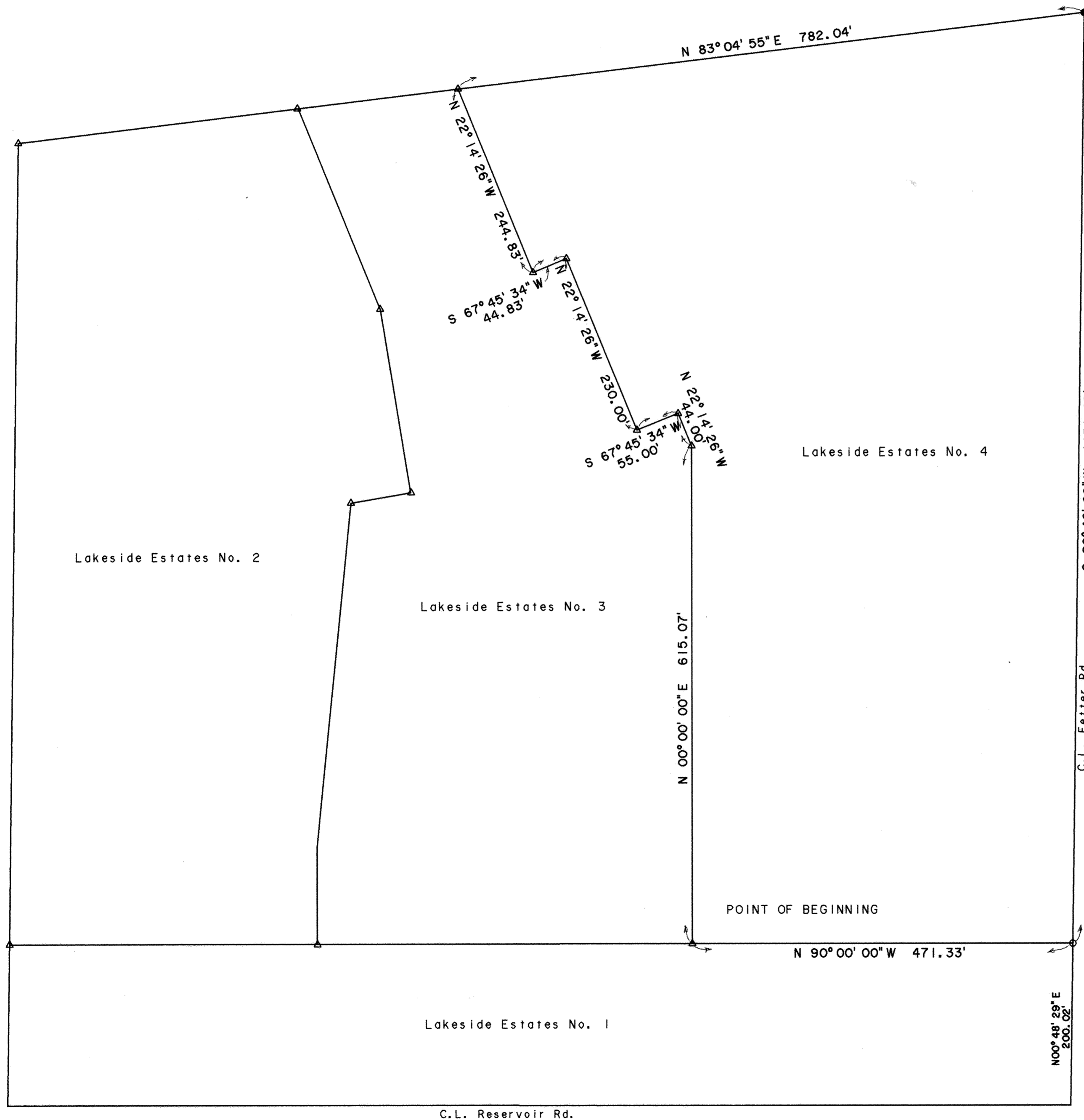
All mineral rights reserved.

21. DALE ARMSTRONG DRIVE

Lots which border on both Gardenview Circle and Dale Armstrong drive shall be required to open facing Gardenview Circle (in the westerly direction), no access to said lots shall be permitted from the North or South or in any event from Dale Armstrong Drive. The mailing address for said lots shall be Gardenview Circle and no lots shall be permitted to have a mailing address of Dale Armstrong Drive.

LAKESIDE ESTATES NO. 4

SURVEY OF DEDICATOR'S LAND



DESCRIPTION

Being a parcel of land in the SW 1/4 of the SE 1/4 of Section 27, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a found concrete monument at the Southeast corner of Lot No. 29120 in Lakeside Estates No. 3 as recorded in Plat Book 21, Page 156 in the Allen County Recorder's Office, thence the following courses:

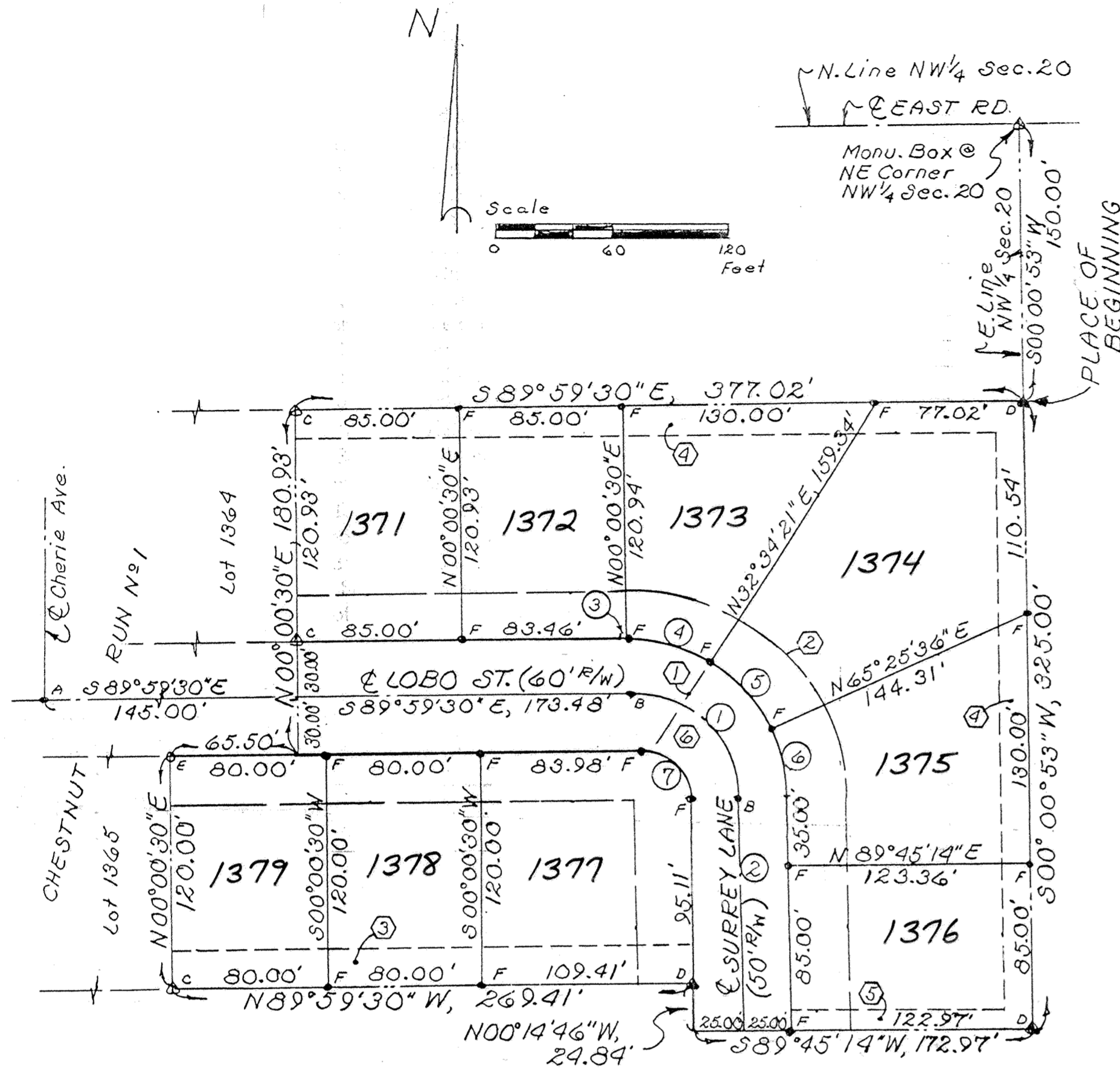
1. N00°00'00"E with the east line of said Lakeside Estates No. 3, 615.07' to a found concrete monument;
2. N22°14'26"W with the east line of said Lakeside Estates No. 3, 44.00' to a found concrete monument;
3. S67°45'34"W with the east line of said Lakeside Estates No. 3, 55.00' to a found concrete monument;
4. N22°14'26"W with the east line of said Lakeside Estates No. 3, 230.00' to a found concrete monument;
5. S67°45'34"W with the east line of said Lakeside Estates No. 3, 44.83' to a found concrete monument;
6. N22°14'26"W with the east line of said Lakeside Estates No. 3, 244.83' to a found concrete monument;
7. N83°04'55"E with the south line of Conrail Railroad, 782.04' to a set P.K. nail in the centerline of Fetter Rd. passing over a set concrete monument at 751.77';
8. S00°48'29"W with the centerline of Fetter Rd., 1151.83' to a found P.K. nail at the Northeast corner of Lakeside Estates No. 1;
9. N90°00'00"W with the north line of said Lakeside Estates No. 1, 471.33' to the POINT OF BEGINNING passing over a found #5 rebar at 30.00'.

The above described parcel contains 14.185 acres more or less subject to all legal highways and easements of record.

- - Found P.K. Nail
- - Set P.K. Nail
- △ - Found Concrete Monument
- ▲ - Set Concrete Monument

CHESTNUT RUN No. 2

PART OF THE N.W. 1/4, SECTION 20, T-3-S, R-6-E, AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO.



DESCRIPTION

Being a parcel of land situate in the Northwest quarter of Section 20, 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 northeast corner of said Northwest quarter of said Section 20; thence S 00°00'53" W with the east line of said Northwest quarter, 150.00 feet to a concrete monument set to replace an existing capped 5/8 inch rebar and the PLACE OF BEGINNING; thence continuing S 00°00'53" W with said east line, 325.00 feet to a concrete monument set; thence S 89°45'14" W, 172.97 feet to a point on the west right-of-way line of Chestnut Run; thence N 00°14'46" W with said west right-of-way, 24.84 feet to a concrete monument set; thence N 89°59'30" W, 269.41 feet to a concrete monument found at the southeast corner of Lot No. 1365 in Chestnut Run No. 1 subdivision; thence N 00°00'30" E with the east line of said Lot No. 1365, 120.00 feet to a capped 5/8 inch rebar found at the northeast corner of said Lot No. 1365; thence S 89°59'30" E with the south right-of-way of Lobo Street, 65.50 feet to a point; thence N 00°00'30" E with the east line Lot No. 1364 in Chestnut Run No. 1 and the extension of said east line (passing through a concrete monument found at 60.00 feet at the southeast corner of said Lot No. 1364), 180.93 feet to a concrete monument found at the northeast corner of said Lot No. 1364; thence S 89°59'30" E, 377.02 feet to the PLACE OF BEGINNING containing 2.882 acres more or less and subject to all highway and other legal easements of record.

LEGEND

- ① - Location of street name change
- ② - Setback line for this curve portion shall be fifty-five (55) feet from centerline of street.
- ③ - 20' Storm Sewer and Utility Easement.
- ④ - 15' Storm sewer and Utility Easement.
- ⑤ - 10' Utility Easement.
- ⑥ - The centerline curve and right-of-way curves are not concentric.

DEDICATION

I, the undersigned, being the President of HRF Corporation, an Ohio Corporation, the owner of the land platted herein, have caused the area encompassed by this plat to be surveyed, platted and to be known as: **CHESTNUT RUN No. 2** 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, storm sewer, sanitary sewer, gas, electric, telephone or other utility lines or 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: James W. Enns HRF Corporation, An Ohio Corporation.
Janet Doyle Janet Doyle, President

ACKNOWLEDGEMENT

LEGEND:

- A - PK nail and shinner found
- B - PK nail and shinner set
- C - Concrete Monument found
- D - Concrete Monument set
- E - Capped 5/8 inch rebar found
- F - Capped 5/8 inch rebar set

STATE OF OHIO
ALLEN COUNTY, OHIO

Before me, a Notary Public in and for said State and County, did personally appear the above signed Officer of HRF Corporation, who acknowledged that she signed the hereon plat and the signing thereof was her free act and deed. IN WITNESS thereof, I affix my hand and seal this 19th day of November, 1996.

My Commission expires
1-11-99

Susan J. Morrissey
Notary Public, Allen County, Ohio.

CURVE DATA						
CURVE No.	LOCATION	RADIUS	ARC	CHORD: BEARING & DIST.	DELTA	TANGENT
1	Centerline	55.00'	86.15'	S 45°07'08" E, 77.61'	89°44'44"	54.76'
2	Centerline	Tangent		S 00°14'46" E, 119.98'		
3	Right-of-way	85.00'	1.54'	S 89°28'00" E, 1.54'		
4	Right-of-way	85.00'	46.79'	S 73°11'55" E, 46.20'		
5	Right-of-way	85.00'	48.74'	S 41°00'02" E, 48.07'		
6	Right-of-way	85.00'	36.09'	S 12°24'35" E, 35.82'		
7	Right-of-way	25.00'	39.16'	S 45°07'08" E, 35.28'		

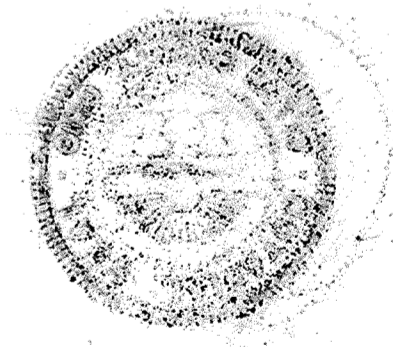
SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in September, 1995. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY - LS 6470 has been or will be place at all lot corners and concrete monuments at locations shown on said plat within six (6) months from the recording date of this plat.

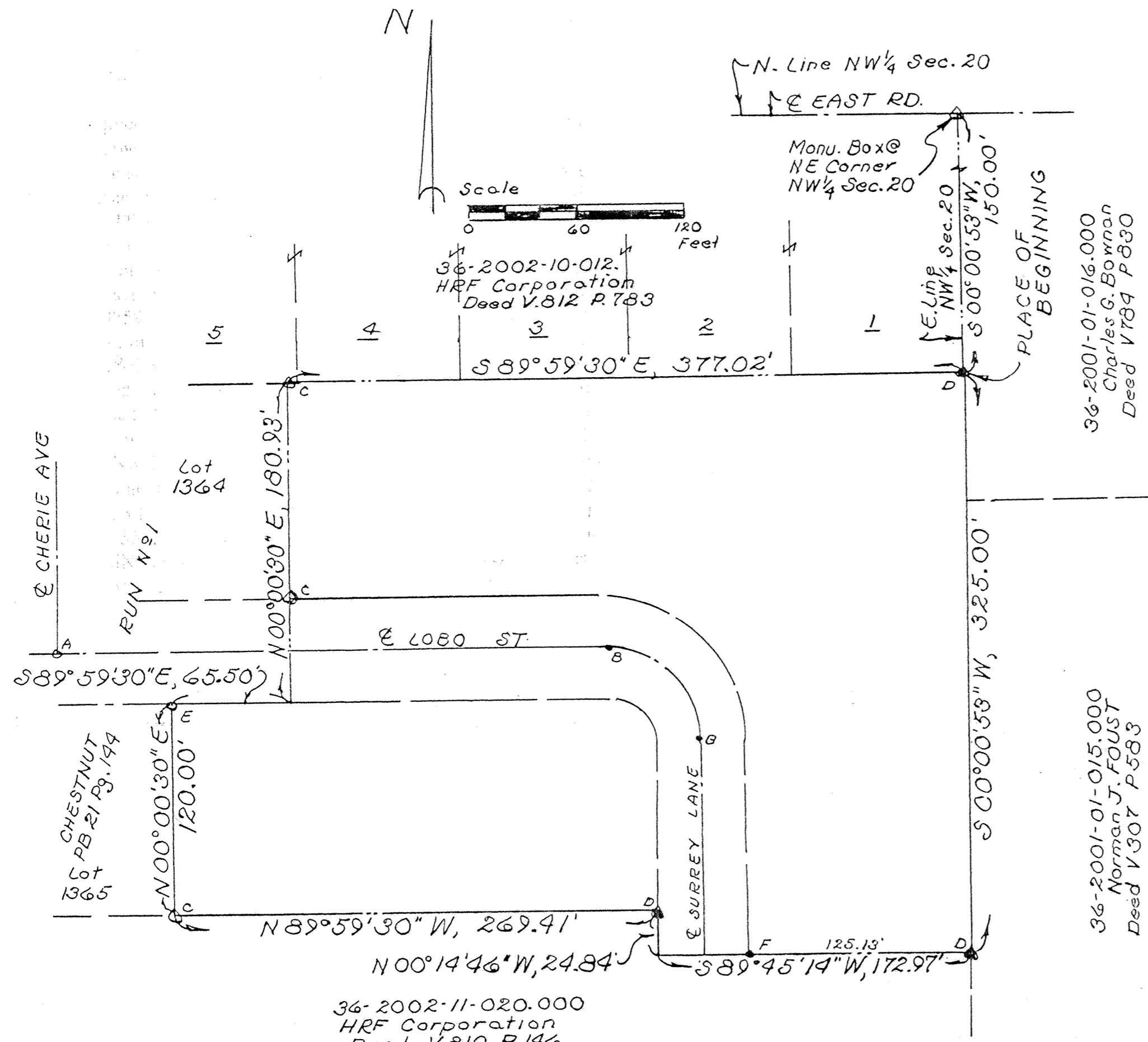
Richard D. Morrissey
Richard D. Morrissey, L.S.
Registered Surveyor, Ohio No. 6470
KUCK AND MORRISEY, INC.



Approved for transfer
Allen County Tax Map Office
By JAZ Date 11-19-96.



SURVEY OF DEDICATOR'S LAND



DESCRIPTION

Being a parcel of land situate in the Northwest quarter of Section 20, 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 northeast corner of said Northwest quarter of said Section 20; thence S 00°00'53" W with the east line of said Northwest quarter, 150.00 feet to a concrete monument set to replace an existing capped 5/8 inch rebar and the PLACE OF BEGINNING; thence continuing S 00°00'53" W with said east line, 325.00 feet to a concrete monument set; thence S 89°45'14" W, 172.97 feet to a point on the west right-of-way line of Chestnut Run; thence N 00°14'46" W with said west right-of-way, 24.84 feet to a concrete monument set; thence N 89°59'30" W, 269.41 feet to a concrete monument found at the southeast corner of Lot No. 1365 in Chestnut Run No. 1 subdivision; thence N 00°00'30" E with the east line of said Lot No. 1365, 120.00 feet to a capped 5/8 inch rebar found at the northeast corner of said Lot No. 1365; thence S 89°59'30" E with the south right-of-way of Lobo Street, 65.50 feet to a point; thence N 00°00'30" E with the east line Lot No. 1364 in Chestnut Run No. 1 and the estension of said east line (passing through a concrete monument found at 60.00 feet at the southeast corner of said Lot No. 1364), 180.93 feet to a concrete monument found at the northeast corner of said Lot No. 1364; thence S 89°59'30" E, 377.02 feet to the PLACE OF BEGINNING containing 2.882 acres more or less and subject to all highway and other legal easements of record.

LEGEND:

- A - PK nail and shinner found
- B - PK nail and shinner set
- C - Concrete Monument found
- D - Concrete Monument set
- E - Capped 5/8 inch rebar found
- F - Capped 5/8 inch rebar set

CHESTNUT RUN No. 2
PART OF THE N.W. 1/4, SECTION 20,
T-3-S, R-6-E, AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO.

RESTRICTIONS AND PROTECTIVE COVENANTS

The Restrictions and Protective Covenants for CHESTNUT RUN No. 1 as recorded in Plat Book 21 on Page 145 in the Allen County Recorder's Office shall apply to and govern this CHESTNUT RUN No. 2 plat.

APPROVAL OF 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 and Commission, approve and accept this plat this 19th day of November, 1996.

Norman J. Foust
Mayor of the City of Lima, Ohio and
Chairman of the City Planning Commission

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 19th of November, 1996.
Fee: \$ 4.50
H. Dean French
Auditor, Allen County, Ohio. SS

COUNTY RECORDER'S CERTIFICATION

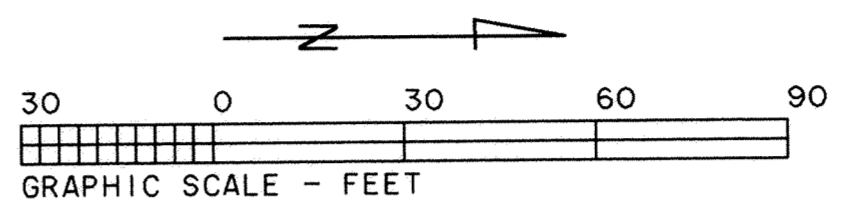
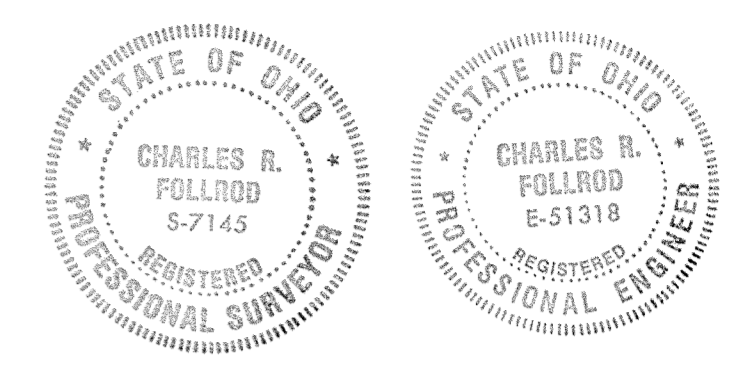
No. 9619151
Filed for record in the Allen County Recorder's Office this 19th day of NOVEMBER, 1996 at 12:06 O'clock P. M. and recorded in Allen County Plat Book 22 on Page 166.
Fee: \$ 41.40
Edward P. Kink
Recorder, Allen County, Ohio. RLH

STRUTHMORE SHORES CONDOMINIUMS NO. 1 PHASE 3

Found Mon. Box - SW corner of SE 1/4 of Section 9

Richard & Patrice Cusick
D.V. 631 Pg. 637

PHASE 3



- Limited Common Area
- Expandable Area

DESCRIPTION (Struthmore Shores Condominiums No. 1 Phase 3)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R0E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a found concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 228.34' to a found #5 rebar at the Northwest corner of Struthmore Shores Condominiums No. 1 Phase 1 and being the POINT OF BEGINNING, thence the following courses:

- N01°59'39"W with the west line of said Lot No. 25221, 112.51' to a found concrete monument;
- N87°50'18"E, 291.29' to a found concrete monument;
- N02°09'42"W, 48.10' to a found concrete monument;
- N57°25'02"E, 92.00' to a found concrete monument;
- Southeasterly on a curve to the right with the west right-of-way of Struthmore Dr., an arc distance of 50.10', said curve having a radius of 256.48', a delta angle of 11°11'28", and an L.C. of 50.02' at S33°12'03"E to a set #5 rebar;
- S58°28'56"W, 54.37' to a set #5 rebar;
- Southwesterly on a curve to the left an arc distance of 17.68', said curve having a radius of 15.00', a delta angle of 67°33'01", and an L.C. of 16.68' at S24°42'25"W to a set #5 rebar;
- Southeasterly on a curve to the right an arc distance of 13.26', said curve having a radius of 110.00', a delta angle of 06°54'23", and an L.C. of 13.25' at S05°36'54"E to a set #5 rebar;
- S02°09'42"E, 33.00' to a set #5 rebar;
- Southeasterly on a curve to the left an arc distance of 29.58', said curve having a radius of 45.00', a delta angle of 37°40'07", and an L.C. of 29.05' at S20°59'46"E to a set #5 rebar;
- S43°38'00"W, 156.10' to a found #5 rebar at the northeast corner of Struthmore Shores Condominiums No. 1 Phase 2;
- S54°50'07"W with the north line of said No. 1 Phase 2, 84.01' to a found #5 rebar;
- N82°22'14"W with the north line of said No. 1 Phase 2, 58.70' to a found #5 rebar;
- Northeasterly on a curve to the right an arc distance of 93.08', said curve having a radius of 40.00', a delta angle of 133°19'28", and an L.C. of 73.45' at N31°29'51"E to a found #5 rebar;
- N08°09'35"E with the east line of Struthmore Shores Condominiums No. 1 Phase 1, 52.09' to a found #5 rebar;
- N31°46'52"W with the east line of said No. 1 Phase 1, 65.33' to a found #5 rebar;
- S58°13'08"W with the north line of said No. 1 Phase 1, 149.02' to the POINT OF BEGINNING.

The above described parcel contains 1.130 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: South line of the SE 1/4 of Section 9 (N88°31'02"E)

R. J. Stone Development
Group Inc.
Pt. Lot No. 25221
D.V. 779 Pg. 163

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	256.48'	163.99'	36°28'05"	161.21'	S 20°28'44"E
C-2	256.48'	4.56'	1°00'59"	4.56'	S 01°38'13"E
C-3	100.00'	67.27'	38°32'35"	66.01'	S 21°25'59"E
C-4	55.00'	69.64'	72°32'32"	65.08'	S 38°20'58"E
C-5	55.00'	69.64'	72°32'35"	65.08'	S 38°20'59"E
C-6	50.00'	79.13'	90°40'44"	71.13'	S 43°10'40"W
C-7	60.00'	58.98'	56°19'05"	56.63'	N 63°19'26"W
C-8	40.00'	92.34'	132°15'50"	73.16'	N 15°42'30"W
C-9	25.00'	37.34'	85°35'18"	33.97'	N 07°37'46"E
C-10	40.00'	95.08'	133°19'28"	73.45'	S 31°29'51"E
C-11	256.48'	50.10'	11°11'28"	50.02'	S 33°12'03"E
C-12	15.00'	17.68'	67°33'01"	16.88'	S 24°42'25"W
C-13	45.00'	29.58'	37°40'07"	29.05'	S 20°59'46"E
C-14	110.00'	13.26'	6°54'23"	13.25'	S 06°36'54"E

STRUTHMORE SHORES CONDOMINIUMS NO. 1 PHASE 3 consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

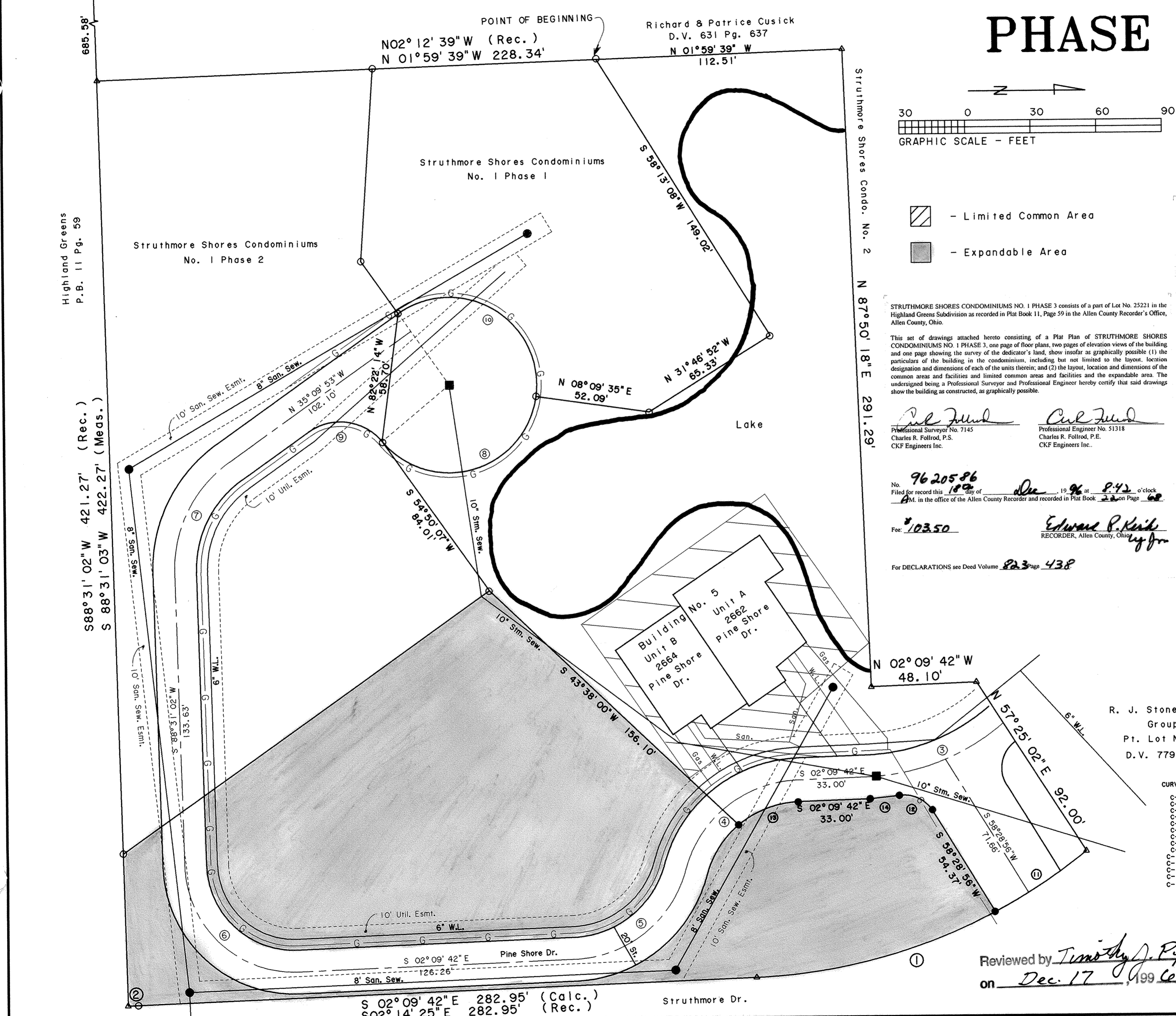
This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 1 PHASE 3, one page of floor plans, two pages of elevation views of the building and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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 Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.

No. 9620586
Filed for record this 19th day of Dec, 1996 at 9:42 o'clock
A.M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 68

Fee: 103.50
Edward P. Keith
RECORDER, Allen County, Ohio

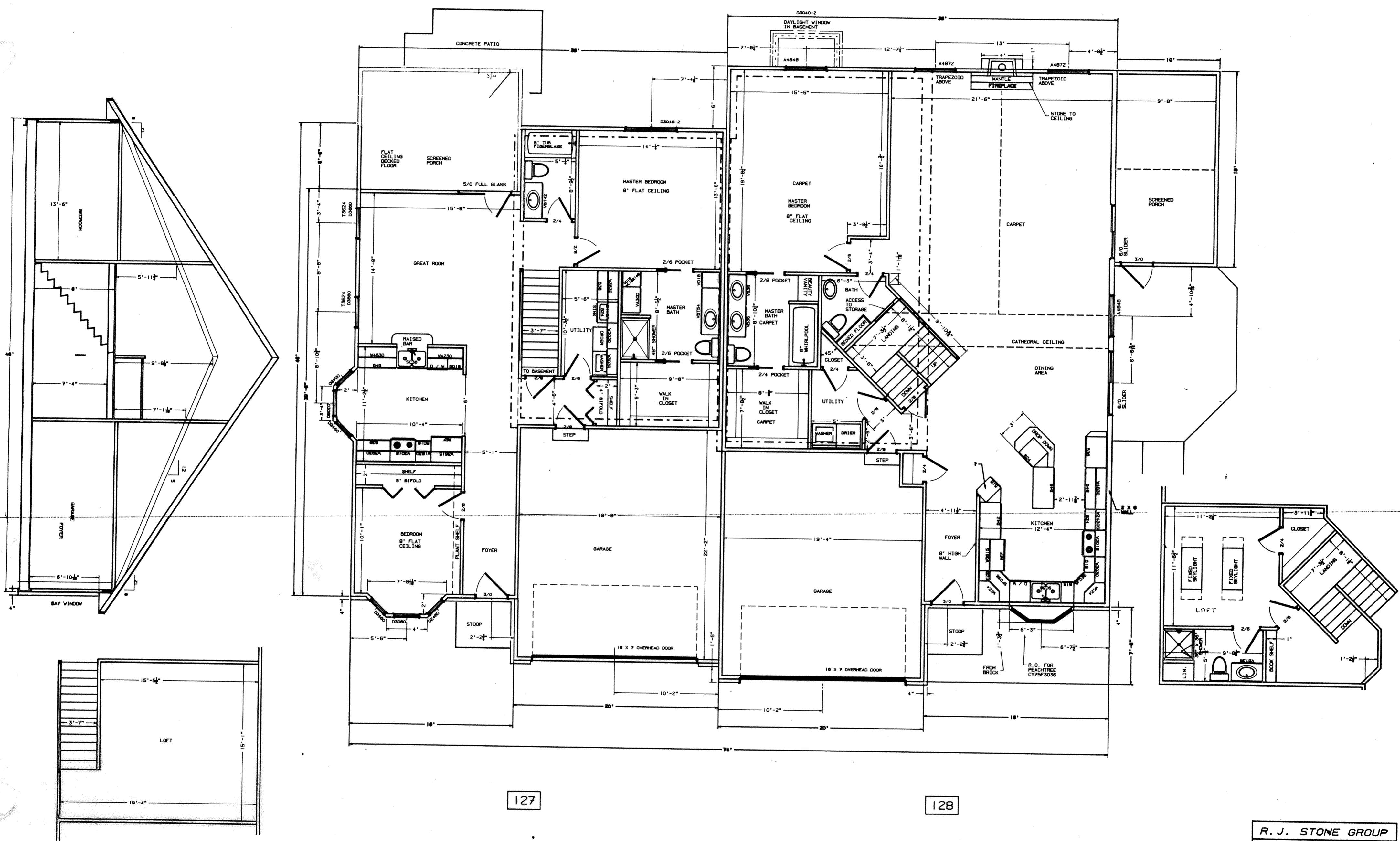
For DECLARATIONS see Deed Volume 823 Page 438



Reviewed by *Timothy J. Piper*
on Dec. 17, 1996

- △ - Found Conc. Mon.
- - Found H5 Rebar
- - Set H5 Rebar

S 02°09'42"E 282.95' (Calc.)
S 02°14'25"E 282.95' (Rec.)

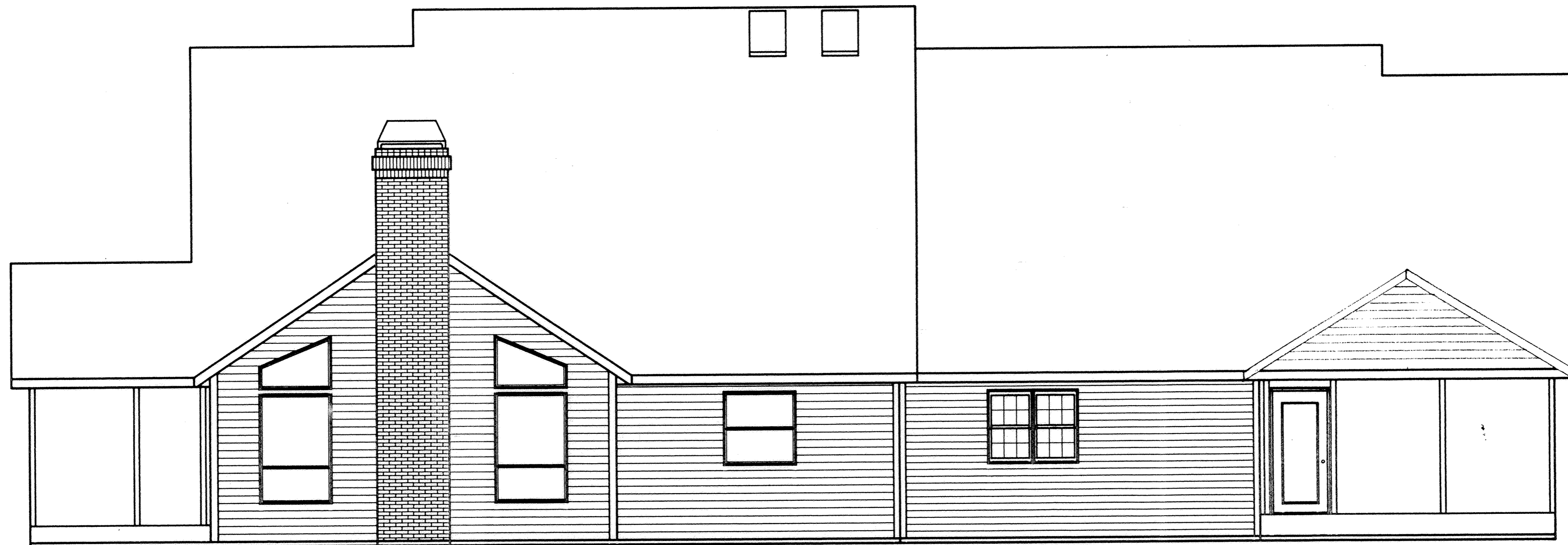
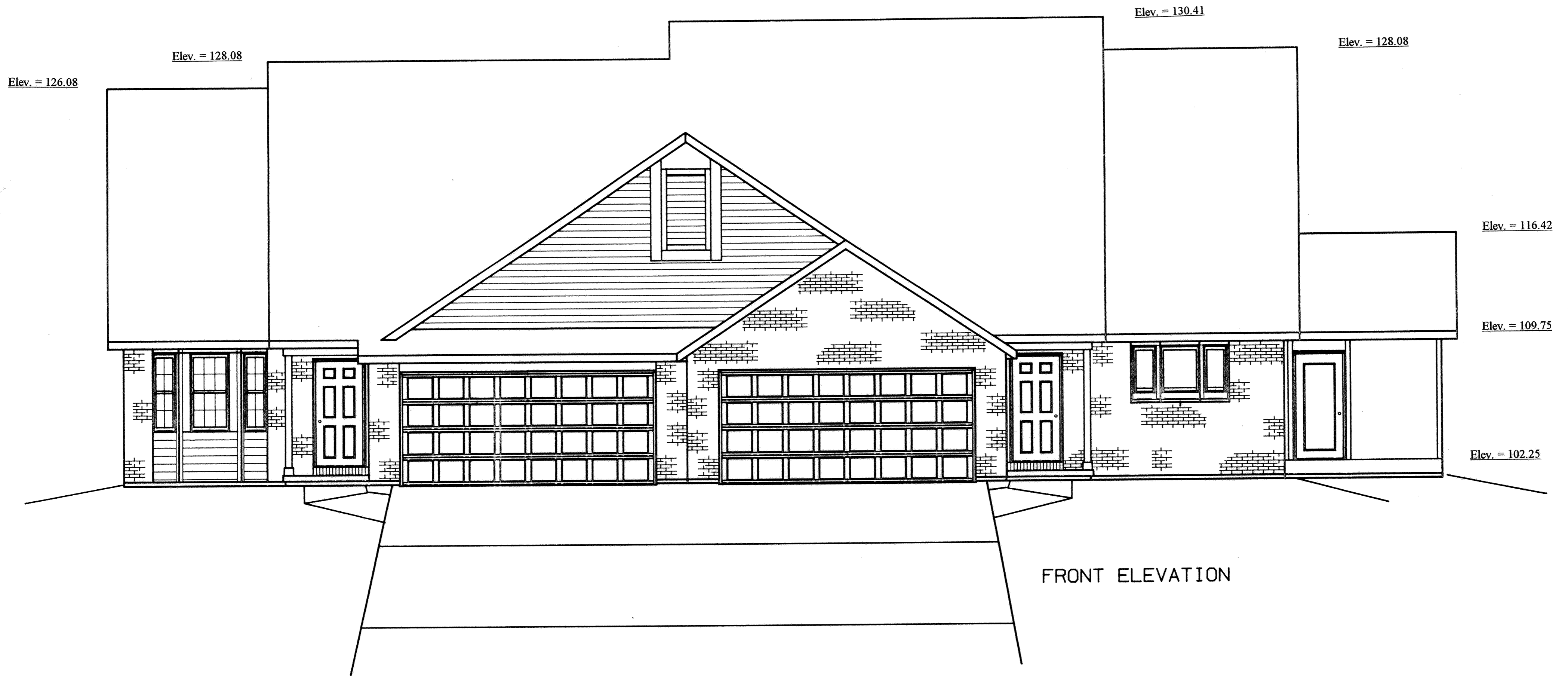


127

128

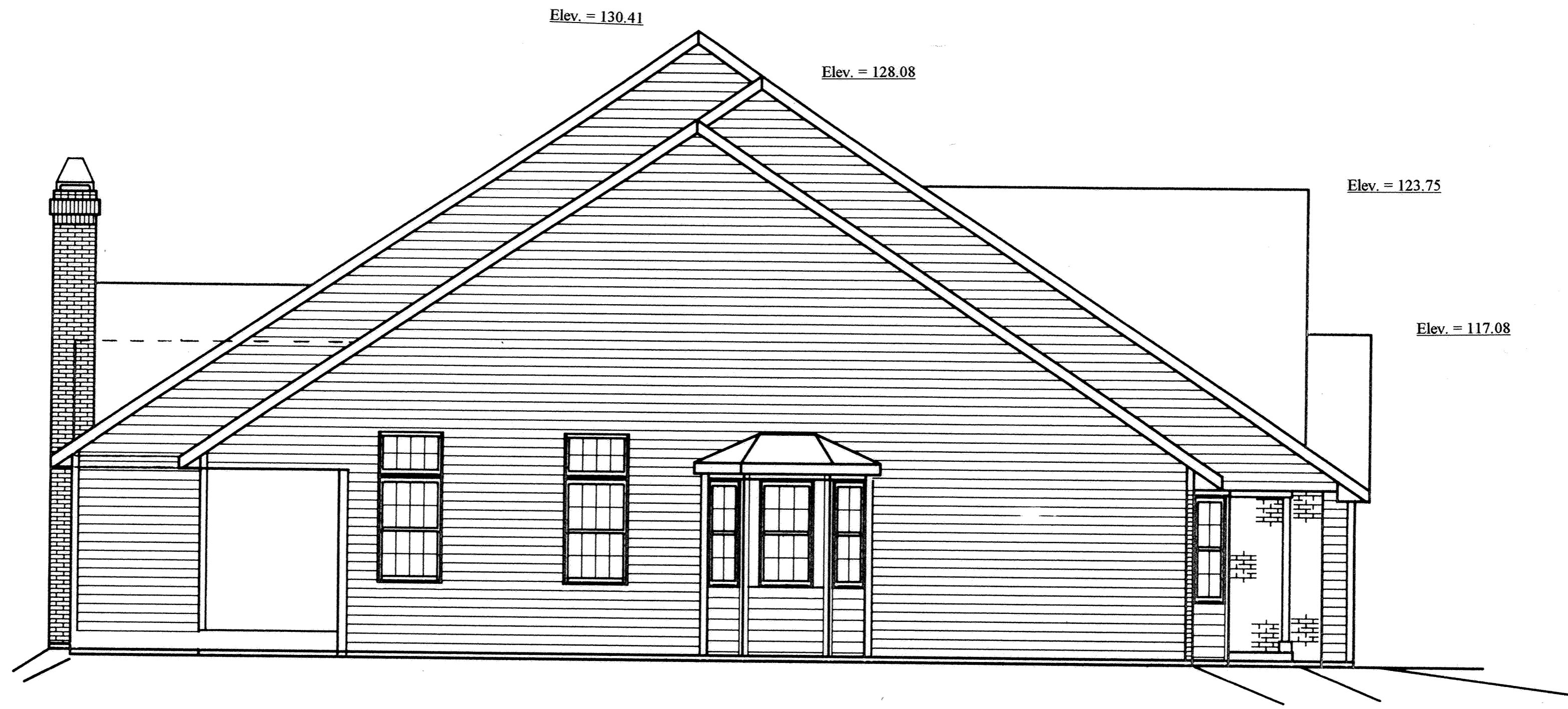
R. J. STONE GROUP			
FIRST FLOOR			
MODEL 127		MODEL 128	
FIRST FLOOR	1354 SQ. FT.	FIRST FLOOR	1681 SQ. FT.
LOFT	271 SQ. FT.	LOFT	330 SQ. FT.
BASEMENT	588 SQ. FT.	BASEMENT	732 SQ. FT.
SCREEN	104 SQ. FT.	SCREEN	180 SQ. FT.
GARAGE	457 SQ. FT.	GARAGE	435 SQ. FT.

MODEL #127 / 128 128-1111

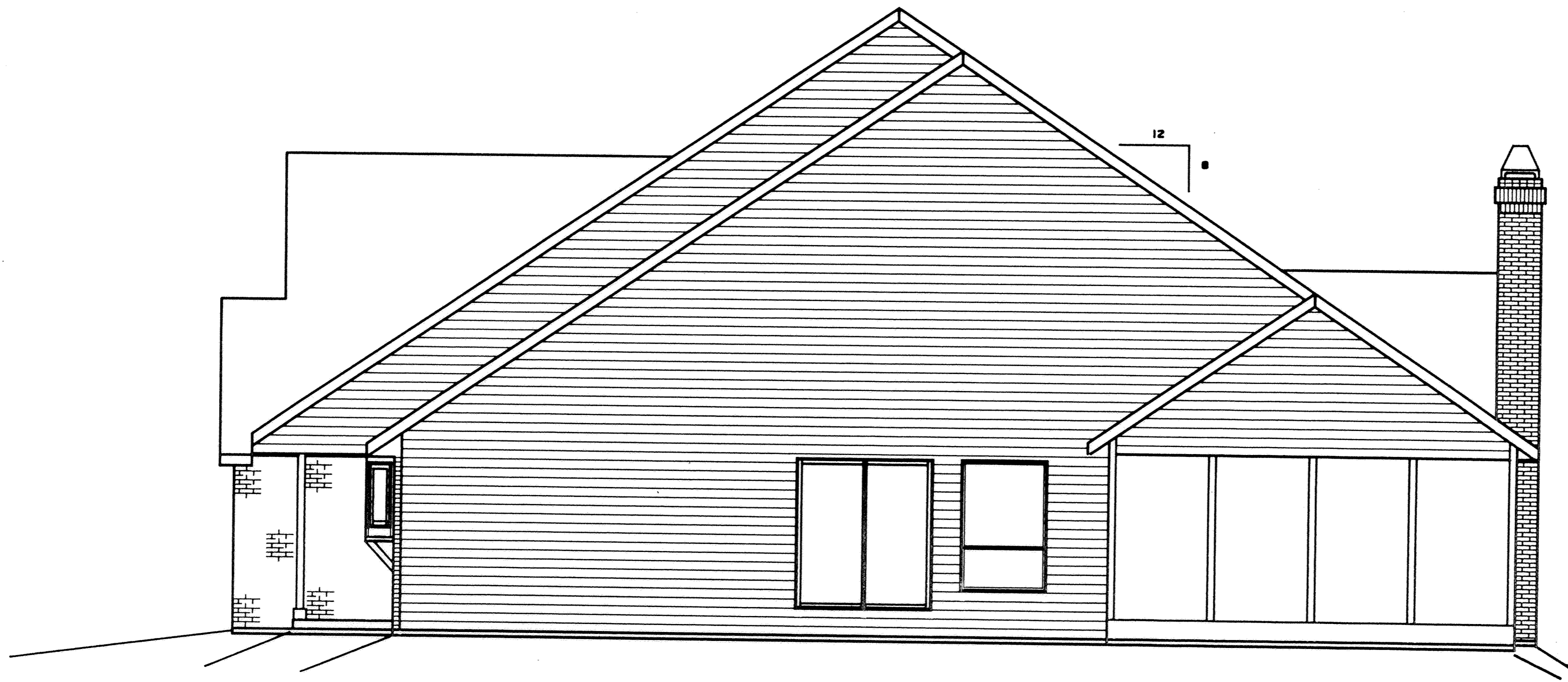


REAR ELEVATION

B.M. - Top of Casting on Catch Basin in Front of 2662 Pine Shore Dr. Elev. = 100.00



LEFT ELEVATION

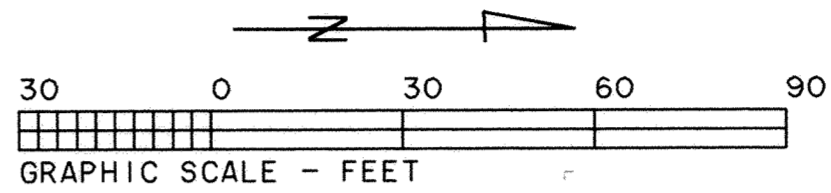


RIGHT ELEVATION

STRUTHMORE SHORES CONDOMINIUMS NO. 1 SURVEY OF DEDICATOR'S LAND PHASE 3

Found Mon. Box - SW corner of SE 1/4 of Section 9

Richard & Patrice Cusick
D.V. 631 Pg. 637



DESCRIPTION
(Struthmore Shores Condominiums No. 1 Phase 3)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a found concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 228.34' to a found #5 rebar at the Northwest corner of Struthmore Shores Condominiums No. 1 Phase 1 and being the POINT OF BEGINNING, thence the following courses:

- N01°59'39"W with the west line of said Lot No. 25221, 112.51' to a found concrete monument;
- N87°50'18"E, 291.29' to a found concrete monument;
- N02°09'42"W, 48.10' to a found concrete monument;
- N57°25'02"E, 92.00' to a found concrete monument;
- Southeasterly on a curve to the right with the west right-of-way of Struthmore Dr., an arc distance of 163.99', said curve having a radius of 256.48', a delta angle of 36°38'05", and an L.C. of 161.21' at S20°28'44"E to a found concrete monument;
- S02°09'42"E with the west right-of-way of Struthmore Dr., 282.95' to a found #5 rebar;
- Southeasterly on a curve to the right with the west right-of-way of Struthmore Dr., an arc distance of 4.55', said curve having a radius of 256.48', a delta angle of 01°00'59", and an L.C. of 4.55' at S01°39'13"E to a found concrete monument;
- S88°31'02"W with the south line of said Lot No. 25221, 69.27' to a found #5 rebar at the southeast corner of Struthmore Shores Condominiums No. 1 Phase 2;
- N35°09'53"W with the east line of said No. 1 Phase 2, 206.01' to a found #5 rebar;
- S54°50'07"W with the north line of said No. 1 Phase 2, 84.01' to a found #5 rebar;
- N82°22'14"W with the north line of said No. 1 Phase 2, 58.70' to a found #5 rebar;
- Northeasterly on a curve to the right an arc distance of 93.08', said curve having a radius of 40.00', a delta angle of 133°19'28", and an L.C. of 73.45' at N31°29'51"E to a found #5 rebar;
- N08°09'35"E with the east line of Struthmore Shores Condominiums No. 1 Phase 1, 52.09' to a found #5 rebar;
- N31°46'52"W with the east line of said No. 1 Phase 1, 65.33' to a found #5 rebar;
- S58°13'08"W with the north line of said No. 1 Phase 1, 149.02' to the POINT OF BEGINNING.

The above described parcel contains 2.110 acres more or less subject to all legal highways and easements of record.

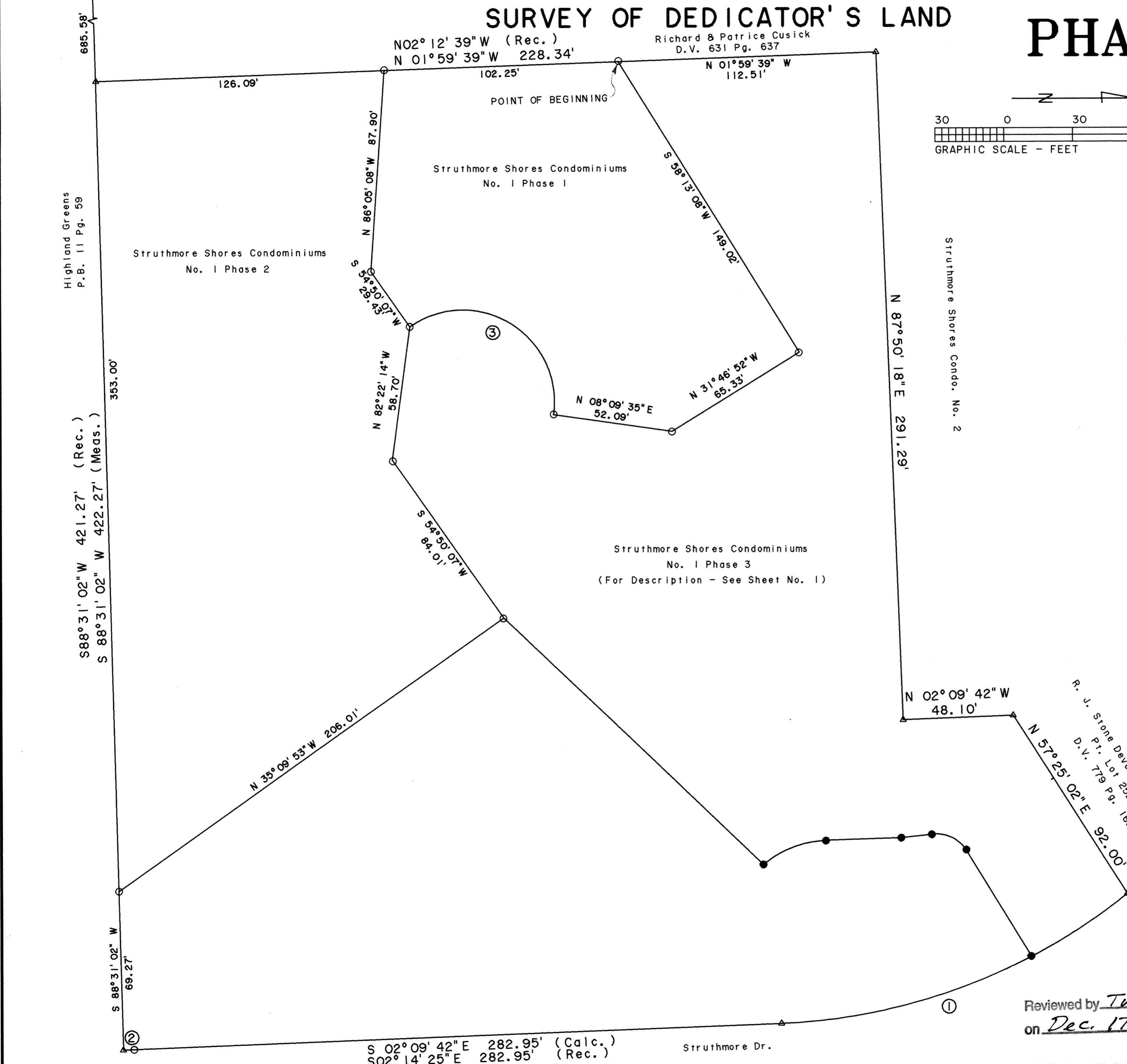
Basis of Bearings: South line of the SE 1/4 of Section 9 (N88°31'02"E)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	256.48'	163.99'	36°38'05"	161.21'	S 20°28'44" E
C-2	256.48'	4.55'	1°00'59"	4.55'	S 01°39'13" E
C-3	40.00'	93.08'	133°19'28"	73.45'	N 31°29'51" E

R. J. Stone Development Group Inc.
P.L. Lot 25221
D.V. 779 Pg. 163

Reviewed by *Timothy J. Pizer*
on Dec. 17, 1996

- △ - Found Conc. Mon.
- - Found H5 Rebar
- - Set H5 Rebar



BLUFFTON MEADOWS CONDOMINIUM

SHEET 1 OF 7

EXHIBIT C

N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP., VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

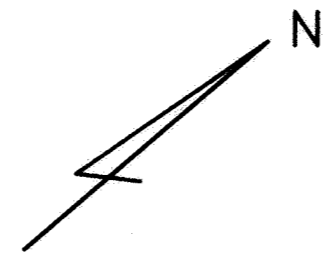
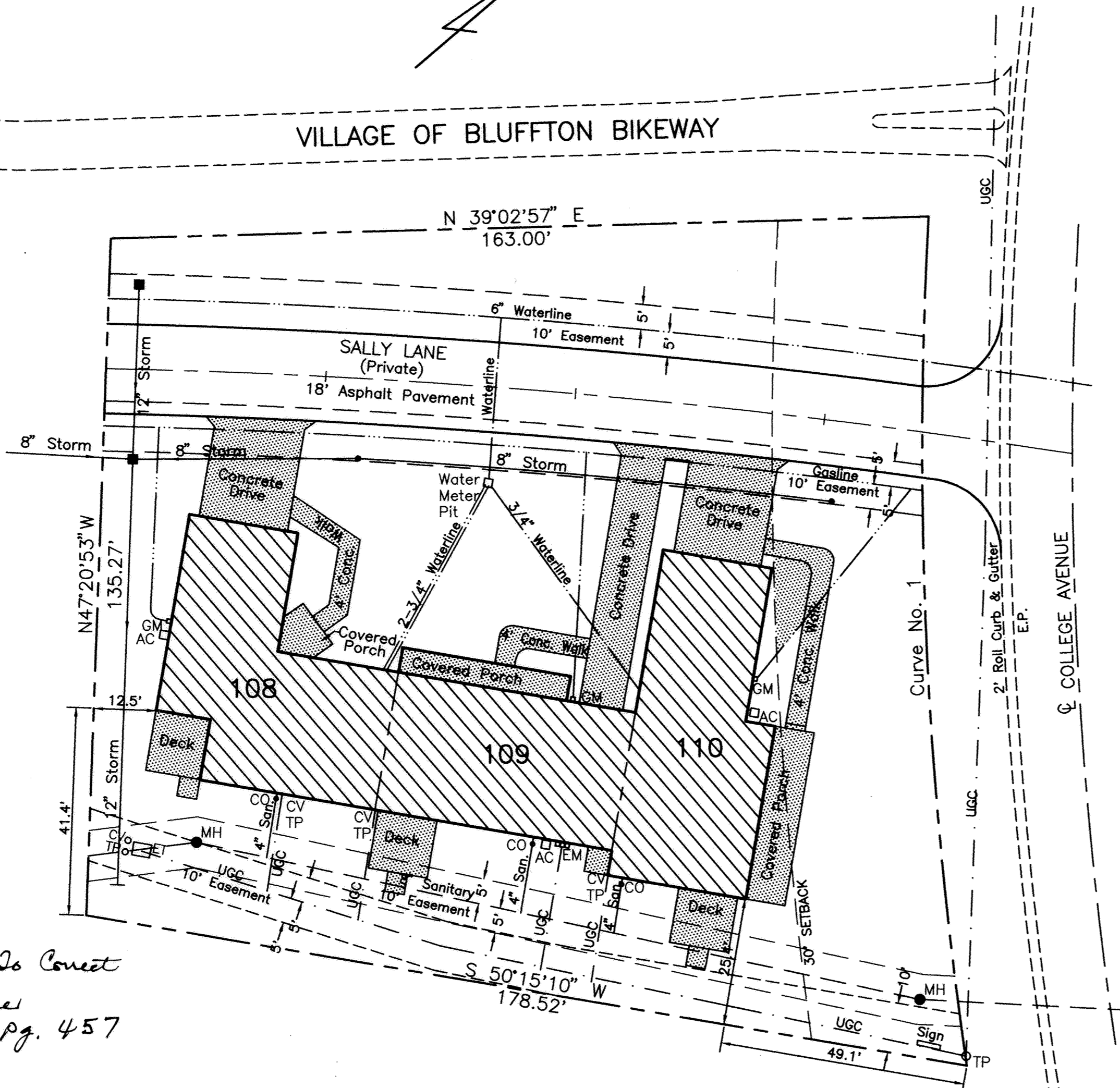


EXHIBIT A LEGAL DESCRIPTION

Being a parcel of land situate in the northeast quarter of Section 12, T-2-S, R-8-E, Richland Township, Village of Bluffton, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box (found) at the southeast corner of the northeast quarter of said Section 12; thence N 84°29'47"W, 2370.71 feet with the south line of said northeast quarter; thence N 11°14'18"E, 147.77 feet with the east line of property owned by the Bluffton Stone Company (said line passes the north right-of-way line of Interstate 75 at 63.14 feet); thence generally northeasterly with the southeast lines of a 1.498-acre parcel granted to the Village of Bluffton on four courses as follows: (one) N 67°54'50"E, 224.54 feet; (two) N 39°02'57"E, 175.41 feet; (three) N 07°17'58"E, 95.02 feet; and (four) N 39°02'57"E, 261.60 feet to the POINT OF BEGINNING of the parcel herein described; thence continuing northeasterly with the previous course at N 39°02'57"E, 163.50 feet to the south right-of-way line of College Avenue and the south line of Swiss Park Subdivision; thence southeasterly with said south lines on a non-tangent curve (concave northeasterly) an arc distance of 170.00 feet (curve radius is 847.18 feet; chord bears S 52°00'17"E, 169.71 feet); thence southwesterly into the grantor's lands at S 50°15'10"W, 178.52 feet; thence northwesterly at N 47°20'53"W, 135.27 feet to the POINT OF BEGINNING. This parcel contains 0.582 acres, subject to all legal easements or other restrictions of record.

VILLAGE OF BLUFFTON BIKEWAY



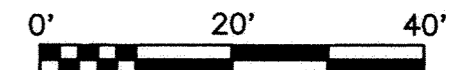
LEGEND

- CV Cablevision
- TP Telephone
- AC Air Conditioner
- GM Gas Meter
- EM Electric Meter
- MH Manhole
- CO Clean Out
- ET Electric Transformer on Concrete Pad
- UGC Underground Cables
- Telephone
- Electric
- Cablevision

USAGE LEGEND

- COMMON AREAS
- LIMITED COMMON AREAS
- UNIT

- Underground Cables
- Gasline
- Waterline
- Sanitary
- Underground Cables Easement
- Gasline Easement
- Waterline Easement
- Sanitary Easement



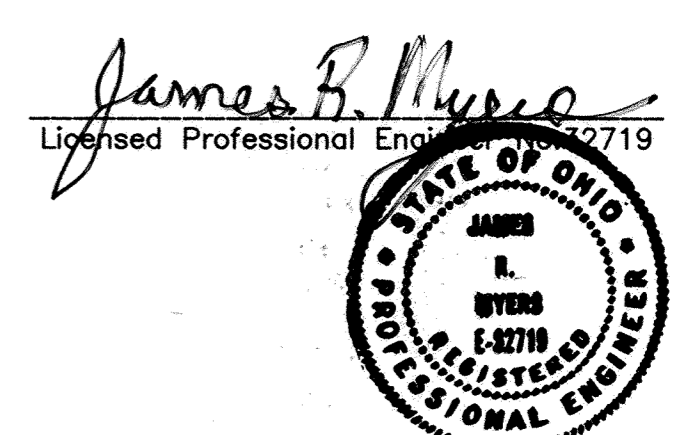
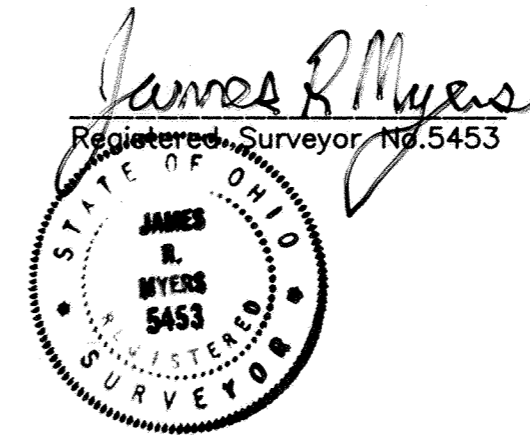
KOHLI & KALHER ASSOCIATES, INC.
311 East Market Street, Lima, Ohio
(419) 227-1135

*For Affidavit As To Correct
Error on Plat See
Deed Vol. 824- pg. 457*

CURVE No. 1
Δ = 11°29'50"
R = 847.18'
A = 170.00'
T = 85.29'
CD = 169.71'
CB = S 52°00'17" E

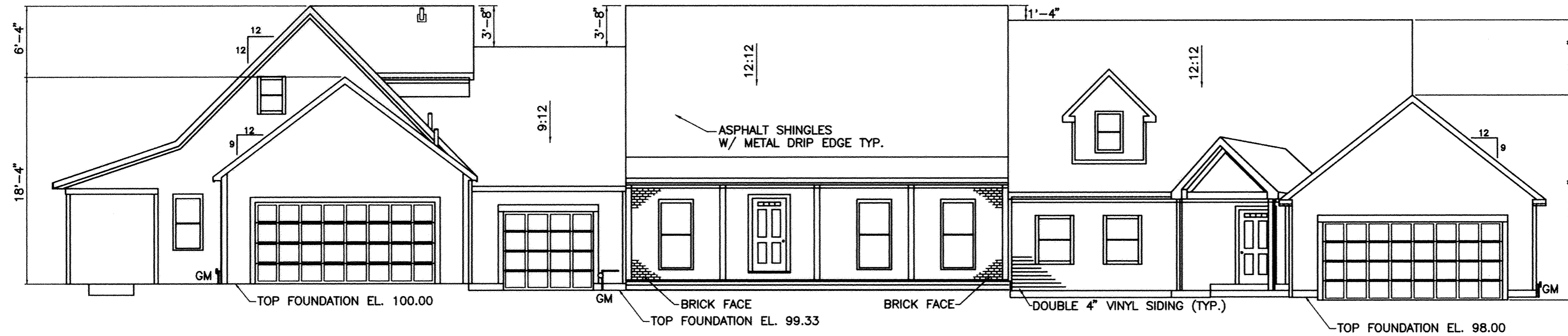
The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 108, 109 & 110 of the Bluffton Meadows Condominium as constructed.

Reviewed by Tim Piper
on Dec 23, 1996

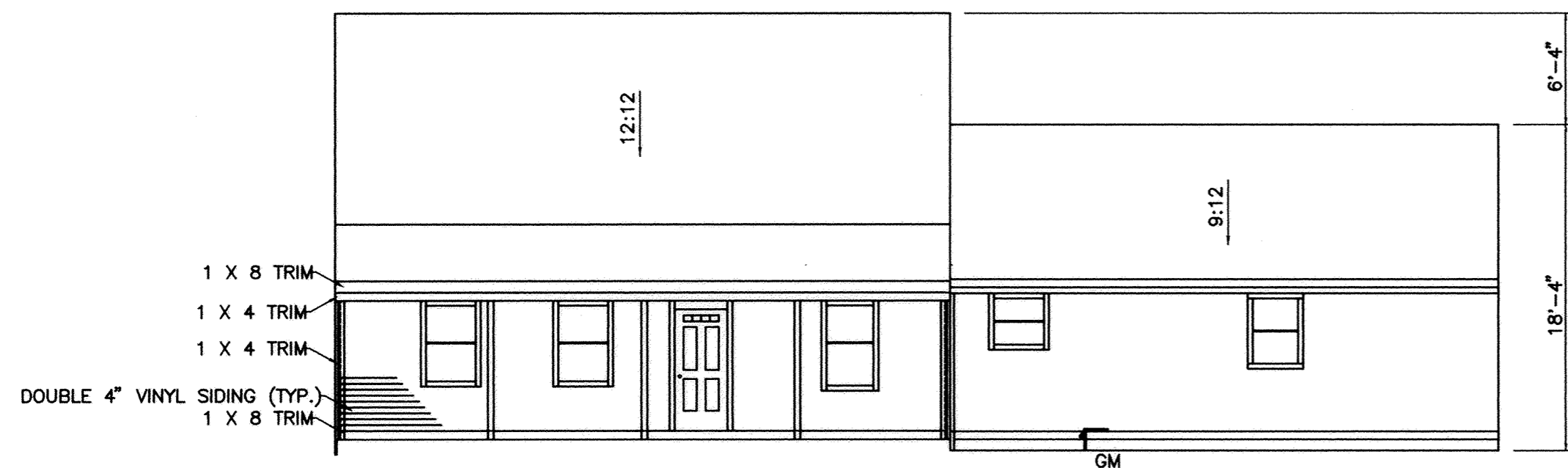
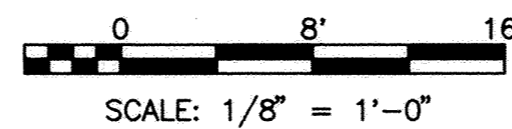


BLUFFTON MEADOWS CONDOMINIUM

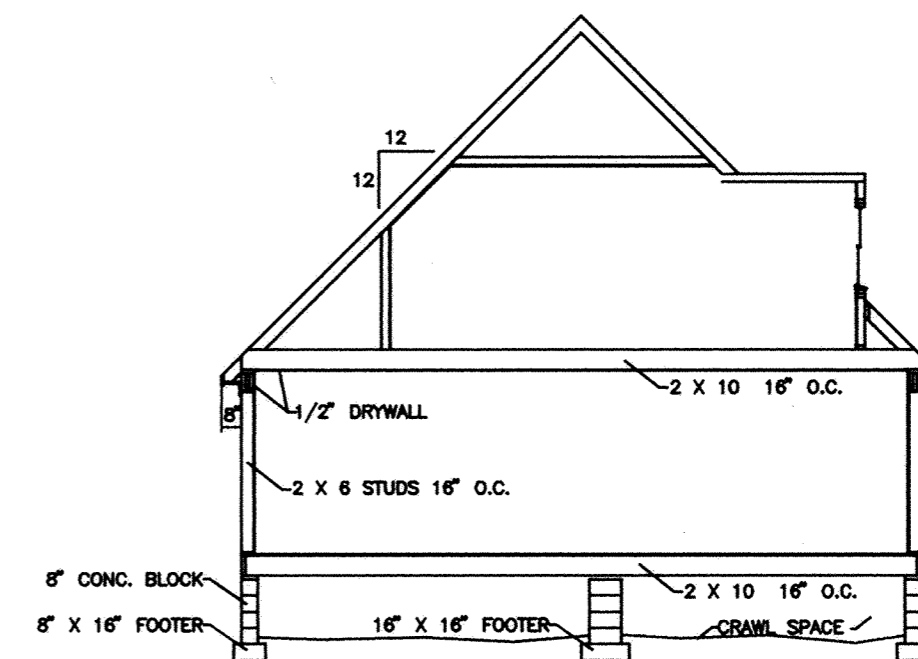
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



FRONT ELEVATION



SIDE ELEVATION UNIT 110



CROSS SECTION

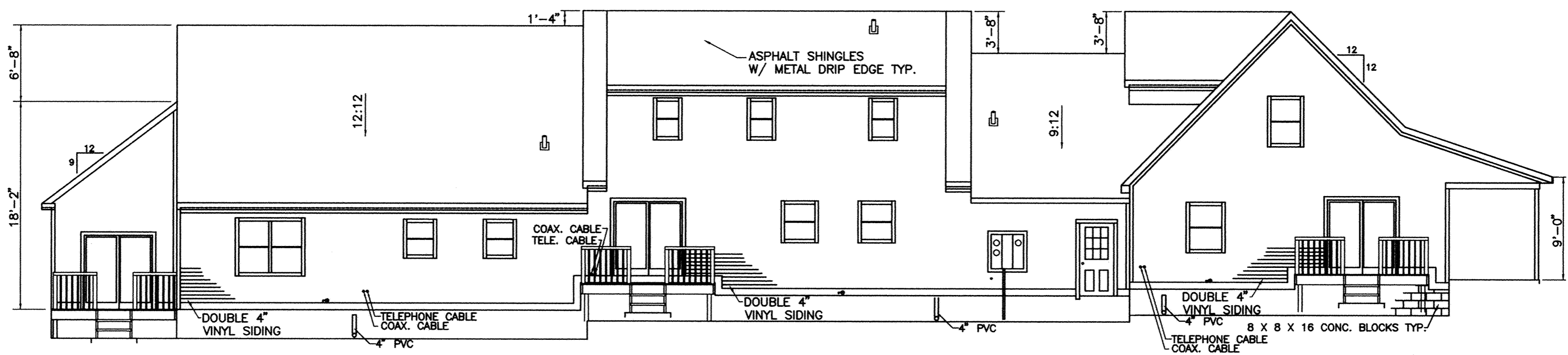
The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 110, 109 & 108 of the Bluffton Meadows Condominium as constructed.

James R. Myers
Registered Surveyor No.5453

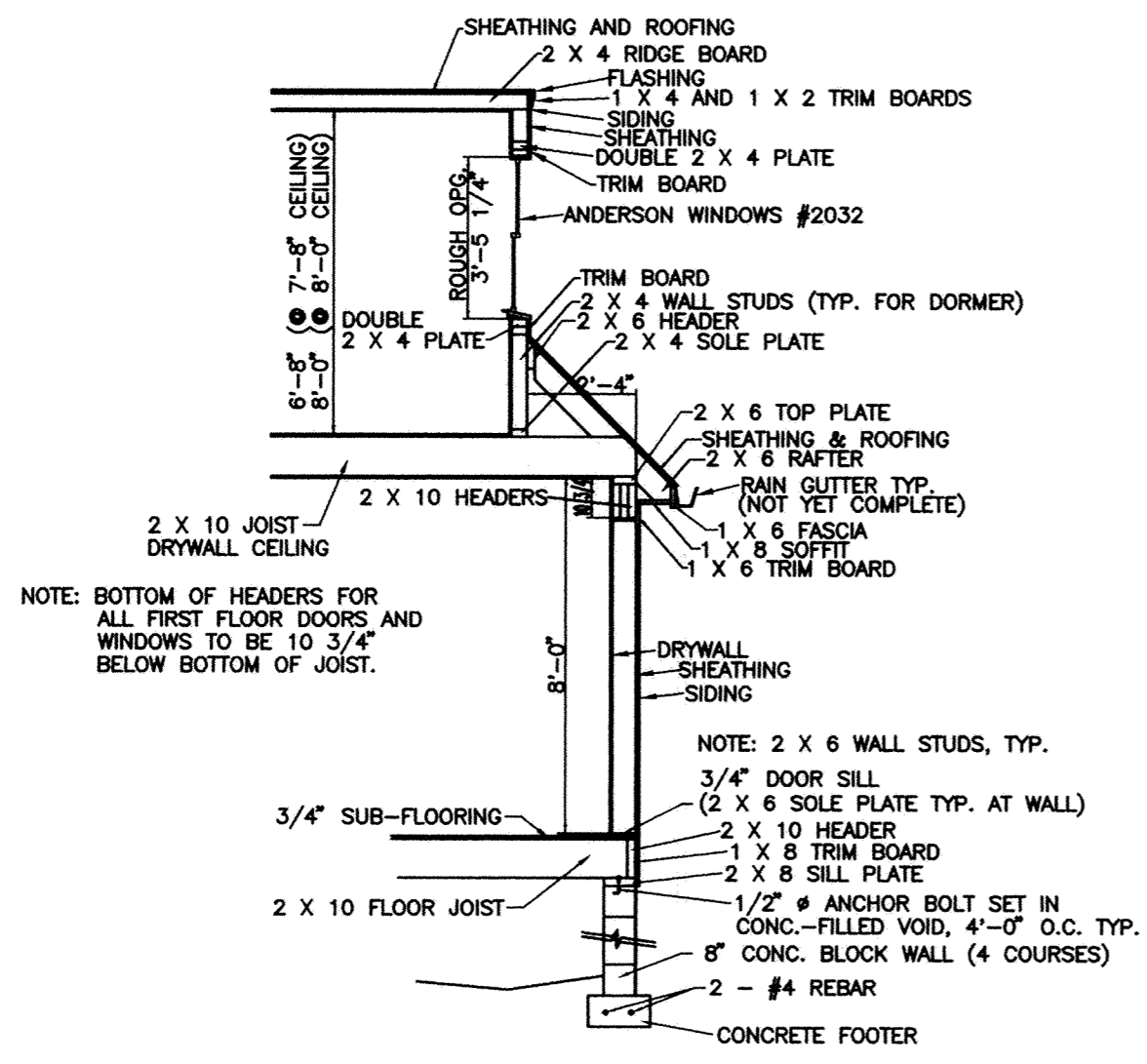
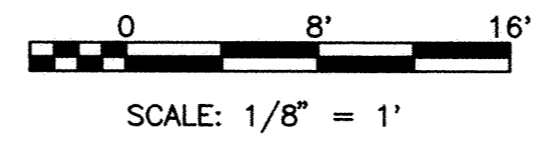
James R. Myers
Licensed Professional Engineer No.32719

BLUFFTON MEADOWS CONDOMINIUM

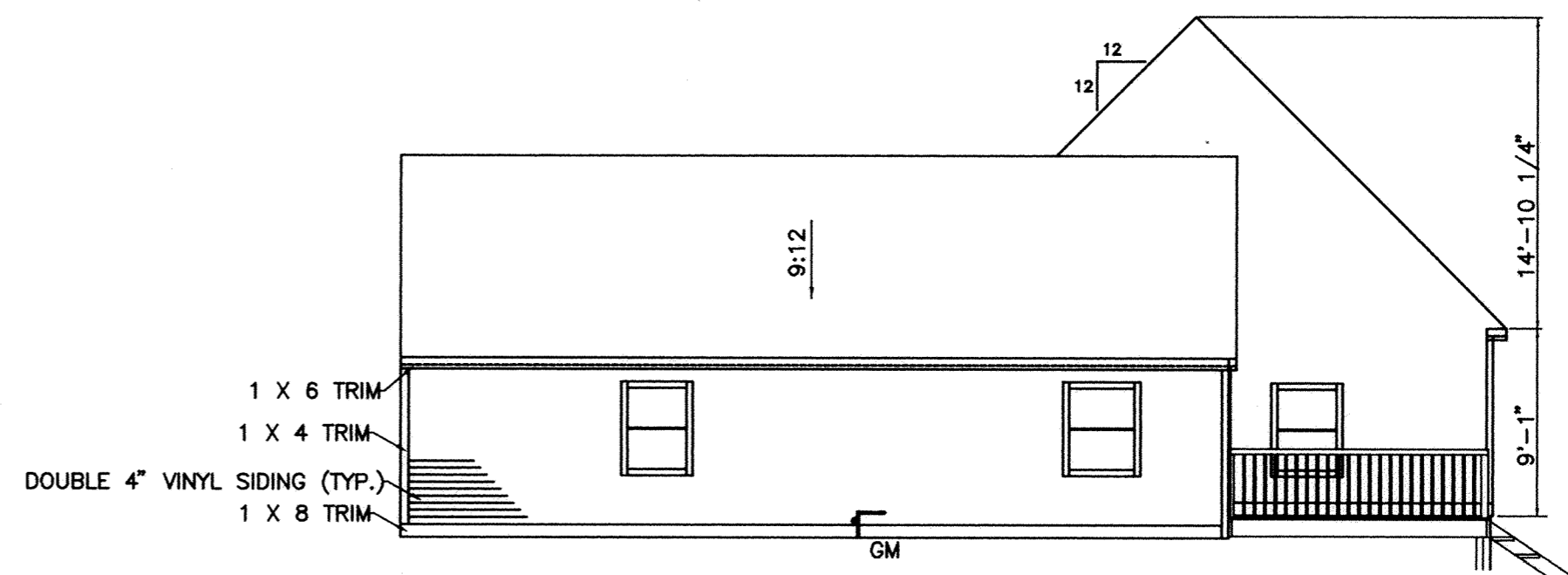
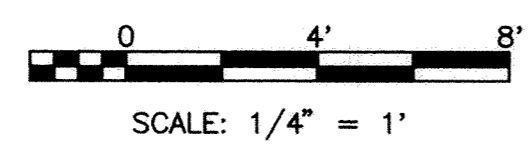
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



REAR ELEVATION



CROSS SECTION



**SIDE ELEVATION
LOOKING AT UNIT 108**

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 110, 109 & 108 of the Bluffton Meadows Condominium as constructed.



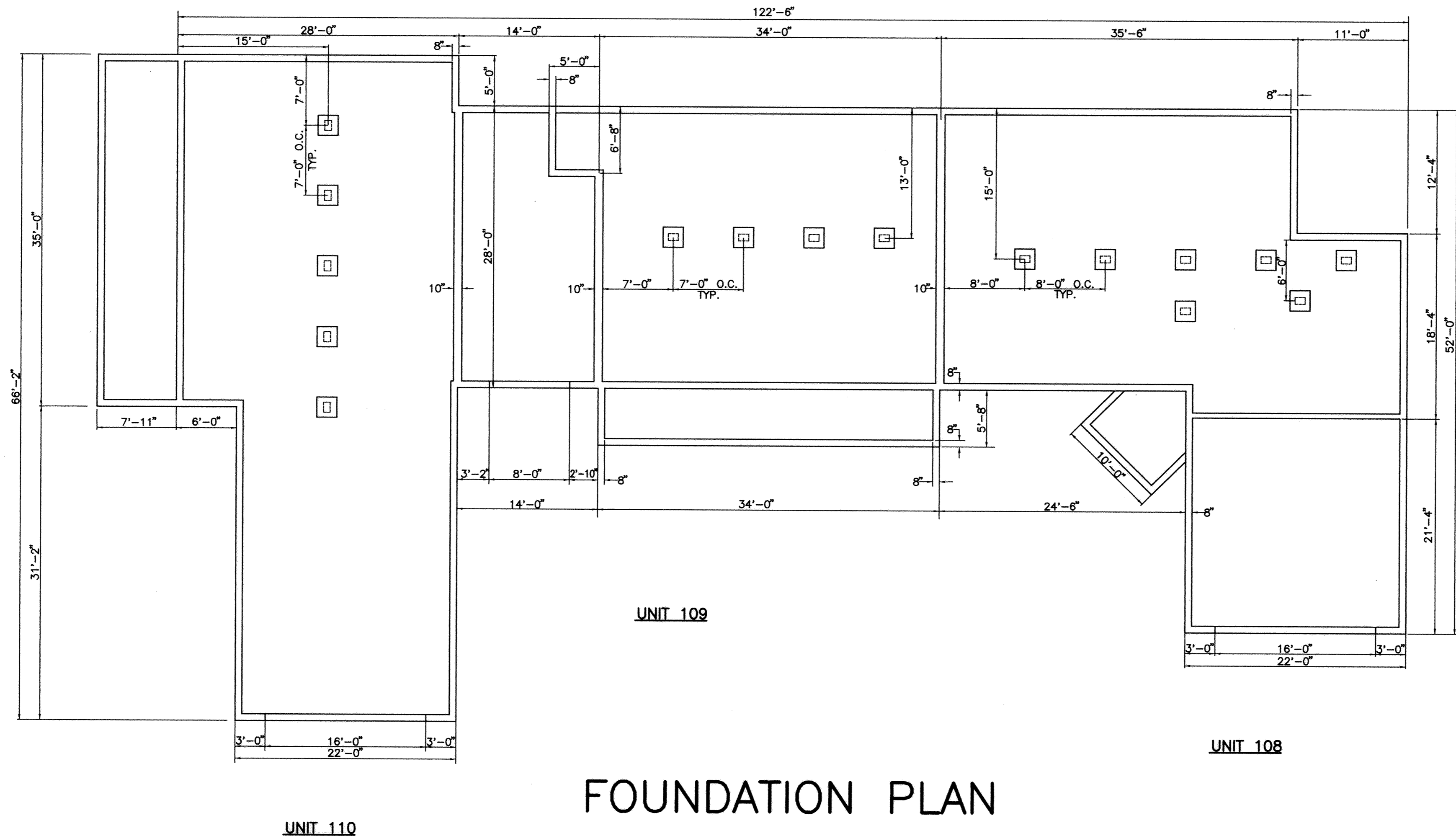
James R. Myers
Registered Surveyor No. 5453

James R. Myers
Licensed Professional Engineer No. 32719

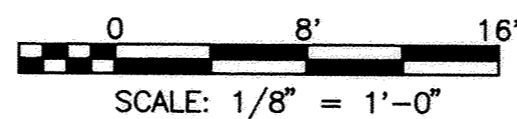


BLUFFTON MEADOWS CONDOMINIUM

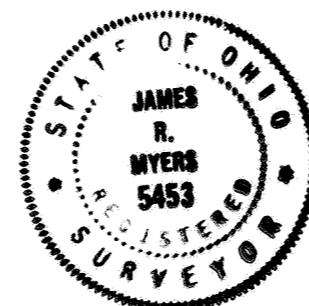
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



FOUNDATION PLAN



The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 110, 109 & 108 of the Bluffton Meadows Condominium as constructed.



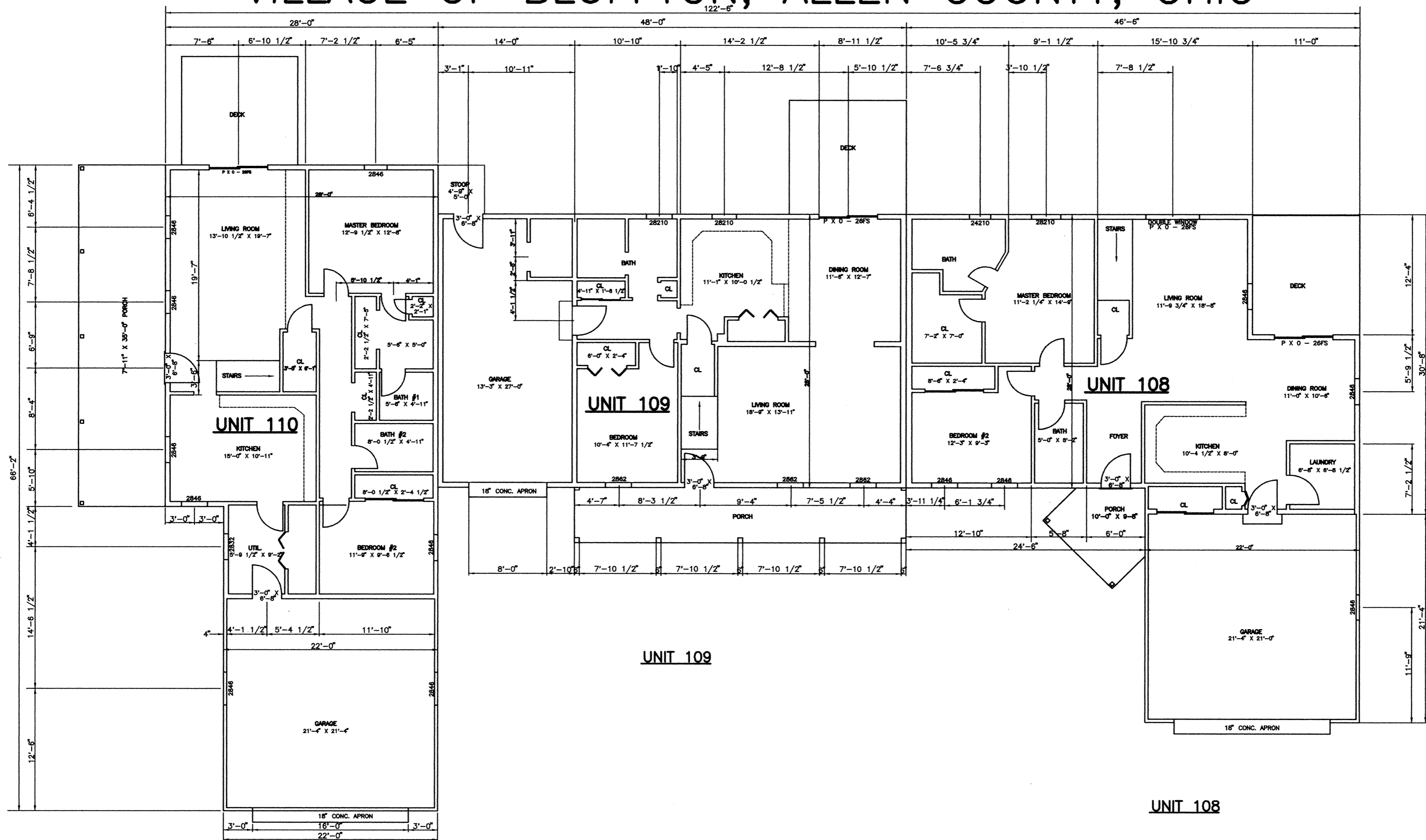
James R. Myers
Registered Surveyor No. 5453

James R. Myers
Licensed Professional Engineer No. 32719



BLUFFTON MEADOWS CONDOMINIUM

N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



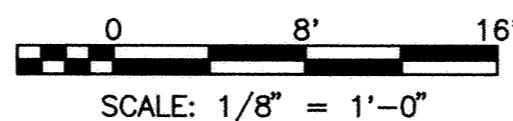
UNIT 110

FIRST FLOOR PLAN

UNIT 108

TOTAL AREA	SQ. FT.
UNIT 110	2063
UNIT 109	2002
UNIT 108	2085
TOTAL	6150

EXTERIOR WALLS: TYP. 2" X 6" WALL STUDS,
OUTSIDE FINISH: SHEATHING AND SIDING
INTERIOR FINISH: PAINTED 1/2" DRYWALL



INTERIOR WALLS: TYPICAL 2" X 4"
PAINTED 1/2" DRYWALL EACH SIDE

UNIT PARTITION WALLS: 2 EACH 2" X 6" WITH 1/2" OSB IN BETWEEN
PAINTED 1/2" DRYWALL EACH SIDE

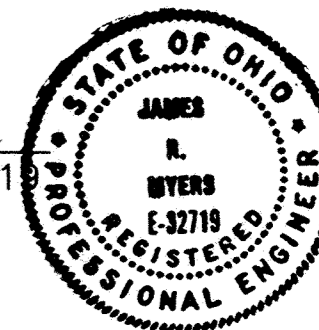
DECKS: 1" X 6" FLOORING PERPENDICULAR ON 2" X 10" JOIST AT 16" C/C SPACING.
SUPPORTED ON 4" X 4" POSTS (UNITS 109 AND 110 TWO POSTS EACH)
(UNIT 108 ONE POST) AND CONNECTED TO THE UNIT WITH A 2" X 10".

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 110, 109 & 108 of the Bluffton Meadows Condominium as constructed.



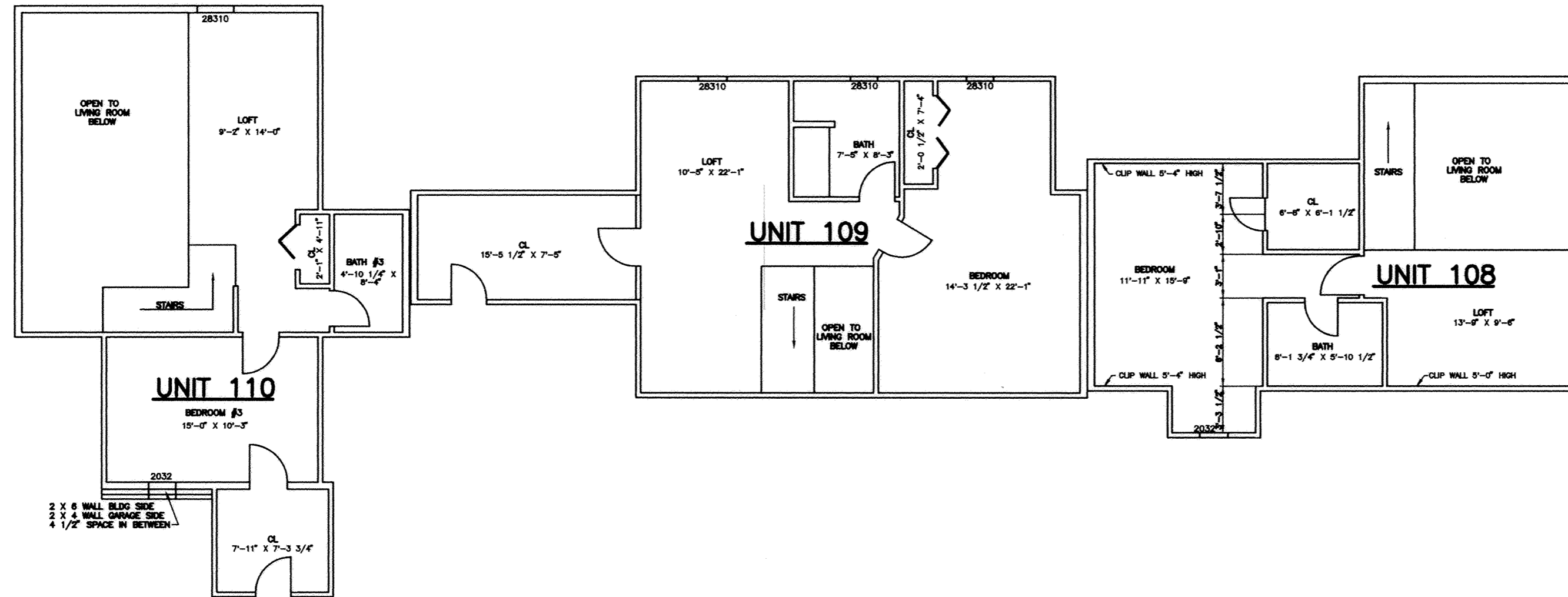
James R. Myers
Registered Surveyor No. 5453

James R. Myers
Licensed Professional Engineer No. 32719

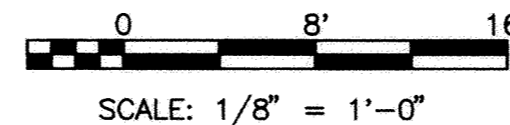


BLUFFTON MEADOWS CONDOMINIUM

N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



SECOND FLOOR PLAN





EXTERIOR WALLS: TYP. 2" X 6" WALL STUDS,
OUTSIDE FINISH: SHEATHING AND SIDING
INTERIOR FINISH: PAINTED 1/2" DRYWALL

INTERIOR WALLS: TYPICAL 2" X 4"
PAINTED 1/2" DRYWALL EACH SIDE

UNIT PARTITION WALLS: 2 EACH 2" X 6" WITH 1/2" OSB IN BETWEEN
PAINTED 1/2" DRYWALL EACH SIDE

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 110, 109 & 108 of the Bluffton Meadows Condominium as constructed.

James R. Myers
Registered Surveyor No. 5453


James R. Myers
Licensed Professional Engineer No. 32719


BLUFFTON MEADOWS CONDOMINIUM

SHEET 1 OF 1
EXHIBIT E

N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

DEDICATOR'S PLAT

CURVE DATA

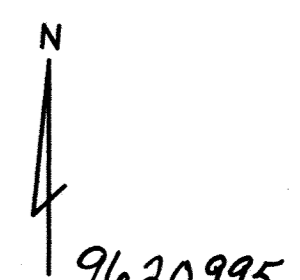
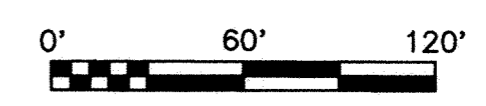
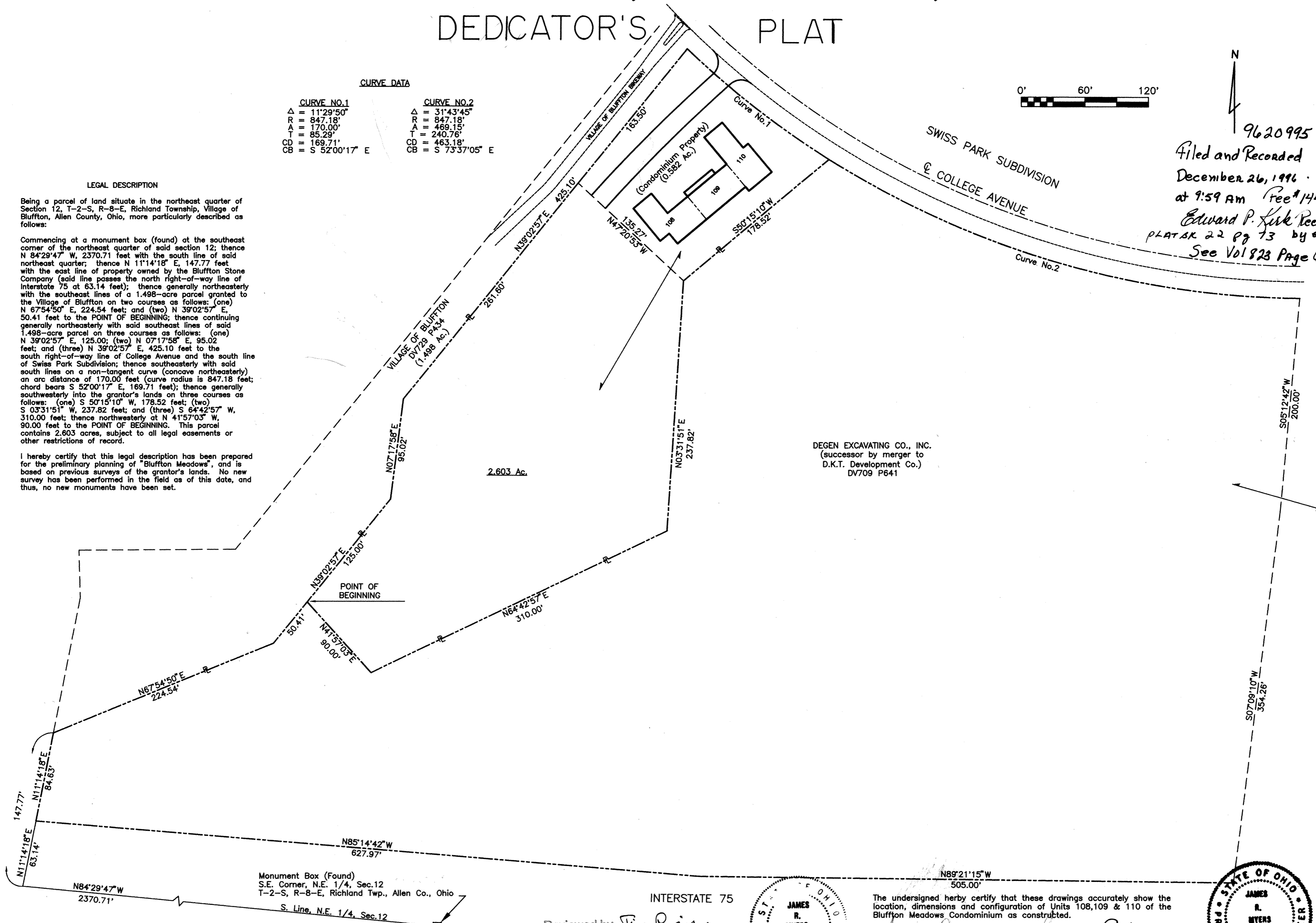
CURVE NO.1	CURVE NO.2
Δ = 11°29'50"	Δ = 31°43'45"
R = 847.18'	R = 847.18'
A = 170.00'	A = 469.15'
T = 85.29'	T = 240.76'
CD = 169.71'	CD = 463.18'
CB = S 52°00'17" E	CB = S 73°37'05" E

LEGAL DESCRIPTION

Being a parcel of land situate in the northeast quarter of Section 12, T-2-S, R-8-E, Richland Township, Village of Bluffton, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box (found) at the southeast corner of the northeast quarter of said section 12; thence N 84°29'47" W, 2370.71 feet with the south line of said northeast quarter; thence N 11°14'18" E, 147.77 feet with the east line of property owned by the Bluffton Stone Company (said line passes the north right-of-way line of Interstate 75 at 63.14 feet); thence generally northeasterly with the southeast lines of a 1.498-acre parcel granted to the Village of Bluffton 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 POINT OF BEGINNING; thence continuing generally northeasterly with said southeast lines of said 1.498-acre parcel on three courses as follows: (one) N 39°02'57" E, 125.00; (two) N 07°17'58" E, 95.02 feet; and (three) N 39°02'57" E, 425.10 feet to the south right-of-way line of College Avenue and the south line of Swiss Park Subdivision; thence southeasterly with said south lines on a non-tangent curve (concave northeasterly) an arc distance of 170.00 feet (curve radius is 847.18 feet; chord bears S 52°00'17" E, 169.71 feet); thence generally southwesterly into the grantor's lands on three courses as follows: (one) S 05°15'10" W, 178.52 feet; (two) S 03°31'51" W, 237.82 feet; and (three) S 64°42'57" W, 310.00 feet; thence northwesterly at N 41°57'03" W, 90.00 feet to the POINT OF BEGINNING. This parcel contains 2.603 acres, subject to all legal easements or other restrictions of record.

I hereby certify that this legal description has been prepared for the preliminary planning of "Bluffton Meadows", and is based on previous surveys of the grantor's lands. No new survey has been performed in the field as of this date, and thus, no new monuments have been set.



9620995
 Filed and Recorded
 December 26, 1996
 at 9:59 AM Fee \$144.90
 Edward P. Kirk Recorder
 PLATSK 22 Pg 73 by ecm
 See Vol 823 Page 672

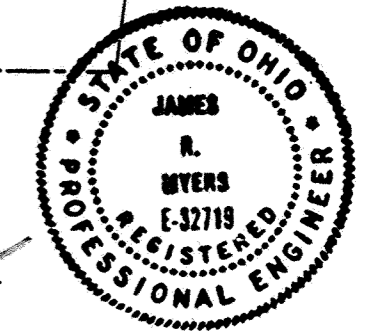
DEGEN EXCAVATING CO., INC.
 (successor by merger to
 D.K.T. Development Co.)
 DV709 P641

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

INTERSTATE 75
 Reviewed by *Jim R...*
 on Dec 23, 1996



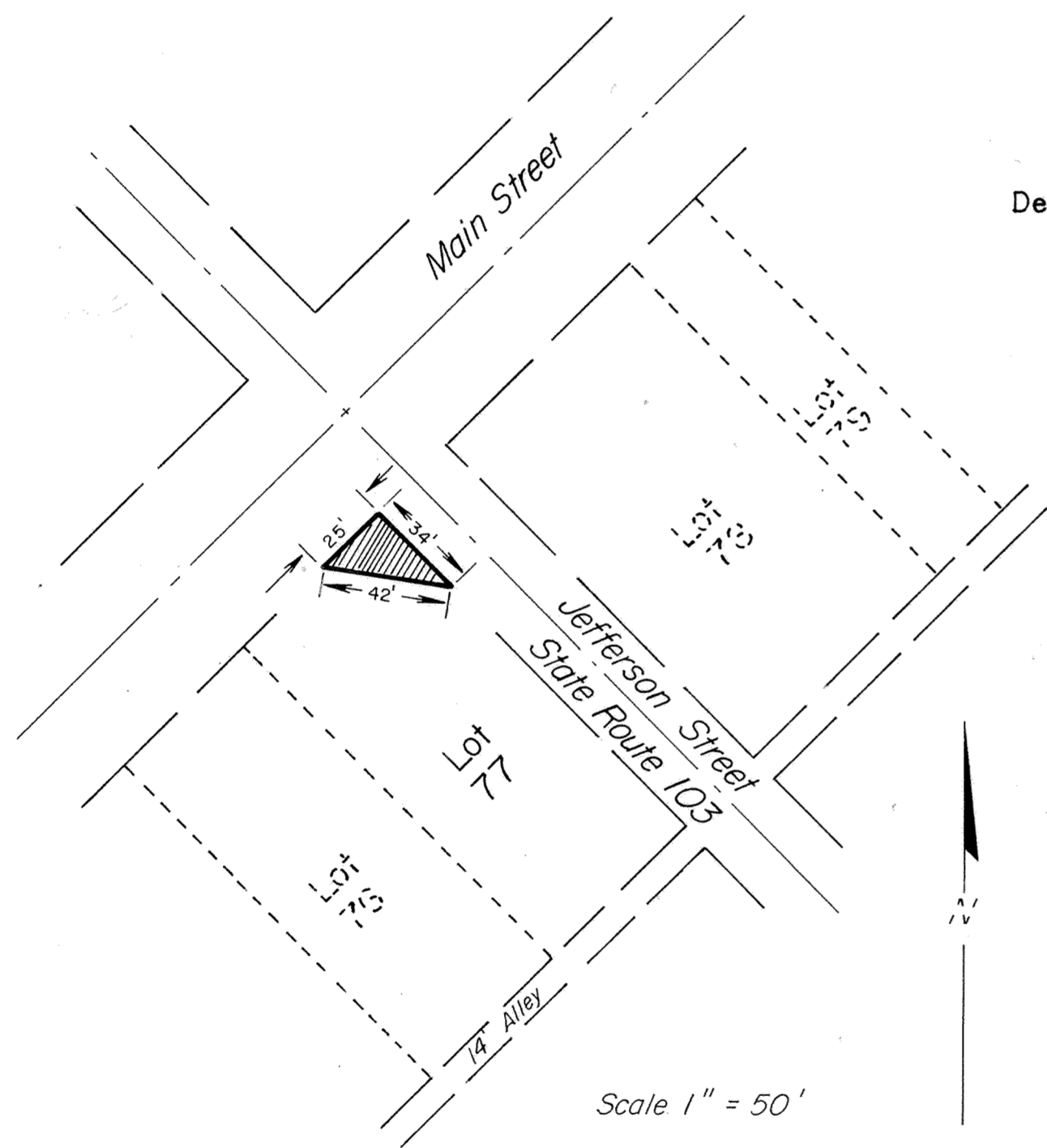
The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 108, 109 & 110 of the Bluffton Meadows Condominium as constructed.
James R. Myers
 Registered Surveyor No. 5453
James R. Myers
 Licensed Professional Engineer No. 32719




Dedication Of A Public Right-Of-Way

Village Of Bluffton Allen County, Ohio

Pt. Of Lot No. 77 Original Plat Of Bluffton



 Denotes 0.0097 Acres Dedicated



LEGAL DESCRIPTION

Situated in the Village of Bluffton, County of Allen and State of Ohio, to-wit:

Commencing for a Point Of Beginning at the North Corner of Lot Number Seventy-seven (77) in the Village of Bluffton, Ohio, thence Southwest along the Northwest property line and the Southeast right-of-way line of North Main Street a distance of Twenty-five (25) feet to a point, thence East to a point on the East property line of said property and the Southwest right-of-way line of Jefferson Street a distance of Forty-two (42) feet, thence Northwest along the East property line and the Southwest right-of-way line of Jefferson Street a distance of Thirty-four (34) feet to the Point Of Beginning. Total area herein conveyed being Four hundred twenty-five (425) square feet or 0.0097 acres, more or less.

I Hereby Certify, this plat to be true and accurate.


 John E. Stultz Reg. Surveyor 5990

DEDICATION

The Village of Bluffton, Ohio owner of the land contained in the hereon plat, hereby dedicates the described land to the use and benefit of the public for street purposes forever.

In witness thereof, the undersigned Mayor of the Village Of Bluffton, Ohio, hereby, on behalf of said village has hereunto signed his name this 19th day of December 1989.

Witnesses: Samuel W. Diller
Ruth E. Johnson Mayor of the Village Of Bluffton

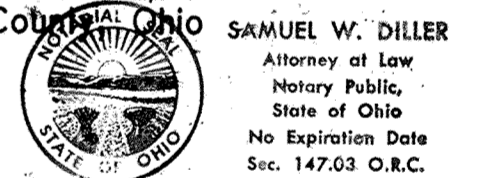
ACKNOWLEDGEMENT

State of Ohio
Allen County, S.S.

Before me a Notary Public in and for said State and County, appeared the Honorable Roger Edwards, Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing dedication and that same was his free act and deed.

In witness thereof, I have hereinto set my hand and seal this 19th day December 1989

My commission expires _____
Samuel W. Diller
 Notary Public, Allen County, Ohio



APPROVAL OF THE VILLAGE PLANNING COMMISSION

I, the undersigned, Mayor of the Village Of Bluffton, Ohio, and Chairman of the Village planning Commission, hereby, on behalf of said Village and said Commission, approve and accept this plat, this 19th day Dec. 1989

Roger Edwards
 Mayor of the Village of Bluffton, Ohio
 Chairman of the Village Planning Commission

COUNTY RECORDERS CERTIFICATE

No. 9621081
 Filed for record in the Allen County, Ohio, Recorder's Office this 30th day Dec 1989
 At 8:34 O' Clock A M. Fee 20.70
 Plat Book No. 22, Page 80

Edward P. Kirk
 Recorder of Allen County, Ohio
 My comm Sec Vol 823 Pg 778

COUNTY AUDITOR'S CERTIFICATE

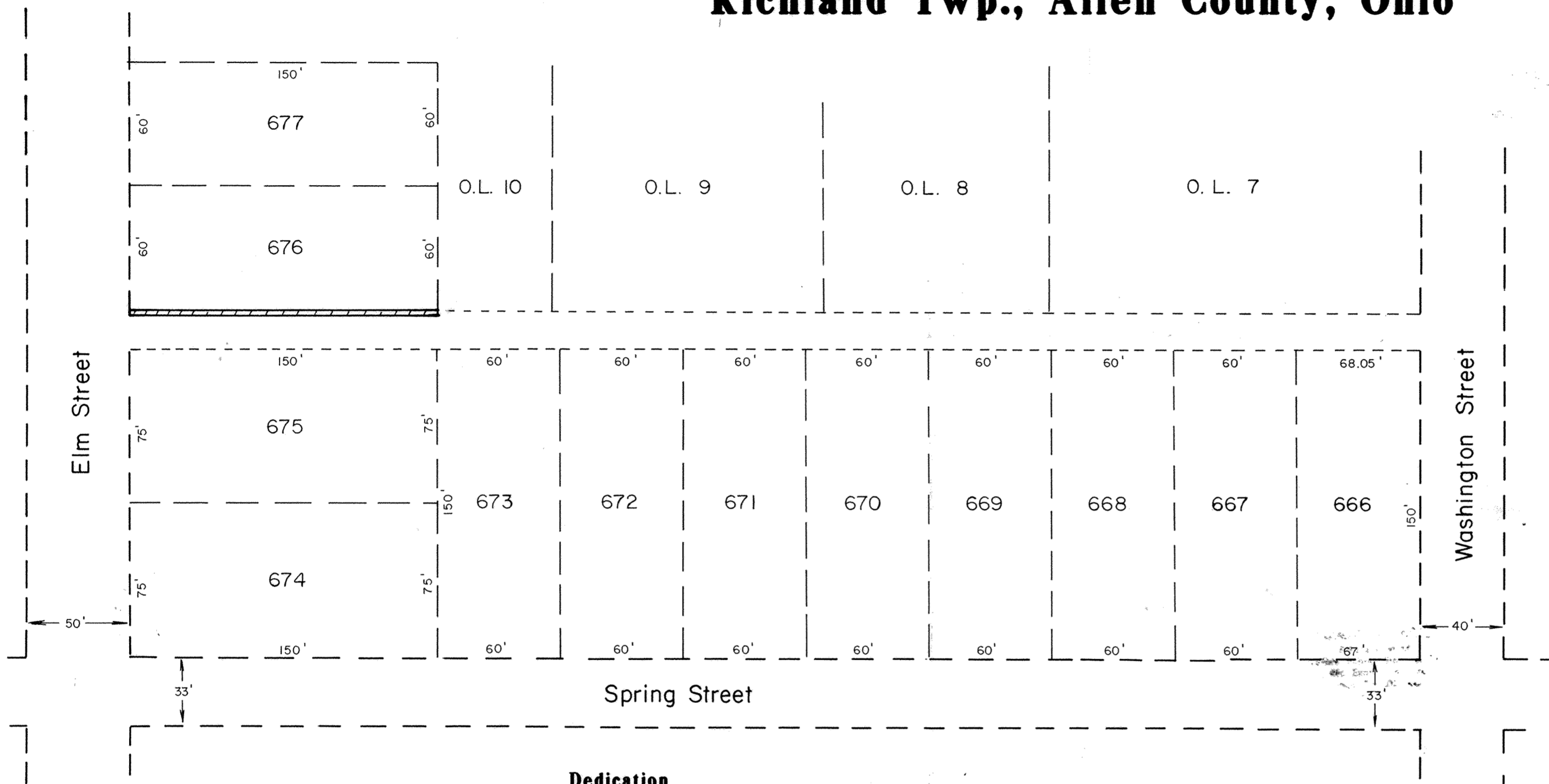
This plat filed for transfer _____ day _____ 1989

Auditor of Allen County, Ohio

Dedication Of A Public Right-Of-Way

Village Of Bluffton Sec. 1 T. 2 S. R. 8 E.

Richland Twp., Allen County, Ohio



Surveyor's Certificate

Being a parcel of land located in the Village Of Bluffton, Allen County, Ohio, and more particularly described as follows, commencing at the southeast corner of lot 676, thence, northwest 1.5 feet on the northerly right-of-way line of Elm Street, thence, northeast, parallel to the alley line, a distance of 150 feet to an iron pin, thence, southeast on the north line of lot 676, parallel to the Elm Street right-of-way line, a distance of 1.5 feet to the intersection of the alley line and the easterly line of lot 676, thence, southwest on the alley line a distance of 150 feet to the place of beginning. Said parcel being a 1.5 foot strip of land off the entirely eastern line of lot 676 in the Village of Bluffton, subject to all legal easements.

I hereby certify that this survey was made by me and the same is correct and accurate.

John E. Stulz
 John E. Stulz
 Reg. Surveyor No. 5990



Dedication

The Village of Bluffton, Ohio, owner of the land contained in the herein plat, hereby dedicates the described land to the use and benefit of the public for street purposes forever.

In witness thereof, the undersigned, mayor of the Village of Bluffton, Ohio, on behalf of said village has hereto signed his name this 27th day of Sept 1979

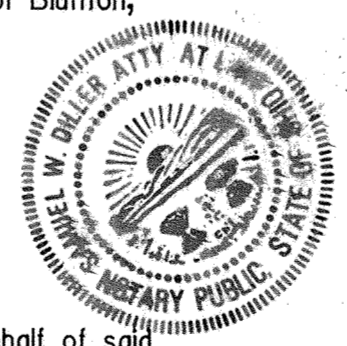
Witnesses: *Frederick D. Madalaugh*
Samuel W. Diller
James P. King
 Mayor of the Village Of Bluffton, Ohio

Acknowledgement

State of Ohio
 Allen County, SS.

Before me a notary public in and for said state and county, appeared the Honorable Porter King, Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing dedication and that same was his free act and deed.

In witness thereof, I have hereunto set my hand and seal this 27th day of Sept 1979.
Samuel W. Diller
 Notary Public, Allen County, Ohio



Approval Of Village Planning Commission

I, the undersigned, Mayor of the Village of Bluffton, Ohio, and Chairman of the Village Planning Commission, hereby on behalf of said village and commission, approve and accept this plat this 27th day of Sept 1979.

James P. King
 Mayor of the Village of Bluffton, Ohio
 Chairman of the Village Planning Commission

County Auditor's Certificate

This plat filed for transfer this _____ day of _____ 1979. _____ Auditor of Allen County, Ohio

County Recorder's Certificate

No. 9621083
 Filed for record in the Allen County, Ohio Recorder's Office this 30th day of Dec 1979 at 8:40 o'clock A. M.
 Fee \$ 20.70 1976
 Plat Book No. 22 Page 81

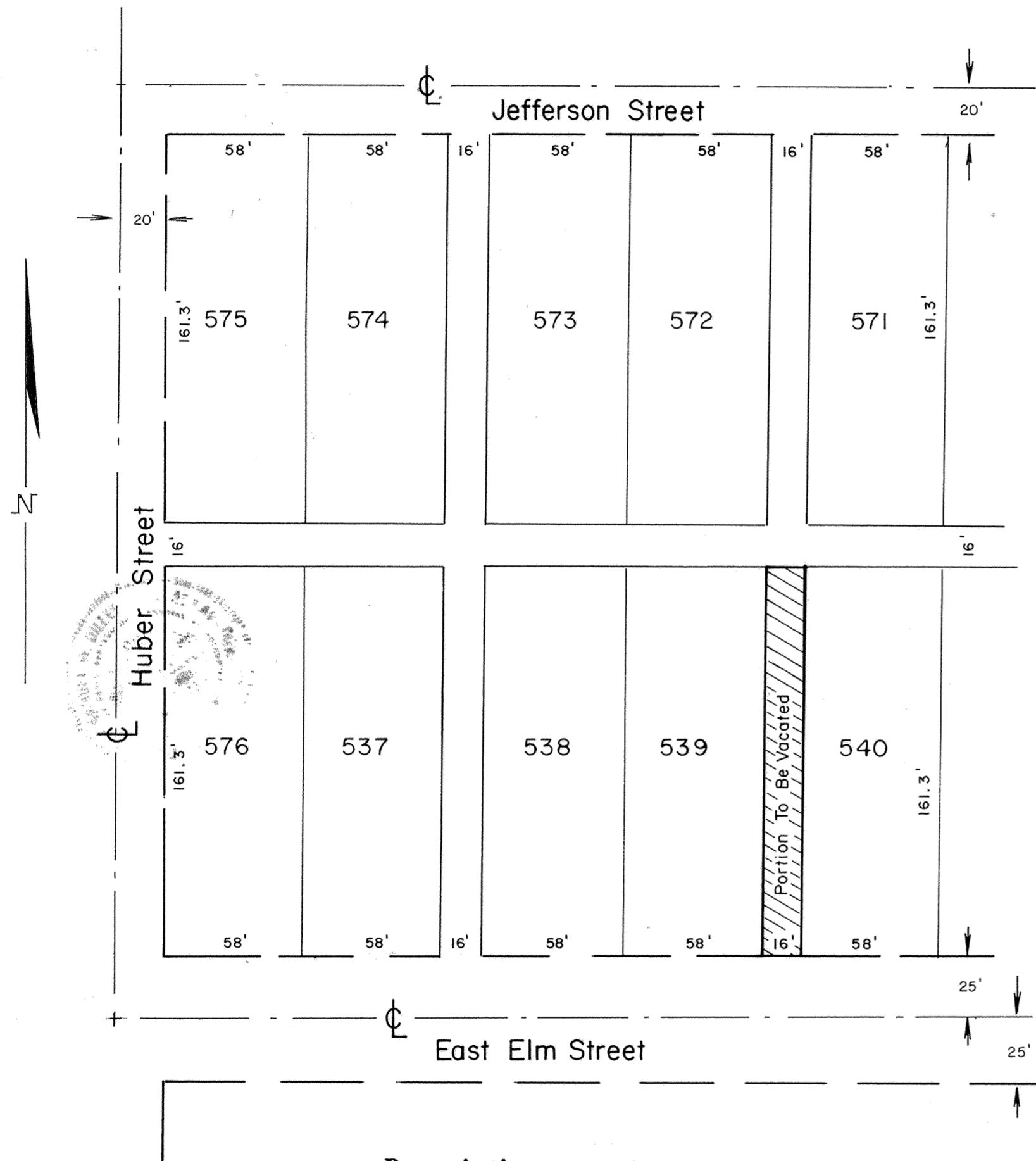
Edward P. Kirk
 Recorder of Allen County, Ohio
 See Vol 823 Pg 781
 My.com

Revisions			Dedication Of A Public Right-Of-Way		
No.	Date	By			
1			Village Of Bluffton, Allen County, Ohio		
2					
3			Drawn By	Scale 1" = 50'	Material
4			Chk'd	Date 1978	Drawing No.
5			Traced	App'd	

Vacation Of A Portion Of A Public Alley

Kraft And Romey Addition

Village Of Bluffton, Allen County, Ohio



Description

Vacation of a portion of a public alley immediately adjacent to lots 539 and 540 in the Kraft And Romey Addition to the Village of Bluffton, Allen County, Ohio and more particularly described as follows. Commencing at the southwest corner of lot no. 540 thence north along the west property line of lot no. 540 a distance of 161.3' thence west a distance of 16' to the northeast corner of lot no. 539 thence south along the east property line of lot no. 539 a distance of 161.3' thence east a distance of 16' to the point of beginning.

I hereby certify this plat to be true and accurate

John E. Stultz
 John E. Stultz
 Reg. Surveyor No. 5990



Vacation.

The Village of Bluffton, Ohio owner of the land contained in the Kraft And Romey Addition hereon platted, hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness thereof, the undersigned, Mayor of the Village of Bluffton, Ohio hereby, on behalf of said village, has hereunto signed his name this 21st day of January 1986

James P. King
 Mayor of the Village of Bluffton, Ohio

Witnesses: *Frederick D. Rodlaugh*
Samuel W. Diller

Acknowledgement

State of Ohio
 Allen County, S.S.

Before me, a notary public in and for said state and county, appeared the Honorable James P. King Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation and that same was his free act and deed.

In witness thereof, I have hereunto set my hand and seal this 21st day of Jan 1986

SAMUEL W. DILLER
 Attorney at Law
 Public State of Ohio
 My Commission Expires
 1-22-86

Samuel W. Diller
 Notary Public, Allen County, Ohio



Approval Of Village Planning Commission

I, the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission, hereby, on behalf of said village and said commission, approve and accept this plat this 21st day of January 1986

James P. King
 Mayor of the Village of Bluffton, Ohio
 Chairman of the Village Planning Commission

County Recorder's Certificate

No. 9621085
 Filed for record in the Allen County Recorder's office this 30th day of Dec 1986
 At 8:45 O'Clock, A M.
 Fee 20.70
 Plat Book No. 22 Page 82
See Vol 823 Pg 783

Edward P. Kirk
 Recorder of Allen County, Ohio
EPK

County Auditor's Certificate

This plat filed for transfer this _____ day of _____ 198__

Auditor of Allen County, Ohio

Revisions			Vacation Of A Portion Of A Public Alley		
No	Date	By	Kraft And Romey Addition Village Of Bluffton, Allen County, Ohio		
1					
2					
3			Drawn By	Scale 1"= 50'	Material
4			Chk'd	Date	Dwg. No.
5			Traced	App'd	86023

Dedication Of A Public Right-Of-Way

Village Of Bluffton, Part Of Lot No. 281

Ferralls Addition To Bluffton

Dedication

The Village Of Bluffton, Ohio owner of the land contained in the hereon plat, hereby dedicates the described land to the use and benefit of the public for street purposes forever.

In witness thereof, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said village has hereunto signed his name this 21st day of July 1971

Witnesses: James P. King
Samuel W. Diller
R. Wayne Matter
Mayor of the Village of Bluffton, Ohio

Acknowledgement

State of Ohio
Allen County, SS.

Before me, a notary public in and for said state and county, appeared the Honorable R. Wayne Matter, Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing dedication and that same was his free act and deed.

In witness whereof, I have set my hand and seal this 29th day of July 1971

My commission expires _____
Samuel W. Diller
Notary Public, Allen County, Ohio

SAMUEL W. DILLER
Attorney at Law
Notary Public State of Ohio
No Expiration Date
Sec. 147.02 & C

Approval Of Village Planning Commission

I, the undersigned, Mayor of the Village of Bluffton, Ohio, and chairman of the Village Planning Commission, hereby on behalf of said commission, approve and accept this plat this 21st day of July 1971

R. Wayne Matter
Mayor of the Village of Bluffton, Ohio
Chairman of the Village Planning Commission

County Recorder's Certificate

No. 9621087
Filed for record in Allen County, Ohio, Recorder's Office this 30th day of Dec 1971
At 8:51 O'Clock, A M.
Fee 20.70
Plat Book No. 22 Page 83
See Vol 823 Pg 785
Edward P. Kirk
Recorder of Allen County, Ohio
ky ecm

County Auditor's Certificate

This plat filed for transfer this _____ day of _____ 1971

Auditor of Allen County, Ohio

Surveyor's Certificate

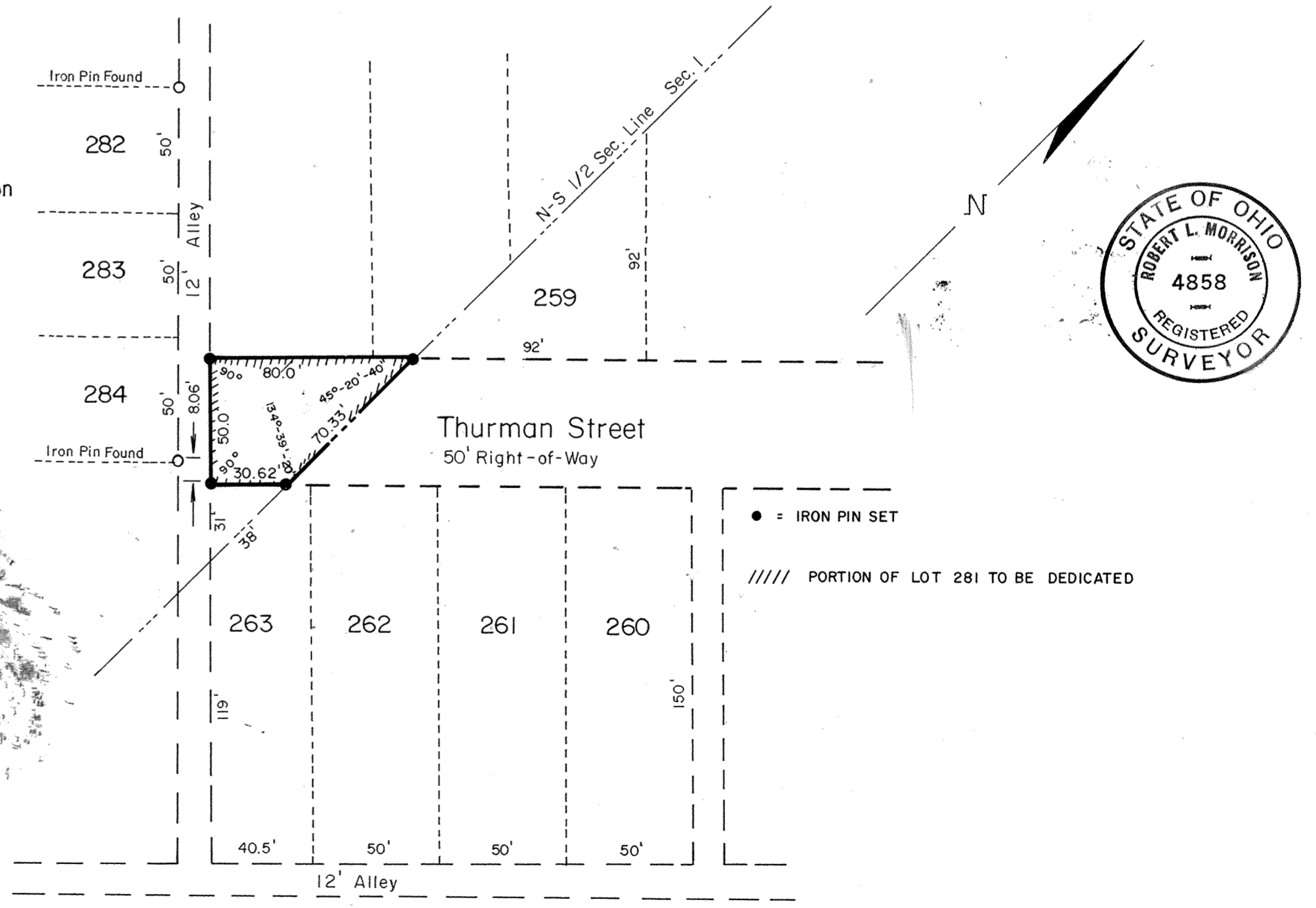
I hereby certify that this survey was made under my supervision and the same is correct and accurate.

Being a parcel of land situated in Ferralls Addition in the Village of Bluffton, Allen County, Ohio, also known as part of lot 281.

Commencing for the same at the south corner of lot no. 58, also being the intersection of the northeast alley right-of-way line and the northwest Thurman Street right-of-way line if extended, thence, south-east along the northeast alley a distance of (50) fifty feet to the southeast Thurman Street right-of-way line, if extended, thence along such extended line a distance of (30.62') thirty and sixty two hundredths feet to the said southeast right-of-way, also the north-south section line, thence along said 1/2 section line a distance of (70.33') seventy and thirty three hundredths feet to the existing northwest Thurman Street right-of-way line, thence along the extended Thurman Street right-of-way line a distance of (80) eighty feet to the point of beginning.

Containing 0.063 acres more or less, subject to all legal highways.

Robert L. Morrison
Registered Surveyor No. 4858



REVISIONS			DEDICATION OF PUBLIC RIGHT-OF-WAY VILLAGE OF BLUFFTON, O.		
NO.	DATE	BY	DRAWN BY	SCALE	MATERIAL
1				1" = 50'	
2					
3					
4			CHK'D	DATE	DRAWING NO.
5			TRACED	APP'D	

SHEET 1 OF 1

KLAY SUBDIVISION

1/2

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90° 00' 00"	30.00'	47.12'	30.00'	42.42'	N 44° 59' 43" W
C 2	10° 48' 25"	80.00'	15.09'	7.57'	15.07'	N 84° 35' 48" W
C 3	29° 28' 29"	80.00'	41.15'	21.04'	40.70'	N 64° 27' 21" W
C 4	29° 59' 47"	80.00'	41.88'	21.43'	41.41'	N 34° 43' 13" W
C 5	18° 56' 56"	80.00'	26.46'	13.35'	26.34'	N 10° 14' 52" W
C 6	90° 00' 00"	55.00'	86.39'	55.00'		

ALLEN COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 8th day of January, 1996. FEE: \$5.50

H. Dean French
Allen County Auditor SS

9700392 ALLEN COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THE 8th day of January, 1996 and THAT IT WAS RECORDED ON THE 8th day of January, 1996 at 3:05 PM. IN VOLUME 22 PAGE 84 IN THE PLAT RECORDS OF ALLEN COUNTY, OHIO.

Edward P. Kirk
ALLEN COUNTY RECORDER
by 8011
Fee 41.40

APPROVAL BY THE VILLAGE OF BLUFFTON

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF BLUFFTON THIS 25th DAY OF Nov 1996.

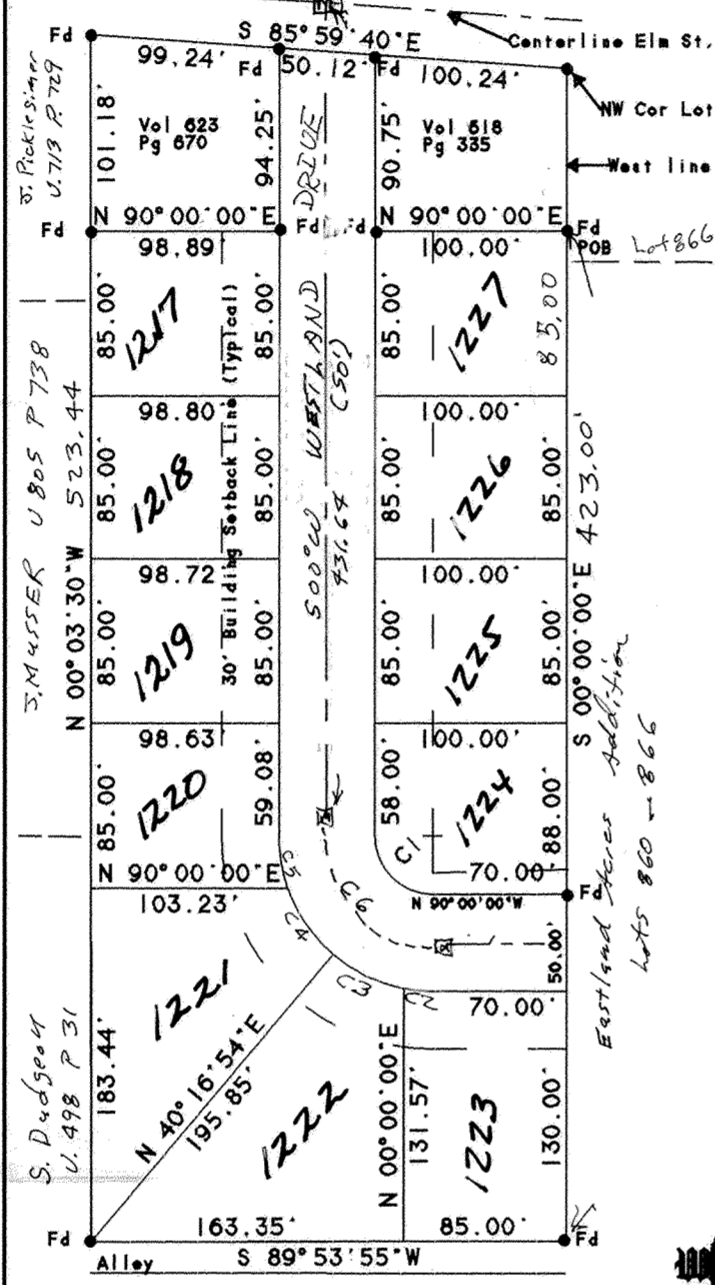
THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN 90 DAYS OF THIS APPROVAL.

James P. King
MAYOR
James D. Apple
COUNCIL PRESIDENT

OWNERS DEDICATION AND ACKNOWLEDGEMENT

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 HEREON TO THE PUBLIC USE FOREVER, EASEMENTS AS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL 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.

WITNESS James D. Hitchcock
Jeanette Klay
Jeanine Klay
OWNER John W. Klay
Jeanette Klay



Situated as part of Section 12, Township 2 South, Range 8 East, Village of Bluffton, Richland Township, Allen County, Ohio and more particularly described as follows:
Belts Tax Parcel Number 28-1205-11-019.000
Commencing at an Iron Pin found marking the Northwest Corner of Lot Eight Hundred Sixty-six in Eastland Acres Subdivision; in The Village of Bluffton; thence South zero degrees zero minutes zero seconds East, along the West line of said subdivision, a distance of 83.75 feet to an Iron Pin found and the POINT OF BEGINNING; thence continuing along said line South zero degrees zero minutes zero seconds East, a distance of 523.00 feet to an Iron Pin found; thence South eighty nine degrees fifty three minutes fifty five seconds West, along the northerly line of an alley, a distance of 248.35 feet to an Iron Pin found; thence North zero degrees three minutes thirty seconds West, a distance of 523.44 feet to an Iron Pin found; thence North ninety degrees zero minutes zero seconds East, a distance of 98.89 feet to an Iron Pin found; thence North zero degrees zero minutes zero seconds East, a distance of 94.25 feet to an Iron Pin found on the southerly line of Elm Street; thence South eighty five degrees fifty nine minutes forty seconds East, along the Southerly line of Elm Street, a distance of 50.12 feet to an Iron Pin found; thence South zero degrees zero minutes zero seconds East, a distance of 90.75 feet to an Iron Pin found; thence North ninety degrees zero minutes zero seconds East, a distance of 100.00 feet to the POINT OF BEGINNING; said described tract containing 3.092 acres, more or less. Subject to all legal highways, easements, and restrictions of use now on record. Note: The bearings used in this description are assumed and are for the purpose of angle measurement only.

* Recorded at Plat Book 9, Page 150 of Allen County Record at Plats.

Note: Iron Pins found are 5/8" rebar.

- LEGEND
- Cotton Gin Spindle
 - Iron Pin
 - Iron Pipe
 - Monument Box
 - ⊗ Railroad Spike
 - ⊙ PK Nail



Scale: 1" = 100'

Note: All interior lot corners to be monumented with iron pins after Street and Utility construction is completed.



I hereby certify this to be a true return of a survey made by me and that the monuments are found and/or set as indicated.

April 28, 1996
Date
Revised Jan 8, 1997

Don M. Hibbard
Don M. Hibbard, R.L.S.
Registered Surveyor No. 6887
127 S. Walnut St.
Ottawa, Ohio 45875
419-523-5789

Reviewed by Tom Piper
on 1-28, 1997

SUBDIVISION FOR JOHN KLAY
Part of Section 12, Village of Bluffton, Richland Township Allen County, Ohio
D.M. HIBBARD & ASSOCIATES
127 SOUTH WALNUT STREET
OTTAWA, OHIO 45875
419-523-5789

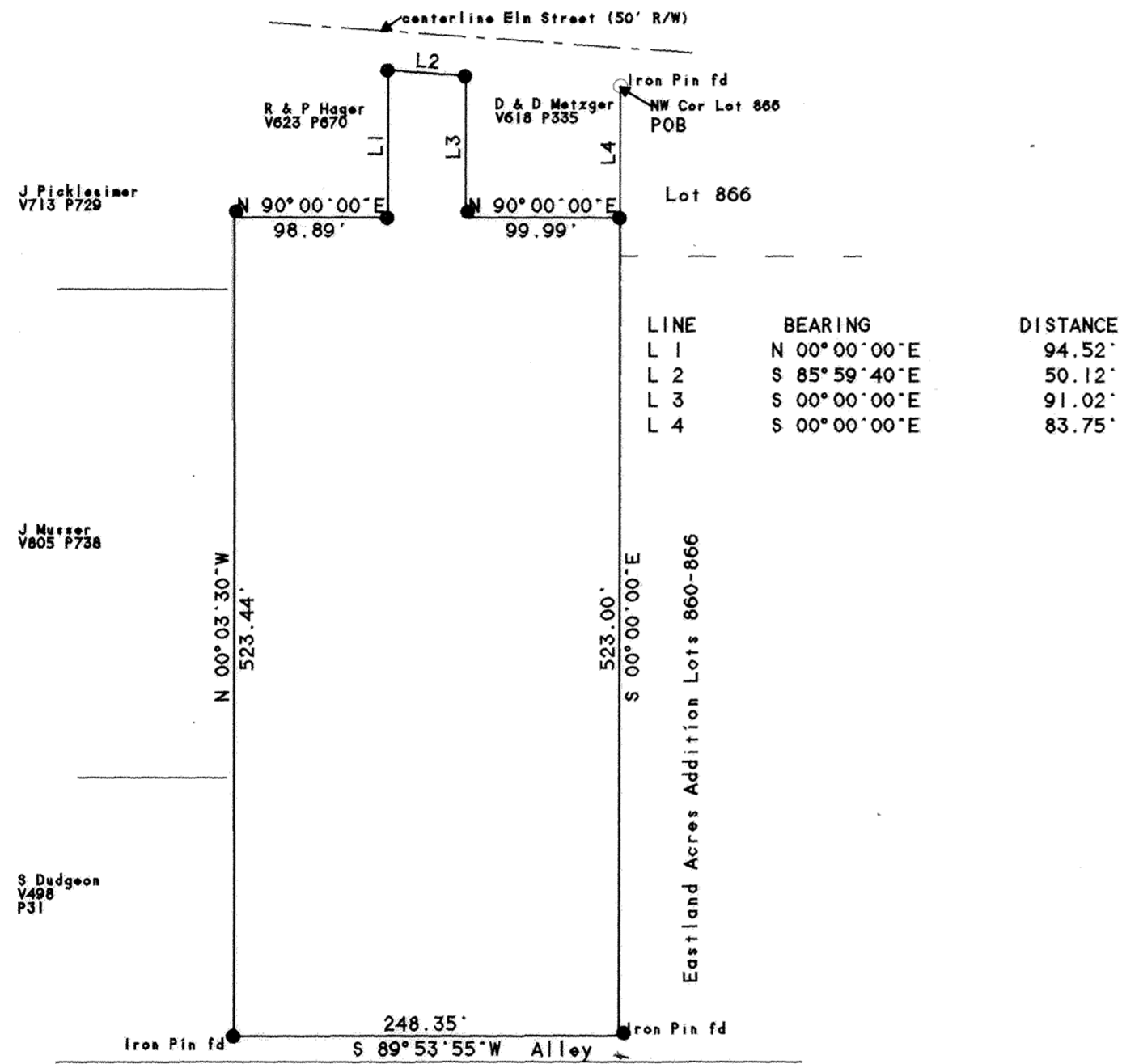
DEDICATOR'S PLAT

2
2

Situated as part of Section 12, Township 2 South, Range 8 East, Village of Bluffton, Richland Township, Allen County, Ohio and more particularly described as follows:

Commencing at an Iron Pin found marking the Northwest Corner of Lot Eight Hundred Sixty-six in Eastland Acres Subdivision, as recorded at Plat Book 9, Page 150 of the Allen County, Ohio Record of Plats, in The Village of Bluffton: thence South zero degrees zero minutes zero seconds East, along the West line of said subdivision, a distance of 83.75 feet to an Iron Pin found and the POINT OF BEGINNING; thence continuing along said line South zero degrees zero minutes zero seconds East, a distance of 523.00 feet to an Iron Pin found; thence South eighty nine degrees fifty three minutes fifty five seconds West, along the northerly line of an alley, a distance of 248.35 feet to an Iron Pin found; thence North zero degrees three minutes thirty seconds West, a distance of 523.44 feet to an Iron Pin found; thence North ninety degrees zero minutes zero seconds East, a distance of 98.89 feet to an Iron Pin found; thence North zero degrees zero minutes zero seconds East, a distance of 94.25 feet to an Iron Pin found on the southerly line of Elm Street; thence South eighty five degrees fifty nine minutes forty seconds East, along the Southerly line of Elm Street, a distance of 50.12 feet to an Iron Pin found; thence South zero degrees zero minutes zero seconds East, a distance of 90.75 feet to an Iron Pin found; thence North ninety degrees zero minutes zero seconds East, a distance of 100.00 feet to the POINT OF BEGINNING; said described tract containing 3.092 acres, more or less. Subject to all legal highways, easements, and restrictions of use now on record. Note: The bearings used in this description are assumed and are for the purpose of angle measurement only. Tax Parcel Number 28-1205-11-019.000

Scale: 1" = 100'



ALLEN COUNTY RECORDER
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THE _____ day of _____, 1994, and THAT IT WAS RECORDED ON THE _____ day of _____, 1994 at _____ m. IN VOLUME _____ PAGE _____ IN THE PLAT RECORDS OF ALLEN COUNTY, OHIO.

ALLEN COUNTY RECORDER

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

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 HEREON TO THE PUBLIC USE FOREVER. EASEMENTS AS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL 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.

WITNESS _____ OWNER _____

- ⊕ = Cotton Gin Spindle
- = Iron Pin
- = Iron Pipe
- ⊠ = Monument Box
- ⊗ = Railroad Spike
- ⊙ = PK Nail

I hereby certify this to be a true return of a survey made by me and that the monuments are found and/or set as indicated.

Jan 8, 1997
Date

Don M. Hibbard
Don M. Hibbard, R.L.S.
Registered Surveyor No. 6887
127 S. Walnut St.
Ottawa, Ohio 45875
419-523-5789



SURVEY FOR JOHN KLAY
Part of Section 12
Village of Bluffton
Allen County, Ohio

Don M. Hibbard & Associates
127 SOUTH WALNUT STREET
OTTAWA, OHIO 45875
419-523-5789

N90°00'00"E, 805.97'

SHEET 1 OF 3

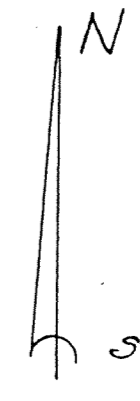
LEGEND

- SAN — denotes Sanitary sewer
- SAN ESMT - denotes Sanitary sewer easement line.
- E — denotes 2" Gas main
- W — denotes Water line
- STM — denotes Storm Sewer
- UGU — denotes Underground Utility Lines (Electric, Telephone & Cablevision).

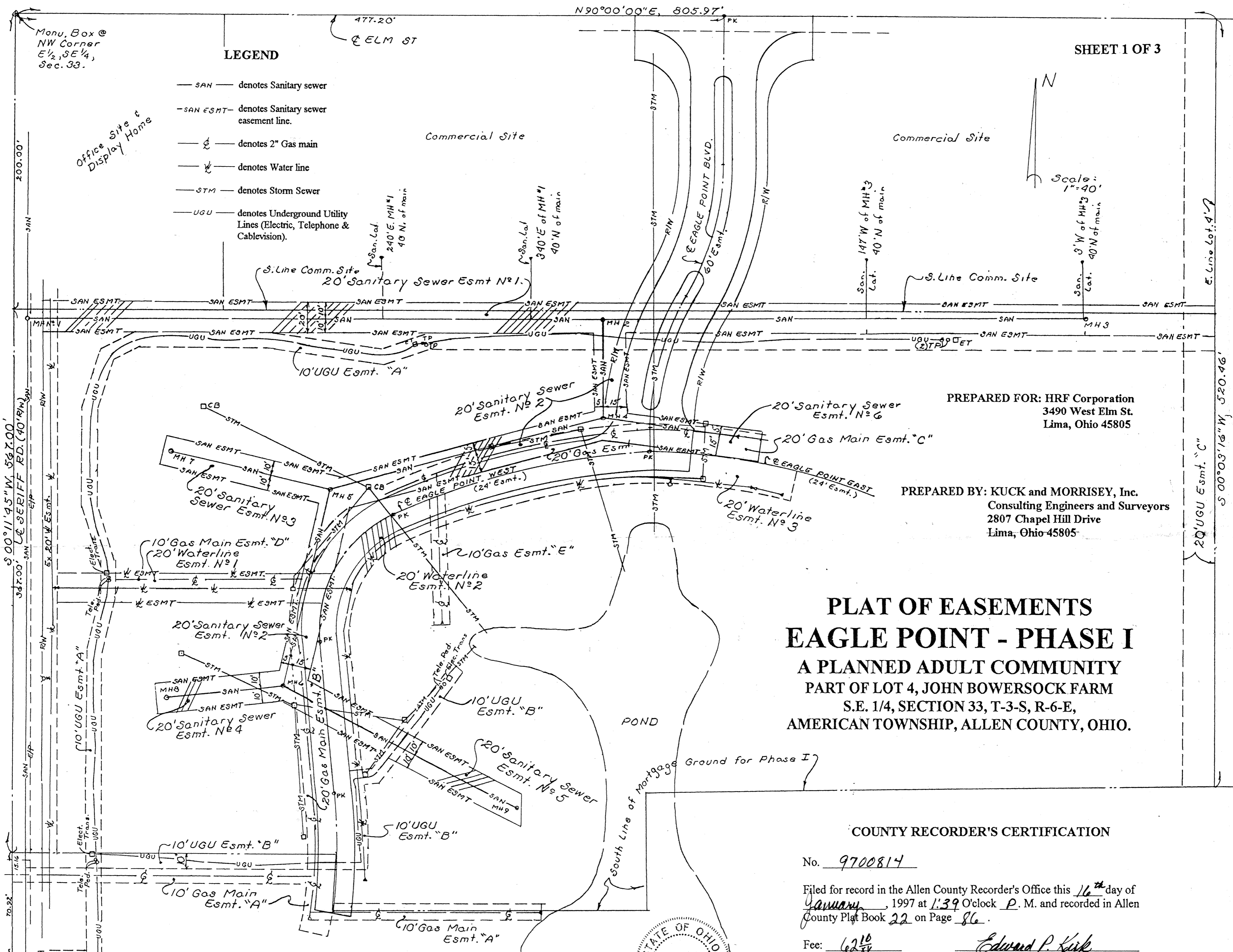
Office Site & Display Home

Commercial Site

Commercial Site



Scale: 1"=40'



PREPARED FOR: HRF Corporation
 3490 West Elm St.
 Lima, Ohio 45805

PREPARED BY: KUCK and MORRISEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio-45805

PLAT OF EASEMENTS
EAGLE POINT - PHASE I
 A PLANNED ADULT COMMUNITY
 PART OF LOT 4, JOHN BOWERSOCK FARM
 S.E. 1/4, SECTION 33, T-3-S, R-6-E,
 AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO.

COUNTY RECORDER'S CERTIFICATION

No. 9700814

Filed for record in the Allen County Recorder's Office this 16th day of
 January, 1997 at 1:39 O'clock P. M. and recorded in Allen
 County Plat Book 22 on Page 86.

Fee: 62.10

Edward P. Kirk
 Recorder, Allen County, Ohio. *ep.com*



Transfer not necessary
January 16, 1997
H. Jean French
No fee

Richard D. Morrisey

PLAT OF EASEMENTS EAGLE POINT - PHASE I

SHEET 2 OF 3

INGRESS and EGRESS EASEMENTS

EAGLE POINT BOULEVARD

Being a sixty (60) foot wide ingress and egress easement and being thirty (30) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 477.20 feet to a PK nail found and the PLACE OF BEGINNING of said centerline of said sixty (60) foot easement; thence S 00°11'45" W, 100.00 feet to a point being the P.C. of a curve to the right; thence southwesterly with said tangent curve to the right having a radius of 175.00 feet an arc length of 93.91 feet (chord for said curve being S 15°34'10" W, 92.79 feet) to a point being the P.R.C. of said centerline; thence continuing southwesterly with a curve to left having a radius of 175.00 feet an arc length of 93.91 feet (chord for said curve being S 15°34'10" W, 92.79 feet) to the P.T. of said curve; thence S 00°11'45" W, 16.23 feet to the PLACE OF ENDING of said centerline of said sixty (60) foot easement being the intersection of the centerline of said Eagle Point Boulevard with the centerline of Eagle Point West / East.

EAGLE POINT EAST

Being a twenty four (24) foot wide ingress and egress easement and being twelve (12) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East and the PLACE OF BEGINNING of said centerline of said twenty four (24) foot easement; thence southeasterly with a non-tangent curve to the right having a radius of 441.00 feet an arc length of 154.79 feet (chord for said curve being S 78°48'15" E, 154.00 feet) to the PLACE OF ENDING of said centerline of said twenty four (24) foot easement.

EAGLE POINT WEST

Being a twenty four (24) foot wide ingress and egress easement and being twelve (12) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East and the PLACE OF BEGINNING of said centerline of said twenty four (24) foot easement; thence southwesterly with a non-tangent curve to the left having a radius of 500.00 feet an arc length of 178.74 feet (chord for said curve being S 75°06'13" W, 177.79 feet) to a point being the P.C.C. of said centerline; thence continuing southwesterly with a curve to left having a radius of 85.00 feet an arc length of 106.32 feet (chord for said curve being S 30°01'45" W, 99.52 feet) to the P.T. of said curve; thence S 05°48'15" E, 102.00 feet to a point being the P.C. of a tangent curve to right; thence southwesterly with said tangent curve to the right having a radius of 395.00 feet an arc length of 80.14 feet (chord for said curve being S 00°00'32" W, 80.00 feet) to the PLACE OF ENDING of said centerline of said twenty four (24) foot easement.

UNDERGROUND UTILITIES (UGU) EASEMENTS

UGU Easement No. "A"

Being a ten (10) foot wide easement and being five (5) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

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 (bearing from previous survey) with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 637.92 feet to a point and the PLACE OF BEGINNING; thence N 90°00'00" E, 55.00 feet to a point; thence N 00°11'45" E, 204.00 feet to a point; thence N 12°11'45" E, 35.00 feet to a point; thence N 00°11'45" E, 27.00 feet to a point; thence N 15°44'53" W, 41.05 feet to a point; thence N 00°11'45" E, 66.00 feet to a point; thence N 18°11'45" E, 40.00 feet to a point; thence N 67°00'43" E, 23.54 feet to a point; thence S 90°00'00" E, 90.00 feet to a point; thence S 82°28'48" E, 76.41 feet to a point; thence N 71°42'22" E, 31.86 feet to a point; thence S 90°00'00" E, 525.51 feet to a point on the east line of the property owned by HRF Corporation and the PLACE OF ENDING.

UGU Easement No. "B"

Being a ten (10) foot wide easement and being five (5) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

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 (bearing from previous survey) with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 572.16 feet to a point; thence S 90°00'00" E, 55.00 feet to a point and the PLACE OF BEGINNING; thence continuing S 90°00'00" E, 180.84 feet to a point five feet east of the east edge of pavement of Eagle Point West; thence N 02°25'23" W, 48.58 feet to a point; thence N 05°48'15" W, 6.00 feet to a point; thence N 84°11'45" E, 10.00 feet to a point; thence N 32°26'45" E, 74.00 feet to a point; thence N 54°26'45" E, 19.50 feet to a point and the PLACE OF ENDING.

UGU Easement No. "C"

Being a twenty (20) foot wide easement and being ten (10) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

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) with the north line of said east half of said Southeast quarter (also the centerline of Elm Street), 795.97 feet to a point and the PLACE OF BEGINNING thence S 00°03'16" W with a line parallel to and ten feet west of the east line of said Lot Number Four, 530.46 feet to a point and the PLACE OF ENDING;

WATER LINE EASEMENTS

Water Line Easement No. 1

Being a twenty (20) foot wide easement and being ten (10) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

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 (bearing from previous survey) with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 388.64 feet to a point and the PLACE OF BEGINNING; thence N 90°00'00" E, 209.77 feet to a point on the centerline of Eagle Point West and the PLACE OF ENDING.

Water Line Easement No. 2

Being a twenty (20) foot wide easement lying south and east of the following described centerline of Eagle Point West which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East and the PLACE OF BEGINNING of said centerline which is the north limit and west limit of said twenty (20) foot easement; thence southwesterly with a non-tangent curve to the left having a radius of 500.00 feet an arc length of 178.74 feet (chord for said curve being S 75°06'13" W, 177.79 feet) to a point being the P.C.C. of said centerline; thence continuing southwesterly with a curve to left having a radius of 85.00 feet an arc length of 106.32 feet (chord for said curve being S 30°01'45" W, 99.52 feet) to the P.T. of said curve; thence S 05°48'15" E, 102.00 feet to a point being the P.C. of a tangent curve to right; thence southwesterly with said tangent curve to the right having a radius of 395.00 feet an arc length of 80.14 feet (chord for said curve being S 00°00'32" W, 80.00 feet) to the PLACE OF ENDING of said centerline of said twenty four (24) foot easement.

Water Line Easement No. 3

Being a twenty (20) foot wide easement lying south of the following centerline of Eagle Point East which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East and the PLACE OF BEGINNING of said centerline of Eagle Point East (also the north line of said twenty (20) foot easement; thence southeasterly with a non-tangent curve to the right having a radius of 441.00 feet an arc length of 154.79 feet (chord for said curve being S 78°48'15" E, 154.00 feet) to the PLACE OF ENDING of said centerline of said Eagle Point East and north line of said twenty (20) foot easement.

PLAT OF EASEMENTS EAGLE POINT - PHASE I

SANITARY SEWER EASEMENTS

Sanitary Sewer Easement No. 1

Being a twenty (20) foot wide easement and being ten (10) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 (bearing from previous survey) with the west line of said east half (also the centerline of Sheriff Road), 205.00 feet to a point and the PLACE OF BEGINNING thence N 90°00'00" E (passing through project sanitary manhole number 2 at 396.72 feet), 806.48 feet to the PLACE OF ENDING.

Sanitary Sewer Easement No. 2

Being a twenty (20) foot wide easement and being five (5) feet west and north of and fifteen (15) feet east and south of the following more particularly described line which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 (bearing from previous survey) with the west line of said east half (also the centerline of Sheriff Road), 205.00 feet to a point; thence N 90°00'00" E, 396.72 feet to the center of project sanitary manhole number 2 and the PLACE OF BEGINNING thence S 00°03'54" E, 66.81 feet to the center of project sanitary manhole number 4; thence S 75°24'09" W, 190.95 feet to the center of project sanitary manhole number 5; thence S 13°25'25" W, 136.42 feet to the center of project sanitary manhole number 6 and the PLACE OF ENDING.

Sanitary Sewer Easement No. 3

Being a twenty (20) foot wide easement and being ten (10) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 :

BEGINNING at the centerline of project sanitary manhole number 5 located above; thence N 77°02'21" W (passing through project sanitary manhole number 7 at 110.00 feet), 115.00 feet to a point and the PLACE OF ENDING.

Sanitary Sewer Easement No. 4

Being a twenty (20) foot wide easement and being ten (10) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 :

BEGINNING at the centerline of project sanitary manhole number 6 located above; thence S 83°37'00" W (passing through project sanitary manhole number 8 at 79.00 feet), 84.00 feet to a point and the PLACE OF ENDING.

Sanitary Sewer Easement No. 5

Being a twenty (20) foot wide easement and being ten (10) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 :

BEGINNING at the centerline of project sanitary manhole number 6 located above; thence S 62°43'14" E (passing through project sanitary manhole number 9 at 179.00 feet), 182.00 feet to a point and the PLACE OF ENDING.

Sanitary Sewer Easement No. 6

Being a twenty (20) foot wide easement and being five (5) feet north of and fifteen (15) feet south of the following more particularly described line which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 :

BEGINNING at the centerline of project sanitary manhole number 4 located above; thence S 82°13'32" E (passing through the end of the sanitary sewer stub at 90.75 feet), 100.00 feet to a point and the PLACE OF ENDING.

GAS MAIN EASEMENTS

Gas Main Easement No. "A"

Being a twenty (10) foot wide easement and being five (5) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

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 (bearing from previous survey) with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 582.16 feet to a point and the PLACE OF BEGINNING; thence N 90°00'00" E, 203.56 feet to a point fifteen feet west of the centerline of Eagle Point West; thence S 02°06'42" W, 24.85 feet to a point; thence N 90°00'00" E, 170.00 feet to a point and the PLACE OF ENDING.

Gas Main Easement No. "C"

Being a twenty (20) foot wide easement lying north of the following centerline of Eagle Point East which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East and the PLACE OF BEGINNING of said centerline of Eagle Point East (also the south line of said twenty (20) foot easement; thence southeasterly with a non-tangent curve to the right having a radius of 441.00 feet an arc length of 154.79 feet (chord for said curve being S 78°48'15" E, 154.00 feet) to the PLACE OF ENDING of said centerline of said Eagle Point East and south line of said twenty (20) foot easement.

Gas Main Easement No. "B"

Being a twenty (20) foot wide easement lying north and west of the following described centerline of Eagle Point West which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East and the PLACE OF BEGINNING of said centerline which is the south limit and east limit of said twenty (20) foot easement; thence southwesterly with a non-tangent curve to the left having a radius of 500.00 feet an arc length of 178.74 feet (chord for said curve being S 75°06'13" W, 177.79 feet) to a point being the P.C.C. of said centerline; thence continuing southwesterly with a curve to left having a radius of 85.00 feet an arc length of 106.32 feet (chord for said curve being S 30°01'45" W, 99.52 feet) to the P.T. of said curve; thence S 05°48'15" E, 102.00 feet to a point being the P.C. of a tangent curve to right; thence southwesterly with said tangent curve to the right having a radius of 395.00 feet an arc length of 80.14 feet (chord for said curve being S 00°00'32" W, 80.00 feet) to the PLACE OF ENDING of said centerline of said twenty four (24) foot easement.

Gas Main Easement No. "D"

Being a twenty (10) foot wide easement and being five (5) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio:

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 (bearing from previous survey) with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 383.64 feet to a point and the PLACE OF BEGINNING; thence N 90°00'00" E, 195.61 feet to a point fifteen feet west of the centerline of Eagle Point West and the PLACE OF ENDING.

Gas Main Easement No. "E"

Being a ten (10) foot wide easement and being five (5) feet on each side of the following more particularly described centerline which is situate in part of Lot Number Four (4) in the subdivision of John Bowersock Farm 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 N 90°00'00" E (bearing from previous survey) with the north line of said east half (also the centerline of Elm Street), 428.00 feet to a PK nail found; thence S 00°11'45" W, 295.00 feet to a PK nail found at the intersection of the centerline of Eagle Point Boulevard with the centerline of Eagle Point West / East; thence S 85°14'20" W, 141.50 feet to a point and the PLACE OF BEGINNING thence S 01°54'33" E, 105.00 feet to the PLACE OF ENDING.

SWISS PARK N°6 SUBDIVISION

PT. NE. 1/4, SECTION 12, T-2-S, R-8-E
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



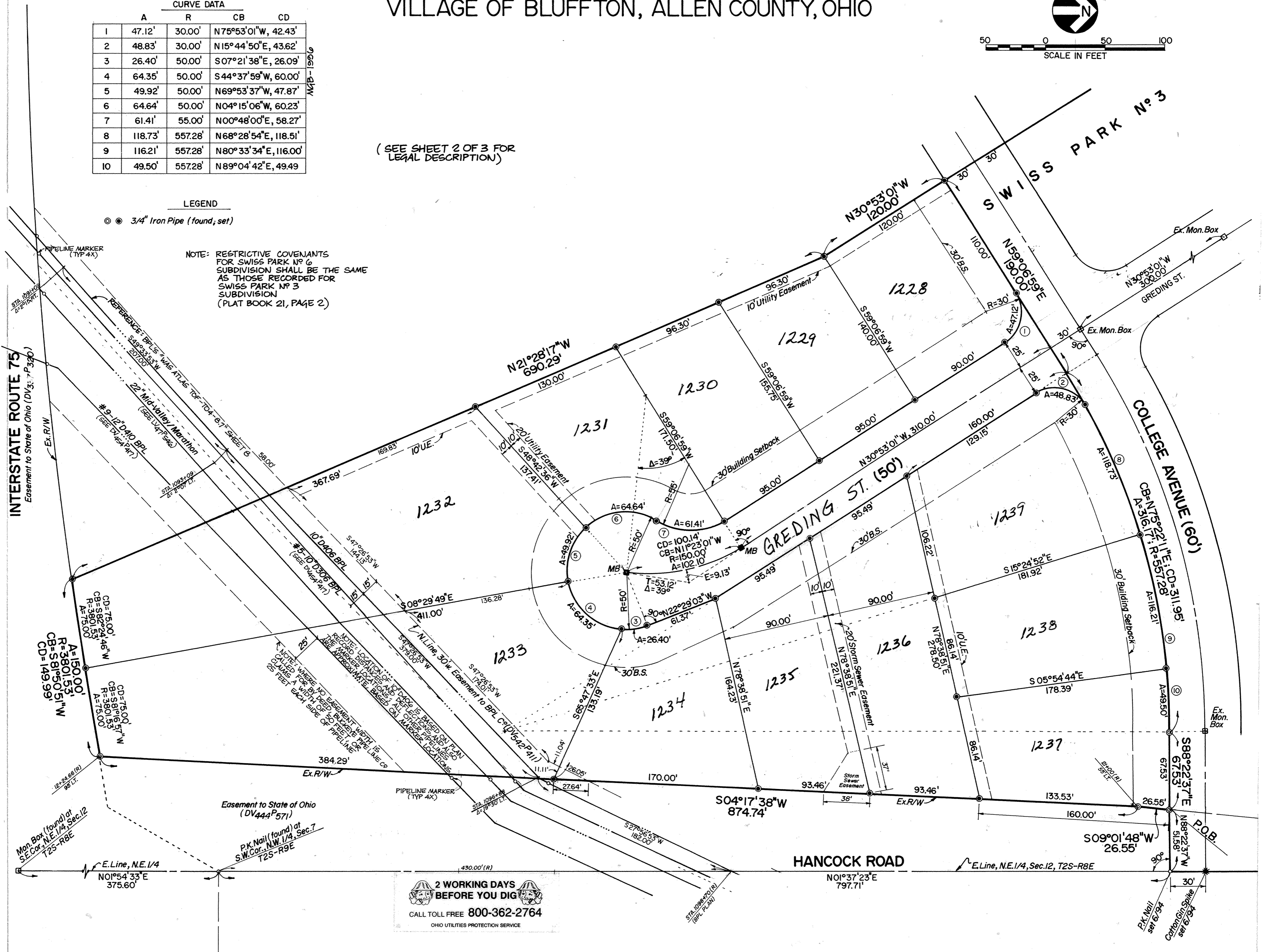
CURVE DATA			
	A	R	CB
1	47.12'	30.00'	N75°53'01"W, 42.43'
2	48.83'	30.00'	N15°44'50"E, 43.62'
3	26.40'	50.00'	S07°21'38"E, 26.09'
4	64.35'	50.00'	S44°37'59"W, 60.00'
5	49.92'	50.00'	N69°53'37"W, 47.87'
6	64.64'	50.00'	N04°15'06"W, 60.23'
7	61.41'	55.00'	N00°48'00"E, 58.27'
8	118.73'	557.28'	N68°28'54"E, 118.51'
9	116.21'	557.28'	N80°33'34"E, 116.00'
10	49.50'	557.28'	N89°04'42"E, 49.49'

(SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION)

LEGEND

● 3/4" Iron Pipe (found; set)

NOTE: RESTRICTIVE COVENANTS FOR SWISS PARK N°6 SUBDIVISION SHALL BE THE SAME AS THOSE RECORDED FOR SWISS PARK N°3 SUBDIVISION (PLAT BOOK 21, PAGE 2)



2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SWISS PARK No.6 SUBDIVISION

PT. N.E. 1/4, SECTION 12, T-2-S, R-8-E VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

DESCRIPTION

Part of the northeast quarter of Section 12, T-2-S, R-8-E, formerly in Richland Township, now part of the Village of Bluffton, Allen County, Ohio, described by metes and bounds as follows:

Commencing at an Allen County monument box (found) at the southeast corner of said northeast quarter; thence northerly with the east line of said quarter (also legal centerline of Hancock Road) on two courses as follows: (one) 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, T-2-S, R-9-E; and (two) N 01°37'23"E, 797.71 feet to a P.K. nail of record that is 30.00 feet southerly from the platted centerline of College Avenue (See plat for Swiss Park No. 3 Subdivision, recorded at Allen County Plat Book 21, Page 2); thence westerly at a right angle to the previous course at N 88°22'37"W, 51.58 feet to an iron pipe of record in the west right-of-way line of Hancock Road, being also the POINT OF BEGINNING;

thence southerly with said west line of Hancock Road on two courses as follows:

(one) S 09°01'48"W, 26.55 feet to an iron pipe of record at a deflection point in said right-of-way line (by record, this point is 55 feet Left of Station 21+00 of said centerline); and

(two) S 04°17'38"W, 874.74 feet to an iron pipe of record in the north right-of-way line of Interstate Route 75 (by record, this point is 95 feet Left of Station 12+24.66 of said centerline);

thence westerly with said north line of Interstate Route 75, on a non-tangent curve concave northerly, an arc distance of 150.00 feet thru a record radius of 3801.53 feet (chord bears S 81°50'51"W, 149.99 feet) to an iron pipe (set);

thence north-northwesterly into the dedicator's lands on two courses as follows:

(one) N 21°28'17"W, 690.29 feet to an iron pipe (set) at a deflection point, and
(two) N 30°53'01"W, 120.00 feet to an iron pipe (set) in the south right-of-way line of College Avenue;

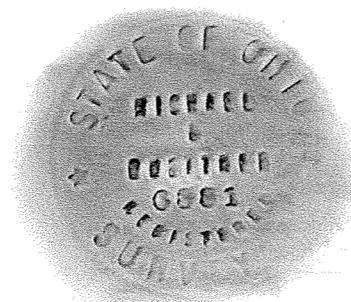
thence northeasterly and easterly with the south right-of-way line of College Avenue on three courses as follows:

(one) N 59°06'59"E, 190.00 feet to a point of curvature;
(two) with a curve concave southeasterly an arc distance of 316.17 feet thru a radius of 557.28 feet (chord bears N 75°22'11"E, 311.95 feet) to an iron pipe of record at a point of tangency; and
(three) S 88°22'37"E, 67.53 feet to an iron pipe of record at the POINT OF BEGINNING.

The area described contains 6.967 acres, being subject to the easements of four existing pipelines and any other legal easements or restrictions of record. It is understood that iron pipes called for above are 3/4-inch in diameter, and are capped with an orange plug stamped "K&K/LIMA."

June 20, 1996
Date

Michael G. Suettner
Michael G. Suettner
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 15 day of

January 1997

In the Presence of:

FALCON CONSTRUCTION AND ASSOCIATES, INC. (D#021P726)

Nancy G. Lat

Chris Douck
Chris Douck, President

Paul Henry

ACKNOWLEDGEMENT

NANCY J. VETT
NOTARY PUBLIC, OHIO
Comm. Expires 9/6/2000

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. 6 Subdivision and that the signing thereof was their free act and deed.

In Witness Whereof, I have set my hand and seal this 15 day of

January 1997

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 17th day of Jan. 1997

Fee 6.00 J. Dean French, Auditor
Auditor of Allen County, Ohio By JK

COUNTY RECORDER'S CERTIFICATE

No. 9700879

Filed for record in the Allen County, Ohio, Recorder's Office this 17th day of

Jan 1997 at 1:24 o'clock P.M. and recorded in Allen County, Ohio, Plat Book 22 on Page 89

Fee 62.10 Edward P. Keck, Jr.
Recorder of Allen County, Ohio

VILLAGE ACCEPTANCE AND APPROVAL

Being the duly elected Mayor and Chairman of the Planning Commission of the Village of Bluffton, Ohio, I hereby accept the plat for the Village.

Jerry Copley
Approval of President of Village Council

Steve M. Fadden
Approval of Village Administrator
Village of Bluffton, Ohio

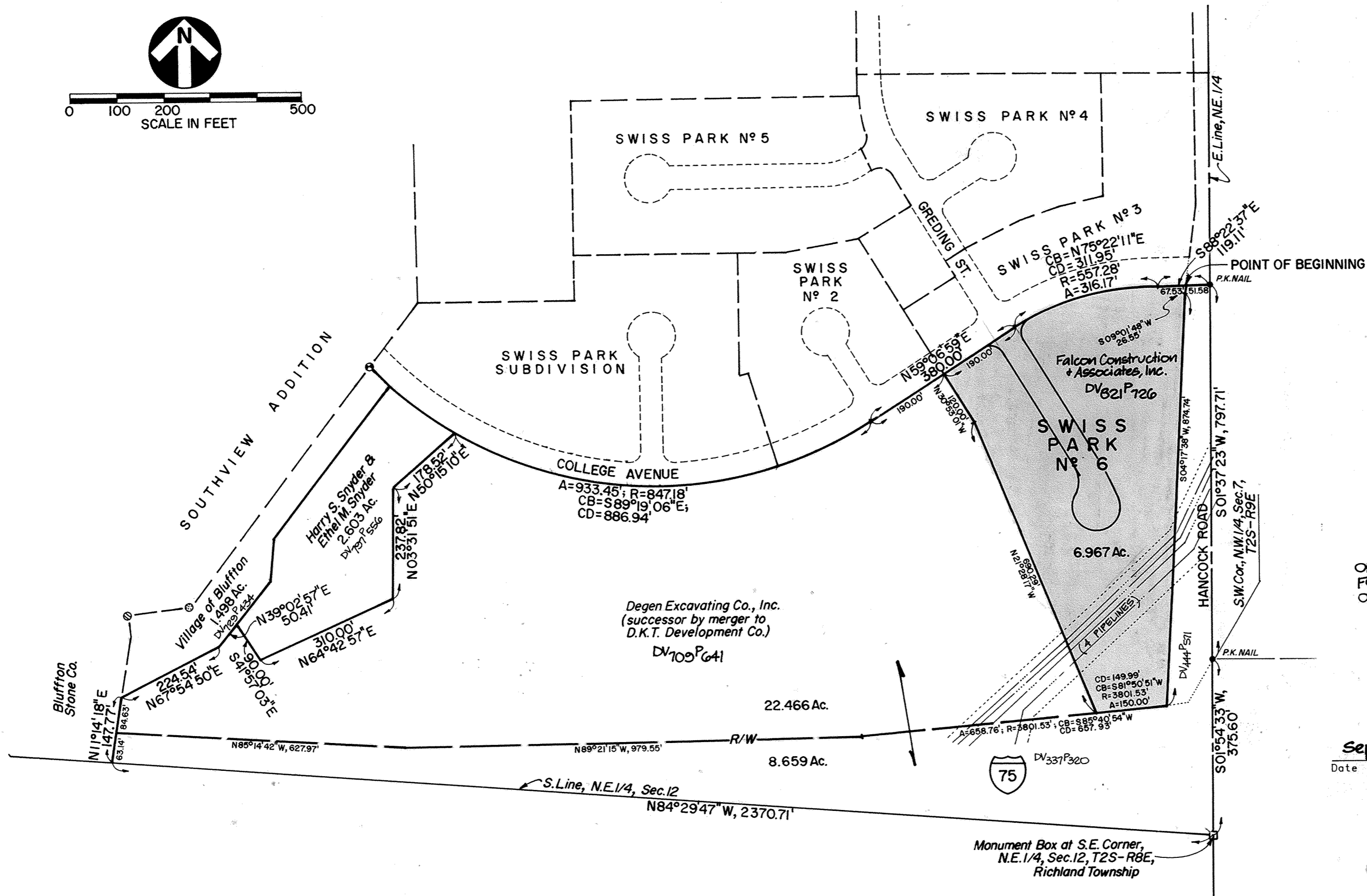
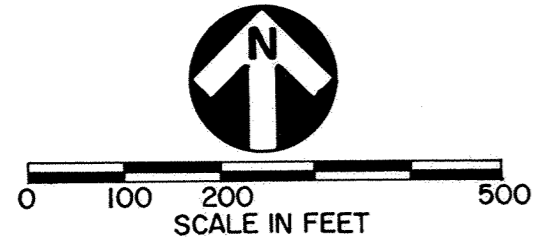
John L. Stultz, P.E., P.S.
Approval of Village Engineer

Fredrick Obolalough
Member, Planning Commission

James P. King
Mayor & Chairman of Planning Commission

Richard Greaney
Member, Planning Commission

SURVEY OF DEDICATOR'S LANDS FOR SWISS PARK N°6 SUBDIVISION



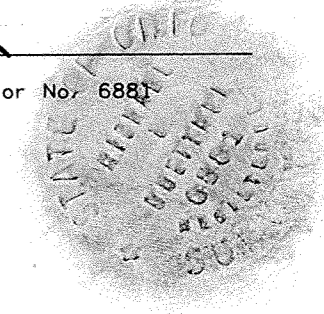
NOTE: IT IS UNDERSTOOD THAT THE DESCRIPTION OF THE "DEDICATOR'S LANDS" IS THE SAME AS THAT FOR THE SUBDIVISION ITSELF, AS SHOWN ON SHEET 2 OF 3 OF THIS PLAT.

Sept. 17, 1996

Date

Michael G. Buechner

Michael G. Buechner
Ohio Registered Surveyor No. 6881

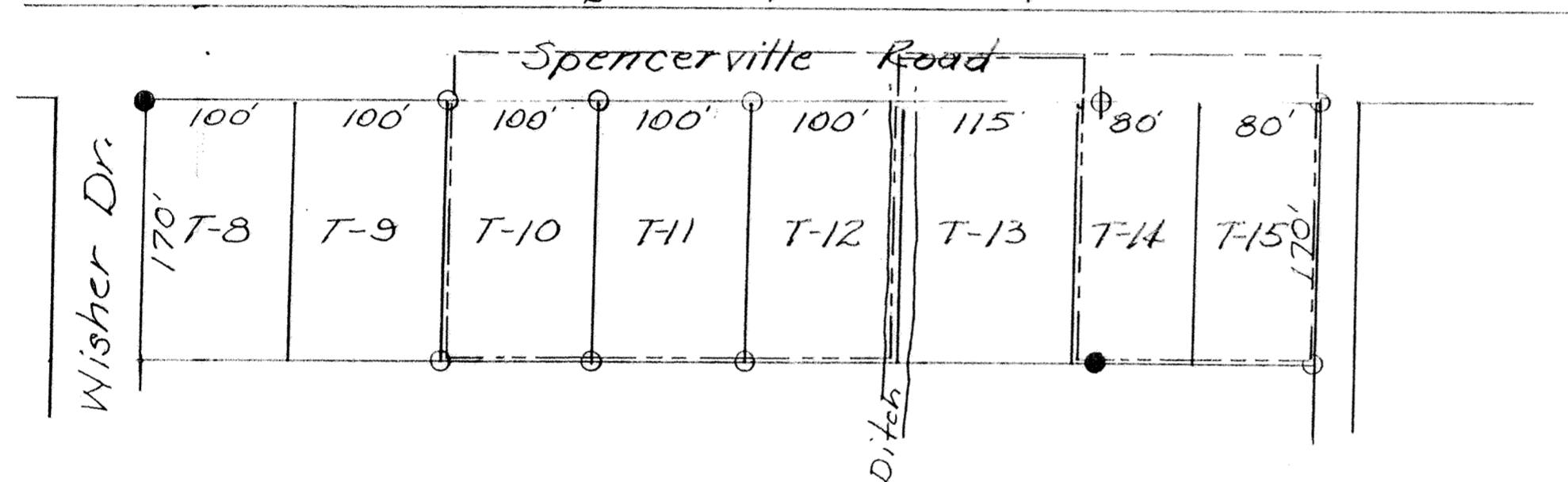


ANNEXATION PLAT

CITY OF SPENCERVILLE, OHIO

LEGEND

- = Annexation Boundary
- = 1/2" Iron Pipe Found
- ⊕ = Paint Spot on Walk
- = 1/2" Rerod w/Permark Cap Set

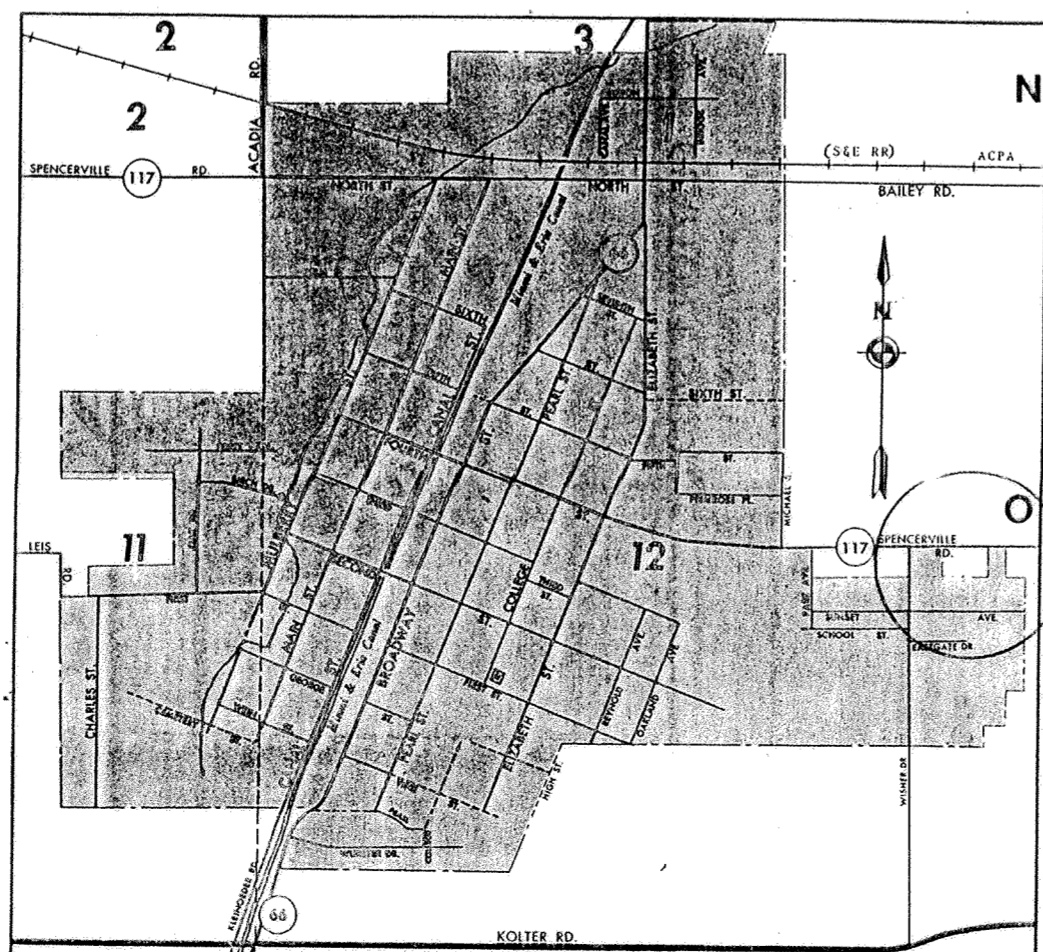


The following described parcel of land is situated in L. E. Miller Subdivision No. One in the southeast Quarter of Section twelve Township four South, Range four East, Spencer Township, Allen County, Ohio.

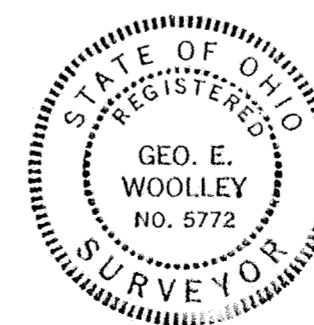
Beginning at the 1/2 inch iron pipe found at the northwest corner of lot eight (8) in said subdivision in the south line of Spencerville Road; thence East (N 90° 00' 00" E), in the south line of Spencerville Road, two hundred and zero hundredths (200.00) feet to a 1/2 inch rerod set at THE PLACE OF BEGINNING; thence North zero degrees fifty-six minutes thirteen seconds East (N 0° 56' 13" E), in the west line of said lot, thirty and zero hundredths (30.00) feet to the center of Spencerville Road; thence East (N 90° 00' 00" E), in the center of Spencerville Road, five hundred seventy-five and zero hundredths (575.00) feet; thence South zero degrees fifty-six minutes thirteen seconds West (S 0° 56' 13" W) thirty and zero hundredths (30.00) feet to a 1/2 inch re-rod set at the northeast corner of lot fifteen (15); thence South zero degrees fifty-six minutes thirteen seconds West (S 0° 56' 13" W), in the east line of said lot, one hundred seventy and zero hundredths (170.00) feet to a 1/2 inch re-rod set; thence West (N 90° 00' 00" W), in the south line of said Subdivision, one hundred sixty and zero hundredths (160.00) feet to the southwest corner of lot fourteen (14); thence North zero degrees fifty-six minutes thirteen seconds East (N 0° 56' 13" E) in the west line of said lot, two hundred and zero hundredths (200.00) feet to the center of Spencerville Road; thence West (N 90° 00' 00" W) one hundred fifteen and zero hundredths (115.00) feet to the west line of lot thirteen (13) and the center of the open ditch; thence South zero degrees fifty-six minutes thirteen seconds West (S 0° 56' 13" W), in the west line of said lot and approximately following the center of said ditch, two hundred and zero hundredths (200.00) feet to the south line of said Subdivision; thence West (N 90° 00' 00" W), in the south line of said Subdivision; three hundred and zero hundredths (300.00) feet to a 1/2 inch re-rod set at the southwest corner of lot ten (10); thence North zero degrees fifty-six minutes thirteen seconds East (N 0° 56' 13" E), in the west line of said lot, one hundred seventy and zero hundredths (170.00) feet to the place of beginning.

All 1/2" re-roads set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a plastic Permark® cap stamped "LS 5772". This description and accompanying plat represents a survey completed under my supervision on May 7, 1996 and all markers called for above are in place.

VICINITY MAP



9701141
 Filed and Recorded
 January 24, 1997
 19:20 d m Vol 22 Pg 92
 Edward P. Kirk, Recorder
 by scw
 Fee \$20.70
 See Vol 824 Page 634



George E. Woolley
 George E. Woolley
 Registered Surveyor No. 5772

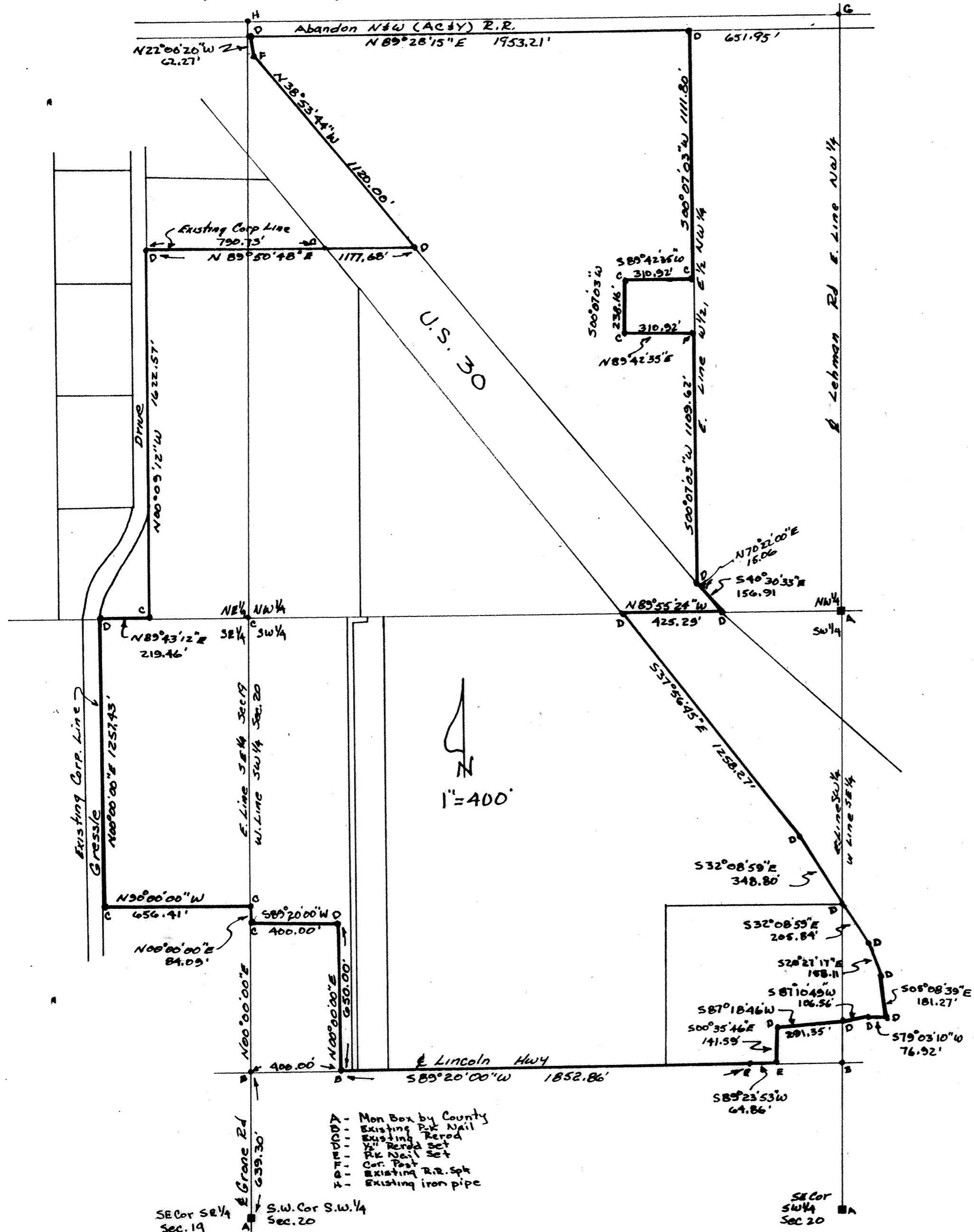
RECEIVED

JUL 31 1996

ALLEN COUNTY COMMISSIONERS
LIMA, OHIO

ACCU-TRACE SURVEYS			
George E. Woolley		Reg. Surveyor No. 5772	
Spencerville Annexation			
SURVEYED	DATE	DRAWN BY	DATE
AW	5-7-96	AW	7-15-96
SCALE	APP'D	DRWG. NO.	
1"=100'			

Annexation to Delphos, Ohio 240.678 Acres ±
Pt. N.E. 1/4 & SE 1/4 Sec. 19; Pt. N.W. 1/4, S.W. 1/4, & SE 1/4 Sec. 20, T-2-S, R-5-E
Marion Township, Allen County, Ohio



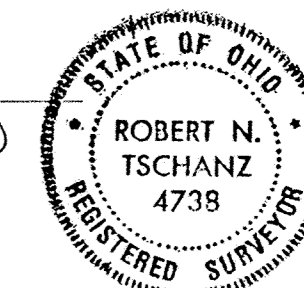
Being a parcel of land in the Southeast and Northeast Quarters of Section 19 and the Southwest, Northwest and Southeast Quarters of Section 20, T-2-S, R-5-E, Marion Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box at the southeast corner of the Southeast Quarter of Section 19 and the southwest corner of the Southwest Quarter of Section 20, said point being on the centerline of Grone Road; thence, N 00 00'00" E along the east line of said Southeast Quarter and the west line of said Southwest Quarter and said centerline, 639.30 feet to an existing P-K nail on the centerline of Lincoln Highway; thence, N 89 20'00" E along said centerline, 400.00 feet to an existing P-K nail and the PLACE OF BEGINNING; thence, N 00 00'00" E, 650.00 feet to a 1/2" rod set; thence, S 89 20'00" W, 400.00 feet to an existing 5/8" rod on the east line of said Southeast Quarter and the west line of said Southwest Quarter; thence, N 00 00'00" E along said east line and said west line, 84.09 feet to an existing 5/8" rod; thence, N 90 00'00" W, 656.41 feet to an existing 5/8" rod on the east right-of-way line of Gressel Drive; thence, N 00 00'00" E along said right-of-way line, 1257.43 feet to a 1/2" rod set on the north line of the Southeast Quarter of Section 19 and the south line of the Northeast Quarter of Section 19; thence, N 89 43'12" E along said north line and said south line, 219.46 feet to an existing 5/8" rod; thence, N 00 09'12" W along the east right-of-way line of Gressel Drive, 1622.57 feet to a 1/2" rod set; thence, N 89 50'48" E, 1177.68 feet to a 1/2" rod set on the northerly right-of-way line of U.S. Route 30; thence, N 38 53'44" W along said right-of-way line, 1120.00 feet to an 8" wood corner post; thence, N 22 00'20" W along said right-of-way line, 62.27 feet to a 1/2" rod set on the south right-of-way line of the abandoned Norfolk and Western (A.C. & Y.) Railroad; thence, N 89 28'15" E along said right-of-way line, 1953.21 feet to a 1/2" rod set on the east line of the West Half of the East Half of said Northwest Quarter of Section 20; thence, S 00 07'03" W along said east line, 1111.80 feet to an existing rod; thence, S 89 42'35" W, 310.92 feet to an existing rod; thence, S 00 07'03" W, 238.16 feet to an existing rod; thence, N 89 42'35" E, 310.92 feet to an existing steel fence post on the east line of the West Half of the East Half of said Northwest Quarter of Section 20; thence, S 00 07'03" W along said east line, 1109.62 feet to a 1/2" rod set on the northerly right-of-way line of U.S. Route 30; thence, N 70 22'00" E along said right-of-way line, 15.06 feet to an 8" wood corner post; thence, S 40 30'33" E along said right-of-way line, 156.91 feet to a 1/2" rod set on the south line of said Northwest Quarter of Section 20; thence, N 89 55'24" W along said south line, 425.29 feet to a 1/2" rod set on the southerly right-of-way line of U.S. Route 30; thence, S 37 56'45" E along said right-of-way line, 1258.27 feet to a 1/2" rod set; thence, S 32 08'59" E along said right-of-way line, 554.64 feet to a 1/2" rod set (passing through a 1/2" rod set at 348.80 feet on the east line of the Southwest Quarter of Section 20); thence, S 20 27'17" E along said right-of-way line, 158.11 feet to a 1/2" rod set; thence, S 05 08'39" E along said right-of-way line, 181.27 feet to a 1/2" rod set; thence, S 79 03'10" W along said right-of-way line, 76.92 feet to a 1/2" rod set; thence, S 87 10'49" W along said right-of-way line, 106.56 feet to a 1/2" rod set on the west line of the Southeast Quarter of Section 20; thence, S 87 18'46" W along said right-of-way line, 291.35 feet to a 1/2" rod set; thence, S 00 35'46" E along right-of-way line, 141.59 feet to a P-K nail set on the centerline of Lincoln Highway; thence, along a curve to the left along said centerline with a chord bearing of S 89 23'53" W a distance of 64.86 feet to a P-K nail set; thence, S 89 20'00" W along said centerline, 1852.86 feet to the PLACE OF BEGINNING.

Containing 240.678 acres more or less subject to all highways and other legal easements of record.

Date: September 08, 1995

Robert N. Tschanz
Robert N. Tschanz



APPROVAL OF CITY COUNCIL

At a meeting of the City Council of the City of Delphos, Ohio held this 11th day of November, 1996, this Annexation Plat was approved by Ordinance No. 1996-51.

Charles Curder
President, City Council of
Delphos, Ohio.

For Resolution to change Boundary Lines by Annexation, see Deed Volume No. 825, Page 139.

COUNTY RECORDER'S CERTIFICATION

No. 9701912

Filed for record this 7th day of FEB, 1997

at 3:28 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 93.

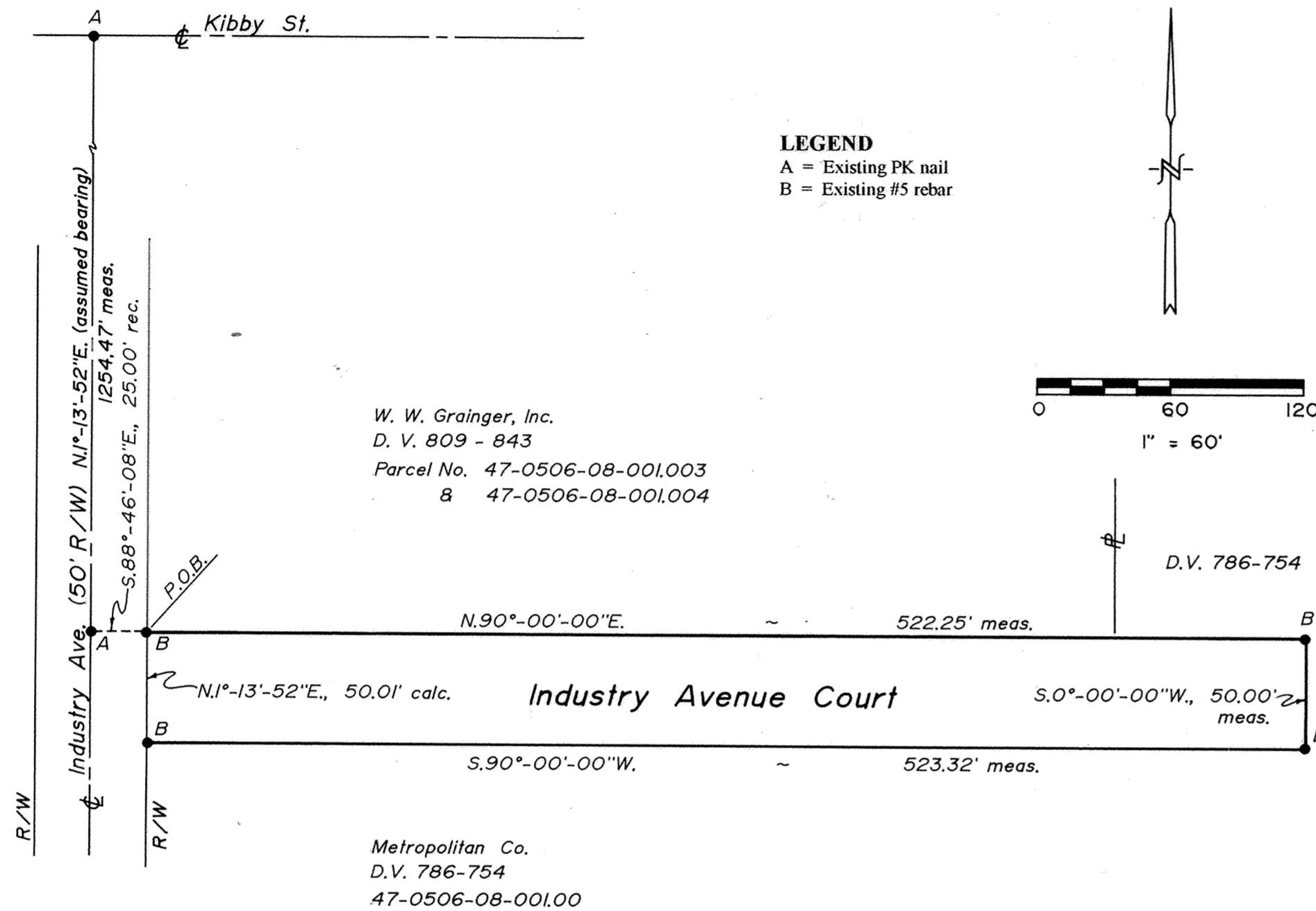
Edward P. Keel by J.P.A.
Allen County Recorder

INDUSTRY AVENUE COURT

94

Pt. NW 1/4 of Sec. 5, T4S, R7E,
City of Lima, Allen County, Ohio

DEDICATION PLAT



DEDICATION

Metropolitan Company, 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: John Mangelluzzi
Gene J. Vameck

WITNESS: Carol A. Bice
Carol A. Bice
Timothy L. Bice

ACKNOWLEDGEMENT

County of Allen, State of Ohio:
Before me, a Notary Public in and for said County and State, did personally appear the above 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 12 day of February, 1997.

Carol Ann Bice
Notary Public
My Commission Expires 11-29-01

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 and Planning Commission approve and accept this plat, this 12th day of FEBRUARY, 1997.

Miss Bice
Mayor & Chairman of the City Planning Commission

COUNTY AUDITOR

This plat filed for transfer this 13th day of FEBRUARY, 1997.

FEE: NO FEE

J. Sean French
Auditor, Allen County, Ohio

COUNTY RECORDER

9702190

Filed for record this 13th day of Feb, 1997, at 4:02 O'Clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 94.

Edward P. Keid-Jr
Recorder, Allen County, Ohio

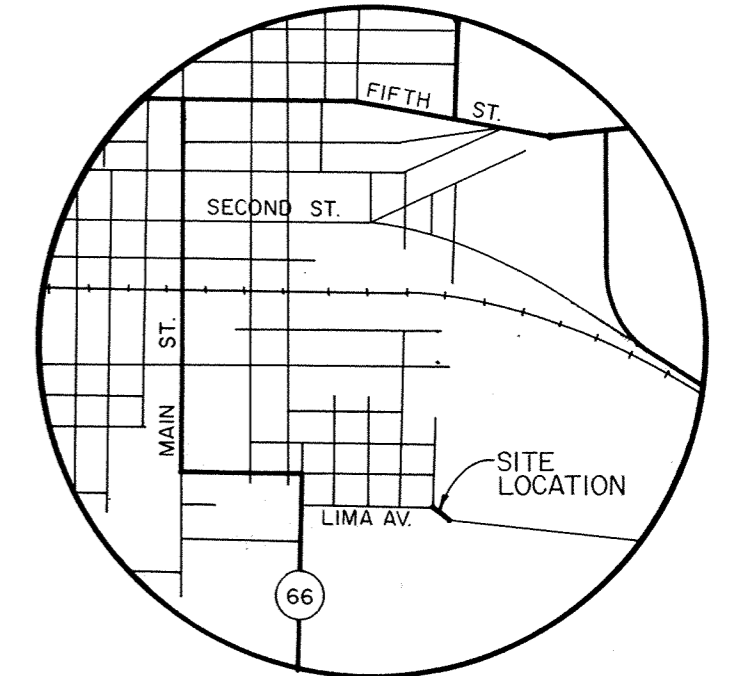
Clayton T. Bacon
Clayton T. Bacon, PS No. 6179

NOTE

This survey, plat and description were based on a survey by Kuck & Morrisey, Inc. for Metokote Corporation dated 12-22-93. The commencing point monumentation (existing PK nail on the centerline of Kibby St.) and all other existing monumentation referred to on the plat was per the Kuck and Morrisey, Inc. survey and resulting Metropolitan Company D.V. 786-754.

STREET VACATION

Parts of LIMA AVENUE, East of Dewey Street, City of Delphos, Ohio



LOCATION MAP

DESCRIPTION OF STREET PARTS TO BE VACATED

Being parcels of land situate in The Delphos Foundry Company's Subdivision (a.k.a. Manufacturer's Addition), which is a part of the east half of the Southwest quarter of Section 30, Town-2-South Range-5-East, Marion Township, Allen County, Ohio, and also parts of the City of Delphos, and more particularly described as follows:

PARCEL NO. 1 (Adjacent to O.L. 63)

Commencing at an iron pipe (found) at the Southeast corner of Inlot 759 of said Subdivision which pipe also lies in the West line of the Southeast quarter of said Section 30, thence, S 00°00'00" E, (basis of bearings), 59.20 feet, with said West line, to the PLACE OF BEGINNING, thence, continuing S 00°00'00" E, 37.83 feet, with said West line, to the proposed Northerly right-of-way line of Lima Avenue (a.k.a. Ridge Road ; Old Lima-Delphos Road); thence N 59°07'05" W, 137.19 feet, with said proposed Northerly right-of-way line, to an extension of the Easterly right-of-way line of Dewey Street, thence, N 00°51'37" W, 25.00 feet, with said extension, to the Southwest corner of Inlot 759 of said Subdivision, thence, Easterly and Southeast-erly along a non-tangent curve concave Southwesterly (existing Northerly right-of-way line of Lima Avenue), an arc distance of 133.75 feet (said curve has a radius of 205.50 feet, and a chord bearing S 64°00'37" E, 131.40 feet), to the PLACE OF BEGINNING. This parcel contains 4642 square feet, of 0.107 acres, more or less, subject to all legal highways and other easements or restrictions of record.

PARCEL NO. 2 (Adjacent to O.L. 64)

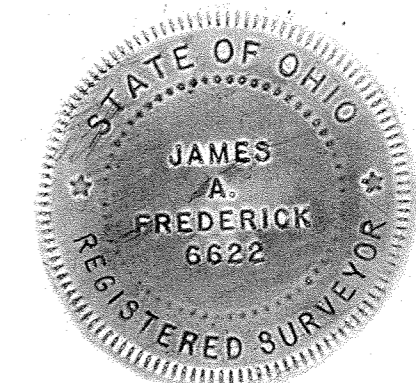
Commencing at an iron pipe (found) at the Southeast corner of Inlot 759 of said Subdivision, which pipe also lies in the West line of the Southeast quarter of said Section 30, thence, S 00°00'00" E (basis of bearings), 154.26 feet, with said West line, to the PLACE OF BEGINNING, which point is the Easterly terminus of the proposed Southerly right-of-way line Lima Avenue, thence, continuing S 00°00'00" E, 50.09 feet, with said West line, to the Southeast corner of said Subdivision, which also is the Southeast corner of O.L. 64 of said Subdivision, thence, Northerly and Northwesterly along a non-tangent curve concave Southwesterly (existing Southerly right-of-way line of Lima Avenue) an arc distance of 58.42 feet (said curve has a radius of 145.50 feet, and a chord bearing N 10°44'10" W, 58.03 feet), to the proposed Southerly right-of-way line of Lima Avenue, thence, S 57°21'23" E, 12.84 feet with said proposed Southerly right-of-way line to the PLACE OF BEGINNING. This parcel contains 157 square feet, or 0.004 acres, more or less, subject to all legal highways and other easements or restrictions of record.

I hereby certify that this plat represents a true and accurate survey made under my supervision in December 1980 and January 1981, for the relocation of Lima Avenue
 Manufacturer's Addition P.B. 5 Pg.32

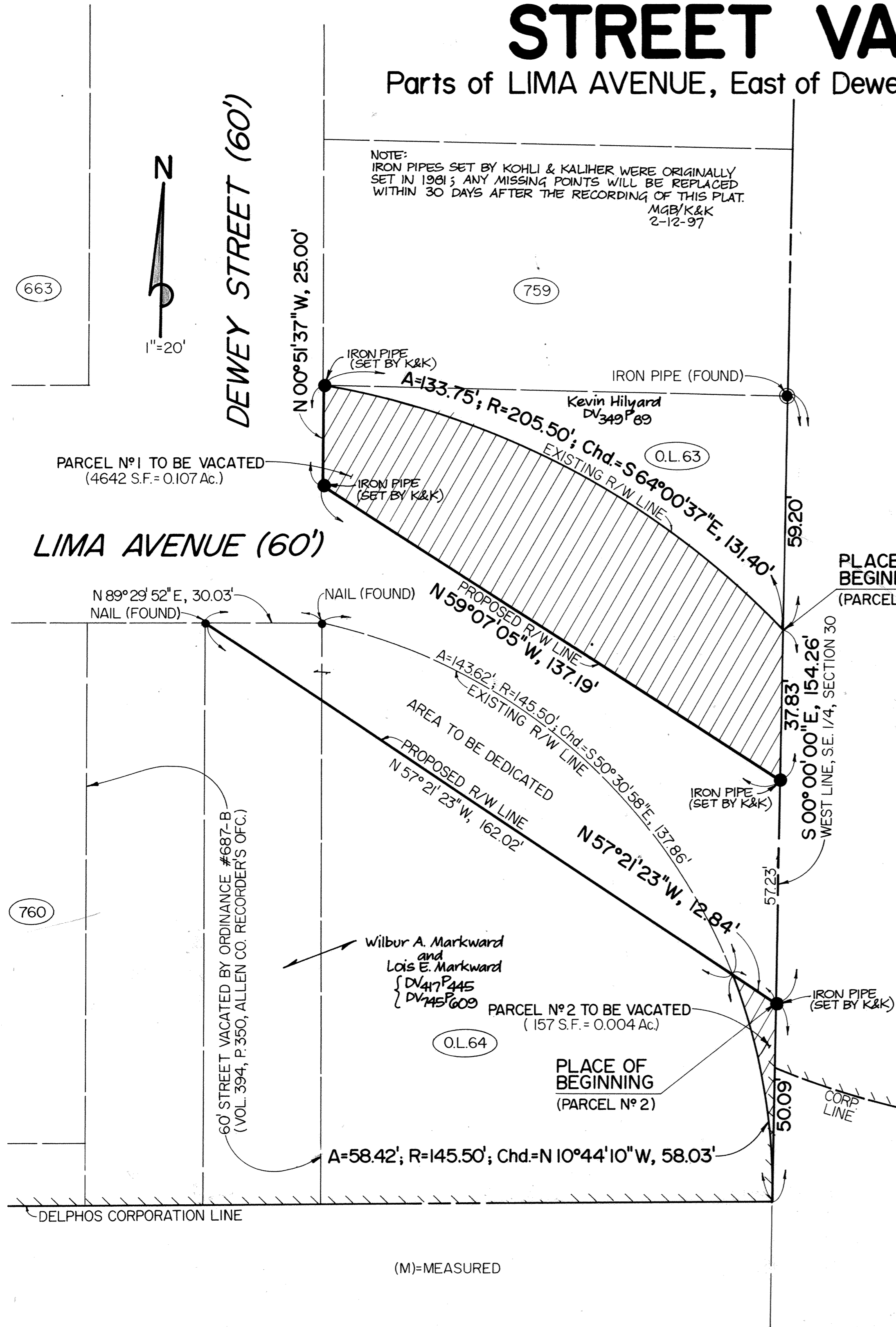
James A. Frederick
 Registered Surveyor No. 6622
 KOHLI & KALIHAR ASSOCIATES, INC.

Reviewed by *Timothy J. Piper, JRR*
 on *2-18*, 1997

9702516
 Filed and Recorded
 9:10 am Feb 21, 1997
 plat Vol 22 Page 95
Edward P. Kirk, Recorder
 Feb 20 70
 Dec Vol 825
 pg 516



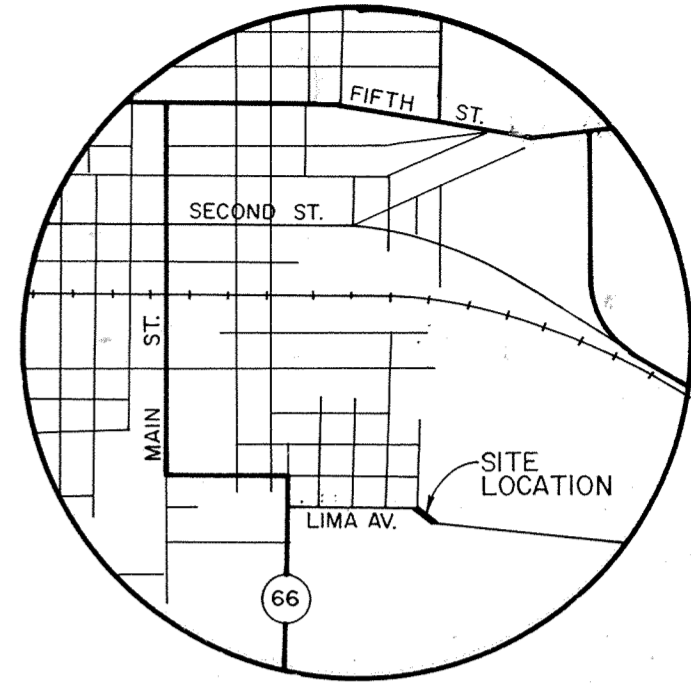
NOTE:
 IRON PIPES SET BY KOHLI & KALIHAR WERE ORIGINALLY SET IN 1981; ANY MISSING POINTS WILL BE REPLACED WITHIN 30 DAYS AFTER THE RECORDING OF THIS PLAT.
 MGB/K&K
 2-12-97



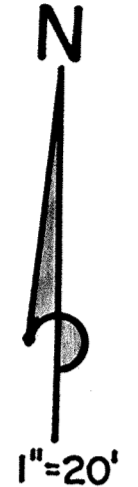
(M)=MEASURED

STREET DEDICATION

LIMA AVENUE, East of Dewey Street, City of Delphos, Ohio



LOCATION MAP



DEWEY STREET (60')

663

NOTE:
IRON PIPES SET BY KOHLI & KALIHAR WERE ORIGINALLY SET IN 1981; ANY MISSING POINTS WILL BE REPLACED WITHIN 30 DAYS AFTER THE RECORDING OF THIS PLAT.
MGB/K&K
2-12-97

759

DEDICATION
The owners of the land contained in the hereon plat hereby adopt the said plat and dedicate the land contained within the streets to the use and benefit of the public forever. In Witness whereof, we have hereunto signed our names this 14th day of February, 1997.

In the presence of:
Stephen J. Mansfield
Sally D. Sprunger
Wilbur A. Markward
Lois E. Markward

ACKNOWLEDGEMENT

State of Ohio, Allen County, SS:
Before me, a Notary Public in and for the State and County, personally appeared the above signed owners, who acknowledged that they did sign the hereon plat of Street Dedication for Lima Avenue and that the signing thereof was their free act and deed.
In Witness Whereof, I have set my hand and seal this 12th day of February, 1997.

APPROVAL OF THE CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Delphos, Ohio, I the Mayor of the City of Delphos, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 12th day of February, 1997.

Sherrill L. George
Notary Public, Allen County, Ohio
My comm expires 9-28-97

John E. Sheets
Mayor of the City of Delphos, Ohio and
Chairman of the City Planning Commission

DESCRIPTION OF STREET TO BE DEDICATED

Being a parcel of land situate in parts of both Outlot 64 and a vacated street (Ordinance No. 687-B, Volume 394, Page 350, Allen County Recorder's Office) in The Delphos Foundry Company's Subdivision (a.k.a. Manufacturer's Addition), which is a part of the East half of the Southwest quarter of Section 30, Town-2-South, Range-5-East, Marion Township, Allen County, Ohio, and also a part of the City of Delphos, Ohio, and more particularly described as follows:

Commencing at an iron pipe (found) at the Southeast corner of Inlot 759 of said Subdivision, which pipe also lies in the West line of the Southeast quarter of said Section 30, thence, S 00°00'00" E, (basis of bearings), 154.26 feet, with said West line, to the Easterly terminus of the proposed Southerly right-of-way line of Lima Avenue (a.k.a. Ridge Road, Old Lima-Delphos Road), thence, N 57°21'23" W, 12.84 feet, with said proposed Southerly right-of-way line, to the PLACE OF BEGINNING, which point is the intersection of the proposed and existing Southerly right-of-way lines of Lima Avenue, thence, continuing N 57°21'23" W, 162.02 feet, with said proposed Southerly right-of-way line to a nail (found) at the intersection of the centerline of said vacated street (Dewey Street, 60 foot right-of-way) and the existing Southerly right-of-way line of Lima Avenue, thence, N 89°29'52" E, 30.03 feet, with said existing Southerly right-of-way line, to a nail (found) at the Northwest corner of Outlot 64 of said Subdivision, thence, Easterly and Southeasterly along a non-tangent curve concave Southwesterly (existing Southerly right-of-way line of Lima Avenue), an arc distance of 143.62 feet (said curve has a radius of 145.50 feet, and a chord bearing S 50°30'58" E, 137.86 feet), to the PLACE OF BEGINNING. This parcel contains 2946 square feet, or 0.068 acres, more or less, subject to all legal highways and other easements or restrictions of record.

I hereby certify that this plat represents a true and accurate survey made under my supervision in December 1980 and January 1981, for the relocation of Lima Avenue.
Manufacturer's Addition P.B.5 Pg.32

Reviewed by Timothy J. Piper
on Feb. 18, 1997

James A. Frederick
Registered Surveyor No. 6622
KOHLI & KALIHAR ASSOCIATES, INC.

COUNTY AUDITOR'S CERTIFICATE

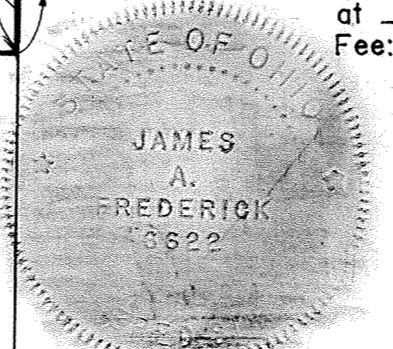
This plat filed for transfer this 21st day of February, 1997. Fee: No fee

H. Dean French
Auditor of Allen County, Ohio

COUNTY RECORDER'S CERTIFICATE

No. 9702519
Filed for record in the Allen County, Ohio, Recorder's Office this 21st day of February, 1997.
at 9:21 o'clock a.m. and recorded in Allen County, Ohio, Plat Book 22 on Page 196
Fee: 26.70

Edward P. Keisk
Recorder of Allen County, Ohio
By Tom

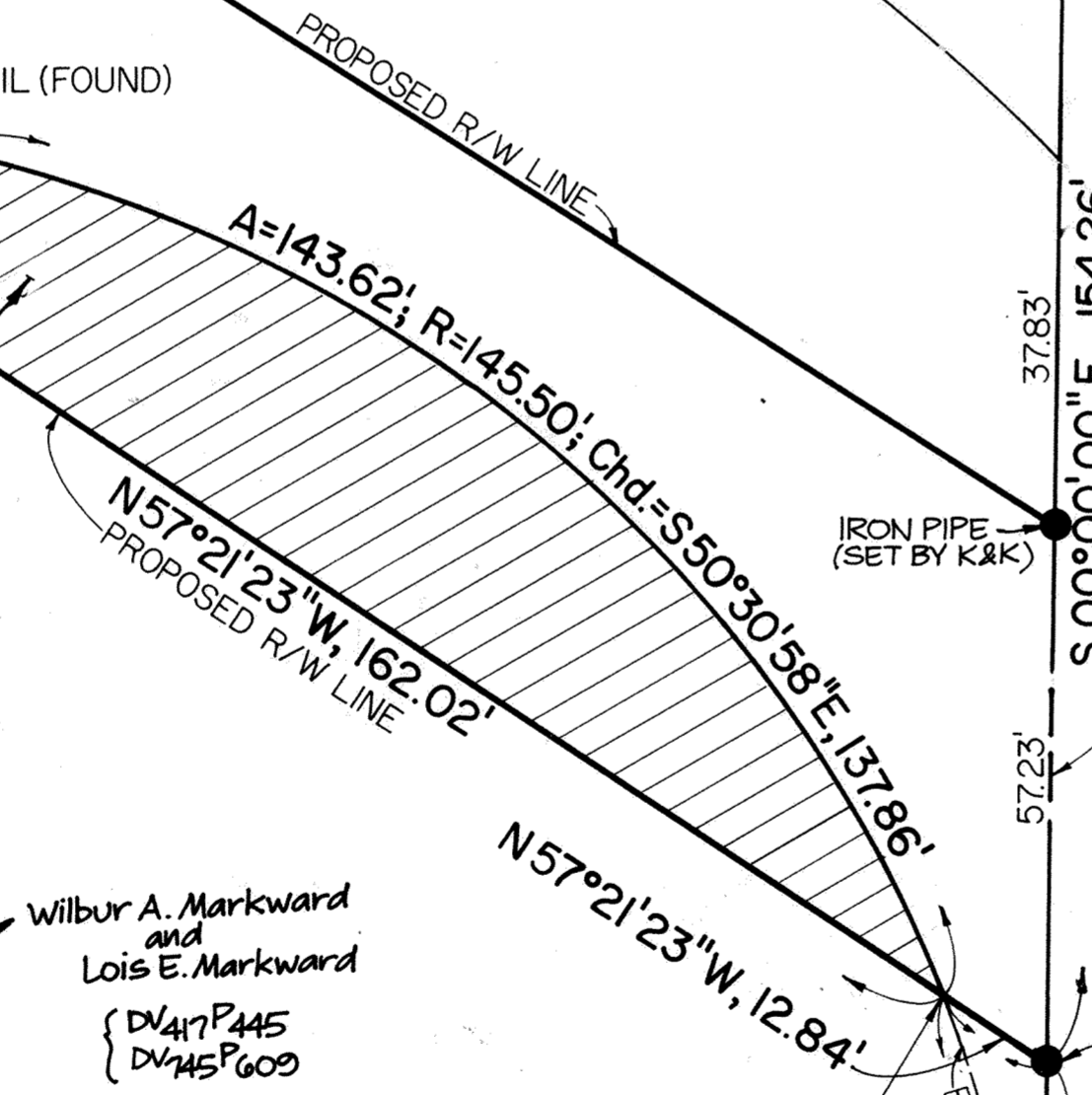
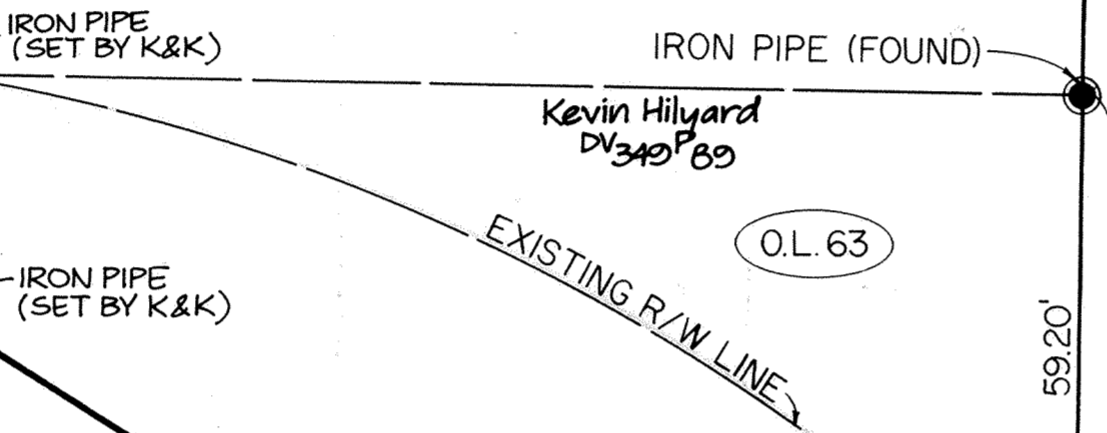


LIMA AVENUE (60')

N89°29'52"E, 30.03'

AREA TO BE DEDICATED
(2946 S.F. = 0.068 Ac.)

60' STREET VACATED BY ORDINANCE #687-B
(VOL. 394, P. 350, ALLEN CO. RECORDER'S OFFICE)



PLACE OF BEGINNING

A=58.42'; R=145.50'; Chd.=N10°44'10"W, 58.03'

760

DELPHOS CORPORATION LINE

(M)=MEASURED

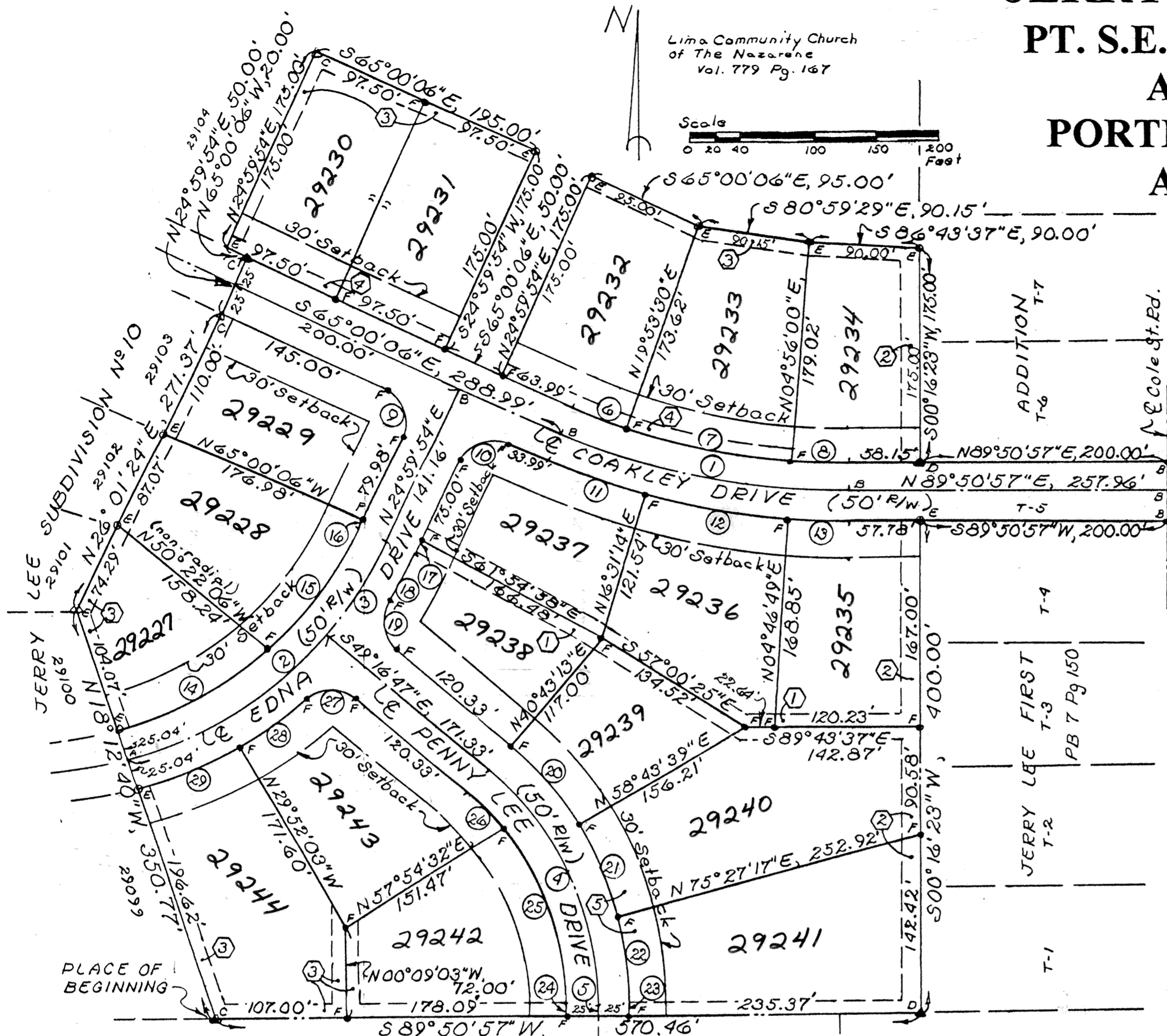
PT. S.E. 1/4, SECTION 14, T-3-S, R-6-E, AMERICAN TOWNSHIP, PORTION WITHIN CITY OF LIMA, ALLEN COUNTY, OHIO.

97

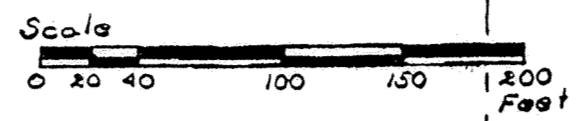
DESCRIPTION

Being a parcel of land situate in the Southeast quarter of Section 14, T-3-S, R-6-E, originally in American Township, now in the City of Lima, Allen County, Ohio and also being all of Lot T-5 in Jerry Lee First Addition, as recorded in Plat Book 7 on Page 150, located in the Southeast quarter of Section 14, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a capped 5/8 inch rebar found at the southeast corner of Lot Number 29099 in Jerry Lee Subdivision No. 10; thence N 18°12'40" W with the east line of said Jerry Lee Subdivision No. 10, 350.77 feet to a concrete monument found; thence N 26°01'24" E continuing with said east line, 271.37 feet to a concrete monument found on the south right-of-way line of Coakley Drive; thence N 24°59'54" E, 50.00 feet to a concrete monument found on the north right-of-way line of Coakley Drive; thence N 65°00'06" W with said north right-of-way line, 20.00 feet to a capped 5/8 inch rebar found at the southeast corner of Lot Number 29104 in Jerry Lee Subdivision No. 10; thence N 24°59'54" E with the east line of said Lot Number 29104, 175.00 feet to a concrete monument found; thence S 65°00'06" E, 195.00 feet to a capped 5/8 inch rebar found; thence S 24°59'54" W, 175.00 feet to a capped 5/8 inch rebar re-set on the north right-of-way of proposed Coakley Drive; thence S 65°00'06" E with said north right-of-way, 50.00 feet to a capped 5/8 inch rebar re-set; thence N 24°59'54" E, 175.00 feet to a capped 5/8 inch rebar found; thence S 65°00'06" E, 95.00 feet to a capped 5/8 inch rebar found; thence S 80°59'29" E, 90.15 feet to a capped 5/8 inch rebar found; thence S 86°43'37" E, 90.00 feet to a capped 5/8 inch rebar found on the west line of Jerry Lee First Addition; thence S 00°16'23" W with said west line, 175.00 feet to a concrete monument set at the northwest corner of Lot T-5 in said Jerry Lee First Addition; thence N 89°50'57" E with the north line of said Lot T-5, 200.00 feet to a PK nail and shinner set on the centerline of North Cole Street Road at the northeast corner of said Lot T-5; thence S 00°16'23" W with said centerline (also the east line of said Lot T-5), 50.00 feet to a PK nail and shinner set at the southeast corner of said Lot T-5; thence S 89°50'57" W with the south line of said Lot T-5, 200.00 feet to an iron pipe found at the southwest corner of said Lot T-5; thence S 00°16'23" W continuing with the west line of said Jerry Lee First Addition, 400.00 feet to a concrete monument set at the southwest corner of said Jerry Lee First Addition; thence S 89°50'57" W, 570.46 feet to the PLACE OF BEGINNING containing 9.737 acres more or less and subject to all highway and other legal easements of record. 9.508 acres being within the City of Lima and 0.229 acre being within American Township.



Lima Community Church of The Nazarene Vol. 779 Pg. 167



See Sheet 2 of 2 For CURVE DATA TABLE

EDGEWOOD ESTATES No 17

Harry H. WAGNER

LEGEND

- 1 - 20' Storm Sewer and Utility Easement.
2 - 15' Utility Easement.
3 - 10' Utility Easement.
4 - 10' Waterline Easement
5 - 30' Waterline Easement

LEGEND:

- A - PK nail and shinner found
B - PK nail and shinner set
C - Concrete Monument found
D - Concrete Monument set
E - Capped 5/8 inch rebar found
F - Capped 5/8 inch rebar set

DEDICATION

I, the undersigned officer of the corporation which is the owner of the land contained in the hereon pat, have caused the area encompassed by this plat to be surveyed, platted and to be known as:

JERRY LEE SUBDIVISION No. 11

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, storm sewer, sanitary sewer, gas, electric, telephone or other utility lines or 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: DAVE'S EXCAVATING, INC.

David R. Johnson, President

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in November, 1995. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY - LS 6470 has been or will be place at all lot corners and concrete monuments at locations shown on said plat within six (6) months from the recording date of this plat.

Richard D. Morrisey, L.S. Registered Surveyor, Ohio No. 6470 KUCK AND MORRISEY, INC.

ACKNOWLEDGEMENT

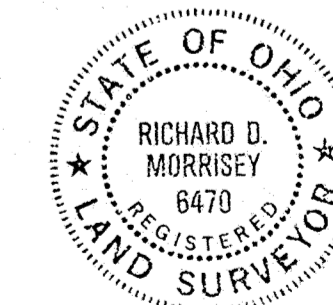
STATE OF OHIO ALLEN COUNTY, OHIO

Before me, a Notary Public in and for said State and County, did personally appear the above signed Officer of DAVE'S EXCAVATING, INC. who acknowledged that he signed the hereon plat and the signing thereof was his free act and deed. IN WITNESS thereof, I affix my hand and seal this 5th day of February, 1997.

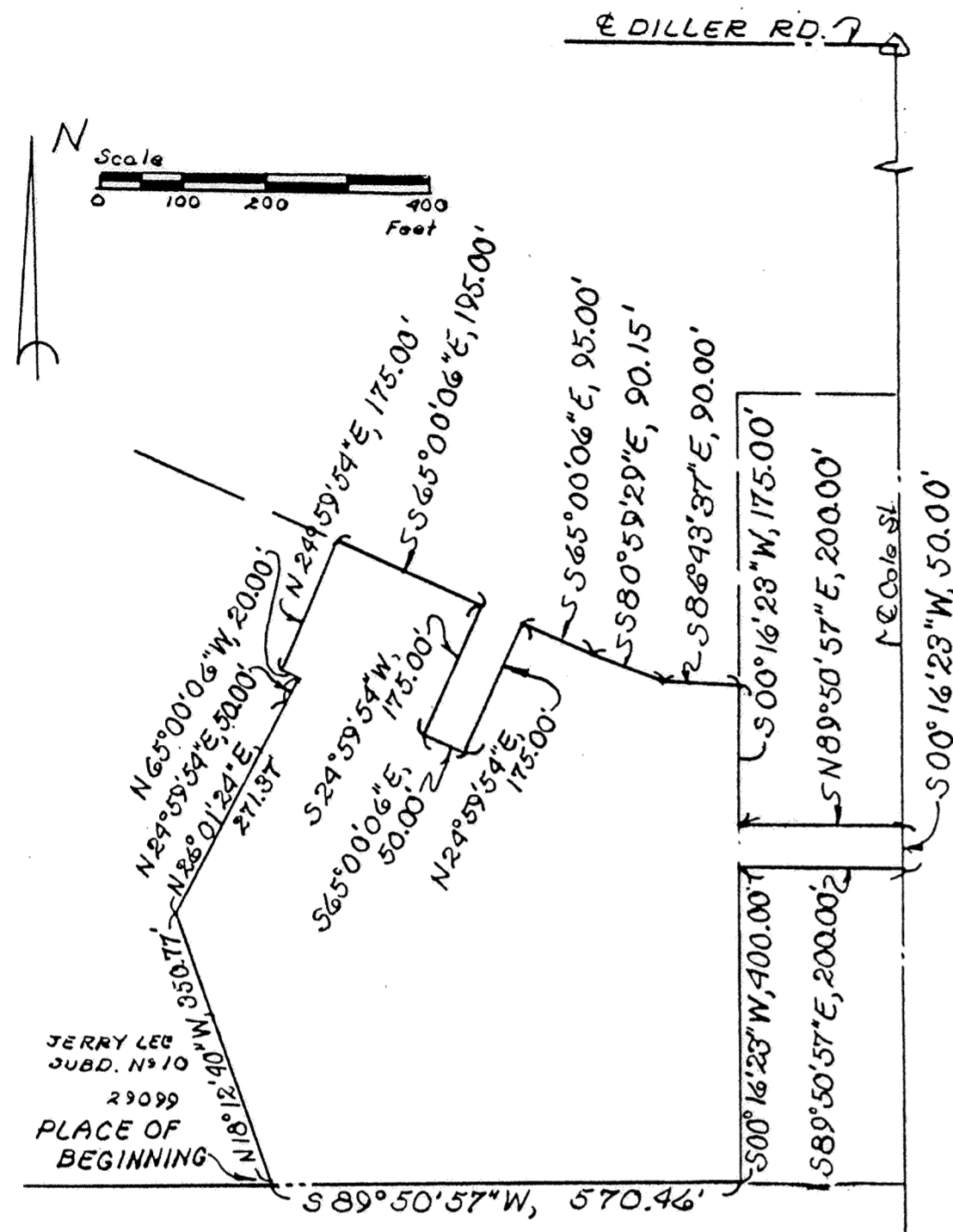
My Commission expires Jan. 11, 1997

Susan A. Morrisey Notary Public, Allen County, Ohio.

Approved for transfer Allen County Tax Map Office By JAT Date 3-7-97



SURVEY OF DEDICATOR'S LAND



RESTRICTIONS AND PROTECTIVE COVENANTS

The Restrictions and Protective Covenants for JERRY LEE SUBDIVISION No. 10 as recorded in Plat Book 21 on Page 140 in the Allen County Recorder's Office shall apply to and govern this JERRY LEE SUBDIVISION No. 11 plat.

CURVE NO.	LOCATION	RADIUS	ARC	CHORD: BEARING AND DISTANCE
1	Centerline	547.00'	240.10'	S 77°34'35" E, 238.18'
2	Centerline	325.00'	284.09'	N 50°02'24" E, 275.13'
3	Centerline	325.00'	89.18'	N 32°51'34" E, 88.90'
4	Centerline	250.00'	216.18'	S 24°30'25" E, 209.51'
5	Centerline	Tangent		S 00°15'57" W, 9.36'
6	Right-of-way	522.00'	46.53'	S 67°33'18" E, 46.51'
7	Right-of-way	522.00'	136.28'	S 77°35'15" E, 135.89'
8	Right-of-way	522.00'	46.32'	S 87°36'31" E, 46.31'
9	Right-of-way	30.00'	47.12'	N 20°00'06" W, 42.43'
10	Right-of-way	30.00'	47.12'	N 69°59'54" E, 42.43'
11	Right-of-way	572.00'	84.64'	S 69°14'26" E, 84.56'
12	Right-of-way	572.00'	117.20'	S 79°20'58" E, 117.00'
13	Right-of-way	572.00'	49.23'	S 87°41'07" E, 49.21'
14	Right-of-way	300.00'	139.28'	N 62°03'21" E, 138.03'
15	Right-of-way	300.00'	124.39'	N 36°52'37" E, 123.50'
16	Right-of-way	Tangent		N 24°59'54" E, 6.18'
17	Right-of-way	Tangent		N 24°59'54" E, 11.16'
18	Right-of-way	350.00'	45.20'	N 28°41'54" E, 45.17'
19	Right-of-way	30.00'	42.77'	S 08°26'27" E, 39.24'
20	Right-of-way	275.00'	86.42'	S 40°16'34" E, 86.07'
21	Right-of-way	275.00'	80.28'	S 22°54'32" E, 80.00'
22	Right-of-way	275.00'	71.09'	S 07°08'23" E, 70.89'
23	Right-of-way	Tangent		S 00°15'57" W, 9.18'
24	Right-of-way	Tangent		N 00°15'57" E, 9.54'
25	Right-of-way	225.00'	153.97'	S 19°20'16" E, 150.98'
26	Right-of-way	225.00'	40.60'	S 44°06'38" E, 40.54'
27	Right-of-way	30.00'	42.77'	N 89°52'53" E, 39.24'
28	Right-of-way	350.00'	67.75'	N 54°35'15" E, 67.64'
29	Right-of-way	350.00'	89.88'	N 67°29'22" E, 89.63'

DESCRIPTION

Being a parcel of land situate in the Southeast quarter of Section 14, T-3-S, R-6-E, originally in American Township, now in the City of Lima, Allen County, Ohio and also being all of Lot T-5 in Jerry Lee First Addition, as recorded in Plat Book 7 on Page 150, located in the Southeast quarter of Section 14, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a capped 5/8 inch rebar found at the southeast corner of Lot Number 29099 in Jerry Lee Subdivision No. 10; thence N 18°12'40" W with the east line of said Jerry Lee Subdivision No. 10, 350.77 feet to a concrete monument found; thence N 26°01'24" E continuing with said east line, 271.37 feet to a concrete monument found on the south right-of-way line of Coakley Drive; thence N 24°59'54" E, 50.00 feet to a concrete monument found on the north right-of-way line of Coakley Drive; thence N 65°00'06" W with said north right-of-way line, 20.00 feet to a capped 5/8 inch rebar found at the southeast corner of Lot Number 29104 in Jerry Lee Subdivision No. 10; thence N 24°59'54" E with the east line of said Lot Number 29104, 175.00 feet to a concrete monument found; thence S 65°00'06" E, 195.00 feet to a capped 5/8 inch rebar found; thence S 24°59'54" W, 175.00 feet to a capped 5/8 inch rebar re-set on the north right-of-way of proposed Coakley Drive; thence S 65°00'06" E with said north right-of-way, 50.00 feet to a capped 5/8 inch rebar re-set; thence N 24°59'54" E, 175.00 feet to a capped 5/8 inch rebar found; thence S 65°00'06" E, 95.00 feet to a capped 5/8 inch rebar found; thence S 80°59'29" E, 90.15 feet to a capped 5/8 inch rebar found; thence S 86°43'37" E, 90.00 feet to a capped 5/8 inch rebar found on the west line of Jerry Lee First Addition; thence S 00°16'23" W with said west line, 175.00 feet to a concrete monument set at the northwest corner of Lot T-5 in said Jerry Lee First Addition; thence N 89°50'57" E with the north line of said Lot T-5, 200.00 feet to a PK nail and shinner set on the centerline of North Cole Street Road at the northeast corner of said Lot T-5; thence S 00°16'23" W with said centerline (also the east line of said Lot T-5), 50.00 feet to a PK nail and shinner set at the southeast corner of said Lot T-5; thence S 89°50'57" W with the south line of said Lot T-5, 200.00 feet to an iron pipe found at the southwest corner of said Lot T-5; thence S 00°16'23" W continuing with the west line of said Jerry Lee First Addition, 400.00 feet to a concrete monument set at the southwest corner of said Jerry Lee First Addition; thence S 89°50'57" W, 570.46 feet to the **PLACE OF BEGINNING** containing 9.737 acres more or less and subject to all highway and other legal easements of record. 9.508 acres being within the City of Lima and 0.229 acre being within American Township.

COUNTY RECORDER'S CERTIFICATION

No. 9703415

Filed for record in the Allen County Recorder's Office this 7th day of March, 1997 at 9:58 O'clock A. M. and recorded in Allen County Plat Book 22 on Page 97.

Fee: 41.40

Edward P. Kirk by J.R.
Recorder, Allen County, Ohio.

APPROVAL OF 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 and Commission, approve and accept this plat this 6th day of March, 1997.

Reviewed by Tim Piper JAR
on March 7, 1997

David Brown
Mayor of the City of Lima, Ohio and
Chairman of the City Planning Commission

COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 7th of MARCH, 1997.

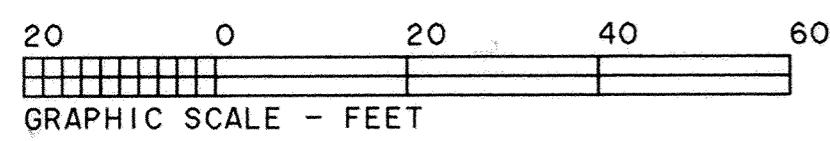
Fee: 9.00

J. Jean French
Auditor, Allen County, Ohio. LS

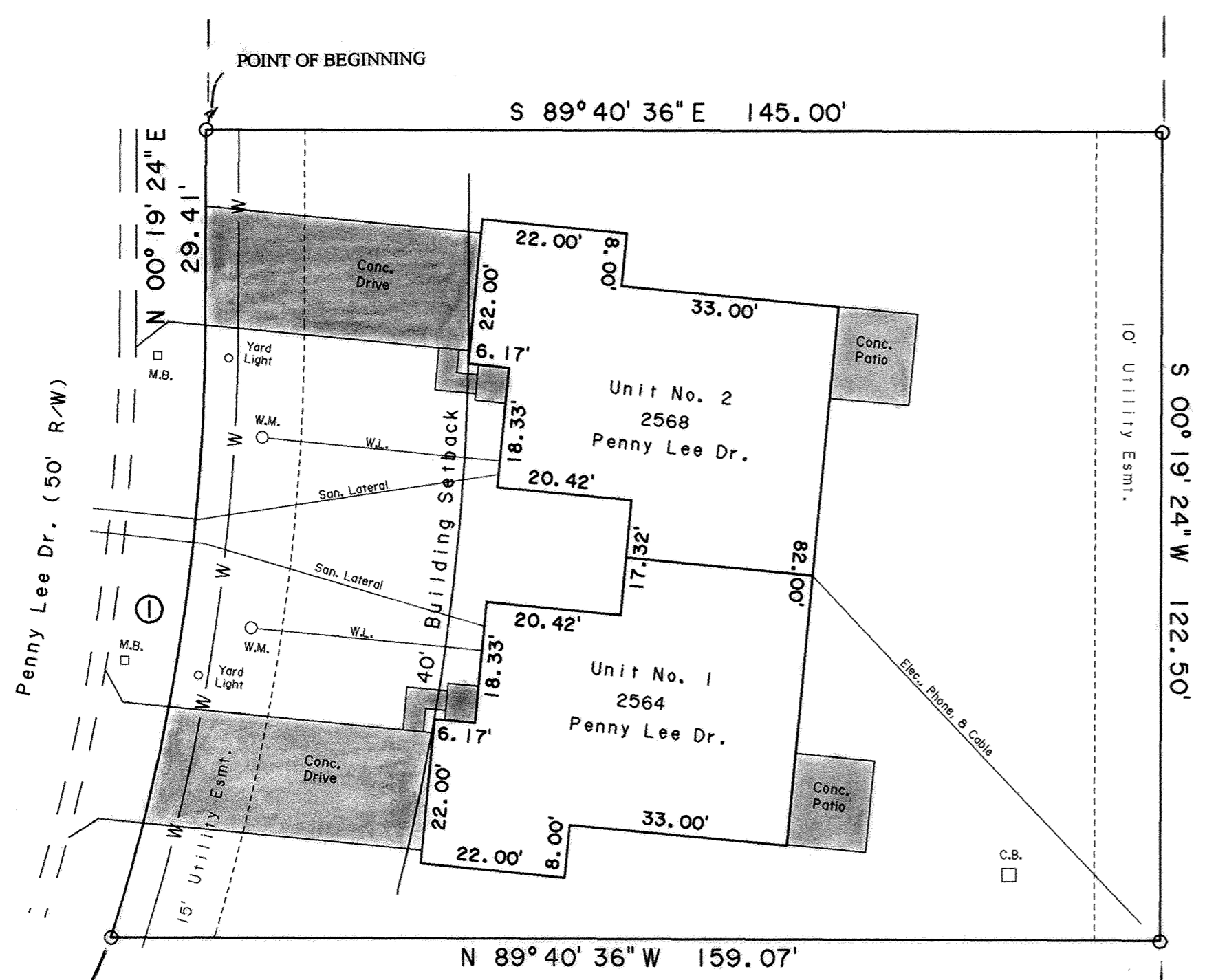
BROOKHAVEN CONDOMINIUM NO. 33

LOT NO. 28973

EDGEWOOD ESTATES NO. 17



Brookhaven Condominium No. 27
P.B. 21, Page 106



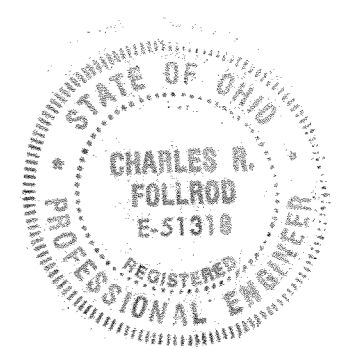
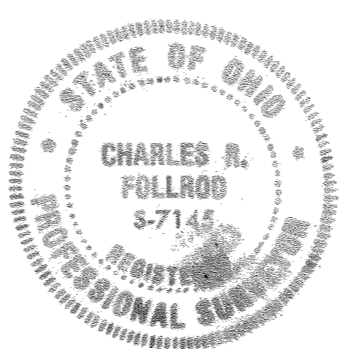
Edgewood Estates No. 17
P.B. 19, Page 162 28972

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	315.00'	94.50'	17° 11' 17"	94.14'	N 08° 55' 03" E

- - Limited Common Area
- - Found #5 Rebar

BROOKHAVEN CONDOMINIUM NO. 33 consists of Lot No. 28973 in Edgewood Estates No. 17 as recorded in Plat Book 19 on Page 162 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of **BROOKHAVEN CONDOMINIUM NO. 33**, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.



Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
CKF Engineers Inc.

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.

No. 9703509
Filed for record this 12 day of March, 1997 at 4:15
o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book
22 on Page 99

Fee: 82.80

Edward B. Kirk by pro
RECORDER, Allen County, Ohio

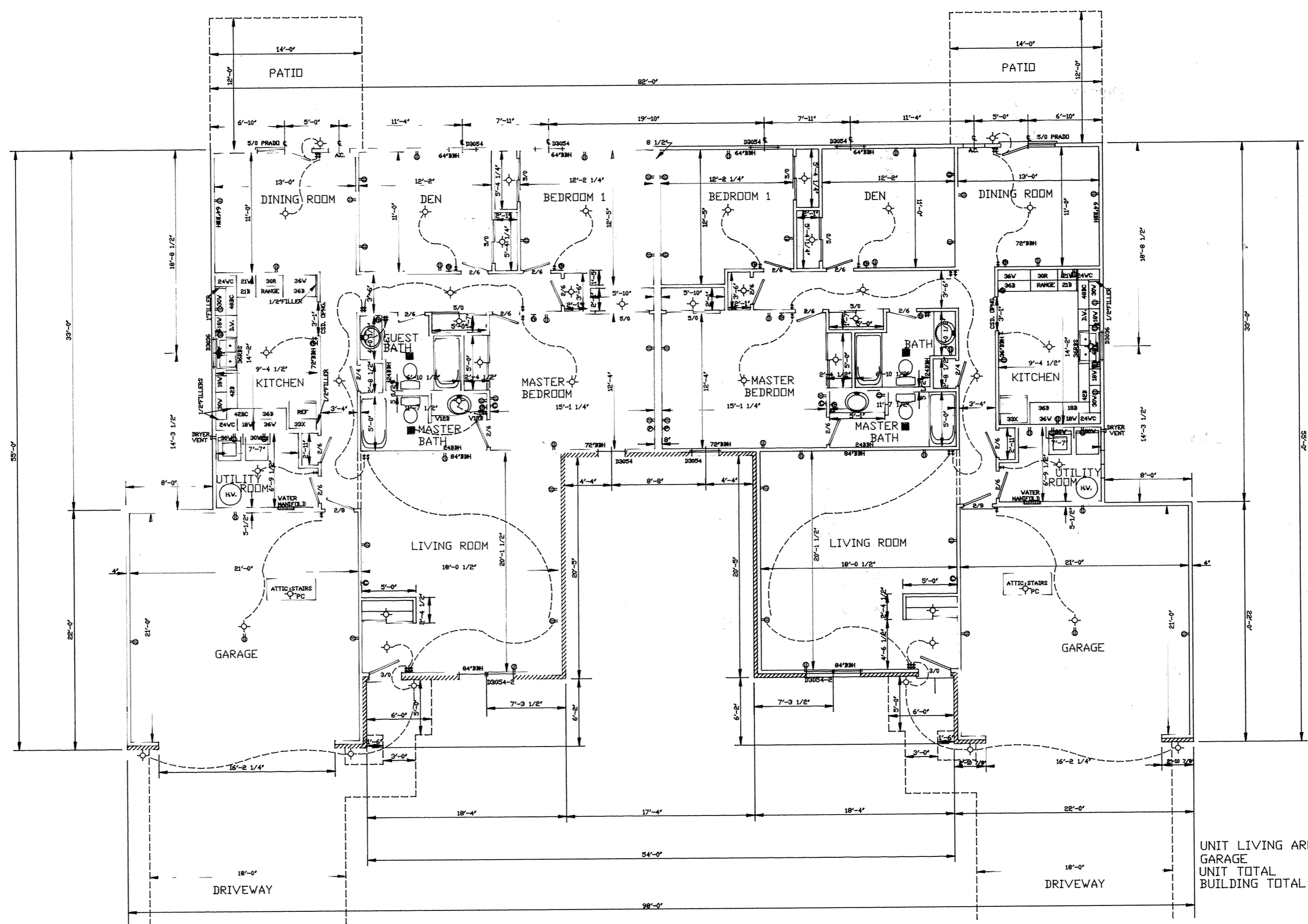
For DECLARATIONS see Deed Volume 826 Page 76

Basis of Bearings: East line of the SE 1/4 of Section 14 (N00°19'24"E)

Approved for Transfer
Allen Co. Tax Map Office

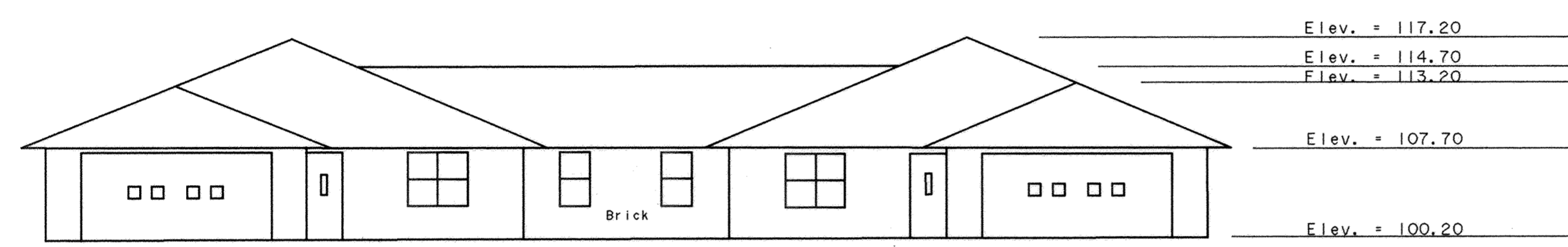
By: _____ Date: _____

BROOKHAVEN CONDOMINIUM NO. 33

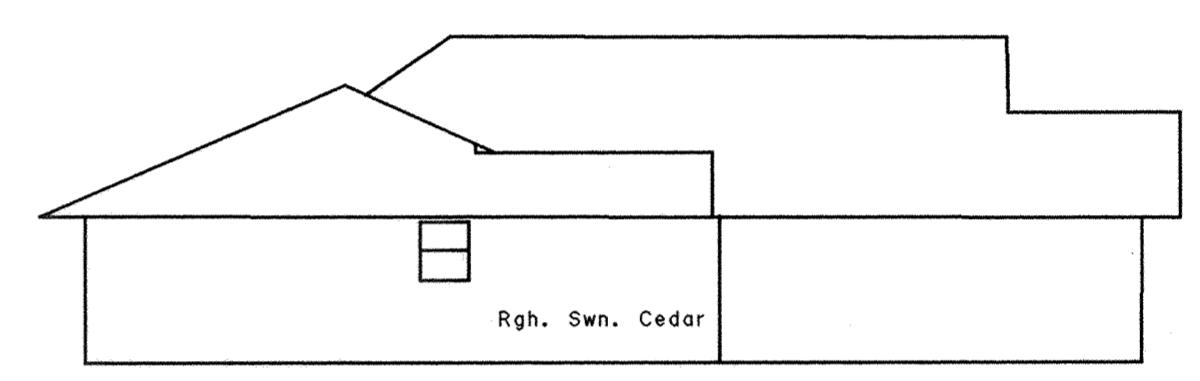


UNIT LIVING AREA -1603.5 SQ. FT.
 GARAGE -469.0
 UNIT TOTAL -2087.5
 BUILDING TOTAL -4175.0

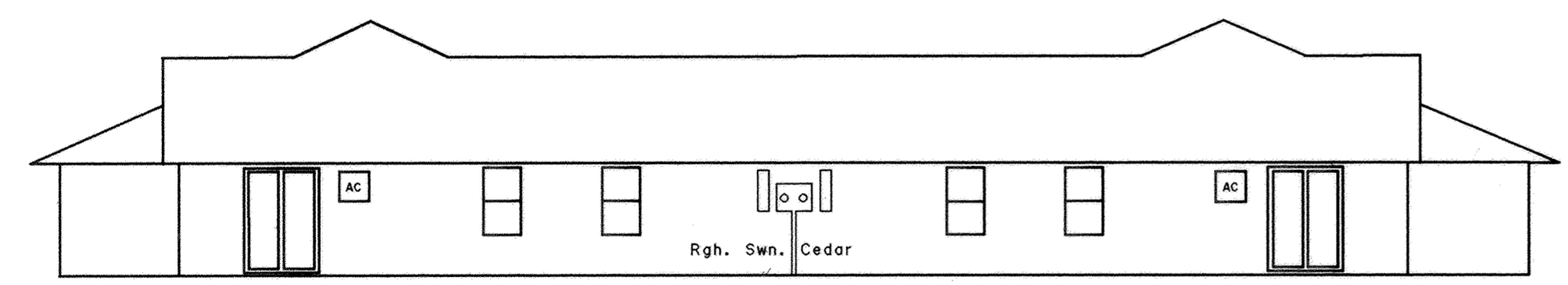
BROOKHAVEN CONDOMINIUM NO. 33



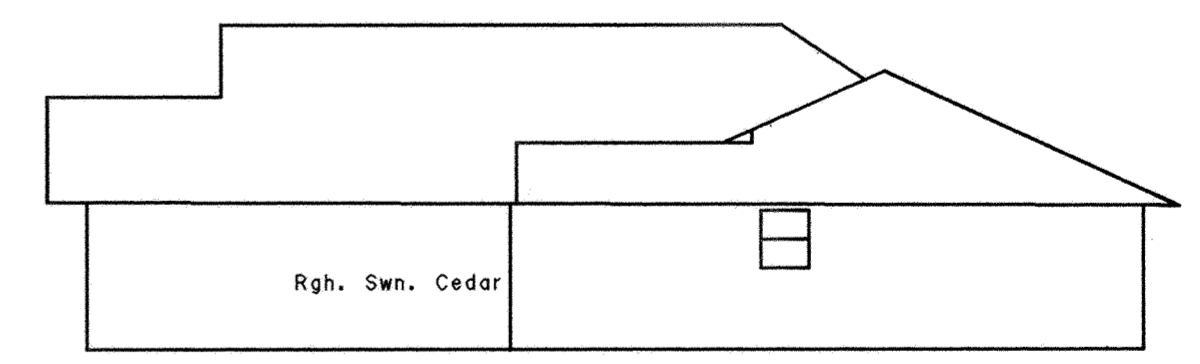
Front Elevation



Right Elevation



Rear Elevation

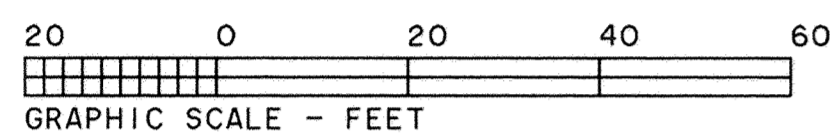


Left Elevation

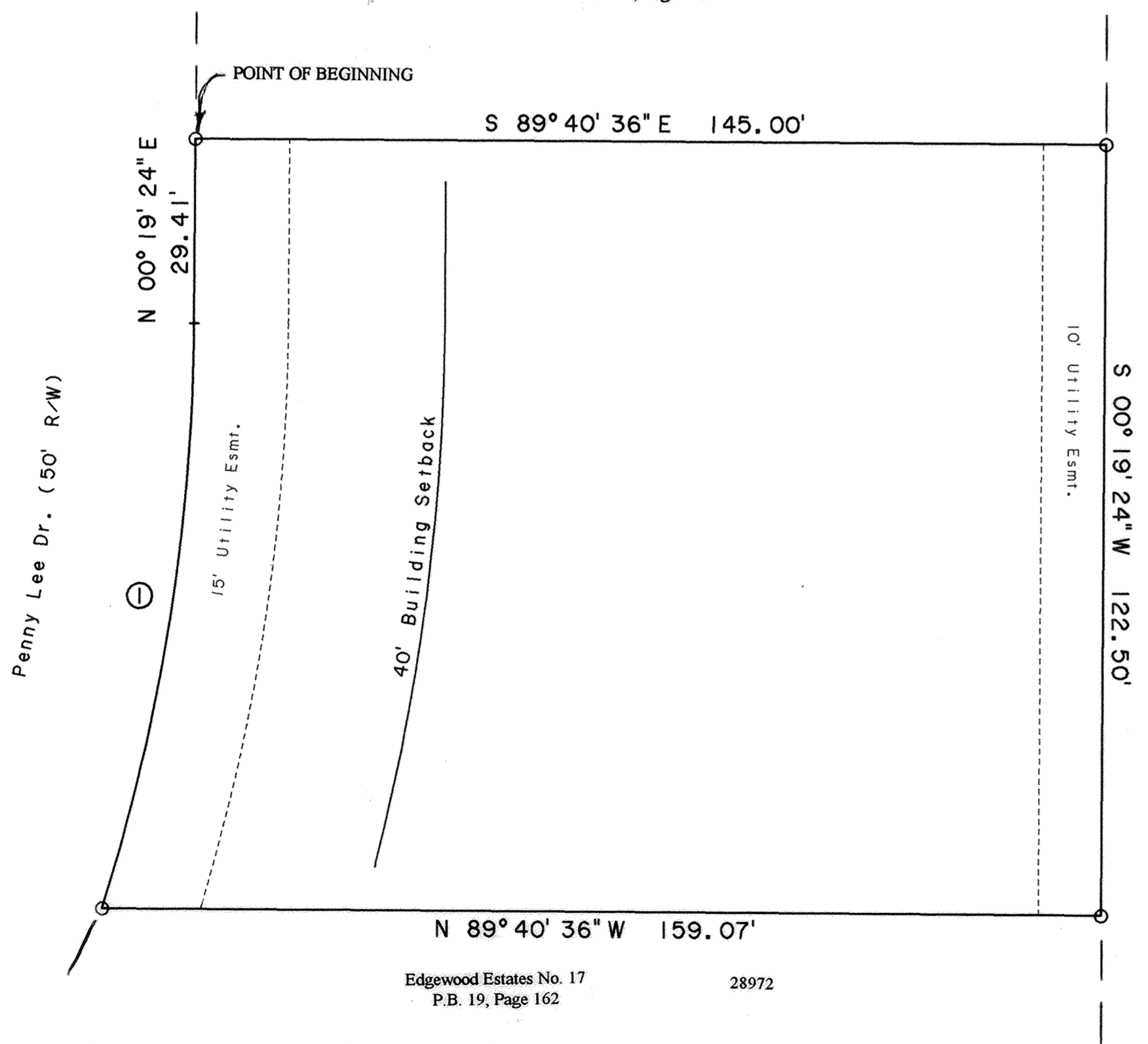
B.M. - Top of Steamer Nozzle on Fire Hydrant Located on the East Side of the Intersection of Penny Lee Dr. and Northbrook Dr. Elev. = 100.00

BROOKHAVEN CONDOMINIUM NO. 33

SURVEY OF DEDICATOR'S LAND



Brookhaven Condominium No. 27
P.B. 21, Page 106



Harry H. Wagner & Son, Inc.
D.V. 685, Pg. 112

DESCRIPTION

Being all of Lot No. 28973 in Edgewood Estates No. 17 in the SE 1/4 of Section 14, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book 19, Page 162 in the Allen County Recorder's Office.

Basis of Bearings: East line of the SE 1/4 of Section 14 (N00°19'24"E)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	315.00'	94.50'	17° 11' 17"	94.14'	N 08° 55' 03" E

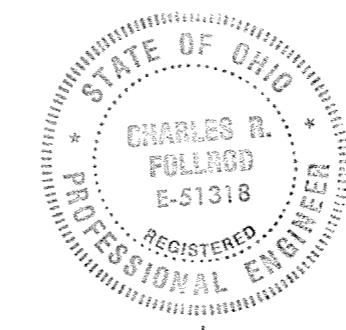
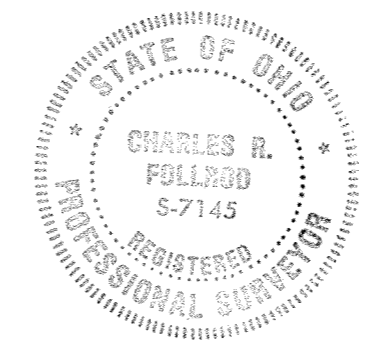
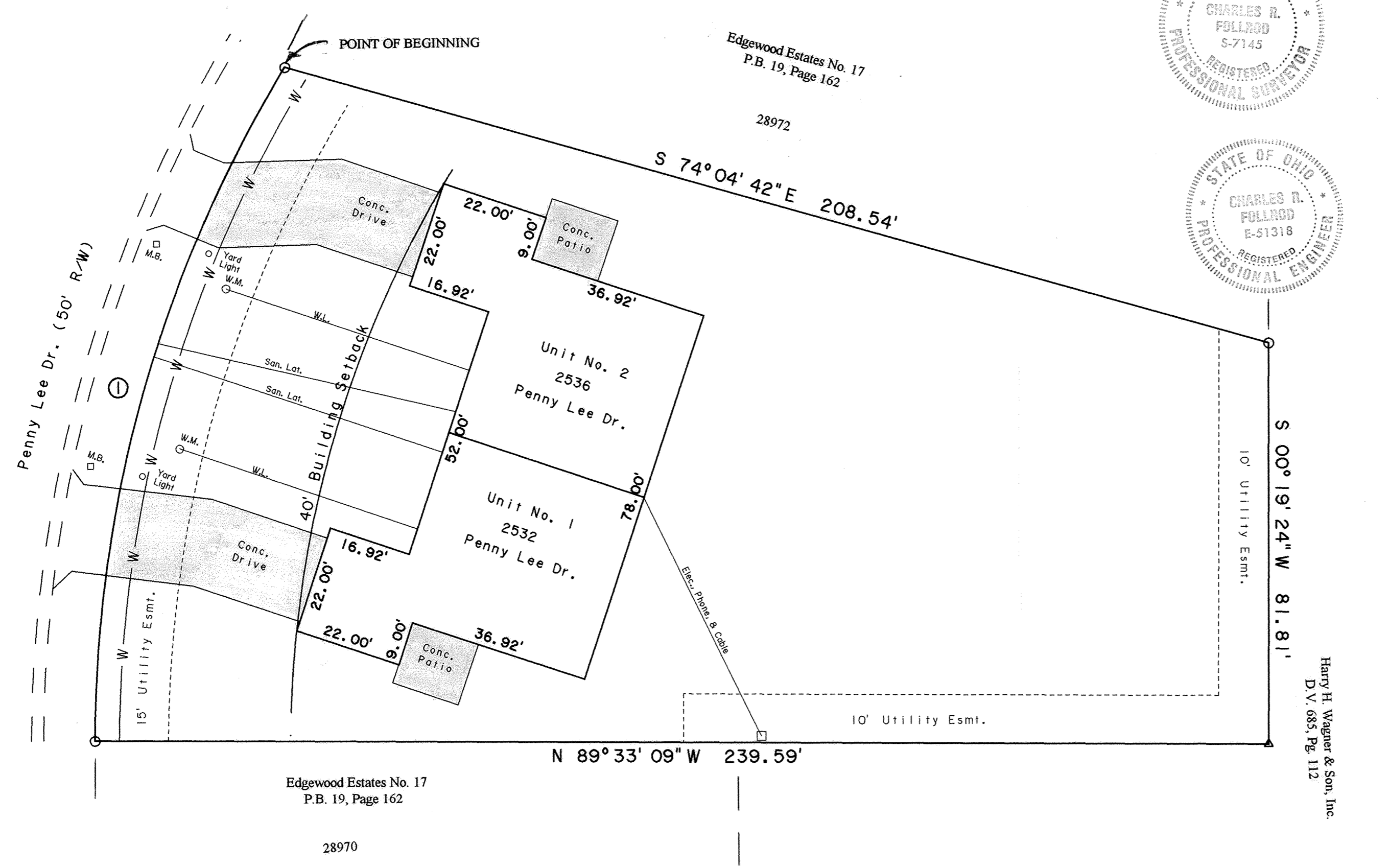
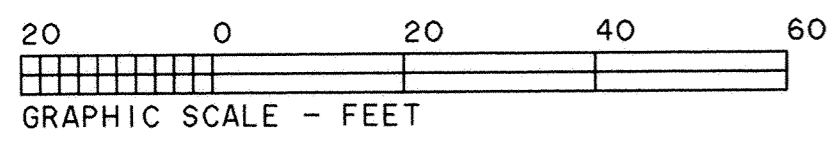
○ - Found #5 Rebar

Reviewed by Tim Piper
on March 7, 1997

BROOKHAVEN CONDOMINIUM NO. 34

LOT NO. 28971

EDGEWOOD ESTATES NO. 17



BROOKHAVEN CONDOMINIUM NO. 34 consists of Lot No. 28971 in Edgewood Estates No. 17 as recorded in Plat Book 19 on Page 162 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of **BROOKHAVEN CONDOMINIUM NO. 34**, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.

Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
CKF Engineers Inc.

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.

No. 9703510
Filed for record this 7th day of March, 1997 at 4:16
o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book
22, on Page 103.

Fee: \$82.80

Edward P. Kunkel, Jr.
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 826 Page 26

Basis of Bearings: East line of the SE 1/4 of Section 14 (N00°19'24"E)

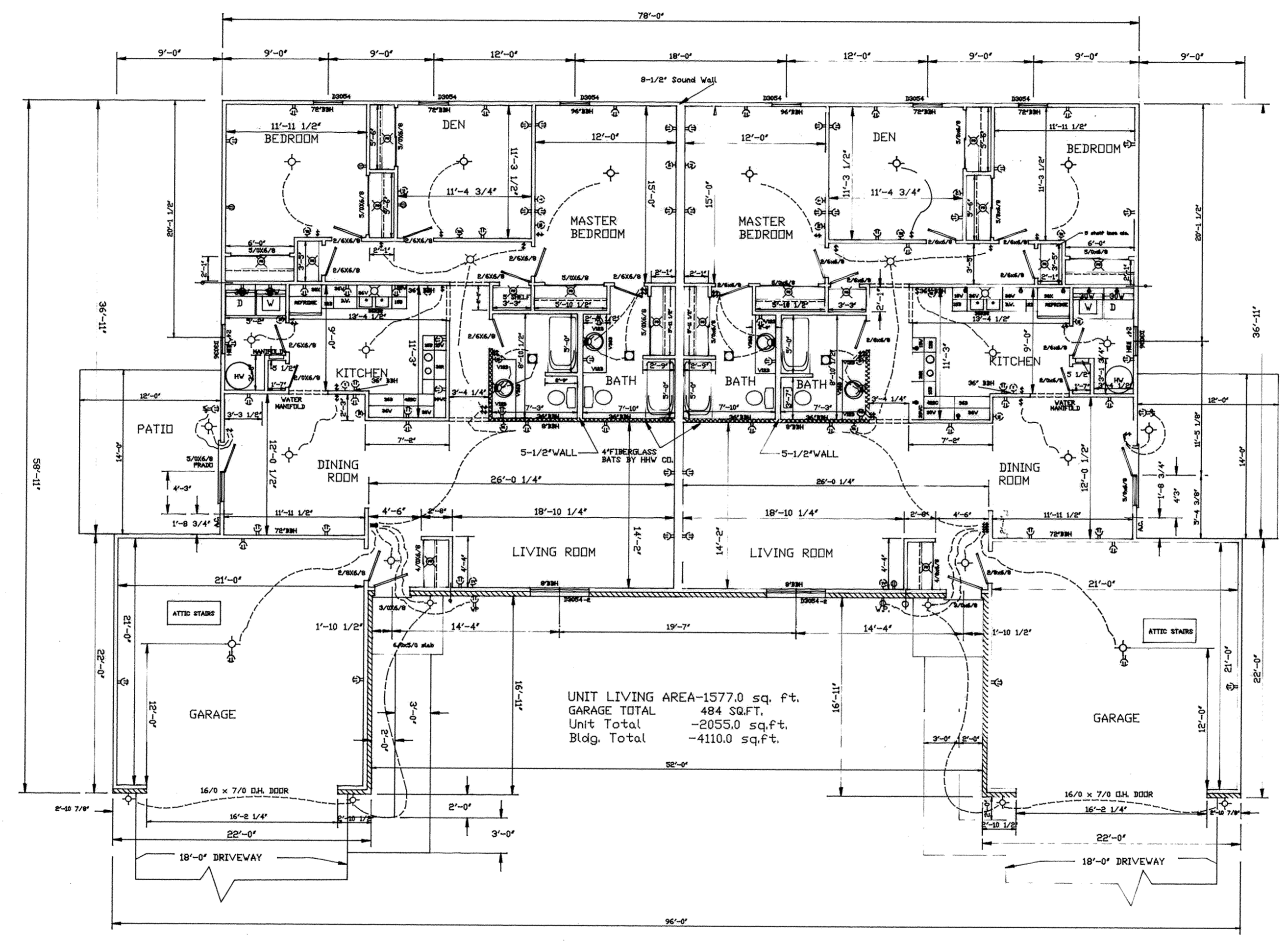
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	265.00'	144.51'	31° 14' 40"	142.73'	N 16° 04' 11" E

- - Found #5 Rebar
- △ - Found Concrete Mon.
- - Limited Common Area

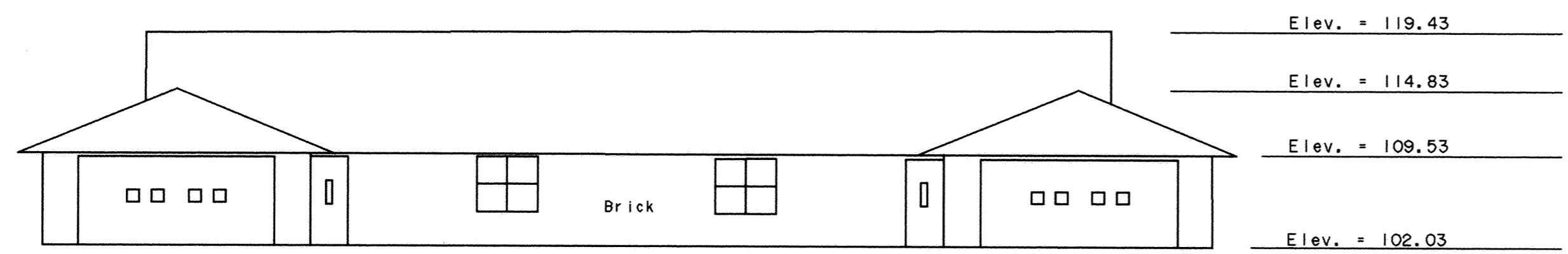
Approved for Transfer
Allen Co. Tax Map Office

By: _____ Date: _____

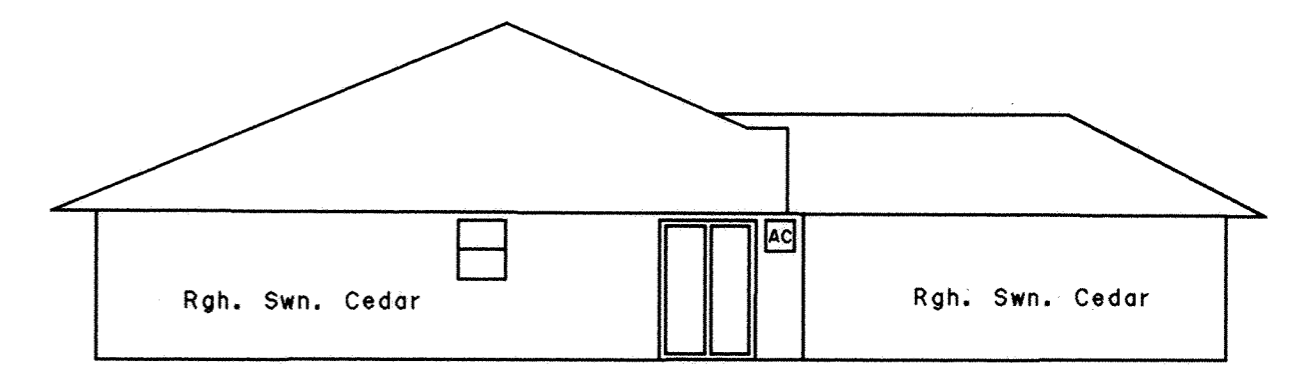
BROOKHAVEN CONDOMINIUM NO. 34



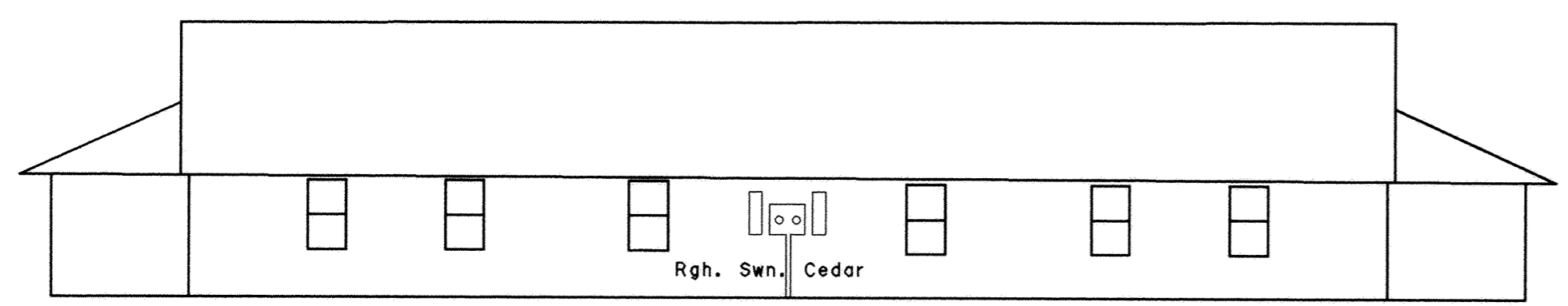
BROOKHAVEN CONDOMINIUM NO. 34



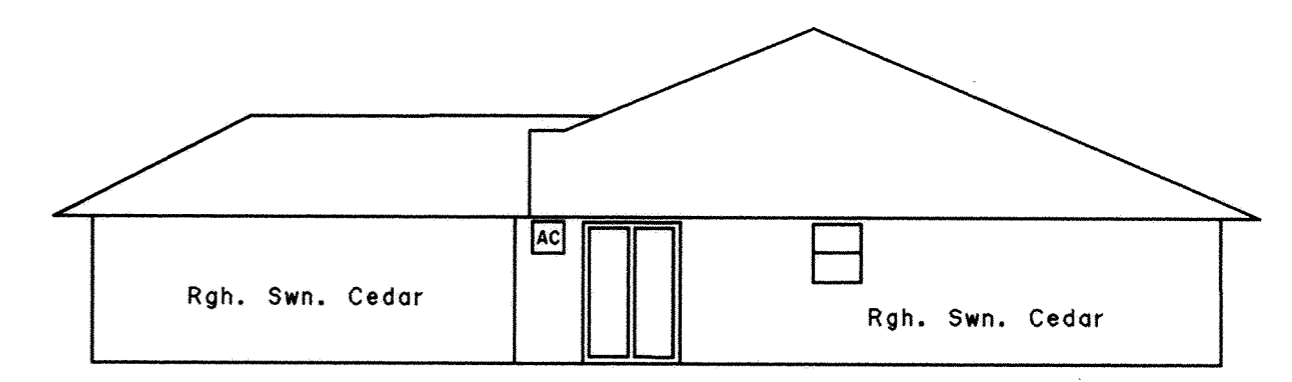
Front Elevation



Left Elevation



Rear Elevation

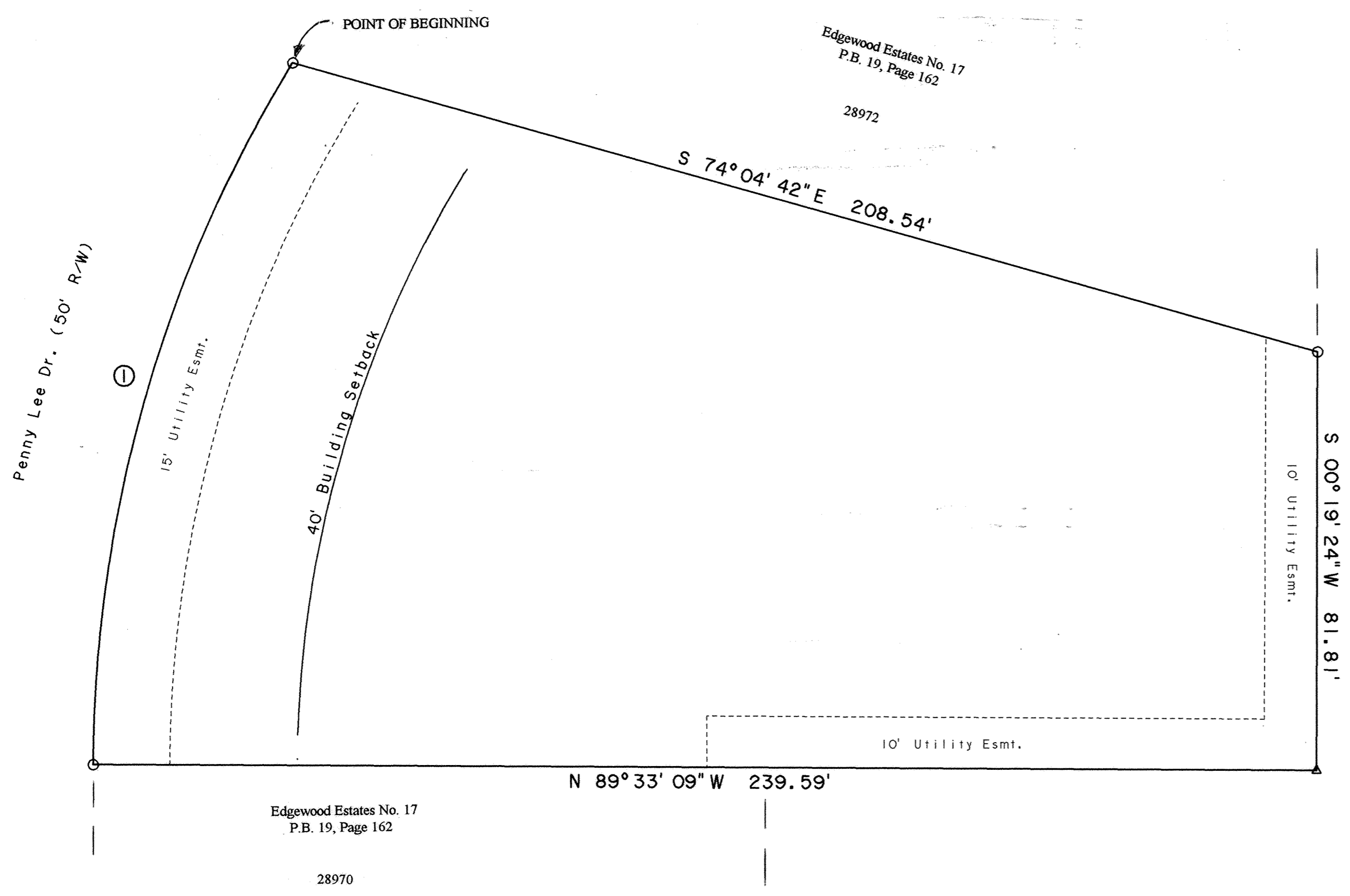
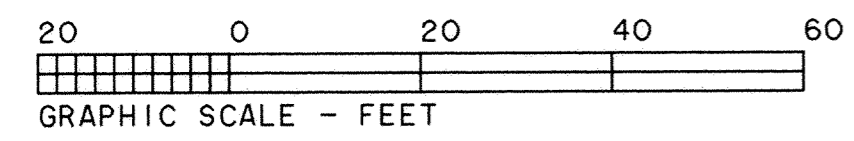


Right Elevation

B.M. - Top of Steamer Nozzle on Fire Hydrant Located on the East Side of the Intersection of Penny Lee Dr. and Northbrook Dr. Elev. = 100.00

BROOKHAVEN CONDOMINIUM NO. 34

SURVEY OF DEDICATOR'S LAND



DESCRIPTION

Being all of Lot No. 28971 in Edgewood Estates No. 17 in the SE 1/4 of Section 14, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book 19, Page 162 in the Allen County Recorder's Office.

Basis of Bearings: East line of the SE 1/4 of Section 14 (N00°19'24"E)

Harry H. Wagner & Son, Inc.
D.V. 685, Pg. 112

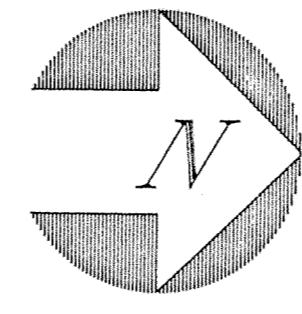
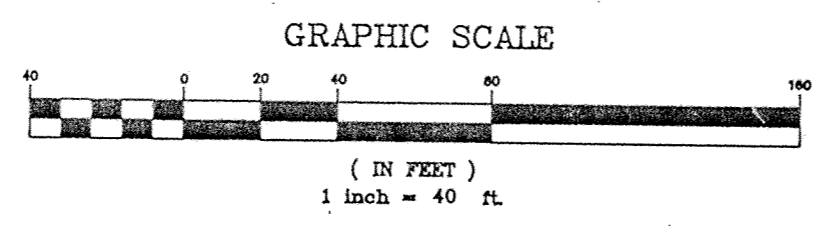
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	265.00'	144.51'	31° 14' 40"	142.73'	N 16° 04' 11" E

- - Found #5 Rebar
- △ - Found Concrete Mon.

Reviewed by Tom Peeper
on March 7, 1997

MAIN LINE SEWER LEGEND

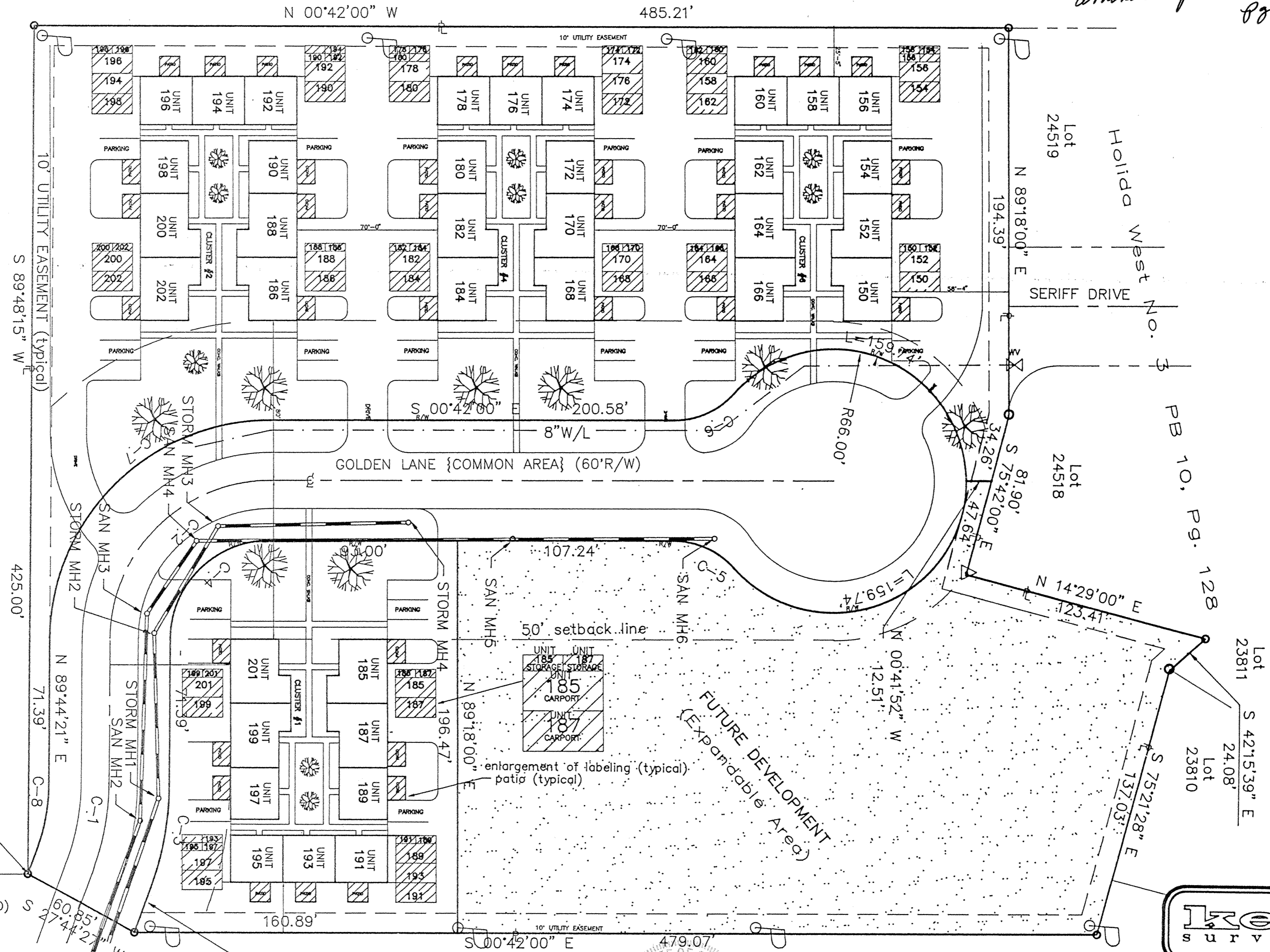
STORM MH1	TOP-835.28	INV O.L. -829.84
STORM MH2	TOP-835.00	INV O.L. -830.02
STORM MH3	TOP-834.69	INV O.L. -830.14
STORM MH4	TOP-834.33	INV O.L. -830.58
SAN MH2	TOP-835.37	INV O.L. -825.02
SAN MH3	TOP-835.00	INV O.L. -825.51
SAN MH4	TOP-834.74	INV O.L. -825.78
SAN MH5	TOP-834.18	INV O.L. -826.52
SAN MH6	TOP-833.87	INV O.L. -827.00



GOLDEN LANE CONDOMINIUMS

Part of the northeast quarter of Section 33,
Town-3-South, Range-6-East, American Township,
Allen County, Ohio.

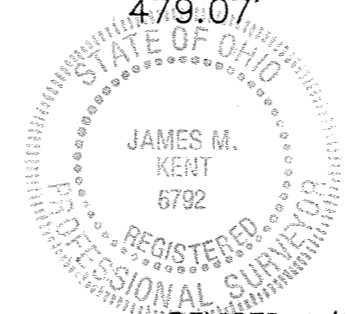
Amended plat see Blk 22 Pg 118



LEGEND

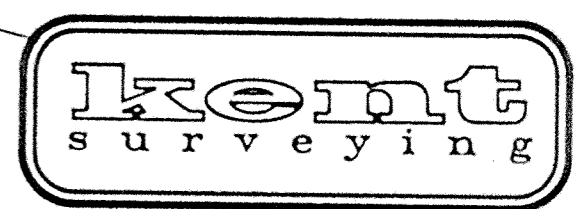
- △ CONCRETE MONUMENT (FOUND)
- RE-ROD (SET BY OTHERS)
- [White Box] COMMON AREA
- [Hatched Box] LIMITED COMMON AREA
- [Dotted Box] FUTURE EXPANDABLE AREA

Christian Church
"Disciples of Christ"
Volume 810, Page 10
N 71°04'23" W
24.31'



James M. Kent
JAMES M. KENT, PS 6792 OH

REVISED 1/31/97
NOTE: NUMBER ON STORAGE AREA COINCIDES WITH UNIT NUMBER



GOLDEN LANE CONDOMINIUMS
March 7, 1997
Dwg # 2348
acad - skinner

Senior Citizen's, Inc.

POINT OF BEGINNING

GOLDEN LANE CONDOMINIUMS

Part of the northeast quarter of Section 33,
Town-3-South, Range-6-East, American Township,
Allen County, Ohio.

Commencing for reference at an existing PK nail on the south line of the NE 1/4 of Section 33 (Centerline of Elm Street), that existing PK nail being S 89° 48' 15" W (assumed bearing), 905.16 feet from the monument box at the SE corner of the NE 1/4 of Section 33 (intersection) of Elm Street and Eastown Road), thence N 00° 42' 00" W, 540.00 feet to an existing #5 rebar at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

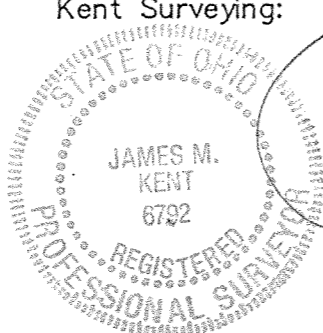
1. S 89° 48' 15" W, 425.00 feet to an existing #5 rebar on the West line of the East 1/2 of the NE 1/4 of Section 33;
2. N 00° 42' 00" W, on said fractional Section line, 485.21 feet to an existing #5 rebar at the SW corner of Lot 24519 of the Holiday West Subdivision #3;
3. N 89° 18' 00" E, on the South subdivision line, 194.39 feet to an existing #5 rebar;
4. S 75° 42' 00" E, 34.26 feet to a 5/8" re-rod w/cap (set);
5. S 00° 41' 52" E, 12.51 feet to a 5/8" re-rod w/cap (set);

6. Along a curve which is concave to the West, having a radius of 66.00 feet, a chord which bears S 21° 21' 44" E, and measures 123.51 feet, for a total arc distance of 159.74 feet to a 5/8" re-rod w/cap (set);
7. Along a curve which is concave to the East, having a radius of 40.00 feet, a chord which bears S 23° 38' 16" W, and measures 32.97 feet, for a total arc distance of 33.98 feet to a 5/8" re-rod w/cap (set);
8. S 00° 42' 00" E, 107.24 feet to a 5/8" re-rod w/cap (set);
9. N 89° 18' 00" E, 196.47 feet to a 5/8" re-rod w/cap (set);
10. S 00° 42' 00" E, 160.89 feet to a 5/8" re-rod w/cap (set);
11. S 27° 44' 27" W, 68.52 feet to the POINT OF BEGINNING containing therein 3.872 acres.

CERTIFICATION

I, James M. Kent, PS #6792 Ohio, do hereby certify that sheet 1, 2 and 5 of 5, correctly represents the location, dimensions and configurations of GOLDEN LANE CONDOMINIUMS as it existed on the date shown.

Kent Surveying:



JAMES M. KENT, PS 6792 OH

COUNTY RECORDERS CERTIFICATE

No. 9703826

Filed for record in Allen County, Ohio Recorders Office this 12th day of Mar, 1997 at 3:00 O'Clock P.m. and recorded in Allen County, Ohio. Plat Book 22 on Page 107. Fee: 103.50 DEEP VOL 826 pg 263

Edward P. Keck by proc
RECORDER
ALLEN COUNTY

Reviewed by Tim Piper OAS
on March 12, 1997

GOLDEN LANE CONDOMINIUMS EXPANDABLE AREA

Part of the northeast quarter of Section 33,
Town-3-South, Range-6-East, American Township,
Allen County, Ohio.

Commencing for reference at an existing PK nail on the south line of the NE 1/4 of Section 33 (Centerline of Elm Street), that existing PK nail being S 89° 48' 15" W (assumed bearing), 905.16 feet from the monument box at the SE corner of the NE 1/4 of Section 33 (intersection) of Elm Street and Eastown Road), thence N 00° 42' 00" W, 540.00 feet to an existing #5 rebar; thence, N 27° 44' 27" E for a distance of 60.85 feet to a 5/8" re-rod (found); thence, N 00° 42' 00" W for a distance of 160.89 feet to a 5/8" re-rod w/cap (found) and the POINT OF BEGINNING; thence, with the following courses:

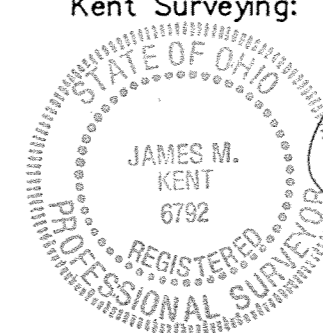
1. S 89° 18' 00" W, for a distance of 196.47 feet to a point;
2. N 00° 41' 52" W, for a distance of 107.57 feet to a point;
3. Along a curve which is concave to the East, having a radius of 40.00 feet, a chord which bears N 23° 38' 16" E, and measures 32.97 feet, for a total arc distance of 33.98 feet to a point;

4. Along a curve which is concave to the West, having a radius of 66.00 feet, a chord which bears N 21° 21' 44" W, and measures 123.51 feet, for a total arc distance of 159.74 feet to a 5/8" re-rod w/cap (set);
5. N 00° 41' 52" W, 12.51 feet to a 5/8" re-rod w/cap (set);
6. S 75° 42' 00" E, 47.64 feet to a concrete monument (found);
7. N 14° 29' 00" E, 123.41 feet to a re-rod (found);
8. S 42° 15' 39" E, 24.08 feet to a 5/8" re-rod (found);
9. S 75° 21' 28" E, 137.03 feet to a 5/8" re-rod (found);
10. S 00° 42' 00" E, 318.18 feet to the POINT OF BEGINNING, containing therein 1.417 acres.

CERTIFICATION

I, James M. Kent, PS #6792 Ohio, do hereby certify that this description correctly represents the location of GOLDEN LANE CONDOMINIUMS EXPANDABLE AREA.

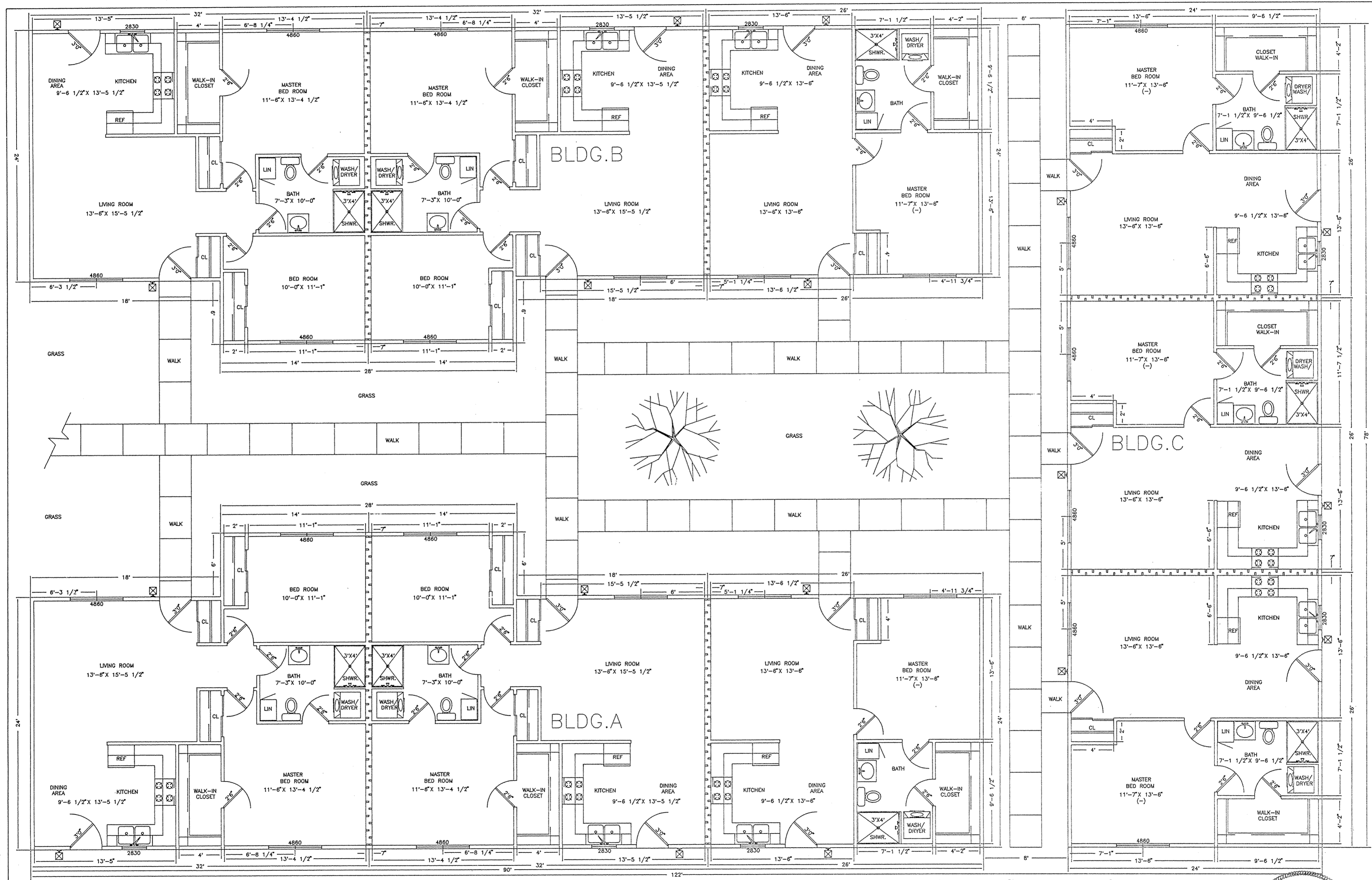
Kent Surveying:



JAMES M. KENT, PS 6792 OH



GOLDEN LANE
CONDOMINIUMS
March 7, 1997
Dwg # 2348
acad - skinner



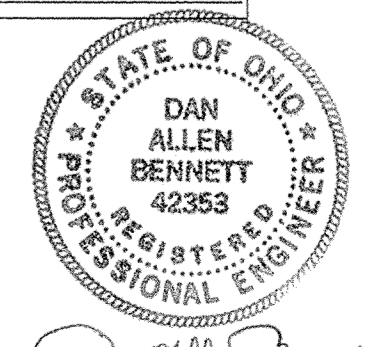
SHEET NUMBER	CONTENTS
10	

GOLDEN LANE CONDOMINIUMS

TYPICAL CLUSTER FLOOR PLAN LAYOUT

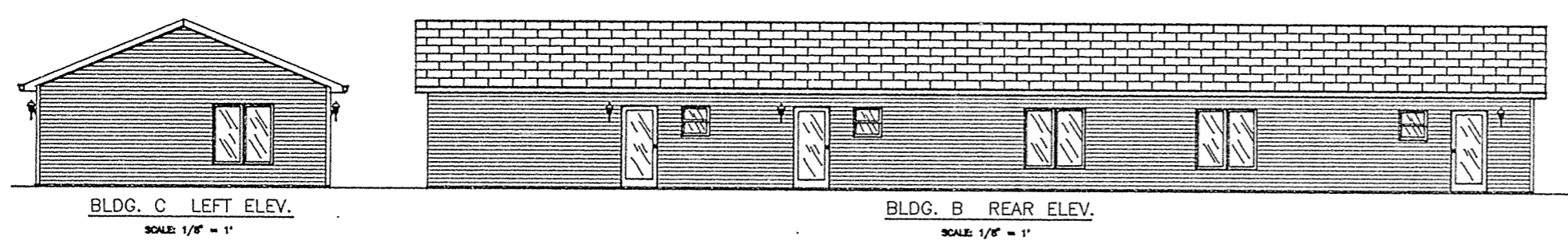
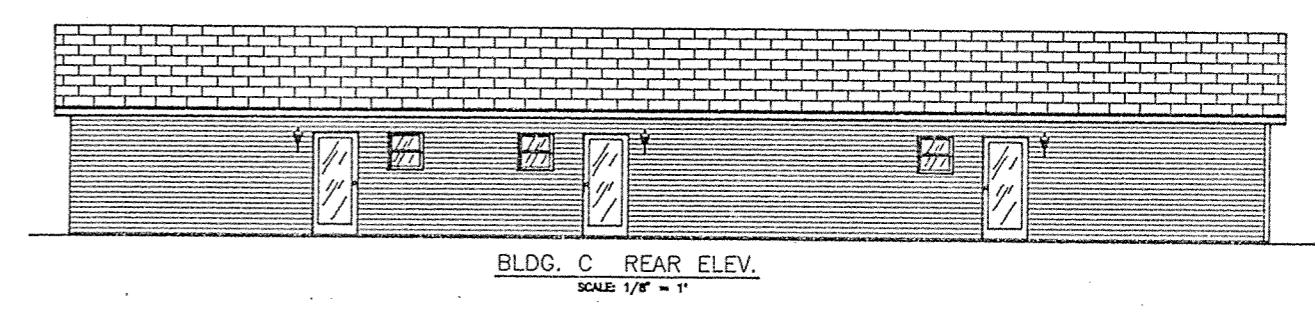
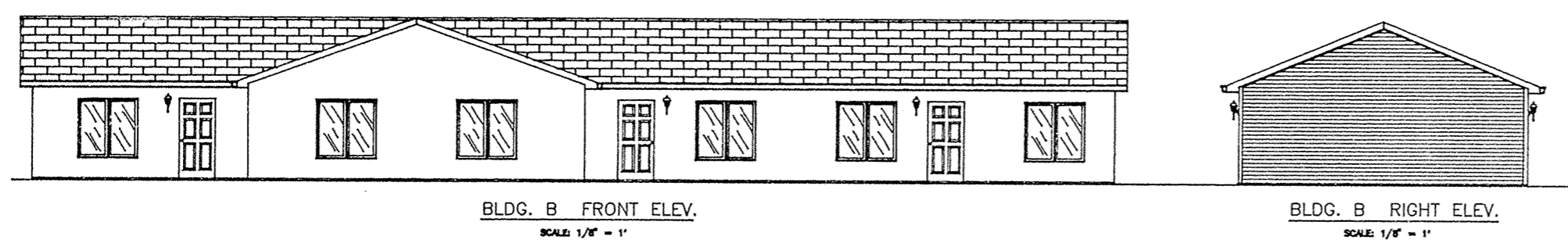
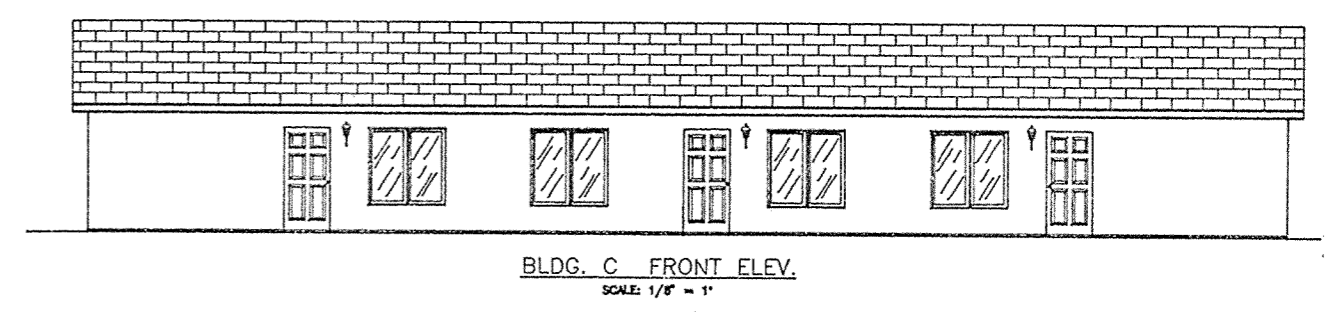
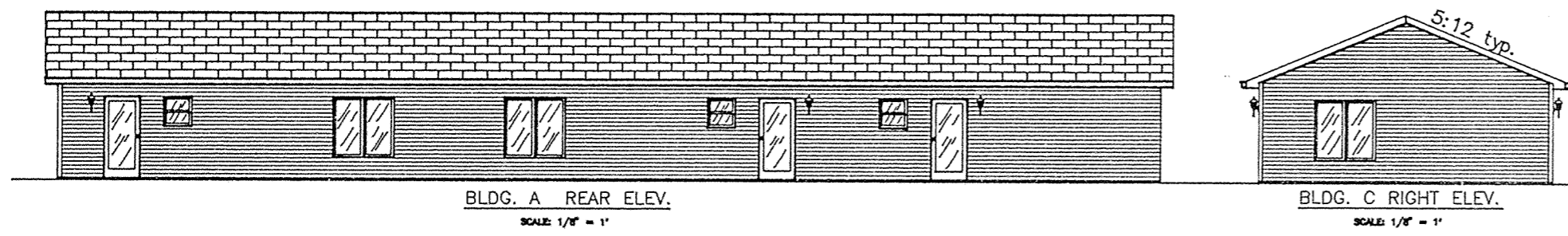
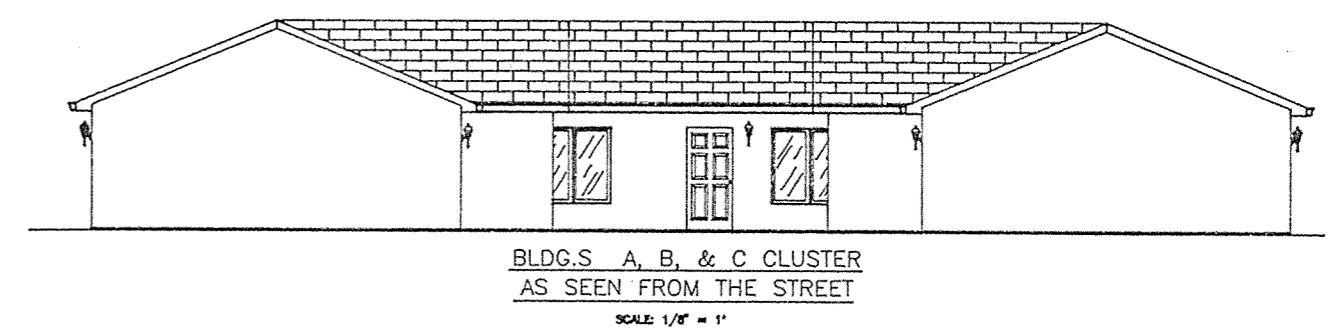
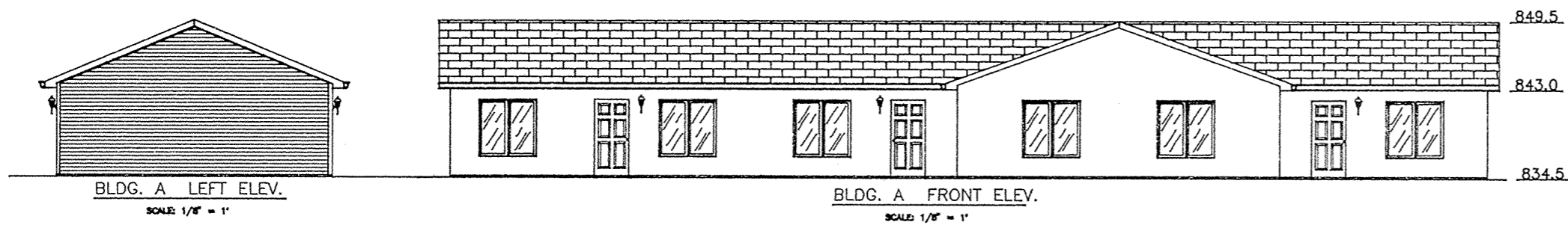
DRAWING FOR: GOLDEN LANE SUBDIVISION
 Section 33, American Twp.
 Allen County, Ohio

DATE:	JULY 24, 1995	DRAWN BY:	Larry L. McLean
SCALE:	1/4" = 1' (reduced)		17037 State Route 198
REVISED:			Wapakoneta, Ohio 45895-9427
JOB NO.:			Phone (419) 738-8065

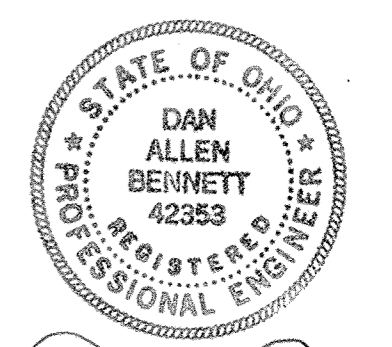


SCALE REDUCED TO 66% OF ORIGINAL

1-7-97



NOTE:
FINAL EXTERIOR FACADE MAY VARY



Dan Allen Bennett
1-7-97

SHEET NUMBER	CONTENTS
10	

GOLDEN LANE CONDOMINIUMS

APARTMENT ELEVATIONS

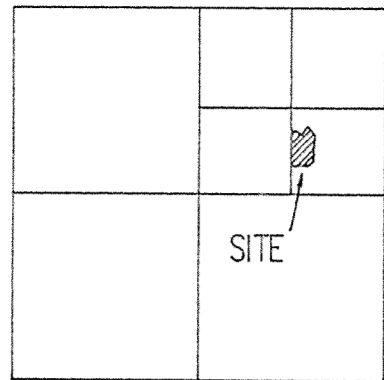
DRAWING FOR: GOLDEN LANE SUBDIVISION
Section 33, American Twp.
Allen County, Ohio

DATE:	JULY 28, 1996	DRAWN BY:
SCALE:	AS SHOWN	Larry L. McLean
REVISED:	SEPT. 30, 1995	17037 State Route 198 Wapakoneta, Ohio 45896-9487
JOB NO.		Phone (419) 738-8056

SCALE REDUCED TO 66% OF ORIGINAL

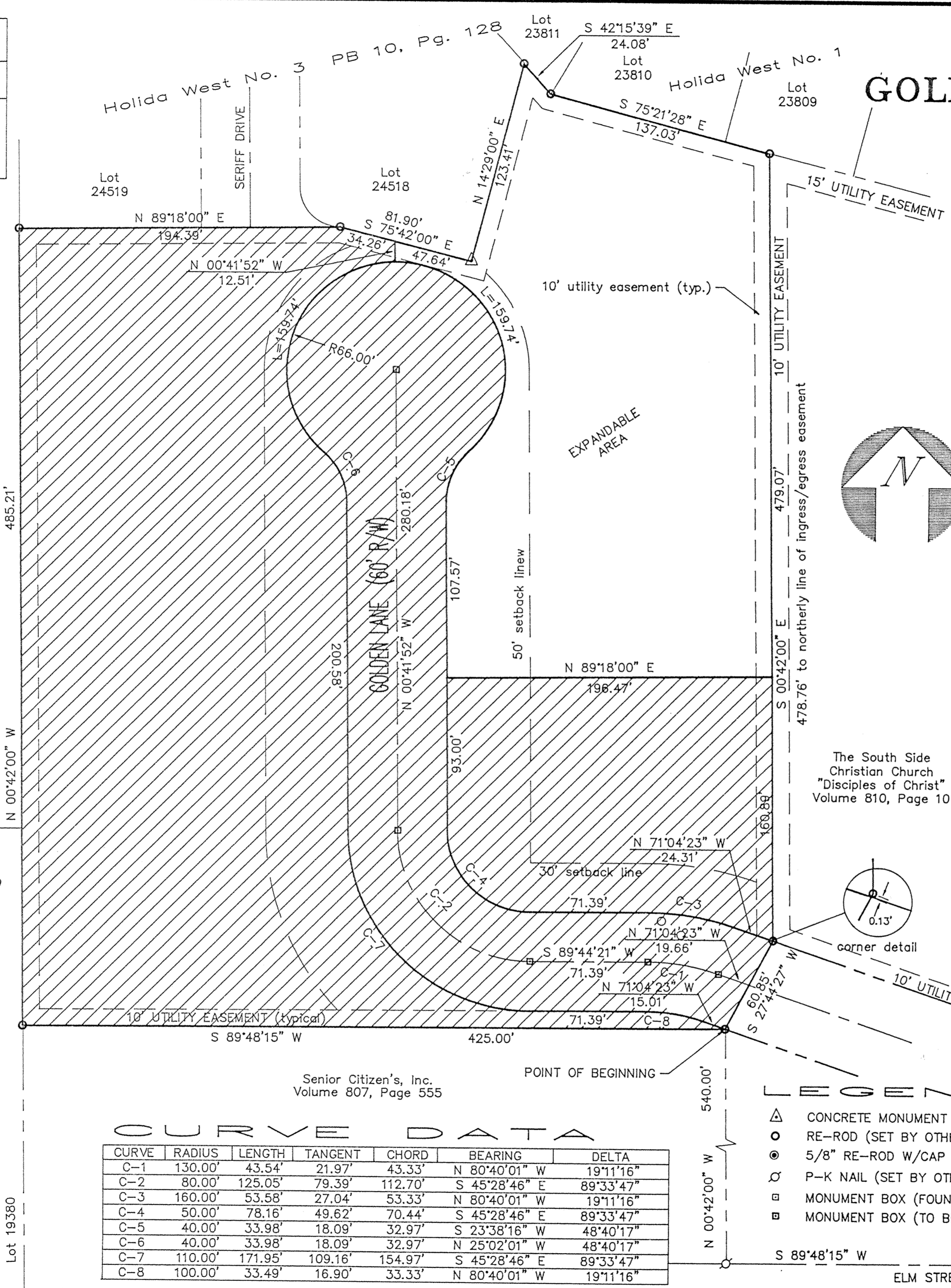
PLAT OF DEDICATOR'S LAND FOR GOLDEN LANE CONDOMINIUMS

Part of the northeast quarter of Section 33,
Town-3-South, Range-6-East, American Township,
Allen County, Ohio.



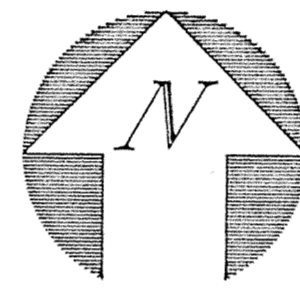
VICINITY MAP
SECTION 33
AMERICAN TWP.

Marjorie Kruse
Volume 473, Page 370



Commencing for reference at an existing PK nail on the south line of the NE 1/4 of Section 33 (Centerline of Elm Street), that existing PK nail being S 89° 48' 15" W (assumed bearing), 905.16 feet from the monument box at the SE corner of the NE 1/4 of Section 33 (intersection of Elm Street and Eastown Road), thence N 00° 42' 00" W, 540.00 feet to an existing #5 rebar at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. S 89° 48' 15" W, 425.00 feet to an existing #5 rebar on the West line of the East 1/2 of the NE 1/4 of Section 33;
2. N 00° 42' 00" W, on said fractional Section line, 485.21 feet to an existing #5 rebar at the SW corner of Lot 24519 of the Holida West Subdivision #3;
3. N 89° 18' 00" E, on the South subdivision line, 194.39 feet to an existing #5 rebar;
4. S 75° 42' 00" E, 81.90 feet to an existing concrete monument at the SE corner of Lot 24518;
5. N 14° 29' 25" E on the East line of Lot 24518, 123.41 feet to an existing #5 rebar;
6. S 42° 15' 39" E, on the south line of Lot 23811 in Holida West Subdivision #1, 24.08 feet to an existing #5 rebar at the SW corner of Lot 23810;
7. S 75° 21' 28" E on the South subdivision line, 137.03 feet to an existing #5 rebar;
8. S 00° 42' 00" E, 479.07 feet to an existing #5 rebar;
9. S 27° 44' 27" W, 60.85 feet to the POINT OF BEGINNING. The above described parcel contains 5.289 acres, more or less, subject to all legal highways, agreements, restrictions and easements of record. Prior Deed reference; Volume 810, Page 14.

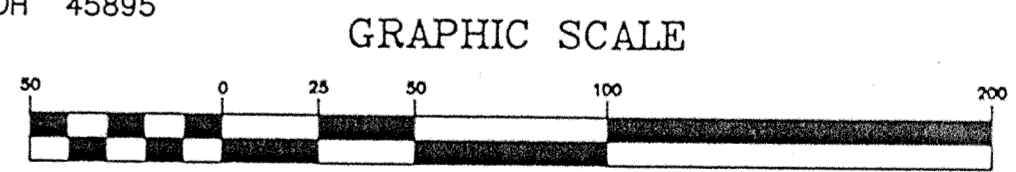


The South Side
Christian Church
"Disciples of Christ"
Volume 810, Page 10



James M. Kent
JAMES M. KENT, PS 6792 OH

Prepared by
Kent Surveying
1750 Bellefontaine Street
Wapakoneta, OH 45895

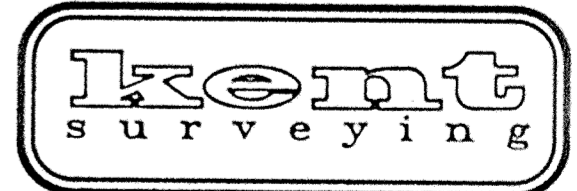


- ### LEGEND
- △ CONCRETE MONUMENT (FOUND)
 - RE-ROD (SET BY OTHERS)
 - ⊙ 5/8" RE-ROD W/CAP (SET)
 - ⊙ P-K NAIL (SET BY OTHERS)
 - MONUMENT BOX (FOUND)
 - MONUMENT BOX (TO BE SET)

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	130.00'	43.54'	21.97'	43.33'	N 80°40'01" W	19°11'16"
C-2	80.00'	125.05'	79.39'	112.70'	S 45°28'46" E	89°33'47"
C-3	160.00'	53.58'	27.04'	53.33'	N 80°40'01" W	19°11'16"
C-4	50.00'	78.16'	49.62'	70.44'	S 45°28'46" E	89°33'47"
C-5	40.00'	33.98'	18.09'	32.97'	S 23°38'16" W	48°40'17"
C-6	40.00'	33.98'	18.09'	32.97'	N 25°02'01" W	48°40'17"
C-7	110.00'	171.95'	109.16'	154.97'	S 45°28'46" E	89°33'47"
C-8	100.00'	33.49'	16.90'	33.33'	N 80°40'01" W	19°11'16"

Note: Original Boundary Survey and legal description prepared by Bacon & Associates, Lima.



GOLDEN LANE CONDOMINIUMS
March 7, 1997
Dwg # 2348
acad - skinner

M. G. Donovan Subdivision PB 7, Pg 53
Lot 19379
Lot 19380

Senior Citizen's, Inc.
Volume 807, Page 555

STREET DEDICATION PLAT

WALNUT STREET, HARROD, OHIO

LEGAL DESCRIPTION

Part of the old Erie-Lackawanna Railroad property, granted to the Village of Harrod from Consolidated Rail Corporation by Deed Volume 664, Page 288, being also part of the southeast quarter of Section 10, Town-4-South, Range-8-East, Auglaize Township, Allen County, Ohio, described by metes and bounds as follows:

Commencing at an iron rod of record at or near the northeast corner of Lot 227 of the Village of Harrod, as surveyed by Thomas C. Hubbell (R.S. #5044) in September 1996;

thence northerly, with the west line of Walnut Street and its extension, a distance of 218.59 feet to an iron pipe (set) in the south line of the old railroad property (also north line of Third Street), which is the POINT OF BEGINNING;

thence continuing northerly thru the old railroad property, and parallel to the centerline of Main Street, at N 00° 00' 00" E, 140.89 feet to an iron pipe (set) in the north line of the old railroad property (also south line of Second Street);

thence easterly with said north line of old railroad property at S 83° 32' 55" E, 60.38 feet to an iron pipe (set);

thence southerly through the old railroad property, and parallel to the centerline of Main Street, at S 00° 00' 00" W, 140.89 feet to an iron pipe (set) in the south line of the old railroad property (also north line of Third Street);

thence westerly with said south line of old railroad property at N 83° 32' 55" W, 60.38 feet to the POINT OF BEGINNING.

This area to be dedicated contains 0.194 acres, to be deducted from Allen County Tax Map Parcel No. 48-1009-05-003.001.

I hereby certify that this description is based on a survey performed by Kohli & Kalher Associates, Inc., in February 1997. Bearings are based on an assumed cardinal direction for the centerline of Main Street, as monumented by Thomas W. Steinke (R.S. #6177). Iron pipes are understood to be 3/4-inch diameter by 30-inch long iron pipes capped with an orange "K&K/LIMA" plug.

February 12, 1997
Date

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



DEDICATION

The Village of Harrod, owners of the land contained in the hereon plat, hereby adopts the said plat and dedicates the land contained within the streets to the use and benefit of the public forever. In witness whereof, we have hereunto signed our names this 6th day of March, 1997. [By Resolution No. 96-10]

Arnold E. Bailey
witness
Phillip H. Hughes
witness

Oscar Fraunfelter
Oscar Fraunfelter, Mayor
Kent E. Zimmerly
Kent Zimmerly, Clerk

ACKNOWLEDGEMENT

State of Ohio, Allen County, SS:
Before me, a Notary Public in and for the State and County, personally appeared Oscar Fraunfelter and Kent Zimmerly, who acknowledged that they did sign the hereon Street Dedication plat for Walnut Street and that the signing thereof was their free act and deed.

In Witness Whereof, I have set my hand and seal this 6th day of March, 1997.

Carol R. Evans
Notary Public, Allen County, Ohio
My commission never expires

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 21st day of March, 1997. Fee: None

H. Dean Funch
Auditor of Allen County, Ohio

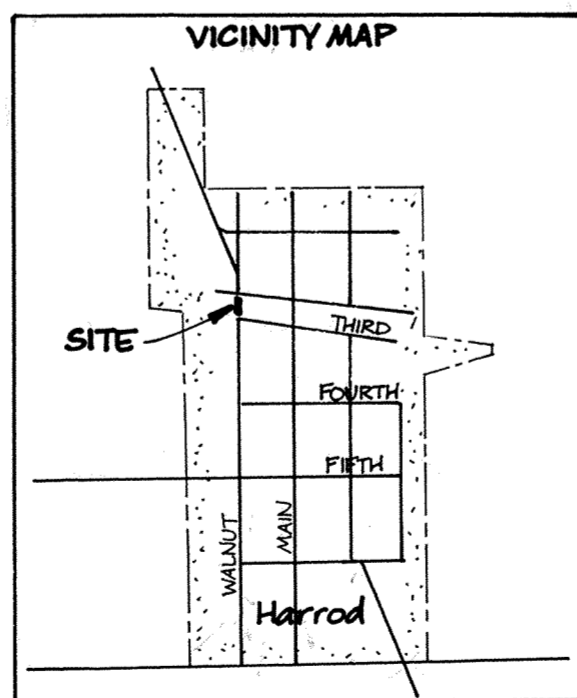
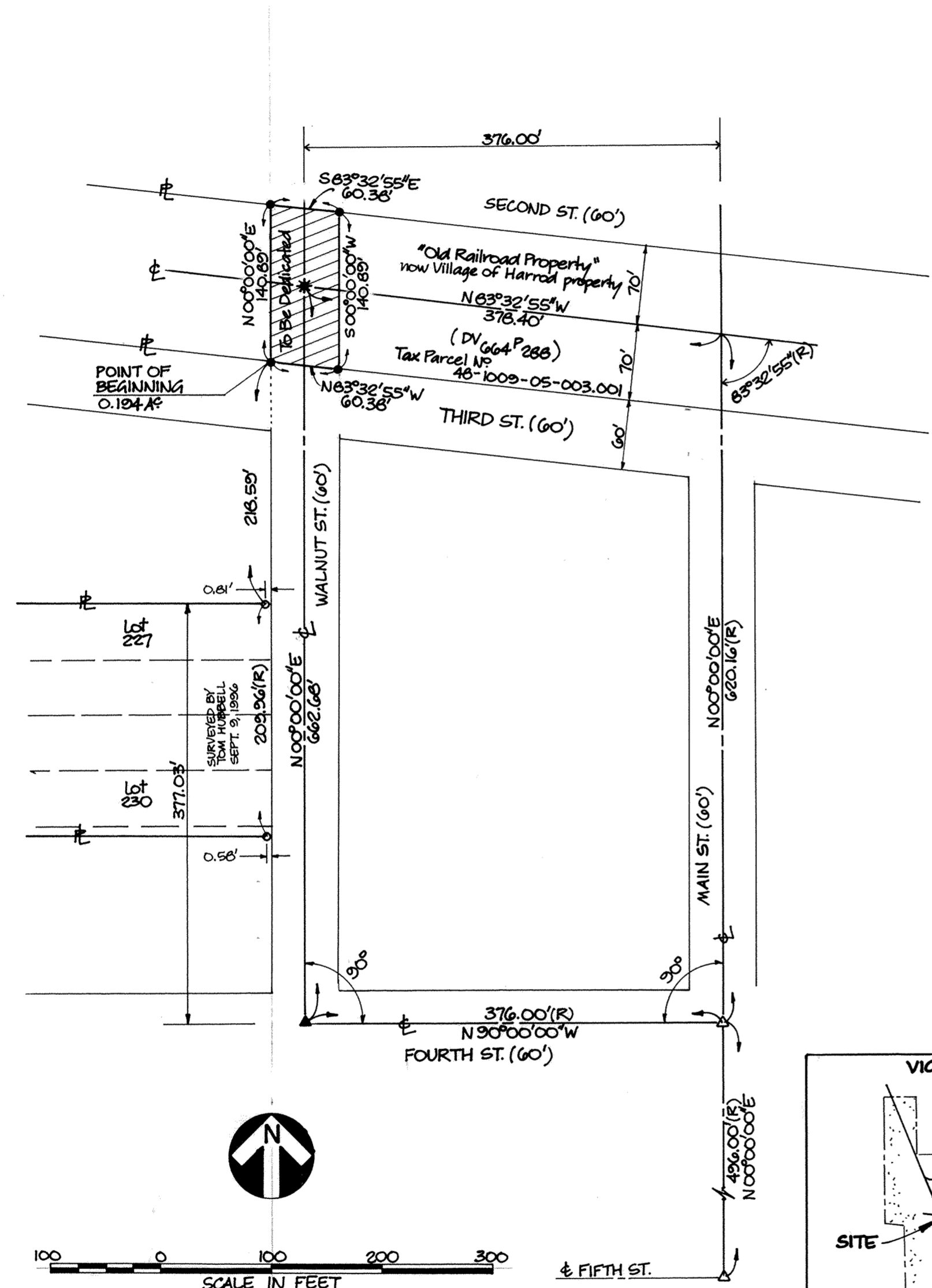
COUNTY RECORDER'S CERTIFICATE

No. 9704289
Filed for record in the Allen County, Ohio Recorder's Office this 21st day of March, 1997
at 10:40 o'clock A.M. and recorded in Allen County, Ohio, Plat Book 22 on Page 112
Fee: 20.70

Deed Vol 826 pg 569

Edward L. Keistly Jr
Recorder of Allen County, Ohio

Reviewed by *Tom Piper Jr*
on Mar 10, 1997



- #### LEGEND
- ▲ CAPPED IRON ROD (FD.) [BY STEINKE]
 - BOAT SPIKE (SET) [BY K&K]
 - 3/4" IRON PIPE (SET) [BY K&K]
 - IRON ROD (FD.) [BY HUBBELL]
 - * COTTON GIN SPINDLE (SET) [BY K&K]

Maryalice Dicke Trust, Owner/Developer

1
3

parklane estates

FINAL PLAT - PHASE TWO-"A"

Part of the NW 1/4 of Section 3, T-4-S, R-6-E,
Shawnee Township, Allen County, Ohio.

Commencing at a monument box found marking the location of the southwest corner of the northwest quarter of Section 3; thence S 89° 16' 17" E with and along the centerline of SR 117 (Spencerville Road) for a distance of 707.43 feet to a p-k nail (found); thence, continuing along the aforesaid centerline S 89° 15' 50" E, for a distance of 134.63 feet to a p-k nail (found); thence, continuing along the aforesaid centerline S 89° 10' 14" E, for a distance of 406.18 feet to a cotton gin spindle (set), said spindle being the POINT OF BEGINNING for the tract herein described;

thence, N 02° 21' 06" E (passing through a concrete monument (found) at a distance of 30.01 feet on the northerly right-of-way line of SR 117) for a total distance of 201.48 feet to a 5/8" re-rod w/cap (found);

thence, S 76° 29' 29" W, for a distance of 58.78 feet to a 5/8" re-rod w/cap (found);

thence, N 01° 34' 01" E for a distance of 74.88 feet to a 5/8" re-rod w/cap (found);

thence, N 24° 42' 54" W for a distance of 215.62 feet to a 5/8" re-rod w/cap (found);

thence, N 01° 21' 02" E for a distance of 444.60 feet to a 5/8" re-rod w/cap (set);

thence, N 86° 04' 54" E for a distance of 273.66 feet to a 5/8" re-rod w/cap (set);

thence, S 01° 21' 02" W for a distance of 177.44 feet to a 5/8" re-rod w/cap (set);

thence, S 88° 38' 58" E for a distance of 61.20 feet to a 5/8" re-rod w/cap (set);

thence, along a curve which is concave to the southwest, having a radius of 30.00 feet, a chord which bears S 62° 14' 32" E and a chord which measures 26.68 feet, for an arc distance of 27.65 feet to a 5/8" re-rod w/cap (set);

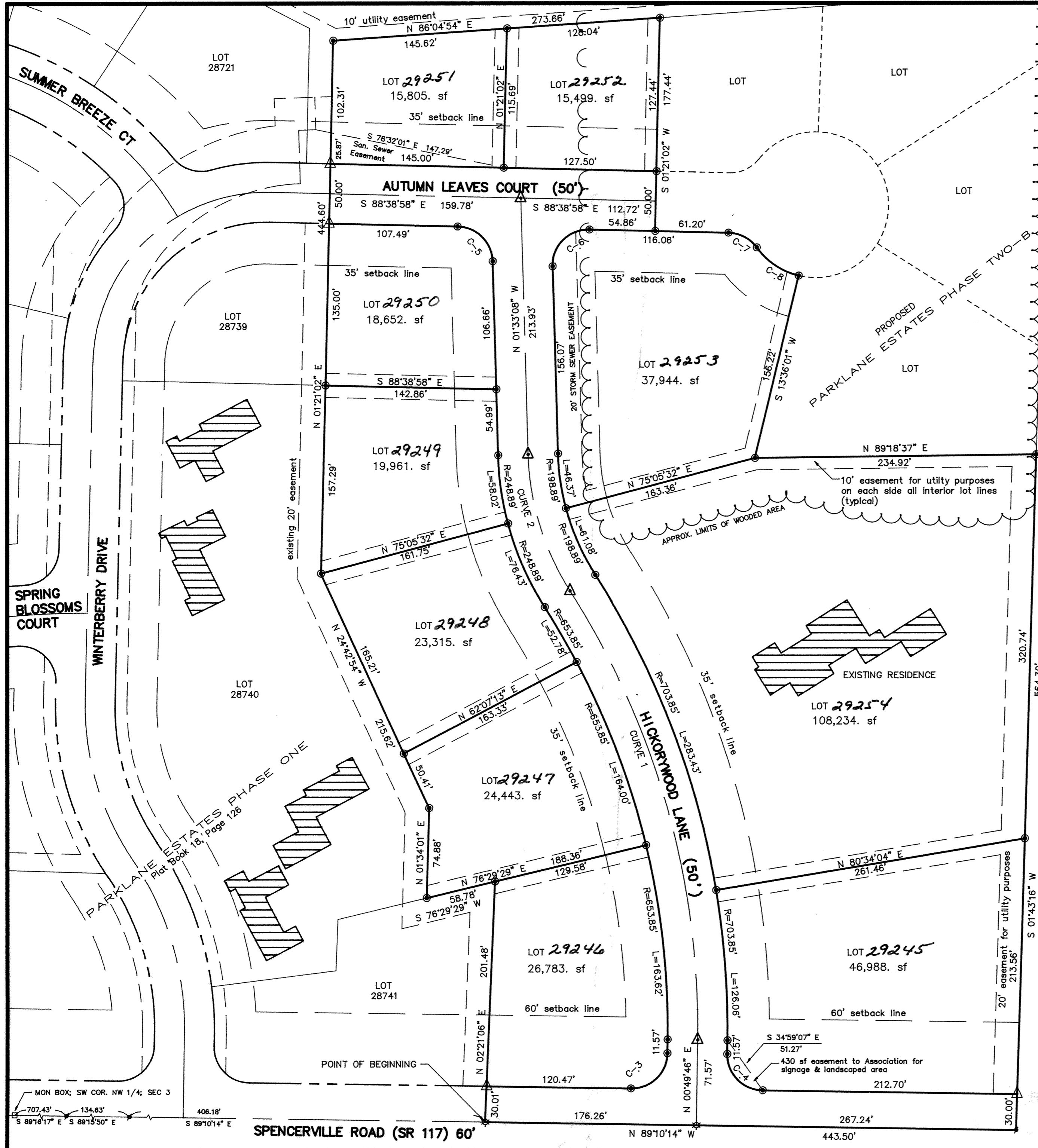
thence, along a curve which is concave to the northeast, having a radius of 61.00 feet, a chord which bears S 56° 07' 02" E and a chord which measures 42.29 feet, for an arc distance of 43.19 feet to a 5/8" re-rod w/cap (set);

thence, S 13° 36' 01" W for a distance of 156.22 feet to a 5/8" re-rod w/cap (found);

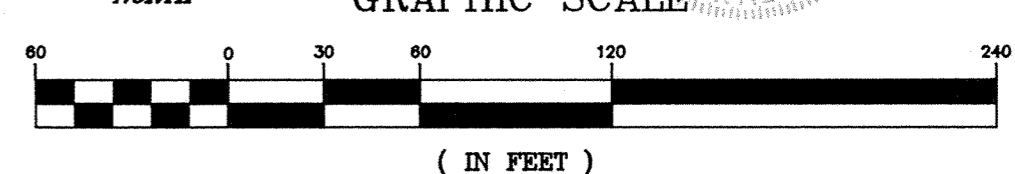
thence, N 89° 18' 37" E for a distance of 234.92 feet to a 5/8" re-rod w/cap (found);

thence, S 01° 43' 16" W (passing through a concrete monument found on the northerly right-of-way line of SR 117 at a distance of 534.30 feet) for a total distance of 564.30 feet to a p-k nail (found) on the centerline of SR 117;

thence, N 89° 10' 14" W along the aforesaid centerline of SR 117, for a distance of 443.50 feet to the POINT OF BEGINNING, containing therein 9.243 acres.

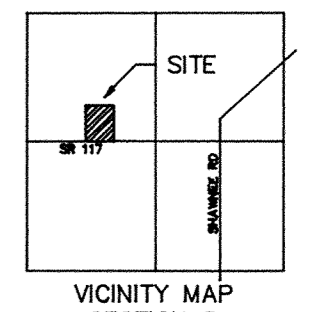


James M. Kent
JAMES M. KENT, PS 6792 OH



LEGEND

- ▲ concrete monument (found)
- monument box (found)
- 5/8" re-rod w/cap 6792 found or set per this plat
- ▲ monument box set per this plat
- ⚡ p-k nail (found)
- ☆ cotton gin spindle (set)



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	678.85'	394.95'	203.24'	389.40'	N 15°0'16" W	33°20'03"
CURVE 2	223.89'	120.95'	61.99'	119.48'	S 17°0'43" E	30°57'09"
C-3	30.00'	47.12'	30.00'	42.43'	N 45°49'46" E	90°00'00"
C-4	30.00'	47.12'	30.00'	42.43'	S 44°10'14" E	90°00'00"
C-5	30.00'	45.60'	28.52'	41.34'	N 45°06'03" W	87°05'50"
C-6	30.00'	48.64'	31.56'	43.49'	S 44°53'57" W	92°54'10"
C-7	30.00'	27.65'	14.90'	26.68'	N 62°14'32" W	52°48'53"
C-8	61.00'	43.19'	22.54'	42.29'	S 56°07'02" E	40°33'54"

Monumentation and permanent markers have been or shall be placed on all lot corners, points of curve and intersections per ORC Chapter 4733-37. Basis of bearings per Parklane Estates Phase One as recorded.

kent
surveying

ALLEN COUNTY PORT AUTHORITY

LIMA PODIATRY, INC.

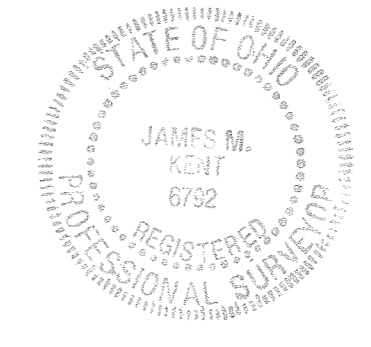
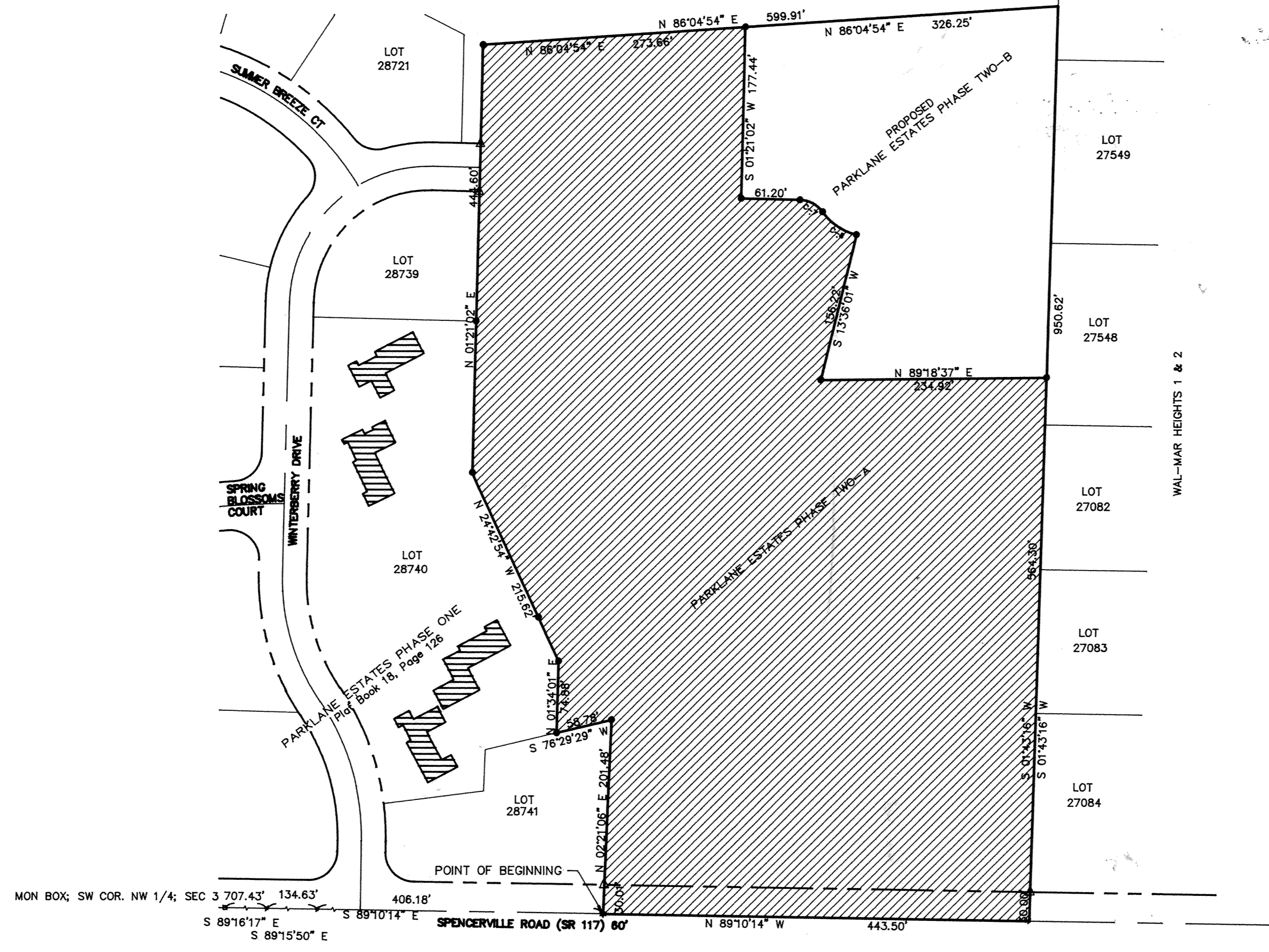
Maryalice Dicke Trust, Owner/Developer

parklane estates

DEDICATOR'S PLAT - PHASE TWO-"A"

Part of the NW 1/4 of Section 3, T-4-S, R-6-E,
Shawnee Township, Allen County, Ohio.

Commencing at a monument box found marking the location of the southwest corner of the northwest quarter of Section 3; thence S 89° 16' 17" E with and along the centerline of SR 117 (Spencerville Road) for a distance of 707.43 feet to a p-k nail (found); thence, continuing along the aforesaid centerline S 89° 15' 50" E, for a distance of 134.63 feet to a p-k nail (found); thence, continuing along the aforesaid centerline S 89° 10' 14" E, for a distance of 406.18 feet to a cotton gin spindle (set), said spindle being the POINT OF BEGINNING for the tract herein described;
thence, N 02° 21' 06" E (passing through a concrete monument (found) at a distance of 30.01 feet on the northerly right-of-way line of SR 117) for a total distance of 201.48 feet to a 5/8" re-rod w/cap (found);
thence, S 76° 29' 29" W, for a distance of 58.78 feet to a 5/8" re-rod w/cap (found);
thence, N 01° 34' 01" E for a distance of 74.88 feet to a 5/8" re-rod w/cap (found);
thence, N 24° 42' 54" W for a distance of 215.62 feet to a 5/8" re-rod w/cap (found);
thence, N 01° 21' 02" E for a distance of 444.60 feet to a 5/8" re-rod w/cap (set);
thence, N 86° 04' 54" E for a distance of 599.91 feet to a 5/8" re-rod w/cap (set);
thence, S 01° 43' 16" W (passing through a concrete monument found on the northerly right-of-way line of SR 117 at a distance of 920.62 feet) for a total distance of 950.62 feet to a p-k nail (found) on the centerline of SR 117;
thence, N 89° 10' 14" W along the aforesaid centerline of SR 117, for a distance of 443.50 feet to the POINT OF BEGINNING, containing therein 11.602 acres.



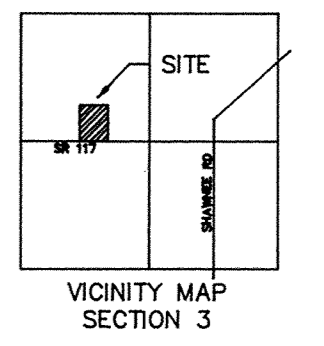
James M. Kent
JAMES M. KENT, PS 6792 OH



HORIZONTAL SCALE - 1" = 100'

LEGEND

- △ concrete monument (found)
- monument box (found)
- 5/8" re-rod w/cap 6792 found or set per this plat
- ⊙ p-k nail (found)
- ☆ cotton gin spindle (set)



Reviewed by *Tim Piper* *gr*
on *May 19*, 1997



Maryalice Dicke Trust, Owner/Developer

parklane estates

PHASE TWO-"A"

Part of the NW 1/4 of Section 3, T-4-S, R-6-E,
Shawnee Township, Allen County, Ohio.

COVENANTS AND RESTRICTIONS

The covenants and restrictions for PARKLANE ESTATES - PHASE TWO-A, shall be one and the same as those covenants and restrictions as platted and recorded for PARKLANE ESTATES - PHASE ONE (PLAT BOOK 18, PAGE 126).

DEDICATION

The owners of the land contained the hereon plat hereby adopt said plat and dedicate the land contained within the roadway and 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 _____ day of _____, 1998.

WITNESS

Kristie Wilson
John D. Allison

Maryalice Dicke
Maryalice Dicke, Trustee
Thomas E. Dicke
Thomas E. Dicke, Trustee
William Thomas Dicke
William Thomas Dicke, Trustee

ACKNOWLEDGEMENT

State of Ohio

§

Allen County

Before me, a Notary Public in and for the State and County aforesaid, personally appeared the above signed owners, who acknowledged that they did sign the hereon plat of Parklane Estates Subdivision, Phase 2-A, and that the signing thereof was their free act and deed.

IN WITNESS WHEREOF, I have set my hand and seal this 19th day of May, 1998.

Suzi G. Doty (Stonhill)
Notary Public

NOTARY PUBLIC
My Commission Expires October 1999

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 19th day of May, 1998. Fee \$ 5.00

H. Dean Funch
Auditor, Allen County

COUNTY RECORDER'S CERTIFICATE

No. 9707741

Filed for record in the Allen County, Ohio, Recorder's Office this plat filed for transfer on this 19th day of May, 1998, at 3:01 o'clock P.m. and recorded in Plat Book 22, Page 113.

Edward P. Kirk
Recorder, Allen County

APPROVAL OF THE CITY OF LIMA PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the Mayor of the City of Lima, Ohio, and the Chairman of the City Planning Commission, hereby, on behalf of said City and Commission, approve and accept this plat this 19th day of May, 1998.

David K. Kegan
Mayor of the City of Lima
Chairman of the City Planning Commission

WILLOW LAKE SUBDIVISION NO 1

A PART OF THE
N.W. 1/4 SECTION 24, T.3 S., R. 6 E.
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

Land Description

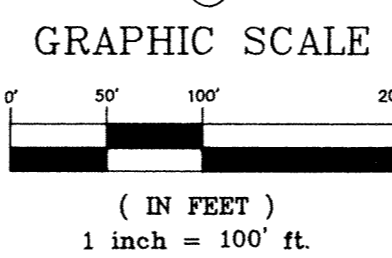
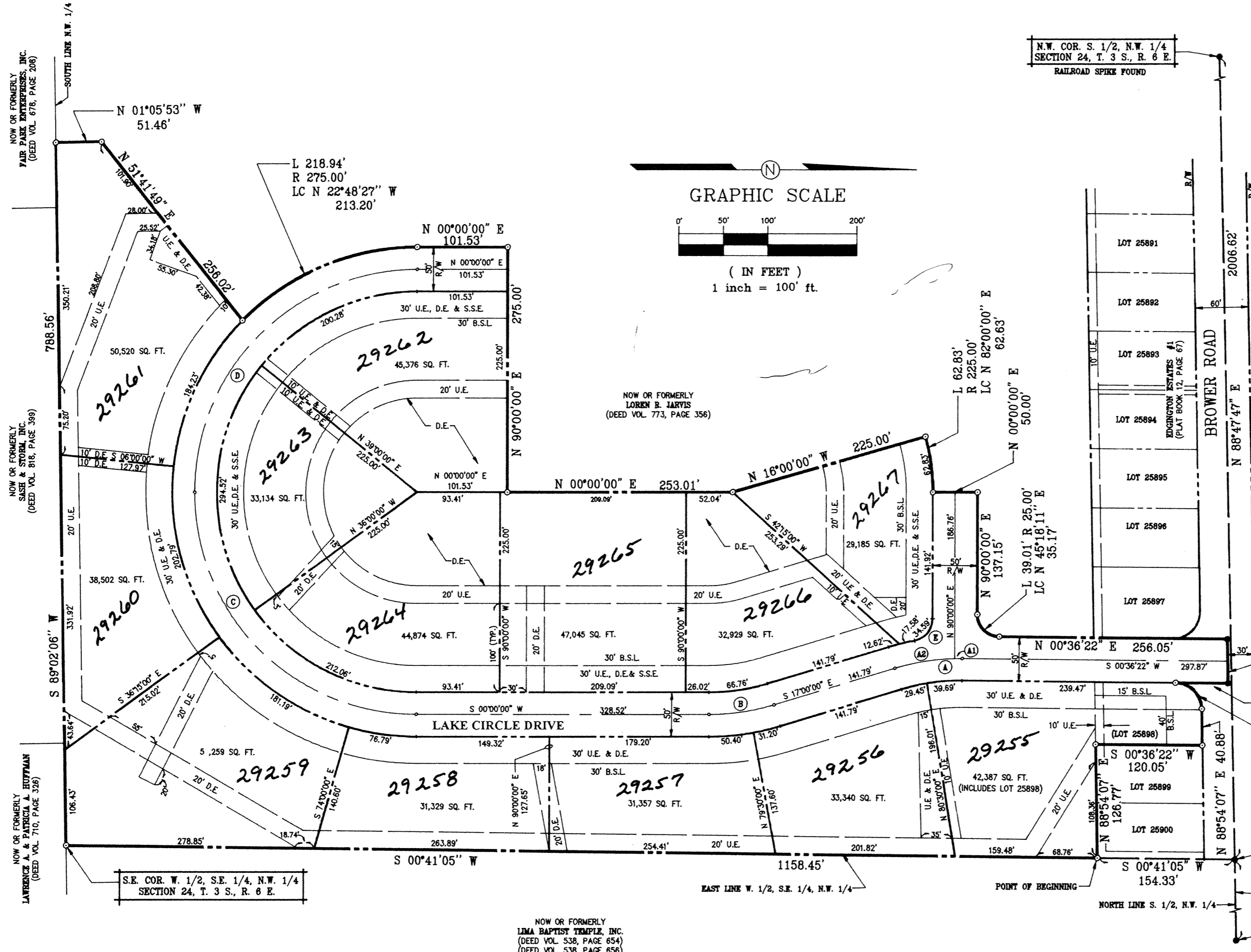
A parcel of land located in the Northwest Quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio and being a part of the land conveyed to Loren R. Jarvis per Deed Volume 773, Page 356 in the Allen County Recorders Office and includes 13.835 acres of Tax Parcel No. 36-2407-03-001.000 (602,646 square feet) and all of Lot 25898 (Tax Parcel No. 36-2407-01-005.000 - 8,219 square feet) in Edgington Estates #1 as shown on the Plat thereof recorded in Plat Book 12, Page 67 in said Allen County Recorders Office, being more particularly described as follows:

Commencing for reference at a railroad spike set marking the Northeast corner of the South Half of the Northwest Quarter of said Section 24; thence South 88 degrees 47 minutes 47 seconds West 668.87 feet with the North Line of said South Half Quarter to a railroad spike set marking the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter, said Northeast corner being North 88 degrees 47 minutes 47 seconds East 2,006.62 feet from a railroad spike found marking the Northwest corner of the South Half of said Northwest Quarter, thence South 00 degrees 41 minutes 05 seconds West 154.33 feet with the East Line of said West Half Quarter Quarter to a 5/8 inch diameter capped rebar set on the South Line of Edgington Estates #1 as shown on the Plat thereof recorded in Plat Book 12, Page 67 in the Allen County Recorders Office and to the Point of Beginning of the property herein described; thence continuing South 00 degrees 41 minutes 05 seconds West 1,158.45 feet with the East Line of said West Half Quarter Quarter to a 5/8 inch diameter capped rebar set marking the Southeast corner of said West Half Quarter Quarter; thence South 89 degrees 02 minutes 06 seconds West 788.56 feet with the South Line of said Northwest Quarter to a 5/8 inch diameter capped rebar set; thence North 01 degrees 05 minutes 53 seconds West 51.46 feet to a 5/8 inch diameter capped rebar set; thence North 51 degrees 41 minutes 49 seconds East 256.02 feet to a 5/8 inch diameter capped rebar set; thence Northwesterly 218.94 feet on a curve to the right having a radius of 275.00 feet and subtended by a long chord bearing North 22 degrees 48 minutes 27 seconds West a distance of 213.20 feet to a 5/8 inch diameter capped rebar set; thence North 00 degrees 00 minutes 00 seconds East 101.53 feet to a 5/8 inch diameter capped rebar set; thence North 00 degrees 00 minutes 00 seconds East 101.53 feet to a 5/8 inch diameter capped rebar set; thence North 00 degrees 00 minutes 00 seconds East 253.01 feet to a 5/8 inch diameter capped rebar set; thence North 16 degrees 00 minutes 00 seconds West 225.00 feet to a 5/8 inch diameter capped rebar set; thence Easterly 62.83 feet on a curve to the right having a radius of 225.00 feet and subtended by a long chord bearing North 82 degrees 00 minutes 00 seconds East a distance of 62.63 feet to a 5/8 inch diameter capped rebar set; thence North 00 degrees 00 minutes 00 seconds East 50.00 feet to a 5/8 inch diameter capped rebar set; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to a 5/8 inch diameter capped rebar set; thence North 90 degrees 00 minutes 00 seconds East 137.15 feet to a 5/8 inch diameter capped rebar set; thence North 45 degrees 18 minutes 11 seconds East a distance of 35.17 feet to a 5/8 inch diameter capped rebar set; thence North 00 degrees 36 minutes 22 seconds East 256.05 feet to a railroad spike set in the centerline of the right-of-way of Brower Road; thence North 88 degrees 54 minutes 07 seconds East 50.02 feet with the centerline of said right-of-way to a railroad spike set; thence South 00 degrees 36 minutes 22 seconds West 59.13 feet to a 5/8 inch diameter capped rebar set on the North line of Lot 25898 in said Edgington Estates #1; thence with said North Line Northeastly 46.23 feet on a curve to the right having a radius of 30.00 feet and subtended by a long chord bearing North 44 degrees 45 minutes 15 seconds East a distance of 41.79 feet to a 5/8 inch diameter capped rebar set; thence continuing with said North Line North 88 degrees 54 minutes 07 seconds East 40.88 feet to a 5/8 inch diameter capped rebar set marking the Northeast corner of said Lot 25898; thence South 00 degrees 36 minutes 22 seconds West 120.05 feet with the East Line of said Lot 25898 to a 5/8 inch diameter capped rebar set marking the Southeast corner thereof; thence North 88 degrees 54 minutes 07 seconds East 126.77 feet with the South Line of said Edgington Estates #1 to the Point of Beginning containing 14.024 acres (610,865 square feet more or less).

Subject to all pertinent Easements, Rights-of-Way and Restrictions.

This description is based on a survey of the subject property prepared by KPH Partnership in December, 1996. The bearing of the North Line of the South Half of the Northwest Quarter of Section 24, cited above, was derived from information obtained from the Allen County Engineers Office. All rebar set are 5/8 inch x 30 inch capped "KPH S-7780".

A 5/8" x 30" capped rebar will be set at all lot corners.



Approved for transfer Allen County Tax Map Office.
By: *GR* Date: 5/29/97

TOTAL 14.024 ACRES
LESS R/W 2.264 ACRES
NET 11.760 ACRES

Certification
I hereby certify that this Plat of Willow Lake Subdivision No. 1 represents a Survey made under my supervision in December, 1996 and that all markers are shown as to material and location and are in place.

Certified April 2, 1997.
KPH Partnership
David B. Holley
David B. Holley
Ohio P.S. S-7780



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
A	250.00'	17°36'22"	76.82'	38.72'	76.52'
A1	250.00'	01°55'27"	8.40'	4.20'	8.40'
A2	250.00'	15°40'55"	68.42'	34.43'	68.21'
B	250.00'	17°00'00"	74.18'	37.36'	73.90'
C	250.00'	90°00'00"	392.70'	250.00'	353.55'
D	250.00'	90°00'00"	392.70'	250.00'	353.55'
E	25.00'	79°16'28"	34.59'	20.71'	31.90'

DEVELOPER:
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
8888 KEYSTONE AVENUE SUITE 900
INDIANAPOLIS, IN 46201
(317) 587-0320

- LEGEND
- RAILROAD SPIKE SET UNLESS OTHERWISE NOTED
 - 5/8" X 30" CAPPED REBAR SET
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT

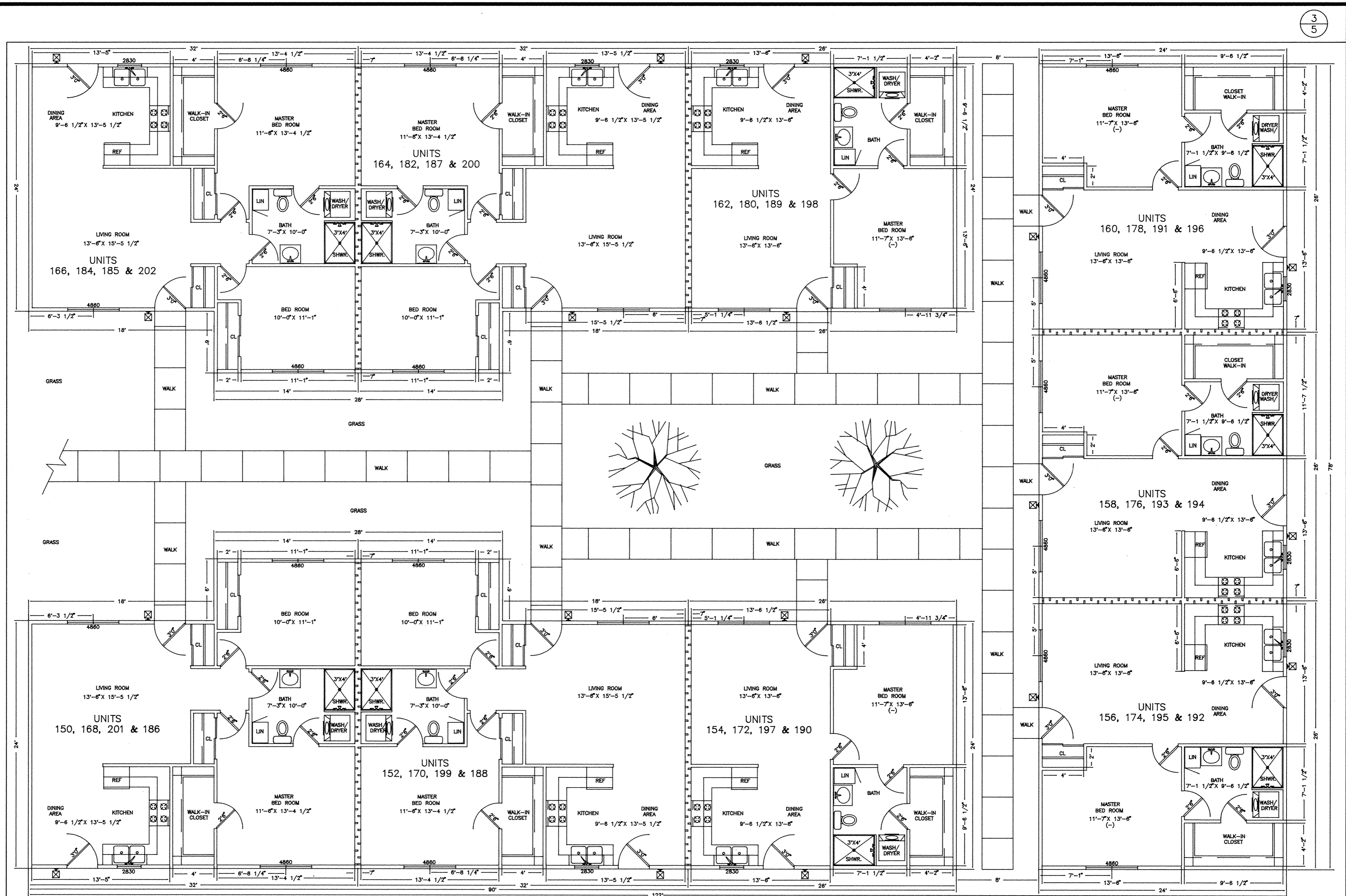
REVISIONS		
No.	Date	Description

KPH
partnership

WILLOW LAKE SUBDIVISION NO 1
Brower Road
Lima, Ohio
FINAL PLAT

415 MASSACHUSETTS AVENUE
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 974-5560
FAX: (317) 974-5570

ENGINEERS SURVEYORS PLANNERS
DATE: 4/2/97
DRAWN: D.R.P./S.S.D.
CHECKED: D.B.H.
PROJ. NO: 96138



SEE PLAT Book 22 page 109

Amendment to PLAT of

9708391 FILED AND RECORDED
 MAY 30, 1997 AT 11:01 AM
 PLAT BK 22 PG 118
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER

Dan Allen Bennett 5-27-97
 REGISTERED ENGINEER

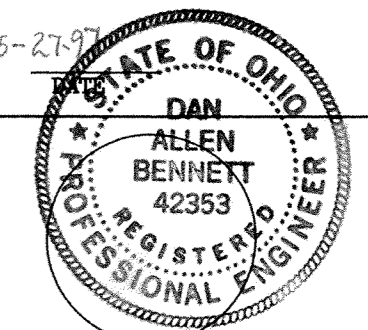
SHEET NUMBER	CONTENTS
30	2

GOLDEN LANE CONDOMINIUMS

TYPICAL CLUSTER FLOOR PLAN LAYOUT

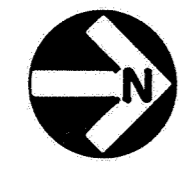
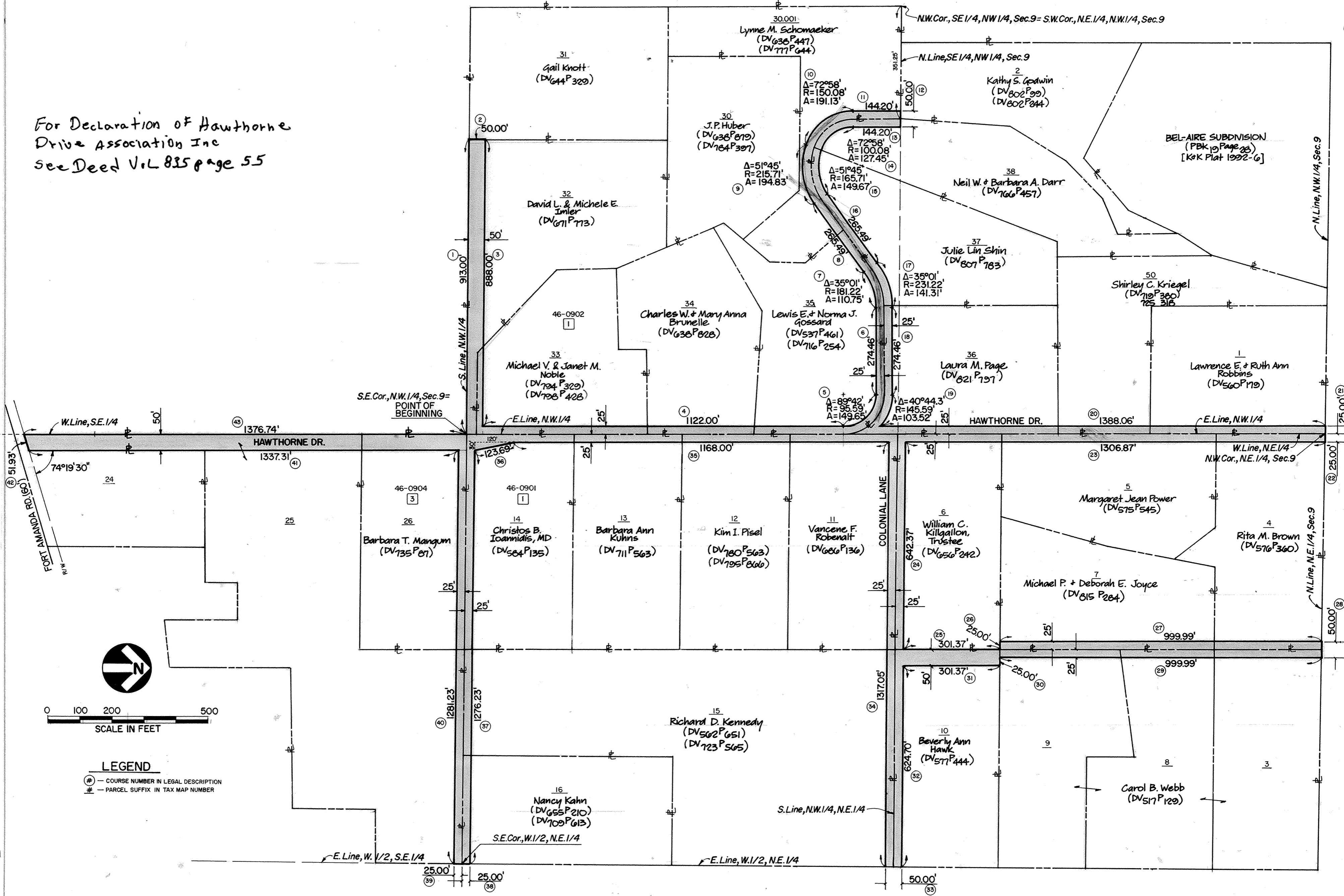
DRAWING FOR: GOLDEN LANE SUBDIVISION
 Section 33, American Twp.
 Allen County, Ohio

DATE:	JULY 24, 1996	DRAWN BY:	Larry L. McLean
SCALE:	1/4"=1' (reduced)	REGISTERED:	42353
REVISION:		ADDRESS:	17037 State Route 198 Wapakoneta, Ohio 45896-9487
JOB NO.:		PHONE:	(419) 738-8065



A PLAT OF EASEMENT AREAS FOR ROADWAYS FOR - HAWTHORNE NEIGHBORHOOD ASSOCIATION PART OF N.W., N.E., AND S.E. 1/4'S, SECTION 9, T-4-S, R-6-E, SHAWNEE TOWNSHIP, ALLEN COUNTY, OHIO

For Declaration of Hawthorne
Drive Association Inc
see Deed Vol 835 page 55



0 100 200 500
SCALE IN FEET

LEGEND

- ① - COURSE NUMBER IN LEGAL DESCRIPTION
- # - PARCEL SUFFIX IN TAX MAP NUMBER

**A PLAT OF EASEMENT AREAS FOR ROADWAYS
FOR-HAWTHORNE NEIGHBORHOOD ASSOCIATION**

**PART OF N.W., N.E. AND S.E. 1/4'S, SECTION 9, T-4-S, R-6-E,
SHAWNEE TOWNSHIP, ALLEN COUNTY, OHIO**

LEGAL DESCRIPTION

Easement areas for roadways which are part of the northwest, northeast, and southeast quarters of Section 9, Town-4-South, Range-6-East, Shawnee Township, Allen County, Ohio, altogether described by metes and bounds as follows:

BEGINNING at the southeast corner of the northwest quarter of said Section 9;

- (1) thence westerly with the south line of said northwest quarter about 913.00 feet to the southwest corner of lands granted to David L. Imler and wife (Deed Volume 671, Page 773);
- (2) thence northerly with the west line of said Imler lands about 50.00 feet;
- (3) thence easterly on a course that is 50 feet northerly from and parallel with said south line of northwest quarter about 888.00 feet;
- (4) thence northerly on a course that is 25 feet westerly from and parallel with the east line of said northwest quarter (legal centerline of Hawthorne Drive) about 1122.00 feet to a point of curvature;
- (5) thence northerly, northwesterly, and westerly on a curve to the left through a record angle of 89°42' with a radius of 95.59 feet, a calculated arc distance of 149.65 feet to a point of tangency;
- (6) thence westerly on the first of five courses with the south line of a fifty-foot easement area that extends westerly from Hawthorne Drive, about 274.46 feet to a point of curvature;
- (7) thence west-southwesterly on a curve to the left through a record angle of 35°01' with a radius of 181.22 feet a calculated arc distance of 110.75 feet to a point of tangency;
- (8) thence southwestwesterly on the third of said five courses about 265.49 feet to a point of curvature;
- (9) thence southwestwesterly and westerly on a curve to the right through a record angle of 51°45' with a radius of 215.71 feet a calculated arc distance of 194.83 feet to a point of compound curvature;
- (10) thence northwesterly and northerly on a curve to the right through a record angle of 72°58' with a radius of 150.08 feet a calculated arc distance of 191.13 feet to a point of tangency;
- (11) thence northerly with the west line of said fifty-foot easement area (which has now assumed a northerly bearing, after bearing westerly for five courses) about 144.20 feet to the north line of the southeast quarter of said northwest quarter of Section 9;
- (12) thence easterly with said north line of quarter-quarter about 50.00 feet;
- (13) thence southerly with the east line of said fifty-foot easement area (opposite side of course (11) above) about 144.20 feet to a point of curvature;
- (14) thence southeasterly on the first of six courses with the north line of said fifty-foot easement area that extends westerly from Hawthorne Drive, on a curve to the left through a record angle of 72°58' with a radius of 100.08 feet a calculated arc distance of 127.45 feet to a point of compound curvature;
- (15) thence easterly on a curve to the left through a record angle of 51°45' with a radius of 165.71 feet a calculated arc distance of 149.67 feet to a point of tangency;
- (16) thence northeasterly on the third of said six courses about 265.49 feet to a point of curvature;
- (17) thence northeasterly and easterly on a curve to the right through a record angle of 35°01' with a radius of 231.22 feet a calculated arc distance of 141.31 to a point of tangency;
- (18) thence easterly with the fifth of said six courses about 274.46 feet to a point of curvature;
- (19) thence east-southeasterly on a curve to the right through a calculated angle of about 40°44.3' with a radius of 145.59 feet a calculated distance of about 109.81 feet to a point in a non-tangent line which is the west right-of-way line of Hawthorne Drive;
- (20) thence northerly with said west right-of-way line (this course is 25 feet westerly from and parallel with the east line of said northwest quarter of Section 9) about 1388.06 feet to the north line of said northwest quarter;
- (21) thence easterly with said north line of northwest quarter about 25.00 feet to the northeast corner of said northwest quarter of Section 9;
- (22) thence continuing easterly, now with the north line of the northeast quarter of said Section 9 about 25.00 feet;
- (23) thence southerly with the east line of Hawthorne Drive about 1306.87 feet to the north line of so-called Colonial Lane;
- (24) thence easterly with said north line of Colonial Lane (this course is 25 feet northerly from the south line of the northwest quarter of said northeast quarter of Section 9) about 642.37 feet to the east line of lands granted to William C. Killgallon, Trustee (Deed Volume 656, Page 242);
- (25) thence northerly with said east line of Killgallon lands about 301.37 feet to the northeast corner of said Killgallon lands;
- (26) thence westerly with the north line of said Killgallon lands, and the south line of lands granted to J. Christopher Crawford and wife (Deed Volume 583, Page 547) about 25.00 feet;
- (27) thence northerly on a course that is 25 feet westerly from and parallel with the east line of said Crawford lands, and continuing on a course that is 25 feet westerly from and parallel with the east line of lands granted to Rita M. Brown (Deed Volume 576, Page 360) about 999.99 feet to the north line of said northeast quarter of Section 9;
- (28) thence easterly with said north line of northeast quarter about 50.00 feet;
- (29) thence southerly on a course that is 25 feet easterly from and parallel with the east lines of said Brown and Crawford lands, also the west lines of lands granted to Carol B. Webb (Deed Volume 517, Page 129), about 999.99 feet to the north line of lands granted to Beverly Ann Hawk (Deed Volume 577, Page 444);
- (30) thence easterly with said north line of Hawk lands about 25.00 feet;
- (31) thence southerly on a course that is 50 feet easterly from and parallel with the west line of said Hawk lands about 301.37 feet;
- (32) thence easterly on a course that is 25 feet northerly from and parallel with the south line of said Hawk lands about 624.70 feet to the east line of the west half of said northeast quarter;
- (33) thence southerly with said east line of west half about 50.00 feet;
- (34) thence westerly on a course that is 25 feet southerly from and parallel with the north line of lands granted to Richard D. Kennedy and wife (Deed Volume 562, Page 651 and Deed Volume 723, Page 565), and continuing on a course that is 25 feet southerly from and parallel with the north line of lands granted to Vancene F. Robenalt (Deed Volume 686, Page 136), about 1317.05 feet to the east line of Hawthorne Drive;
- (35) thence southerly with said east line of Hawthorne Drive (this course is 25 feet easterly from and parallel with the west line of said northeast quarter of Section 9) about 1168.00 feet to a deflection point;
- (36) thence south-southeasterly with said east line of Hawthorne Drive about 123.69 feet (hypotenuse of a 120' x 30' right triangle);
- (37) thence easterly on a course that is 25 feet northerly from and parallel with the south line of said northeast quarter of Section 9 about 1276.23 feet to the east line of the west half of said northeast quarter;
- (38) thence southerly with said east line of west half about 25.00 feet to the southeast corner of said west half;
- (39) thence continuing southerly now with the east line of the west half of the southeast quarter of said Section 9 about 25.00 feet;
- (40) thence westerly on a course that is 25 feet southerly from the north line of said southeast quarter of Section 9 about 1281.23 feet to the east line of Hawthorne Drive;
- (41) thence southerly with said east line of Hawthorne Drive (this course is 50 feet easterly from and parallel with the west line of the southeast quarter of said Section 9) about 1337.31 feet to the north right-of-way line of Fort Amanda Road;
- (42) thence west-southwesterly with said north line of Fort Amanda Road through a deflection angle of about 74°19'30" Right about 51.93 feet to the west line of the southeast quarter of Section 9;
- (43) thence northerly with said line of southeast quarter (also west line of Hawthorne Drive) about 1376.74 feet to the POINT OF BEGINNING.

I hereby certify that this description was prepared by Kohli & Kaliher Associates, Inc. based on matters of record at the Allen County Courthouse, and that no surveying work was performed in the field.

May 5, 1995
Date

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



A PLAT OF EASEMENT AREAS FOR ROADWAYS
FOR--HAWTHORNE NEIGHBORHOOD ASSOCIATION

PART OF N.W., N.E. AND S.E. 1/4'S, SECTION 9, T-4-S, R-6-E,
SHAWNEE TOWNSHIP, ALLEN COUNTY, OHIO

DEDICATION:

WE, THE UNDERSIGNED OWNERS OF LANDS PERTAINING TO THE HEREIN "PLAT OF EASEMENT AREAS FOR ROADWAYS," HAVE HEREBY CAUSED THE AREAS DESCRIBED HEREIN TO BE SURVEYED AND PLATTED, AND DO HEREBY ADOPT SAID PLAT TO BE A TRUE REPRESENTATION OF SAME.

ACKNOWLEDGEMENTS:

(1 OF 3) BEFORE ME, A NOTARY PUBLIC IN THE STATE OF Ohio, PERSONALLY APPEARED THE HEREIN SIGNED OWNERS, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR OWN FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE AFFIXED MY HAND AND SEAL THIS 19 TH DAY OF MAY, 1995.

OWNERS IN NW 1/4, SECTION 9:

- 1 Lawrence E. Robbins
- 1 Ruth Ann Robbins
- 2 Kathy S. Godwin
- (not used)
- 30 J.P. Huber
- 30.001 Lynne M. Schomaeker
- 31 Gail Knott
- 32 David L. Imler
- 32 Michele E. Imler
- 33 Michael V. Noble
- 33 Janet M. Noble
- 34 Charles W. Brunelle
- 34 Mary Anne Brunelle
- 35 Lewis E. Gossard
- 35 Norma J. Gossard
- 36 Laura M. Page by Jacqueline Lee guardian
- 37 (not used)
- 38 Neil W. Darr
- 38 Barbara A. Darr
- 50 Shirley C. Kruegel

OWNERS IN NE 1/4, SECTION 9:

- 3, 8+9 Carol B. Webb
- 4 Rita M. Brown
- 5 Margaret Jean Fowler
- 6 William C. Kilgallon
- 7 Michael P. Joyce
- 10 Beverly Ann Hawk
- 11 Vancene F. Robenalt
- (not used)
- 12 Kim I. Pisel
- 13 Barbara Ann Kohns
- 14 Christos B. Ioannidis, MD
- 15 Richard D. Kennedy
- 16 Nancy Kahn

OWNERS IN SE 1/4, SECTION 9:

- 26 Barbara T. Mangum
- Anna Powell
Witness to the Above Signatures
- Heather W. Wright
Witness to the Above Signatures

Heather W. Wright
My Commission Expires 10-02-00

(2 OF 3) BEFORE ME, A NOTARY PUBLIC IN THE STATE OF _____, PERSONALLY APPEARED THE HEREIN SIGNED OWNERS, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR OWN FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE AFFIXED MY HAND AND SEAL THIS _____ TH DAY OF _____, 1995

(3 OF 3) BEFORE ME, A NOTARY PUBLIC IN THE STATE OF _____, PERSONALLY APPEARED THE HEREIN SIGNED OWNERS, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR OWN FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE AFFIXED MY HAND AND SEAL THIS _____ TH DAY OF _____, 1995.

COUNTY RECORDER'S CERTIFICATE

NO. 9708835
FILED FOR RECORD IN THE ALLEN COUNTY RECORDER'S OFFICE THIS 5 TH DAY OF June, 1995, AT 3:21 O'CLOCK P.M., AND RECORDED IN ALLEN COUNTY PLAT BOOK 22 ON PAGE 119.
FEE: \$62.10

Edward P. Kirk
RECORDER OF ALLEN COUNTY, OHIO

122

RIVERBEND SUBDIVISION - PHASE I
 NORTHWEST QUARTER SECTION 2, TOWN 2S, RANGE 8E
 VILLAGE OF BLUFFTON, RICHLAND TOWNSHIP, ALLEN COUNTY, STATE OF OHIO
 PARCEL NUMBER 28-0200-02-001.001

LEGEND

- 5/8" x 30" IP TO BE SET WITH CAP
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊠ MONUMENT BOX WITH IP FOUND
- ⊡ MONUMENT BOX WITH IP TO BE SET
- BUILDING SETBACK
- 40' FRONT SET BACK ON RIVERBEND DR.
- 30' FRONT SET BACK ON HAWTHORN AND LOCUST CT.
- 40' REAR SET BACK
- 14' SIDE YARD SETBACK EACH SIDE

SCALE 1" = 100'

BASIS OF BEARING ON PLAT BOOK 22,
 PAGE 55 AT THE ALLEN COUNTY
 RECORDER.

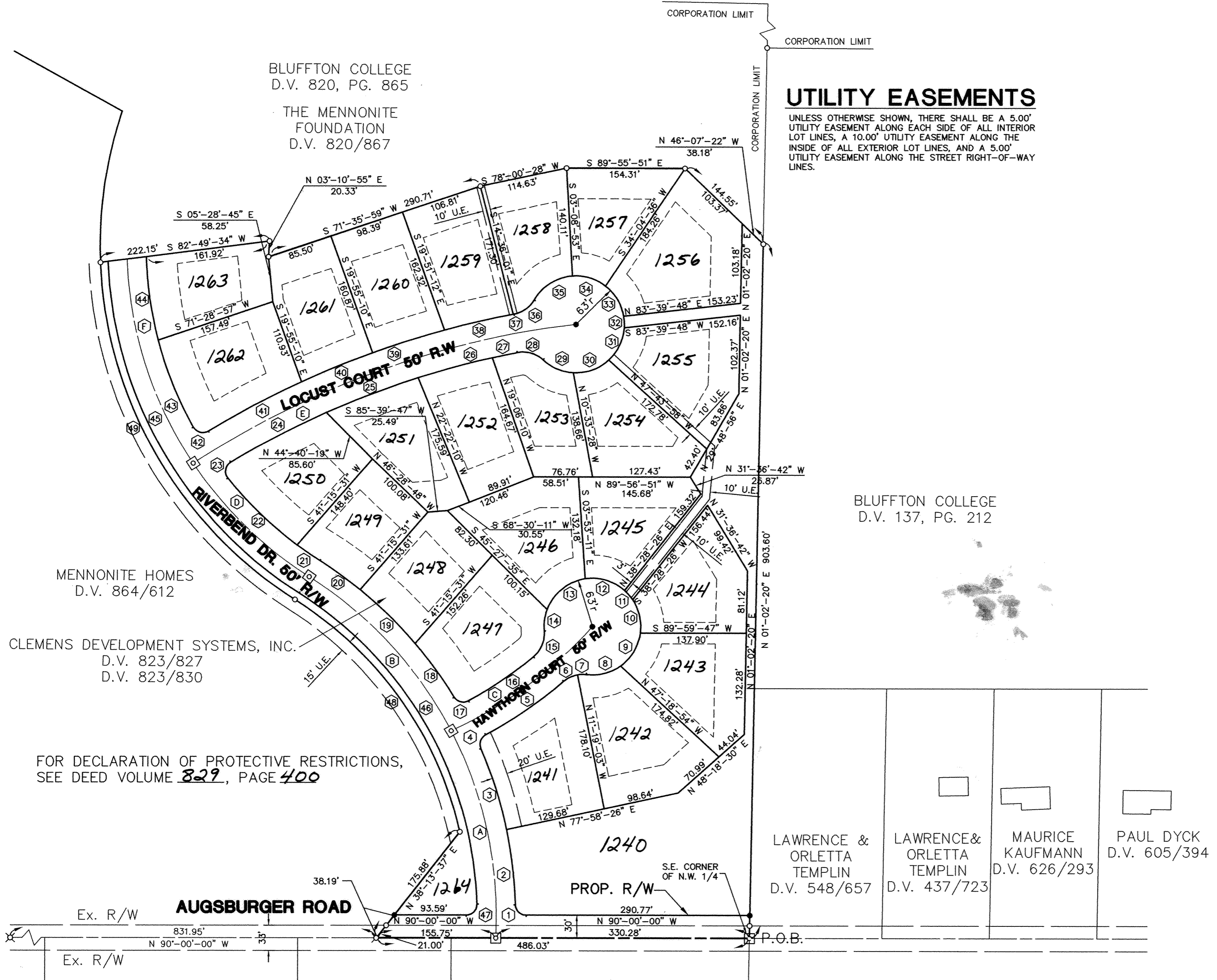
UTILITY EASEMENTS
 UNLESS OTHERWISE SHOWN, THERE SHALL BE A 5.00'
 UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR
 LOT LINES, A 10.00' UTILITY EASEMENT ALONG THE
 INSIDE OF ALL EXTERIOR LOT LINES, AND A 5.00'
 UTILITY EASEMENT ALONG THE STREET RIGHT-OF-WAY LINES.

G/L CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
A	522.34'	30°-35'-02"	278.82'	275.52'	N 12°-14'-26" W
B	522.34'	30°-20'-48"	276.66'	273.44'	N 42°-42'-21" W
C	569.36'	23°-10'-24"	230.28'	228.71'	N 53°-22'-21" E
D	509.42'	23°-55'-43"	212.75'	211.21'	N 45°-54'-53" W
E	1167.07'	24°-23'-49"	496.95'	493.20'	N 68°-56'-41" E
F	509.42'	31°-52'-12"	283.36'	279.72'	N 18°-00'-56" W

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	14.00'	88°-20'-48"	21.59'	19.51'	N 45°-49'-36" W
2	547.34'	10°-17'-33"	98.32'	98.19'	N 06°-47'-58" W
3	547.34'	11°-33'-42"	110.45'	110.26'	S 17°-43'-36" E
4	14.00'	84°-45'-48"	20.71'	18.87'	S 18°-52'-27" W
5	594.36'	11°-55'-12"	123.31'	123.09'	S 55°-18'-45" W
6	39.00'	29°-54'-45"	20.36'	20.13'	S 64°-19'-32" W
7	39.00'	17°-32'-04"	11.94'	11.89'	S 88°-02'-56" W
8	63.00'	42°-17'-25"	46.50'	45.45'	S 75°-40'-16" W
9	63.00'	46°-57'-55"	51.64'	50.21'	S 31°-02'-36" W
10	63.00'	41°-19'-39"	45.44'	44.46'	S 13°-06'-12" E
11	63.00'	14°-49'-59"	16.31'	16.26'	N 41°-11'-01" W
12	63.00'	50°-04'-30"	55.06'	53.32'	S 73°-38'-15" E
13	63.00'	60°-47'-51"	66.85'	63.76'	N 50°-55'-35" E
14	63.00'	25°-45'-38"	28.33'	28.09'	N 07°-38'-51" E
15	39.00'	55°-30'-36"	37.78'	36.32'	N 22°-31'-20" E
16	544.36'	10°-47'-41"	102.56'	102.41'	N 55°-40'-28" E
17	14.00'	87°-27'-03"	21.37'	19.35'	S 75°-12'-10" E
18	547.34'	09°-03'-55"	86.60'	86.51'	S 36°-00'-36" E
19	547.34'	10°-29'-48"	100.27'	100.13'	S 45°-47'-28" E
20	547.34'	06°-50'-23"	65.34'	65.30'	S 54°-27'-33" E
21	484.42'	04°-10'-30"	35.30'	35.29'	S 55°-47'-30" E
22	484.42'	14°-50'-43"	125.51'	125.16'	S 46°-16'-54" E
23	14.00'	97°-41'-56"	23.87'	21.08'	S 09°-59'-26" W
24	1142.07'	07°-03'-13"	140.60'	140.51'	S 62°-22'-00" W
25	1142.07'	06°-26'-04"	128.26'	128.19'	S 69°-06'-39" W
26	1142.07'	05°-01'-20"	100.11'	100.07'	S 74°-50'-21" W
27	1142.07'	01°-38'-54"	32.85'	32.85'	S 78°-10'-28" W
28	39.00'	53°-35'-24"	36.48'	35.16'	N 74°-12'-23" W
29	63.00'	39°-30'-59"	43.45'	42.59'	N 67°-10'-11" W
30	63.00'	45°-43'-15"	50.27'	48.95'	S 70°-12'-42" W
31	63.00'	43°-30'-11"	47.83'	46.69'	S 25°-35'-58" W
32	63.00'	13°-41'-51"	15.06'	15.03'	S 03°-00'-03" E
33	63.00'	42°-29'-56"	46.73'	45.67'	S 31°-05'-57" E
34	63.00'	42°-06'-24"	46.30'	45.26'	S 73°-24'-06" E
35	63.00'	55°-09'-13"	60.64'	58.33'	N 57°-58'-05" E
36	39.00'	48°-51'-58"	33.26'	32.26'	N 54°-49'-28" E
37	1192.07'	00°-02'-25"	0.84'	0.84'	N 79°-14'-15" E
38	1192.07'	04°-24'-39"	91.77'	91.75'	N 77°-00'-43" E
39	1192.07'	04°-43'-26"	98.28'	98.26'	N 72°-26'-41" E
40	1192.07'	04°-48'-43"	100.12'	100.08'	N 67°-40'-36" E
41	1192.07'	06°-37'-15"	137.75'	137.67'	N 61°-57'-37" E
42	14.00'	92°-00'-50"	22.48'	20.14'	S 75°-20'-35" E
43	484.42'	14°-34'-23"	123.21'	122.88'	S 22°-02'-59" E
44	484.42'	12°-56'-46"	109.46'	109.22'	S 08°-17'-24" E
45	534.42'	55°-33'-35"	518.23'	498.16'	S 30°-05'-57" E
46	497.34'	55°-57'-32"	485.74'	466.66'	S 29°-53'-59" E
47	14.00'	91°-55'-12"	22.46'	20.13'	S 44°-02'-24" W
48	487.34'	44°-47'-26"	380.98'	371.35'	N 35°-29'-02" W
49	544.42'	55°-28'-13"	527.08'	506.73'	N 30°-08'-38" W



BLUFFTON COLLEGE
 D.V. 820, PG. 865
 THE MENNONITE
 FOUNDATION
 D.V. 820/867

BLUFFTON COLLEGE
 D.V. 137, PG. 212

MENNONITE HOMES
 D.V. 864/612

CLEMENS DEVELOPMENT SYSTEMS, INC.
 D.V. 823/827
 D.V. 823/830

FOR DECLARATION OF PROTECTIVE RESTRICTIONS,
 SEE DEED VOLUME 829, PAGE 400

LAWRENCE & ORLETTA
 TEMPLIN
 D.V. 548/657

LAWRENCE & ORLETTA
 TEMPLIN
 D.V. 437/723

MAURICE
 KAUFMANN
 D.V. 626/293

PAUL DYCK
 D.V. 605/394

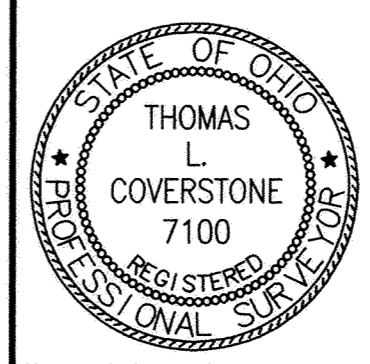
S. & E. BAZZY
 TOWNSHIP ZONING

J. LUGABILL
 TOWNSHIP ZONING

(Declaration)
 For affidavit to amend setback line on lot 1255 see Deed V6A35 Pg 493

I HEREBY STATE THAT THIS PLAT IS A TRUE
 REPRESENTATION OF THE RESULTS OF AN ACTUAL
 SURVEY MADE UNDER MY DIRECTION AND
 THAT 5/8" X 30" IRON PINS W/CAPS WILL BE
 SET AT ALL LOT CORNERS UPON COMPLETION
 OF INSTALLATION OF THE UTILITIES AND STREETS.

Thomas L. Coverstone 5/19/97
 THOMAS L. COVERSTONE, P.S. #7100 DATE



Choice ONE Engineering Corporation
 OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
 SIDNEY, OHIO 45365
 (937) 497-0200 • FAX (937) 497-0300
 Email: coec@bright.net

date: 12/06/96 drawn by: cwb job number: 96060FIN

DESCRIPTION

LEGAL DESCRIPTION

BEING A 13.721 ACRE TRACT, PARCEL NUMBER 28-0200-02-001.001 AS SHOWN ON A PLAT ON FILE IN THE ALLEN COUNTY ENGINEER'S OFFICE. SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 8 EAST, RICHLAND TOWNSHIP, VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a monument box at the southeast corner of the northwest quarter of said Section 2;

thence, North 90°-00'-00" West, 486.03 feet along the south line of said quarter section and centerline of Augsburg Road to a railroad spike found at the southwest corner of said 13.721 acre tract;

thence, North 38°-13'-37" East, 175.88 feet along the west line of said 13.721 acre tract to an iron pin found, passing for reference at 21.00 feet an iron pin found and at 38.19 feet an iron pin set;

thence, in a northwesterly direction 380.98 feet along the arc of a curve to the left having a delta angle of 44°-47'-26" and a radius of 487.34 feet and a chord bearing North 35°-29'-02" West, 371.35 feet to an iron pin found;

thence, in a northwesterly direction 527.08 feet along the arc of a curve to the right having a delta angle of 55°-28'-13" and a radius of 544.42 feet and a chord bearing North 30°-08'-38" West, 506.73 feet to an iron pin found at the northwest corner of said 13.721 acre tract;

thence, North 82°-49'-34" East, 222.15 feet to an iron pin found;

thence, South 03°-10'-55" West, 20.33 feet to an iron pin found;

thence, North 71°-35'-59" East, 290.71 feet to an iron pin found;

thence, North 78°-00'-28" East, 114.63 feet to an iron pin found;

thence, South 89°-55'-17" East, 154.31 feet to an iron pin found;

thence, South 46°-07'-22" East, 141.55 feet to an iron pin found on the Grantor's east line, also being the east line of said quarter section;

thence, South 01°-02'-20" West, 903.60 feet along the east line of said quarter section to the place of beginning and passing for reference at 873.60 feet an iron pin set and at 887.10 feet to an iron pin found.

Containing 13.721 acres more or less with 0.182 acres being the road right-of-way and being subject to all legal highways and easements of record.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed by the same dated December 11, 1996 with the basis for bearing from Plat Book 22, Page 55 of the Allen County Recorder's Plat Records.

Deed Reference: Volume 823, Page 827.

Plat Reference: Volume , Page .

Thomas L. Coverstone

Thomas L. Coverstone, P.S. No. 7100

5/19/97

Date

FOR DECLARATION OF PROTECTIVE RESTRICTIONS, SEE DEED VOLUME 829 , PAGE 400

Transferred June 10, 1997
H. Nelson Funch Co. Auditor
\$12.00 fee

9709032

FILED AND RECORDED

JUNE 10, 1997 AT 11:27 AM

PLAT BK 22 pg 122

EDWARD P. KIRK

ALLEN COUNTY RECORDER

462.10

Thomas L. Coverstone 5/19/97
THOMAS L. COVERSTONE, P.S. #7100 DATE

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL 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.

Ruth E. Johnson
WITNESS

June 5, 1997
DATE

OWNERS: CLEMENS DEVELOPEMENT SYSTEMS, INC.

Stanley R. Clemens
STANLEY R. CLEMENS, PRESIDENT

Mitchell L. Kingsley
WITNESS

Joanita S. Clemens
JOENITA S. CLEMENS, SECRETARY

ACKNOWLEDGEMENT

STATE OF OHIO, ALLEN COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OFFICERS OF CLEMENS DEVELOPEMENT SYSTEMS, INC., THE OWNERS WHO HAVING EXECUTED THE FOREGOING PLAT, HEREBY ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Bluffton, OHIO, THIS 5th DAY OF June, 1997.

Mitchell L. Kingsley NOTARY PUBLIC MY COMMISSION EXPIRES: No Expiration R.C. 197.03



BLUFFTON PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF BLUFFTON, OHIO, HELD THIS 22nd DAY OF October, 1996 THIS PLAT WAS REVIEWED AND APPROVED.

James P. King PRESIDENT SECRETARY

VILLAGE OF BLUFFTON COUNCIL

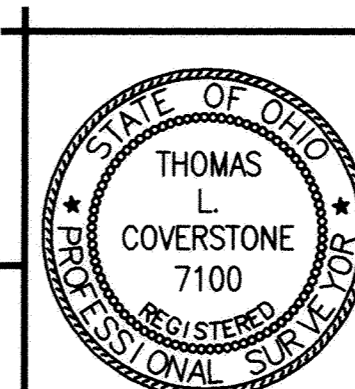
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO, HELD THIS 9th DAY OF June, 1997, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 6 NH

David R. Steiner CLERK OF COUNCIL *James P. King* MAYOR

ALLEN COUNTY ENGINEER

ON THE _____ DAY OF _____, 199_, THIS PLAT WAS REVIEWED AND APPROVED.

Not Applicable, ALLEN COUNTY ENGINEER

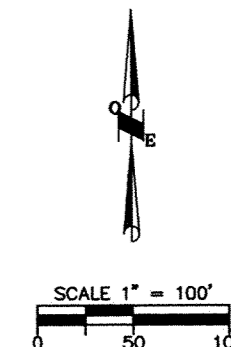


Choice ONE Engineering Corporation
OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
Email: coec@bright.net

date: 05-19-97	drawn by: bhb	job number: 96060RCN
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124

DEDICATOR'S PLAT
RIVERBEND SUBDIVISION - PHASE I
NORTHWEST QUARTER SECTION 2, TOWN 2S, RANGE 8E
VILLAGE OF BLUFFTON, RICHLAND TOWNSHIP, ALLEN COUNTY, STATE OF OHIO
PARCEL NUMBER 28-0200-02-001.001



BLUFFTON COLLEGE
D.V. 820, PG. 865

THE MENNONITE
FOUNDATION, INC.
D.V. 820/867

CORPORATION LIMIT

CORPORATION LIMIT

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
48	487.34'	44°-47'-26"	380.98'	371.35'	N 35°-29'-02" W
49	544.42'	55°-28'-13"	527.08'	506.73'	N 30°-08'-38" W

- LEGEND**
- 5/8" x 30" IP TO BE SET WITH CAP
 - IRON PIN FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - ⊠ MONUMENT BOX WITH IP FOUND

BASIS OF BEARING ON PLAT BOOK 22,
PAGE 55 AT THE ALLEN COUNTY
RECORDER.

DESCRIPTION

LEGAL DESCRIPTION

BEING A 13.721 ACRE TRACT, PARCEL NUMBER 28-0200-02-001.001 AS SHOWN ON A PLAT ON FILE IN THE ALLEN COUNTY ENGINEER'S OFFICE. SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 8 EAST, RICHLAND TOWNSHIP, VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a monument box at the southeast corner of the northwest quarter of said Section 2;

thence, North 90°-00'-00" West, 486.03 feet along the south line of said quarter section and centerline of Augsburg Road to a railroad spike found at the southwest corner of said 13.721 acre tract;

thence, North 38°-13'-37" East, 175.88 feet along the west line of said 13.721 acre tract to an iron pin found, passing for reference at 21.00 feet an iron pin found and at 38.19 feet an iron pin set;

thence, in a northwesterly direction 380.98 feet along the arc of a curve to the left having a delta angle of 44°-47'-26" and a radius of 487.34 feet and a chord bearing North 35°-29'-02" West, 371.35 feet to an iron pin found;

thence, in a northwesterly direction 527.08 feet along the arc of a curve to the right having a delta angle of 55°-28'-13" and a radius of 544.42 feet and a chord bearing North 30°-08'-38" West, 506.73 feet to an iron pin found at the northwest corner of said 13.721 acre tract;

thence, North 82°-49'-34" East, 222.15 feet to an iron pin found;

thence, South 03°-10'-55" West, 20.33 feet to an iron pin found;

thence, North 71°-35'-59" East, 290.71 feet to an iron pin found;

thence, North 78°-00'-28" East, 114.63 feet to an iron pin found;

thence, South 89°-55'-17" East, 154.31 feet to an iron pin found;

thence, South 46°-07'-22" East, 141.55 feet to an iron pin found on the Grantor's east line, also being the east line of said quarter section;

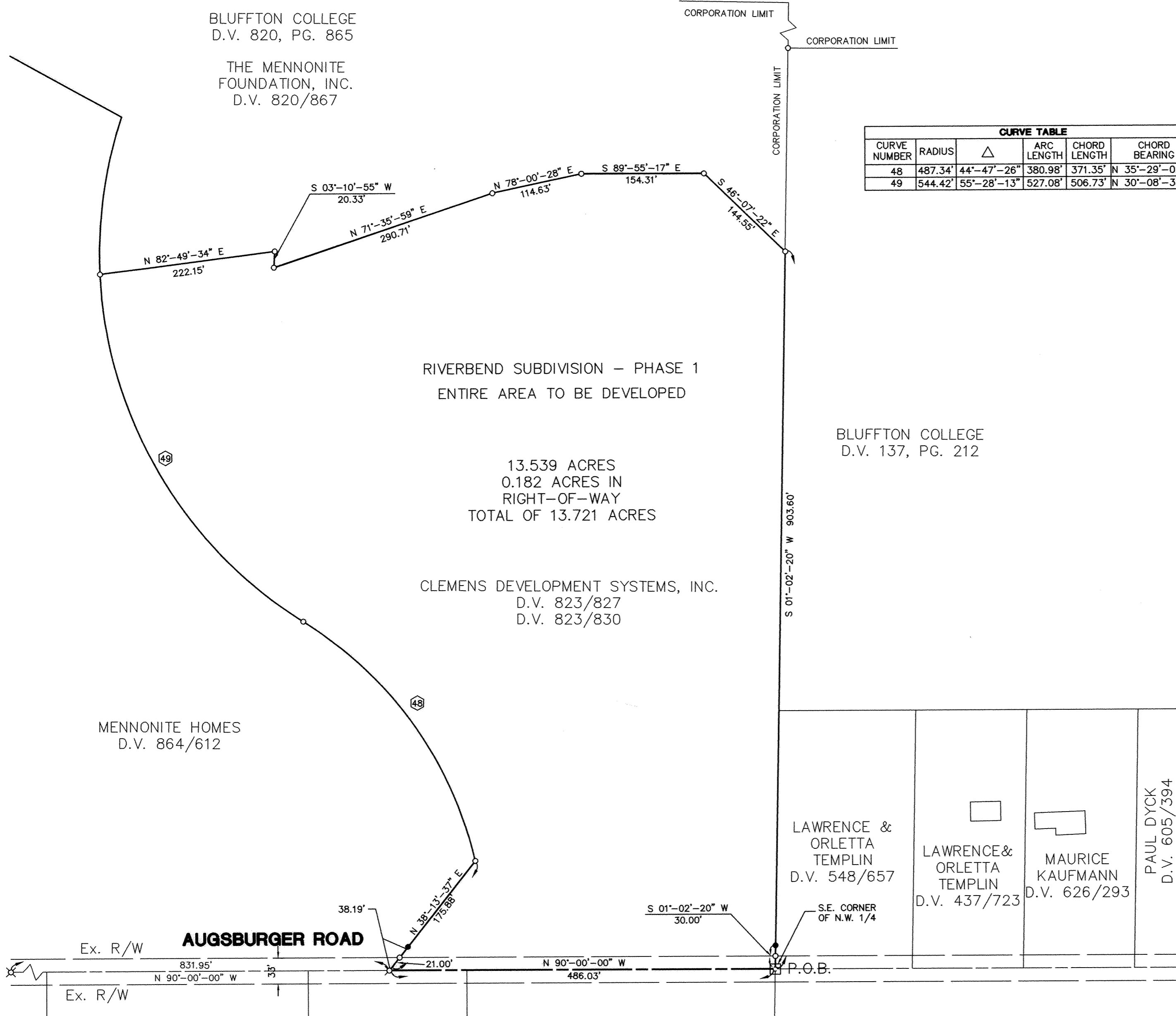
thence, South 01°-02'-20" West, 903.60 feet along the east line of said quarter section to the place of beginning and passing for reference at 873.60 feet an iron pin set and at 887.10 feet, to an iron pin found.

Containing 13.721 acres more or less with 0.182 acres being the road right-of-way and being subject to all legal highways and easements of record.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed by the same dated December 11, 1996 with the basis for bearing from Plat Book 22, Page 55 of the Allen County Recorder's Plat Records.

Deed Reference: Volume 823, Page 827.
Plat Reference: Volume _____, Page _____

Reviewed by *Tom Piper*
on *June 2*, 1997



MENNONITE HOMES
D.V. 864/612

CLEMENS DEVELOPMENT SYSTEMS, INC.
D.V. 823/827
D.V. 823/830

BLUFFTON COLLEGE
D.V. 137, PG. 212

LAWRENCE &
ORLETTA
TEMPLIN
D.V. 548/657

LAWRENCE &
ORLETTA
TEMPLIN
D.V. 437/723

MAURICE
KAUFMANN
D.V. 626/293

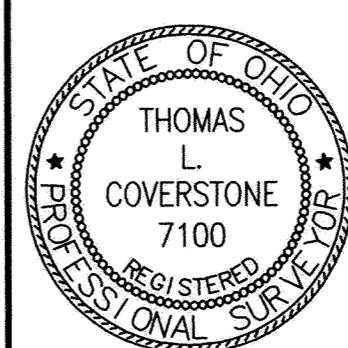
PAUL DYCK
D.V. 605/394

S. & E. BAZZY
TOWNSHIP ZONING

J. LUGABILL
TOWNSHIP ZONING

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8" X 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

Thomas L. Coverstone 5/19/97
THOMAS L. COVERSTONE, P.S. #7100 DATE

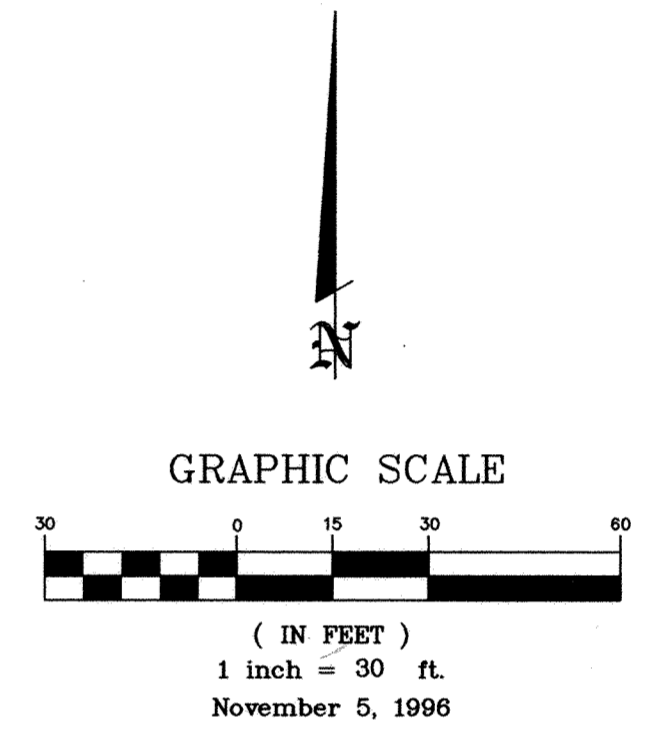
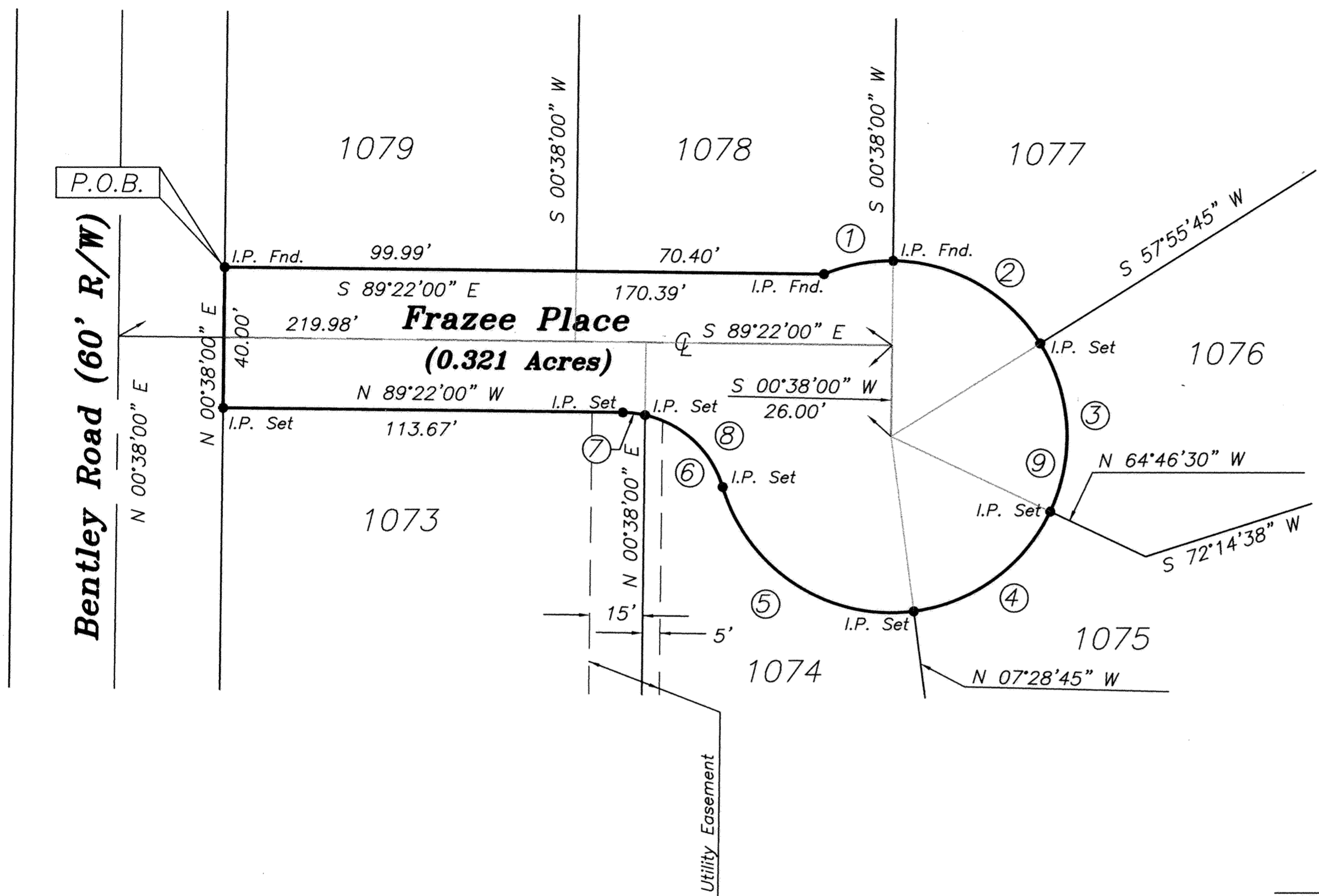


Choice ONE Engineering Corporation

OHIO BLDG. • 113 N. OHIO AVE. • SUITE 200
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
Email: coec@bright.net

date: 05-19-97 drawn by: cwb job number: 96060DED

Vacation Plat of
FRAZEE PLACE
 PART OF THE SHANNON ADDITION AS PLATTED
 IN PLAT BOOK VOLUME 16, PAGES 58 & 59
 VILLAGE OF BLUFFTON
 RICHLAND TWP., ALLEN COUNTY, OHIO



Curve Data

①	②	③
Delta = 23°04'26"	Delta = 57°17'45"	Delta = 57°17'45"
R = 50.00'	R = 50.00'	R = 50.00'
Arc Length = 20.14'	Arc Length = 50.00'	Arc Length = 50.00'
Chord Length = 20.00'	Chord Length = 47.94'	Chord Length = 47.94'
Chord Bearing = N 79°05'47" E	Chord Bearing = S 60°43'08" E	Chord Bearing = S 03°25'22" E
④	⑤	⑥
Delta = 57°17'45"	Delta = 80°39'19"	Delta = 60°21'26"
R = 50.00'	R = 50.00'	R = 30.00'
Arc Length = 50.00'	Arc Length = 70.38'	Arc Length = 31.60'
Chord Length = 47.94'	Chord Length = 64.72'	Chord Length = 30.16'
Chord Bearing = S 53°52'22" W	Chord Bearing = N 57°09'05" W	Chord Bearing = N 47°00'17" W
⑦	⑧ TOTAL	⑨ TOTAL
Delta = 12°11'20"	Delta = 275°37'00"	Delta = 72°37'00"
R = 30.00'	R = 50.00'	R = 30.00'
Arc Length = 6.38'	Arc Length = 240.52'	Arc Length = 37.98'
Chord Length = 6.37'	Chord Length = 67.17'	Chord Length = 35.50'
Chord Bearing = N 83°16'21" W	Chord Bearing = S 25°22'03" W	Chord Bearing = N 53°05'07" W

Plat Prepared For
Magnolia Lane Development
 2313 Spencerville Road
 Lima, Ohio 45805
 (419) 228-2333

Plat Prepared By
Peterman Associates Inc.
 438 Carnahan Avenue
 Findlay, Ohio 45840
 (419) 422-6672

Vacation Plat of
FRAZEE PLACE
 PART OF THE SHANNON ADDITION AS PLATTED
 IN PLAT BOOK VOLUME 16, PAGES 58 & 59
 VILLAGE OF BLUFFTON
 RICHLAND TWP., ALLEN COUNTY, OHIO

Legal Description

Situated in the Village of Bluffton, County of Allen, State of Ohio and being a part of the Shannon Addition as platted in the Allen County Plat Book, Volume 16, Pages 58 and 59, a tract of land bounded and described as follows:

Beginning at an iron pin found at the intersection of the easterly right of way of Bentley Road and the northerly right of way of Frazee Place, said point also being the southwest corner of Lot Number 1079 of said Shannon Addition; thence along the northerly right of way of Frazee Place, S 89°22'00" E, a distance of 170.39 feet to an iron pin found marking the PC of a curve segment to the right; thence along said curve segment to the right, having a central angle of 275°37'00", a radius of 50.00 feet, and a length of curve of 240.52 feet, the chord of said curve bearing S25°22'03"W, a distance of 67.17 feet to an iron pin set at a point of reverse curvature; thence along a curve to the left in a northwesterly direction having a central angle of 72°37'00", a radius of 30.00 feet, and a length of curve of 37.98 feet, the chord of said curve bearing N53°05'07"W a distance of 35.50 feet to an iron pin set at the PT of said curve; thence along the southerly right of way of Frazee Place N89°22'00"W, a distance of 113.67 feet to an iron pin set on the easterly right of way of Bentley Road said point also being the northwest corner of Lot Number 1073 as platted in said Shannon Addition; thence along said easterly right of way N00°38'00"E, a distance of 40.00 feet to the PRINCIPAL point of beginning and containing 0.321 acre of land, more or less, subject however to all prior easements of record.

NOTE: The bearings in this legal description are based upon the Shannon Addition Plat with Bentley Road being N00°38'00"E.

I.P. Set = 1/2" x 30" Rebar with Peterman Associates' Cap.

VILLAGE PLANNING COUNCIL

I hereby certify that the above plat was presented to the Village Council of the Village of Bluffton, Ohio on the 12 day of May, 1997, and said plat was approved by the Council at a meeting held on the 12 day of May, 1997.

By James D. Cypals
 President, Village Council

COUNTY AUDITOR

I hereby certify that this plat of the above named subdivision was presented to me and transferred this ___ day of _____, 19__.

Transfer not necessary
 June 25, 1997
 By H. Dean Funch
 Allen County Auditor

97 0001 COUNTY RECORDER

I hereby certify that the above plat was presented to me on the 25th day of June, 1997, and duly recorded in Plat Volume 22, at Page 125, Allen County Records, this 25th day of June, 1997.

File No. 4140
 By Edward P. Keid
 Allen County Recorder

Deed Vol 829 pg 843

SURVEYORS CERTIFICATE

I hereby certify that I have made a survey of the lands shown and comprising the above named subdivision and that lot, boundary and street right of way dimensions are correct, as shown, and that monuments have been set at all locations marked thus "•" on the plat.

Date June 11, 1997 By Mark C. Foy
 Registered Surveyor # 7384



VILLAGE PLANNING COMMISSION

I hereby certify that the above plat was presented to the Planning Commission of the Village of Bluffton, Ohio on the 12 day of May, 1997, and said plat was approved by the Commission at a meeting held on the 12 day of May, 1997.

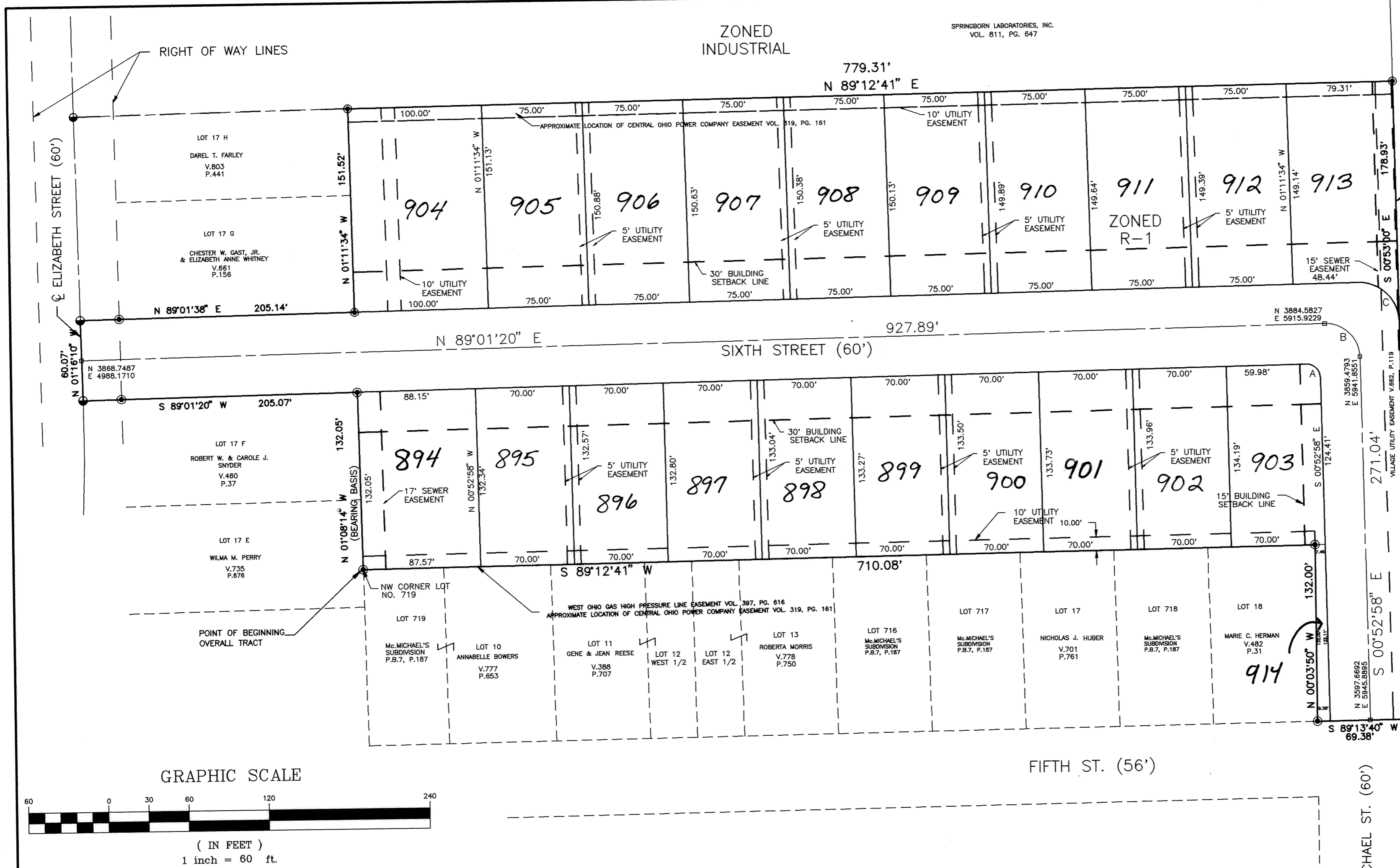
By James P. King
 Chairman, Planning Commission

Reviewed by Tim Piper
 on June 25, 1997

ZONED INDUSTRIAL

SPRINGBORN LABORATORIES, INC.
VOL. 811, PG. 647

T.D. SHOBE SUBDIVISION #1
IN THE NORTHEAST 1/4
OF SECTION 12
T 4 S - R 4 E
IN THE VILLAGE OF SPENCERVILLE
ALLEN COUNTY, OHIO

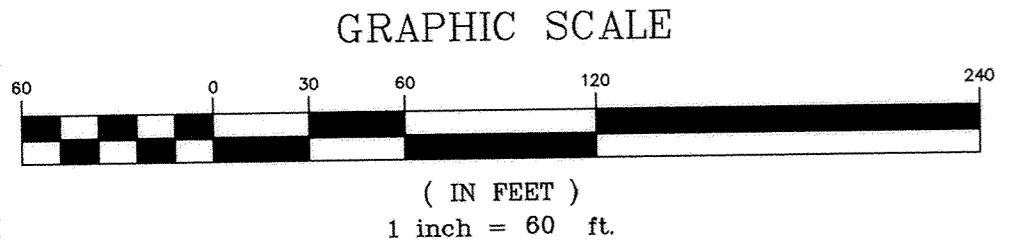


PHILIS A. & RICHARD L. REYNOLDS
VOL. 773, PG. 610
**AFFIDAVIT For Relocating
a platted Easement
See Deed Vol 851 P 9264**

LEGEND

☐	CONCRETE MONUMENT FOUND
☐	BRONZE SURVEYORS MARKER SET
●	CONCRETE MONUMENT W/ IRON PIN SET
●	PK NAIL FOUND

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	90°05'42"	10.00'	10.02'	15.72'	14.15'	N 45°55'49" W
B	90°05'42"	25.50'	25.54'	40.10'	36.09'	N 45°55'49" W
C	90°05'42"	30.00'	30.05'	47.17'	42.49'	N 45°55'49" W



DESCRIPTION
6.6297 ACRES

Being a Part of Lot 17 in the Subdivision of Section 12 situated in the Northeast 1/4 of Section 12, Township 4 South, Range 4 East, in the Village of Spencerville, Allen County, Ohio and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch pin with "Sheldon E&S Lima, OH" cap set in concrete marking the northwest corner of Lot Number 719 in McMichael's Subdivision as platted (Plat Book 7, Page 187) -

Thence **North 01°-08'-14" West (bearing basis)** on and along the east line of Lots Number E and F in Lot 17 of the Subdivision of Section 12 for a distance of 132.05 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete -

Thence **South 89°-01'-20" West** on and along the north line of said Lot Number F for a distance of 205.07 feet to a PK nail found on the centerline of Elizabeth Street (also being the half section line), passing at 175.07 feet a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete -

Thence **North 01°-16'-10" West** on and along said centerline and said half-section line for a distance of 60.07 feet to a PK nail found -

Thence **North 89°-01'-38" East** on and along the south line of Lot Number G in said Lot 17 of the Subdivision of Section 12 for a distance of 205.14 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete, passing at 30.00 feet a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete -

Thence **North 01°-11'-34" West** on and along the east line of Lots Number G and H in said Lot 17 of the Subdivision of Section 12 for a distance of 151.52 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete at the northeast corner of said Lot Number H -

Thence **North 89°-12'-41" East** for a distance of 779.31 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete on the east corporation line of the Village of Spencerville -

Thence **South 00°-53'-00" East** on and along said corporation line for a distance of 343.50 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete -

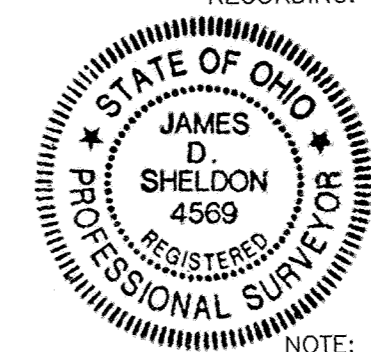
Thence **South 00°-52'-41" East** on and along said corporation line for a distance of 132.01 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete at the north terminus of the east right-of-way line of Michael Street -

Thence **South 89°-13'-40" West** for a distance of 69.38 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete at the southeast corner of Lot Number 18 in Lot 17 of the Subdivision of Section 12 -

Thence **North 00°-03'-50" West** on and along the east line of said Lot Number 18 for a distance of 132.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set in concrete -

Thence **South 89°-12'-41" West** on and along the north line of McMichael's Subdivision and Lots Number 18, 17, 13, 12, 11 and 10 in said Lot 17 of the Subdivision of Section 12 for a distance of 710.08 feet to the point of beginning.

Containing in all 6.6297 acres of land, subject, however, to all legal easements and rights of way.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TRUE AND ACCURATE SURVEY MADE BY ME IN JUNE, 1996, AND THAT ALL MARKERS WILL BE PLACED WITHIN SIX MONTHS FROM THE DATE OF RECORDING.

Date 6/26/97
James D. Sheldon
James D. Sheldon, P.E. & P.S.
Ohio Surveyor # 4569

NOTE: 5/8" IRON PINS TO BE PLACED AT ALL LOT CORNERS.

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

APPROVAL BY THE VILLAGE OF SPENCERVILLE

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF SPENCERVILLE ON THIS 26th DAY OF JUNE, 1997.

THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF THIS APPROVAL.

Lynn Cummins
LYNN CUMMINS
MAYOR

Rob Richardson
ROB RICHARDSON
PRESIDENT OF COUNCIL

COUNTY AUDITOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR TRANSFER ON THE 27th DAY OF June, 1997. FEE: \$ 10.00.

H. Dean Freund
AUDITOR OF ALLEN COUNTY, OHIO *sm*

9710116 COUNTY RECORDER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 27th DAY OF June, 1997 AT 10:43 O'CLOCK PM AND RECORDED IN ALLEN COUNTY PLAT BOOK 22 ON PAGE 127. FEE: \$ 62.10

Edward B. Kest by fm
RECORDER OF ALLEN COUNTY, OHIO

OWNERS' DEDICATION

THE UNDERSIGNED, AS PRESIDENT OF TEAM TEN INVESTMENTS, INC., THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATES THE STREETS, COMPRISING A TOTAL OF 1.420 ACRES AS SHOWN HEREIN, TO THE PUBLIC 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.

THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN ON THE SEPARATE DOCUMENT ATTACHED HERETO AND LABELED "SHEET 2 OF 3."

Debra C. Carmichael
WITNESS TEAM TEN INVESTMENTS, INC.

Thomas D. Shobe
WITNESS

Joseph T. Guagenti, President
JOSEPH T. GUAGENTI, PRESIDENT

ACKNOWLEDGMENT

STATE OF OHIO)
) ss:
COUNTY OF ALLEN)

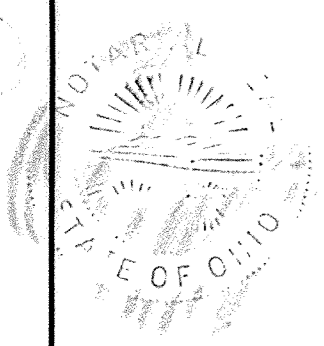
BE IT REMEMBERED THAT ON THIS 26th DAY OF June, 1997, PERSONALLY CAME THE SAID Joseph T. Guagenti, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE HIS VOLUNTARY ACT AND DEED.

Debra C. Carmichael
NOTARY PUBLIC IN AND FOR THE
STATE OF OHIO
MY COMMISSION EXPIRES May 6, 1998

T. D. SHOBE SUBDIVISION #1

RESTRICTIONS

1. SAID LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. ALL LAND USE SHALL BE IN ACCORDANCE WITH THE EXISTING ZONING REGULATIONS OF THE VILLAGE OF SPENCERVILLE.
2. NO RESIDENTIAL BUILDING WHICH SHALL HAVE LIVING SPACE OF LESS THAN 900 SQUARE FEET, EXCLUSIVE OF BASEMENT, PORCHES, PATIO ENCLOSURES AND GARAGE, SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT.
3. NO MOBILE HOME, GARAGE, STORAGE SHED, DWELLING OR ANY OTHER STRUCTURE BUILT WITH A METAL FRAME SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION.
4. NO DWELLING OR GARAGE SHALL BE CONSTRUCTED WITH A ROOF PITCH OF LESS THAN 4/12.
5. ONLY NEW MATERIALS SHALL BE USED IN THE BUILDING OF ANY DWELLING, OUTBUILDING, GARAGE OR ANY OTHER STRUCTURE ON THE PROPERTY. NO OLD OR USED BUILDING, SHED, GARAGE OR ANY OTHER STRUCTURE SHALL BE MOVED ONTO THE PROPERTY.
6. NO CONSTRUCTION SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF TOM SHOBE OR A DULY ELECTED OFFICIAL OF TEAM TEN INVESTMENTS, INC.
7. ENFORCEMENT OF THE WITHIN CONDITIONS AND/OR RESTRICTIONS SHALL BE BY PROCEEDINGS AT LAW IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE THE SAME, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGE.
8. 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 FULL FORCE AND EFFECT.
9. THE FOREGOING RESTRICTIONS, COVENANTS AND CONDITIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL FUTURE OWNERS OF ALL BUILDINGS, SITES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2022, AFTER WHICH TIME COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH, PROVIDED THAT THE OWNERS OF A THREE-FOURTHS (3/4) MAJORITY OF THE BUILDING SITES MAY, IN WRITING, CHANGE, ALTER, AMEND AND/OR ANNUL ANY OF THE OTHER RESTRICTIONS, RESERVATIONS OR CONDITIONS AT ANY TIME.



PLAT OF A SURVEY
OF
DEDICATORS LAND
FOR
T.D. SHOBE SUBDIVISION #1
IN THE NORTHEAST 1/4
OF SECTION 12
T 4 S - R 4 E
VILLAGE OF SPENCERVILLE
ALLEN COUNTY, OHIO

129

SPRINGBORN LABORATORIES, INC.
V.811, P.647

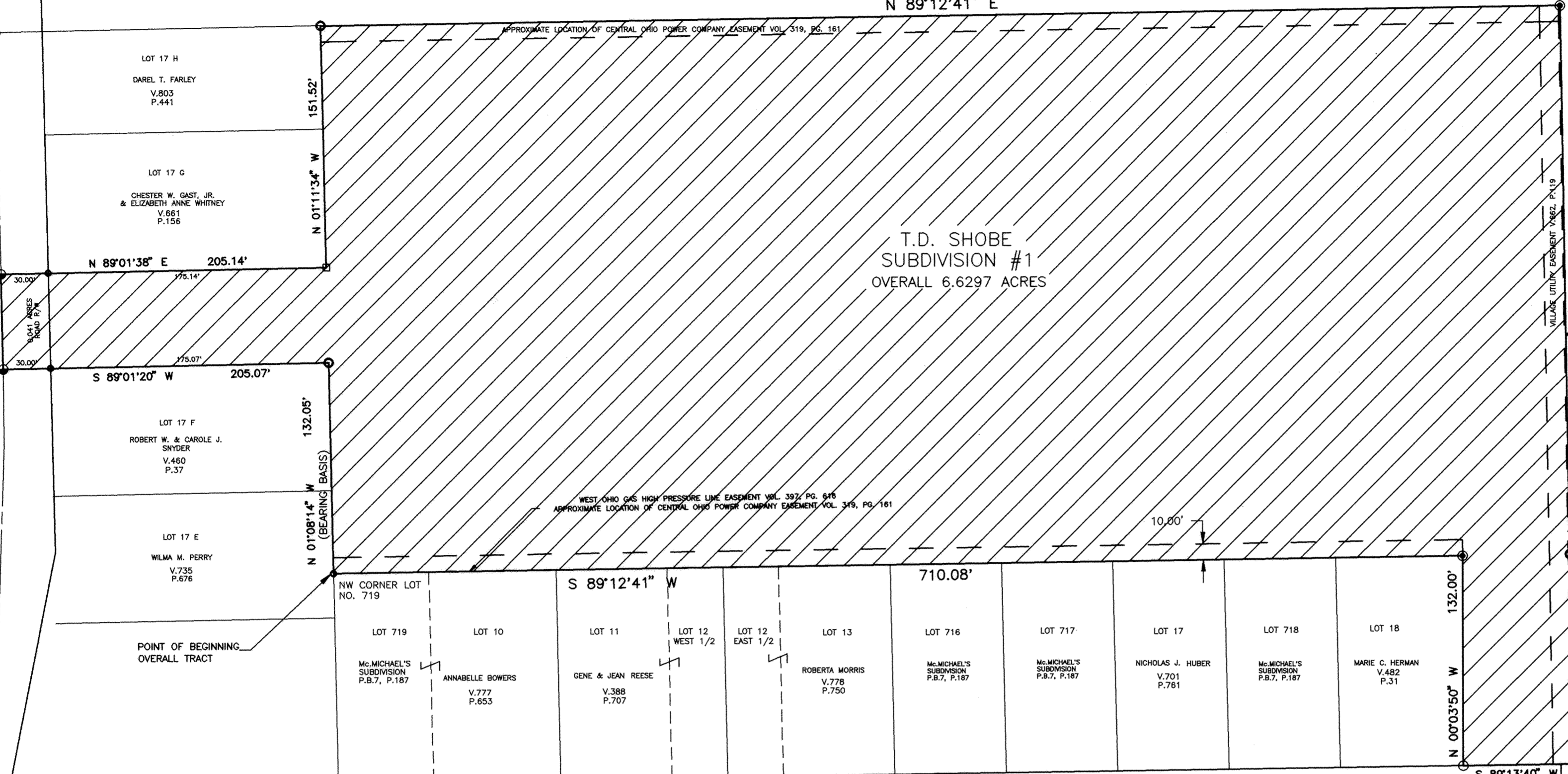
779.31'
N 89°12'41" E

T.D. SHOBE
SUBDIVISION #1
OVERALL 6.6297 ACRES

ELIZABETH STREET 60' R/W

60.07'

WEST LINE OF EAST 1/2 OF SECTION 12



SPENCERVILLE CORPORATION LINE

PHYLLIS A. & RICHARD L.
REYNOLDS
V.773
P.610

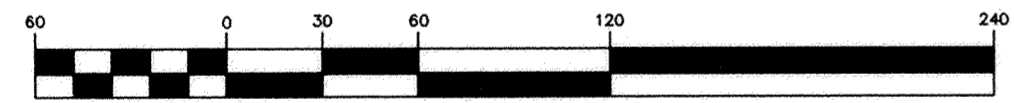
APPROXIMATE LOCATION OF CENTRAL
OHIO POWER COMPANY EASEMENT
VOL. 319, P.161

MICHAEL ST. (60')

BUFTER STRIP
-L-E McE DONALD, INC. V.807, P.342

LEGEND	
○	5/8" IRON PIN FOUND
○	1" IRON PIPE FOUND
⊙	CONCRETE MONUMENT W/ IRON PIN SET STAMPED "SHELDON E & S / LIMA, OH"
●	PK NAIL FOUND
□	CONCRETE MONUMENT FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DESCRIPTION

6.6297 ACRES

Being a Part of Lot 17 in the Subdivision of Section 12 situated in the Northeast 1/4 of Section 12, Township 4 South, Range 4 East, in the Village of Spencerville, Allen County, Ohio and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch pin found marking the northwest corner of Lot Number 719 in McMichael's Subdivision as platted (Plat Book 7, Page 187) -

Thence North 01°-08'-14" West (bearing basis) on and along the east line of Lots Number E and F in Lot 17 of the Subdivision of Section 12 for a distance of 132.05 feet to a 5/8-inch iron pin found -

Thence South 89°-01'-20" West on and along the north line of said Lot Number F for a distance of 205.07 feet to a PK nail found on the centerline of Elizabeth Street (also being the half section line), passing at 175.07 feet a 5/8-inch iron pin found -

Thence North 01°-16'-10" West on and along said centerline and said half-section line for a distance of 60.07 feet to a PK nail found -

Thence North 89°-01'-38" East on and along the south line of Lot Number G in said Lot 17 of the Subdivision of Section 12 for a distance of 205.14 feet to an iron pin in concrete found, passing at 30.00 feet a 5/8-inch iron pin found -

Thence North 01°-11'-34" West on and along the east line of Lots Number G and H in said Lot 17 of the Subdivision of Section 12 for a distance of 151.52 feet to a 5/8-inch iron pin found marking the northeast corner of said Lot Number H -

Thence North 89°-12'-41" East for a distance of 779.31 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set on concrete on the east corporation line of the Village of Spencerville -

Thence South 00°-53'-00" East on and along said corporation line for a distance of 343.50 feet to a 5/8-inch iron pin found -

Thence South 00°-52'-41" East on and along said corporation line for a distance of 132.01 feet to a 5/8-inch iron pin found -

Thence South 89°-13'-40" West on and along the north line of Michael Street for a distance of 69.38 feet to a 1-inch iron pipe found marking the southeast corner of Lot Number 18 in Lot 17 of the Subdivision of Section 12 -

Thence North 00°-03'-50" West on and along the east line of said Lot Number 18 for a distance of 132.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found -

Thence South 89°-12'-41" West on and along the north line of McMichael's Subdivision and Lots Number 18, 17, 13, 12, 11 and 10 in said Lot 17 of the Subdivision of Section 12 for a distance of 710.08 feet to the point of beginning.

Containing in all 6.6297 acres of land, subject, however, to all legal easements and rights of way.



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

Reviewed by Tim Peper Jax
on June 27, 1997

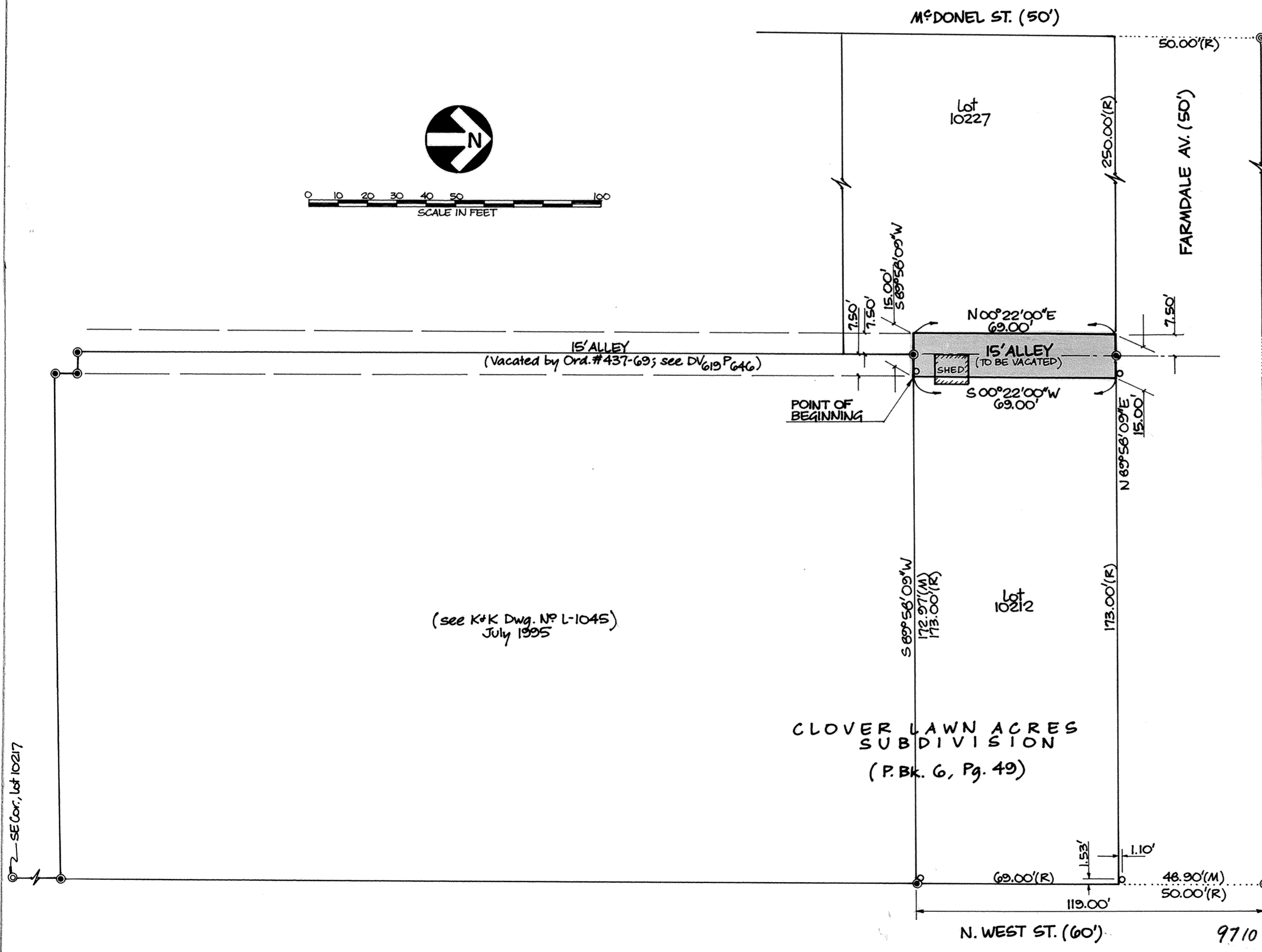
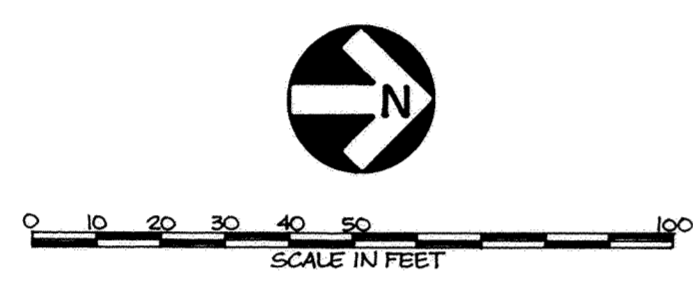
Date: 26 JUNE 1997
James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor # 4569

ALLEY VACATION PLAT

15'x69' ALLEY BETWEEN LOTS 10212 AND 10227

CLOVER LAWN ACRES SUBDIVISION

AMERICAN TWP., ALLEN COUNTY, OHIO



AREA TO BE VACATED

Being a 15-foot alley adjacent to the west line of Lot 10212 in Clover Lawn Acres Subdivision (Plat Book 6, Page 49) described by metes and bounds as follows:

Commencing at an iron pipe (set July 1995 by K&K) at the southeast corner of said Lot 10212;

thence westerly with the south line of said Lot 10212 at S 89° 58' 09" W, 172.97 feet (record distance is 173.00 feet) to the southwest corner of said Lot, and the POINT OF BEGINNING;

thence continuing westerly with an extension of the previous course, and also with the north end line of a previously vacated portion of said alley (by Ordinance #437-69; Deed Volume 619, Page 646) at S 89° 58' 09" W, 15.00 feet to the east line of Lot 10227 of said Subdivision (this course passes an iron pipe (set July 1995 by K&K) in the centerline of said alley at 7.50 feet);

thence northerly with said east line of Lot 10227 at N 00° 22' 00" E, 69.00 feet to the northeast corner of said Lot;

thence easterly with the north end line of the alley to be vacated (resultant south line of Farmdale Avenue) at N 89° 58' 09" E, 15.00 feet to the northwest corner of said Lot 10212 (this course passes an iron pipe (set this survey by K&K) in the centerline of said alley at 7.50 feet);

thence southerly with the west line of said Lot 10212 at S 00° 22' 00" W, 69.00 feet to the POINT OF BEGINNING.

I hereby certify that this legal description is based on surveying work performed by Kohli & Kaliher Associates, Inc., thru the date below. Iron pipes set by K&K are understood to be 3/4-inch diameter by 30-inch long iron pipes capped with an orange "K&K/LIMA" plug. Bearings are approximately based on an assumed cardinal bearing for the centerline of West Street.

(see K&K Dwg. No L-1045)
July 1995

April 22, 1997 *Michael G. Buettner*
Date Michael G. Buettner
Ohio Registered Surveyor No. 6881

SE Cor., Lot 10217

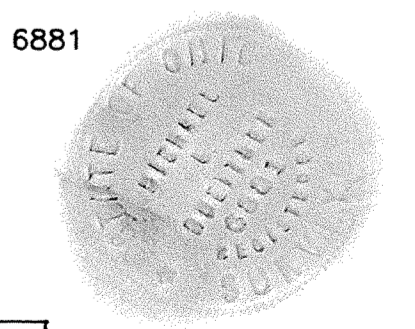
- LEGEND**
- 3/4" Iron Pipe (set)
 - Iron Pipe (found)
 - Iron Rod (found)
 - (M) = Measured
 - (R) = Record

Reviewed by *Wayne Erdeman*
July 9, 1997 *PAZ*

FILED AND RECORDED
July 9, 1997 AT 9:25 AM
PLAT BK 22 Pg 130
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE \$20.70

DEED Vol 830
Pg 372

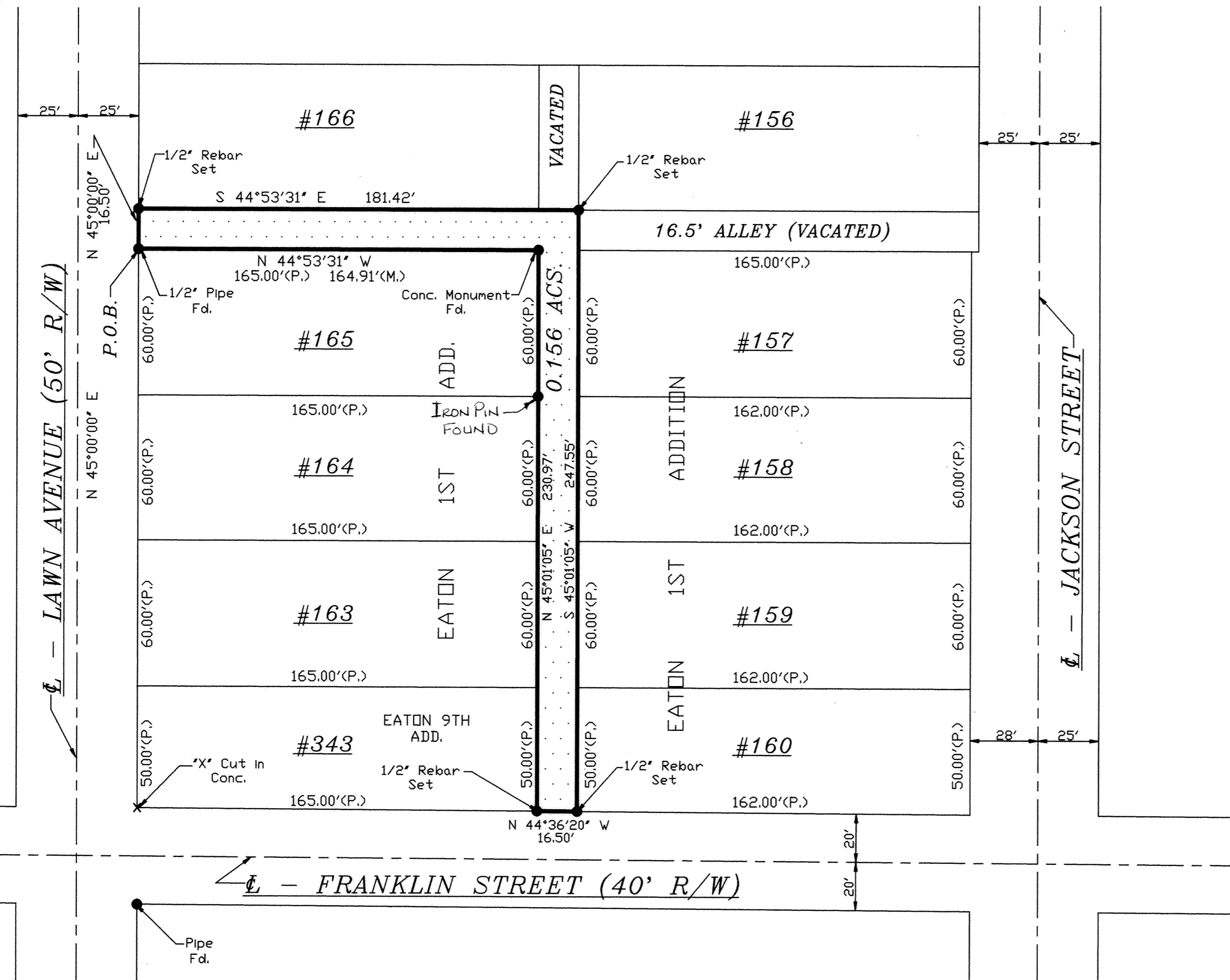
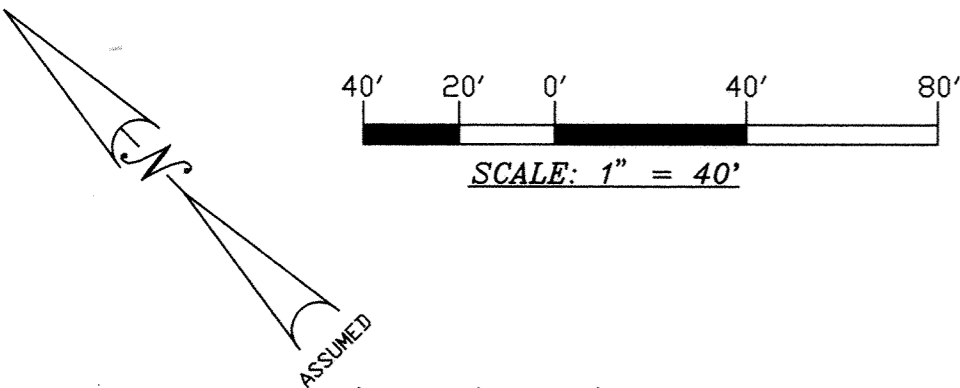
Mon. Box over found stone at
N.E. Cor., N.E. 1/4, Sec. 13,
American Twp.



ALLEY VACATION PLAT

131

ALLEYS BETWEEN LOTS 157-160 & LOTS 163-166 IN THE EATON 1ST ADDITON AND LOT 343 IN THE EATON 9TH ADDITION, VILLAGE OF BLUFFTON, COUNTY OF ALLEN, STATE OF OHIO.



LEGAL DESCRIPTION

Situated in the Village of Bluffton, County of Allen, State of Ohio and being a two 16.5 foot Alley's lying between Lots 157-160 and Lots 163-166 in the Eaton 1st Addition, and Lot 343 in the Eaton 9th Addition, a tract of land bounded and described as follows:

Beginning at a 1/2" Pipe found set on the easterly right-of-way line of Lawn Avenue (50' R/W) and marking the northwest corner of Lot #165 in the Eaton 1st Addition;

Thence along said easterly right-of-way line of Lawn Avenue N 45°00'00" E, a distance of 16.50 feet to a 1/2" Rebar set marking the southwest corner of Lot #166 in said Eaton 1st Addition;

Thence along the southerly line of said Lot #166 and extended, S 44°53'31" E, a distance of 181.42 feet to a 1/2" Rebar set marking the southwest corner of Lot #156 in said Eaton 1st Addition;

Thence S 45°01'05" W, a distance of 247.55 feet to a 1/2" Rebar set on the northerly right-of-way line of Franklin Street (40' R/W) and marking the southwest corner of Lot #160 in said Eaton 1st Addition;

Thence along said northerly right-of-way line of Franklin Street, N 44°36'20" W, a distance of 16.50 feet to a 1/2" Rebar set marking the southeast corner of Lot #343 in the Eaton 9th Addition;

Thence along the easterly line of said Lot #343 and extended, N 45°01'05" E, a distance of 230.97 feet to a Concrete Monument found set marking the northeast corner of said Lot #165 in the Eaton 1st Addition;

Thence along the northerly line of said Lot #165, N 44°53'31" W, a distance of 164.91 feet to the point of beginning and containing 0.156 Acres of land, more or less, subject however to all prior easements of record.

NOTE: All bearings used are based on the centerline of Lawn Avenue bearing N 45°00'00" E, and are for the purpose of description only.

Reviewed by Wayne Sudeman
on July 10, 1997 JAL

VACATION

The Village of Bluffton, owner of the land contained in the Eaton 1st and 9th Addition here on platted, hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness where of, the Undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 25th day of JUNE, 1997.

WITNESS: Steve McFadden
Nancy S. King
James P. King
MAYOR OF THE VILLAGE OF BLUFFTON

APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission hereby, on behalf of said Village and Commission approve and accept this plat.

This 25th day of June, 1997.

James P. King
MAYOR OF VILLAGE OF BLUFFTON
CHAIRMAN OF THE VILLAGE PLANNING COMMISSION

DATE: 6/18/97

SURVEY & LEGAL DESCRIPTION BY:

Edward A. Van Horn
Edward A. Van Horn
Registered Surveyor #6563

ACKNOWLEDGEMENT

State of Ohio
Allen County, S.S.

Before me, Notary Public in and for said state and county, appear the Honorable Porter King, Mayor of the Village of Bluffton, Ohio, who acknowledged that he did sign the foregoing vacation, and that same was his free act and deed.

In Witness whereof, I have set my hand and seal this 25th day of June, 1997.

My Commission expires 1997

NOTARY PUBLIC, ALLEN COUNTY, OHIO



COUNTY RECORDER'S CERTIFICATE

No. 9710854
Filed for record in the Allen County, Ohio Recorder's Office this 10th day of July, 1997, at 10:30 O'Clock, A.M.
Feel 2070 Plat Book No. 22 Page 127 Edward P. King
RECORDER OF ALLEN COUNTY, OHIO

COUNTY AUDITOR'S CERTIFICATE

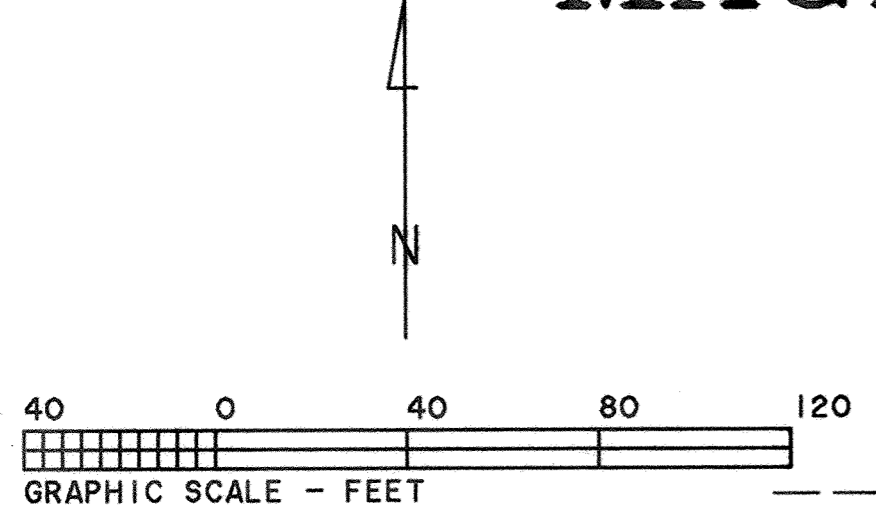
This plat filed for transfer this _____ day of _____, 1997.

EDWARD A. VAN HORN, P.S.
VI
VAN HORN, HOOVER & ASSOCIATES, INC.
SURVEYING & ENGINEERING
P.O. BOX 812
FINDLAY, OHIO 45839
(419) 423-5830

BUEHREN GROUP
314 CONANT STREET MAUMEE, OHIO
SCALE 1" = 40'
DATE 5-21-97
DWN B&C CED EVH
DISK 97-81 PLOT SCALE 1=
TITLE VACATION PLAT
NO SHEET 1 OF 1

MAGNOLIA LANE CONDOMINIUMS NO. 1

Shannon Addition P.B. 16, Pg. 58



MAGNOLIA LANE CONDOMINIUMS NO. 1 consists of a part of Lot Nos. 1076 and 1077 and part of vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as recorded in Plat Book 16, Page 58 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of MAGNOLIA LANE CONDOMINIUMS NO. 1, one page of floor plans, one page of elevation views of the building and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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.
CKF Engineers Inc.

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.

No. 9711539
Filed for record this 23 day of July, 1997 at 10:57 o'clock
A.M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 132.

Fee: \$103.50
Edward P. Kunkel Jr.
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 830 Page 799.

DESCRIPTION (Magnolia Lane Condominiums No. 1)

Being a parcel of land in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp, Allen County, Ohio and also being part of Lot Nos. 1076 and 1077 and part of vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as recorded in Plat Book 16, Page 58 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found #5 rebar at the northwest corner of Lot No. 1077 in said Shannon Addition, thence the following courses:

1. N89°54'10"E with the north line of said Lot No. 1077, 125.03' to a set #5 rebar;
2. S00°09'03"E, 95.00' to a set #5 rebar;
3. S25°31'38"W, 11.43' to a set #5 rebar;
4. Southwesterly on a curve to the left an arc distance of 122.79, said curve having a radius of 55.00', a delta angle of 127°54'44" and a L.C. of S83°13'58"W, 98.83' to a set #5 rebar;
5. N70°43'24"W, 24.92' to a found #5 rebar at the southwest corner of said Lot No. 1077;
6. N00°41'35"E with the west line of said Lot No. 1077, 108.53' to the POINT OF BEGINNING.

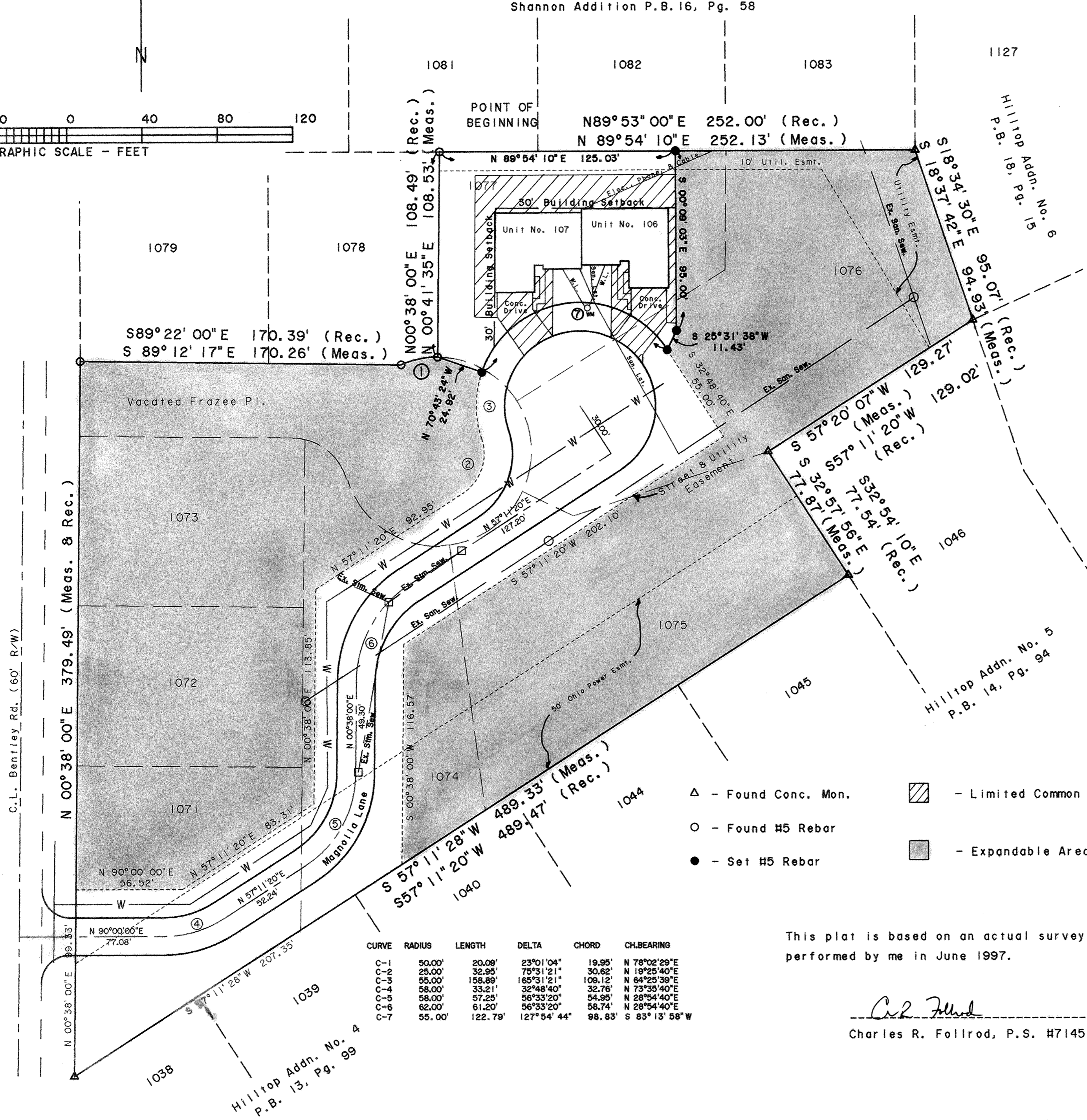
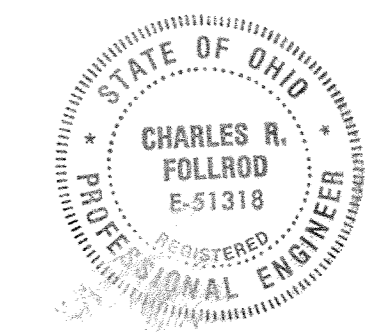
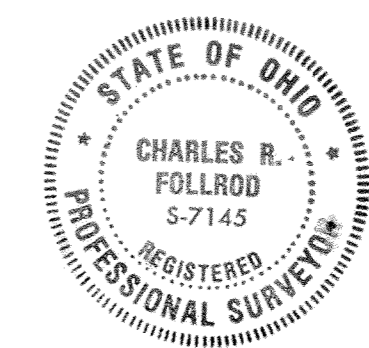
The above described parcel contains 0.270 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

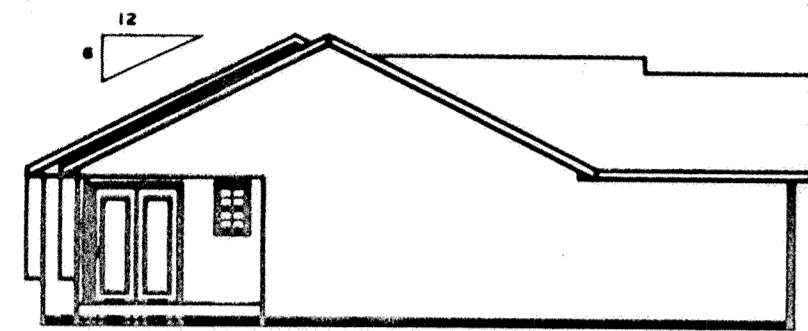
Part of Existing Parcel Nos. 28-0106-01-001.006 (Lot 1077) & 28-0106-01-001.007 (Lot 1076)

This plat is based on an actual survey performed by me in June 1997.

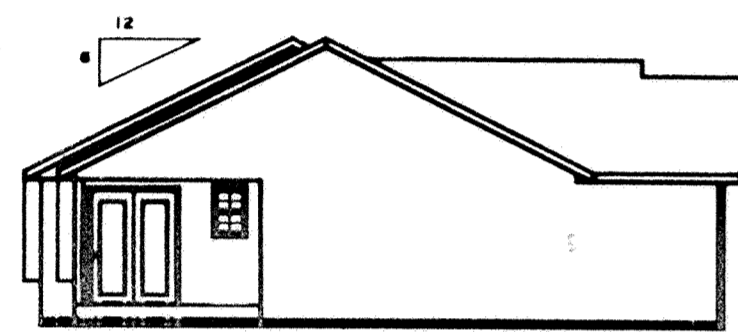
Charles R. Follrod
Charles R. Follrod, P.S. #7145



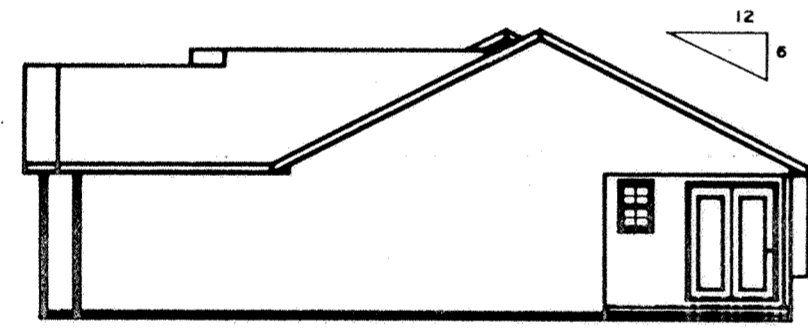
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	50.00'	20.09'	23°01'04"	19.95'	N 78°02'29"E
C-2	25.00'	32.95'	75°31'21"	30.62'	N 19°25'40"E
C-3	55.00'	158.89'	165°31'21"	109.12'	N 64°25'39"E
C-4	58.00'	33.21'	32°48'40"	32.76'	N 73°35'40"E
C-5	58.00'	57.25'	56°33'20"	54.95'	N 28°54'40"E
C-6	62.00'	61.20'	56°33'20"	58.74'	N 28°54'40"E
C-7	55.00'	122.79'	127°54'44"	98.83'	S 83°13'58"W



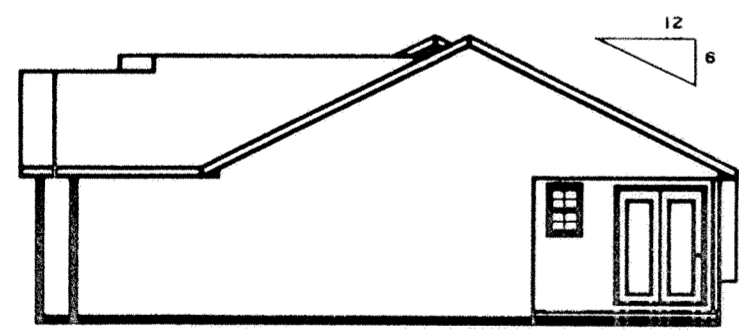
LEFT ELEVATION



LEFT ELEVATION OVERLAP



RIGHT ELEVATION

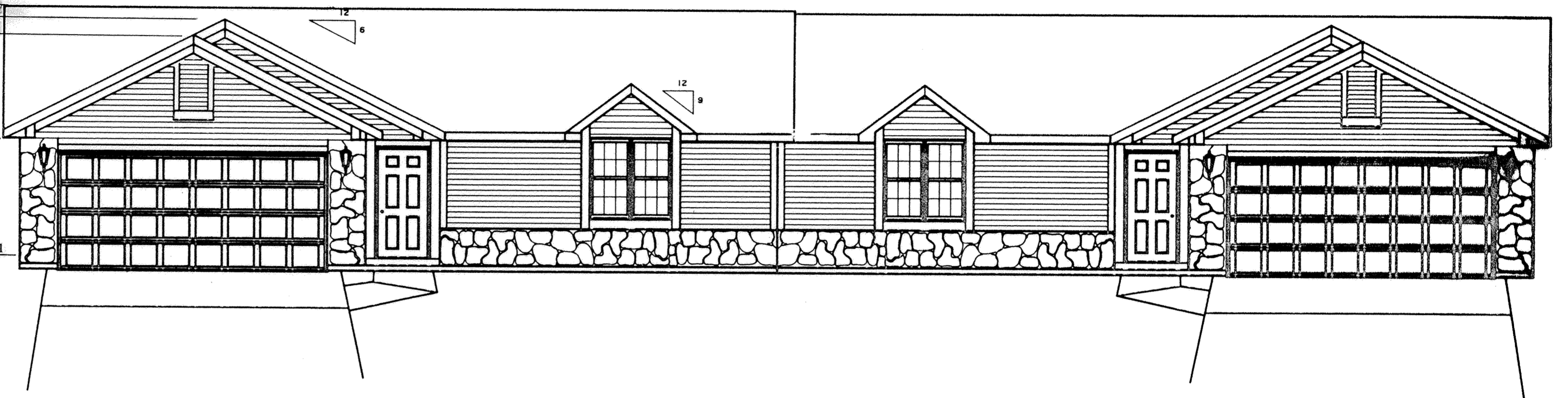


RIGHT ELEVATION OVERLAP

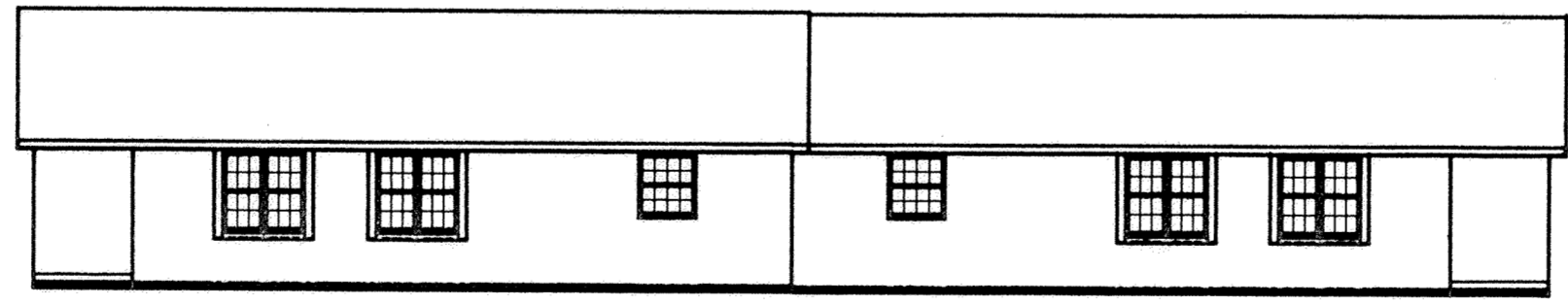
Elev. = 115.56
Elev. = 114.70
Elev. = 113.56

Elev. = 107.81

Fin Flr. Elev. = 100.31



B.M. - Top of Steamer Nozzle on Fire Hydrant located at the east end of Magnolia Lane. Elev. = 100.00

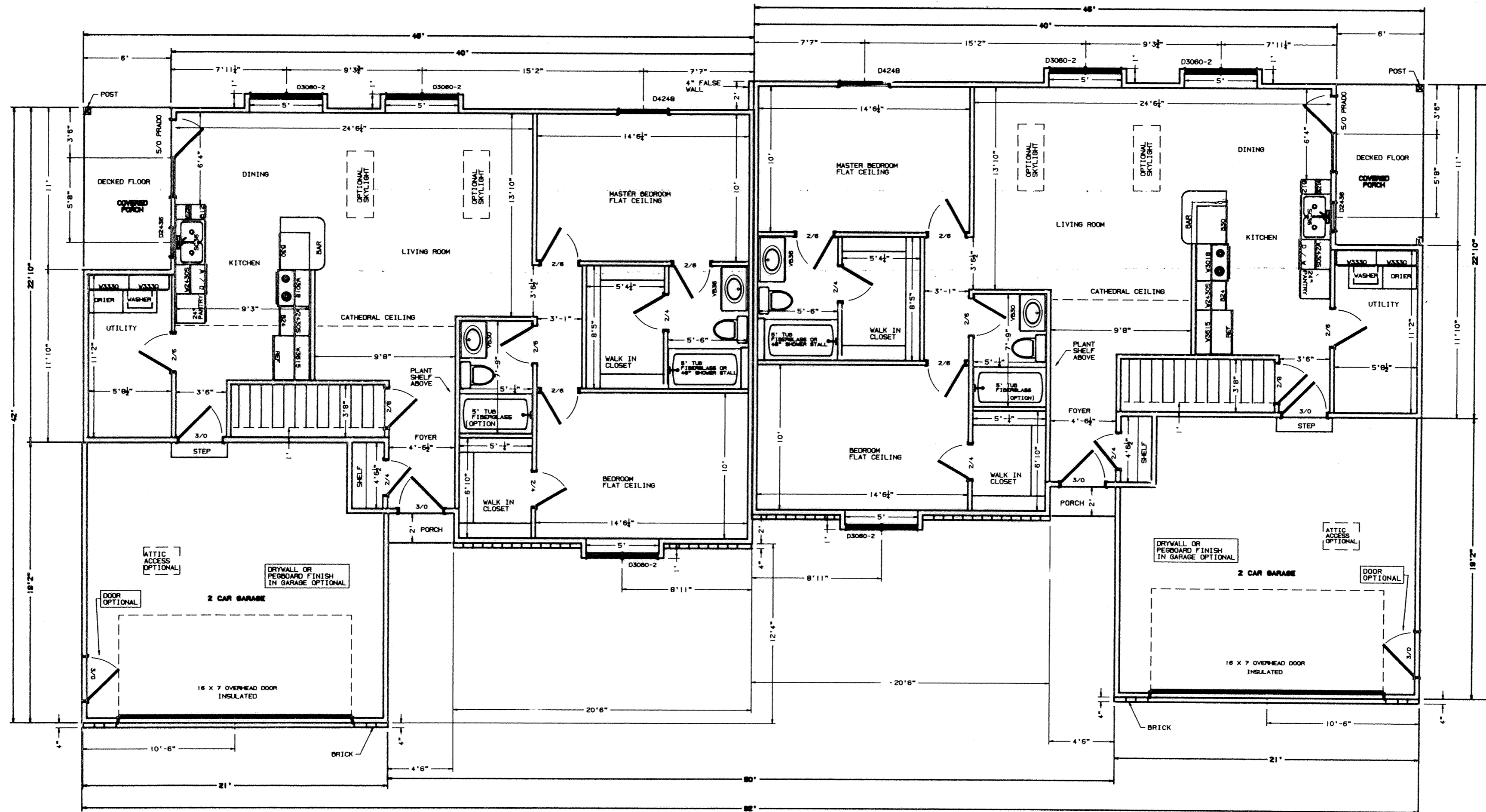


NEAR ELEVATION

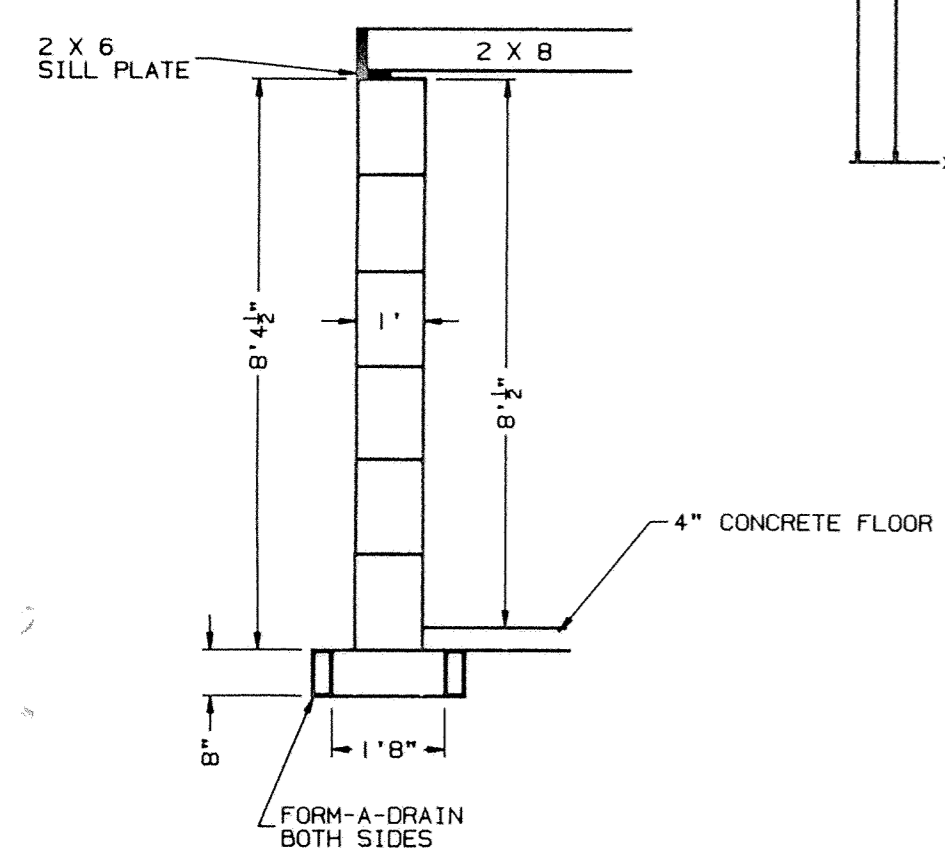
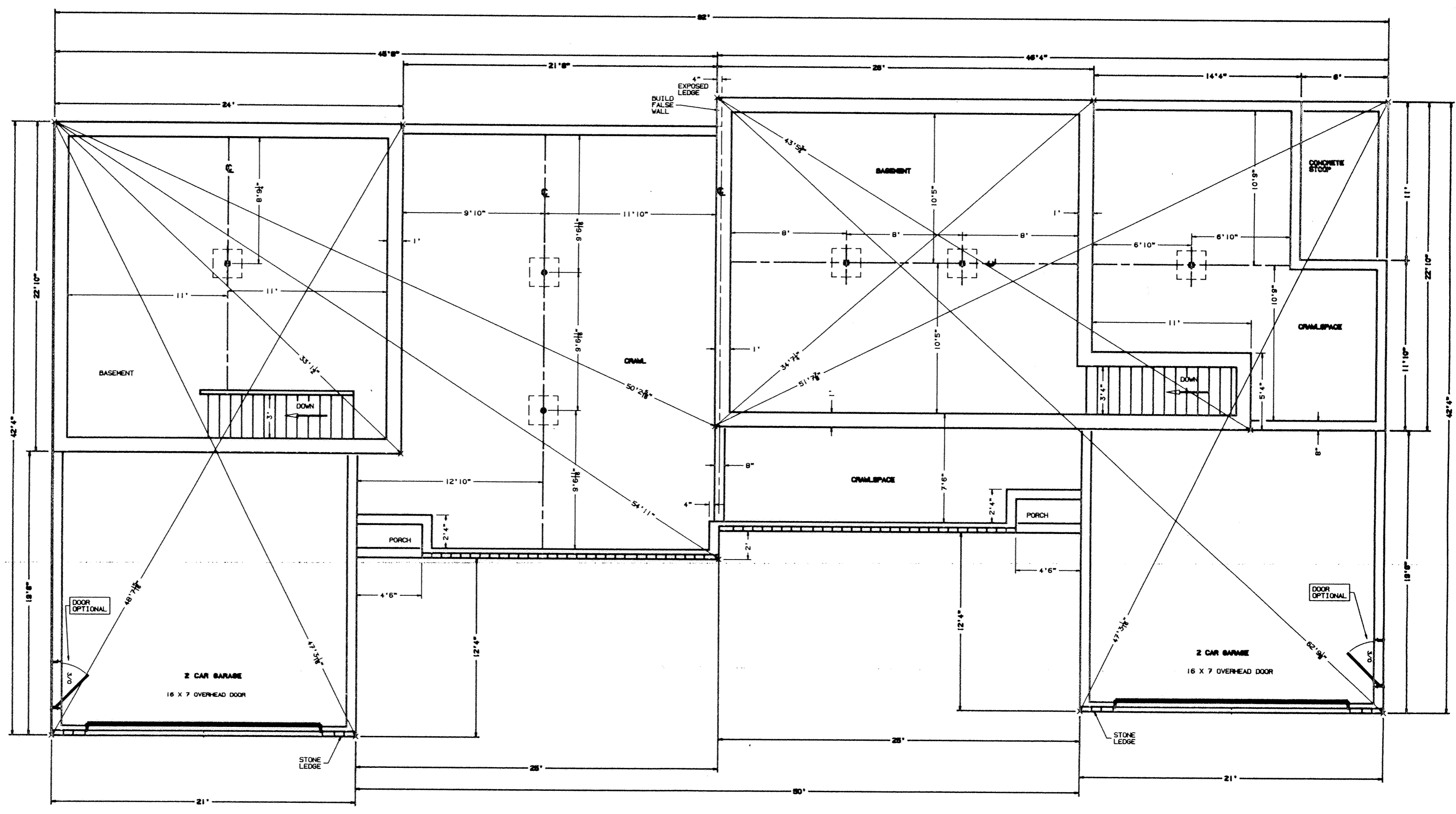
MAGNOLIA LANE CONDOMINIUMS
ELEVATIONS

MODEL • 330

1



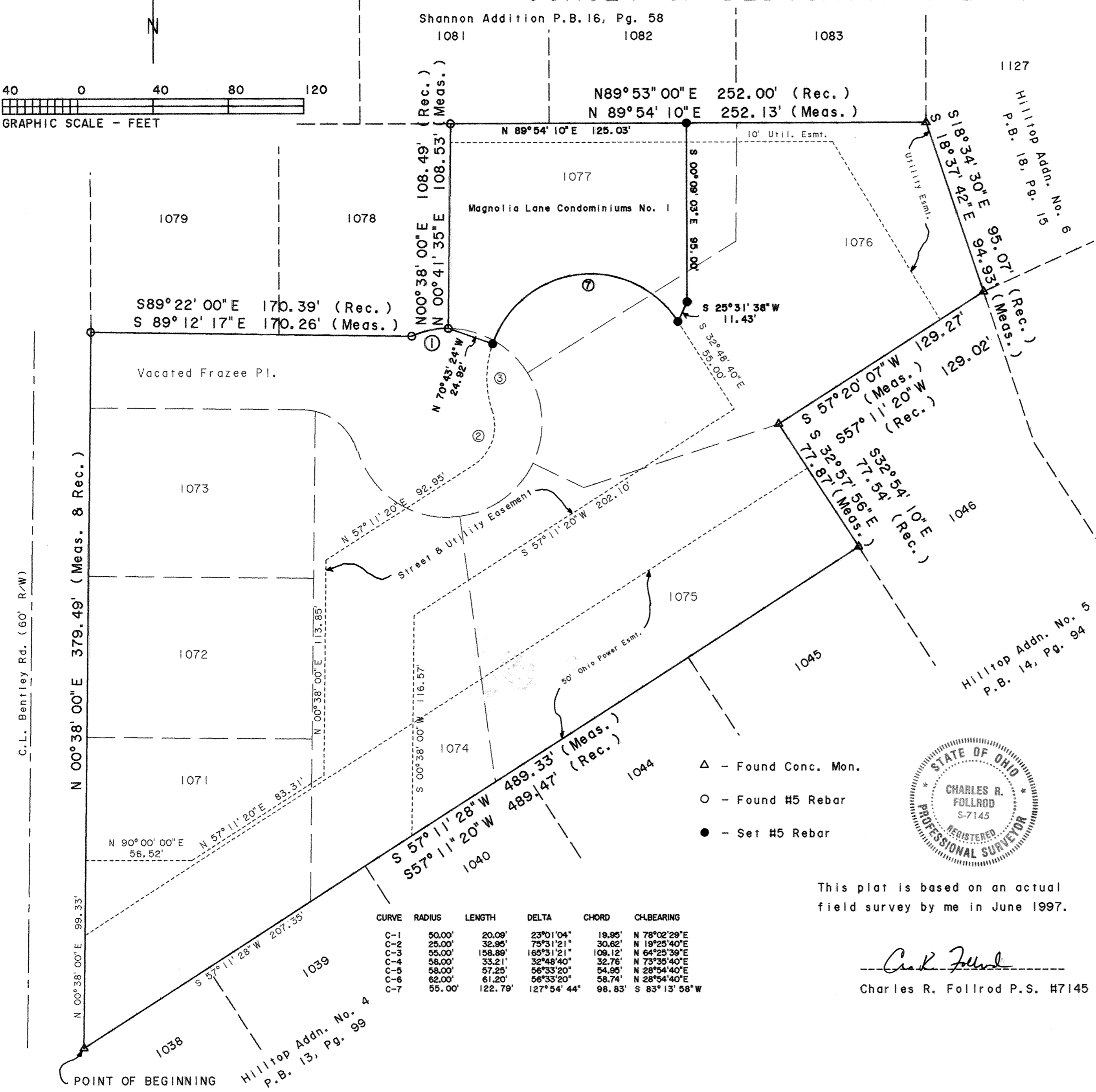
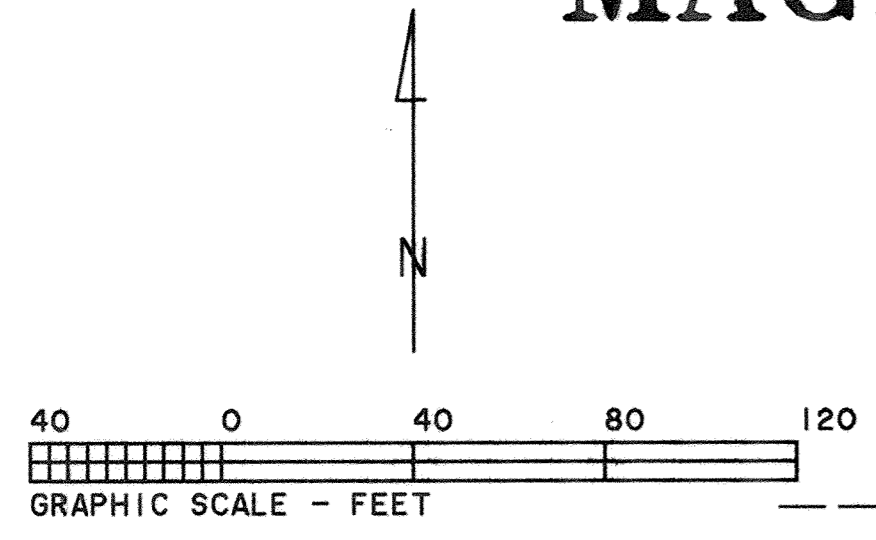
MAGNOLIA LANE CONDOMINIUMS			
FLOOR PLANS, SCHEDULE, DETAIL			
LIVING AREA 1178 sq. ft.	LIVING AREA 1178 sq. ft.	LIVING AREA 1178 sq. ft.	LIVING AREA 1178 sq. ft.
COVERED PORCH 66 sq. ft.	COVERED PORCH 66 sq. ft.	COVERED PORCH 66 sq. ft.	COVERED PORCH 66 sq. ft.
GARAGE 390 sq. ft.	GARAGE 390 sq. ft.	GARAGE 390 sq. ft.	GARAGE 390 sq. ft.
BASEMENT 548 sq. ft.	BASEMENT 652 sq. ft.	BASEMENT 652 sq. ft.	BASEMENT 652 sq. ft.
MODEL • 330B		-2B	



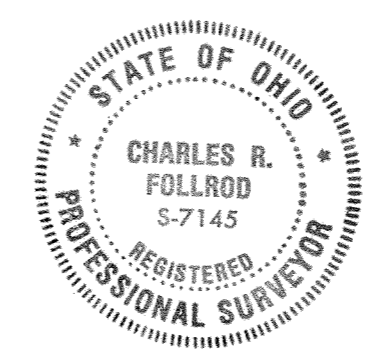
MAGNOLIA LANE CO	
FOUND	
LIVING AREA 1178 sq. ft.	LIVING COVERED PORCH 65 sq. ft.
GARAGE 360 sq. ft.	GARAGE BASEMENT 548 sq. ft.
MODEL # 3301	

MAGNOLIA LANE CONDOMINIUMS NO. 1

SURVEY OF DEDICATOR'S LAND



CURVE	RADIUS	LENGTH	DELTA	CHORD	CHL BEARING
C-1	50.00'	20.09'	23°01'04"	19.95'	N 78°02'29"E
C-2	25.00'	32.95'	75°31'21"	30.62'	N 19°25'40"E
C-3	55.00'	158.89'	165°31'21"	109.12'	N 64°25'39"E
C-4	58.00'	33.21'	32°48'40"	32.76'	N 73°35'40"E
C-5	58.00'	57.25'	56°33'20"	54.95'	N 28°54'40"E
C-6	62.00'	61.20'	56°33'20"	58.74'	N 28°54'40"E
C-7	55.00'	122.79'	127°54'44"	98.83'	S 83°13'58"W



This plat is based on an actual field survey by me in June 1997.

Charles R. Follrod
Charles R. Follrod P.S. H7145

DESCRIPTION (Magnolia Lane Condominium Boundary)

Being a parcel of land in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp, Allen County, Ohio and also being all of Lot Nos. 1071-1077 and vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as recorded in Plat Book 16, Page 58 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found concrete monument at the southwest corner of Lot No. 1071 in said Shannon Addition, thence the following courses:

- N00°38'00"E with the east right-of-way line of Bentley Rd, 379.49' to a found #5 rebar;
- S89°12'17"E with the north right-of-way line of vacated Frazee Place, 170.26' to a found #5 rebar;
- Northeasterly on a curve to the right with the north right-of-way line of vacated Frazee Place, an arc distance of 20.09', said curve having a radius of 50.00', a delta angle of 23°01'04", and a L.C. of N78°02'29"E, 19.95' to a found #5 rebar;
- N00°41'35"E with the west line of Lot No. 1077, 108.53' to a found #5 rebar;
- N89°54'10"E with the north line of Lot Nos. 1077 and 1076, 252.13' to a found concrete monument at the northeast corner of said Lot No. 1076;
- S18°37'42"E with the east line of said Shannon Addition, 94.93' to a found concrete monument;
- S57°20'07"W with the south line of said Shannon Addition, 129.27' to a found concrete monument;
- S32°57'56"E with the east line of said Shannon Addition, 77.87' to a found concrete monument;
- S57°11'28"W with the south line of said Shannon Addition, 489.33' to the POINT OF BEGINNING.

The above described parcel contains 2.951 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

DESCRIPTION (Magnolia Lane Condominium Street & Utility Easement)

Being a parcel of land for the purpose of a street & utility easement in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp, Allen County, Ohio and also being part of Lot Nos. 1071, and 1074-1077 and part of vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as recorded in Plat Book 16, Page 58 in the Allen County Recorder's Office and more particularly described as follows:

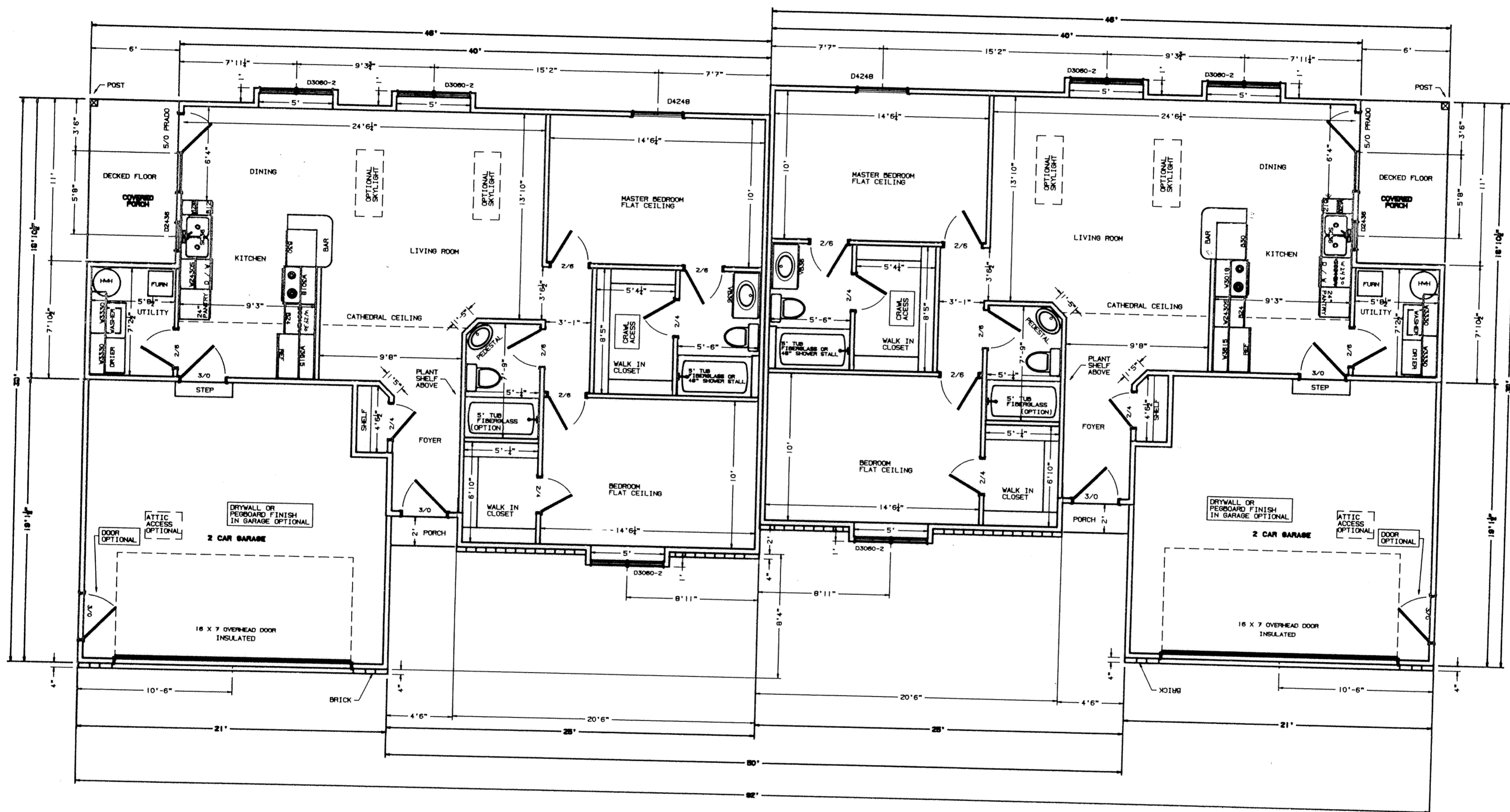
BEGINNING at a found concrete monument at the southwest corner of Lot No. 1071 in said Shannon Addition, thence the following courses:

- N00°38'00"E with the east right-of-way line of Bentley Rd, 99.33';
- N90°00'00"E, 56.52';
- N57°11'20"E, 83.31';
- N00°38'00"E, 113.85';
- N57°11'20"E, 92.95'
- Northeasterly on a curve to the left an arc distance of 32.95', said curve having a radius of 25.00', a delta angle of 75°31'21", and a L.C. of N19°25'40"E, 30.62';
- Northeasterly on a curve to the right an arc distance of 158.89', said curve having a radius of 55.00', a delta angle of 165°31'21", and a L.C. of N64°25'39"E, 109.12';
- S32°48'40"E, 55.00';
- S57°11'20"W, 202.10';
- S00°38'00"W, 116.57';
- S57°11'28"W with the south line of said Shannon Addition, 207.35' to the POINT OF BEGINNING.

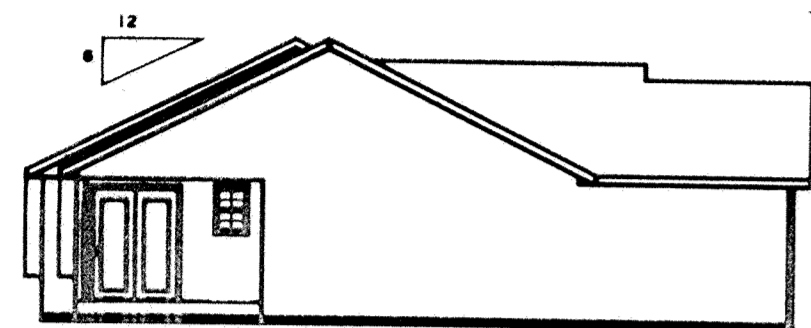
The above described parcel contains 0.732 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

Reviewed by *Tim Ripen*
on *July 22*, 1997

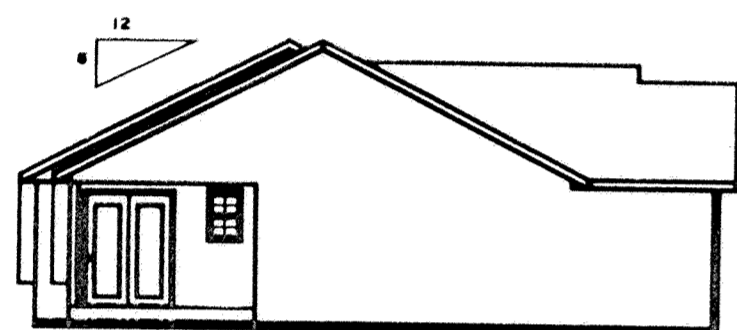


MAGNOLIA LANE CONDOMINIUMS	
FLOOR PLANS, SCHEDULE, DETAIL	
LIVING AREA	1096 sq. ft.
COVERED PORCH	66 sq. ft.
GARAGE	390 sq. ft.
MODEL # 330	- 2



Elev. = 117.61
Elev. = 116.75
Elev. = 115.61

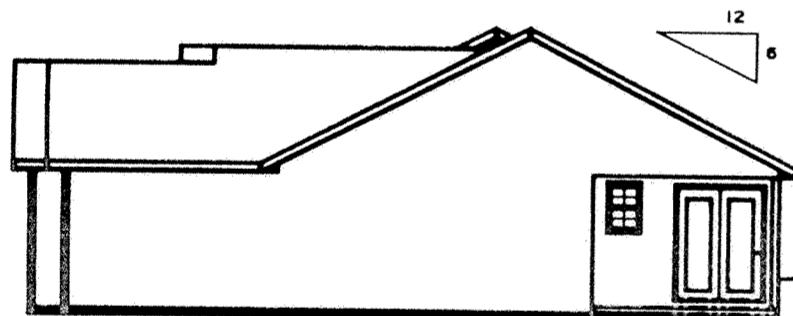
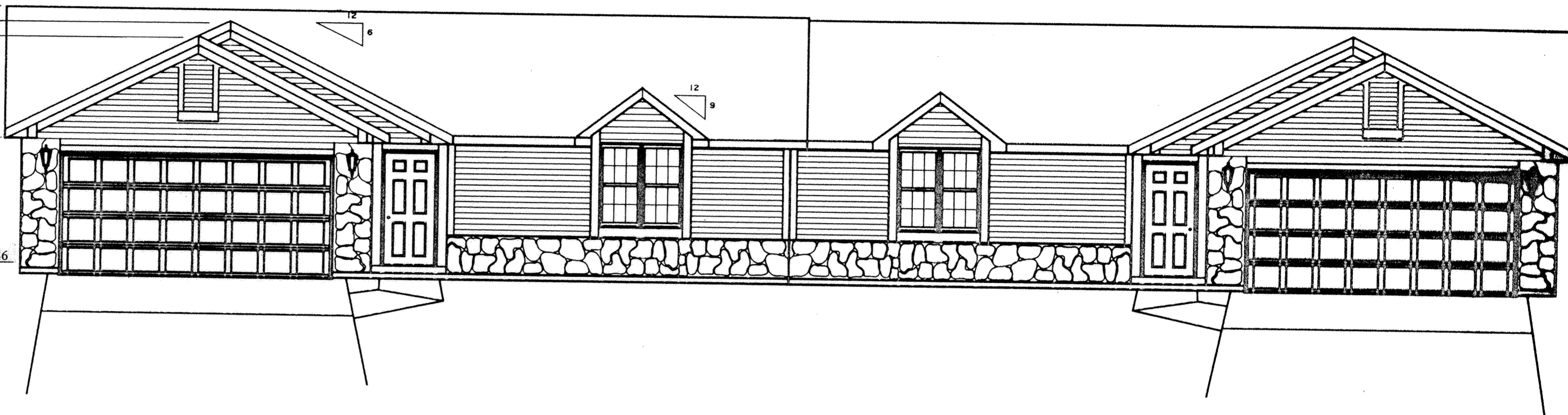
LEFT ELEVATION
REAR PORCH



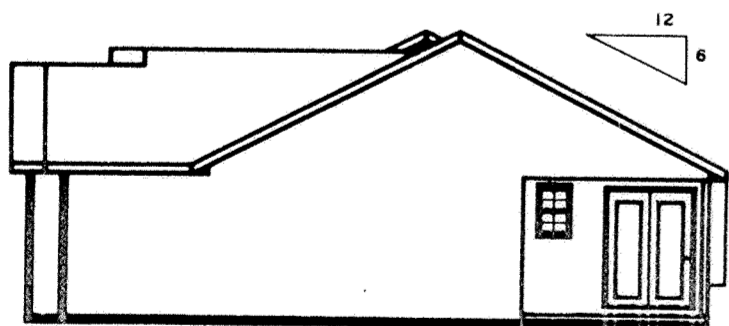
LEFT ELEVATION
FRONT PORCH

Elev. = 109.86

Fin. Flr. Elev. = 102.36

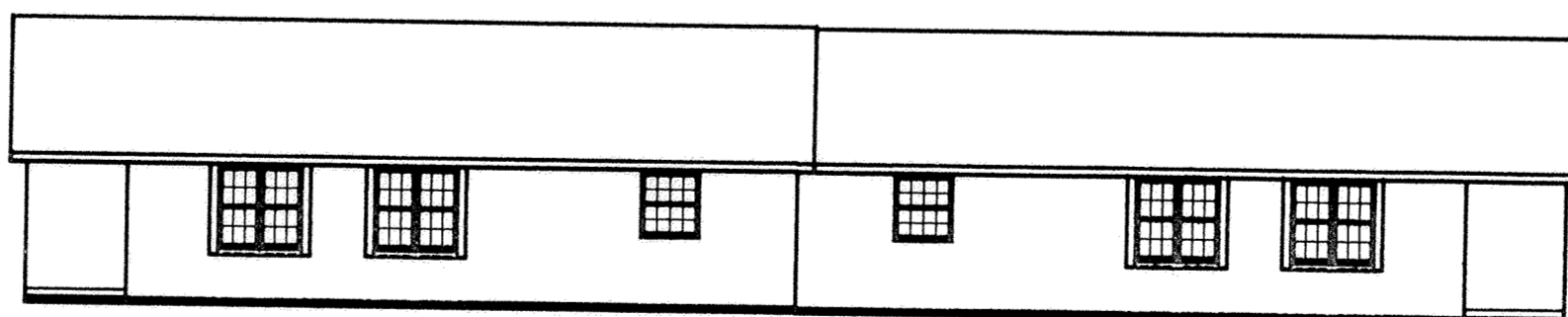


RIGHT ELEVATION
REAR PORCH



RIGHT ELEVATION
FRONT PORCH

B.M. - Top of Steamer Nozzle on Fire Hydrant located at the east end of Magnolia Lane. Elev. = 100.00



REAR ELEVATION

MAGNOLIA LANE CONDOMINIUMS
ELEVATIONS

MODEL • 330

MAGNOLIA LANE CONDOMINIUMS NO. 2

SURVEY OF DEDICATOR'S LAND

DESCRIPTION (Magnolia Lane Condominiums No. 2 Dedicator's Plat)

Being a parcel of land in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp, Allen County, Ohio and also being all of Lot Nos. 1071-1075, part of Lot Nos. 1076-1077 and vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as recorded in Plat Book 16, Page 58 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found concrete monument at the southwest corner of Lot No. 1071 in said Shannon Addition, thence the following courses:

- N00°38'00"E with the east right-of-way line of Bentley Rd, 379.49' to a found #5 rebar;
- S89°12'17"E with the north right-of-way line of vacated Frazee Place, 170.26' to a found #5 rebar;
- Northeasterly on a curve to the right with the north right-of-way line of vacated Frazee Place, an arc distance of 20.09', said curve having a radius of 50.00', a delta angle of 23°01'04", and a L.C. of N78°02'29"E, 19.95' to a found #5 rebar;
- S70°43'24"E with the south line of Magnolia Lane Condominiums No. 1, 24.92' to a found #5 rebar;
- Northeasterly on a curve to the right with the south line of Magnolia Lane Condominiums No. 1, an arc distance of 122.79', said curve having a radius of 55.00', a delta angle of 127°54'44", and an L.C. of N83°13'58"E, 98.83' to a found #5 rebar;
- N25°31'38"E with the east line of Magnolia Lane Condominiums No. 1, 11.43' to a found #5 rebar;
- N00°09'03"W with the east line of Magnolia Lane Condominiums No. 1, 95.00' to a found #5 rebar on the north line of Lot No. 1077;
- N89°54'10"E with the north line of Lot Nos. 1077 and 1076, 127.10' to a found concrete monument at the northeast corner of said Lot No. 1076;
- S18°37'42"E with the east line of said Shannon Addition, 94.93' to a found concrete monument;
- S57°20'07"W with the south line of said Shannon Addition, 129.27' to a found concrete monument;
- S32°57'56"E with the east line of said Shannon Addition, 77.87' to a found concrete monument;
- S57°11'28"W with the south line of said Shannon Addition, 489.33' to the POINT OF BEGINNING.

The above described parcel contains 2.681 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

DESCRIPTION (Magnolia Lane Condominium Street & Utility Easement)

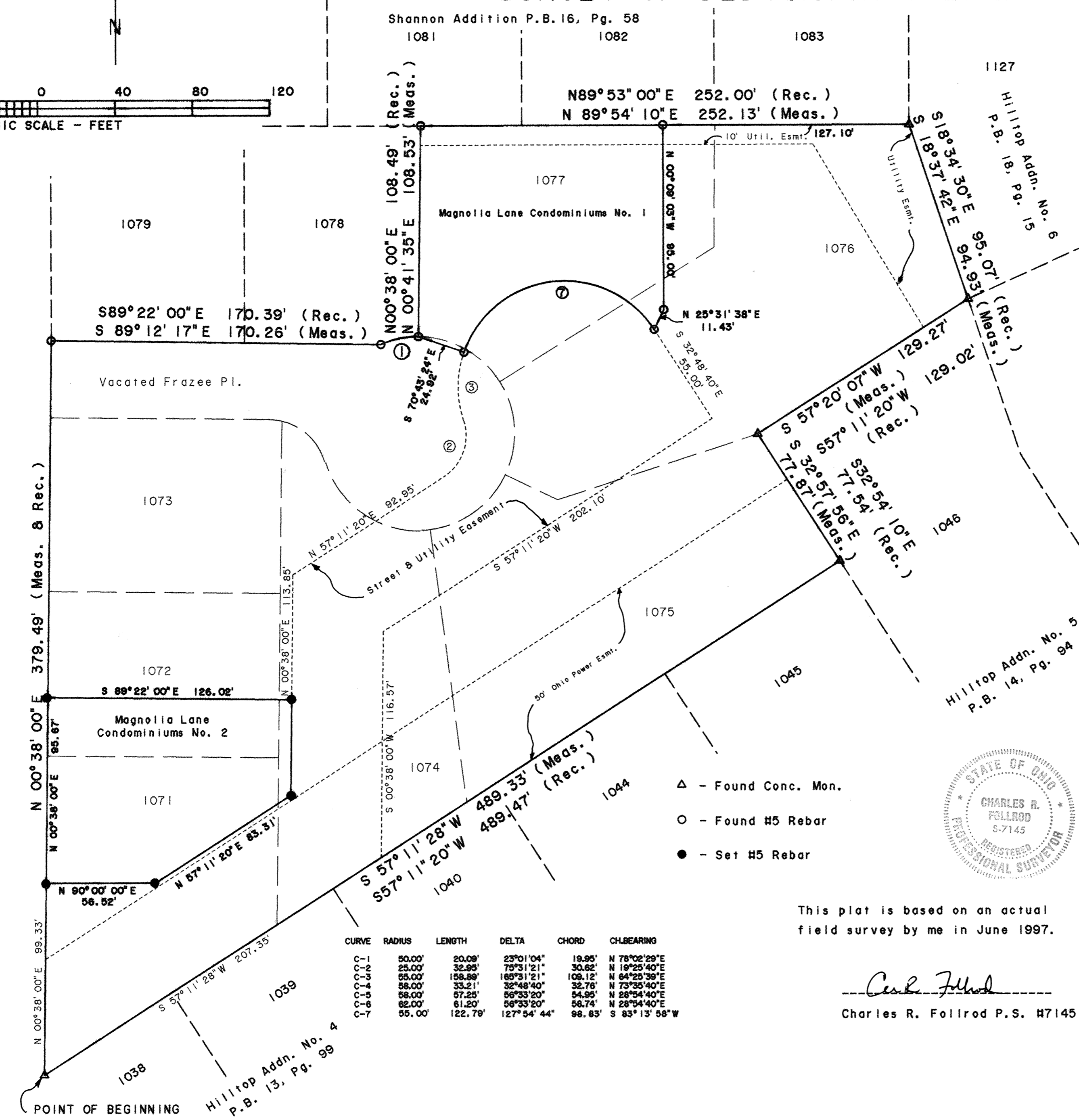
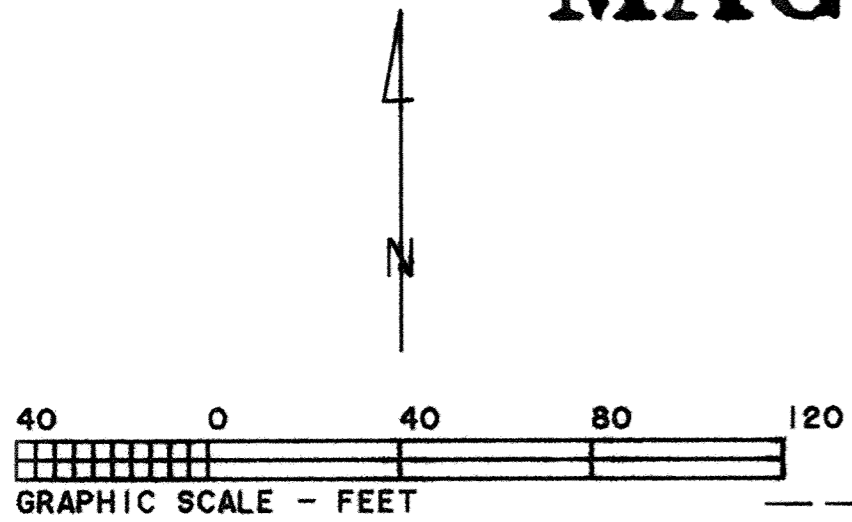
Being a parcel of land for the purpose of a street & utility easement in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp, Allen County, Ohio and also being part of Lot Nos. 1071, and 1074-1077 and part of vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as recorded in Plat Book 16, Page 58 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found concrete monument at the southwest corner of Lot No. 1071 in said Shannon Addition, thence the following courses:

- N00°38'00"E with the east right-of-way line of Bentley Rd, 99.33' ;
- N90°00'00"E, 56.52' ;
- N57°11'20"E, 83.31' ;
- N00°38'00"E, 113.85' ;
- N57°11'20"E, 92.95' ;
- Northeasterly on a curve to the left an arc distance of 32.95', said curve having a radius of 25.00', a delta angle of 75°31'21", and a L.C. of N19°25'40"E, 30.62' ;
- Northeasterly on a curve to the right an arc distance of 158.89', said curve having a radius of 55.00', a delta angle of 165°31'21", and a L.C. of N64°25'39"E, 109.12' ;
- S32°48'40"E, 55.00' ;
- S57°11'20"W, 202.10' ;
- S00°38'00"W, 116.57' ;
- S57°11'28"W with the south line of said Shannon Addition, 207.35' to the POINT OF BEGINNING.

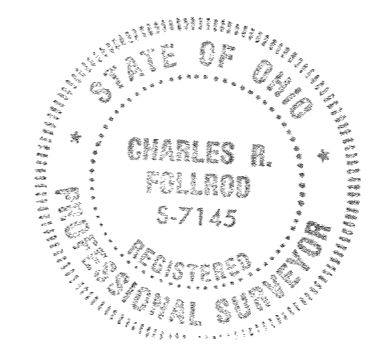
The above described parcel contains 0.732 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)



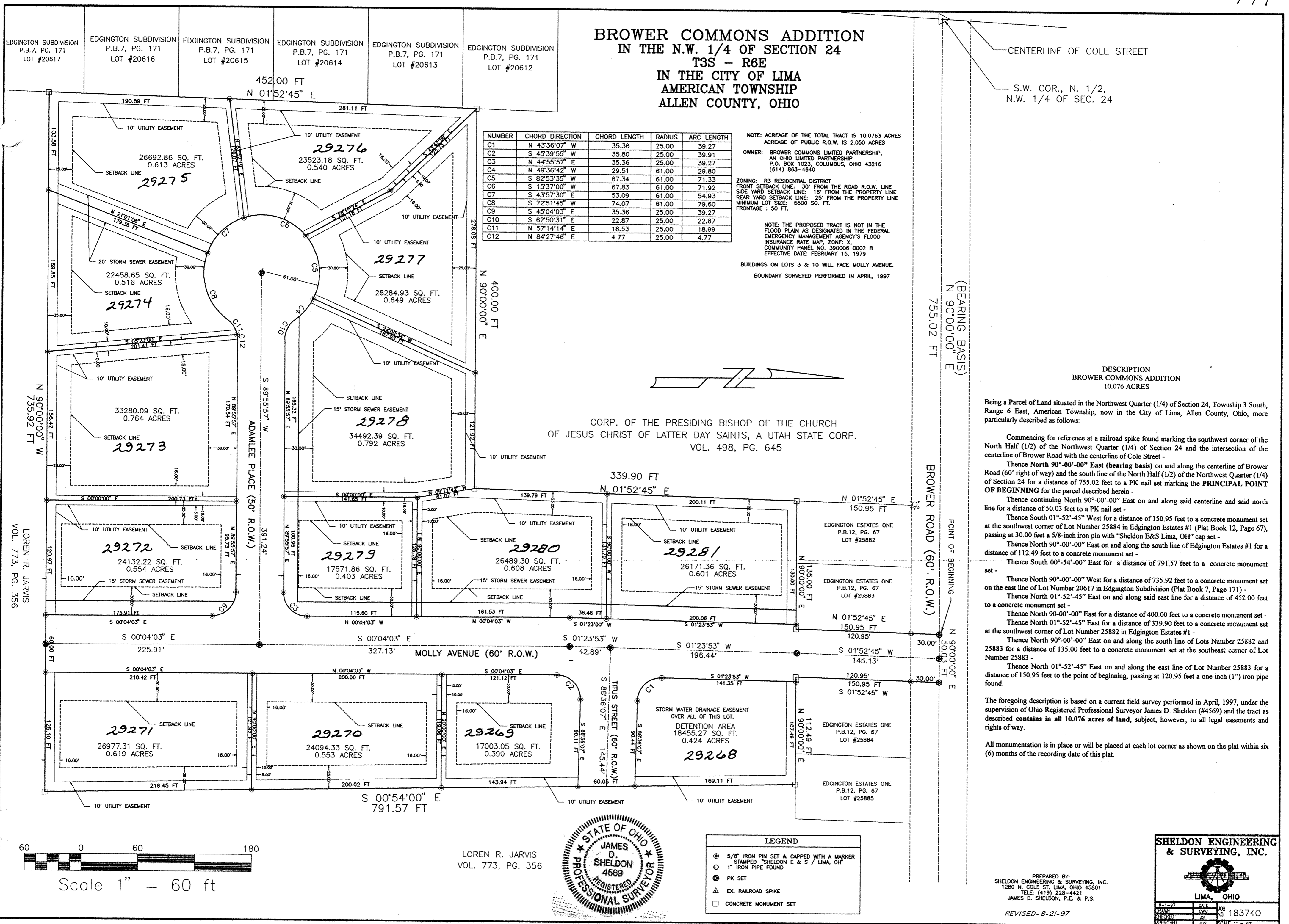
- △ - Found Conc. Mon.
- - Found #5 Rebar
- - Set #5 Rebar

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHBEARING
C-1	50.00'	20.09'	23°01'04"	19.95'	N 78°02'29"E
C-2	25.00'	32.95'	75°31'21"	30.62'	N 19°25'40"E
C-3	55.00'	158.89'	165°31'21"	109.12'	N 64°25'39"E
C-4	58.00'	33.21'	32°48'40"	32.78'	N 73°35'40"E
C-5	58.00'	57.25'	56°33'20"	54.85'	N 28°54'40"E
C-6	62.00'	61.20'	56°33'20"	58.74'	N 28°54'40"E
C-7	55.00'	122.79'	127°54'44"	98.83'	S 83°13'58"E



This plat is based on an actual field survey by me in June 1997.

Charles R. Follrod
Charles R. Follrod P.S. #7145



**BROWER COMMONS ADDITION
IN THE N.W. 1/4 OF SECTION 24
T3S - R6E
IN THE CITY OF LIMA
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 43°36'07" W	35.36	25.00	39.27
C2	S 45°39'55" W	35.80	25.00	39.91
C3	N 44°55'57" E	35.36	25.00	39.27
C4	N 49°36'42" W	29.51	61.00	29.80
C5	S 82°53'35" W	67.34	61.00	71.33
C6	S 15°37'00" W	67.83	61.00	71.92
C7	S 43°57'30" E	53.09	61.00	54.93
C8	S 72°51'45" W	74.07	61.00	79.60
C9	S 45°04'03" E	35.36	25.00	39.27
C10	S 62°50'31" E	22.87	25.00	22.87
C11	N 57°14'14" E	18.53	25.00	18.99
C12	N 84°27'46" E	4.77	25.00	4.77

NOTE: ACREAGE OF THE TOTAL TRACT IS 10.0763 ACRES
ACREAGE OF PUBLIC R.O.W. IS 2.050 ACRES
OWNER: BROWER COMMONS LIMITED PARTNERSHIP,
AN OHIO LIMITED PARTNERSHIP
P.O. BOX 1023, COLUMBUS, OHIO 43216
(614) 863-4640
ZONING: R3 RESIDENTIAL DISTRICT
FRONT SETBACK LINE: 30' FROM THE ROAD R.O.W. LINE
SIDE YARD SETBACK LINE: 16' FROM THE PROPERTY LINE
REAR YARD SETBACK LINE: 25' FROM THE PROPERTY LINE
MINIMUM LOT SIZE: 5500 SQ. FT.
FRONTAGE: 50 FT.
NOTE: THE PROPOSED TRACT IS NOT IN THE
FLOOD PLAIN AS DESIGNATED IN THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAP, ZONE: X,
COMMUNITY PANEL NO. 390006 0002 B
EFFECTIVE DATE: FEBRUARY 15, 1979
BUILDINGS ON LOTS 3 & 10 WILL FACE MOLLY AVENUE.
BOUNDARY SURVEYED PERFORMED IN APRIL, 1997

CORP. OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH STATE CORP.
VOL. 498, PG. 645

CENTERLINE OF COLE STREET
S.W. COR., N. 1/2,
N.W. 1/4 OF SEC. 24

(BEARING BASIS)
N 90°00'00" E
755.02 FT
BROWER ROAD (60' R.O.W.)
POINT OF BEGINNING
N 90°00'00" E
50.03 FT

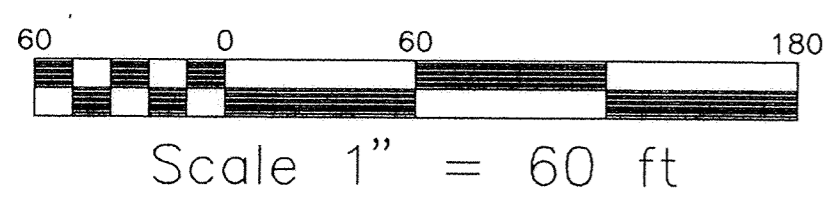
DESCRIPTION
BROWER COMMONS ADDITION
10.076 ACRES

Being a Parcel of Land situated in the Northwest Quarter (1/4) of Section 24, Township 3 South, Range 6 East, American Township, now in the City of Lima, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a railroad spike found marking the southwest corner of the North Half (1/2) of the Northwest Quarter (1/4) of Section 24 and the intersection of the centerline of Brower Road with the centerline of Cole Street -
Thence North 90°-00'-00" East (bearing basis) on and along the centerline of Brower Road (60' right of way) and the south line of the North Half (1/2) of the Northwest Quarter (1/4) of Section 24 for a distance of 755.02 feet to a PK nail set marking the PRINCIPAL POINT OF BEGINNING for the parcel described herein -
Thence continuing North 90°-00'-00" East on and along said centerline and said north line for a distance of 50.03 feet to a PK nail set -
Thence South 01°-52'-45" West for a distance of 150.95 feet to a concrete monument set at the southwest corner of Lot Number 25884 in Edgington Estates #1 (Plat Book 12, Page 67), passing at 30.00 feet a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set -
Thence North 90°-00'-00" East on and along the south line of Edgington Estates #1 for a distance of 112.49 feet to a concrete monument set -
Thence South 00°-54'-00" East for a distance of 791.57 feet to a concrete monument set -
Thence North 90°-00'-00" West for a distance of 735.92 feet to a concrete monument set on the east line of Lot Number 20617 in Edgington Subdivision (Plat Book 7, Page 171) -
Thence North 01°-52'-45" East on and along said east line for a distance of 452.00 feet to a concrete monument set -
Thence North 90°-00'-00" East for a distance of 400.00 feet to a concrete monument set -
Thence North 01°-52'-45" East for a distance of 339.90 feet to a concrete monument set at the southwest corner of Lot Number 25882 in Edgington Estates #1 -
Thence North 90°-00'-00" East on and along the south line of Lots Number 25882 and 25883 for a distance of 135.00 feet to a concrete monument set at the southeast corner of Lot Number 25883 -
Thence North 01°-52'-45" East on and along the east line of Lot Number 25883 for a distance of 150.95 feet to the point of beginning, passing at 120.95 feet a one-inch (1") iron pipe found.

The foregoing description is based on a current field survey performed in April, 1997, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 10.076 acres of land, subject, however, to all legal easements and rights of way.

All monumentation is in place or will be placed at each lot corner as shown on the plat within six (6) months of the recording date of this plat.



LOREN R. JARVIS
VOL. 773, PG. 356



LEGEND

- 5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 1" IRON PIPE FOUND
- ⊙ PK SET
- △ EX. RAILROAD SPIKE
- CONCRETE MONUMENT SET

PREPARED BY:
SHELDON ENGINEERING & SURVEYING, INC.
1280 N. COLE ST. LIMA, OHIO 45801
TELE: (419) 228-4421
JAMES D. SHELDON, P.E. & P.S.
REVISED - 8-21-97

SHELDON ENGINEERING & SURVEYING, INC.
LIMA, OHIO

DATE	JOB
NOV 1997	183740
DRAWN	CS
CHECKED	JS
APPROVED	JS

SCALE 1" = 60'

9714339

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 2.050 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.

Jeffrey L. Brown
WITNESS
JEFFREY L. BROWN
Craig Mescher
WITNESS
CRAIG MESCHER

BROWER COMMONS LIMITED PARTNERSHIP,
AN OHIO LIMITED PARTNERSHIP.
Mark Shoemaker
MARK SHOEMACHER
VICE PRESIDENT
PARTNERSHIP EQUITIES INC.
GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF OHIO
ss:
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 27th DAY OF August, 19 97, PERSONALLY CAME THE SAID ABOVE SIGNED OFFICER OF BROWER COMMONS LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Karen S. Basinger
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

MY COMMISSION EXPIRES: 1-23-00
KAREN S. BASINGER
Notary Public, State of Ohio
My Commission Expires 1-23-00

APPROVAL BY THE 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 AND CHAIRMAN OF THE CITY PLANNING COMMISSION, HEREBY, ON BEHALF OF SAID CITY AND COMMISSION, APPROVE AND ACCEPT THIS PLAT THIS 27 DAY OF AUGUST, 19 97.
THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAY, OF THIS APPROVAL.

David Keefe
MAYOR OF THE CITY OF LIMA, OHIO
AND CHAIRMAN OF THE CITY PLANNING
COMMISSION.

COUNTY AUDITOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR TRANSFER ON THE 3rd DAY OF Sept, 19 97. FEE: \$ 7.00.

H. Dean French
AUDITOR OF ALLEN COUNTY, OHIO

COUNTY RECORDER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 3rd DAY OF Sept, 19 97, AT 3:35 O'CLOCK P M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 22 ON PAGE 141.
FEE: \$ 62.10.

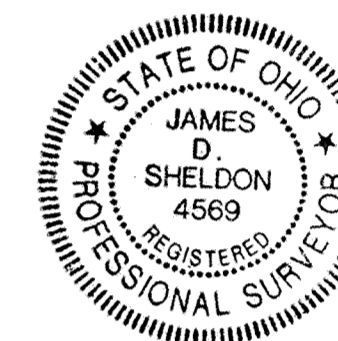
Edward P. Kula
ALLEN COUNTY RECORDER

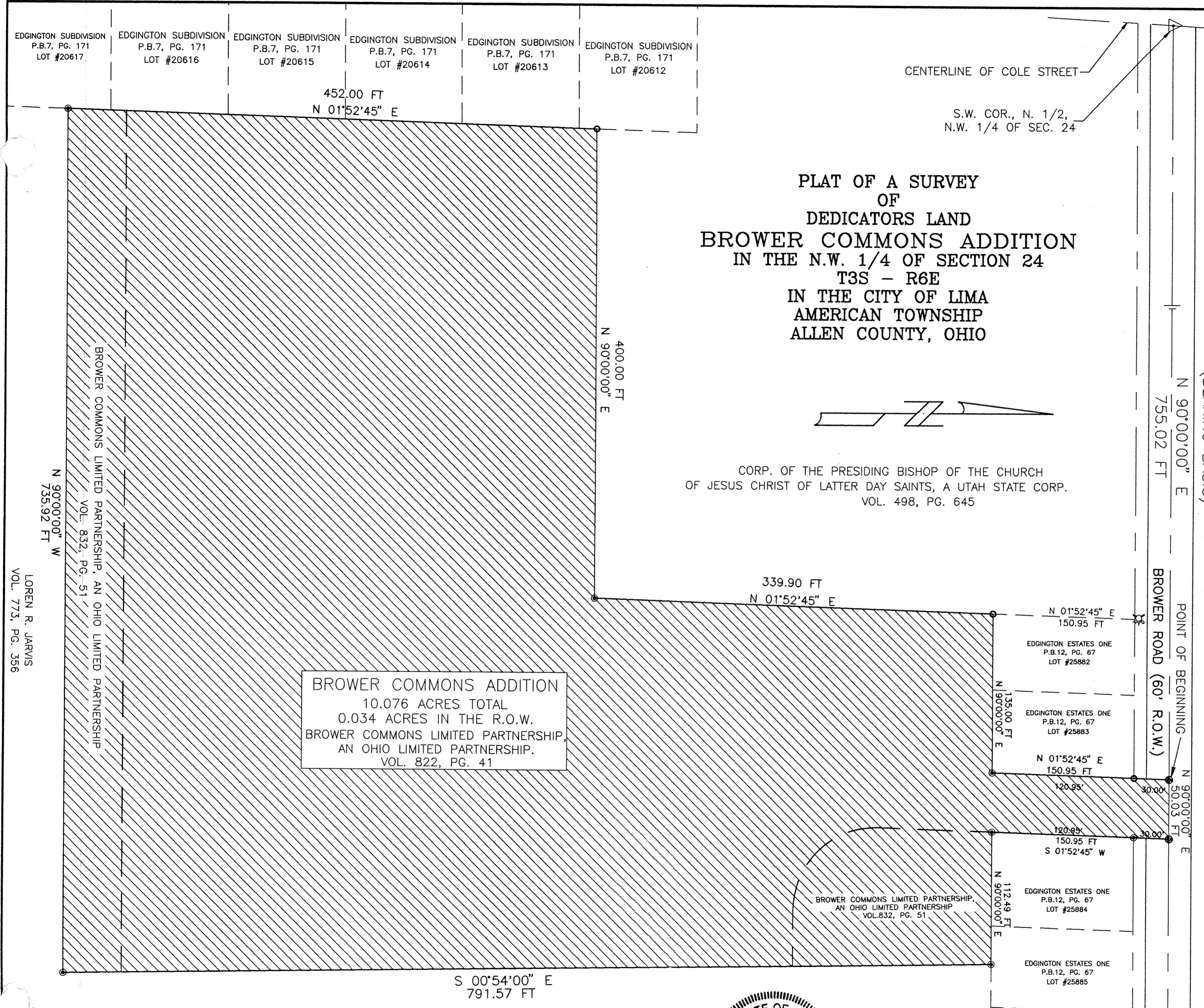
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN APRIL, 1997 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

James D. Sheldon
JAMES D. SHELDON, P.E., P.S.
OHIO REGISTERED SURVEYOR #4569

Sept 2, 1997
DATE





PLAT OF A SURVEY
OF
DEDICATORS LAND
BROWER COMMONS ADDITION
IN THE N.W. 1/4 OF SECTION 24
T3S - R6E
IN THE CITY OF LIMA
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO

CORP. OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH STATE CORP.
VOL. 498, PG. 645

BROWER COMMONS ADDITION
10.076 ACRES TOTAL
0.034 ACRES IN THE R.O.W.
BROWER COMMONS LIMITED PARTNERSHIP,
AN OHIO LIMITED PARTNERSHIP.
VOL. 822, PG. 41

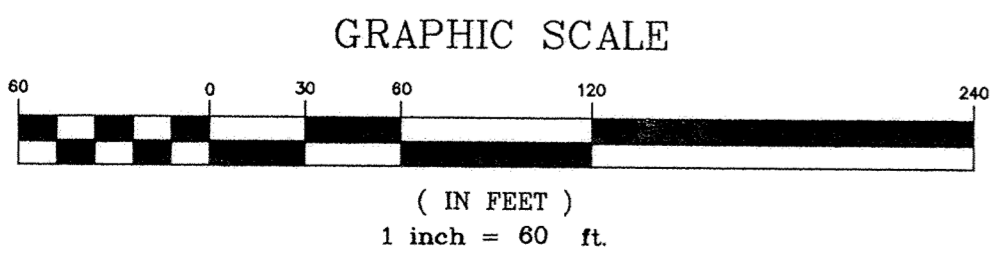
(BEARING BASIS)

OVERALL DESCRIPTION
10.076 ACRES

Being a Parcel of Land situated in the Northwest Quarter (1/4) of Section 24, Township 3 South, Range 6 East, American Township, now in the City of Lima, Allen County, Ohio, described in deeds to Brover Commons Limited Partnership, an Ohio Limited Partnership, recorded in Volume 822, Page 41, and in Volume 832, Page 51, of the Allen County Deed Records and more particularly described as follows:

Commencing for reference at a railroad spike found marking the southwest corner of the North Half (1/2) of the Northwest Quarter (1/4) of Section 24 and the intersection of the centerline of Brover Road with the centerline of Cole Street -
Thence North 90°-00'-00" East (bearing basis) on and along the centerline of Brover Road (60' right of way) and the south line of the North Half (1/2) of the Northwest Quarter (1/4) of Section 24 for a distance of 755.02 feet to a PK nail set marking the PRINCIPAL POINT OF BEGINNING for the parcel described herein -
Thence continuing North 90°-00'-00" East on and along said centerline and said north line for a distance of 50.03 feet to a PK nail set -
Thence South 01°-52'-45" West for a distance of 150.95 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set at the southwest corner of Lot Number 25884 in Edgington Estates #1 (Plat Book 12, Page 67), passing at 30.00 feet a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set -
Thence North 90°-00'-00" East on and along the south line of said Lot and Edgington Estates #1 for a distance of 112.49 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set -
Thence South 00°-54'-00" East for a distance of 791.57 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set -
Thence North 90°-00'-00" West for a distance of 735.92 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set on the east line of Lot Number 20617 in Edgington Subdivision (Plat Book 7, Page 171) -
Thence North 01°-52'-45" East on and along said east line for a distance of 452.00 feet to a one-inch (1") iron pipe found -
Thence North 90°-00'-00" East for a distance of 400.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set -
Thence North 01°-52'-45" East for a distance of 339.90 feet to a one-inch (1") iron pipe found marking the southwest corner of Lot Number 25882 in Edgington Estates #1 -
Thence North 90°-00'-00" East on and along the south line of Lots Number 25882 and 25883 for a distance of 135.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set at the southeast corner of Lot Number 25883 -
Thence North 01°-52'-45" East on and along the east line of Lot Number 25883 for a distance of 150.95 feet to the point of beginning, passing at 120.95 feet a one-inch (1") iron pipe found.

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 10.076 acres of land, subject, however, to all legal easements and rights of way.



LOREN R. JARVIS
VOL. 773, PG. 356



LEGEND

- ⊙ 5/8" IRON PIN SET & CAPPED WITH A MARKER
- ⊙ STAMPED "SHELDON E & S / LIMA, OH"
- ⊙ 1" IRON PIPE FOUND
- ⊙ PK SET
- △ EX. RAILROAD SPIKE
- CONCRETE MONUMENT SET

SHELDON ENGINEERING & SURVEYING, INC.
LIMA, OHIO

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

DATE	JOB NO.
11-15-97	1837401
CHECKED	SCALE
APPROVED	

STRUTHMORE SHORES CONDOMINIUMS NO. 3 PHASE II

STRUTHMORE SHORES CONDOMINIUMS NO. 3 PHASE 2 consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 3 PHASE 2, one page of floor plans, two pages of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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.
CKF Engineers Inc.
2957 W. High St.
Lima, Ohio 45807

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.
2957 W. High St.
Lima, Ohio 45807

No. 9714924
Filed for record this 12th day of Sept, 1997 at 4:18 PM clock
M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 144.

Fee: 144.90

Edward P. Kunk
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 832 Page 596.

DESCRIPTION (Struthmore Shores Condominiums No. 3 Phase 2)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

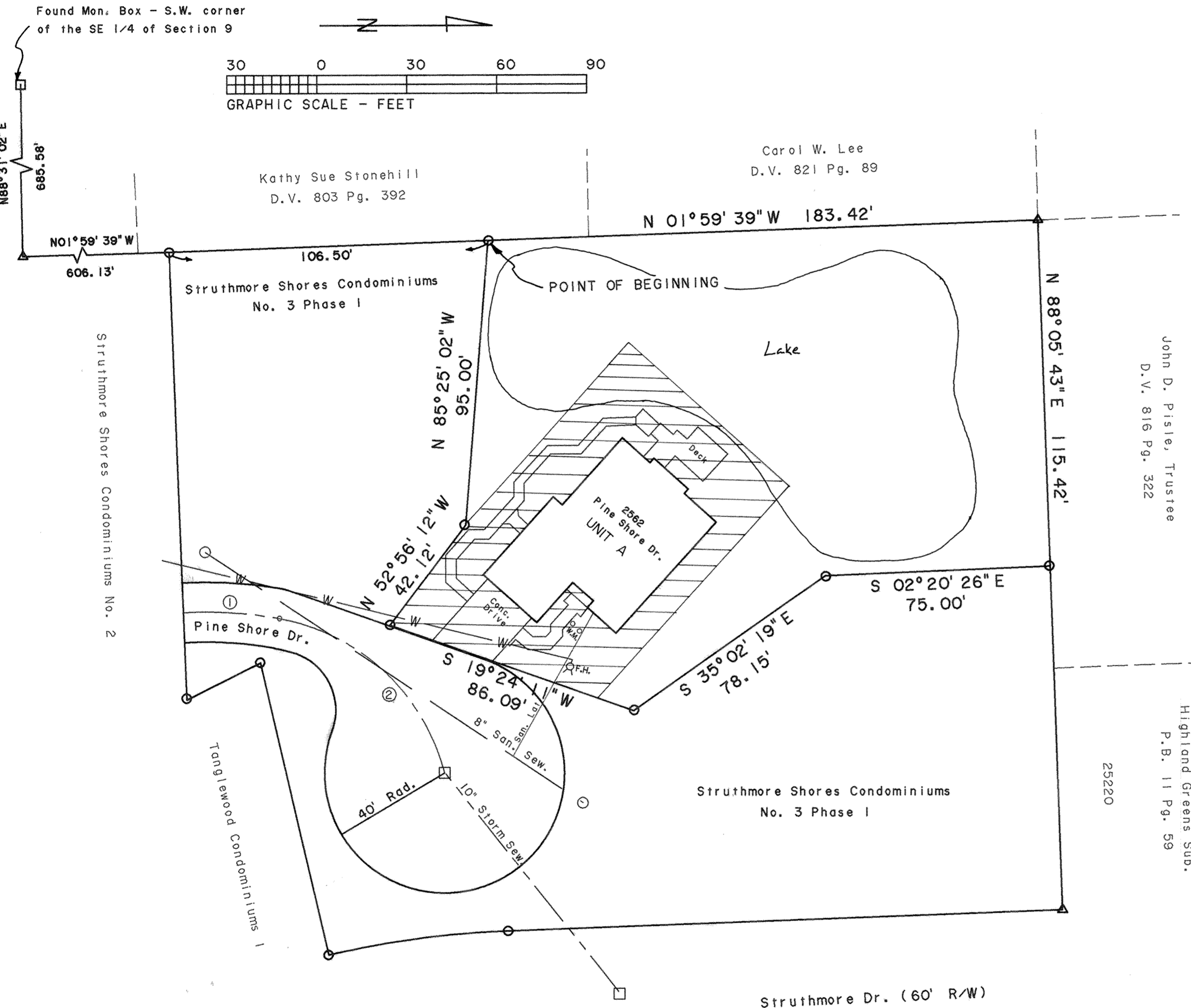
Commencing at a found monument box at the southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a found concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 712.63' to a found #5 rebar at the Northwest corner of Struthmore Shores Condominiums No. 3, Phase 1 as platted in Plat Book 21, Page 43, and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot No. 25221, 183.42' to a found concrete monument;
2. N88°05'43"E with the north line of said Lot No. 25221, 115.42' to a found #5 rebar;
3. S02°20'26"E with the east line of said Struthmore Shores Condominiums No. 3 Phase 1, 75.00' to a found #5 rebar;
4. S35°02'19"E with said east line, 78.15' to a found #5 rebar;
5. S19°24'11"W with said east line, 86.09' to a found #5 rebar;
6. N52°56'12"W with the north line of said No. 3 Phase 1, 42.12' to a found #5 rebar;
7. N85°25'02"W with said north line, 95.00' to the POINT OF BEGINNING.

The above described parcel contains 0.589 acres more or less subject to all legal highways and easements of record.

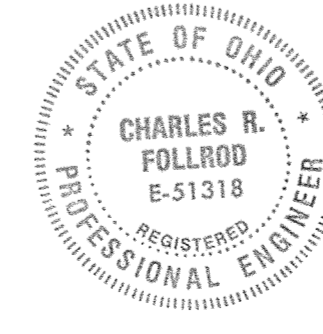
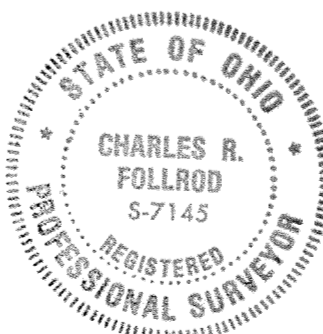
Basis of Bearing: South line of the SE 1/4 of Section 9 (N88°31'02"E)

This plat is based on an actual field survey performed by me in April 1993.

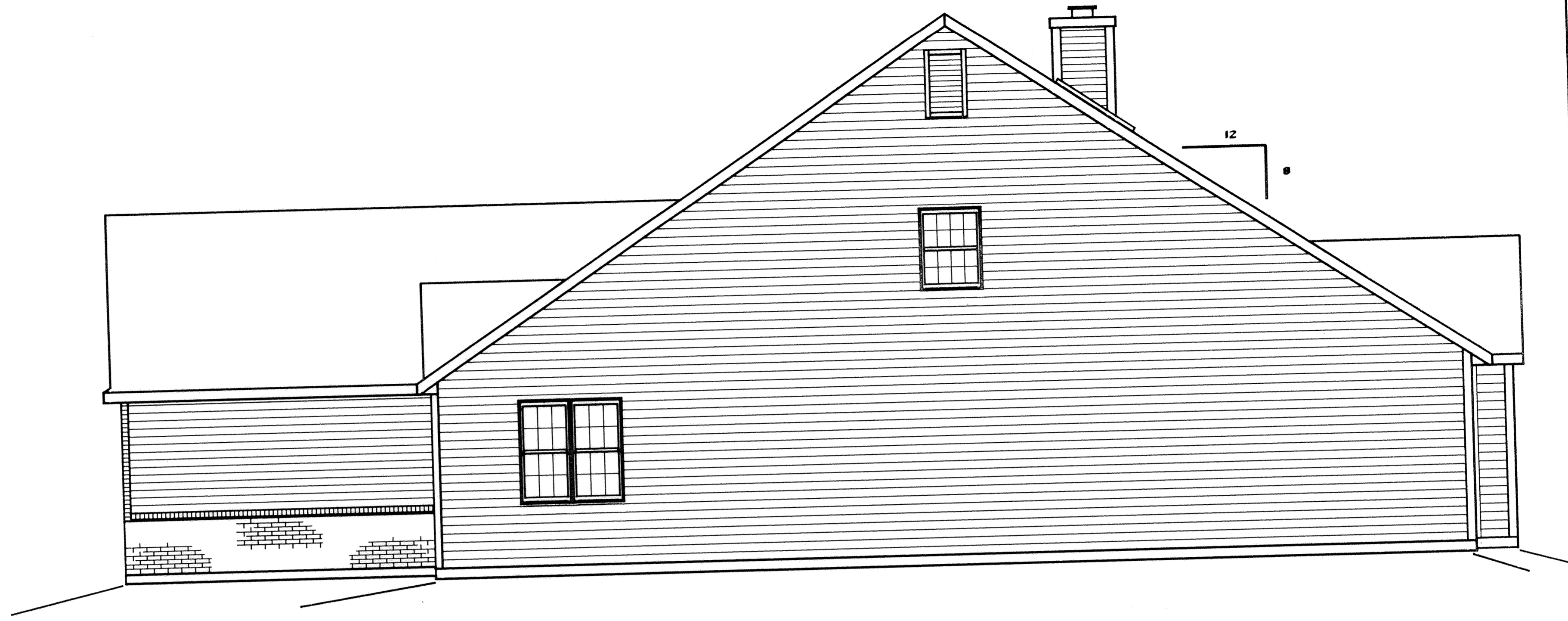


- - Found Concrete Monument
- △ - Found #5 Rebar
- ▨ - Limited Common Area

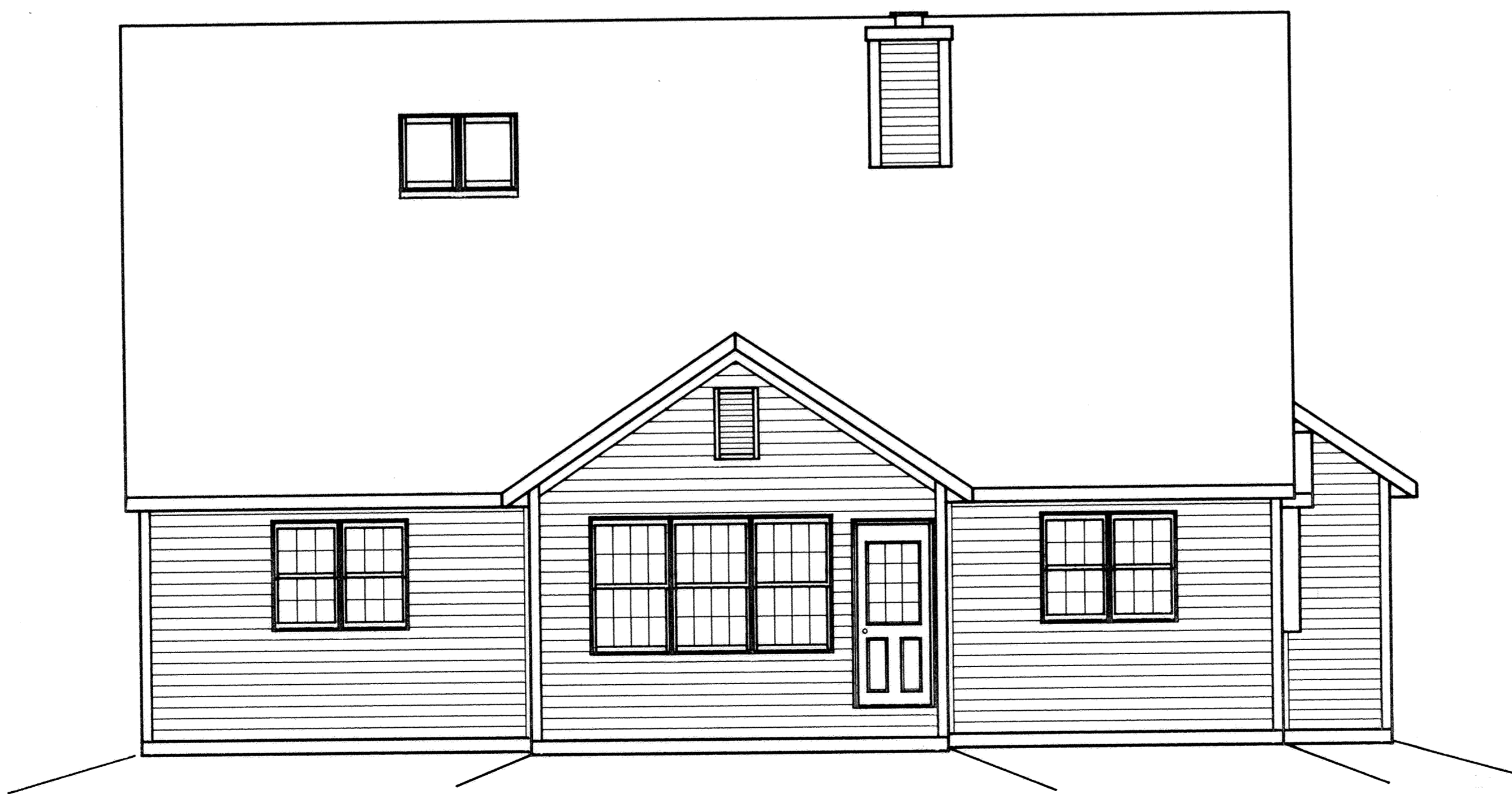
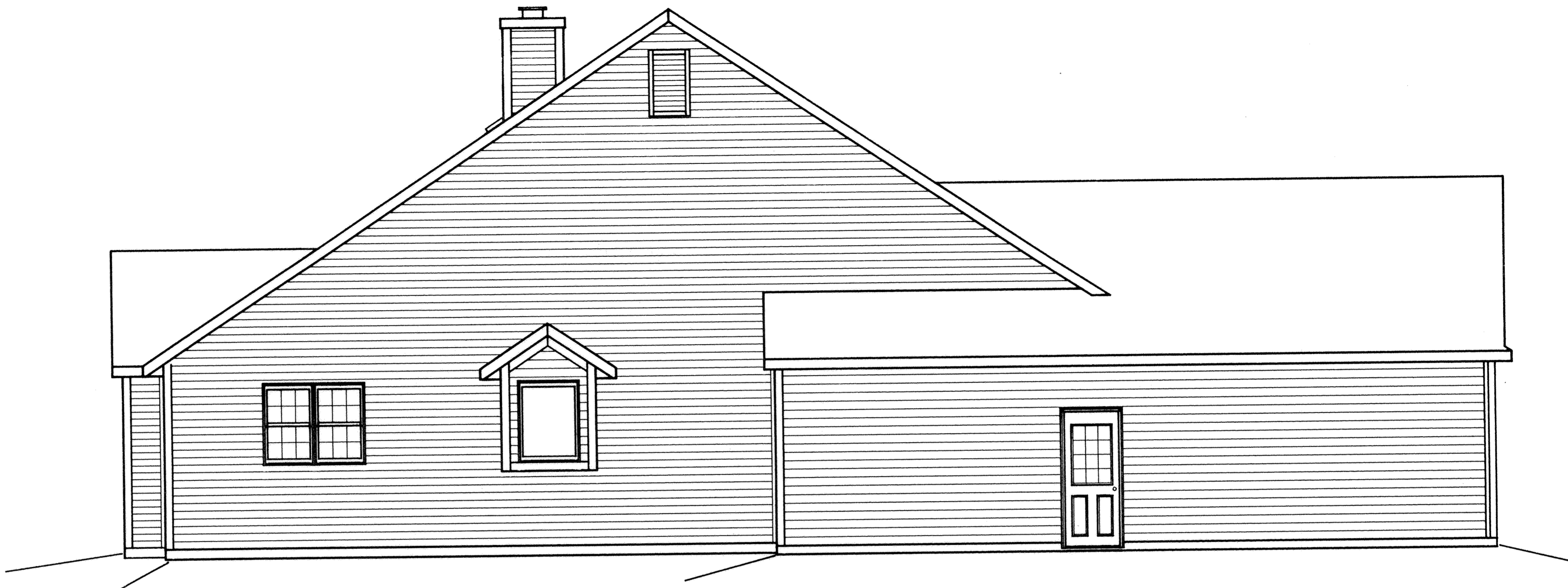
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	135.00'	32.08'	13°36'59"	32.01'	N 03°39'45" E
C-2	70.00'	79.57'	65°07'37"	75.35'	N 43°02'03" E



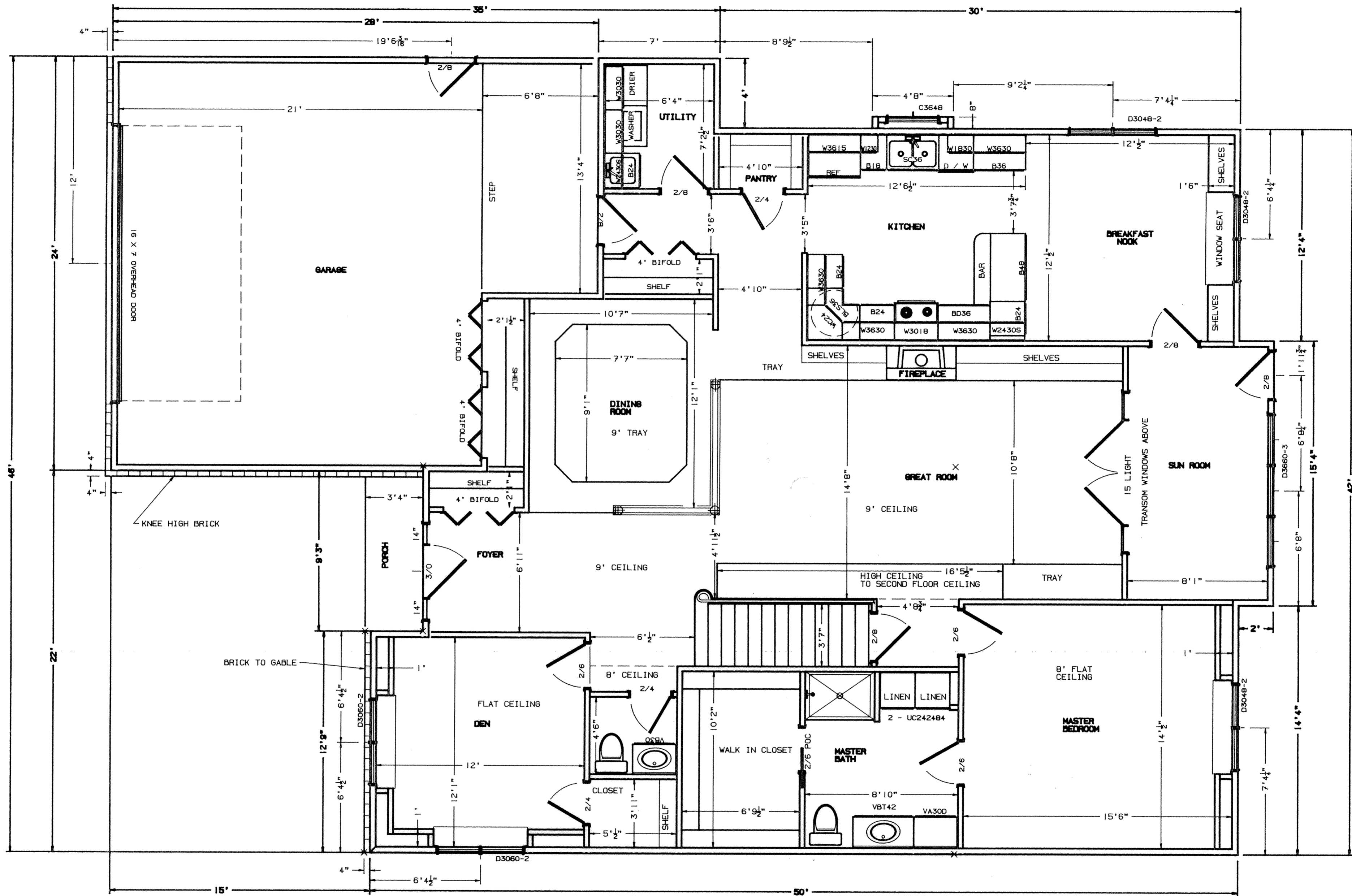
Owner: R. J. Stone Development Group, Inc.



STRUTHMORE SHORES	
COPELAND RESIDENCE	
FIRST FLOOR	1941 sq. ft. ATTIC 95 sq. ft.
SECOND FLOOR	316 sq. ft.
BASEMENT OPT.	734 sq. ft. GARAGE 603 sq. ft.
TOTAL	2991 sq. ft.
MODEL # 129	1 OF 5

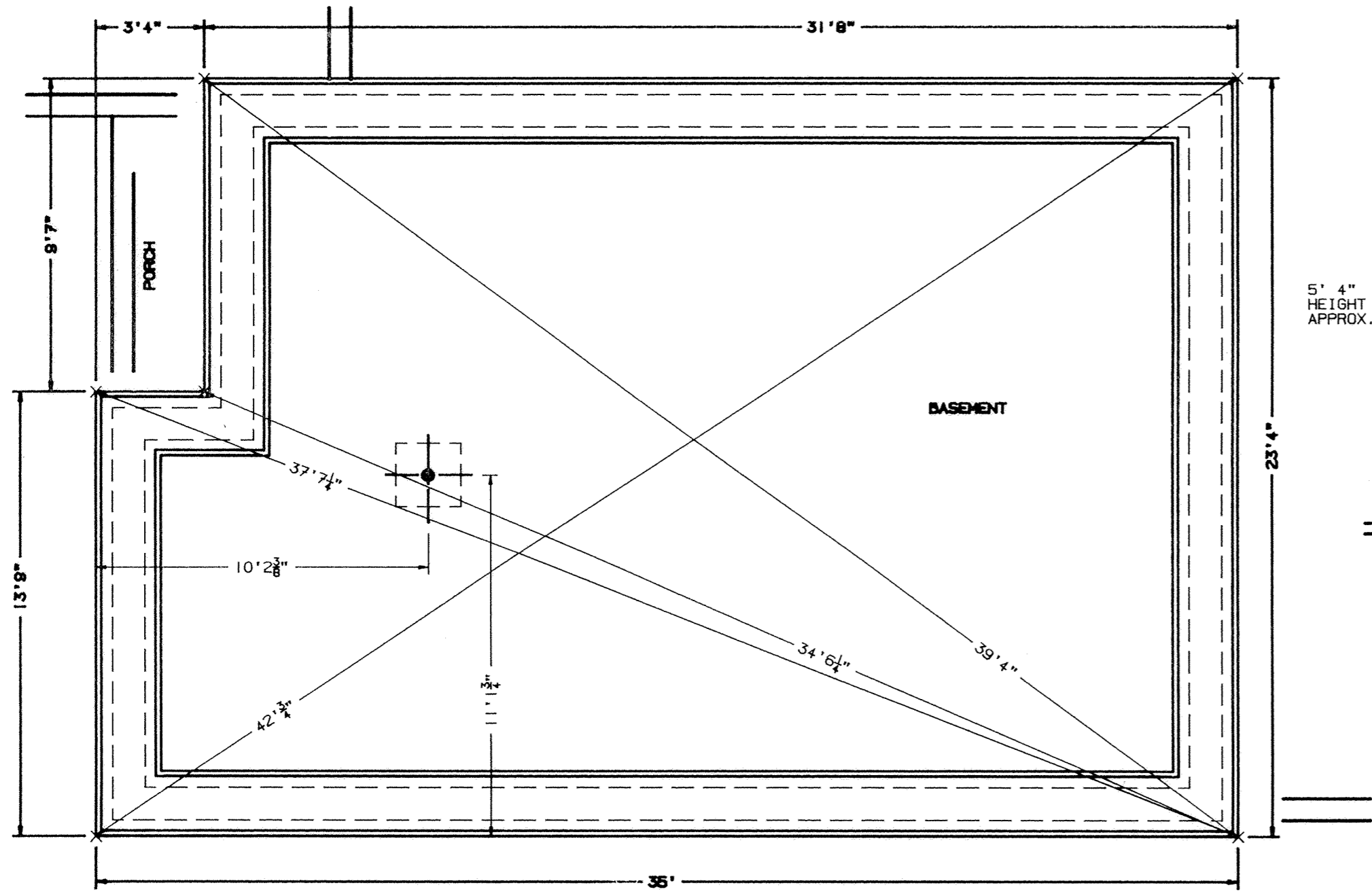


STRUTHMORE SHORES	
COPELAND RESIDENCE	
FIRST FLOOR	1941 sq. ft. ATTIC 95 sq. ft.
SECOND FLOOR	316 sq. ft.
BASEMENT OPT.	734 sq. ft. GARAGE 603 sq. ft.
TOTAL	2991 sq. ft.
MODEL • 129	2 OF 5

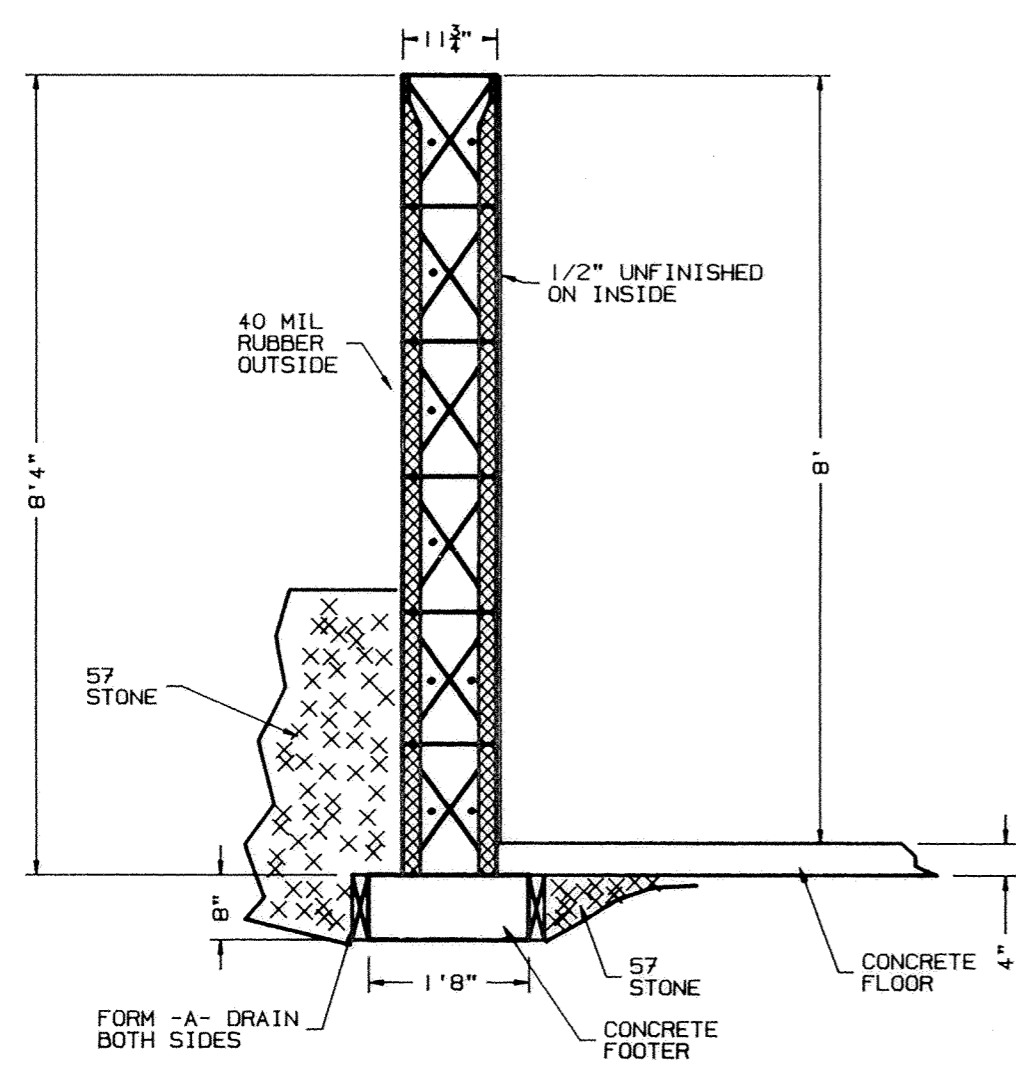
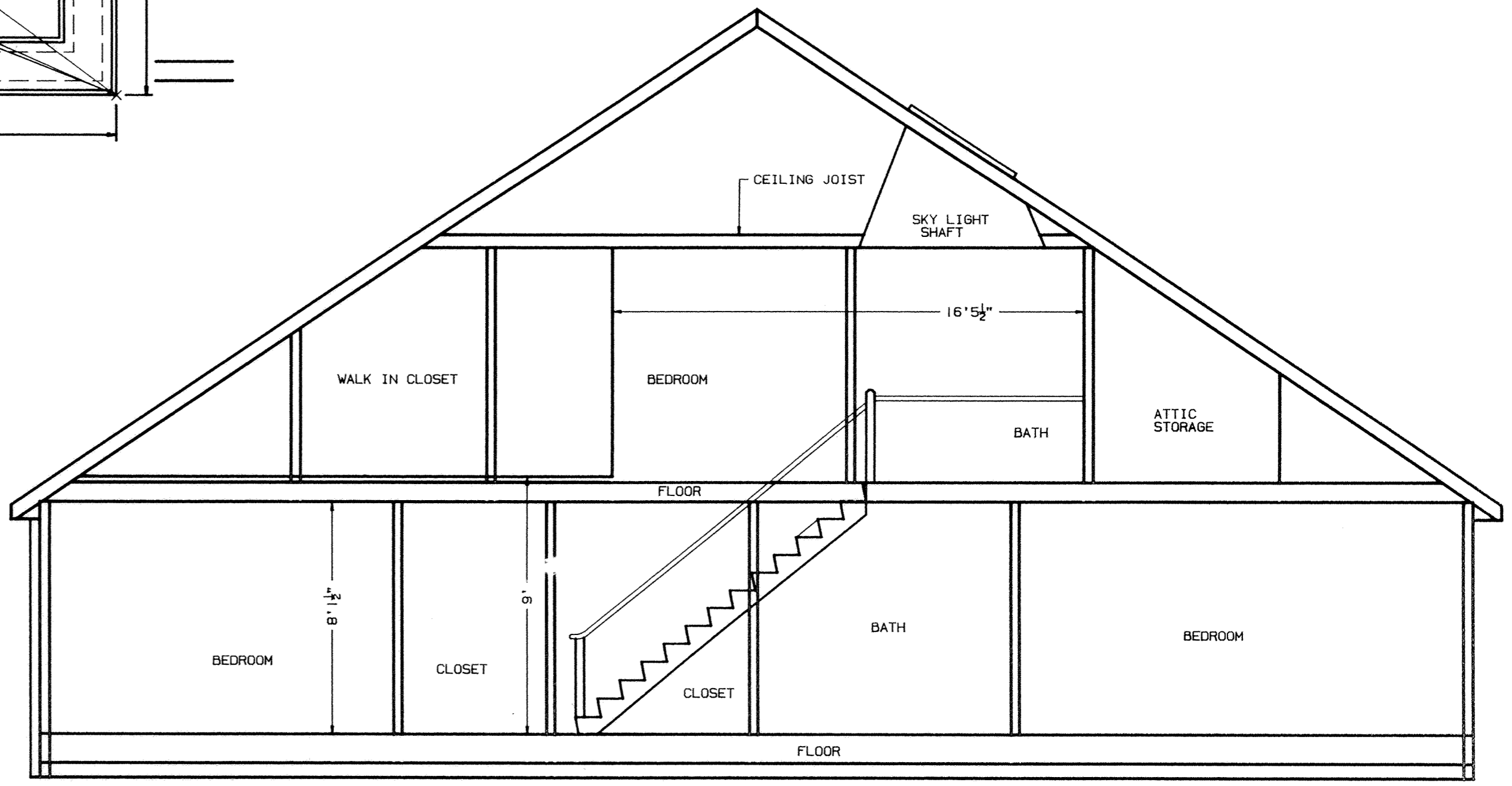
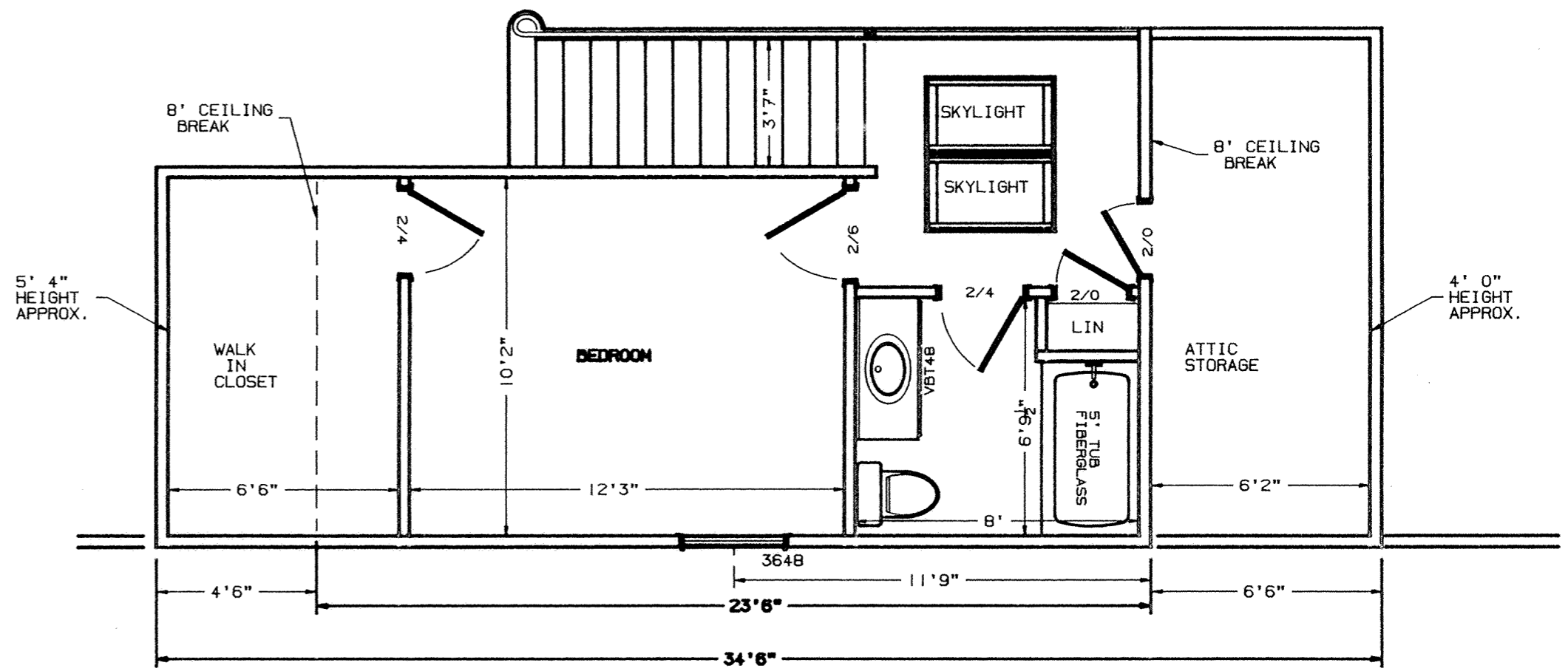


STRUTHMORE SHORES	
COPELAND RESIDENCE	
FIRST FLOOR	1941 sq. ft. ATTIC 95 sq. ft.
SECOND FLOOR	316 sq. ft.
BASEMENT OPT.	734 sq. ft. GARAGE 603 sq. ft.
TOTAL	2991 sq. ft.
MODEL • 129	
3 OF 5	

POINTS
ARE
CORNERS
OF BASEMENT

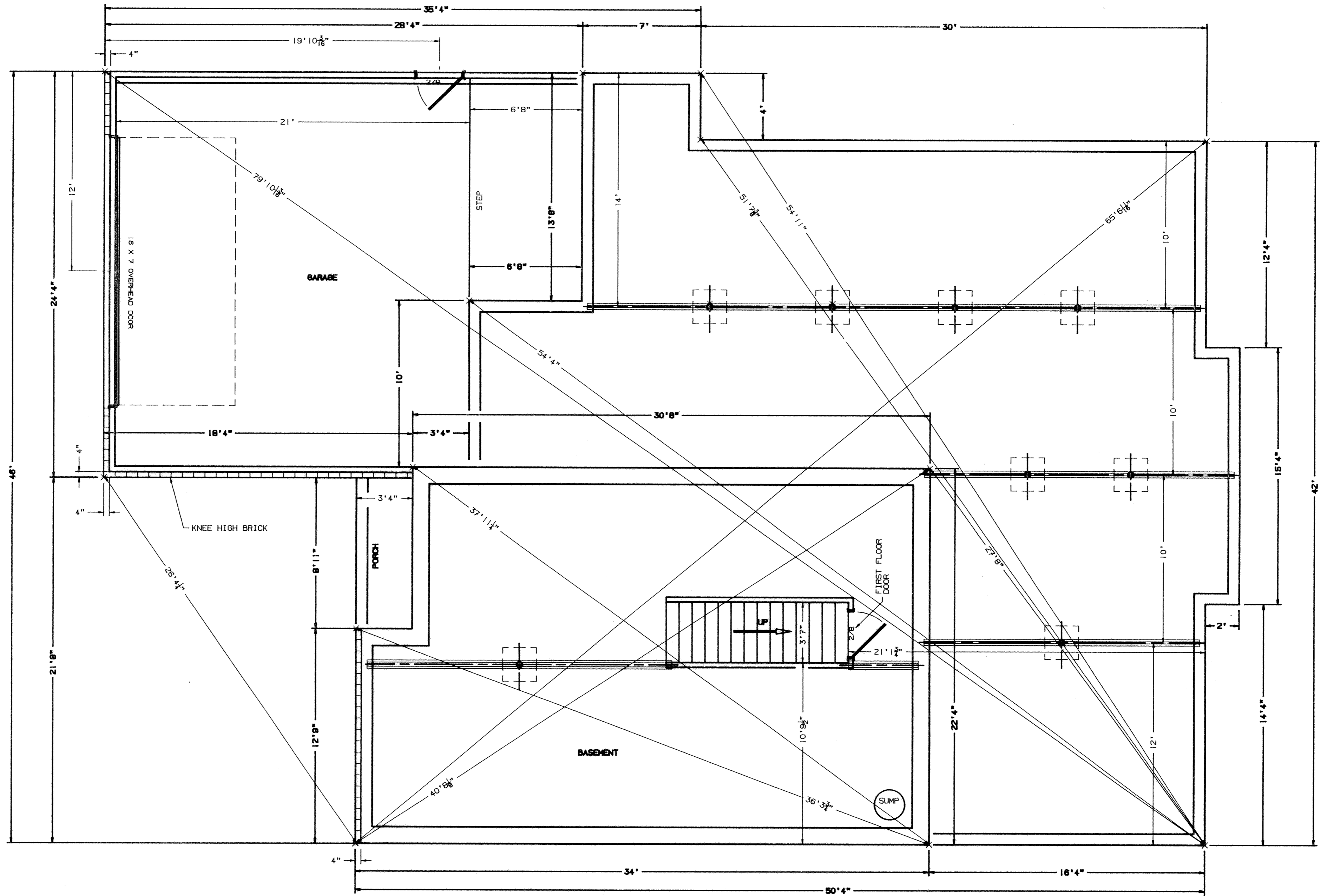


BASEMENT DIMENSIONS TO OUTSIDE OF FORM - A - DRAIN



TYPICAL BASEMENT SECTION

STRUTHMORE SHORES			
COPELAND RESIDENCE			
FIRST FLOOR	1941 sq. ft.	ATTIC	95 sq. ft.
SECOND FLOOR	316 sq. ft.		
BASEMENT OPT.	734 sq. ft.	GARAGE	603 sq. ft.
TOTAL	2991 sq. ft.		
MODEL # 129			4 OF 5

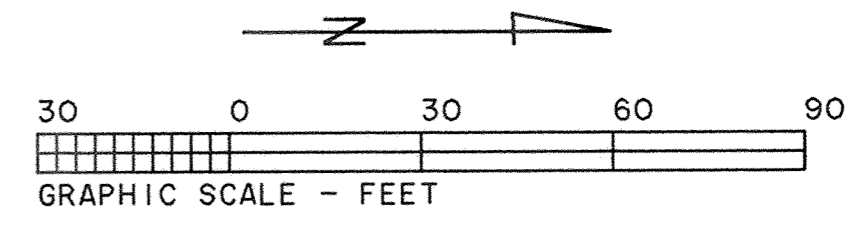
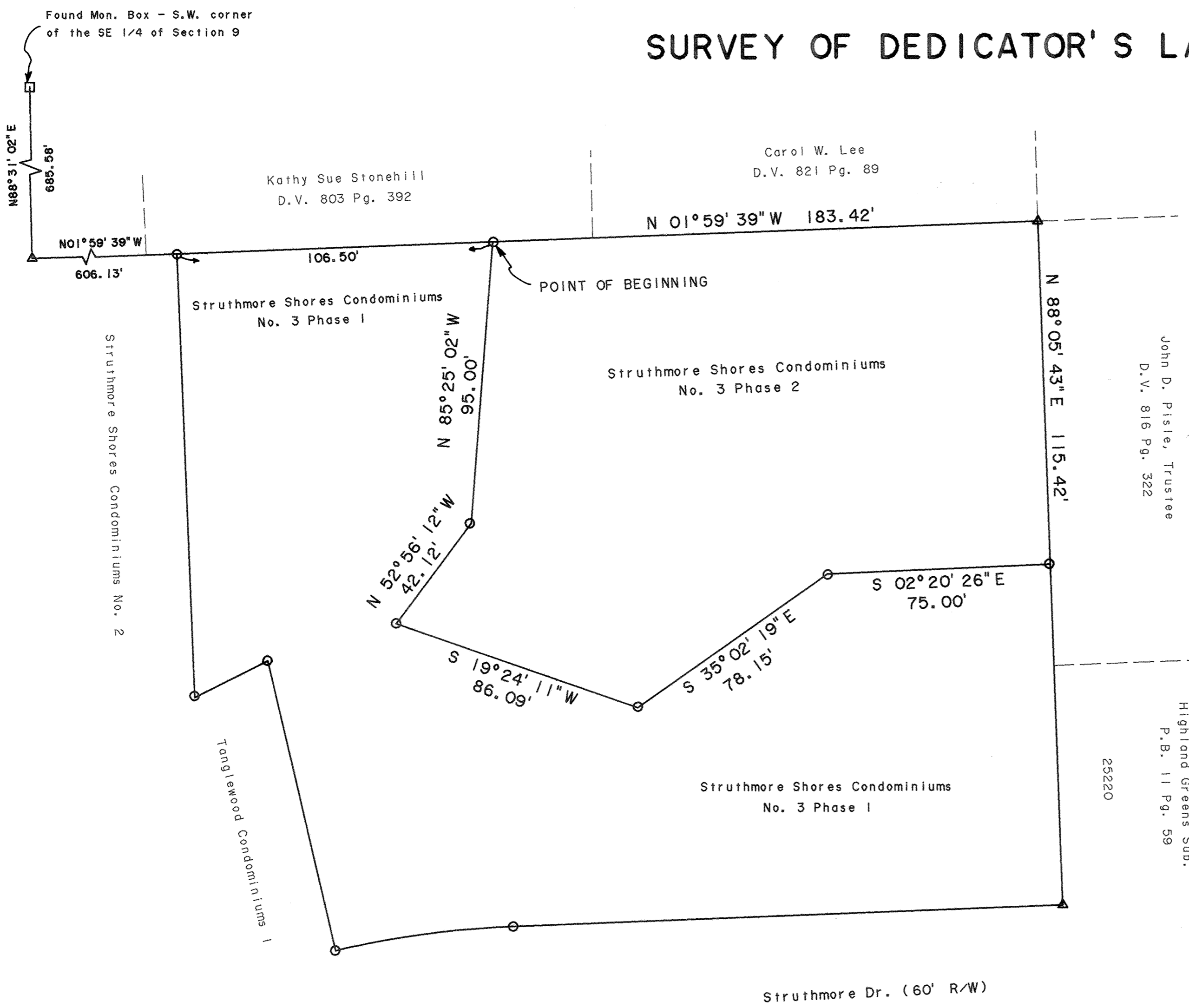


STRUTHMORE SHORES	
COPELAND RESIDENCE	
FIRST FLOOR	1941 sq. ft. ATTIC 95 sq. ft.
SECOND FLOOR	316 sq. ft.
BASEMENT OPT.	734 sq. ft. GARAGE 603 sq. ft.
TOTAL	2991 sq. ft.
MODEL # 129	5 OF 5

STRUTHMORE SHORES CONDOMINIUMS NO. 3

PHASE II

SURVEY OF DEDICATOR'S LAND



DESCRIPTION (Struthmore Shores Condominiums No. 3 Phase 2)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a found concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence N01°59'39"W with the west line of said Lot No. 25221, 712.63' to a found #5 rebar at the Northwest corner of Struthmore Shores Condominiums No. 3, Phase 1 as platted in Plat Book 21, Page 43, and being the POINT OF BEGINNING, thence the following courses:

1. N01°59'39"W with the west line of said Lot No. 25221, 183.42' to a found concrete monument;
2. N88°05'43"E with the north line of said Lot No. 25221, 115.42' to a found #5 rebar;
3. S02°20'26"E with the east line of said Struthmore Shores Condominiums No. 3 Phase 1, 75.00' to a found #5 rebar;
4. S35°02'19"E with said east line, 78.15' to a found #5 rebar;
5. S19°24'11"W with said east line, 86.09' to a found #5 rebar;
6. N52°56'12"W with the north line of said No. 3 Phase 1, 42.12' to a found #5 rebar;
7. N85°25'02"W with said north line, 95.00' to the POINT OF BEGINNING.

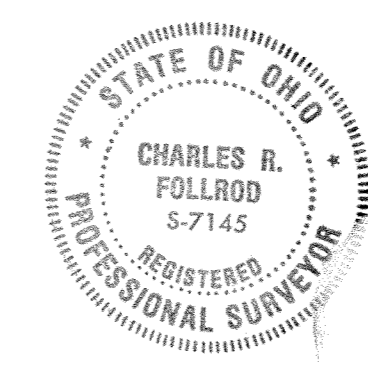
The above described parcel contains 0.589 acres more or less subject to all legal highways and easements of record.

Basis of Bearing: South line of the SE 1/4 of Section 9 (N88°31'02"E)

This plat is based on an actual field survey performed by me in April 1993.

- - Found Concrete Monument
- △ - Found #5 Rebar

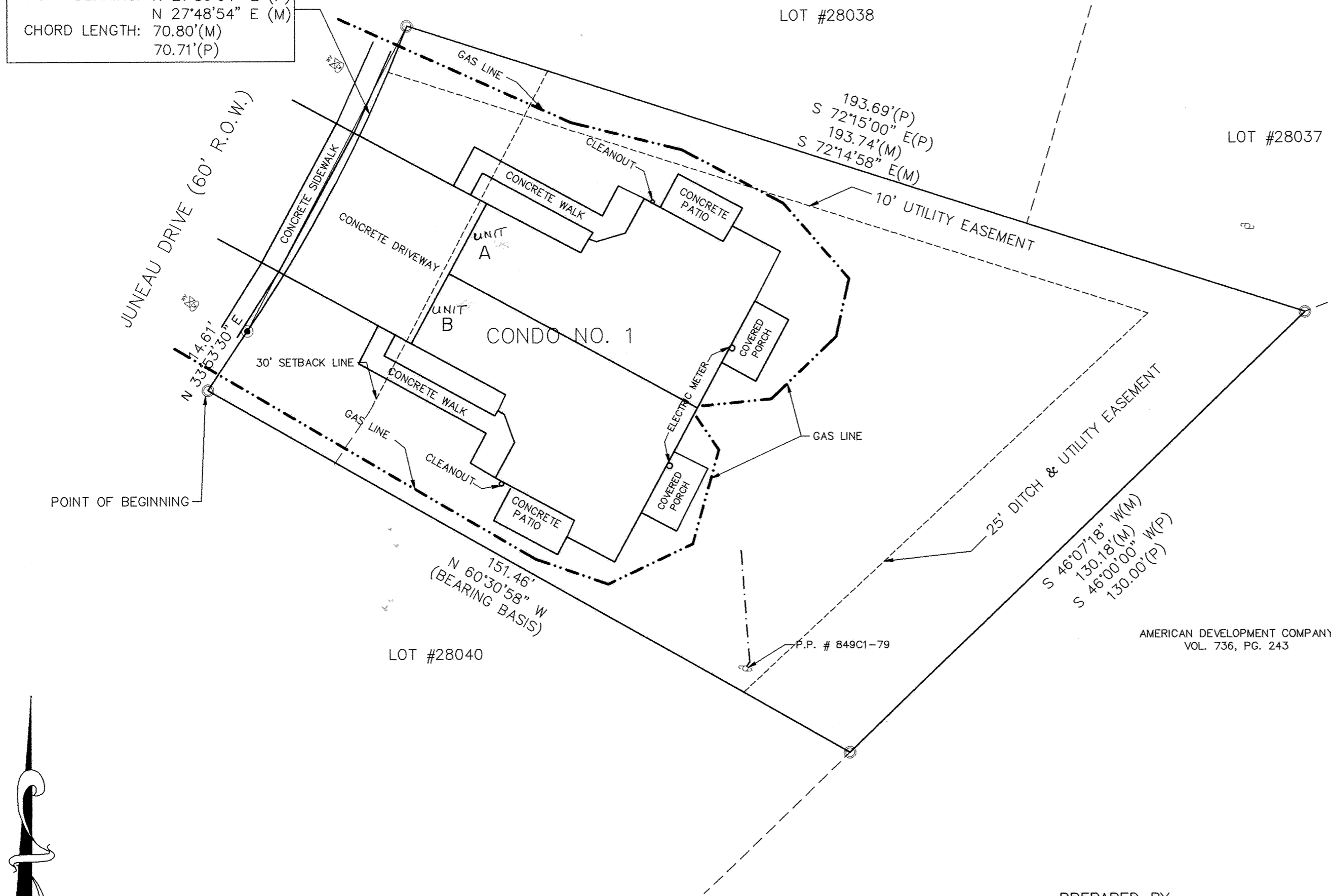
Reviewed by Tim Piper JAX
on Sept. 12, 1997



Charles R. Follrod
Charles R. Follrod, P.S. 7145
2957 W. High St.
Lima, Ohio 45807

JUNEAU CREATIVE CONDO NO. 1
LOT #28039
AMERICAN VILLAGE SECTION NO. 3
IN THE N.W. 1/4 OF SECTION 23
T3S - R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO
P.B. 15, PG. 143

RADIUS: 321.84'
 CHORD BEARING: N 27°36'04" E (P)
 N 27°48'54" E (M)
 CHORD LENGTH: 70.80'(M)
 70.71'(P)



LEGAL DESCRIPTION

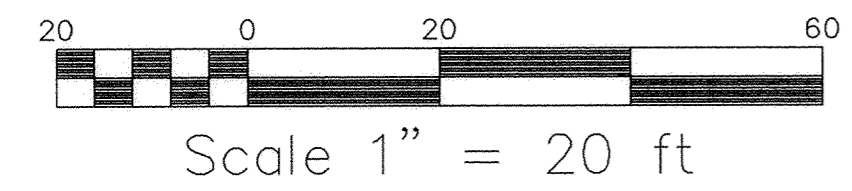
Being Lot Number 28039 in American Village Section No. 3 (Plat Book 15, Page 143) situated in the Northwest Quarter (1/4) of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, subject, however, to all legal easements and rights of way.

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



CERTIFICATION
 I, James D. Sheldon, Registered Engineer, State of Ohio No. 24779, and Registered Surveyor, State of Ohio No. 4569, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 5 of 5, correctly represent the location, dimensions and configurations of Juneau Creative Condominiums, as it existed on the date shown. Dated at Lima, Ohio, Sept. 22, 1997
 Sheldon Engineering & Surveying, Inc.
 By James D. Sheldon
 James D. Sheldon, P.E. & P.S.

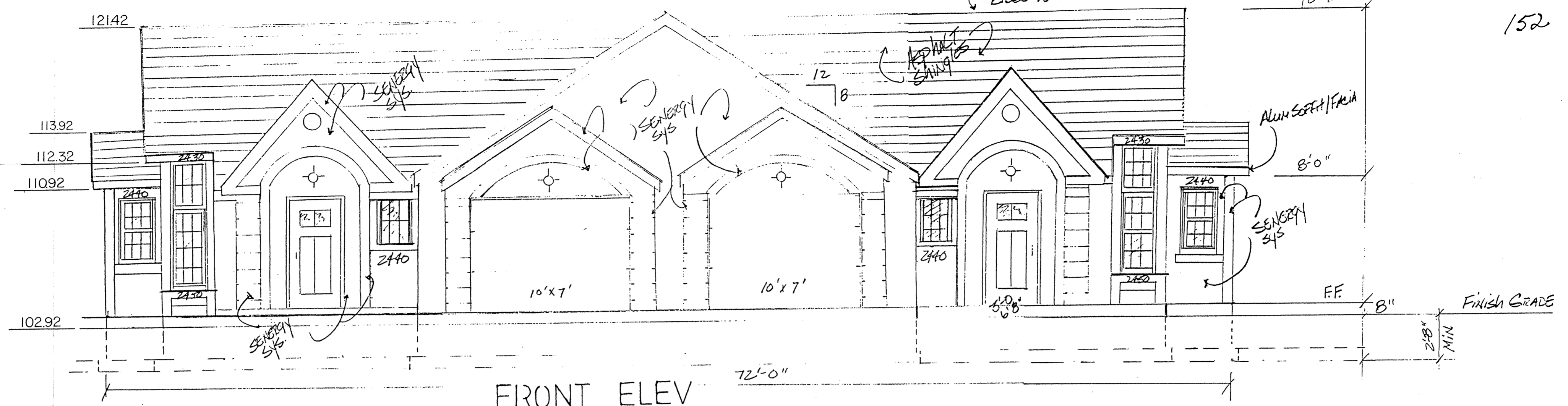
COUNTY RECORDERS CERTIFICATE
 No. 9715207
 Filed for record in Allen County, Ohio, Recorder's Office this 18th day of Sept., 1997 at 11:34 o'clock A.M. and recorded in Allen County, Ohio, Plat Book 22, on Page 151.
 Fee: \$ 103.50



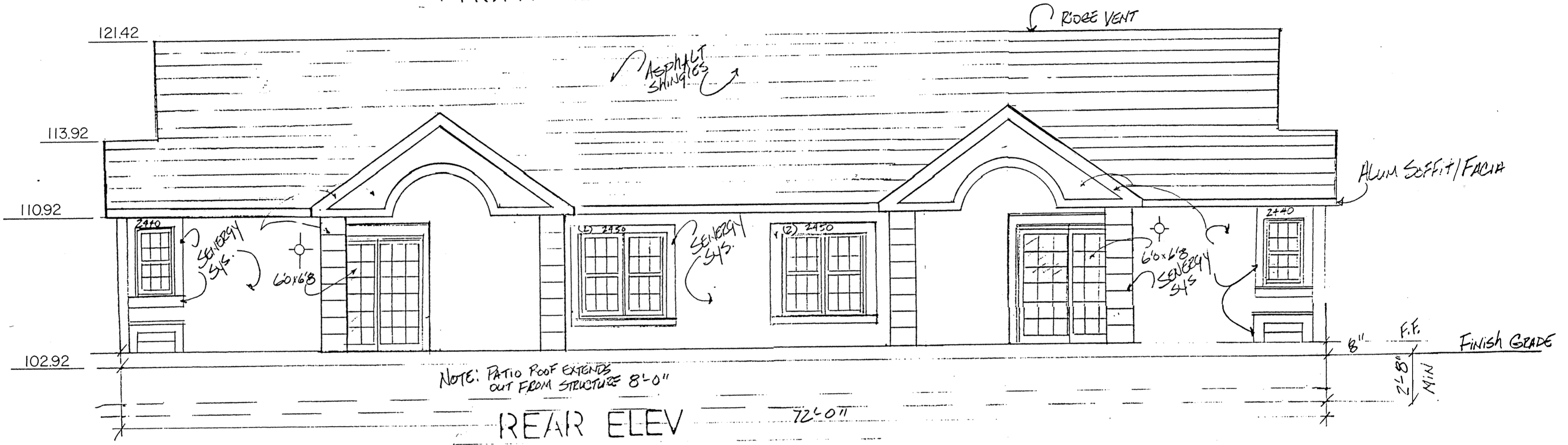
PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED IN AUGUST, 1997.
 REFERENCES: TAX MAP, DEEDS, AND OFFICE RECORDS.

LEGEND	
●	5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
○	5/8" IRON PIN WITH A MARKER STAMPED "S & A / LIMA, OH" FOUND
⊕	POWER POLE
⊗	WATER VALVE
⊙	WATER METER

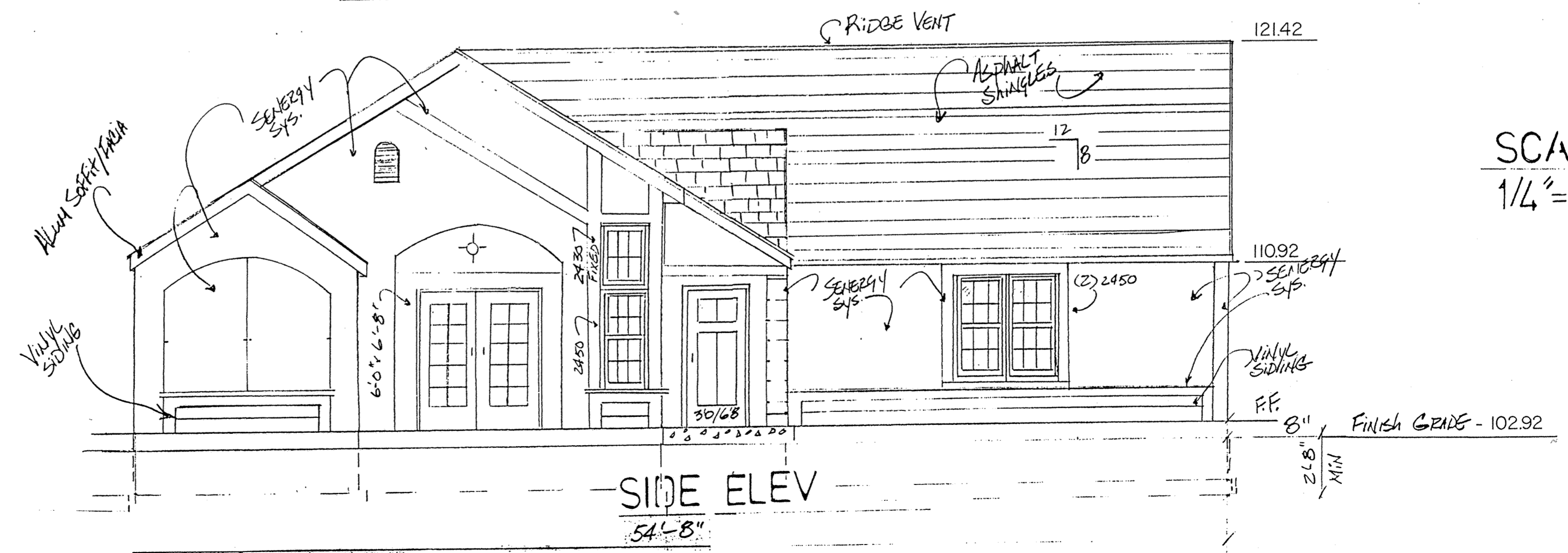
NO.	DATE	DESCRIPTION	BY



FRONT ELEV

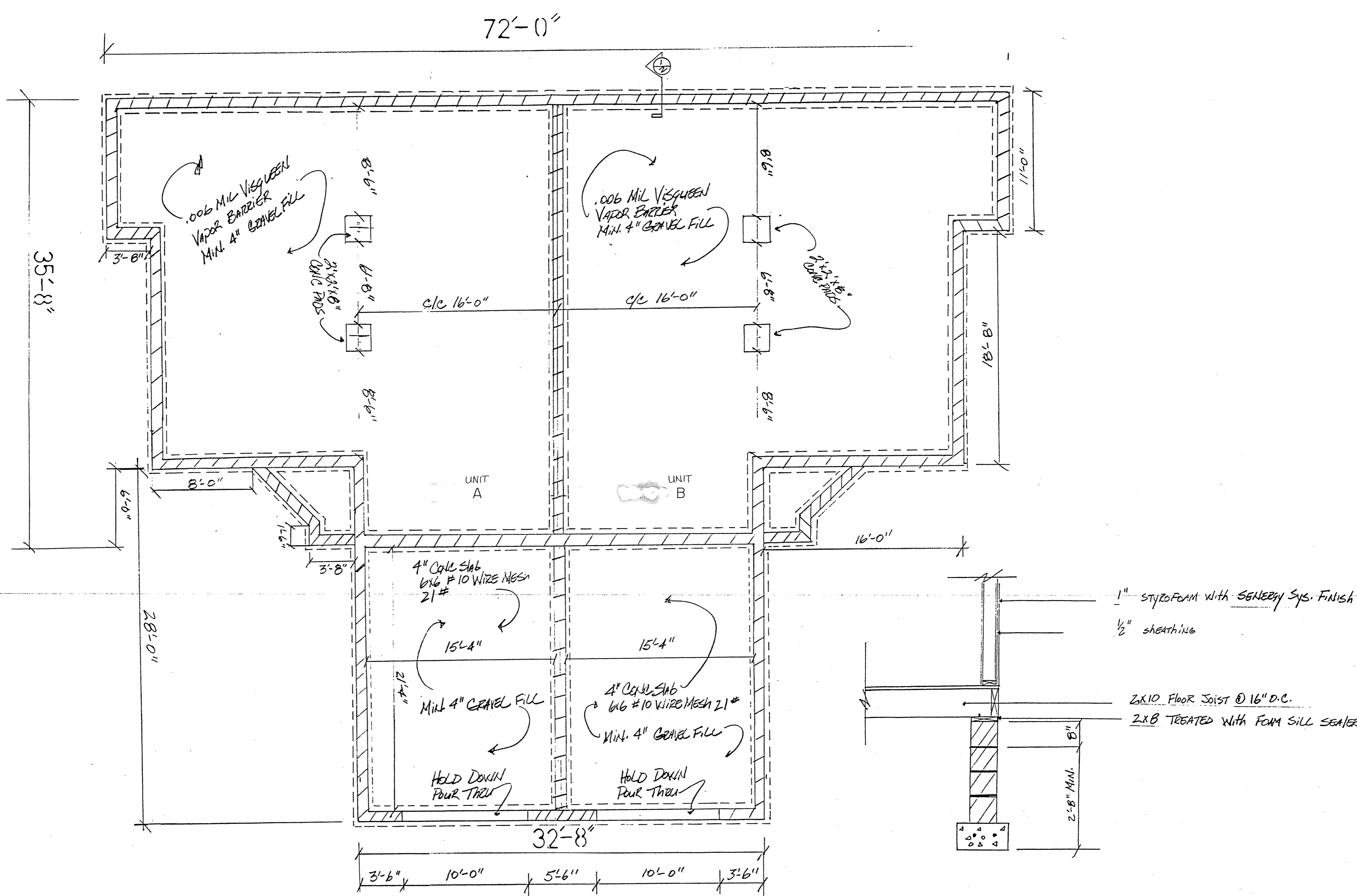


REAR ELEV



SIDE ELEV

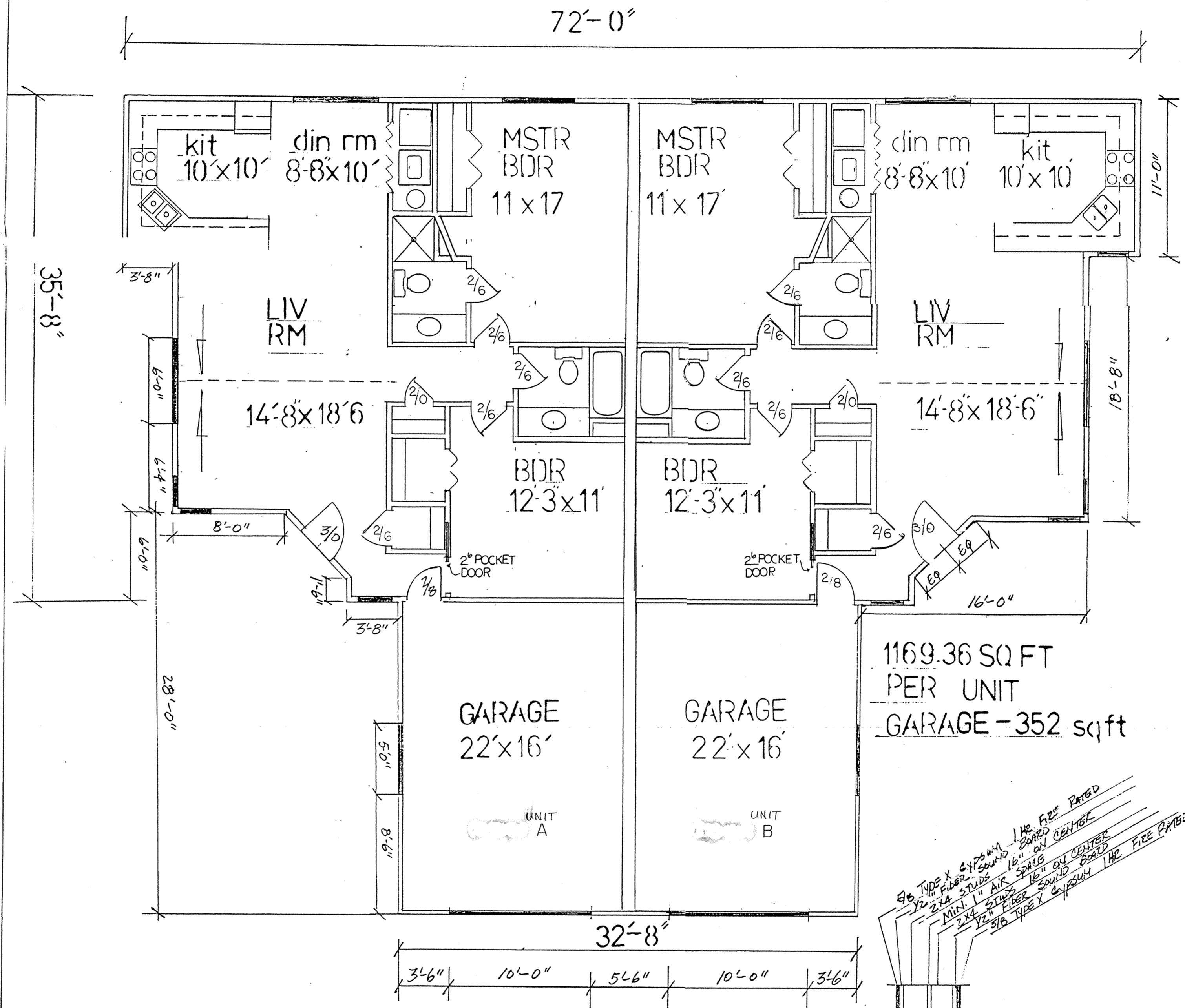
SCALE
1/4" = 1'-0"



FOUNDATION PLAN
 1/4" = 1'-0"

(DETAIL)
 SCALE 3/4" = 1'-0"

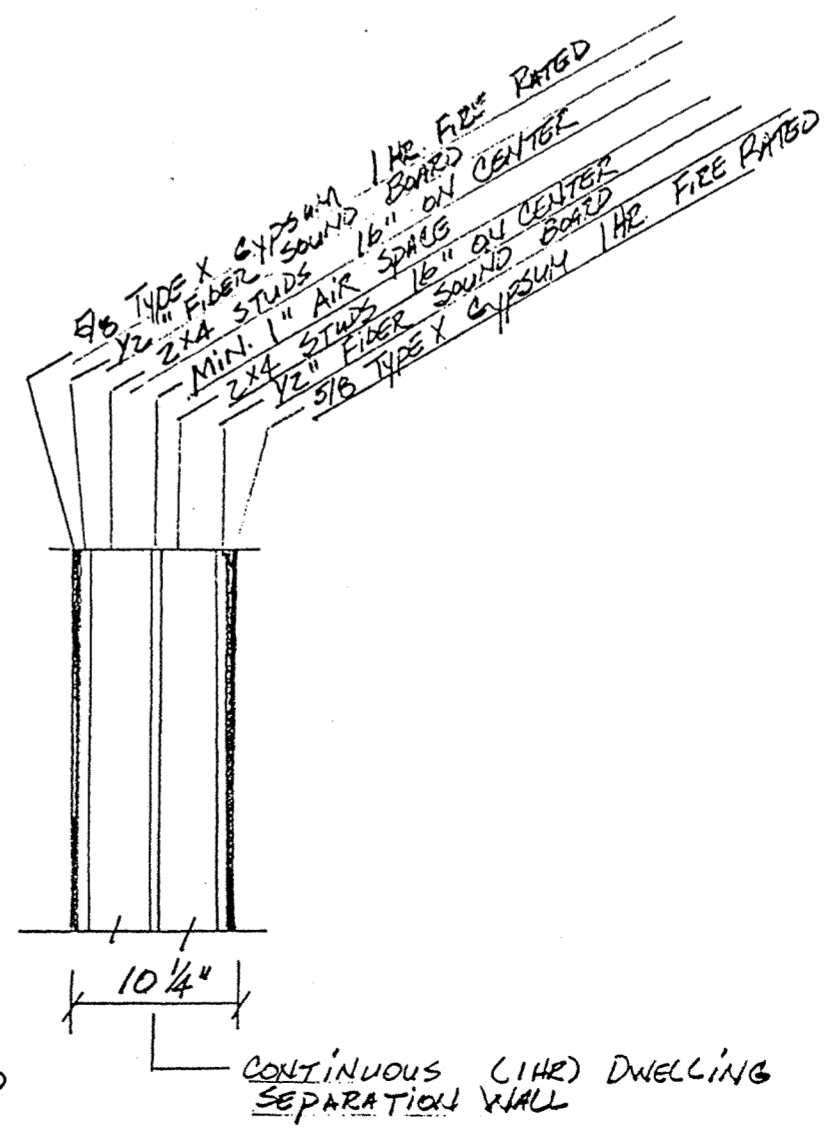
NOTE: CONC FOOTINGS TO BE 3500 PSI CONC
 REINFORCED WITH (2) 1/2" RE-BAR
 CONC FOOTINGS - 8" x 16"



1169.36 SQ FT
PER UNIT
GARAGE - 352 sqft

FLOOR PLAN
SCALE 1/4" = 1'-0"

- NOTE: (1) DIMENSIONS ON RIGHT UNIT ARE THE SAME FOR THE LEFT UNIT.
 (2) ALL DIMENSIONS ARE FROM ROUGH FRAMING.
 (3) ROOF STRUCTURE WILL HAVE P.E. ENGINEERED TRUSSES 2'-0" O.C. 8/12 PITCH



DEDICATOR'S PLAT
 JUNEAU CREATIVE CONDO NO. 1
 LOT #28039
 AMERICAN VILLAGE SECTION NO. 3
 IN THE N.W. 1/4 OF SECTION 23
 T3S - R6E
 AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO
 P.B. 15, PG. 143

RADIUS: 321.84'
 CHORD BEARING: N 27°36'04" E (P)
 N 27°48'54" E (M)
 CHORD LENGTH: 70.80'(M)
 70.71'(P)

JUNEAU DRIVE (60' R.O.W.)

N 14.67'
 S 33°53'30" E

POINT OF BEGINNING

LOT #28039

LOT #28038

LOT #28037

LOT #28040

193.69'(P)
 S 72°15'00" E(P)
 193.74'(M)
 S 72°14'58" E(M)

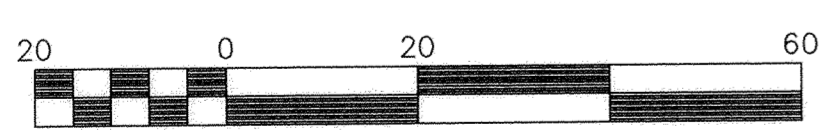
S 46°07'18" W(M)
 130.18'(M)
 S 46°00'00" W(P)
 130.00'(P)

151.46'
 N 60°30'58" W
 (BEARING BASIS)

AMERICAN DEVELOPMENT COMPANY
 VOL. 736, PG. 243

OVERALL DESCRIPTION
 Being Lot Number 28039 in American Village Section No. 3 (Plat Book 15, Page 143) situated in the Northwest Quarter (1/4) of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and containing in all 17,412 square feet or 0.400 acres of land subject, however, to all legal easements and rights of way.

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



Scale 1" = 20 ft

PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED IN AUGUST, 1997.
 REFERENCES: TAX MAP, DEEDS, AND OFFICE RECORDS.

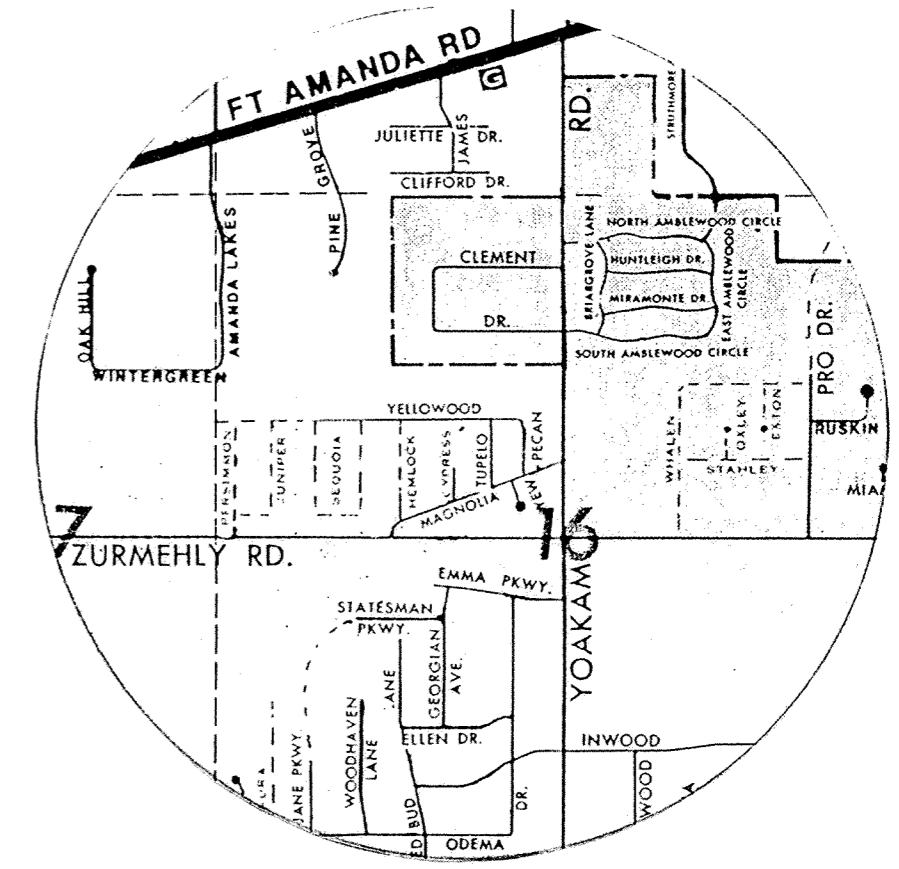
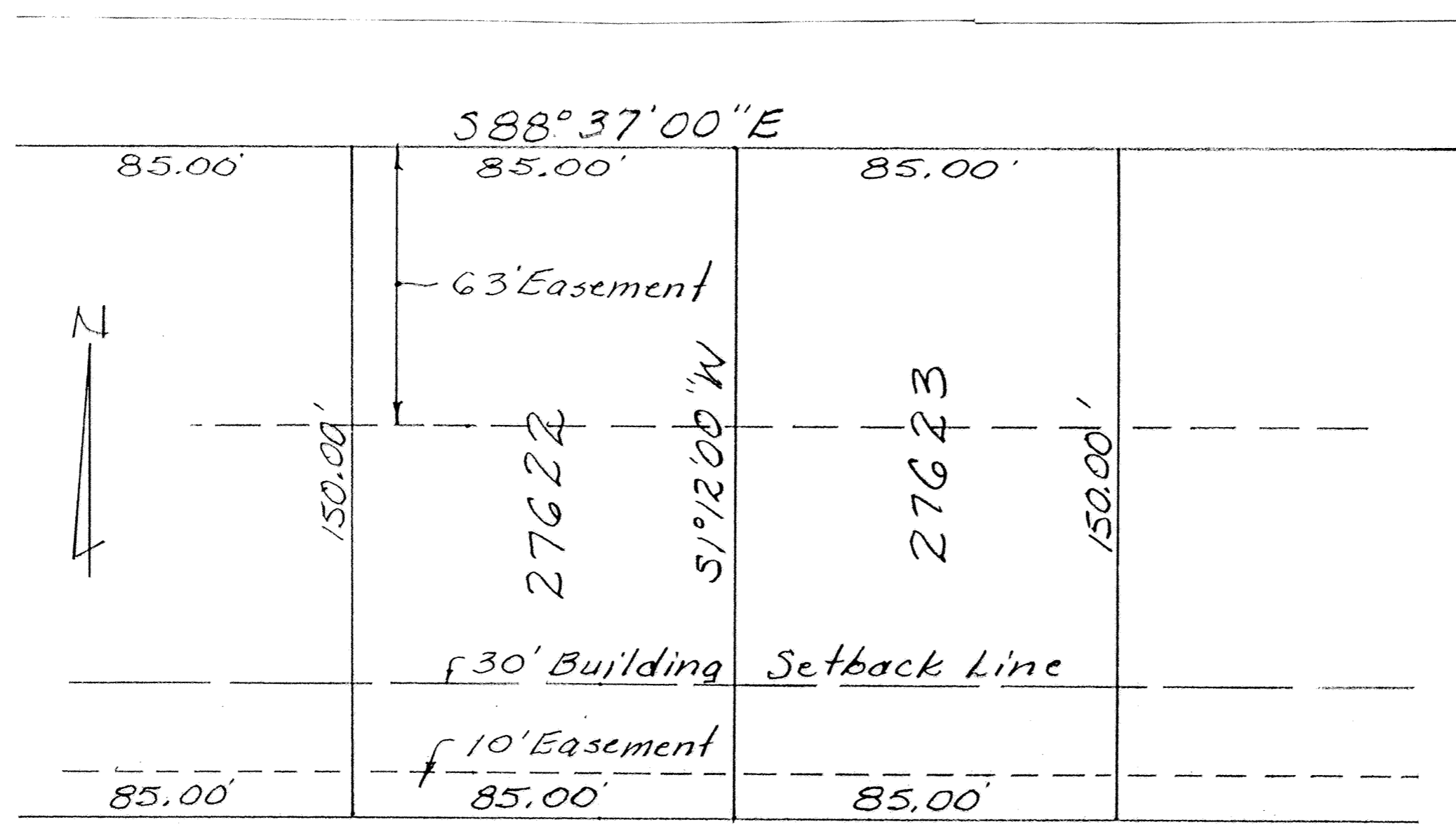
LEGEND	
●	5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED: "SHELDON E & S / LIMA, OH"
○	5/8" IRON PIN WITH A MARKER STAMPED "S & A / LIMA, OH" FOUND
⊕	POWER POLE
⊗	WATER VALVE
⊙	WATER METER



Reviewed by Tim Piper
 on Sept. 18, 1997

NO.	DATE	DESCRIPTION	BY

Cypress Avenue Vacation



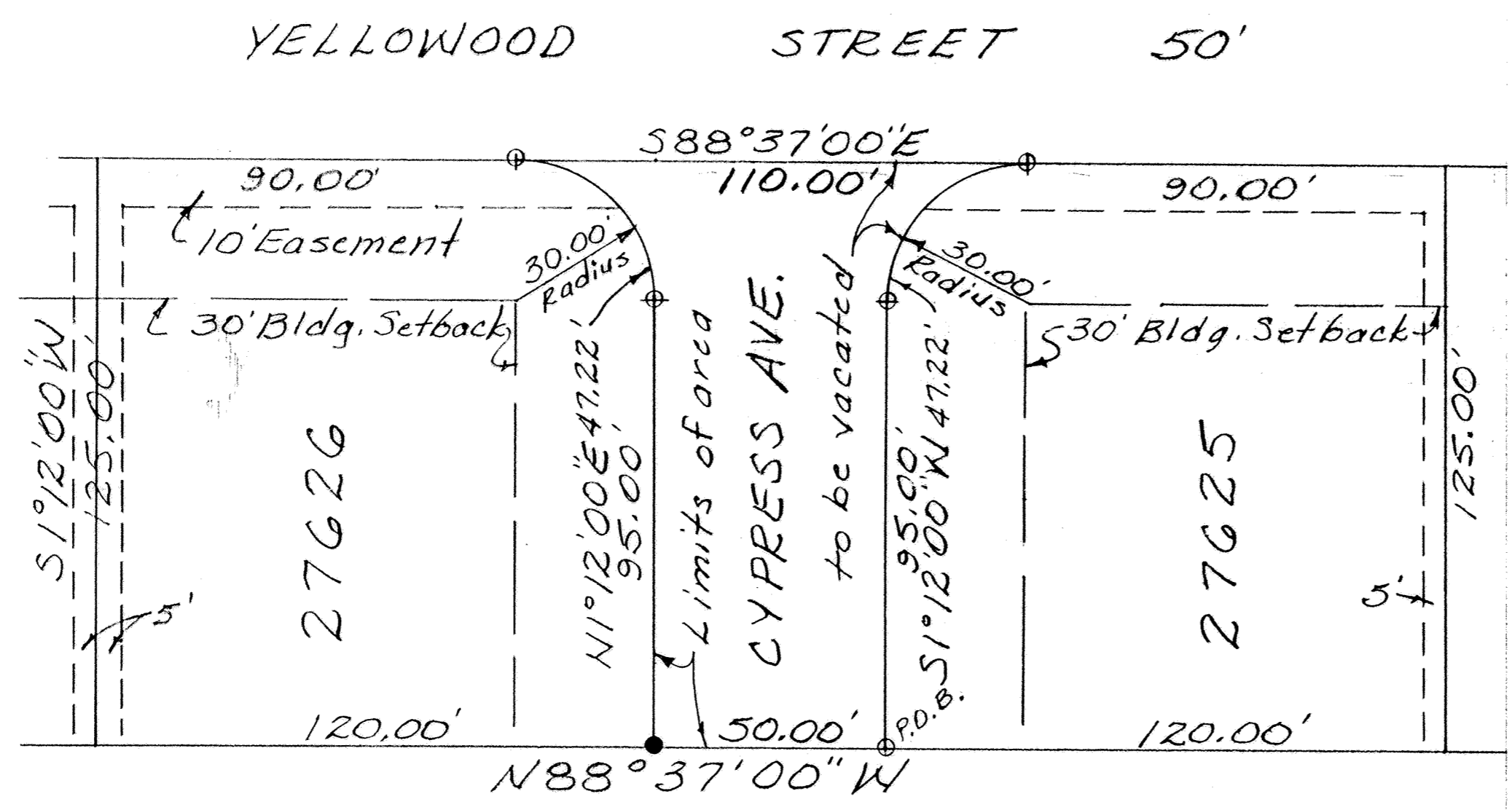
VICINITY MAP

RECEIVED
JUL 24 1997
ALLEN COUNTY COMMISSIONERS
LIMA, OHIO

Situated in Shawnee Meadows Subdivision No. 7, Plat Book 15, Page 1 in the northwest quarter of section sixteen, township four south-range six east Shawnee Township, Allen County, Ohio.

Beginning at the half inch rerod set at the southwest corner of lot twenty-seven thousand six hundred twenty-five (27625) in said subdivision; thence North eighty-eight degrees thirty-seven minutes zero seconds West (N 88° 37' 00" W), in the south line of said subdivision, fifty and zero hundredths (50.00) feet to a half inch rerod found at the southeast corner of lot twenty-seven thousand six hundred twenty-six (27626); thence North one degree twelve minutes zero seconds East (N 1° 12' 00" E), in the east line of said lot, ninety-five and zero hundredths (95.00) feet to a half inch rerod set; thence on a curve to the left, whose radius is thirty and zero hundredths (30.00) feet, an arc length of forty-seven and twenty-two hundredths (47.22) feet to a half inch rerod set in the south line of Yellowwood Street; thence South eighty-eight degrees thirty-seven minutes zero seconds East (S 88° 37' 00" E), in the south line of Yellowwood Street, one hundred ten and zero hundredths (110.00) feet to a half inch rerod set in the north line of lot twenty-seven thousand six hundred twenty-five (27625); thence on a curve to the left, whose radius is thirty and zero hundredths (30.00) feet, an arc length of forty-seven and twenty-two hundredths (47.22) feet to a half inch rerod set in the east line of Cypress Avenue; thence South one degree twelve minutes zero seconds West (S 1° 12' 00" W), in the east line of said street, ninety-five and zero hundredths (95.00) feet to the place of beginning containing zero and one hundred fifty-two thousandths (0.152) acres, more or less, subject to all easements and restriction of record.

All 1/2" re-rod set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a red plastic Permapark® cap stamped "LS 5772". This description and accompanying plat represents a boundary survey completed under my supervision on June 19, 1997 and all markers called for above are in place.



Parcel No. 46-1607-10-001
Richard L. Williams D. Vol. 798 Pg. 245

Scale: 1" = 30'

LEGEND

- = 1/2" Rerod w/Cap Found
- = 1/2" Rerod w/Cap Set

9716516
RECORDED AND FILED
OCT 10, 1997 AT 2:09 PM
PLAT BK 22 pg 156
EDWARD P. KIRK
ALLEN CTY RECORDER
#20.70

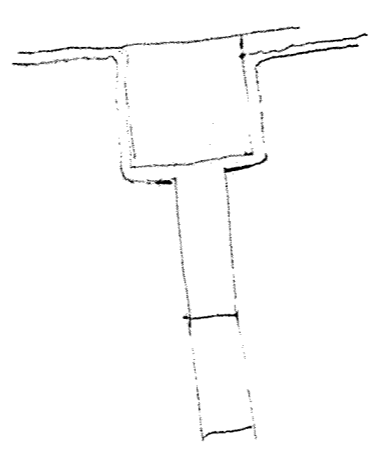
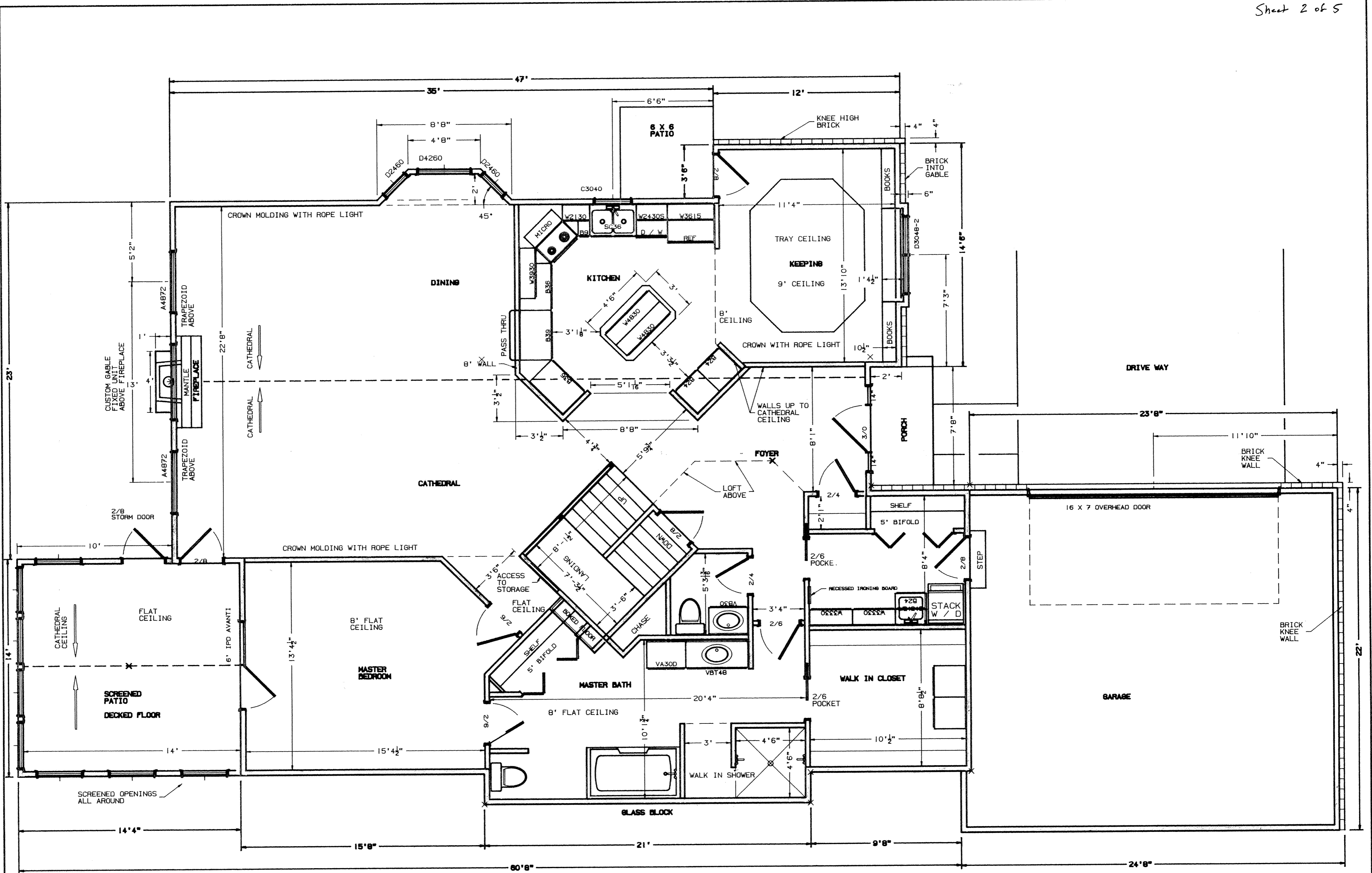
DEED Vol 833 pg 617

Reviewed by P. Meyer
on 7-18, 1997

George E. Woolley
George E. Woolley, Reg. Surveyor No. 5772

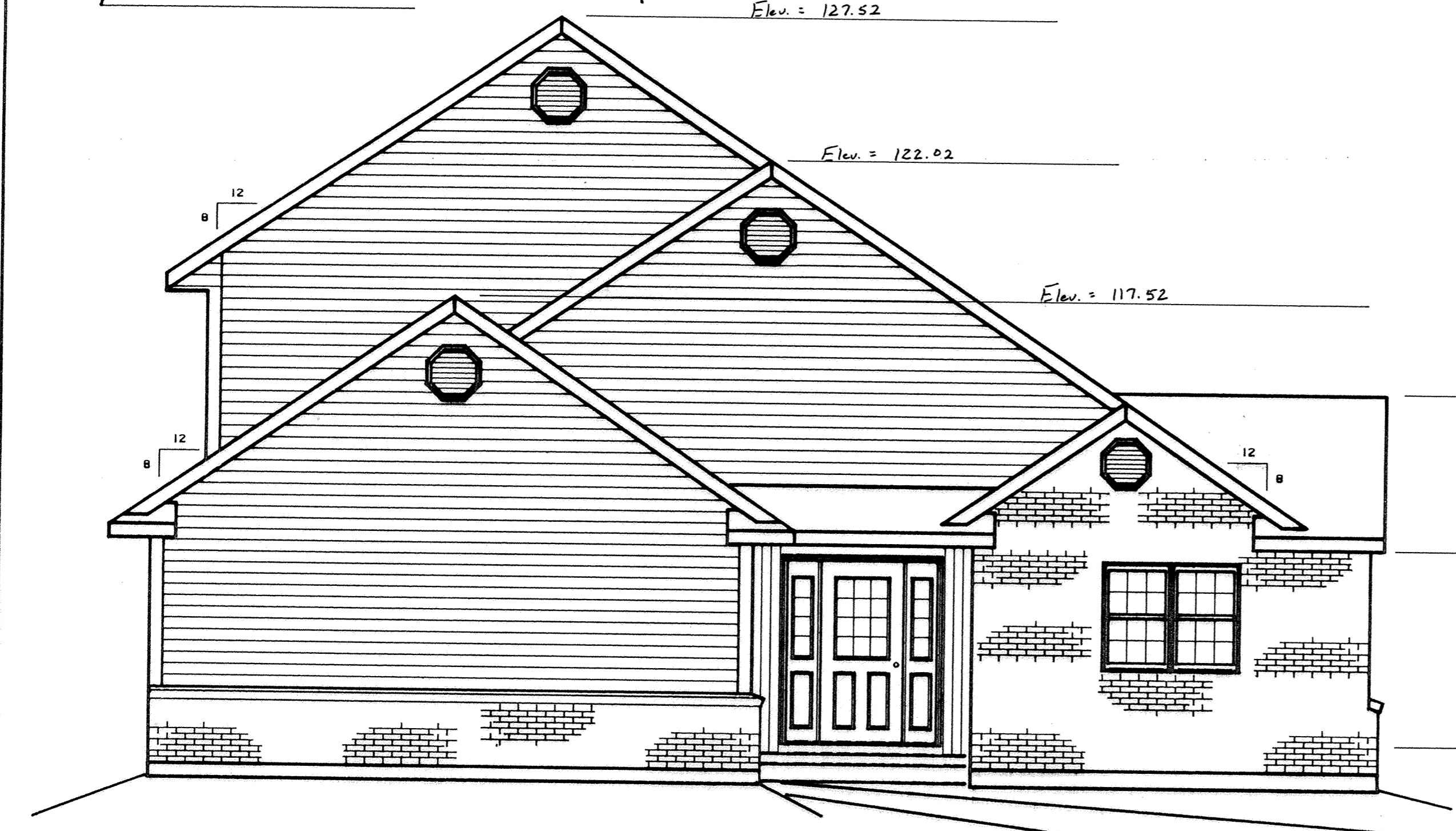
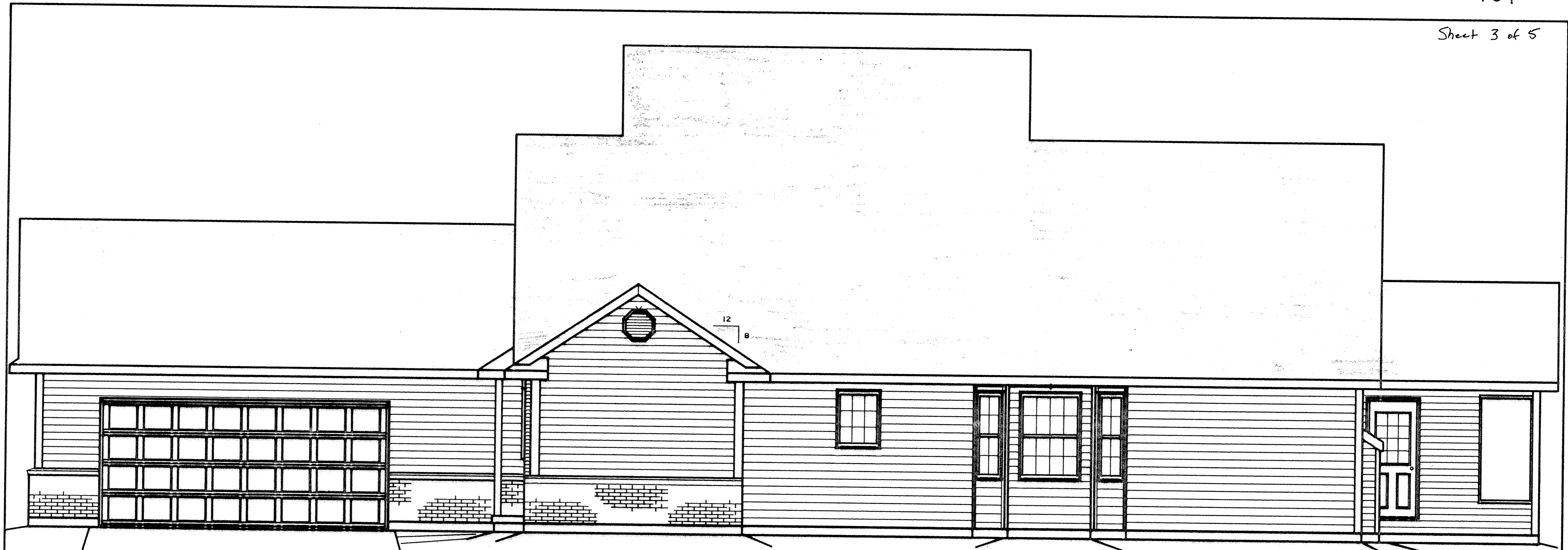


ACCU-TRACE LAND SURVEYS INC.			
George E. Woolley, Registered Land Surveyor No. 5772 3083 Fort Amanda Road, Lima, Ohio 45805 • (419) 999-4455			
CLIENT NAME <u>Richard Stewart</u>			
SURVEYED BY <u>AW</u>	DATE <u>6-19-97</u>	DRAWN BY <u>AW</u>	DATE <u>7-4-97</u>
SCALE <u>1" = 30'</u>	PAGE <u>1</u>	OF <u>1</u>	PAGES



POINTS ARE CORNERS OF BASEMENT

STRUTHMORE SHORES		
KELLER RESIDENCE		
FIRST FLOOR	1839 sq. ft.	SCREEN 200 sq. ft.
SECOND FLOOR	468 sq. ft.	
BASEMENT OPT.	823 sq. ft.	GARAGE
TOTAL	3130 sq. ft.	522 sq. ft.
MODEL • 130		3 OF 5



Elev. = 113.77

Elev. = 108.52

Fin Flr = 101.02

B.M. - Top of Steamer Nozzle on Fire Hydrant located on east side of 2680 Pine Shore Dr. Elev. = 100.00

STRUTHMORE SHORES		
KELLER RESIDENCE		
FIRST FLOOR	1839 sq. ft.	SCREEN 200 sq. ft.
SECOND FLOOR	468 sq. ft.	
BASEMENT OPT.	823 sq. ft.	GARAGE
		522 sq. ft.
TOTAL	3130 sq. ft.	
MODEL • 130		1 OF 5



STRUTHMORE SHORES			
KELLER RESIDENCE			
FIRST FLOOR	1839 sq. ft.	SCREEN 200	sq. ft.
SECOND FLOOR	468 sq. ft.		
BASEMENT OPT.	823 sq. ft.	GARAGE	522 sq. ft.
TOTAL	3130 sq. ft.		
MODEL • 130			2 OF 5

Found Mon. Box - SW corner of SE 1/4 of Section 9

STRUTHMORE SHORES CONDOMINIUMS NO. 1

PHASE 4

SURVEY OF DEDICATOR'S LAND

John D. & Natalie R. Lord
D.V. 805 Pg. 770

Richard J. & Patrice M. Cusick
D.V. 631 Pg. 637
N02° 12' 39" W (Rec.)
N 01° 59' 39" W 228.34'

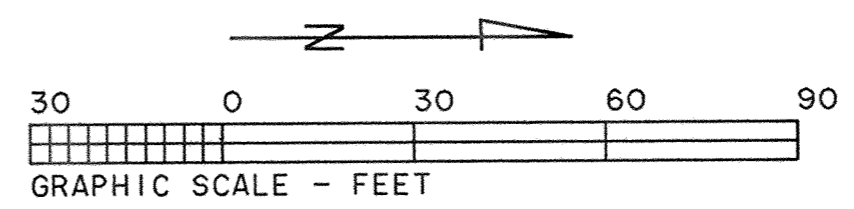
Delmar L. & Nancy S. Kennedy
D.V. 524 Pg. 264

Struthmore Shores Condominiums
No. 1 Phase 1

Struthmore Shores Condominiums
No. 1 Phase 2

Struthmore Shores Condominiums
No. 1 Phase 3

Struthmore Shores Condominiums
No. 1 Phase 4
(For Description - See Sheet No. 1)



DESCRIPTION
(Struthmore Shores Condominiums No. 1 Phase 4)
Survey of Dedicator's Land

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

Commencing at a found monument box at the southwest corner of the SE 1/4 of said Section 9 thence N88°31'02"E with the south line of said SE 1/4, 685.58' to a found concrete monument (being S38°48'58"W, 1.76' from a found concrete monument); thence continuing N88°31'02"E with said south line 371.02' to a found #5 rebar at the Southeast corner of Struthmore Shores Condominiums No. 1 Phase 2 as replatted and being the POINT OF BEGINNING, thence the following courses:

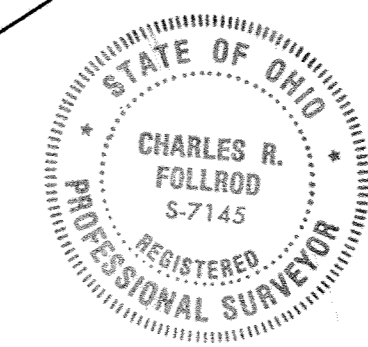
1. N35°09'53"W with the south line of said No. 1 Phase 2 replat, 218.98' to a found #5 rebar;
2. N43°38'00"E with the south line of Struthmore Shores Condominiums No. 1 Phase 3, 140.81' to a found #5 rebar;
3. Northwesterly on a curve to the right an arc distance of 29.58', said curve having a radius of 45.00', a delta angle of 37°40'07", and an L.C. of 29.05' at N20°59'46"W to a found #5 rebar;
4. N02°09'42"W, 33.00' to a found #5 rebar;
5. Northwesterly on a curve to the left an arc distance of 13.26', said curve having a radius of 110.00', a delta angle of 06°54'23", and an L.C. of 13.25' at N05°36'54"W to a found #5 rebar;
6. Northeasterly on a curve to the right an arc distance of 17.68', said curve having a radius of 15.00', a delta angle of 67°33'01", and an L.C. of 16.68' at N24°42'25"E to a found #5 rebar;
7. N58°28'56"E, 54.37' to a found #5 rebar on the west right-of-way line of Struthmore Dr.;
8. Southeasterly on a curve to the right an arc distance of 113.90', said curve having a radius of 256.48' a delta angle of 25°26'37", and an L.C. of 112.96' at S14°53'01"E to a found concrete monument;
9. S02°09'42"E with said right-of-way, 282.95' to a found #5 rebar;
10. Southeasterly on a curve to the right with said right-of-way, an arc distance of 4.55', said curve having a radius of 256.48', a delta angle of 01°00'59" and an L.C. of S01°39'13"E, 4.55' to a found concrete monument at the Southeast corner of said Lot No. 25221;
11. S88°31'02"W with said south line, 51.25' to the POINT OF BEGINNING.

The above described parcel contains 0.906 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: South line of the SE 1/4 of Section 9 (N88°31'02"E)

R. J. Stone Development
Group Inc.
Pt. Lot No. 25221
D.V. 779 Pg. 163

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	256.48'	163.99'	36°38'05"	161.21'	S 20°28'44"E
C-2	256.48'	4.55'	1°00'59"	4.55'	S 01°39'13"E
C-3	100.00'	67.27'	38°32'33"	66.01'	S 21°25'59"E
C-4	55.00'	68.64'	72°32'32"	65.08'	S 38°25'58"E
C-5	45.00'	68.64'	72°32'33"	65.08'	S 38°25'59"E
C-6	50.00'	78.13'	90°40'44"	71.13'	S 43°10'40"W
C-7	60.00'	58.98'	56°19'05"	56.63'	N 63°19'26"W
C-8	40.00'	92.34'	132°15'50"	73.16'	N 15°42'30"W
C-9	25.00'	37.34'	89°35'18"	33.97'	N 07°37'46"E
C-10	40.00'	95.08'	133°19'28"	73.45'	S 31°29'51"W
C-11	256.48'	50.10'	11°11'28"	50.02'	S 33°12'03"E
C-12	15.00'	17.68'	67°33'01"	16.68'	S 24°42'25"W
C-13	45.00'	29.58'	37°40'07"	29.05'	S 20°59'48"E
C-14	110.00'	13.26'	6°54'23"	13.25'	S 05°36'54"E
C-15	256.48'	113.90'	25°26'37"	112.96'	S 14°53'01"E



- △ - Found Conc. Mon.
- - Found #5 Rebar
- - Set #5 Rebar

Highland Greens Sub.
P.B. 11 Pg. 59

25261

25262

25263

888°31'02"W 421.27' (Rec.)
888°31'02"W 422.27' (Meas.)
371.02'

N 35°09'53"W 218.98'

N 43°38'00"E 140.81'

N 02°09'42"W 48.10'

N 57°25'02"E 92.00'

N 02°09'42"W 33.00'

N 58°28'56"E 54.37'

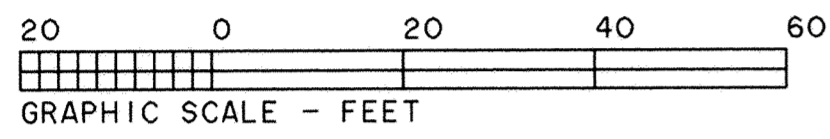
S 02°09'42"E 282.95' (Calc.)
S 02°14'25"E 282.95' (Rec.)

Struthmore Dr.

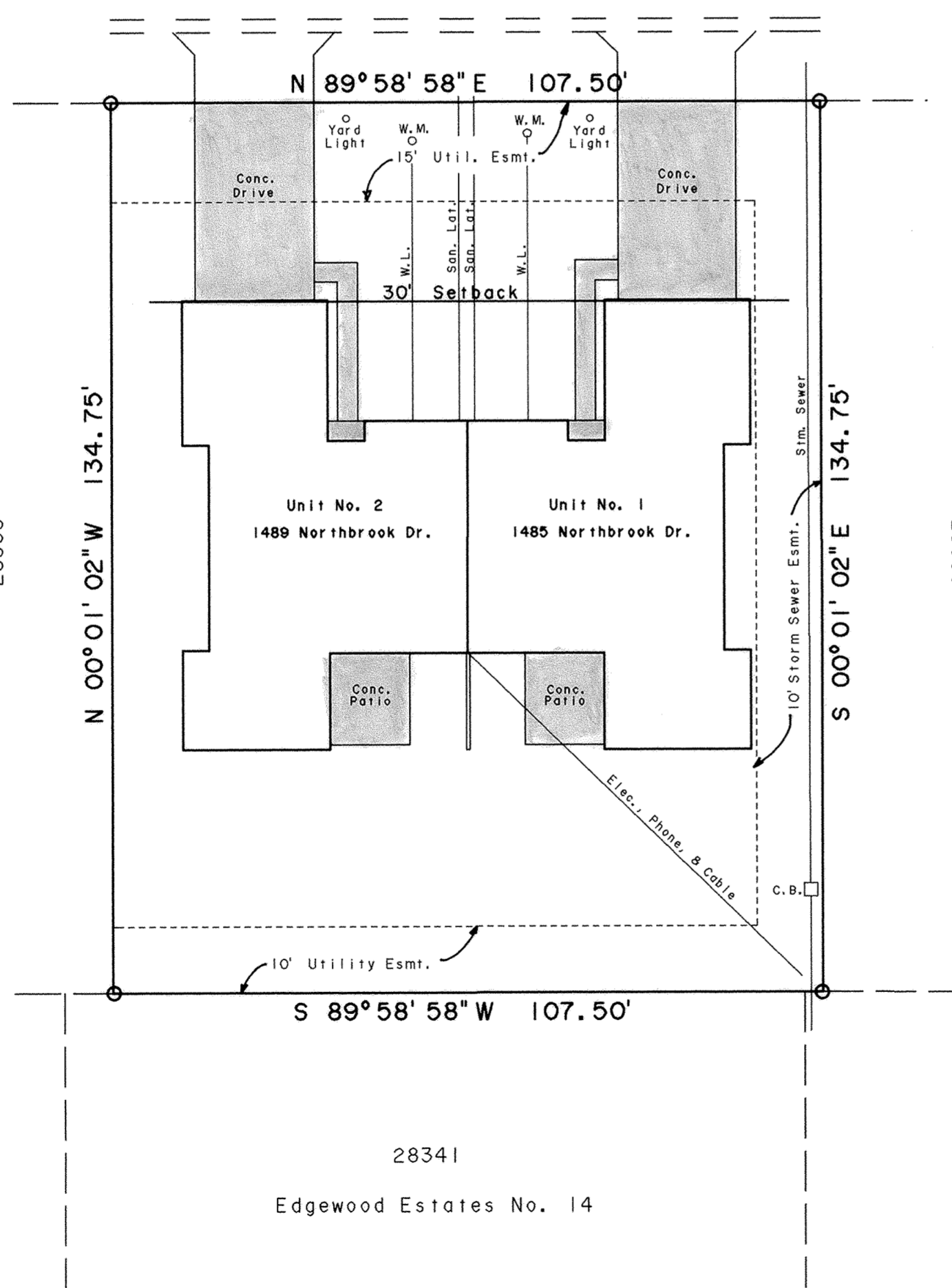
BROOKHAVEN CONDOMINIUM NO. 35

LOT NO. 28994

EDGEWOOD ESTATES NO. 18



Northbrook Dr. (50' R/W)

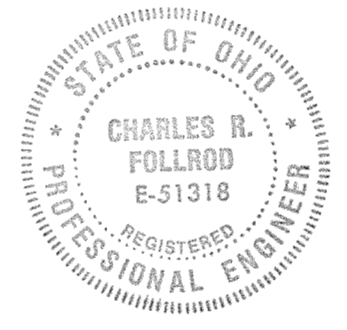
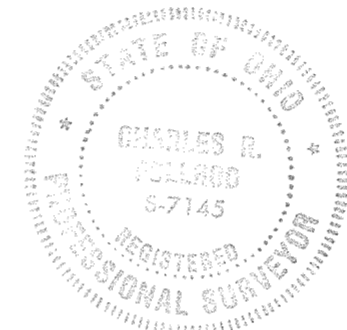


○ - Found #5 Rebar

■ - Limited Common Area

BROOKHAVEN CONDOMINIUM NO. 35 consists of Lot No. 28994 in Edgewood Estates No. 18 as recorded in Plat Book 21 on Page 63 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of **BROOKHAVEN CONDOMINIUM NO. 35**, one page of floor plan, one page of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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. The undersigned being a Professional Surveyor and Professional Engineer hereby certifies that said drawings show the building as constructed, as graphically possible.



Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
CKF Engineers Inc.

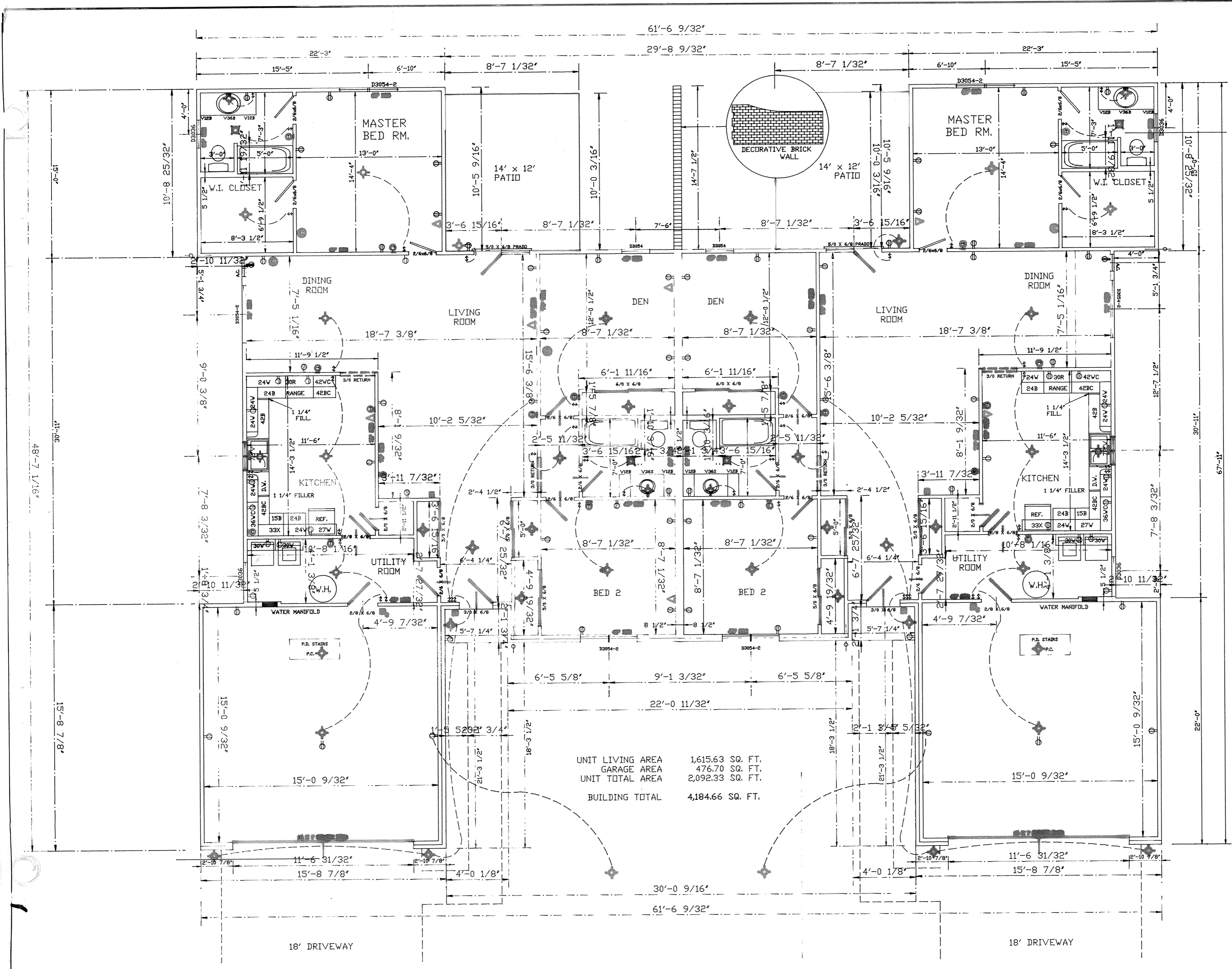
Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.

No. 9718270
Filed for record this 10th day of Nov, 1997 at 2:17
o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book
22, on Page 162.

Fee: \$82.80

Edward P. Keckly, Jr.
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 834 Page 620.



ELECTRICAL SYMBOLS

- ⊕ DUPLEX
- ⊕ GFI DUPLEX
- ⊕ GFI DUPLEX W/COVER
- ⊕ RANGE OR DRYER OUTLET
- ⊕ A.C. OUTLET
- ⊕ SINGLE POLE SWITCH
- ⊕ 3 WAY SWITCH
- ⊕ 4 WAY SWITCH
- ⊕ PULL CHAIN FIX.
- ⊕ TELEPHONE
- ⊕ CABLEVISION
- ⊕ THERMOSTAT
- ⊕ DOOR BUTTON
- ⊕ DOOR CHIME
- ⊕ GARAGE DOOR BUTTON
- ⊕ GARAGE DOOR CONTROLS
- ⊕ JUNCTION BOX

UNIT LIVING AREA 1,615.63 SQ. FT.
 GARAGE AREA 476.70 SQ. FT.
 UNIT TOTAL AREA 2,092.33 SQ. FT.
 BUILDING TOTAL 4,184.66 SQ. FT.

REV. JULY 8, 1993
 SEDI 8-20-93 - MASTER BED SWITCH

DESIGNED BY:
 FRED L. McCORMICK
 1490 PLAINFIELD DR.
 LIMA, OHIO 45805

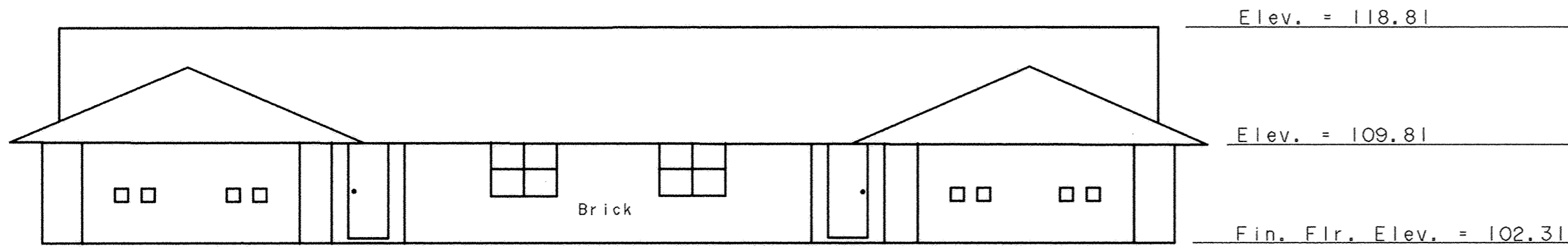
HARRY H. WAGNER AND SON INC.
 (419) 229-4181
 2495 N. COLE ST. LIMA, OHIO 45801

DRAWN BY:
 SHANE CREECH

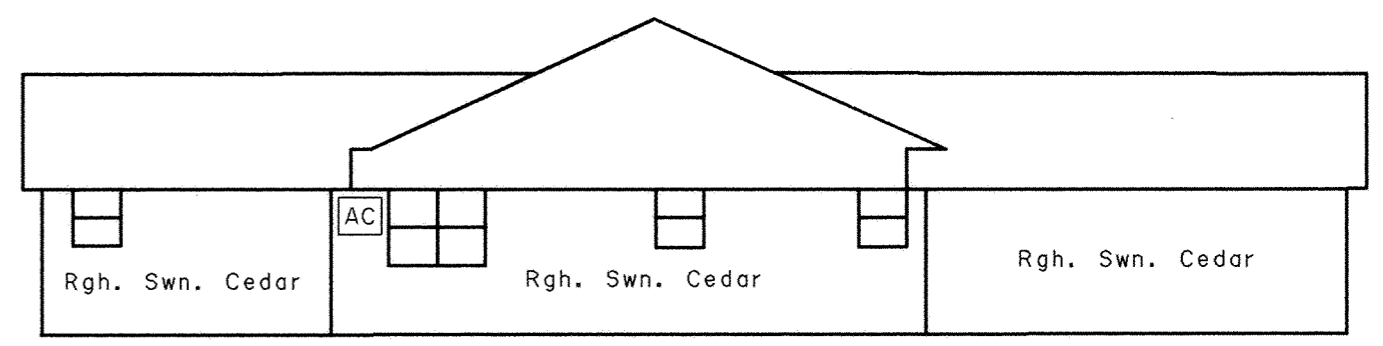
SCALE: 1/4" = 1'
 REFERENCE: CNPL4185

PLAN NO. 1
 4185
 2

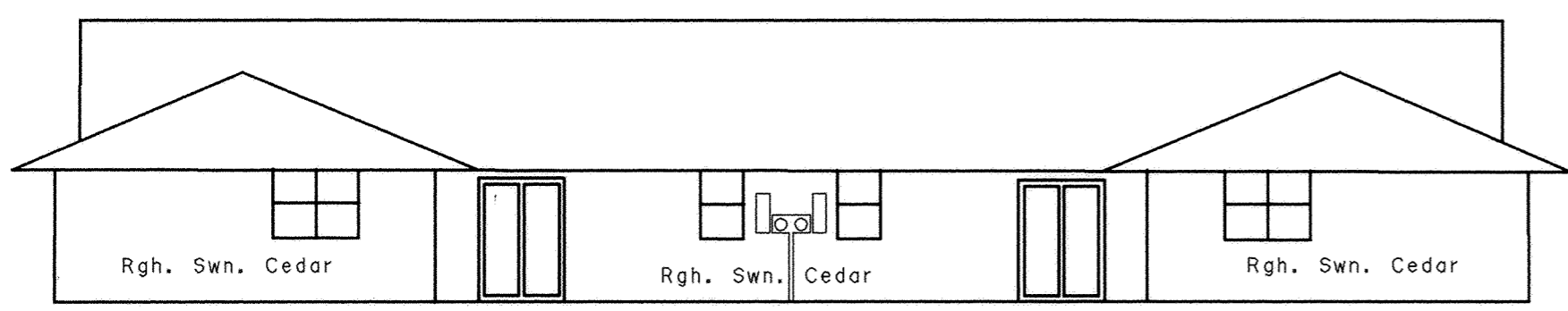
BROOKHAVEN CONDOMINIUM NO. 35



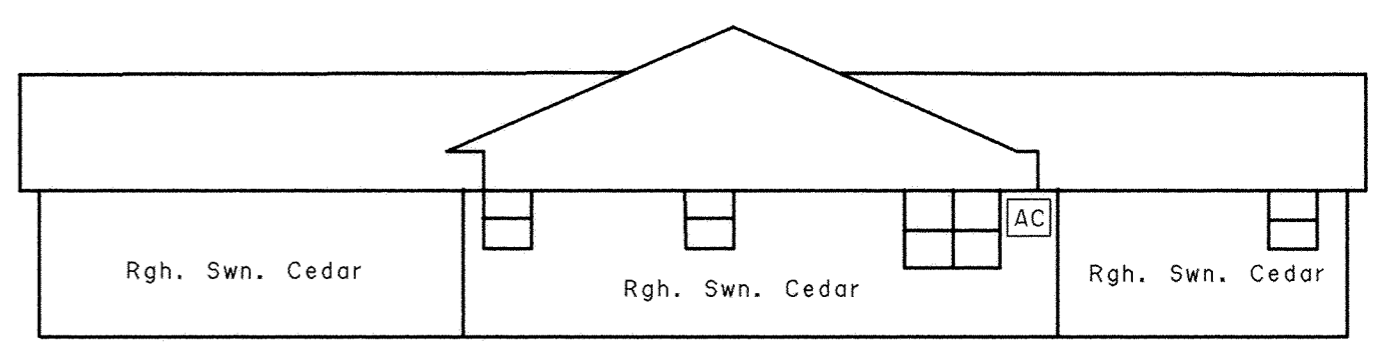
Front Elevation



Left Elevation



Rear Elevation

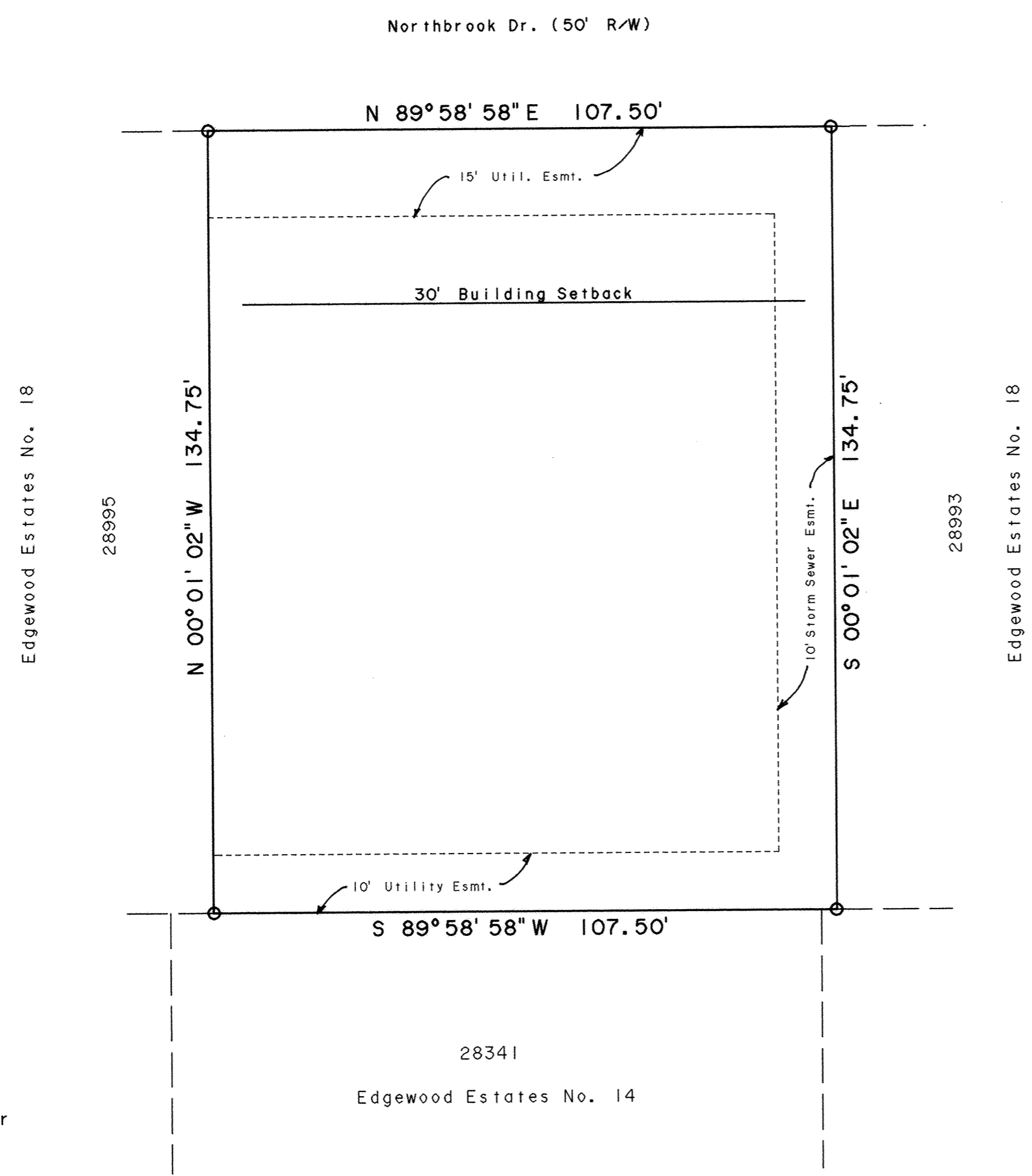
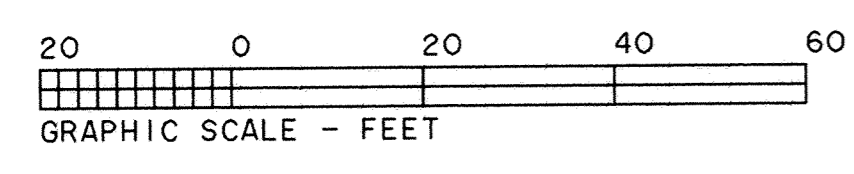


Right Elevation

B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 1521 Northbrook Dr.
Elev. = 100.00

BROOKHAVEN CONDOMINIUM NO. 35

SURVEY OF DEDICATOR'S LAND



DESCRIPTION

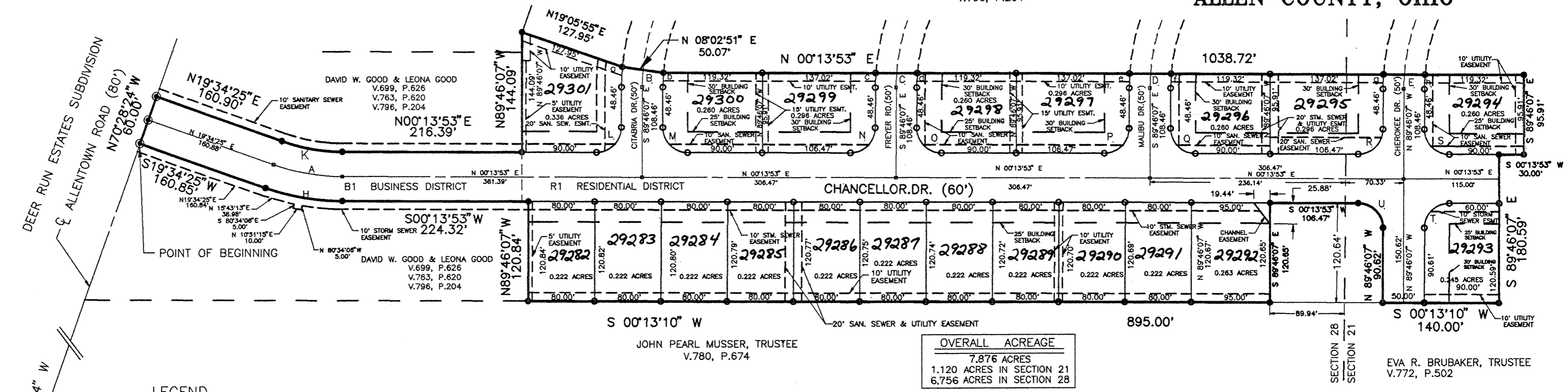
Being all of Lot No. 28994 in Edgewood Estates No. 18 in the SE 1/4 of Section 14, T3S, R6E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book 21, Page 63 in the Allen County Recorder's Office.

○ - Found #5 Rebar

COUNTRY AIRE ESTATES PHASE I
IN THE S.E. 1/4 OF SECTION 21
AND
IN THE N.E. 1/4 OF SECTION 28
T3S - R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO

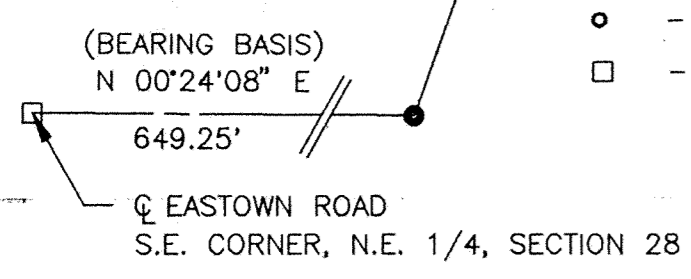
S & E DEVELOPMENT
V.813, P.687

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



LEGEND

- - BRONZE SURVEYORS MARKER
- - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ " SHELDON E & S LIMA, OH " CAP SET
- ⊙ - PK NAIL SET
- ⊙ - PK NAIL FOUND
- - 5/8" IRON PIN W/ CAP MARKED " SHELDON E & S LIMA, OH " SET
- - MONUMENT BOX W/CHISELED "X" IN THE LID FOUND



CENTERLINE AND RIGHT-OF-WAY CURVE DATA

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CHANCELLOR DR.	A	250.00'	84.40'	42.60'	84.00'	N 09°54'09" E	19°20'32"
CITABRIA DR.	B	250.00'	20.90'	10.46'	20.89'	S 87°22'25" E	04°47'25"
FREYER RD.	C	250.00'	17.46'	8.73'	17.46'	S 87°46'04" E	04°00'06"
MOONEY DR.	D	250.00'	17.46'	8.73'	17.46'	S 87°46'04" E	04°00'06"
CHEROKEE DR.	E	250.00'	17.46'	8.73'	17.46'	S 87°46'04" E	04°00'06"
CHANCELLOR DR.	H	280.00'	94.52'	47.72'	94.08'	S 09°54'09" W	19°20'32"
	K	220.00'	74.27'	37.49'	73.92'	N 09°54'09" E	19°20'32"
	L	30.00'	47.12'	30.00'	42.43'	N 44°46'07" W	90°00'00"
	M	30.00'	47.12'	30.00'	42.43'	N 45°13'53" E	90°00'00"
	N	30.00'	47.12'	30.00'	42.43'	N 44°46'07" W	90°00'00"
	O	30.00'	47.12'	30.00'	42.43'	N 45°13'53" E	90°00'00"
	P	30.00'	47.12'	30.00'	42.43'	N 44°46'07" W	90°00'00"
	Q	30.00'	47.12'	30.00'	42.43'	N 45°13'53" E	90°00'00"
	R	30.00'	47.12'	30.00'	42.43'	N 44°46'07" W	90°00'00"
	S	30.00'	47.12'	30.00'	42.43'	N 45°13'53" E	90°00'00"
CITABRIA DR.	t	30.00'	47.12'	30.00'	42.43'	S 44°46'07" E	90°00'00"
	u	30.00'	47.12'	30.00'	42.43'	S 45°13'53" W	90°00'00"
MOONEY DR.	v	275.00'	24.29'	12.15'	24.28'	N 87°14'19" W	05°03'36"
	w	225.00'	17.46'	8.74'	17.46'	S 87°32'42" E	04°26'49"
FREYER RD.	x	275.00'	17.46'	8.74'	17.45'	N 87°57'00" W	03°38'14"
	y	225.00'	17.46'	8.74'	17.46'	S 87°32'42" E	04°26'49"
CHEROKEE DR.	z	275.00'	17.46'	8.73'	17.45'	S 87°57'00" E	03°38'14"
	aa	225.00'	17.46'	8.74'	17.46'	S 87°32'42" E	04°26'49"



ZONING: R1 RESIDENTIAL DISTRICT AND
B1 BUSINESS DISTRICT

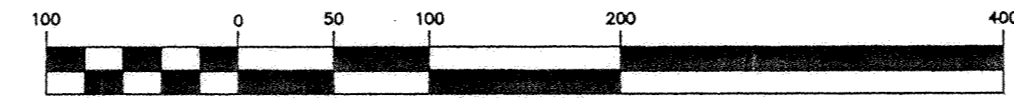
DESCRIPTION
COUNTRY AIRE ESTATES PHASE I
7.876 ACRES

Being a Parcel of Land situated in the Southeast Quarter (1/4) of Section 21 and in the Northeast Quarter (1/4) of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southeast corner of the Northeast Quarter (1/4) of Section 28 and the centerline of Eastown Road -
Thence North 00°-24'-08" East (bearing basis) on and along the east line of Section 28 and said centerline for a distance of 649.25 feet to a PK nail found marking the intersection of the centerline of Eastown Road with the centerline of Allentown Road (State Route 81) -
Thence North 70°-28'-24" West on and along the centerline of Allentown Road for a distance of 1601.53 feet to a PK nail set marking the PRINCIPAL POINT OF BEGINNING for the parcel described herein -
Thence continuing North 70°-28'-24" West on and along said centerline for a distance of 60.00 feet to a PK nail set, passing at 30.00 feet a PK nail set -
Thence North 19°-05'-55" East for a distance of 160.90 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence on a curve to the left having a radius of 220.00 feet, an arc length of 74.27 feet and a chord bearing North 09°-54'-09" East for a distance of 73.92 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 00°-13'-53" East for a distance of 216.39 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 89°-46'-07" West for a distance of 144.09 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 19°-05'-55" East for a distance of 127.95 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 08°-02'-51" East for a distance of 50.07 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 00°-13'-53" East for a distance of 1038.72 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 89°-46'-07" East for a distance of 95.91 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 00°-13'-53" West for a distance of 30.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 89°-46'-07" West for a distance of 180.59 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 00°-13'-10" West for a distance of 140.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 89°-46'-07" West for a distance of 90.62 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence on a curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, and a chord bearing South 45°-13'-53" West for a distance of 42.43 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 00°-13'-53" West for a distance of 106.47 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 89°-46'-07" East for a distance of 120.65 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 00°-13'-10" West for a distance of 895.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence North 89°-46'-07" West for a distance of 120.84 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 00°-13'-53" West for a distance of 224.32 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence on a curve to the right having a radius of 280.00 feet, an arc length of 94.52 feet and a chord bearing South 09°-54'-09" West for a distance of 94.08 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap in concrete set -
Thence South 19°-34'-25" West for a distance of 160.85 feet to the point 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 7.876 acres of land, of which 1.120 acres are in Section 21 and 6.756 acres are in Section 28.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

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

NOTES: ALL UTILITY, SANITARY AND STORM SEWER EASEMENT LINES RUNNING EAST AND WEST ALONG THE INTERIOR LOT LINES IN PHASE #1, ARE CENTERED AROUND SAID LOT LINES, WITH AN EQUAL SPLIT ON EITHER SIDE OF THE LOT LINES.

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 3.1127 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.

THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN ON THE SEPARATE DOCUMENT ATTACHED HERETO AND LABELED " SHEET 3 OF 4 ".

John B... [Signature]
WITNESS
Edwin L. Good
WITNESS

David W. Good
DAVID W. GOOD
Leona Good
LEONA GOOD

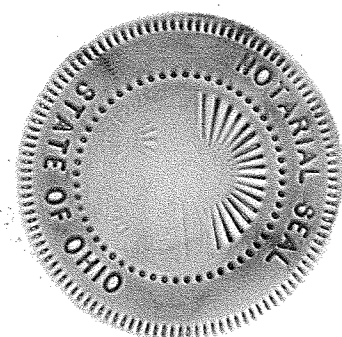
ACKNOWLEDGMENT

STATE OF OHIO
ALLEN COUNTY ss:

BE IT REMEMBERED THAT ON THIS 18th DAY OF November, 1997, 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: 9/19/01



APPROVAL BY THE REGIONAL PLANNING COMMISSION

THIS PLAT HAVING BEEN APPROVED BY THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION, I, THE UNDERSIGNED, DIRECTOR OF THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION, HEREBY, ON BEHALF OF SAID COUNTY AND COMMISSION, APPROVE AND ACCEPT THIS PLAT THIS 19 DAY OF NOVEMBER, 1997.

THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAY, OF THIS APPROVAL.

Ann M. Meyer
DIRECTOR OF THE LIMA-ALLEN COUNTY
REGIONAL PLANNING COMMISSION

COUNTY AUDITOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR TRANSFER ON THE 19th DAY OF NOVEMBER, 1997. FEE: \$ 10.00.

H. Oscar French
AUDITOR OF ALLEN COUNTY, OHIO KS

COUNTY RECORDER'S CERTIFICATION 9718765

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 19th DAY OF Nov, 1997 AT 10:14 O'CLOCK A M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 22 ON PAGE 167. FEE: \$ 82.80.

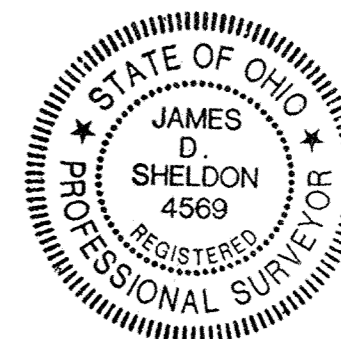
Edward P. Keck by Jm
ALLEN COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN MARCH, 1995 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

James D. Sheldon
JAMES D. SHELDON, P.E., P.S.
OHIO REGISTERED SURVEYOR #4569

18 Nov 97
DATE



RESTRICTIONS
FOR R-1 RESIDENTIAL DISTRICT
COUNTRY AIRE ESTATES SUBDIVISION PHASE 1

RESTRICTIONS
COUNTRY AIRE ESTATES #1 SUBDIVISION

1. Lots shall be used for residence purposes only and shall not be used for any trade, business or industrial purposes, except for home workshops and home greenhouses incidental to the residential use.
2. No residential one-story dwelling having an area above ground of the main structure, exclusive of open porches, verandahs, porte cocheres, and garage, of less than 1,300 square feet shall be erected, altered, placed or permitted to remain on any lot. No residential two-story or bi-level dwelling having an area above ground of the main structure, exclusive of open porches, verandahs, porte cocheres, and garage, of less than 1,500 square feet shall be erected, altered, placed or permitted to remain on any lot.
3. No structure other than a detached single-family dwelling with a minimum of a two-car garage shall be erected, maintained or permitted to remain on the premises. No old buildings or structures shall be moved onto any of the building plots in said subdivision either temporarily or permanently and no structure of a temporary character, trailer, recreational vehicle, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. The dwelling, including installation of lawn, driveway and sidewalks, must be completed within a nine-month period from the start of construction.
4. Out buildings, such as storage sheds or barns, home workshops, and greenhouses, shall be no larger than 10' x 16' or no more than 160 square feet and shall conform in style and architecture to the appearance of the residence.
5. No building shall be erected, placed, or altered on any lot in this subdivision until construction plans and specifications and a lot plan showing the location of the structure shall have been approved in writing 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.
6. The top of the house foundation shall be three (3) feet higher than the elevation of the top of the curb at the midpoint of the lot on which the house is to be built. Any deviation from this requirement must have the written approval of the Architectural Committee. All foundations shall be of poured concrete.
7. All driveways shall be constructed of concrete. Any alternate surface must have the prior written approval of the Architectural Committee.
8. Only open-type fences or hedges not to exceed four (4) feet in height above ground level shall be erected or planted on said lots and shall not extend closer to the street than the front of the house. A privacy fence of wood construction with a minimum height of six (6) feet may be used around a pool or patio area.

9. No animals, livestock or poultry shall be kept or maintained on any part of this subdivision, except that ordinary household pets may be kept provided they are not kept, bred or maintained for any commercial purpose and do not constitute an annoyance or nuisance.
10. No nuisance, advertising signs, billboards and/or other advertising devices, except such as pertain to the sale of land upon which said sign is located, shall be permitted on said lots, nor shall said lots be used in any way which may endanger the health or unreasonably distract the quiet of any adjacent lots.
11. No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall commercial gambling be permitted in said subdivision.
12. Nothing shall be permitted on said lots which may be or become an annoyance or nuisance to the neighborhood.
13. There shall be no satellite dishes placed in the subdivision.
14. All utility services to homes must be underground.
15. Sidewalks shall be installed along all street frontages to meet Allen County specifications.
16. The Architectural Committee for this subdivision shall be composed of Rick Good, John Brunk, and a representative of Gem Builders. Majority vote of the Committee rules. If any member of the Committee chooses to resign or is unable to fulfill his duties, a replacement member will be selected by the remaining members.
17. When approval of the Architectural Committee is required, application shall be made in writing to the Committee by the lot owner(s) requesting the necessary approval. Application shall be deemed to be filed when it has been delivered to a Committee member and receipt obtained indicating proof of delivery. Sufficient information shall be provided to the Committee to enable it to make a proper decision on the matter. The Committee shall either approve or disapprove the application in writing on or before ten (10) days from the date that the application and all necessary information to make a decision is filed with the Committee. The ten (10)-day period may be extended by the Committee for good cause related to the decision-making process for the application.
18. Enforcement of the within conditions or restrictions shall be by proceedings at law in equity against any person or persons violating or attempting to violate the same, either to restrain violation or to recover damages.
19. 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 full force and effect.
20. These covenants, restrictions, and limitations shall be binding on all parties hereto and on all owners of lots in said subdivision for a period of twenty-five (25) 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.
21. Easements and rights-of-way are reserved under, in and over lots as shown on plat for the construction, operation and maintenance of electric power, telephone facilities, pipelines supplying natural gas, roads, drainage facilities, sanitary sewers and lift station, waterlines and cablevision. Easements shown on plat may be used by public and private utilities as circumstances require without incurring any liability from property owners for damage to sod, shrubbery or other surface improvements. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on plat.

PLAT OF A SURVEY OF DEDICATORS LAND COUNTRY AIRE ESTATES PHASE I IN THE S 1/2 OF SECTION 21 AND IN THE N.E. 1/4 OF SECTION 28 T3S - R6E AMERICAN TOWNSHIP ALLEN COUNTY, OHIO

LEGEND

- MONUMENT BOX W/CHISELED "X" IN THE LID FOUND
RAILROAD SPIKE FOUND
PK NAIL SET
PK NAIL FOUND
5/8" IRON PIN W/ CAP MARKED " SHELDON E & S LIMA, OH " SET
5/8" IRON PIN W/ CAP MARKED " SHELDON E & S LIMA, OH " FOUND
5/8" IRON PIN FOUND
1/2" IRON PIPE FOUND
8" CAST IRON POST FOUND
RAILROAD RAIL POST FOUND

OVERALL DESCRIPTION 195.204 ACRES

Being Tax Lots Number 120, 121, 122, 123, 124, 125, 126, and 127 in Freyer's Sixth Addition (Plat Book 7, Page 124) and a Parcel of Land situated in the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Section 21 and in the Northeast Quarter (1/4) of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southeast corner of the Northeast Quarter (1/4) of Section 28 and the centerline of Eastown Road - Thence North 00°-24'-08" East (bearing basis) on and along the east line of Section 28 and said centerline for a distance of 649.25 feet to a PK nail found marking the intersection of the centerline of Eastown Road with the centerline of Allentown Road (State Route 81) - Thence North 70°-28'-24" West on and along the centerline of Allentown Road for a distance of 1400.19 feet to a railroad spike found marking the PRINCIPAL POINT OF BEGINNING for the parcel described herein - Thence continuing North 70°-28'-24" West on and along said centerline for a distance of 379.16 feet to a PK nail found - Thence North 19°-34'-25" East for a distance of 171.84 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found - Thence North 00°-13'-53" East for a distance of 240.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found - Thence North 89°-46'-07" West for a distance of 24.09 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found - Thence North 70°-54'-05" West for a distance of 216.09 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found - Thence North 00°-25'-42" West for a distance of 7.56 feet to an uncapped 5/8-inch iron pin found - Thence North 89°-34'-18" West for a distance of 230.00 feet to an uncapped 5/8-inch iron pin found - Thence South 00°-01'-39" East for a distance of 339.35 feet to a PK nail set on the centerline of Allentown Road - Thence North 70°-28'-24" West on and along said centerline for a distance of 576.31 feet to a PK nail set on the east line of Freyer's Sixth Addition - Thence North 00°-29'-56" East on and along said east line for a distance of 801.23 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set - Thence North 89°-09'-16" West for a distance of 17.02 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set on the north right of way of Freyer Street (commonly known as Freyer Road) and the east line of Tax Lot 102 in said Addition - Thence North 00°-01'-39" East on and along said east line for a distance of 451.14 feet to an uncapped 5/8-inch iron pin found in Section 21 - Thence North 89°-09'-17" West for a distance of 471.90 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set - Thence South 00°-01'-39" West for a distance of 184.65 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set on the north line of Freyer's Sixth Addition, also being the north line of Section 28 - Thence North 89°-09'-17" West on and along said north line for a distance of 458.02 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set at the northeast corner of Tax Lot Number 120 in said Addition - Thence South 00°-19'-24" West on and along the east line of said Tax Lot for a distance of 266.58 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set on the north right of way of Freyer Street - Thence North 89°-36'-32" West on and along said north right of way and the south line of Tax Lots Number 120 through 127 for a distance of 399.98 feet to an uncapped 5/8-inch iron pin found at the southwest corner of Tax Lot Number 127 - Thence North 00°-19'-24" East on and along the west line of Tax Lot Number 127 for a distance of 269.75 feet to an uncapped 5/8-inch iron pin found at the northwest corner of said Tax Lot - Thence North 89°-09'-17" West on and along the north line of Freyer's Sixth Addition and Section 28 for a distance of 3.34 feet to a railroad rail post found - Thence North 00°-24'-09" East for a distance of 1429.12 feet to a railroad spike found in Section 21 - Thence South 88°-07'-50" West for a distance of 748.96 feet to a railroad spike found - Thence North 01°-52'-56" West for a distance of 65.01 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" set - Thence South 88°-07'-50" West for a distance of 225.67 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" set - Thence North 00°-00'-04" West for a distance of 175.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" set - Thence South 88°-55'-43" East for a distance of 240.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set - Thence North 88°-55'-43" East for a distance of 175.00 feet to a PK nail found - Thence North 00°-34'-25" East for a distance of 215.04 feet to a railroad spike found on the centerline of Neely Road - Thence South 88°-55'-43" East on and along said centerline for a distance of 114.41 feet to a railroad spike found - Thence South 00°-34'-09" West for a distance of 215.01 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap set - Thence South 88°-55'-22" East for a distance of 202.00 feet to a 1/2-inch iron pipe found - Thence South 00°-32'-19" West for a distance of 466.20 feet to a 1/2-inch iron pipe found - Thence South 88°-42'-49" East for a distance of 1322.53 feet to an 8-inch cast iron post found - Thence South 00°-13'-53" West for a distance of 622.41 feet to an 8-inch cast iron post found - Thence South 00°-13'-10" West for a distance of 2834.30 feet to the point 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 195.204 acres of land, of which 157.826 acres are in Section 21 and 37.378 acres are in Section 28 and Freyer's Sixth Addition, subject, however, to all legal easements and rights of way.

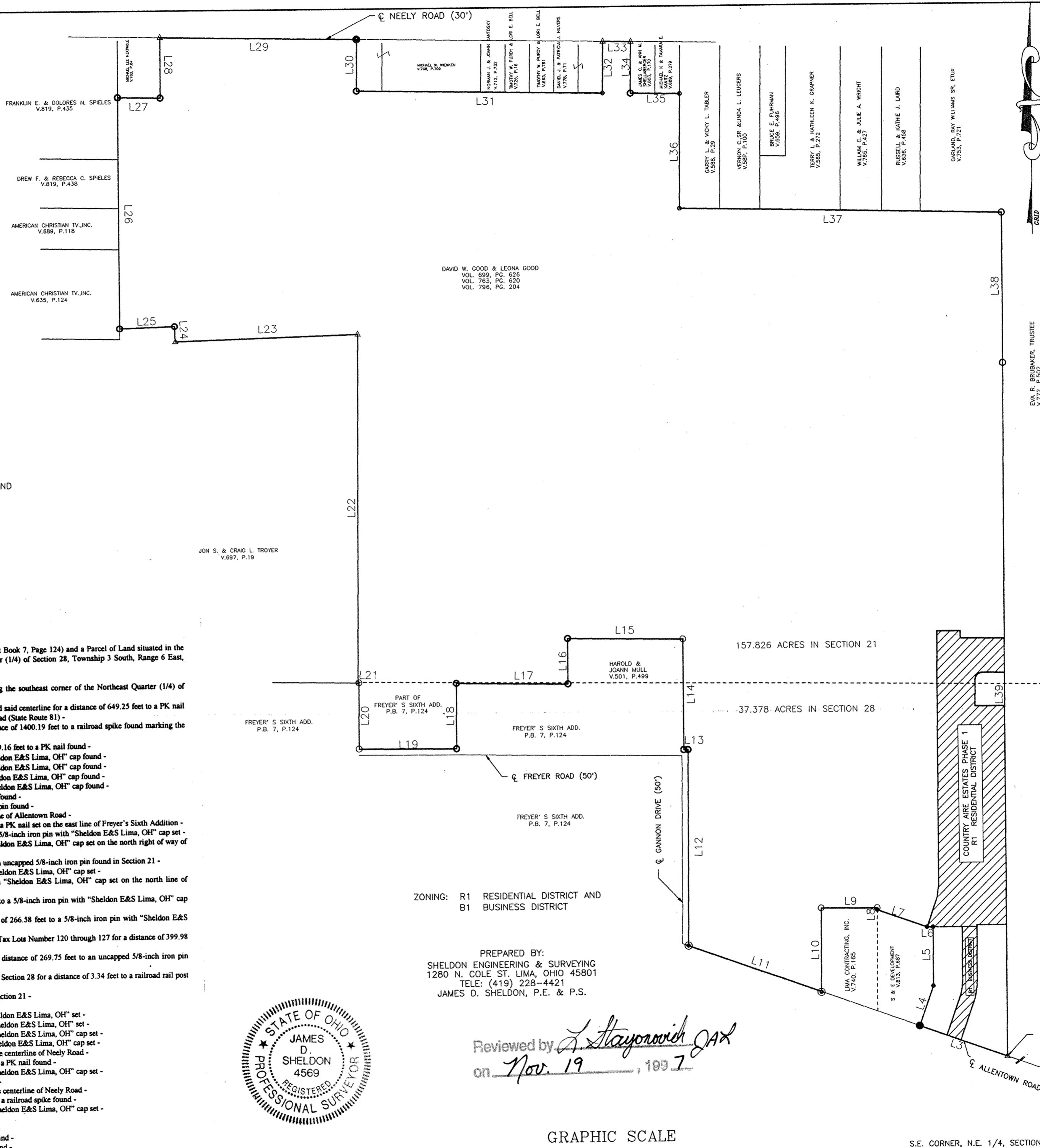


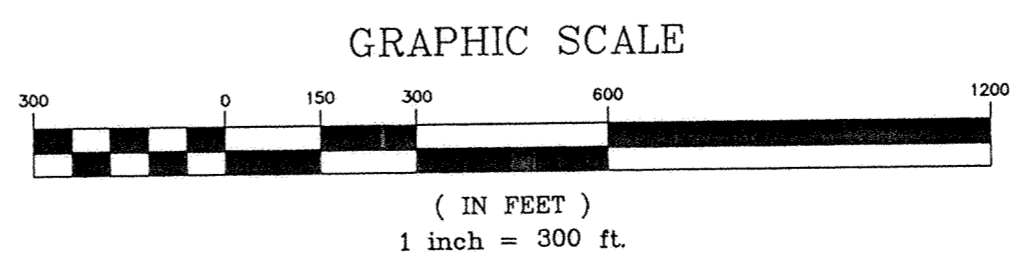
Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Lists bearings and distances for lots L1 through L39.

ZONING: R1 RESIDENTIAL DISTRICT AND B1 BUSINESS DISTRICT

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



Reviewed by [Signature] on Nov. 19, 1997



POINT OF BEGINNING (BEARING BASIS) NEELY ROAD (30') ALLENTOWN ROAD (60') EASTOWN ROAD (60') S.E. CORNER, N.E. 1/4, SECTION 28

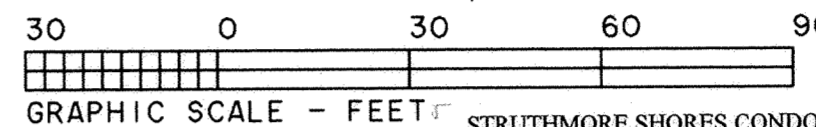
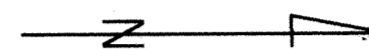
REVISED 11/07/97

STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE III

171

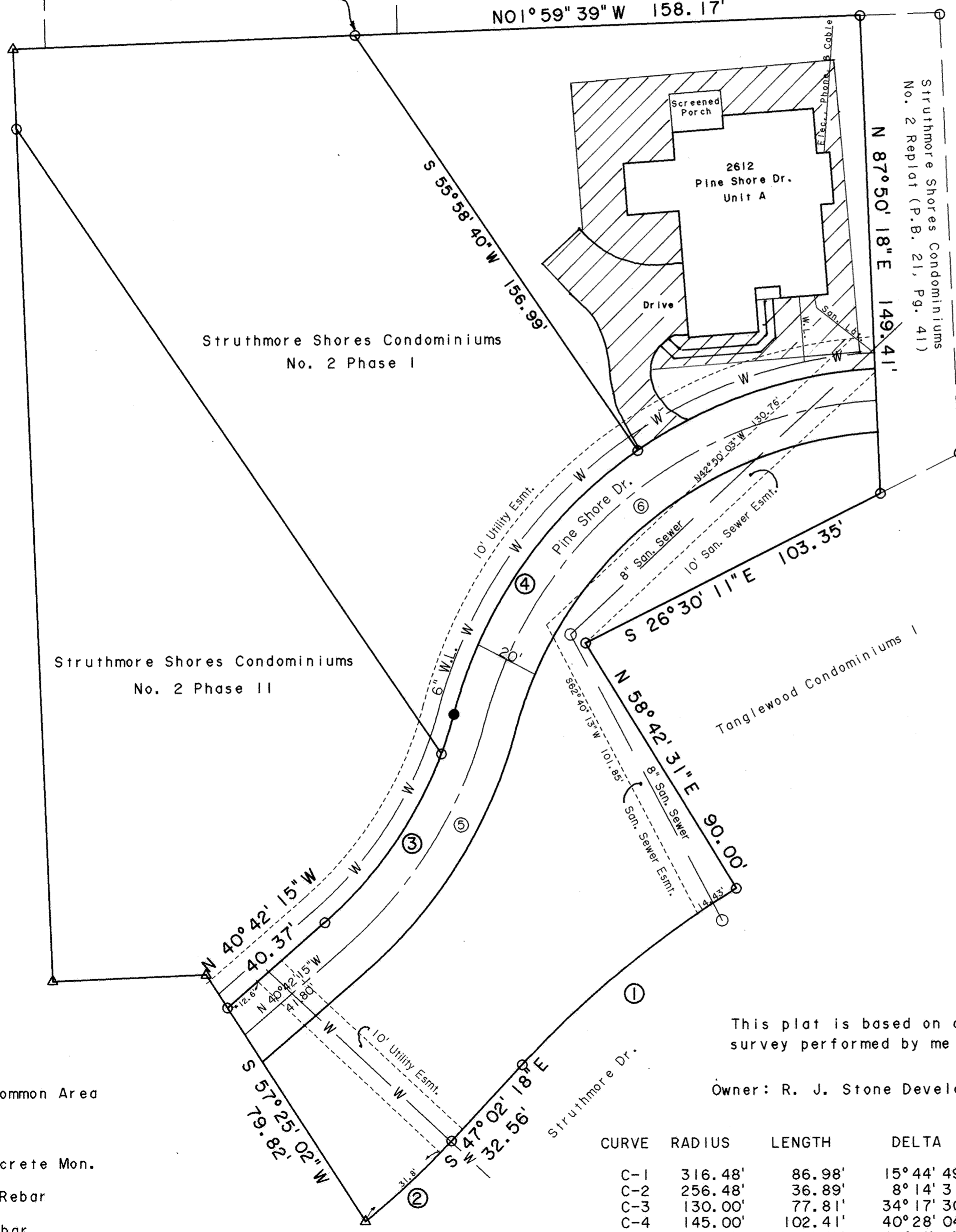
David M. & Karen Sue Weber
D.B. 683, Pg. 292

Robert F. & Anna L. Henry
D.B. 351, Pg. 650



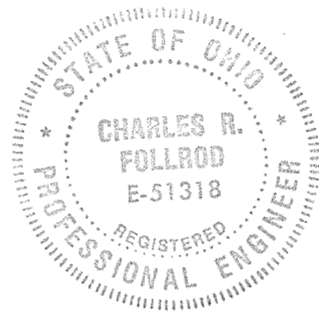
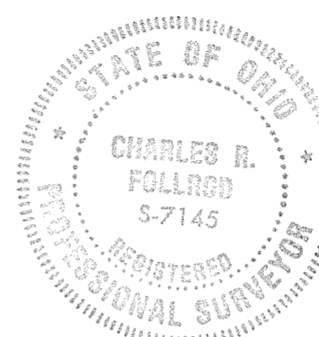
POINT OF BEGINNING

N01°59'39"W 158.17'



STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE III consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 2 PHASE III, two pages of floor plans, two pages of elevation views of the building and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the building in the condominium, 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 12/4/97
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
CKF Engineers Inc.
2275 N. Cable Rd. #154
Lima, Ohio 45807

Charles R. Follrod 12/4/97
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.
2275 N. Cable Rd. #154
Lima, Ohio 45807

No. 9721140
Filed for record this 31 day of December, 1997 at 9:08 o'clock
A.M. in the office of the Allen County Recorder and recorded in Plat Book 22 on Page 171.

Fee: \$124.20

Edward P. Kink by *EH*
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 836 Page 136.

DESCRIPTION
(Struthmore Shores Condominiums No. 2 Phase III)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found #5 rebar at the northwest corner of Struthmore Shores Condominiums No. 2, Phase I as recorded in Plat Book 19, Page 128, thence the following courses:

- N01°59'39"W with the west line of said Lot No. 25221, 158.17' to a found #5 rebar;
- N87°50'18"E with the south line of Struthmore Shores No. 3 (also being the south line of Struthmore Shores No. 2 as replatted), 149.41' to a found #5 rebar on the west line of Tanglewood Condominiums I;
- S26°30'11"E with said west line, 103.35' to a found #5 rebar;
- N58°42'31"E with the south line of said Tanglewood Condominiums I, 90.00' to a found #5 rebar;
- Southeasterly on a curve to the left with the right-of-way line of Struthmore Dr. an arc distance of 86.98', said curve having a radius of 316.48', a delta angle of 15°44'49" and an L.C. of S39°09'54"E, 86.71' to a found #5 rebar;
- S47°02'18"E with said right-of-way, 32.56' to a found #5 rebar;
- Southeasterly on a curve to the right with said right-of-way an arc distance of 36.89', said curve having a radius of 256.48', a delta angle of 8°14'31", and an L.C. of S42°55'02"E, 36.86' to a found concrete monument;
- S57°25'02"W with the north line of Struthmore Shores Condominiums No. 1, Phase III, 79.82' to a found #5 rebar;
- N40°42'15"W with the east line of Struthmore Shores No. 2, Phase II, 40.37' to a found #5 rebar;
- Northwesterly on a curve to the left with the east line of Struthmore Shores No. 2, Phase I & II, an arc distance of 77.81', said curve having a radius of 130.00', a delta angle of 34°17'30", and an L.C. of N57°51'00"W, 76.65' to a set #5 rebar;
- Northwesterly on a curve to the right with the east line of Struthmore Shores No. 2, Phase I, an arc distance of 102.41', said curve having a radius of 145.00', a delta angle of 40°28'04", and an L.C. of N54°45'42"W, 100.30' to a found #5 rebar;
- S55°58'40"W with the north line of Struthmore Shores Condominiums No. 2, Phase I, 156.99' to the POINT OF BEGINNING.

The above described parcel contains 0.763 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The south line of the SE 1/4 of Section 9 (N88°31'02"E)

This plat is based on an actual field survey performed by me in April 1993.

Owner: R. J. Stone Development Group, Inc.

- Limited Common Area

- Found Concrete Mon.

- Found #5 Rebar

- Set #5 Rebar

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	316.48'	86.98'	15°44'49"	86.71'	S 39°09'54" E
C-2	256.48'	36.89'	8°14'31"	36.86'	S 42°55'02" E
C-3	130.00'	77.81'	34°17'30"	76.65'	N 57°51'00" W
C-4	145.00'	102.41'	40°28'04"	100.30'	N 54°45'42" W
C-5	140.00'	83.79'	34°17'30"	82.55'	N 57°51'00" W
C-6	135.00'	169.29'	71°50'59"	158.42'	N 39°04'14" W

STRUTHMORE SHORES		
BOZORGI RESIDENCE		
FIRST FLOOR	2560 sq. ft.	SCREEN 192 sq. ft.
SECOND FLOOR	600 sq. ft.	
BASEMENT OPT.	784 sq. ft.	GARAGE 484 sq. ft.
TOTAL	3944 sq. ft.	
MODEL • 131		1 OF 6

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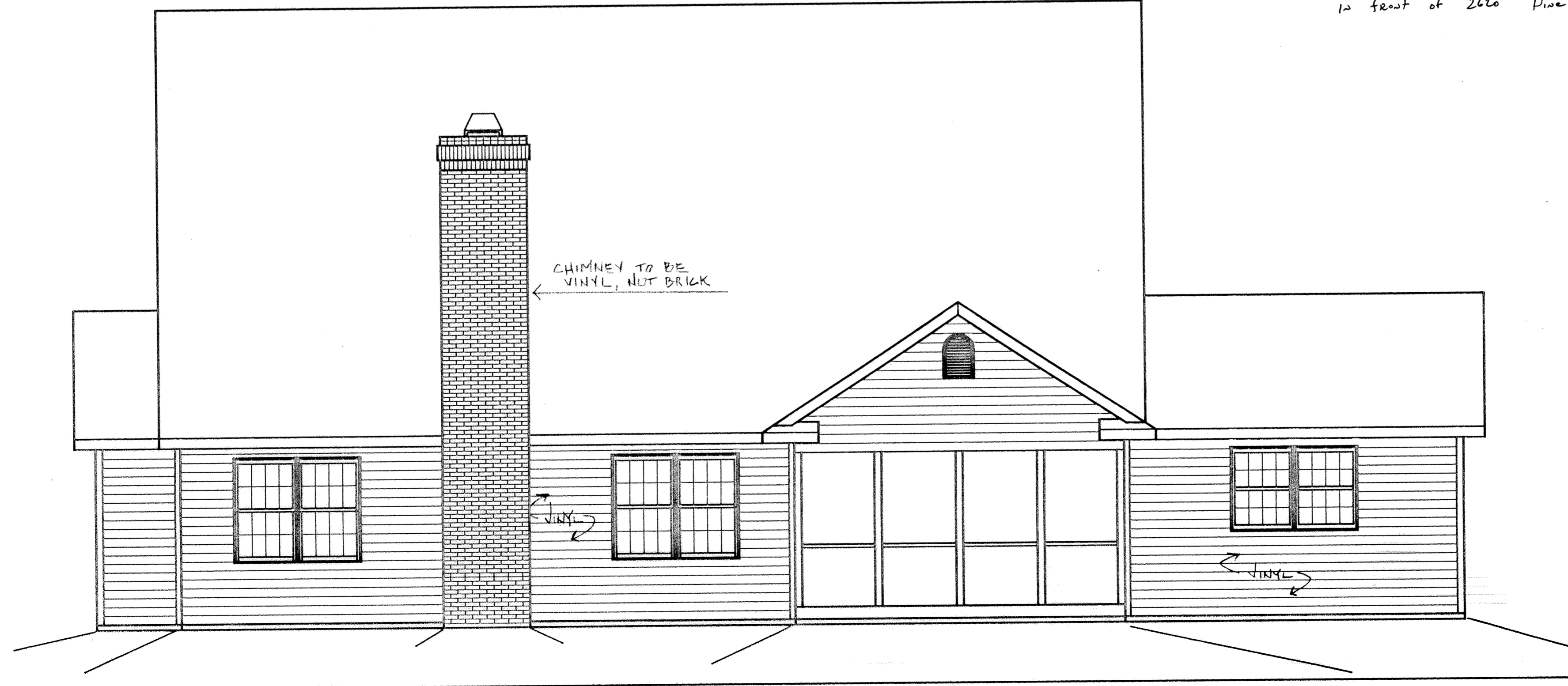
Elev. = 131.40

Elev. = 117.15

Elev. = 110.40

Fin Flr Elev. = 102.90'

B.M. - Top of Steamer Nozzle on Fire Hydrant located
12 front of 2620 Pine Shire Dr. Elev. = 100.00



STRUTHMORE SHORES

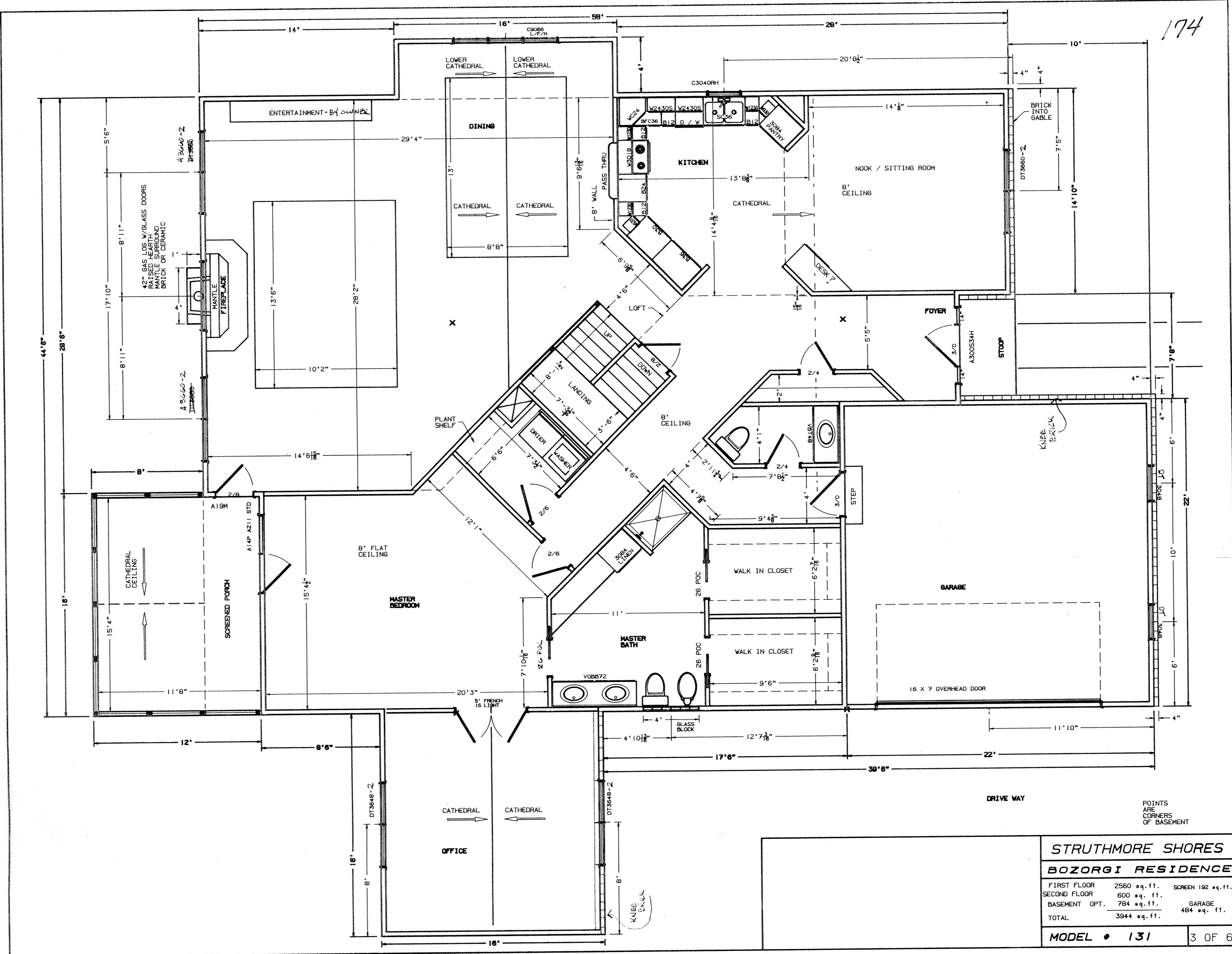
BOZORGI RESIDENCE

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SECOND FLOOR	600 sq. ft.	
BASEMENT OPT.	784 sq. ft.	GARAGE 484 sq. ft.
TOTAL	3944 sq. ft.	

MODEL • 131 2 OF 6

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STRUTHMORE SHORES		
BOZORGI RESIDENCE		
FIRST FLOOR	2560 sq. ft.	SCREEN 192 sq. ft.
SECOND FLOOR	600 sq. ft.	
BASEMENT OPT.	784 sq. ft.	GARAGE 484 sq. ft.
TOTAL	3944 sq. ft.	
MODEL • 131		3 OF 6

POINTS ARE CORNERS OF BASEMENT

DRIVE WAY

GARAGE

16 X 7 OVERHEAD DOOR

WALK IN CLOSET

WALK IN CLOSET

MASTER BATH

MASTER BEDROOM

OFFICE

FOYER

KITCHEN

DINING

ENTERTAINMENT - BY OWNER

MANTLE FIREPLACE

SCREENED PORCH

CATHEDRAL CEILING

8' FLAT CEILING

8' CEILING

8' CEILING

LOWER CATHEDRAL

LOWER CATHEDRAL

CATHEDRAL

CATHEDRAL

CATHEDRAL

PLANT SHELF

LANDING

LOFT

UP

DOWN

WASHER

DRYER

300A LINEN

VOBB72

GLASS BLOCK

DT3648-2

DT3648-2

DT3660-2

DT3660-2

C3040RH

W2430S

W2430S

W2430S

W2430S

W2430S

W2430S

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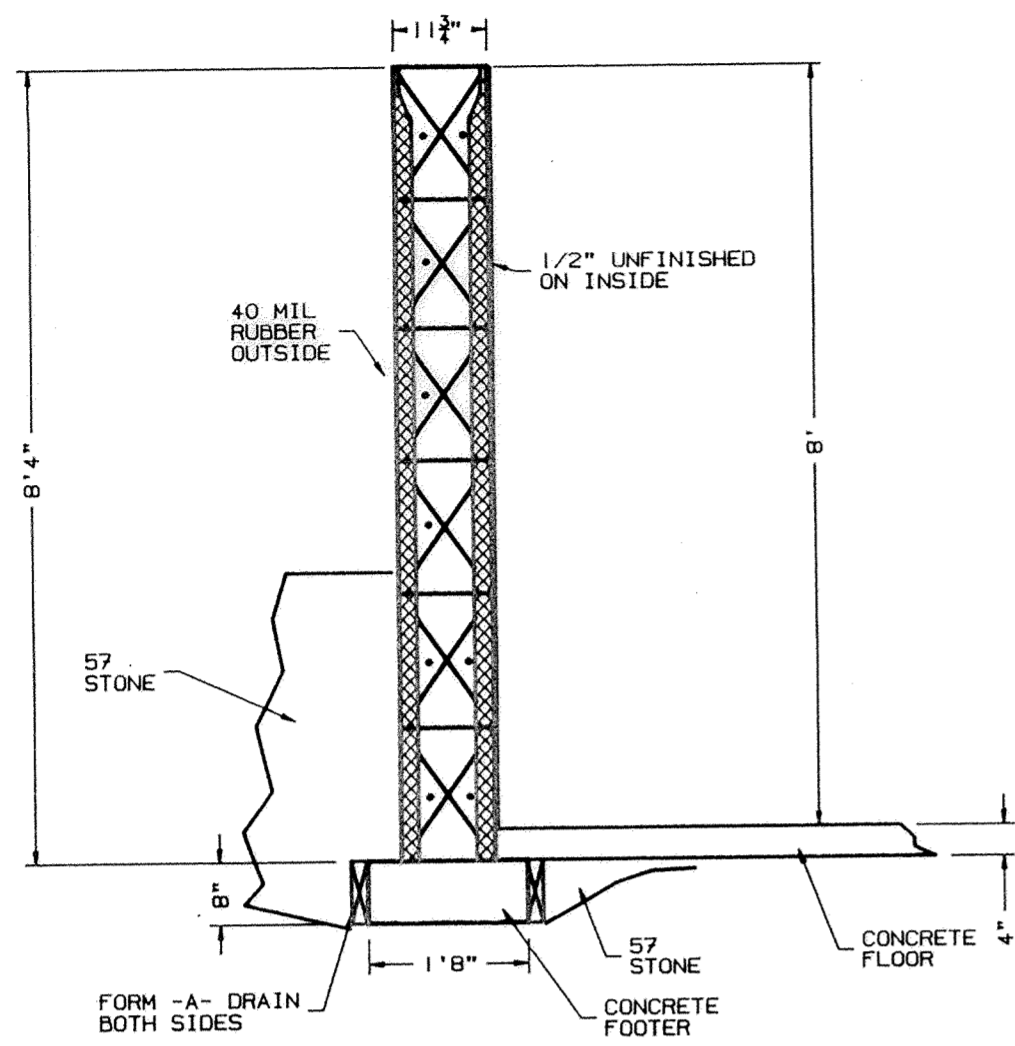
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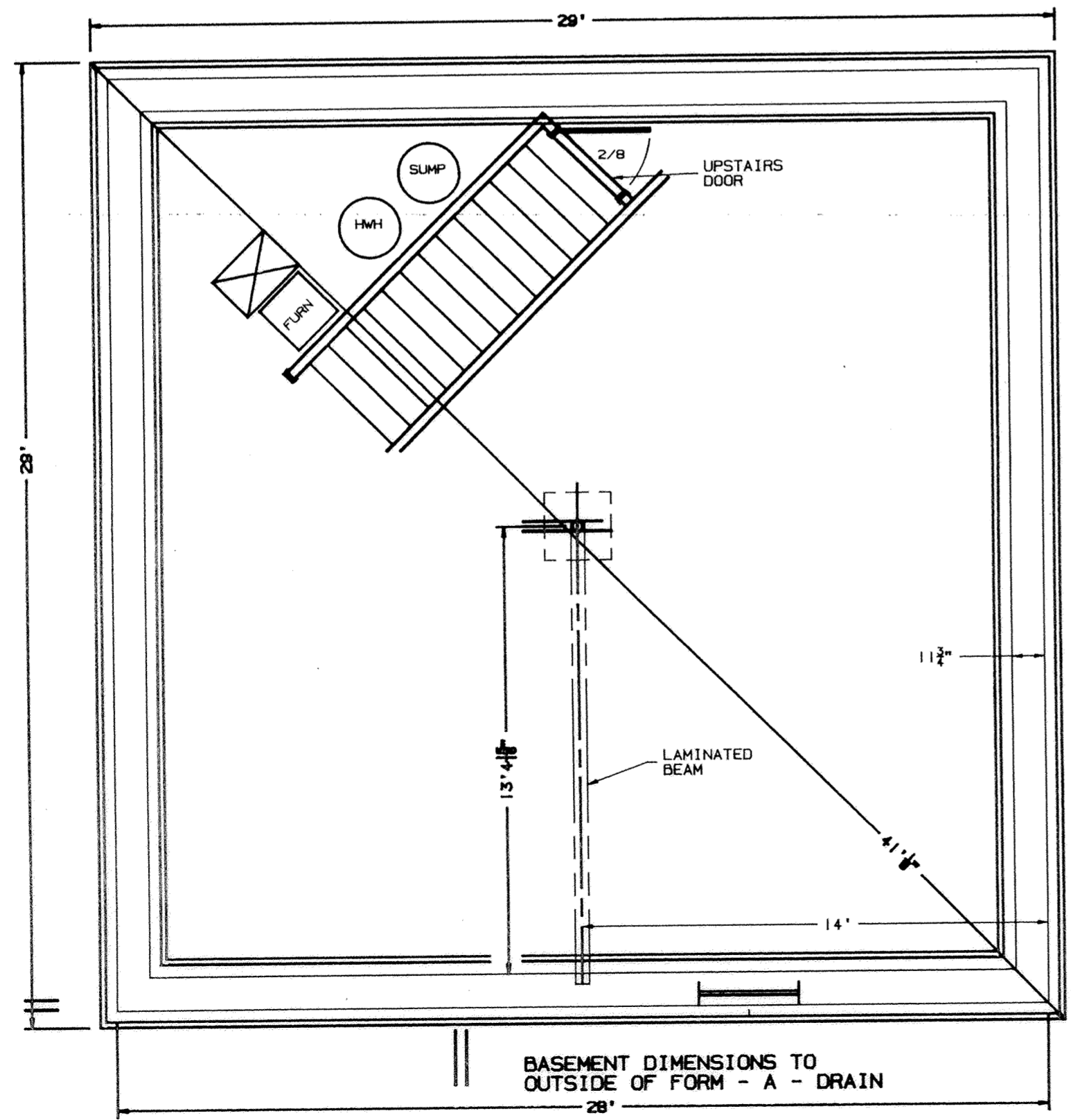
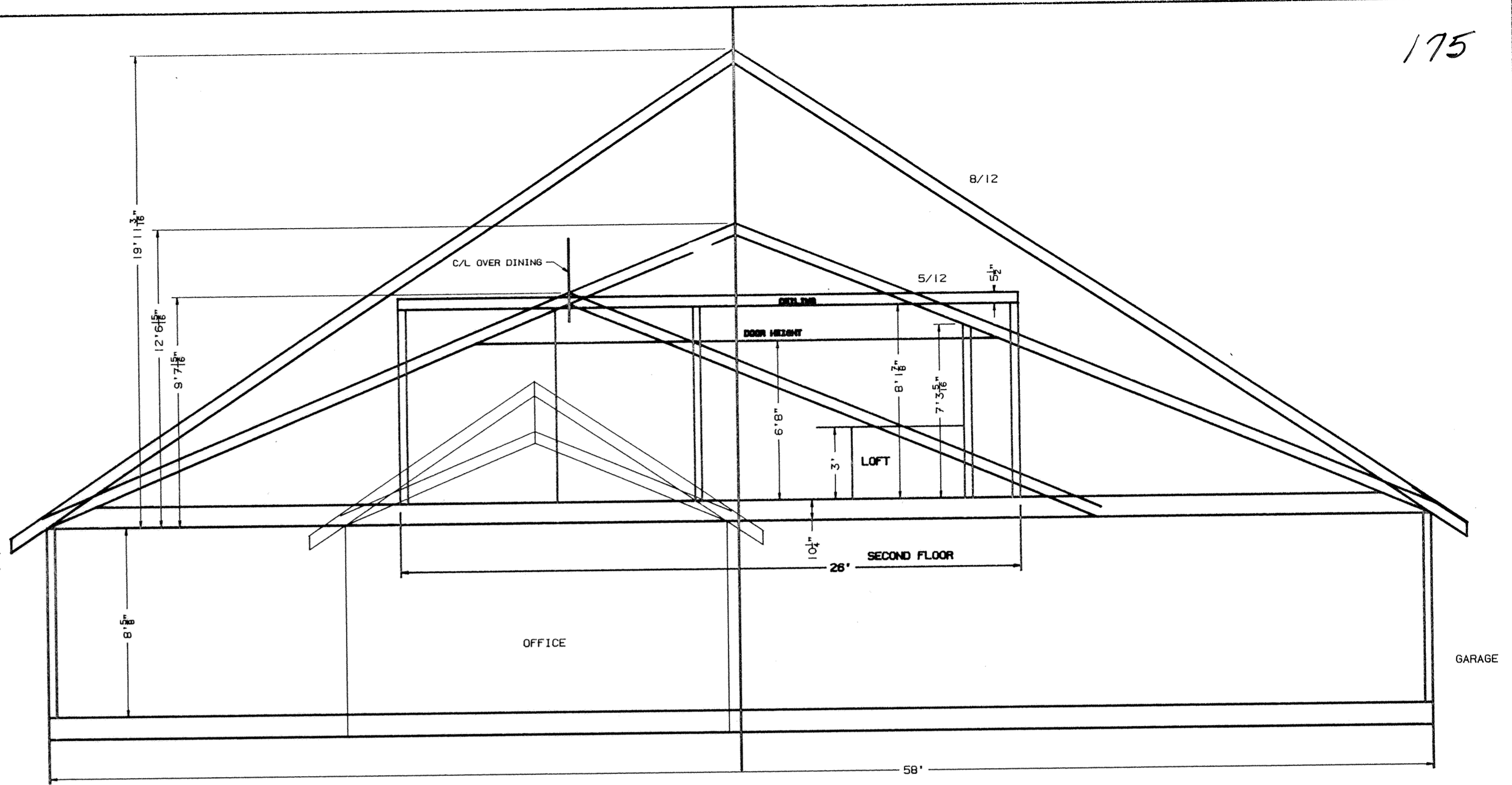
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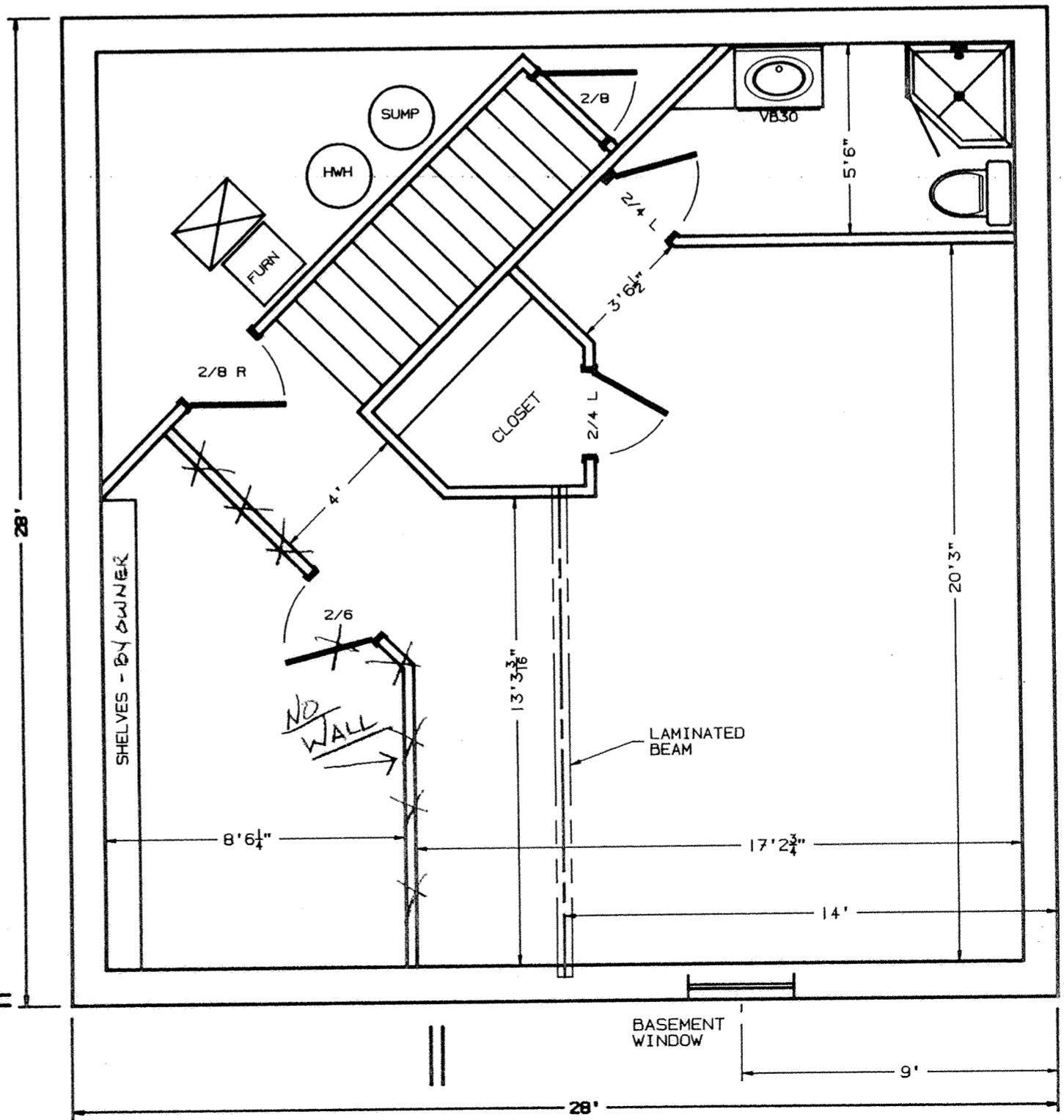
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TYPICAL BASEMENT SECTION



BASEMENT DIMENSIONS TO OUTSIDE OF FORM - A - DRAIN



STRUTHMORE SHORES		
BOZORGI RESIDENCE		
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MODEL • 131		5 OF 6

STRUTHMORE SHORES CONDOMINIUMS NO. 2

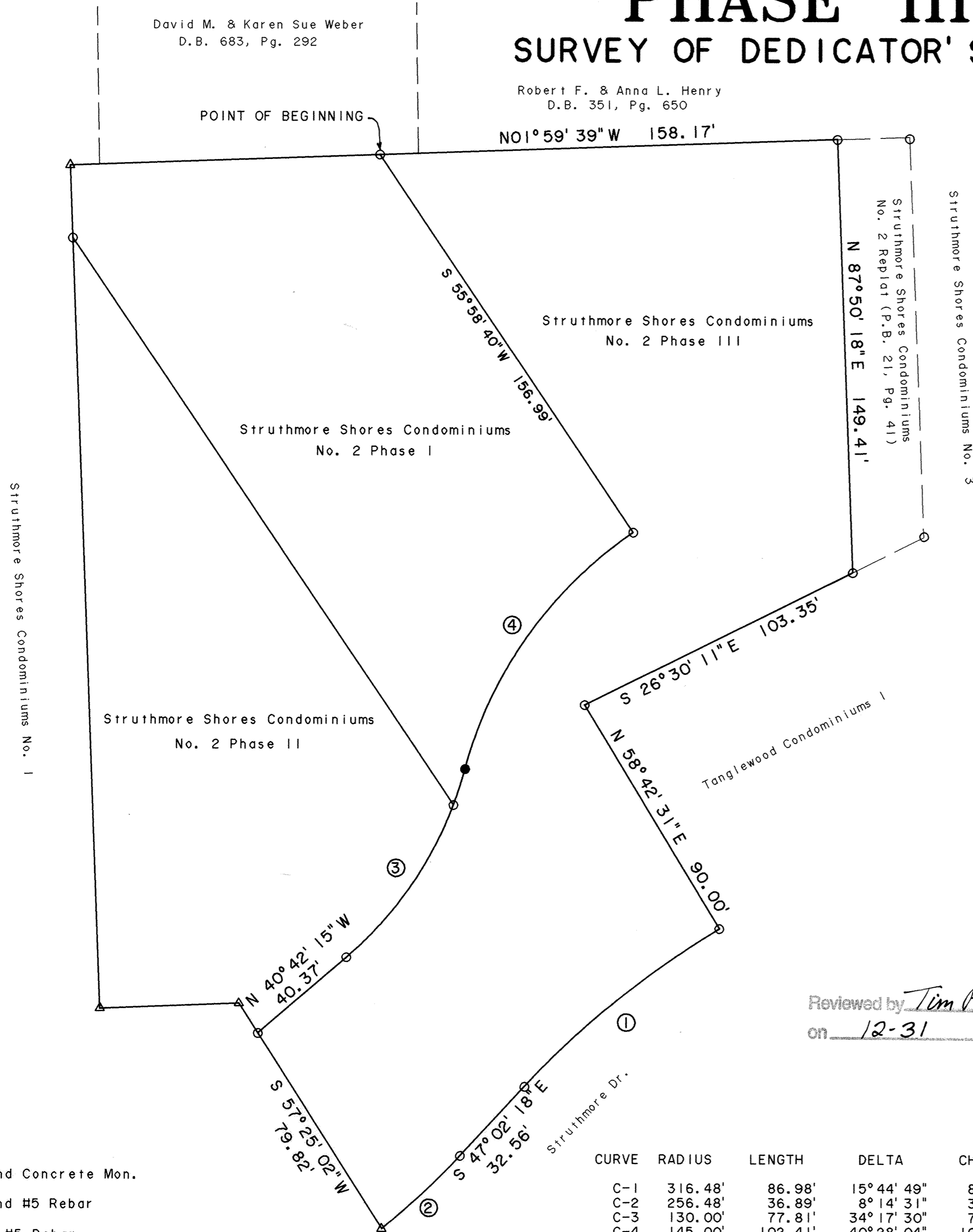
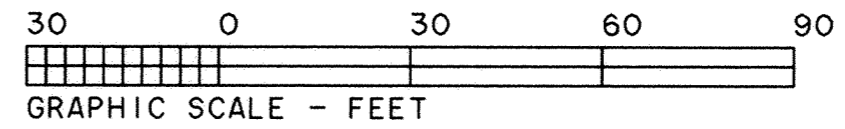
PHASE III

SURVEY OF DEDICATOR'S LAND

David M. & Karen Sue Weber
D.B. 683, Pg. 292

Robert F. & Anna L. Henry
D.B. 351, Pg. 650

POINT OF BEGINNING



DESCRIPTION
(Struthmore Shores Condominiums No. 2 Phase III)

Being a part of Lot No. 25221 in the Highland Greens Subdivision in the SW 1/4 of the SE 1/4 of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found #5 rebar at the northwest corner of Struthmore Shores Condominiums No. 2, Phase I as recorded in Plat Book 19, Page 128, thence the following courses:

1. N01°59'39"W with the west line of said Lot No. 25221, 158.17' to a found #5 rebar;
2. N87°50'18"E with the south line of Struthmore Shores No. 3 (also being the south line of Struthmore Shores No. 2 as replatted), 149.41' to a found #5 rebar on the west line of Tanglewood Condominiums I;
3. S26°30'11"E with said west line, 103.35' to a found #5 rebar;
4. N58°42'31"E with the south line of said Tanglewood Condominiums I, 90.00' to a found #5 rebar;
5. Southeasterly on a curve to the left with the right-of-way line of Struthmore Dr. an arc distance of 86.98', said curve having a radius of 316.48', a delta angle of 15°44'49" and an L.C. of S39°09'54"E, 86.71' to a found #5 rebar;
6. S47°02'18"E with said right-of-way, 32.56' to a found #5 rebar;
7. Southeasterly on a curve to the right with said right-of-way an arc distance of 36.89', said curve having a radius of 256.48', a delta angle of 8°14'31", and an L.C. of S42°55'02"E, 36.86' to a found concrete monument;
8. S57°25'02"W with the north line of Struthmore Shores Condominiums No. 1, Phase III, 79.82' to a found #5 rebar;
9. N40°42'15"W with the east line of Struthmore Shores No. 2, Phase II, 40.37' to a found #5 rebar;
10. Northwesterly on a curve to the left with the east line of Struthmore Shores No. 2, Phase I & II, an arc distance of 77.81', said curve having a radius of 130.00', a delta angle of 34°17'30", and an L.C. of N57°51'00"W, 76.65' to a set #5 rebar;
11. Northwesterly on a curve to the right with the east line of Struthmore Shores No. 2, Phase I, an arc distance of 102.41', said curve having a radius of 145.00', a delta angle of 40°28'04", and an L.C. of N54°45'42"W, 100.30' to a found #5 rebar;
12. S55°58'40"W with the north line of Struthmore Shores Condominiums No. 2, Phase I, 156.99' to the POINT OF BEGINNING.

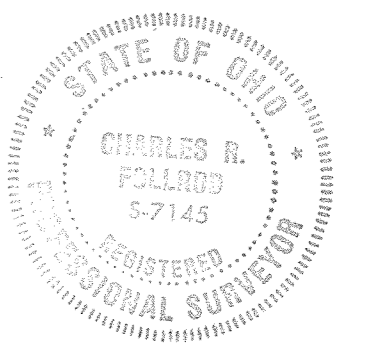
The above described parcel contains 0.763 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The south line of the SE 1/4 of Section 9 (N88°31'02"E)

Reviewed by Tim Piper
on 12-31, 1997

This plat is based on an actual field survey performed by me in April 1993.

Charles R. Follrod
Charles R. Follrod P.S. 7145
2275 N. Cable Rd. #154
Lima, Ohio 45807



- △ - Found Concrete Mon.
- - Found #5 Rebar
- - Set #5 Rebar

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	316.48'	86.98'	15°44'49"	86.71'	S 39°09'54" E
C-2	256.48'	36.89'	8°14'31"	36.86'	S 42°55'02" E
C-3	130.00'	77.81'	34°17'30"	76.65'	N 57°51'00" W
C-4	145.00'	102.41'	40°28'04"	100.30'	N 54°45'42" W