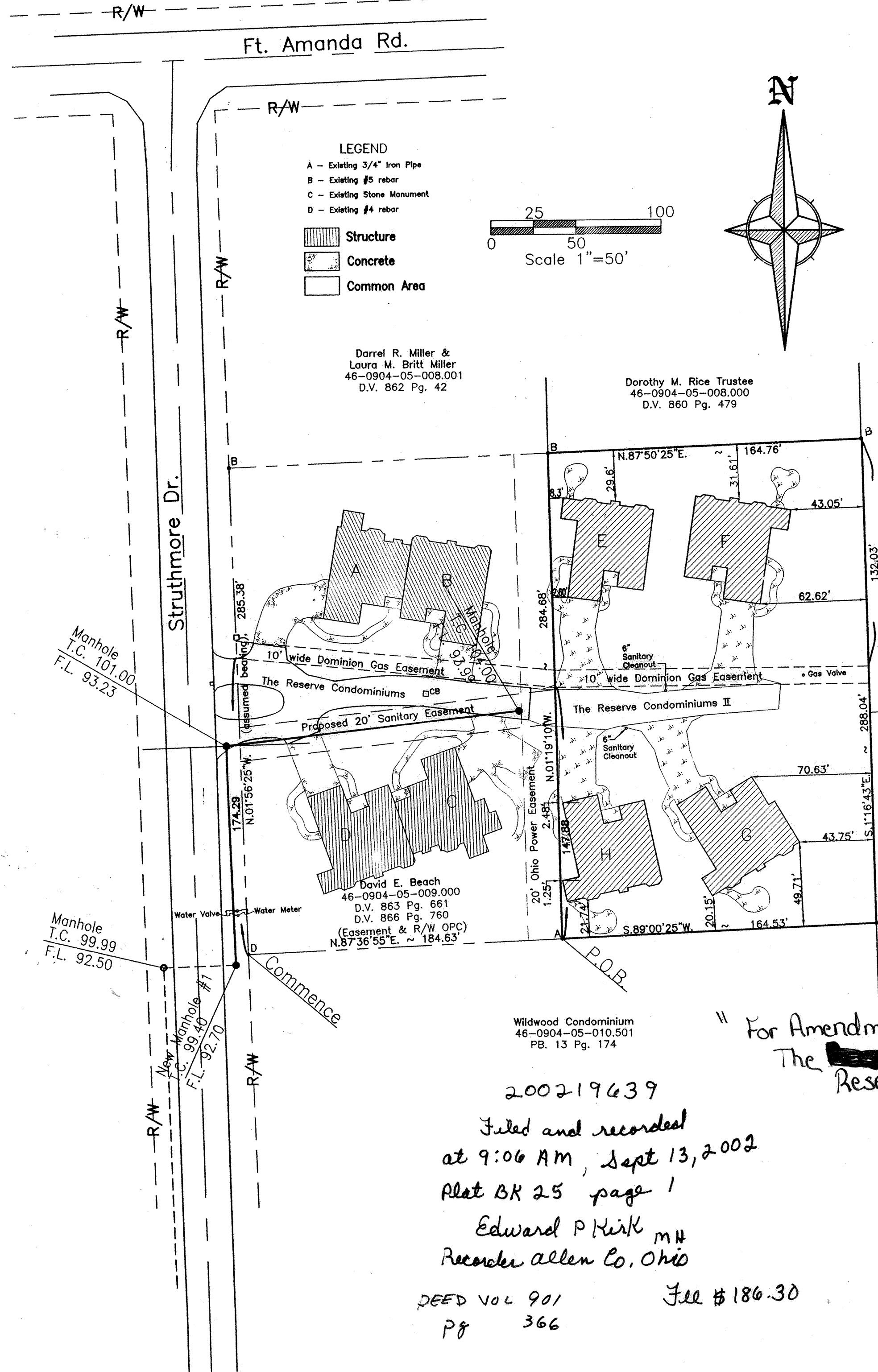


SITE PLAN & DEDICATOR'S PLAT



DESCRIPTION

Being a parcel of land in the SE¼ of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follow:

Commencing for reference at an existing #4 rebar at the northwest corner of Wildwood Condominiums as recorded in Pb. 13, Pg. 174, thence N.87°-36'-55"E. on the north line of the Wildwood Condominiums, 184.63' to an existing ¾" pipe at the POINT OF BEGINNING of the parcel to be described, thence the following courses;

1. N.1°-19'-10"W., 284.68' to an existing #5 rebar;
2. N.87°-50'-25"E., 164.76' to an existing #5 rebar on the east line of the Dorothy Rice Parcel (D.V. 860-479);
3. S.1°-16'-43"E. on said east line, 288.04' to an existing stone monument at the southeast corner of the Rice parcel;
4. S.89°-00'-25"W. on the north line of the Wildwood Condominiums, 164.53' to the POINT OF BEGINNING.

A bearing N.1°-56'-25"W. was assumed for the east line of Struthmore Drive.

Prior deed reference D.V. 901-149.

The above-described parcel contains 1.082 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION
(10' Dominion Gas Easement)

Being a 10' wide easement for utility purposes in the SE¼ of Section 9, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at an existing #4 rebar at the northwest corner of Wildwood Condominiums as recorded in Plat Book 13, Page 174, thence N.0°-1'-56"W. (assumed bearing) on the east line of Struthmore Drive, 184.38' to the northwest corner of an existing utility easement; thence S.84°-17'-47"E., 188.01' to the east line of The Reserve Condominiums as recorded in Plat Book 24, Page 11, the POINT OF BEGINNING OF the easement to be described, thence the following courses;

1. N.89°-40'-54"E., 164.67' to the east property line of the Reserve Itl Development Inc. parcel (D.V. 901 Page 149);
2. S.1°-16'-43"E. on said east line, 10.08';
3. S.89°-40'-54"W., 164.66' to the west line of said parcel;
4. N.1°-19'-10"W. on said west line, 10.08' to the POINT OF BEGINNING.

The above-described easement continues 0.038-ac. (1659 S.F.).

REVIEWED BY
Michael L. Nowbett
MICHAEL L. NOWBETT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 9-13-02

" For Amendment to the Declarations & Bylaws of
The Reserve Condominiums II
See Deed BK 901 Pg. 418

200219439
Filed and recorded
at 9:06 AM, Sept 13, 2002
Plat BK 25 page 1
Edward P Kirk mH
Recorder allen Co, Ohio
DEED VOL 901
Pg 366
Fee \$ 186.30

This description and plat is based on an actual field survey performed on 7-29-00, by Clayton T. Bacon, P.S. #6179.

Clayton T. Bacon
Clayton T. Bacon, Reg. P.E. #37919

STATE OF OHIO
CLAYTON T. BACON
E-37919
REGISTERED PROFESSIONAL ENGINEER

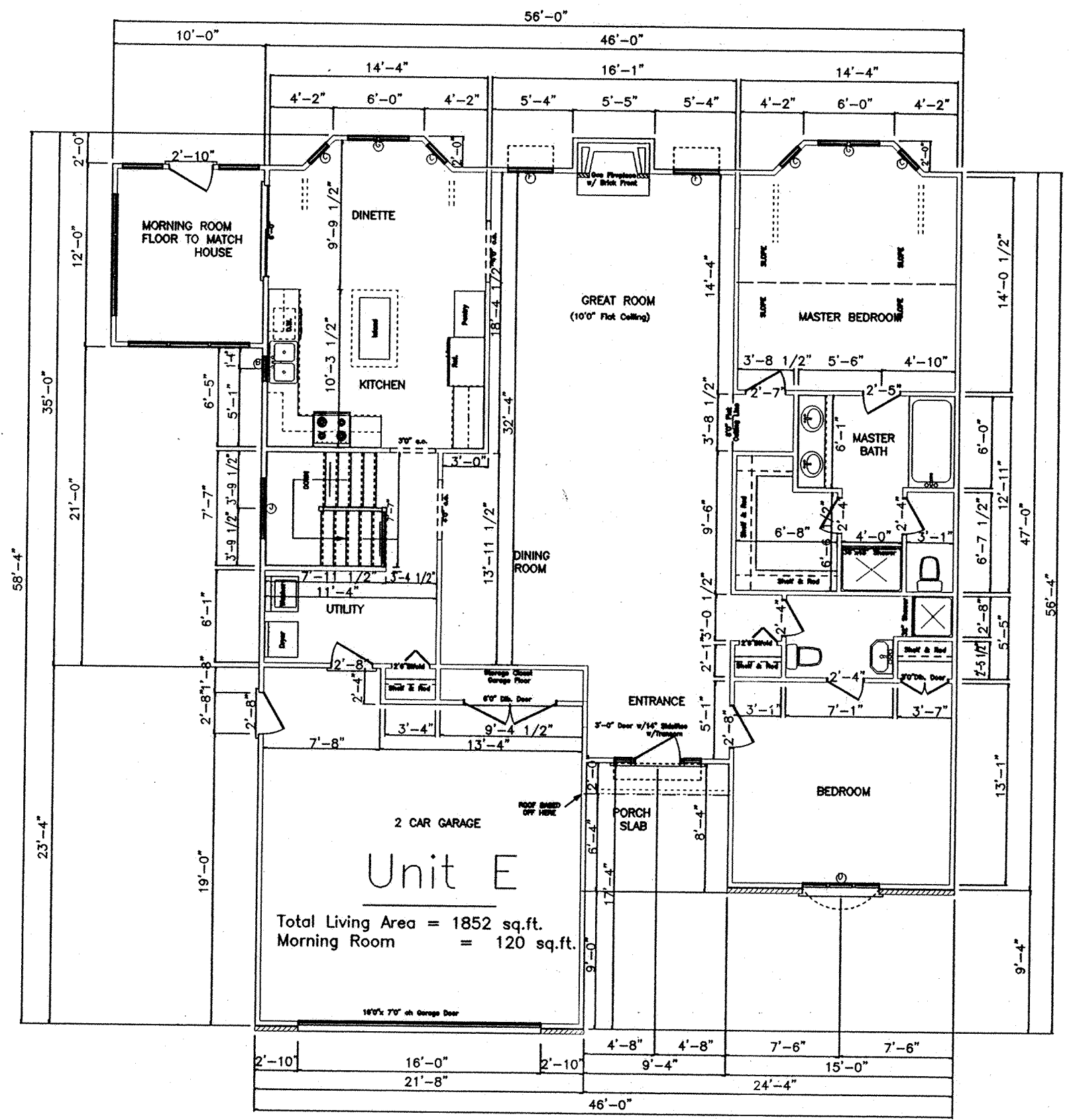
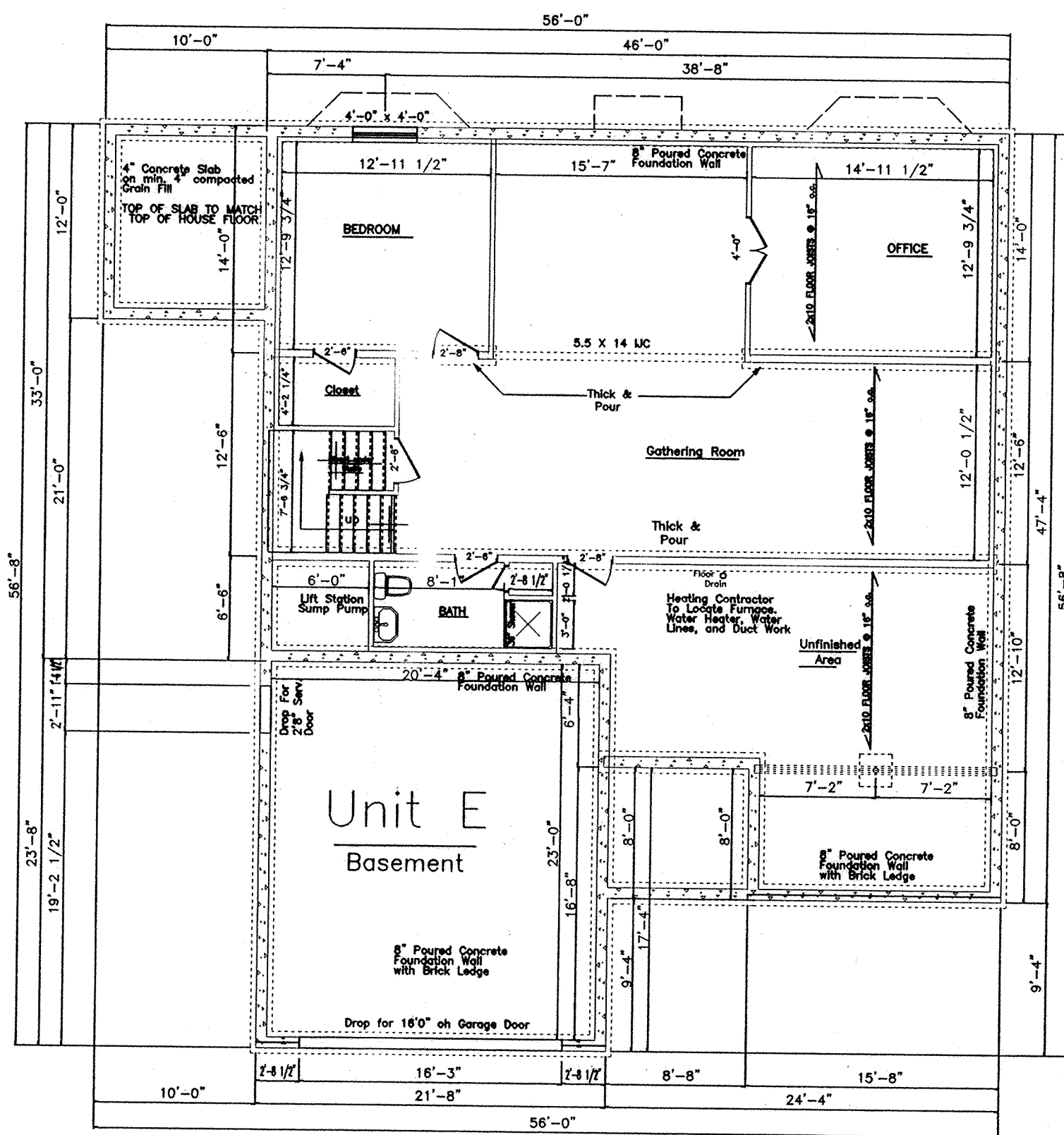
STATE OF OHIO
CLAYTON T. BACON
6179
REGISTERED SURVEYOR

Prepared By
Bacon & Associates, L.L.C.
4600 Kitamat Trail Lima, Ohio 45805
Office: (419) 999-3756 - Fax: (419) 999-2523

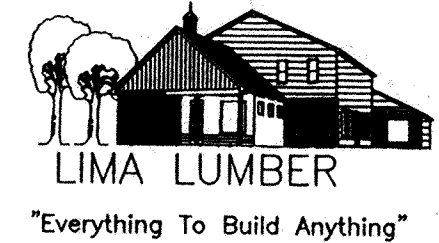
The Reserve Condominiums II
SE1/4, Section 9, T4S, R6E
Shawnee Township, Allen county, Ohio

File: 252-02
Drawn: MSH
Date: 8-21-02

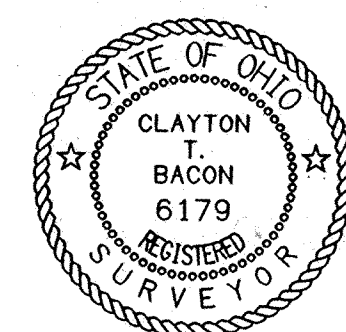
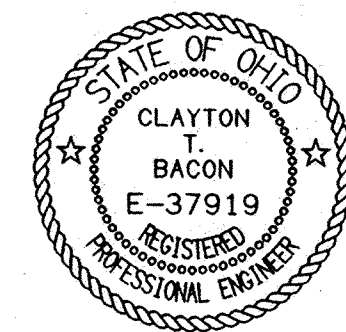
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9



Scale: 1/8" = 1'0"



LIMA LUMBER
1101 Delphos Ave.
Lima, Ohio 45802
(419) 227-1020
1-800-255-LIMA

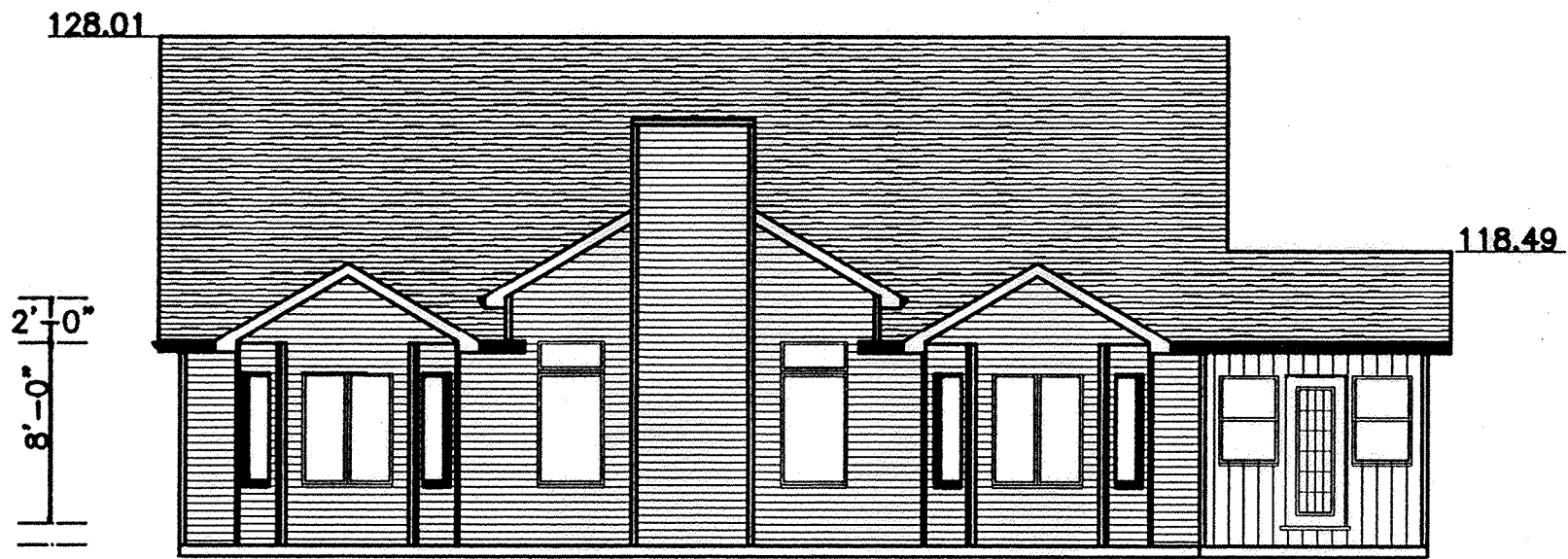


2
9

Reserve It! Development Inc.
SE1/4, Sec. 9, T4S, R6E
Shawnee Township, Allen County, Ohio

Prepared By
Bacon & Associates, L.L.C.
4600 Kitamat Trail Lima, Ohio 45805
Office: (419) 999-3756 - Fax: (419) 999-2523

File: 252102
Revisions:
Drawn: LLumber Date: 8-21-02



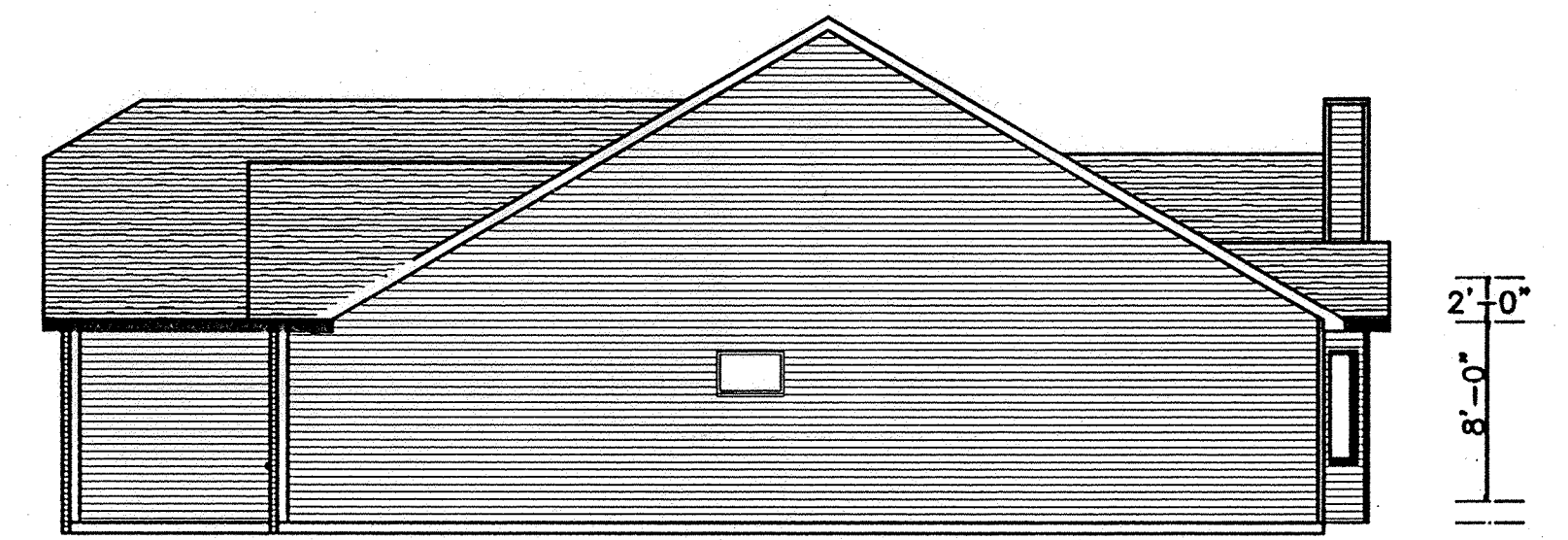
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E ~ LEFT ELEVATION



E ~ FRONT ELEVATION

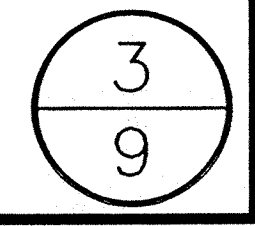
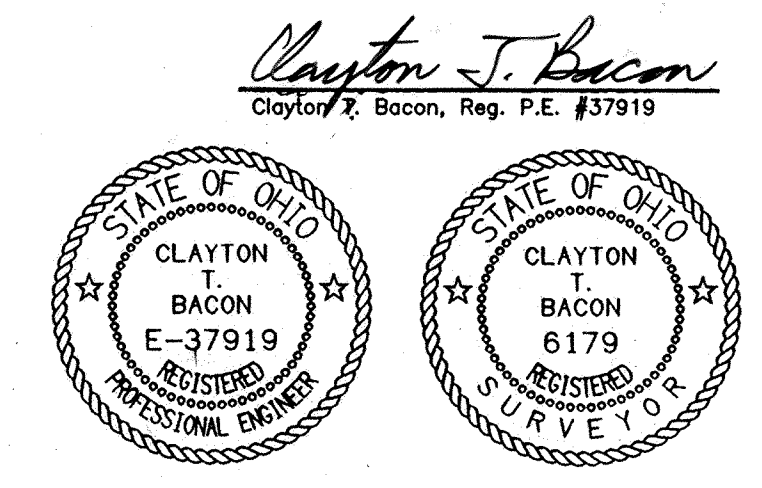


E ~ RIGHT ELEVATION

Scale: 1/8" = 1'0"



LIMA LUMBER
 1101 Delphos Ave.
 Lima, Ohio 45802
 (419) 227-1020
 1-800-255-LIMA



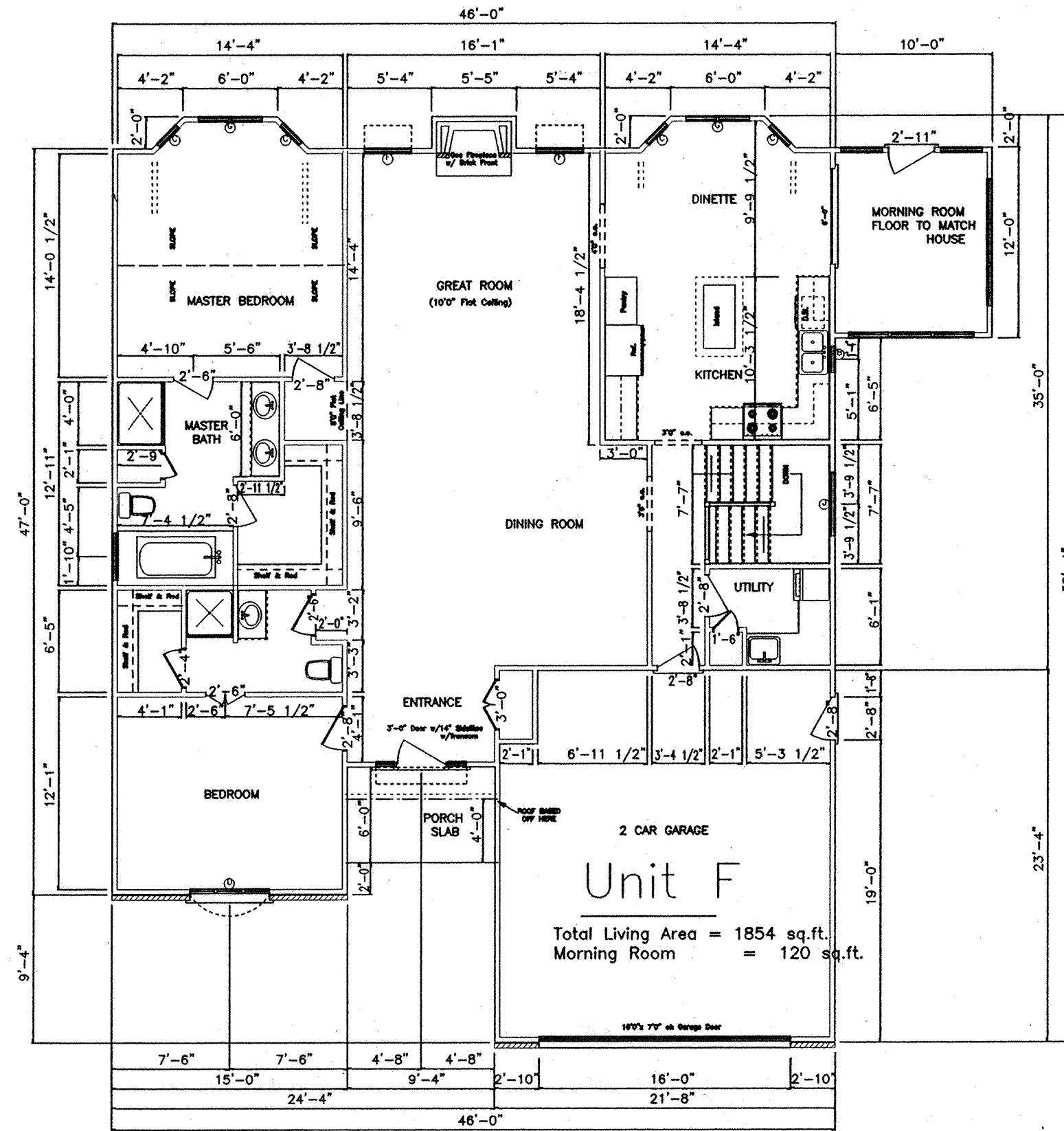
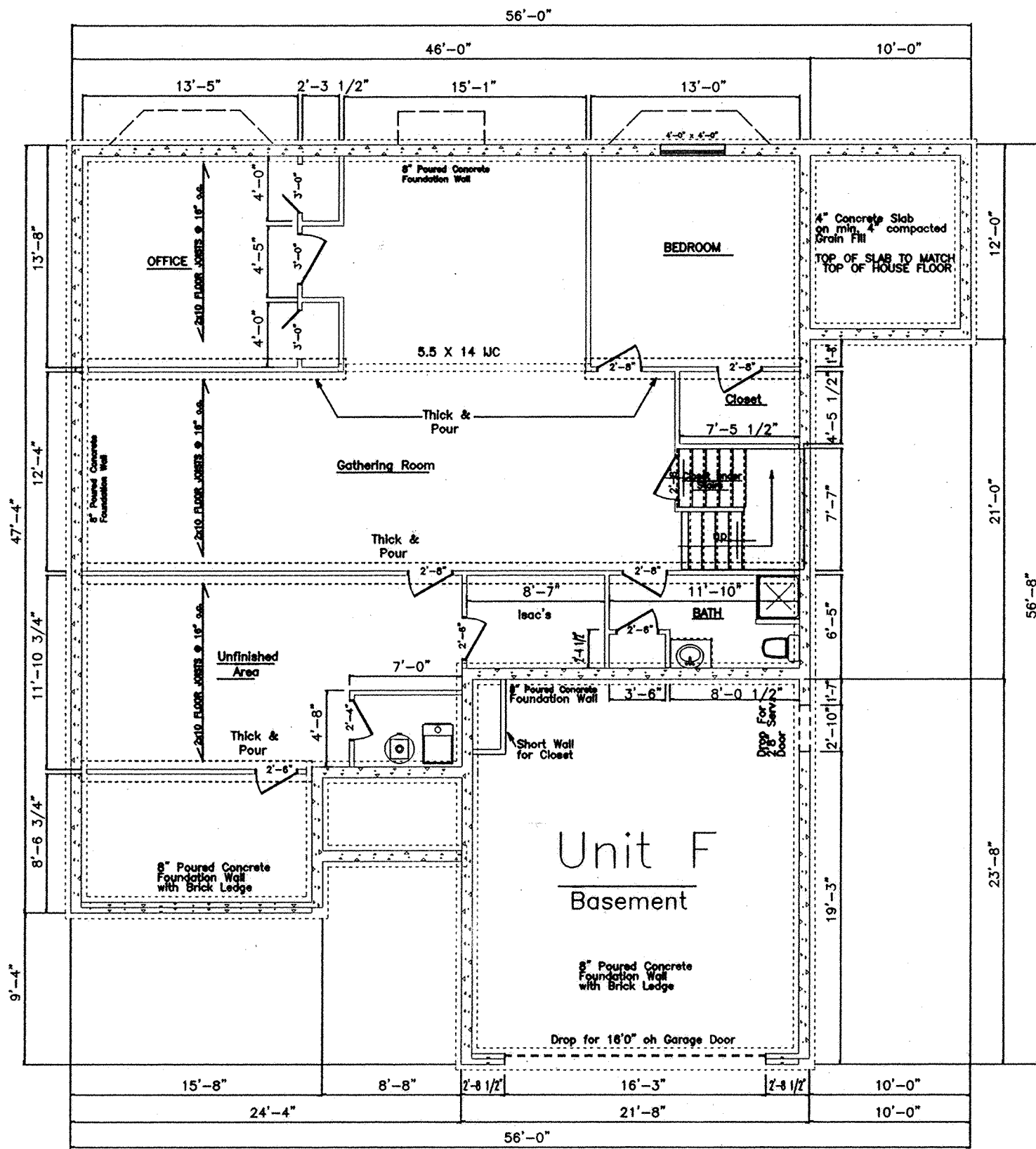
File: 252-02

Revisions:

Drawn: Lumber Date: 8-22-02

Reserve It! Development Inc.
 SE1/4, Sec. 9, T4S, R6E
 Shawnee Township, Allen County, Ohio

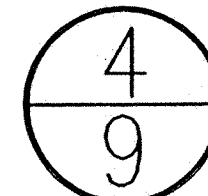
Prepared By: Bacon & Associates, L.L.C.
 4600 Kirtland Trail Lima, Ohio 45805
 Office: (419) 999-3756 - Fax: (419) 999-2523



Scale: 1/8" = 1'0"



LIMA LUMBER
 1101 Delphos Ave.
 Lima, Ohio 45802
 (419) 227-1020
 1-800-255-LIMA

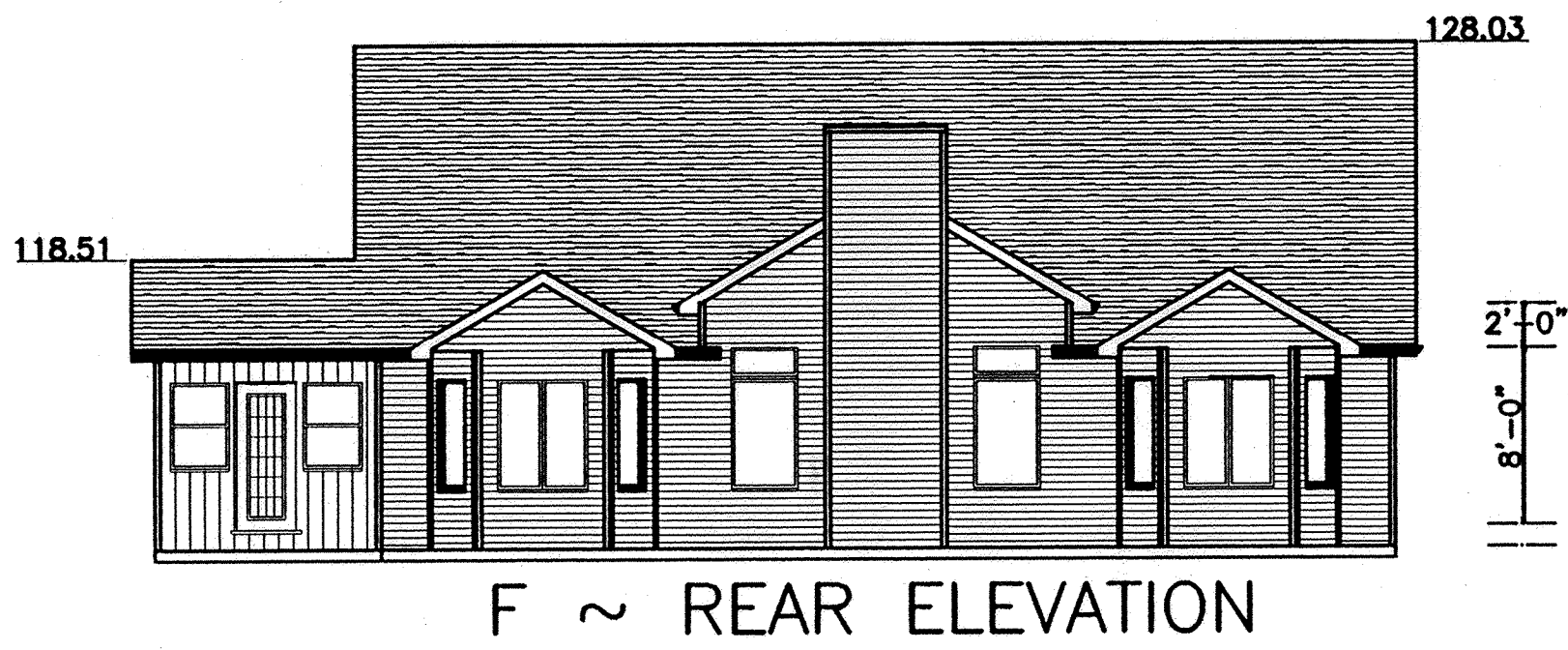


Prepared By
Bacon & Associates, L.L.C.
 4600 Kitamat Trail Lima, Ohio 45805
 Office: (419) 999-3756 - Fax: (419) 999-2523

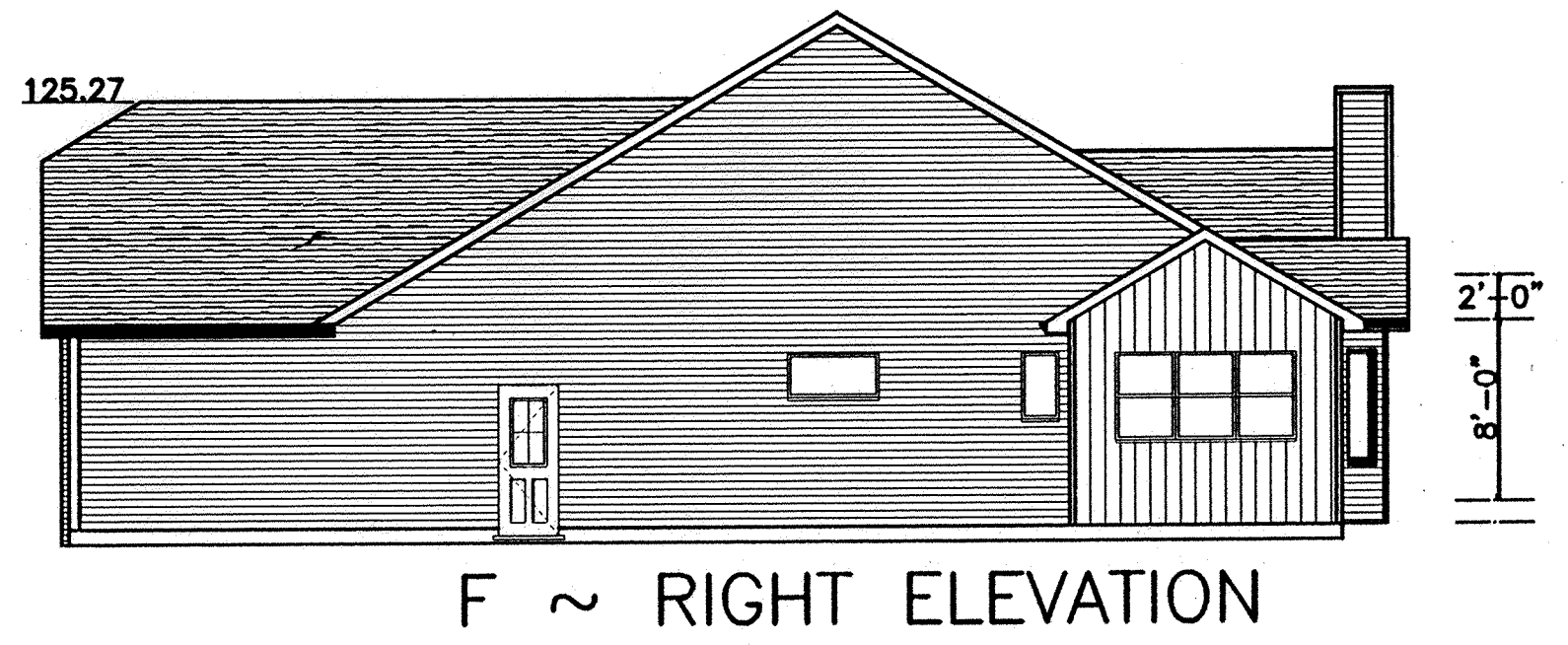
Reserve It! Development Inc.
 SE1/4, Sec. 9, T4S, R6E
 Shawnee Township, Allen County, Ohio

File:
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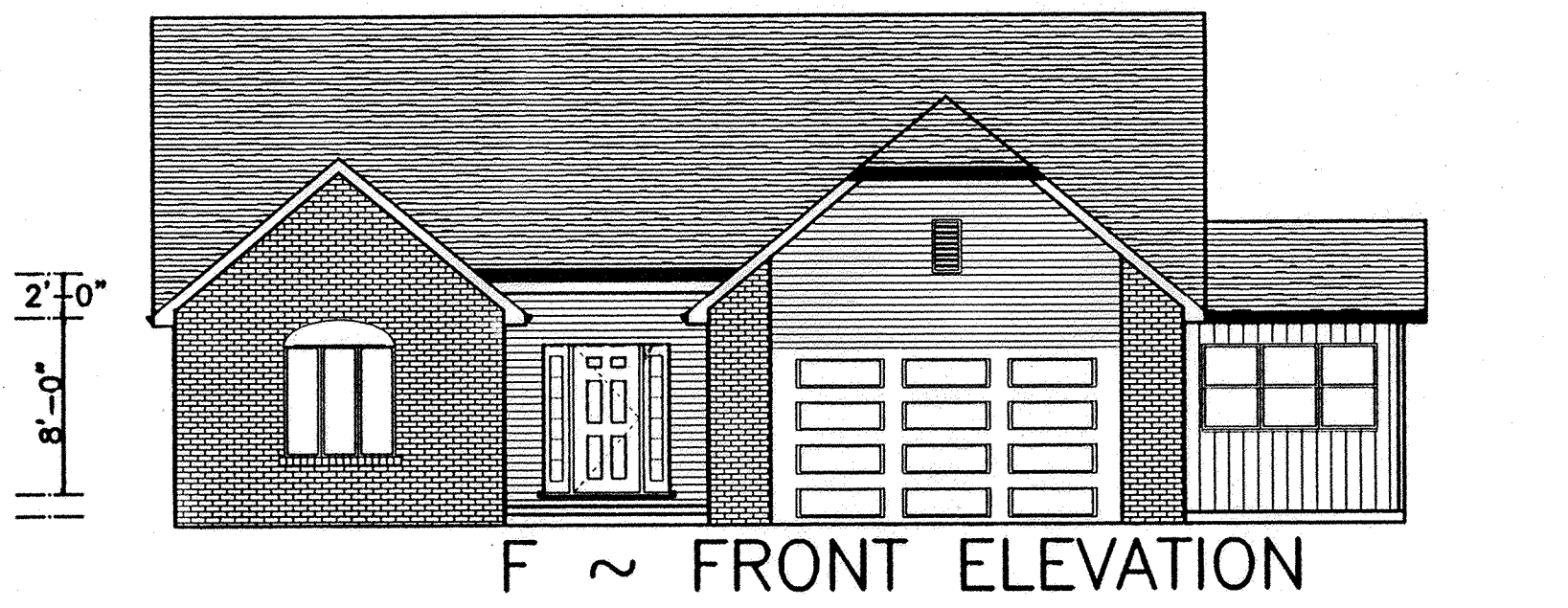
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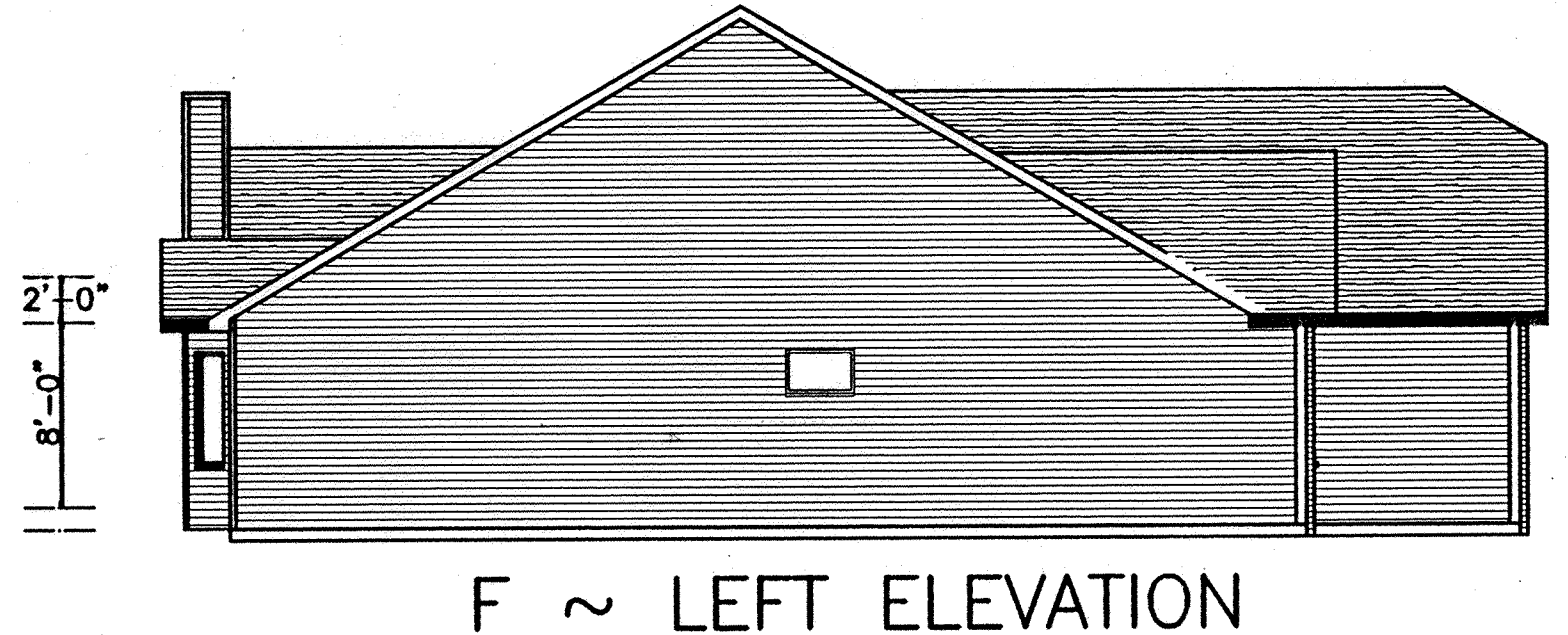
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F ~ RIGHT ELEVATION



F ~ FRONT ELEVATION

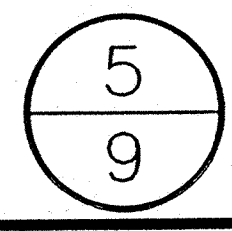
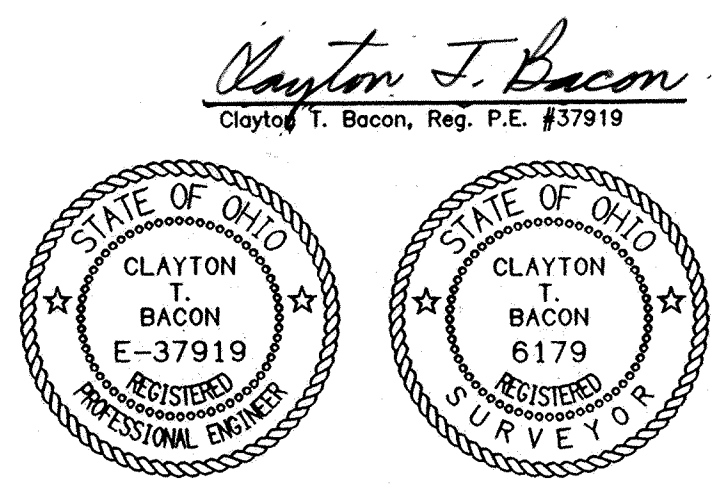


F ~ LEFT ELEVATION

Scale: 1/8" = 1'0"



LIMA LUMBER
 1101 Delphos Ave.
 Lima, Ohio 45802
 (419) 227-1020
 1-800-255-LIMA

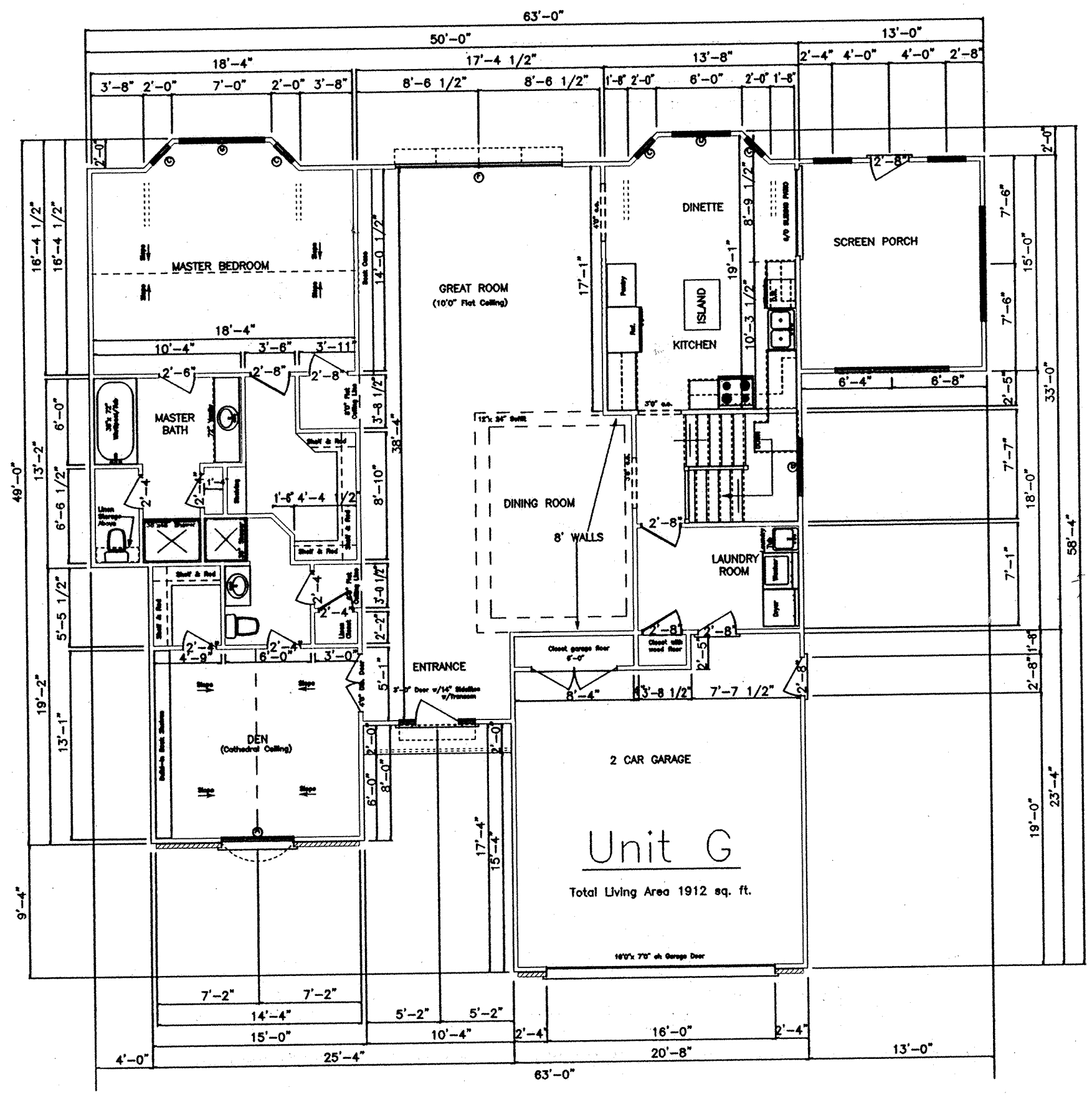
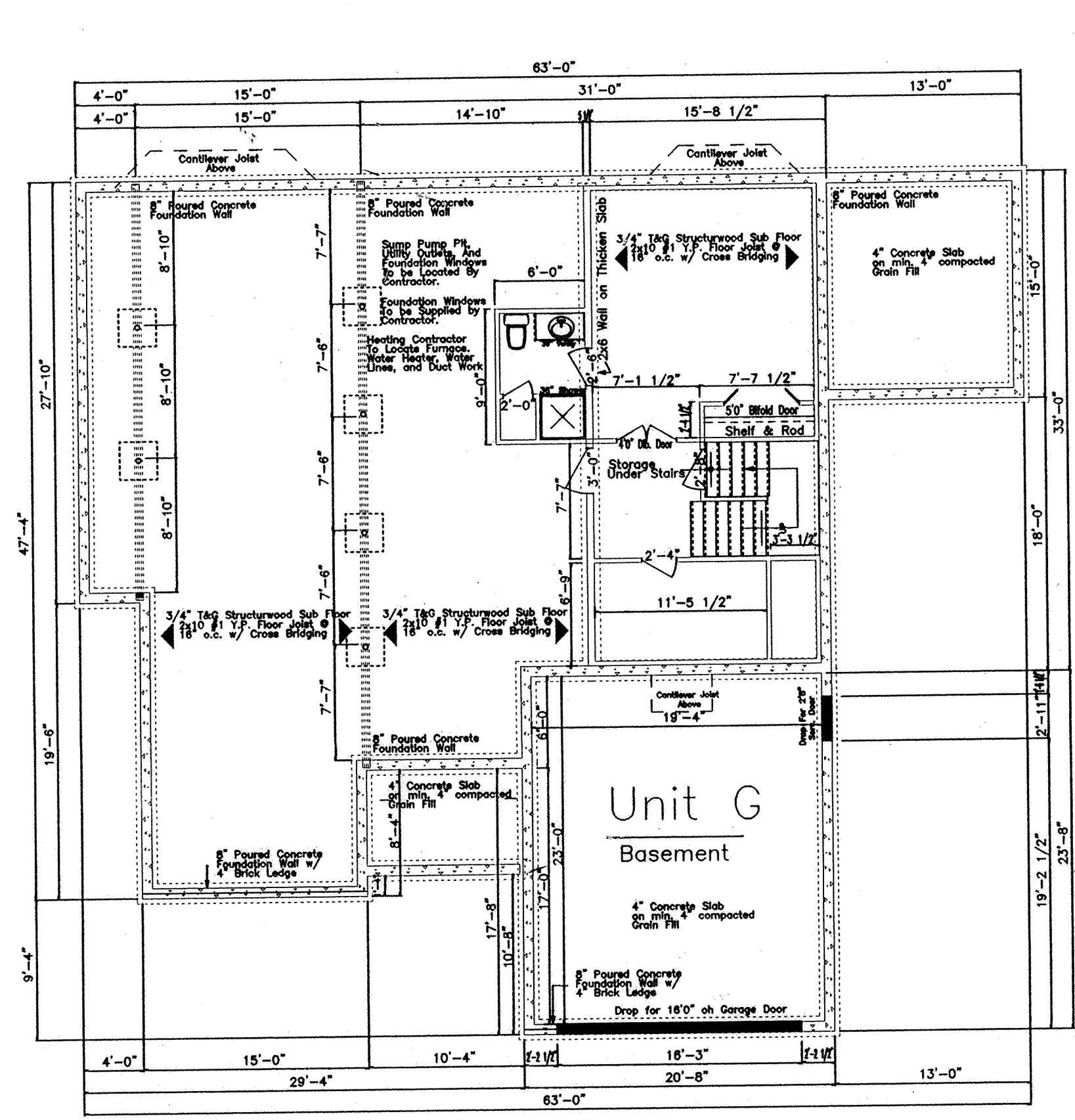


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| Revisions: | |
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Reserve It! Development Inc.
 SE1/4, Sec. 9, T4S, R6E
 Shawnee Township, Allen County, Ohio

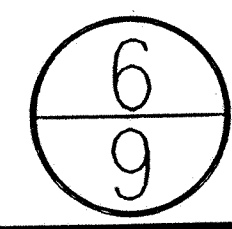
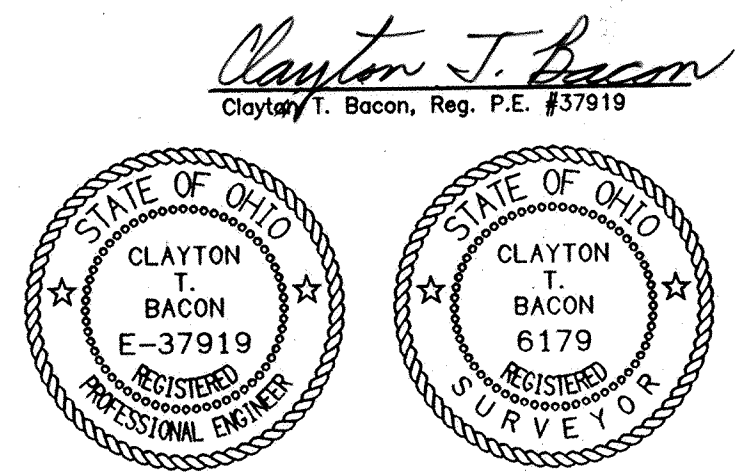
Prepared By
Bacon & Associates, L.L.C.
 4600 Kitamat Trail Lima, Ohio 45805
 Office: (419) 999-3756 - Fax: (419) 999-2523



Scale: 1/8" = 1'0"



LIMA LUMBER
1101 Delphos Ave.
Lima, Ohio 45802
(419) 227-1020
1-800-255-LIMA

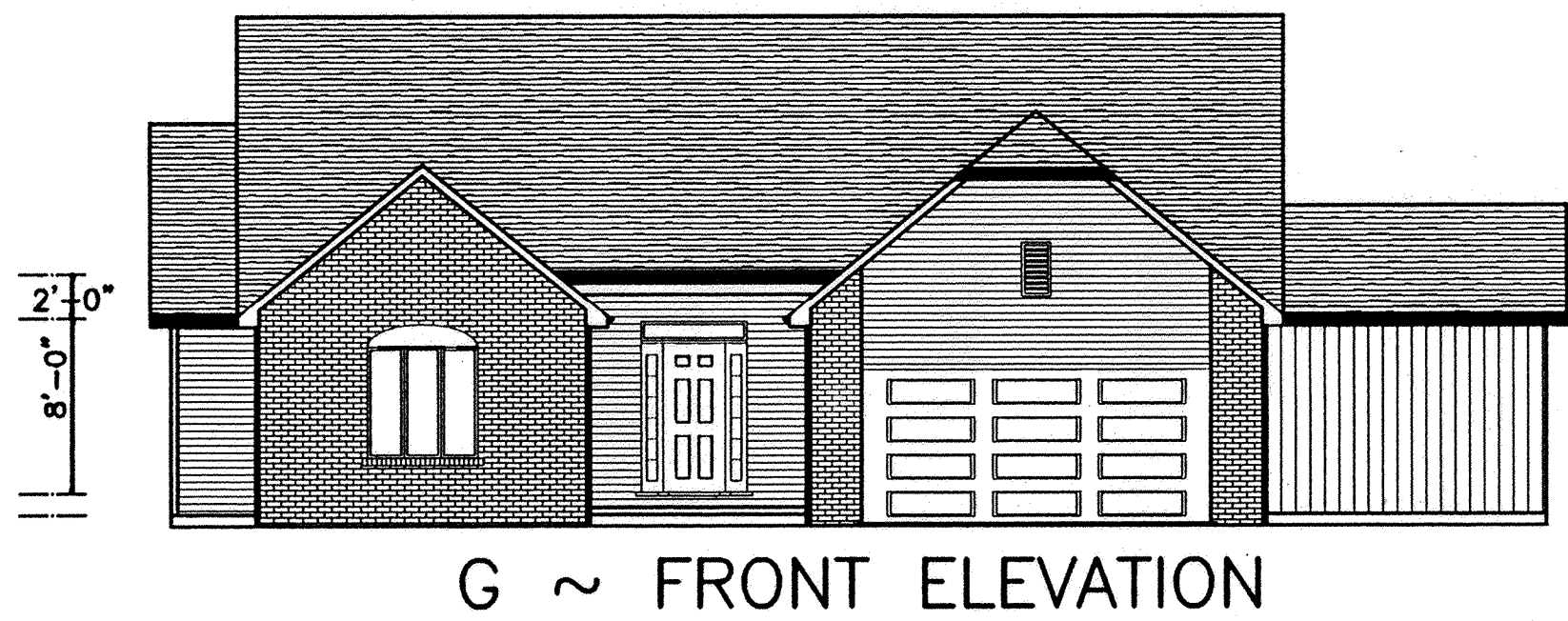
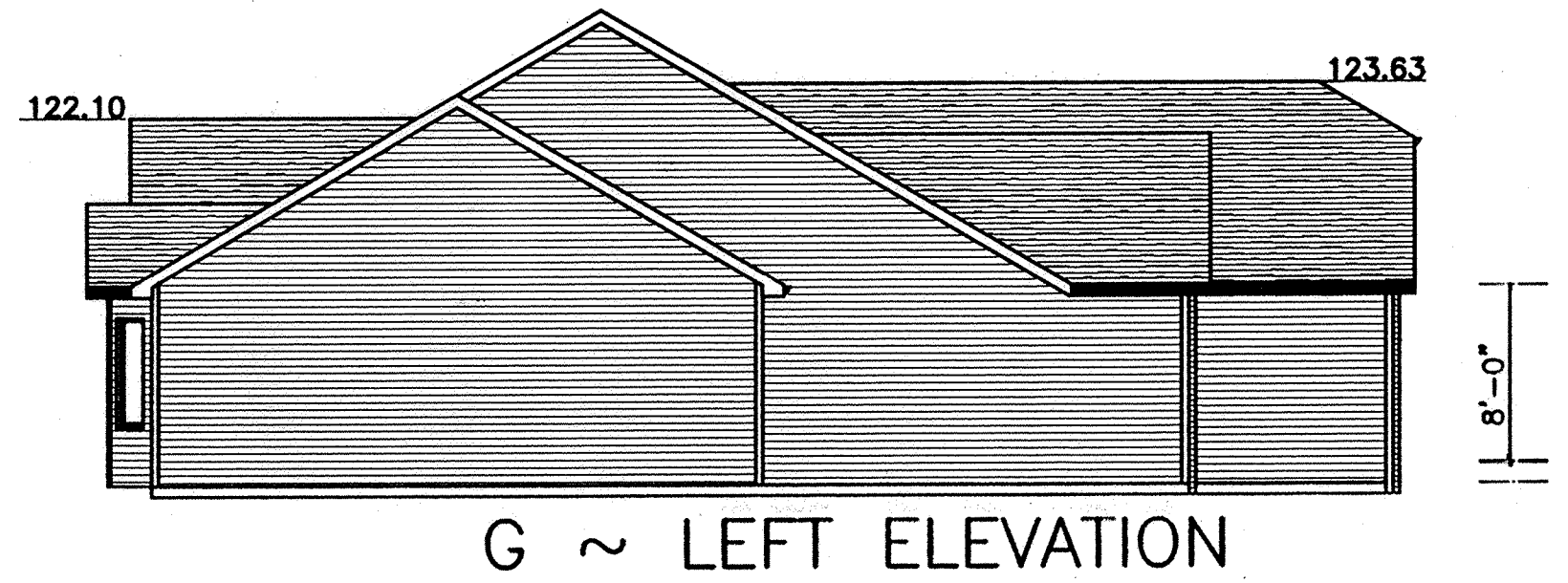
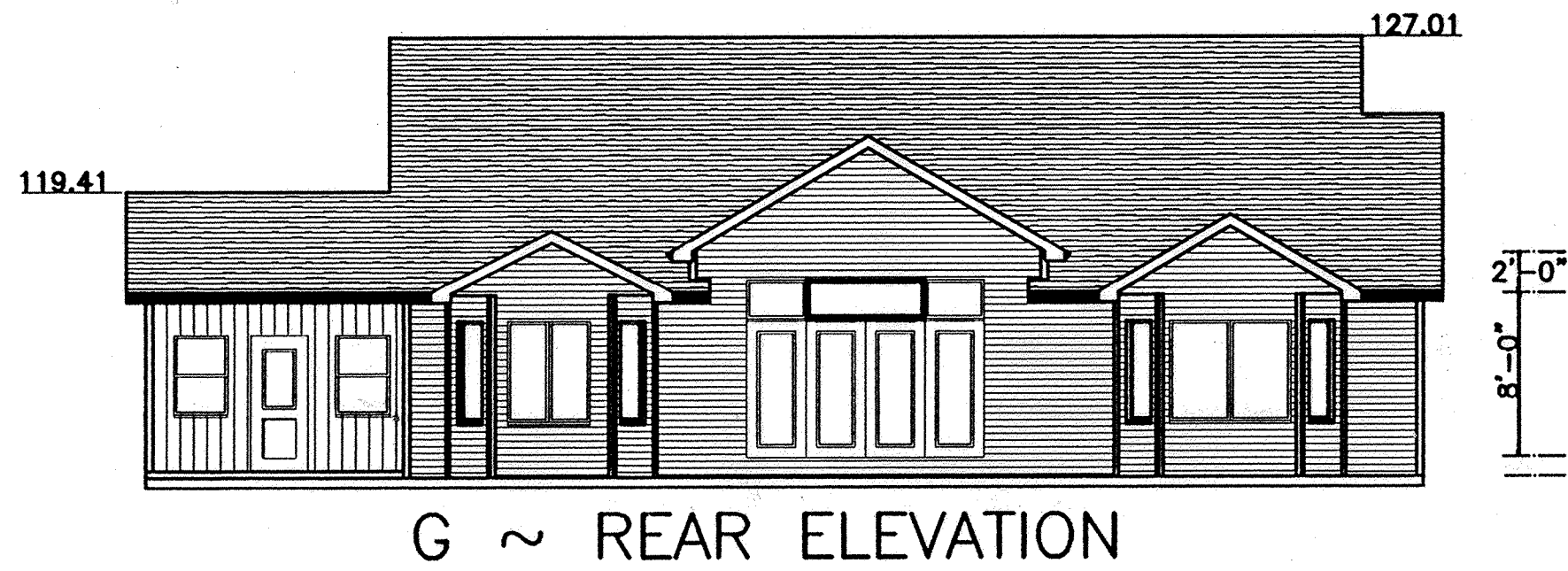


Prepared By **Bacon & Associates, L.L.C.**
4600 Kitamat Trail Lima, Ohio 45805
Office: (419) 999-3756 - Fax: (419) 999-2523

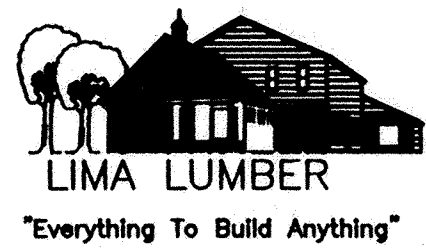
Reserve It! Development Inc.
SE1/4, Sec. 9, T4S, R6E
Shawnee Township, Allen County, Ohio

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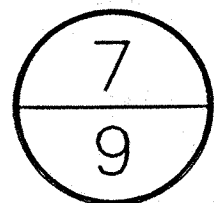
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| Drawn: | L.Lumber Date: 8-21-02 |



Scale: 1/8" = 1'0"



LIMA LUMBER
1101 Delphos Ave.
Lima, Ohio 45802
(419) 227-1020
1-800-255-LIMA



Prepared By
Bacon & Associates, L.L.C.

4600 Kitamat Trail Lima, Ohio 45805
Office: (419) 999-3756 - Fax: (419) 999-2523

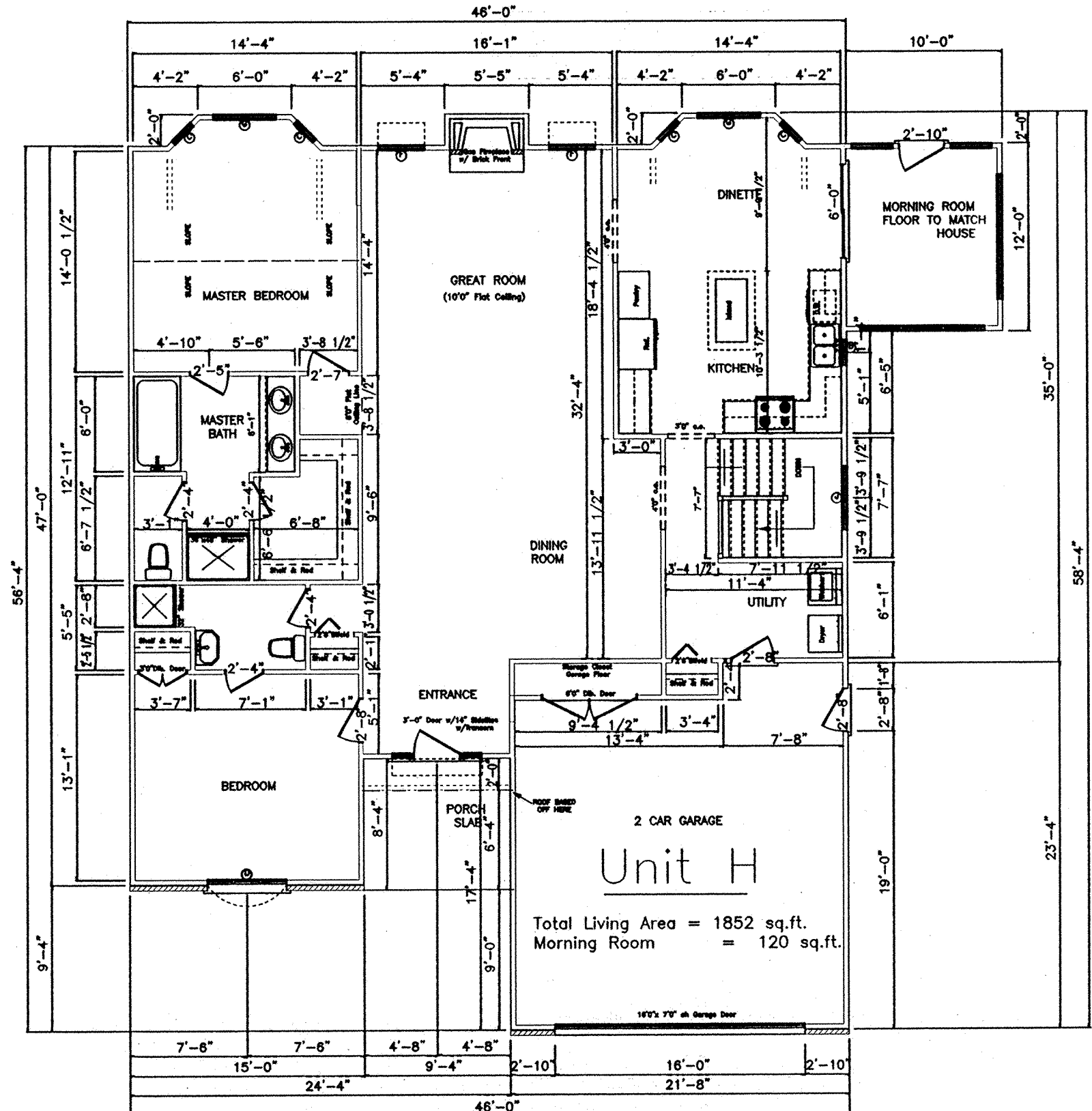
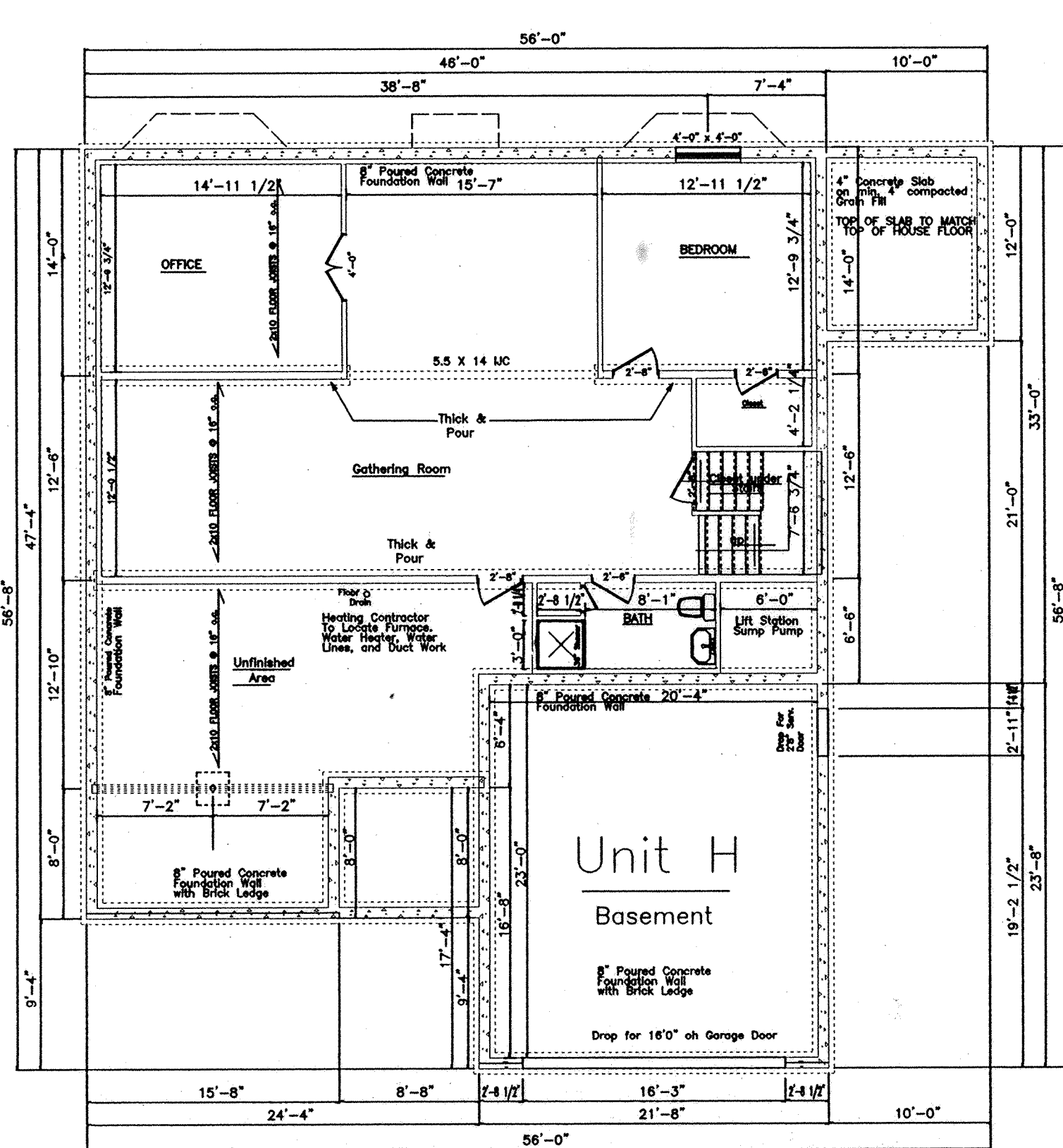
Reserve It! Development Inc.

SE1/4, Sec. 9, T4S, R6E

Shawnee Township, Allen County, Ohio

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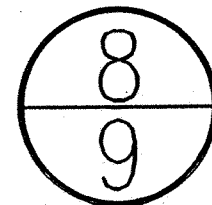
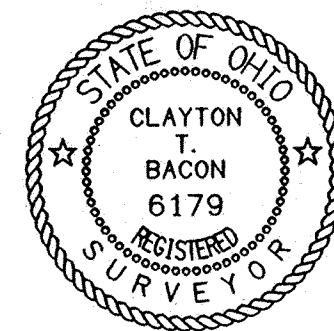
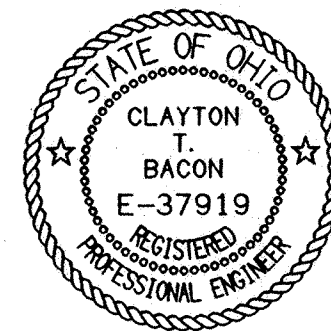
Revisions:
Drawn: LLumber Date: 8-22-02



Scale: 1/8" = 1'0"



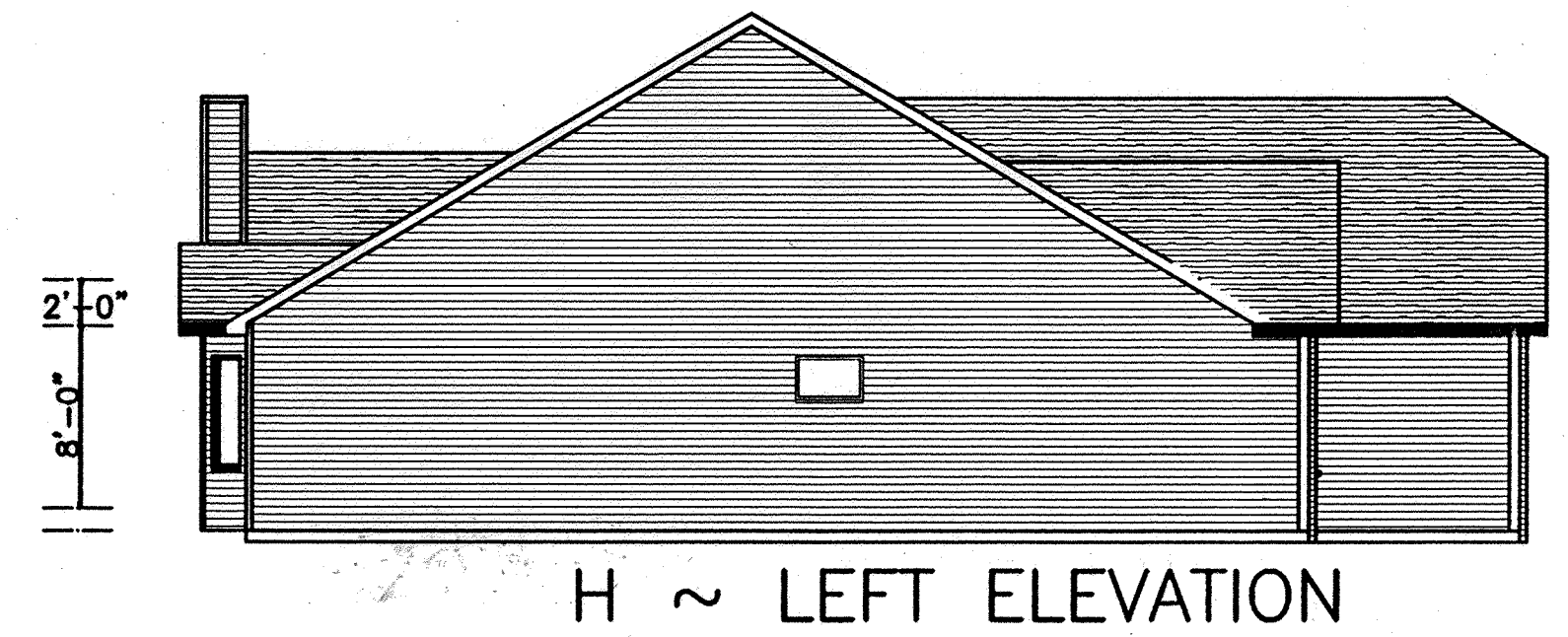
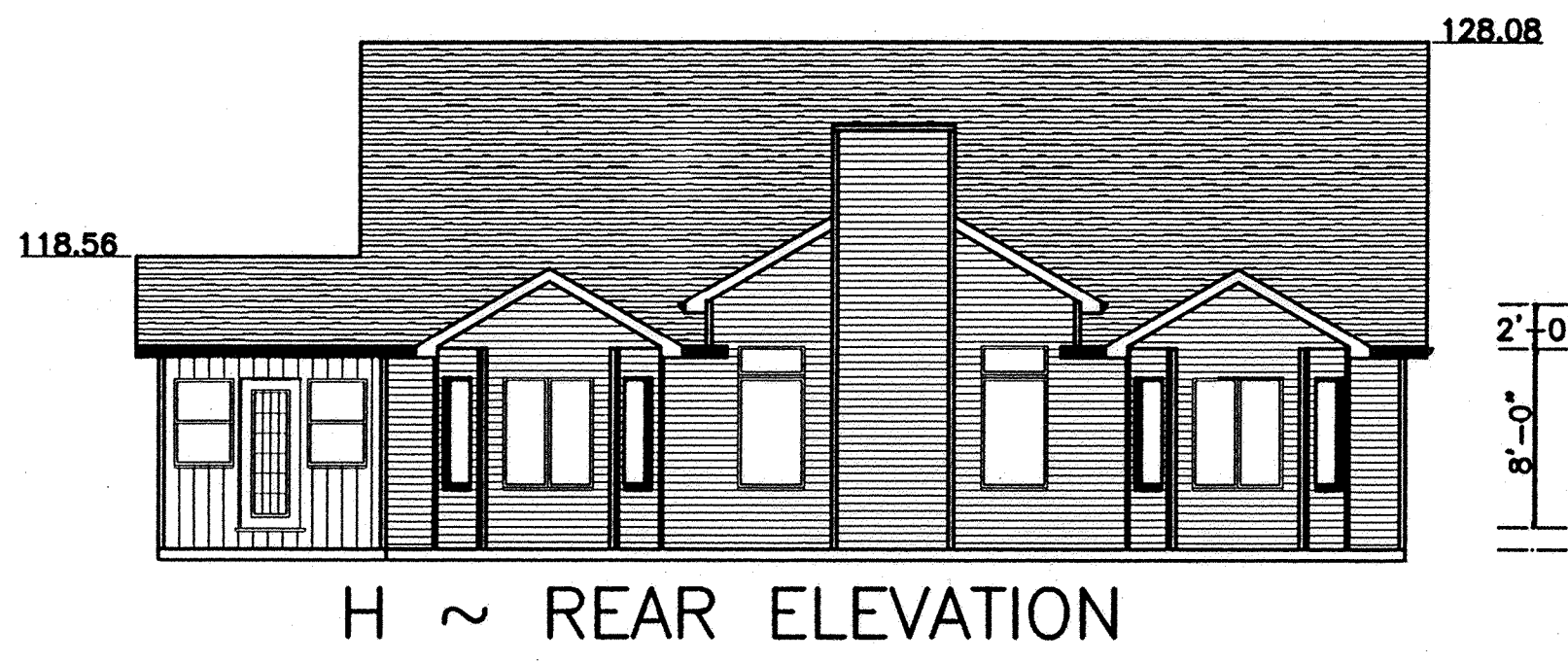
LIMA LUMBER
 1101 Delphos Ave.
 Lima, Ohio 45802
 (419) 227-1020
 1-800-255-LIMA



Reserve It! Development Inc.
 SE1/4, Sec. 9, T4S, R6E
 Shawnee Township, Allen County, Ohio

Prepared By
Bacon & Associates, L.L.C.
 4600 Kitamat Trail Lima, Ohio 45805
 Office: (419) 999-3756 - Fax: (419) 999-2523

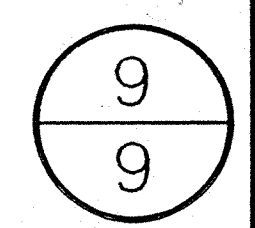
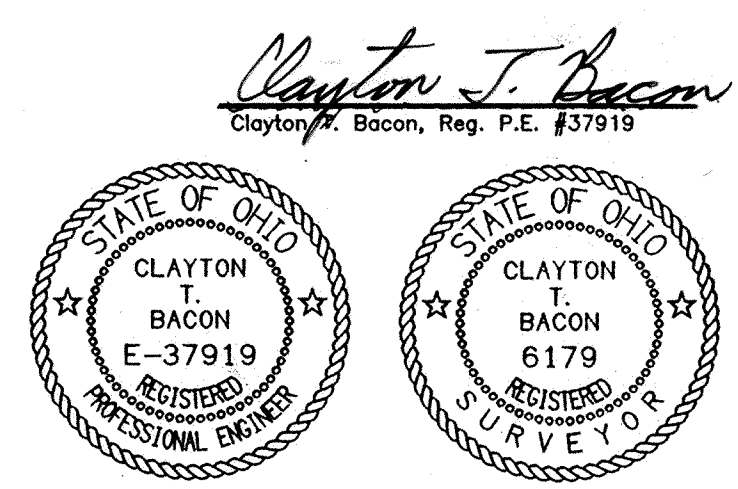
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| Drawn: | LLumber |
| Date: | 8-21-02 |



Scale: 1/8" = 1'0"



LIMA LUMBER
1101 Delphos Ave.
Lima, Ohio 45802
(419) 227-1020
1-800-255-LIMA



Prepared By
Bacon & Associates, L.B.C.
4600 Kitamat Trail Lima, Ohio 45805
Office: (419) 999-3756 - Fax: (419) 999-2523

Reserve It! Development Inc.
SE1/4, Sec. 9, T4S, R6E
Shawnee Township, Allen County, Ohio

| | |
|------------|----------------------|
| File: | 252-02 |
| Revisions: | |
| Drawn: | Lumber Date: 8-22-02 |

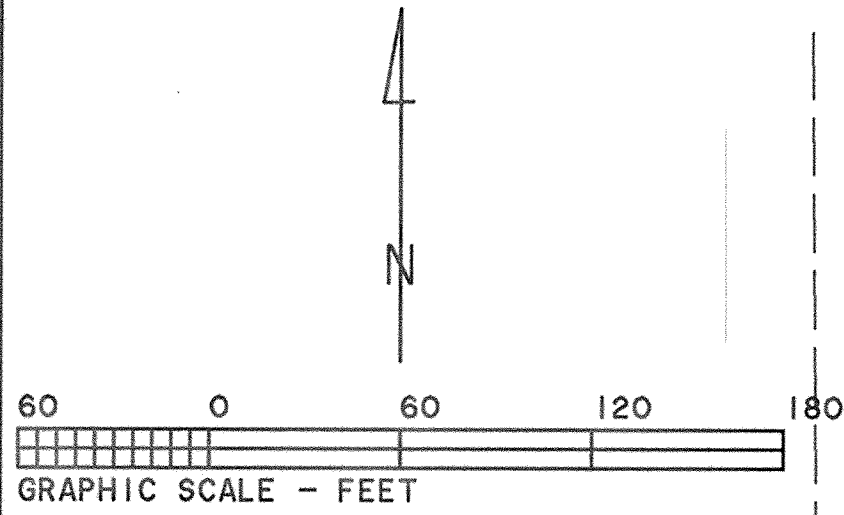
SPRINGBROOK GREENS CONDOMINIUMS NO. 7

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

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

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

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

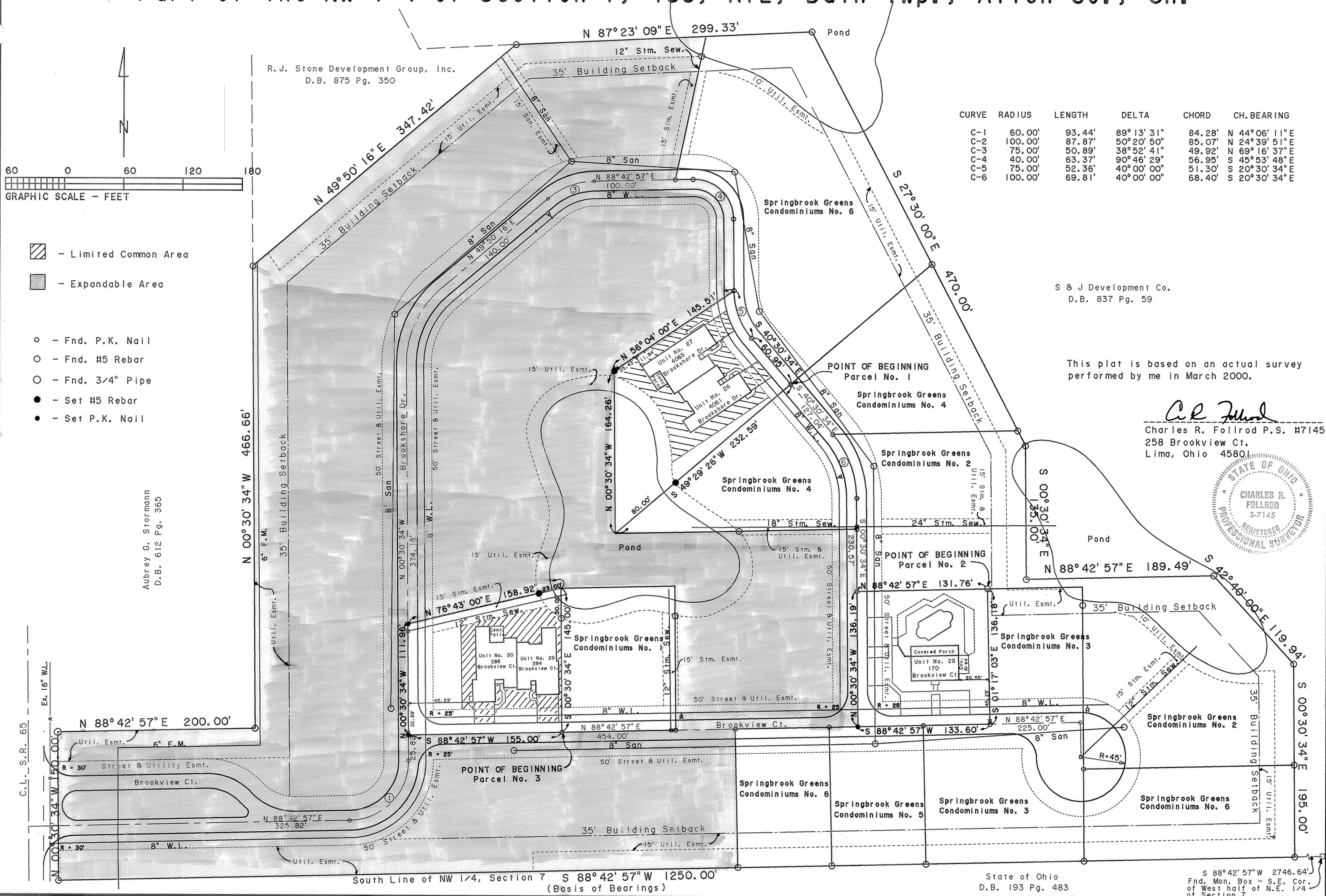
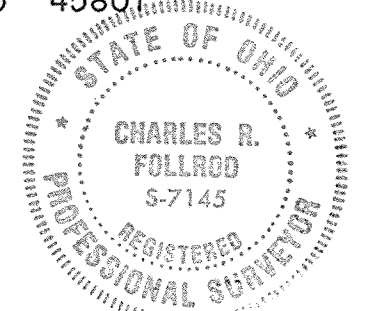


- Limited Common Area
- Expandable Area
- Fnd. P.K. Nail
- Fnd. #5 Rebar
- Fnd. 3/4" Pipe
- Set #5 Rebar
- Set P.K. Nail

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

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

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



South Line of NW 1/4, Section 7 S 88° 42' 57" W 1250.00'
(Basis of Bearings)

State of Ohio
D.B. 193 Pg. 483

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

SPRINGBROOK GREENS CONDOMINIUMS NO. 7

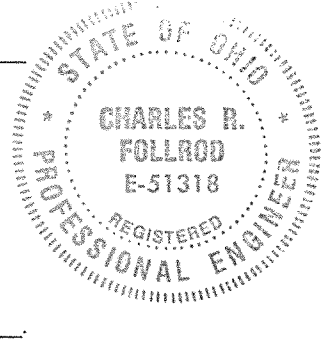
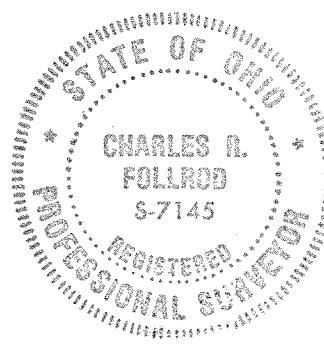
11

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

This set of drawings attached hereto consisting of a Plat Plan of SPRINGBROOK GREENS CONDOMINIUMS NO. 7, one page of descriptions, three pages of floor plans, three pages of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

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

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



No. 200220232
Filed for record this 20th day of SEPT, 2002 at 9:31 o'clock
A.M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 10

Fee: 186.30
Edward P. Keil - Jr
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 901 Page 640

DESCRIPTION
(Springbrook Greens Condominiums No. 7)

(Parcel No. 1)

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

Beginning at a found P.K. nail at the Southwest corner of Springbrook Greens Condominiums No. 6 (Parcel No. 1) and being the POINT OF BEGINNING, thence the following courses:

- S49°29'26"W with the north line of Springbrook Greens Condominiums No. 4, 232.59', passing over a set #5 rebar at 152.59';
- N00°30'34"W, 164.26' to a set #5 rebar;
- N56°04'00"E, 145.51' to a found P.K. nail;
- Southeasterly on a curve to the left an arc distance of 52.36', said curve having a radius of 75.00', a delta angle of 40°00'00" and an L.C. of S20°30'34"E, 51.30' to a found P.K. nail;
- S40°30'34"E, 60.95' to the POINT OF BEGINNING.

The above described parcel contains 0.505 acres more or less, subject to all legal highways and easements of record.

(Parcel No. 2)

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

Beginning at a found #5 rebar at the Northwest corner of Springbrook Greens Condominiums No. 3 and being the POINT OF BEGINNING, thence the following courses:

- S01°17'03"E with the west line of said Springbrook Greens Condominiums No. 3, 136.18' to a found P.K. nail;
- S88°42'57"W, 133.60' to a set P.K. nail;
- N00°30'34"W, 136.19' to a found P.K. nail;
- N88°42'57"E with the south line of Springbrook Greens Condominiums No. 2, 131.76' to the POINT OF BEGINNING.

The above described parcel contains 0.415 acres more or less, subject to all legal highways and easements of record.

(Parcel No. 3)

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

Beginning at a found P.K. nail at the Southwest corner of Springbrook Greens Condominiums No. 1 and being the POINT OF BEGINNING, thence the following courses:

- S88°42'57"W, 155.00' to a set P.K. nail;
- N00°30'34"W, 111.96' to a set P.K. nail;
- N76°43'00"E, 158.92', passing over a set #5 rebar at 135.92';
- S00°30'34"E with the west line of Springbrook Greens Condominiums No. 1, 145.00' to the POINT OF BEGINNING, passing over a found #5 rebar at 30.00'.

The above described parcel contains 0.457 acres more or less, subject to all legal highways and easements of record.

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

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

Parcel No.: 37-0702-01-019.001

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

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

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

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

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

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

(Private Street & Utility Easement - Brookview Ct.)

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

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

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

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

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

Total Private Street & Utility Easement = 3.161 acres

DESCRIPTION
(Springbrook Greens Condominiums No. 7 Dedicator's Land)

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

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

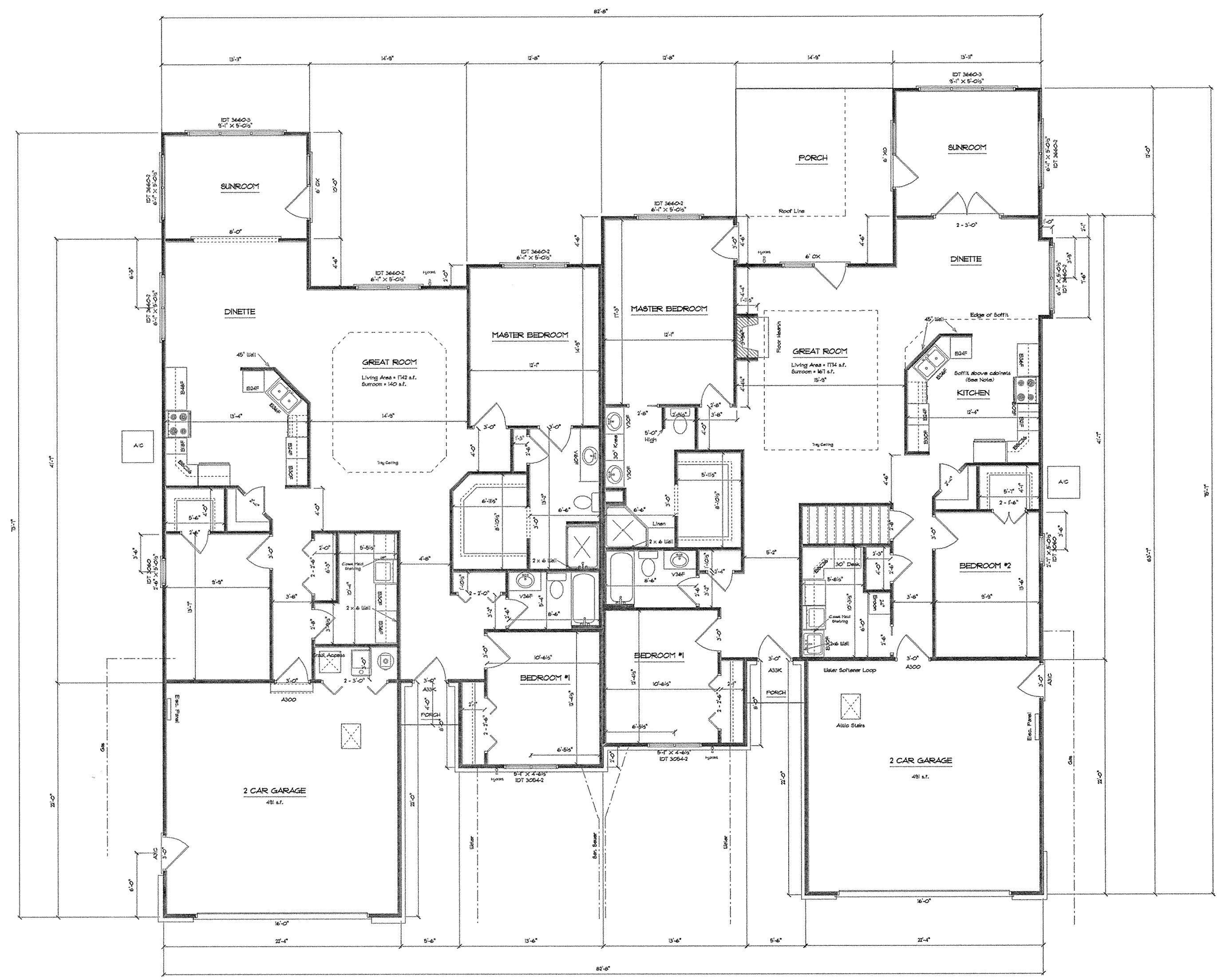
- S88°42'57"W with the south line of the NW 1/4 of Section 7, 1250.00' to a found #5 rebar on the right-of-way line of S.R. 65, passing over a found #5 rebar at 1200.00' also on the right-of-way line of S.R. 65;
- N00°30'34"W with the right-of-way line of S.R. 65, 150.00' to a found 3/4" pipe;
- N88°42'57"E, 200.00' to a found #5 rebar;
- N00°30'34"W, 466.66' to a found #5 rebar;
- N49°50'16"E, 347.42' to a found #5 rebar;
- N87°23'09"E, 299.33' to a found #5 rebar;
- S27°30'00"E, 470.00' to a found #5 rebar;
- S00°30'34"E, 135.00' to a found #5 rebar;
- N88°42'57"E, 189.49' to a found #5 rebar;
- S42°40'00"E, 119.94' to a found #5 rebar;
- S00°30'34"E, 195.00' to the POINT OF BEGINNING.

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

- SAVE AND EXCEPT**
- (Springbrook Greens Condominiums No. 1 - Acreage = 0.383 ac.)
(For Description - See P.B. 24, Pg. 30)
 - (Springbrook Greens Condominiums No. 2 - Acreage = 1.502 ac.)
(For Description - See P.B. 24, Pg. 35)
 - (Springbrook Greens Condominiums No. 3 - Acreage = 0.814 ac.)
(For Description - See P.B. 24, Pg. 62)
 - (Springbrook Greens Condominiums No. 4 - Acreage = 0.965 ac.)
(For Description - See P.B. 24, Pg. 70)
 - (Springbrook Greens Condominiums No. 5 - Acreage = 0.305 ac.)
(For Description - See P.B. 24, Pg. 122)
 - (Springbrook Greens Condominiums No. 6 - Acreage = 1.972 ac.)
(For Description - See P.B. 24, Pg. 147)

The total dedicator's land contains 9.732 acres more or less subject to all legal highways and easements of record.





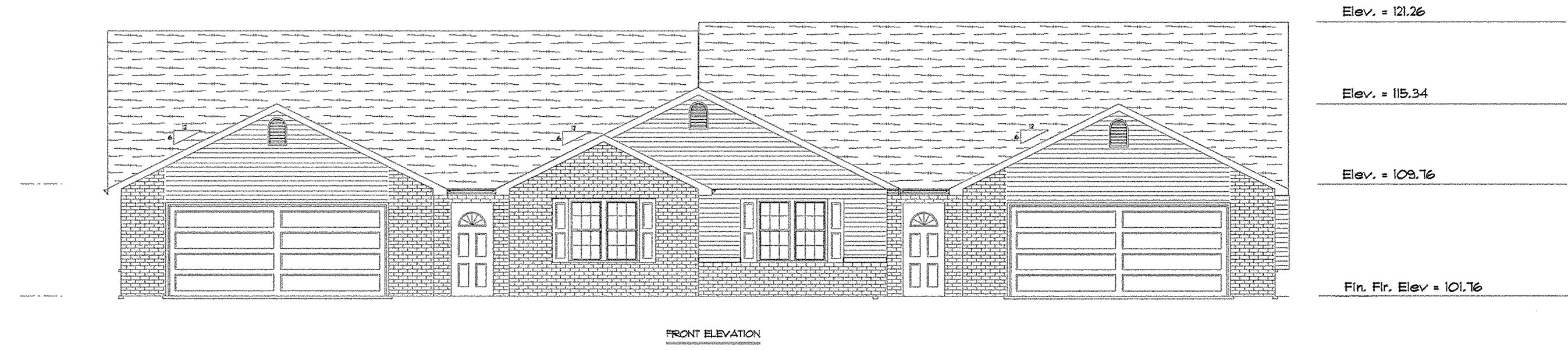
Notes:

1. The framer is to install cabinet blocking.
2. The framer shall install sheeting in the attic above garage.
3. 2x6 walls shall be constructed between the bedroom walls and adjacent to the washer and dryer.
4. Allow for a 3/4" wood floor when framing soffit in kitchen.

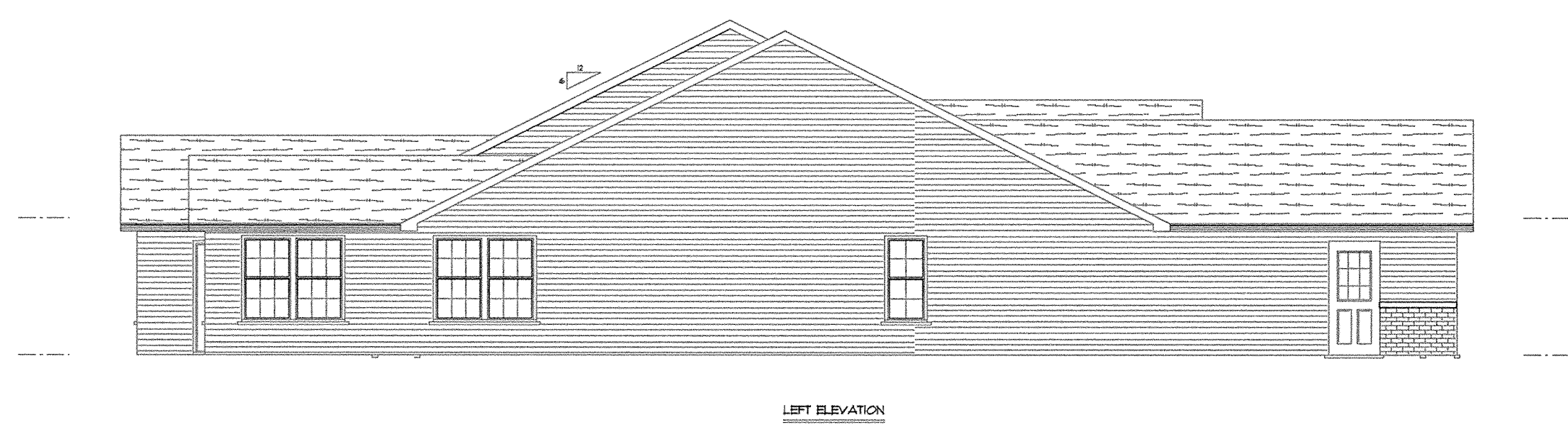
Unit No. 26
4061 Brookshore Dr.

Unit No. 27
4065 Brookshore Dr.

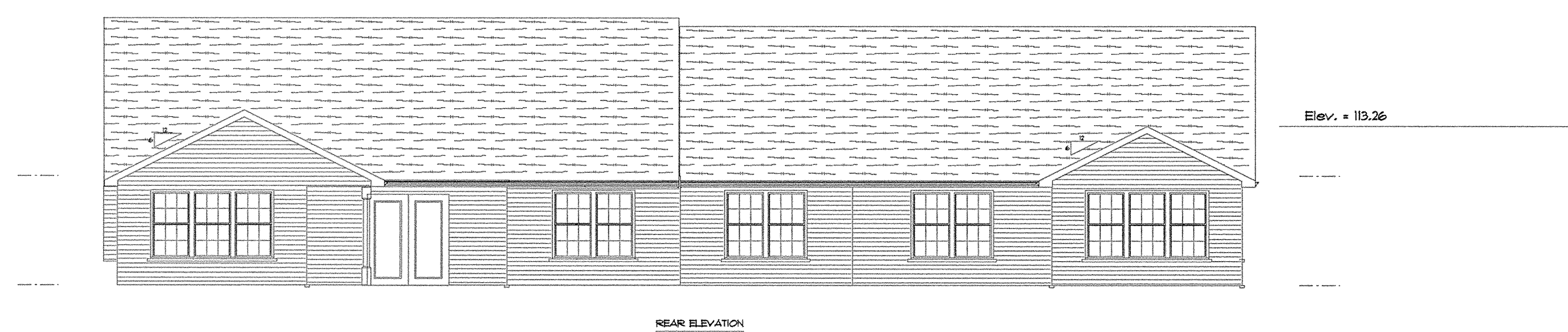
Springbrook Greens Condominiums
Job 936/937
SCALE: 1/8" = 1'-0"
4-2-02



FRONT ELEVATION

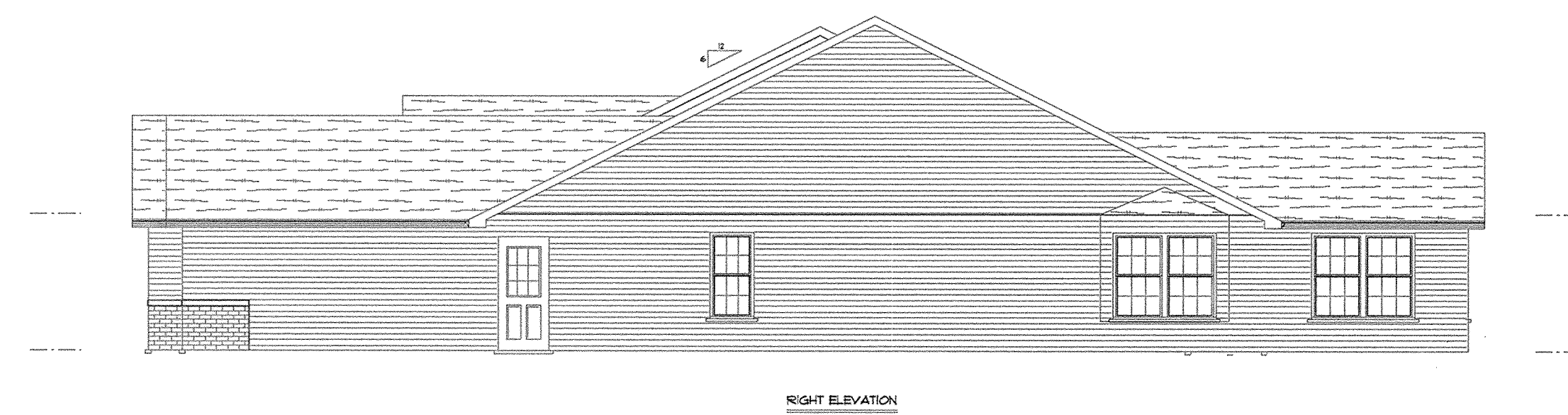


LEFT ELEVATION



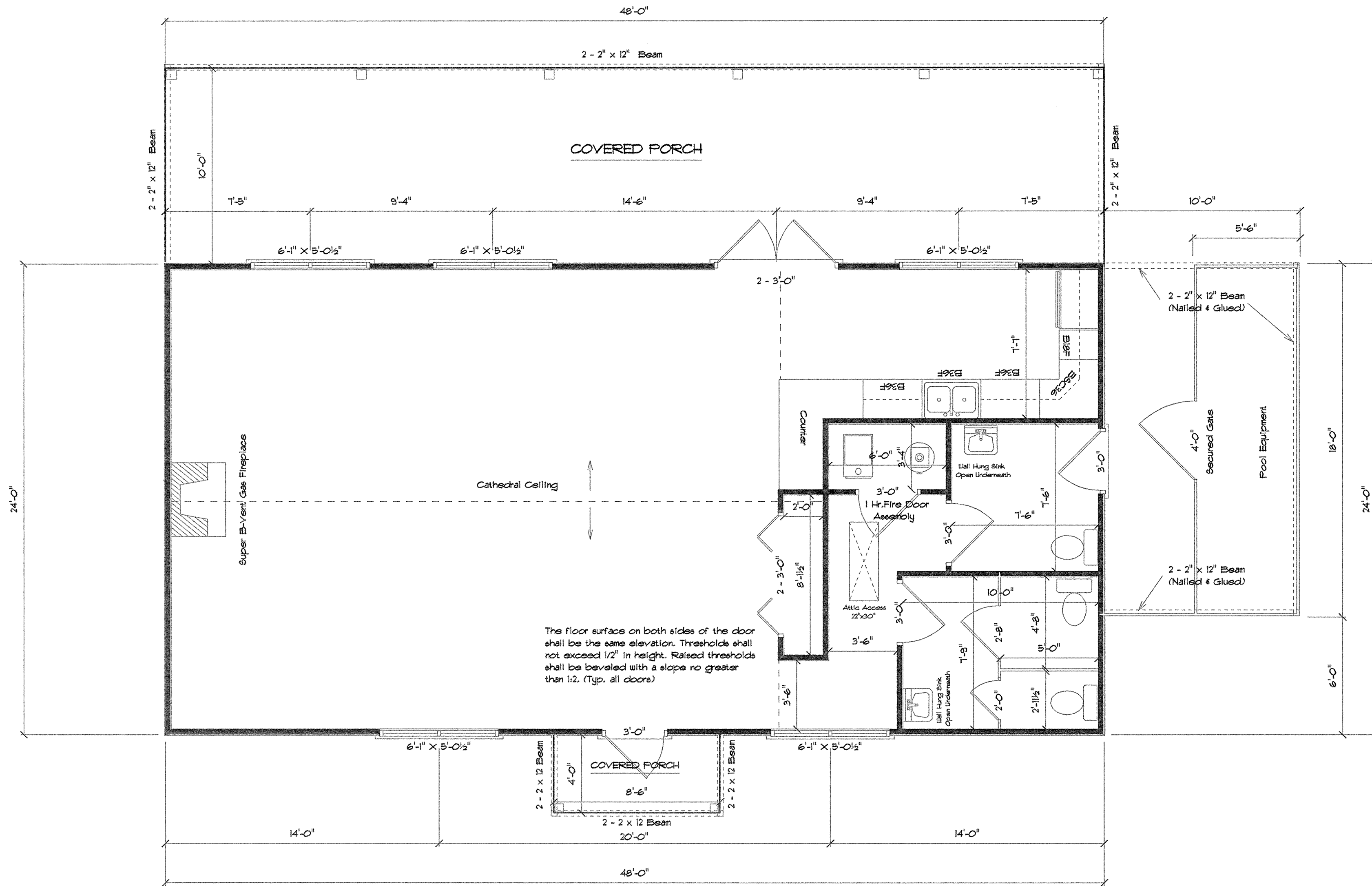
REAR ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located
In Front of 4049 Brookshore Dr. Elev. = 100.00



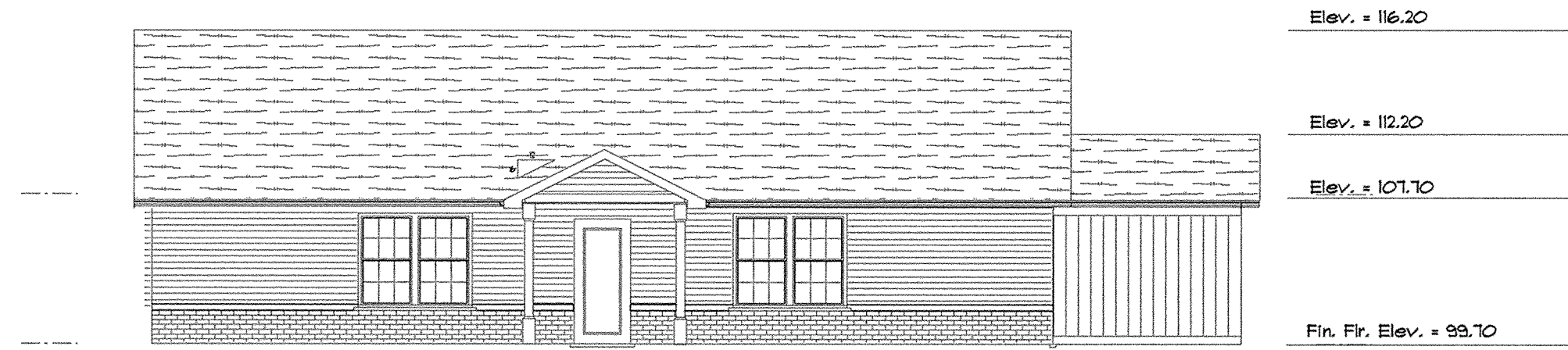
RIGHT ELEVATION

4061 - 4065 Brookshore Dr.

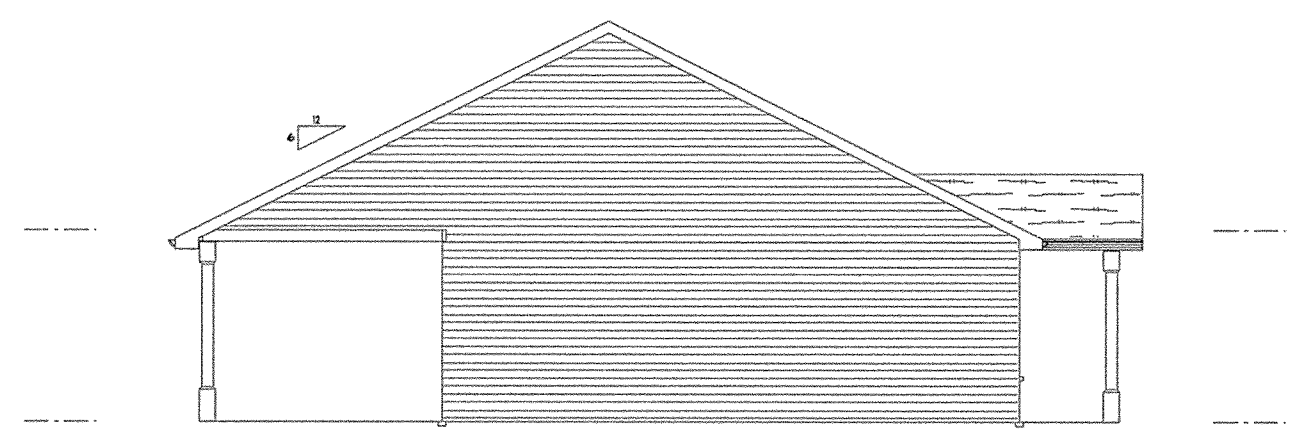


Unit No. 28
170 Brookview Ct.

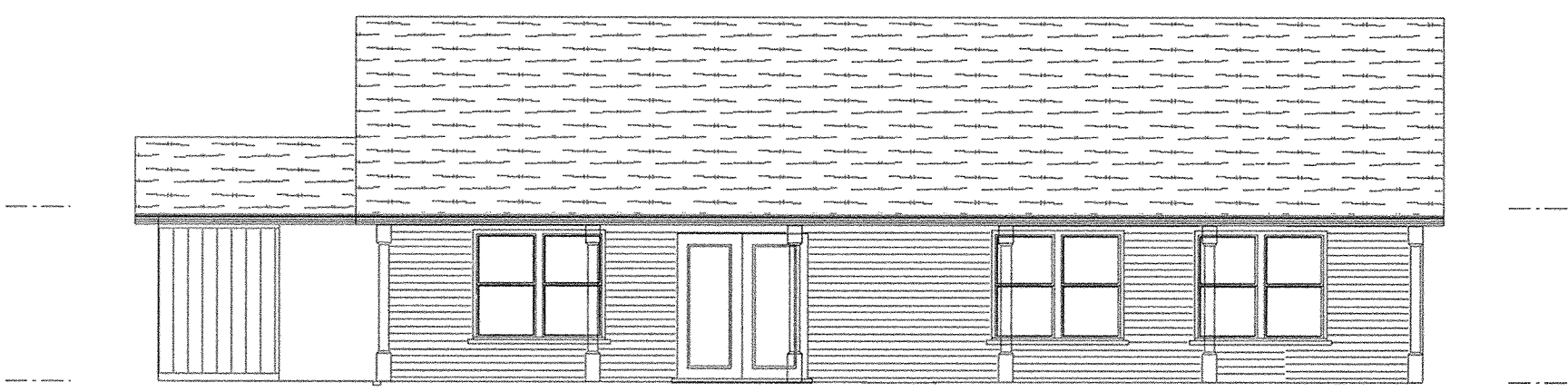
Springbrook Condominiums Community Room
Floor Plan
SCALE: 1/4" = 1'-0"
5-20-02



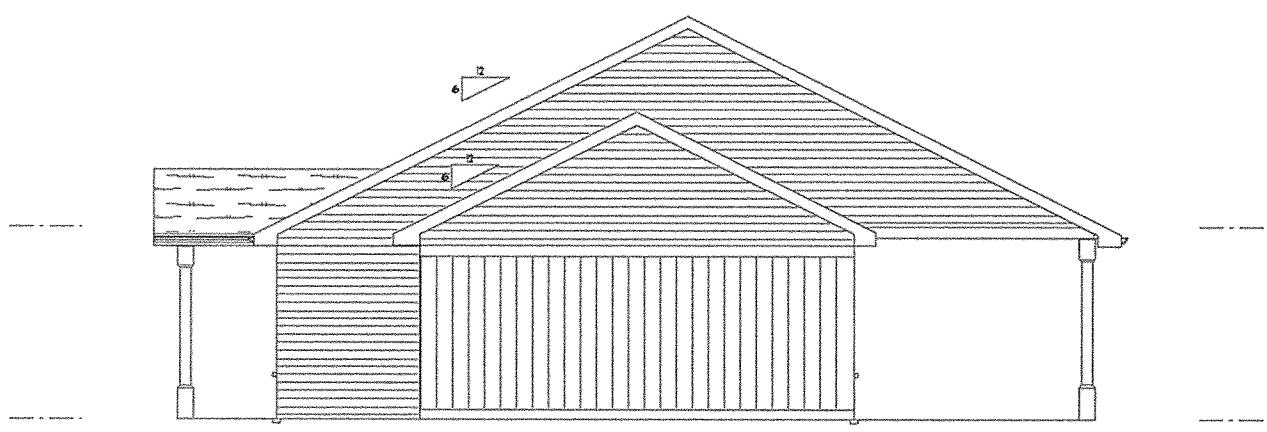
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

170 Brookview Ct.

B.M. - Top of Steamer Nozzle on Fire Hydrant Located In Front of 4049 Brookshore Dr. Elev. = 100.00

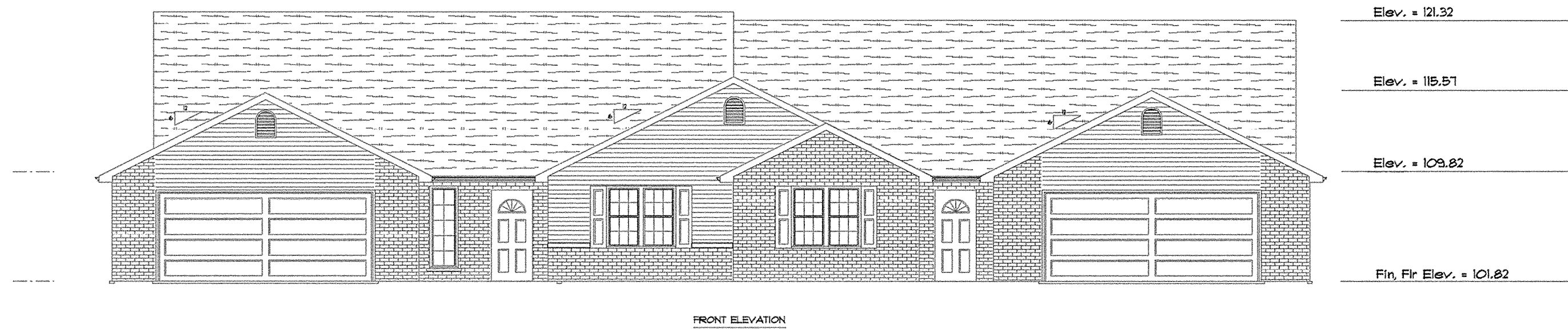


- Notes:
1. The framer is to install cabinet blocking.
 2. The framer shall install sheathing in the attic above garage.
 3. 2x6 walls shall be constructed adjacent to the washer and dryer.

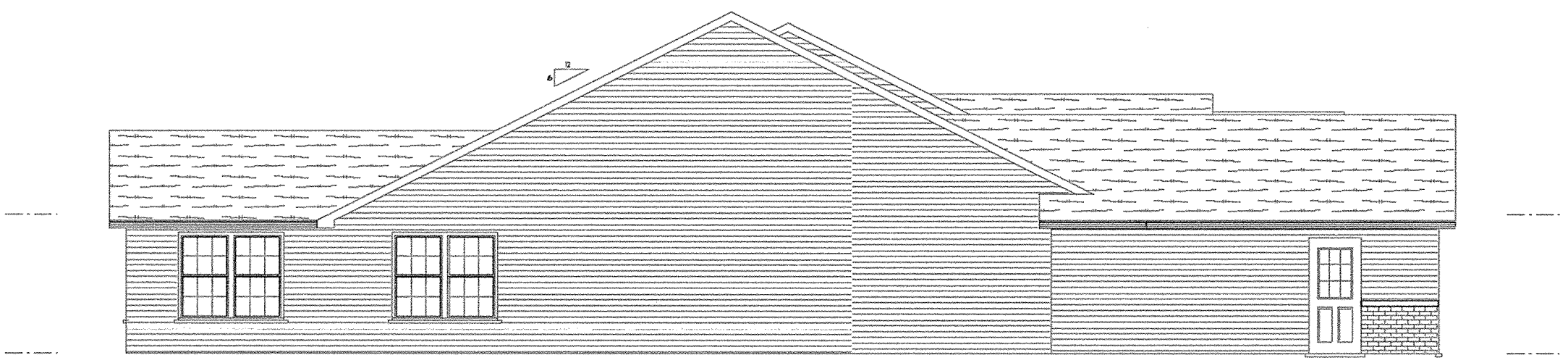
Unit No. 30
238 Brookview Ct.

Unit No. 29
234 Brookview Ct.

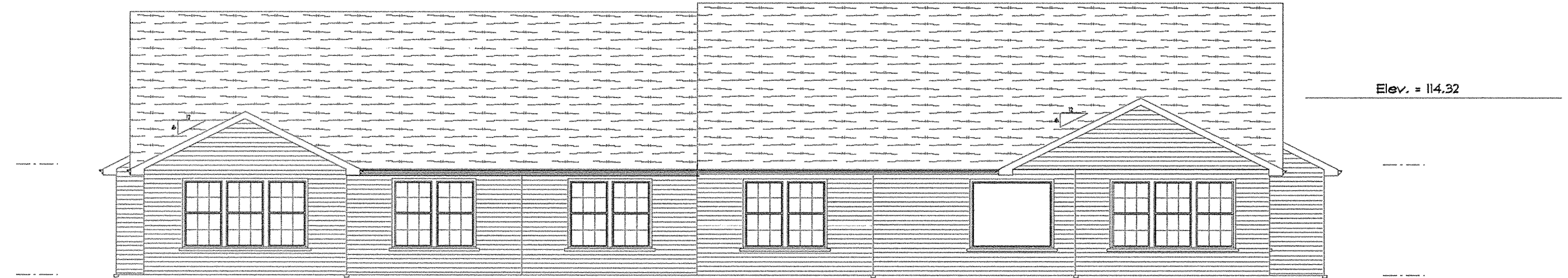
Springbrook Greens Condominiums
Job 939/940
SCALE: 1/8" = 1'-0"
7-8-02



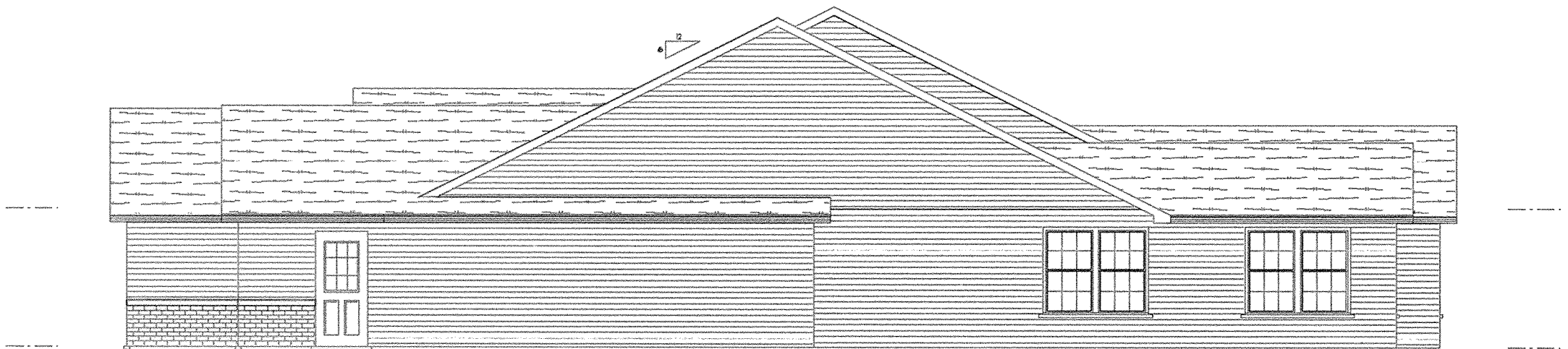
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

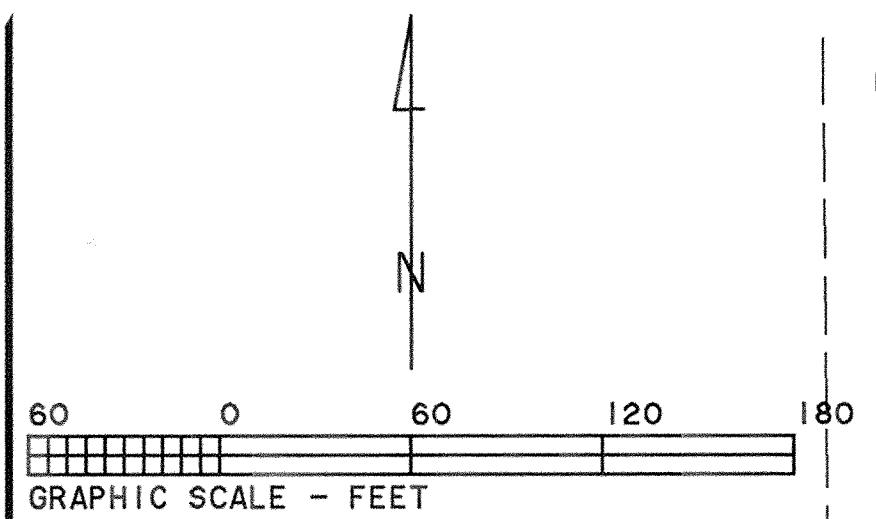
B.M. - Top of Steamer Nozzle on fire Hydrant Located
In Front of 258 Brookview Ct. Elev. = 100.00

SPRINGBROOK GREENS CONDOMINIUMS NO. 7

Survey of Dedicator's Land

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

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|---------|---------|--------------|---------|-----------------|
| C-1 | 75.00' | 63.08' | 48° 11' 23" | 61.24' | S 67° 11' 22" E |
| C-2 | 45.00' | 37.85' | 48° 11' 23" | 36.74' | S 67° 11' 22" E |
| C-3 | 35.00' | 54.50' | 89° 13' 31" | 49.16' | N 44° 06' 12" E |
| C-4 | 125.00' | 109.84' | 50° 20' 50" | 106.34' | N 24° 39' 51" E |
| C-5 | 100.00' | 67.86' | 38° 52' 41" | 66.56' | N 69° 16' 37" E |
| C-6 | 65.00' | 102.98' | 90° 46' 29" | 92.54' | S 45° 53' 49" E |
| C-7 | 50.00' | 34.91' | 40° 00' 00" | 34.20' | S 20° 30' 34" E |
| C-8 | 125.00' | 87.27' | 40° 00' 00" | 85.51' | S 20° 30' 34" E |
| C-9 | 75.00' | 52.36' | 40° 00' 00" | 51.30' | N 20° 30' 34" W |
| C-10 | 100.00' | 69.81' | 40° 00' 00" | 68.40' | N 20° 30' 34" W |
| C-11 | 15.00' | 23.76' | 90° 46' 29" | 21.36' | N 45° 53' 48" W |
| C-12 | 50.00' | 33.93' | 38° 52' 41" | 33.28' | S 69° 16' 36" W |
| C-13 | 75.00' | 65.90' | 50° 20' 50" | 63.80' | S 24° 39' 51" W |
| C-14 | 85.00' | 132.37' | 89° 13' 31" | 119.39' | S 44° 06' 12" W |
| C-15 | 60.00' | 292.79' | 279° 35' 39" | 77.46' | S 48° 30' 46" W |



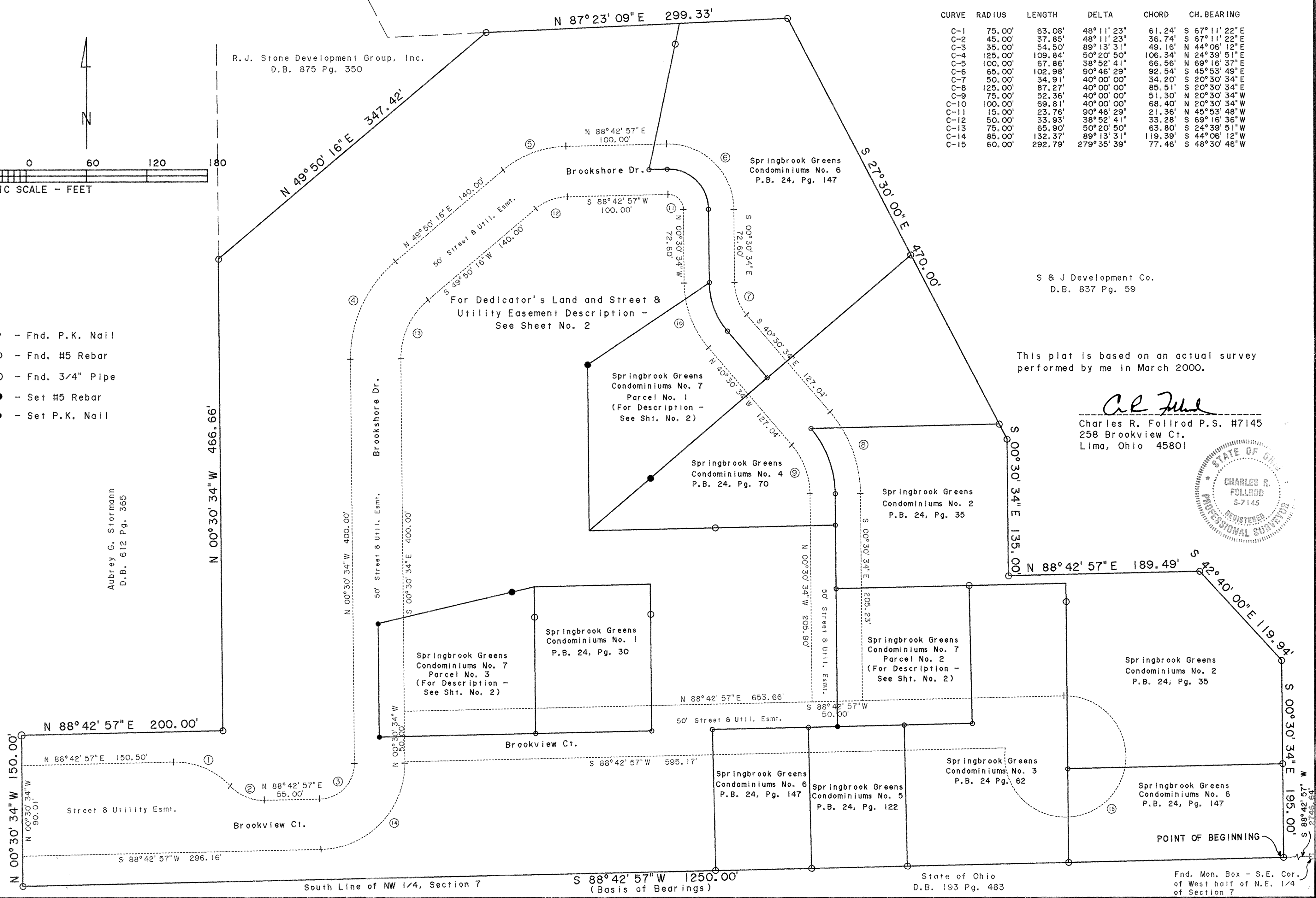
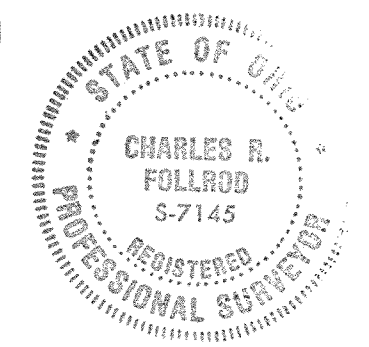
- - Fnd. P.K. Nail
- - Fnd. #5 Rebar
- - Fnd. 3/4" Pipe
- - Set #5 Rebar
- - Set P.K. Nail

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

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

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

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



State of Ohio
D.B. 193 Pg. 483

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

DEDICATION PLAT FOR PART OF DILLER ROAD

SITUATED IN:
THE SW 1/4 OF SECTION 16,
TOWN 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO

OWNERS' DEDICATION AND ACKNOWLEDGMENT

WE THE UNDERSIGNED, BEING 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.

ALLEN COUNTY COMMISSIONERS:

Robert R. Cupp
ROBERT R. CUPP
Alberta M. Lee
ALBERTA M. LEE
Steve Diepenbrock
STEVE DIEPENBROCK

NOTARY PUBLIC

STATE OF OHIO,
S.S.
COUNTY OF ALLEN

BE IT REMEMBERED THAT ON THIS 3rd DAY OF October, 2002, PERSONALLY CAME THE SAID ALLEN COUNTY COMMISSIONERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shelly L. Jordan
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO



Shelly L. Jordan
Notary Public, State of Ohio
My Commission Expires
July 10, 2005

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON October 7, 2002
W. Dean French KH
ALLEN COUNTY AUDITOR NO Fee

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON Oct 7, 2002, IN PLAT BOOK 25, PAGE 19, OF THE PLAT RECORDS OF 11:35 AM ALLEN COUNTY, OHIO. FEE \$20.70

Edward P. Keckly Jr
ALLEN COUNTY RECORDER



CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN August 28, 2002, AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676

DESCRIPTION

Being a parcel of land of the Board of County Commissioners, Allen County, Ohio property (Deed Record Book 871, Page 785) located in the Southwest quarter, Section 16, T 3 S, R 6 E, American Township, Allen County, Ohio, being part of lot #20367 in Laman Subdivision and lying on the south side of the centerline of a survey made by the County Engineer and being located within the following described points:

Commencing at a monument box marking the northwest corner of the Southwest quarter of Section 16, Township 3 South, Range 6 East, American Township, Allen County, Ohio, also being the centerline of Diller Road; thence with the west line of said Southwest quarter (1/4) S 00°53'39" E, a distance of 25.00 feet to a point in the South right-of-way line of Diller Road; thence with said South right-of-way line N 90°00'00" E, a distance of 58.48 feet to the PLACE OF BEGINNING for the parcel to be described;

1. Thence continuing with said South right-of-way line N 90°00'00" E, a distance of 81.52 feet to a point in the east line of Lot No. 20367;
2. Thence with said east line S 03°38'33" W, a distance of 210.86 feet to a point in the original north right-of-way line of State Route 309;
3. Thence parallel to and 30.00 feet north of the existing centerline of State Route 309, N 58°30'54" W, a distance of 145.98 feet to a point in the west line of the Southwest quarter of Section 16;
4. Thence with said west line N 00°53'39" W, a distance of 22.60 feet to a point;
5. Thence N 38°43'27" E, a distance of 33.14 feet to a point;
6. Thence N 19°14'57" E, a distance of 53.75 feet to a point;
7. Thence on a curve to the right, having a radius of 150.00 feet and an arc length of 39.59 feet, on a chord bearing N 27°33'25" E, a distance of 39.47 feet to the PLACE OF BEGINNING.

Containing 0.447 acre, more or less.

This description is based on an actual field survey performed by Allen County Engineers Office in August 2002. All markers are accurate as to material and location and are in place.

ALLEN COUNTY ENGINEER 19

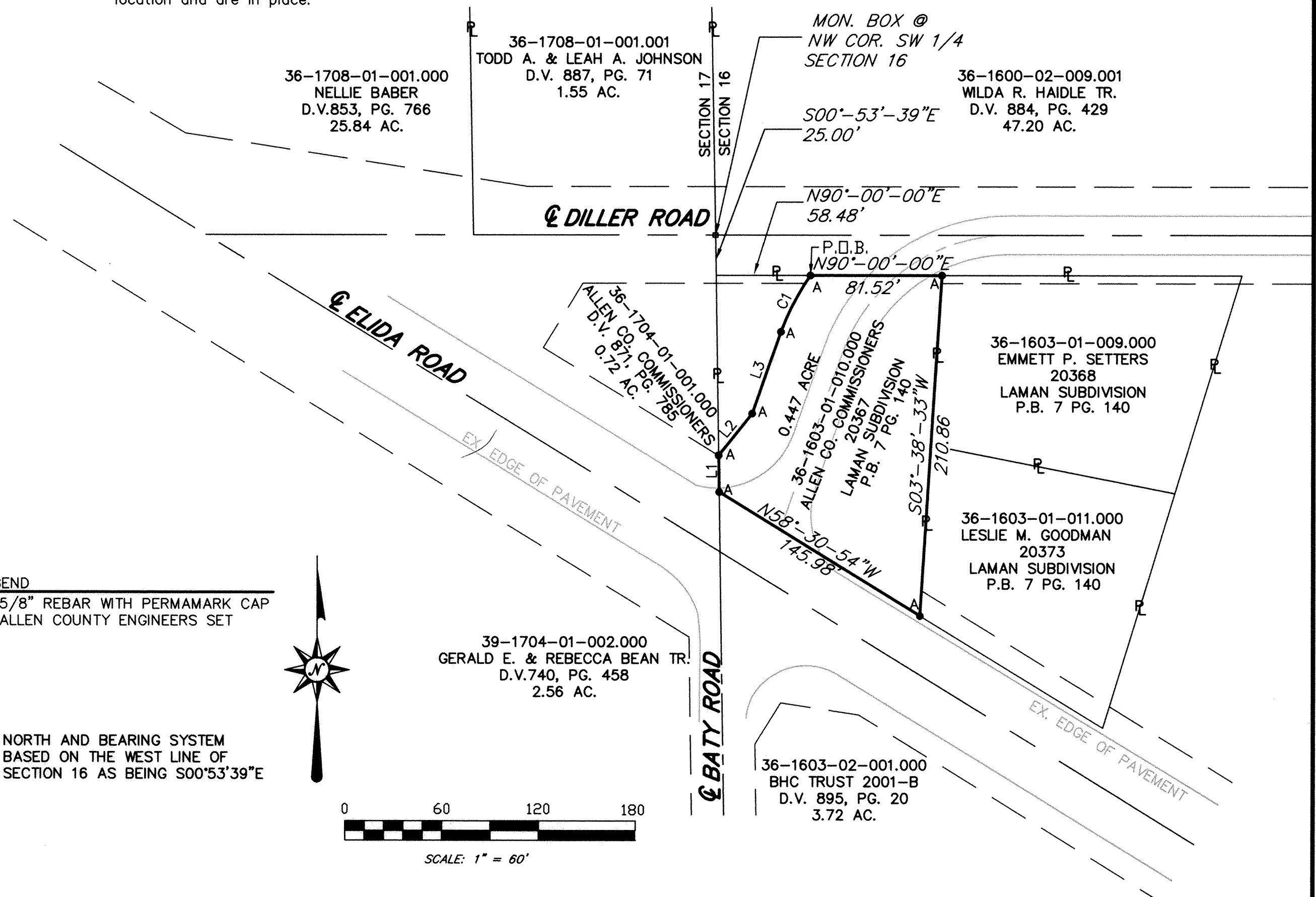
WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: AUGUST 27, 2002 DRAWN BY: WLL
REV: SEPTEMBER 12, 2002 CHECKED BY:

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N00°53'39"W | 22.60 |
| L2 | N38°43'27"E | 33.14 |
| L3 | N19°14'57"E | 53.75 |

| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|-------|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 150.00 | 39.59 | N27°33'25"E | 39.47 |



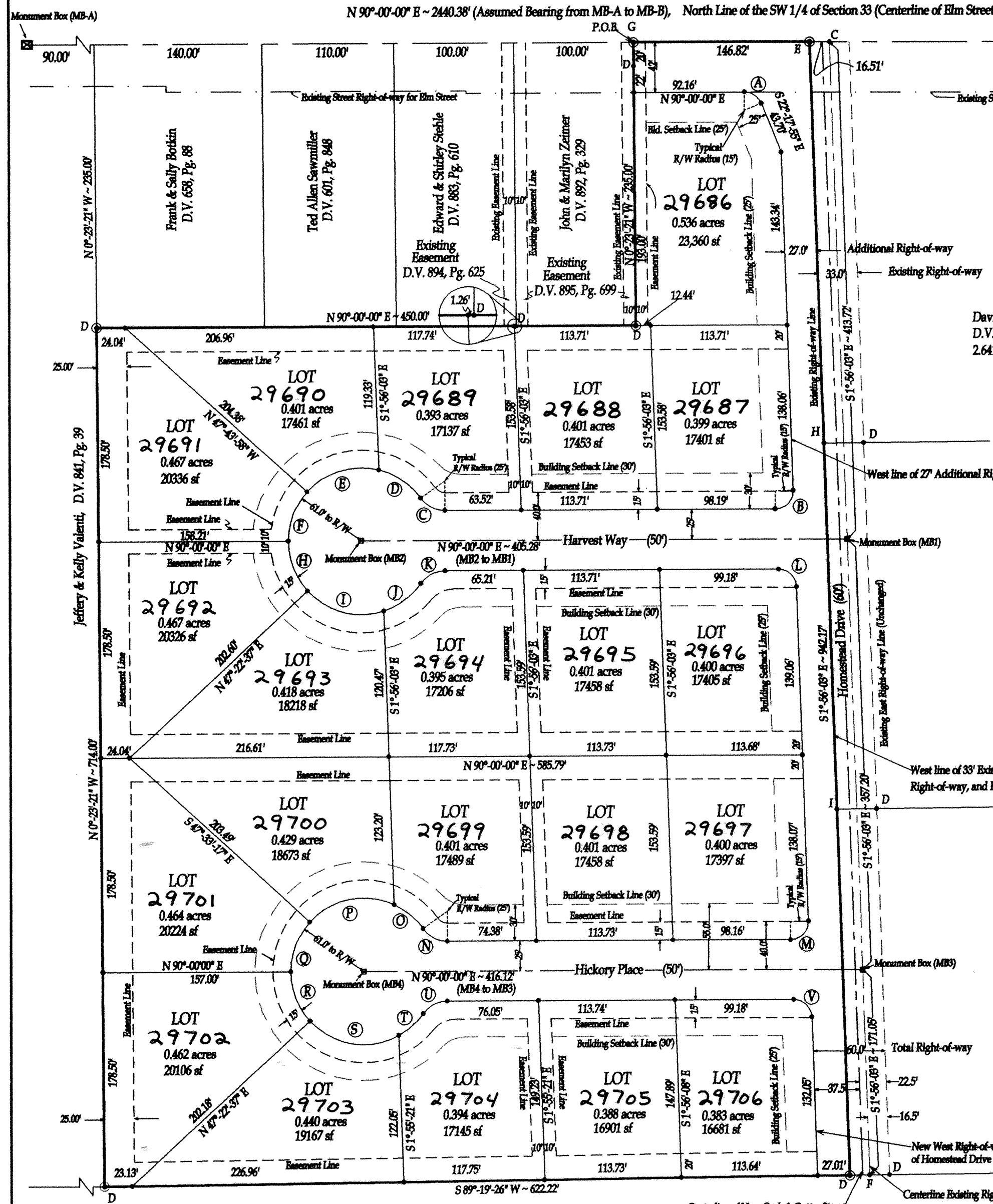
HOMESTEAD FARM ESTATES - FINAL PLAT

PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 33, T3S, R6E, AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO

Bellows Properties LLC
D.V. 883, Pg. 132
10.801 acres (Total)
0.142 acres (Original Road right-of-way)
1.820 acres (Additional Road right-of-way)
1.962 acres (Total Road right-of-way)
Parcel # 36-3303-02-001.007

Michael J. Howlitzky

10-8-02
For Affidavit as to Lot numbers Interpreting Subdivisions
Restrictions + Covenants See Deed Vol 904 Pg 57



DESCRIPTION
Being parcel #36-3303-02-001.007 located in the N 1/2 of the SW 1/4 of Section 33, T3S, R6E, American Township, Allen County, Ohio, recorded in Deed Volume 883, Page 132. More particularly described as follows:

Commencing, for reference, at the monument box at the NW corner of the SW 1/4 of Section 33; thence N 90°-00'-00" E on the North Line of the SW 1/4 (centerline of Elm Street), 540.00' to an existing Mag nail at the POINT OF BEGINNING; thence the following courses:

- 1) Continue, N 90°-00'-00" E on said centerline, 146.82' to an existing Magnail;
- 2) S 1°-56'-03" E on the Old West Right-of-way Line of Homestead Drive, 942.17' to an existing #5 Rebar;
- 3) S 89°-19'-26" W, 622.22' to an existing #5 Rebar;
- 4) N 0°-23'-21" W, 714.00' to an existing #5 Rebar;
- 5) N 90°-00'-00" E, 450.00' to an existing #5 Rebar;
- 6) N 0°-23'-21" W, 235.00' to the POINT OF BEGINNING, passing an existing #5 Rebar at 215.00'.

The above described parcel of land contains 10.801 acres, more or less, of which 0.142 acres are occupied by existing road right-of-way and 1.820 acres in new road right-of-way for a total of 1.962 acres of road right-of-way. This parcel is subject to all legal highways and easements of record.

The basis of bearings for this survey is based on the assumption that the North Line of the SW 1/4 of Section 33 (centerline of Elm Street) is N 90°-00'-00" E. This legal description and accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #9004 on April 26, 2002.

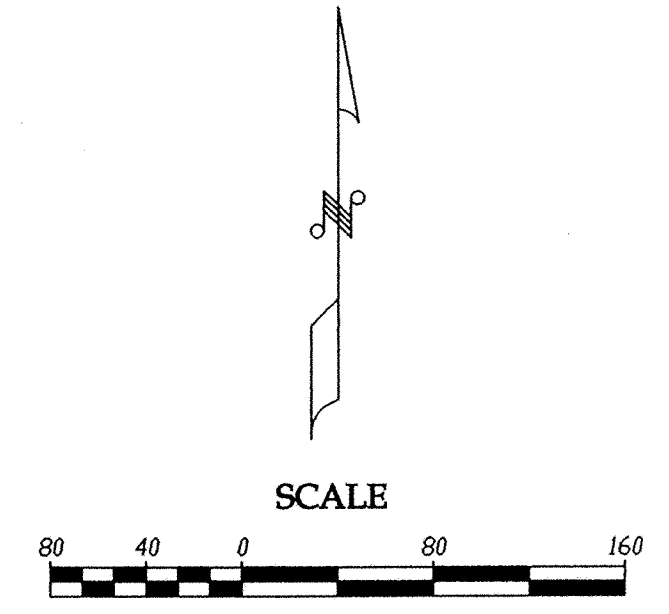
- Notes:**
- 1) There exists a "Blanket" Ohio Power Easement over this entire property as recorded in Deed Volume 227, Page 453.
 - 2) For Clarification an additional 27.0' of road right-of-way was added to the original 33.0' of road right-of-way to make a total of 60.0' of road right-of-way for Homestead Drive.
 - 3) The centerline of Pavement of Homestead Drive and the centerline of the 60' right-of-way of Homestead Drive are not one and the same.
 - 4) Albright Road was renamed Homestead Drive on August 13, 2002 by Allen County Commissioners Resolution #569-02 recorded in JR 199 Page 065. A copy of this document can also be found in Deed Volume 901, Page 762.

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING & LENGTH |
|-------|--------|------------|------------------------|
| (A) | 15.00' | 17.72' | S 56°-08'-58" E 16.71' |
| (B) | 15.00' | 24.07' | S 44°-01'-59" W 21.57' |
| (C) | 25.00' | 23.76' | N 62°-46'-28" W 22.87' |
| (D) | 61.00' | 43.23' | N 55°-50'-57" W 42.33' |
| (E) | 61.00' | 65.56' | S 73°-03'-32" W 62.45' |
| (F) | 61.00' | 45.00' | S 21°-08'-01" W 43.99' |
| (G) | 61.00' | 45.38' | S 21°-18'-42" E 44.34' |
| (H) | 61.00' | 69.32' | S 75°-10'-42" E 65.65' |
| (I) | 61.00' | 39.09' | N 53°-54'-28" E 38.43' |
| (J) | 25.00' | 23.76' | N 62°-46'-28" E 22.87' |
| (K) | 15.00' | 23.06' | S 45°-58'-01" E 20.85' |
| (L) | 15.00' | 24.07' | S 44°-01'-59" W 21.57' |
| (M) | 25.00' | 23.76' | N 62°-46'-28" W 22.87' |
| (N) | 61.00' | 31.56' | N 50°-22'-20" W 31.21' |
| (O) | 61.00' | 77.04' | S 78°-37'-29" W 72.02' |
| (P) | 61.00' | 45.19' | S 21°-13'-21" W 44.16' |
| (Q) | 61.00' | 45.38' | S 21°-18'-42" E 44.34' |
| (R) | 61.00' | 80.88' | S 80°-36'-31" E 75.09' |
| (S) | 61.00' | 27.53' | N 48°-28'-39" E 27.30' |
| (T) | 25.00' | 23.76' | N 62°-46'-28" E 22.87' |
| (U) | 15.00' | 23.06' | S 45°-58'-01" E 20.85' |

LEGEND

- MB-A = Existing Monument Box at the NW corner of the SW 1/4 Section 33.
- MB-B = Existing Monument Box at the intersection of the centerlines of Elm Street & Stevick Road.
- MB-1 = Monument Box set at the intersection of the centerlines of Harvest Way and the old right-of-way of Homestead Drive.
- MB-2 = Monument Box set at the center of the bulb of the Cul-de-sac for Harvest Way.
- MB-3 = Monument Box set at the intersection of the centerlines of Hickory Place and the old right-of-way of Homestead Drive.
- MB-4 = Monument Box set at the center of the bulb of the Cul-de-sac for Hickory Place.
- C = Existing Railroad Spike at the intersection of the centerline of Elm Street & the centerline of the old right-of-way of Homestead Drive.
- D = Existing #5 Rebar
- E = Existing Mag nail at the centerline of Elm Street and the old West right-of-way Line of Homestead Drive.
- F = Existing Railroad Spike at the intersection of the centerline of the old right-of-way of Homestead Drive and the South line of Homestead Drive.
- G = Existing Mag nail at POINT OF BEGINNING
- H = Set Mag nail at the SW corner of David & Cynthia Kesner property.
- I = Set Mag nail at SW corner of Paul & Julie Kesner property
- = #5 Rebar set, unless otherwise noted.

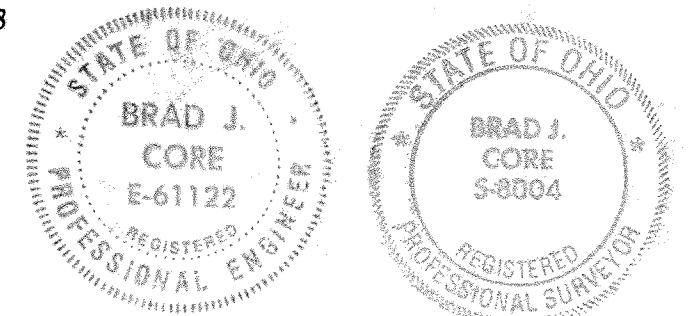
Easements:
All easements within this subdivision and shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, detention, sanitary sewer, gas, electric, telephone, cable television 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. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. The grade in all easements is critical to the proper function of storm sewers, storm water detention, and surface drainage, therefore, there must not be any changes made to the grade in any easement, within the subdivision, shown on this plat.



Peggy J. Boughan, Trustee
D.V. 772, Pg. 398

This description and plat are based on an actual survey performed under my direct supervision on April 26, 2002. All markers called for will be set within 60 days of recording of this plat.

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



BASIS OF BEARINGS
All bearings based on the assumption that the bearing of the centerline of Elm Street is N 90°-00'-00" E.

| | | |
|--------------------------|---|--|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | |
| 10-01-2002 10-04-2002 | DEVELOPER/OWNER Bellows Properties, LLC | DEVELOPER/OWNER ADDRESS: 4150 W. Elm St., Lima, Ohio, 45807 |
| | DRAWN BY: P.J.M. | DATE: 9-05-2002 |
| | CHECKED BY: B.J.C. | DATE: 9-11-2002 |
| SCALE: 1" = 80' | PAGE 1 | OF 4 PAGES |

HOMESTEAD FARM ESTATES SUBDIVISION RESTRICTIONS & COVENANTS (CONTINUED)

- H) No house may be occupied until completed.
- I) As required by the Allen County Regional Planning Commission, sidewalks shall be on both sides of the street at the expense of the homeowner. Sidewalks shall be constructed according to the standard construction specifications of the Allen County Engineer.
- J) Excavation:
1. Excavation on any site shall be back-filled as soon as possible with good construction practice and the disturbed area shall be graded. Immediately upon grading, steps shall be taken to effectively minimize erosion, either through sod, seeding, straw, placement of straw bales or other approved methods. Erosion and its effects to the watercourse or any other portion of any lot within this plat are the responsibility of the Owner and Builder and not the Homestead Farm Estates Development Company.
 2. The Homestead Farm Estates Architectural Committee or its designee may establish grades, slopes and swales on the lots and fix grade at which any dwelling shall be erected or placed, so that these may conform to a general plan for the subdivision subject, however, to local building code restrictions.
- K) All mailboxes shall be of uniform design as established by Homestead Farm Estates Architectural Committee.
- L) All lot owners shall be prohibited from filling roadway swales and detention basins and shall be prohibited from connecting downspouts, and any other surface inlets into roadside underdrains. Sump pumps, footer tiles and air conditioner condensation lines may be connected to roadside underdrains. These all must conform to current county, and township regulations.
- M) The Homestead Farm Estates Architectural Committee shall be composed of three individuals appointed by the developer, his successor or assignee. In the event of the death or resignation of any member of the Committee originally appointed, the remaining members or member of the Committee shall have the power to appoint new members to fill the vacancies.

SECTION 13. LOT MAINTENANCE:

- A) No portion of the lots shall be used for any purpose other than that of a woods, lawn, landscaped area, or flower garden. Nothing herein contained, however, shall be construed as preventing the use of the premises for walks and drives, the planting of trees or shrubbery, the growing of flowers or ornamental plants, or the construction of children's outdoor toys provided that such toys shall not exceed eight (8) feet in height nor be larger in area than twelve (12) feet by twelve (12) feet and be of a style and architecture conforming in appearance to the main residential structure.
- B) It shall be the duty of the property owner to keep the property including lawns, shrubbery, and trees in a neat and well-mannered condition.

SECTION 14. PARKING:

- A) Overnight parking on the paved portion of the street is prohibited and parking on the shoulders is prohibited at all times. No inoperable motor vehicle; no trailer, motor home, camper, recreational vehicle, boat, air-craft, motorcycle; nor any truck larger than three-quarter ton shall be parked on any lot or anywhere else within the subdivision for more than 48 hours during any 7 day period. Unless stored wholly within a private garage or screened with natural landscaping from view from adjoining lots and abutting streets.
- B) All trucks must be parked in garages. Commercial vehicles, not including company cars, are prohibited. All cars must be licensed and in good repair.

ARTICLE II HOME OWNERS ASSOCIATION

SECTION 1. MEMBERSHIP VOTING:

As of the date of acceptance and recording of these restrictions and covenants, every person or entity who becomes a home owner or thereafter becomes an owner of a lot within the subdivision shall be a dues-paying member of Homestead Farm Estates Home Owners Association. The association shall meet once a year to elect a president, vice president, and secretary. Each lot shall be entitled to one (1) vote in the affairs of the association. Persons having the power to convey fee simple in a given lot shall constitute a unit having one(1) vote. The vote of any lot may not be split. The association may adopt a membership fee to be collected at the time a new owner purchases a residence and may adopt an annual membership fee, all by a majority vote of the members attending a duly-called meeting for that purpose. Votes may be cast by proxy.

SECTION 2. GENERAL MAINTENANCE:

The association shall be responsible for the maintenance of the entrance island on Homestead Drive, the stormwater detention basins and any and all street signs, except those maintained by the township or county. Any landscaping and signage originally done in common areas (such as in the entrance island) shall be kept in good condition and replaced in the event of any natural or accidental damage making it unsightly or overgrown.

ARTICLE III GENERAL PROVISIONS

SECTION 1. VIOLATION OF COVENANTS:

Any person or persons owning any real property situated in Homestead Farm Estates, or the Homestead Farm Estates Architectural Committee, or its designee may prosecute any proceedings in law or in equity against the person or persons violating or attempting to violate any of the covenants herein. Failure by any party to enforce any covenant, restriction, or agreement herein contained shall in no event be deemed a waiver of the right to take such action for the violation or for any further violation. No lot owner, nor the Architectural Committee, or its designee shall be obligated to enforce these restrictions. Violation of any of the restrictions shall give the Architectural Committee or its designee the right, but not the obligation, to enter onto the property upon which such violation exists and to abate summarily, at the expense of its owner, anything or condition that may exist in violation of these restrictions, and the consent of the Architectural Committee or its designee shall not thereby be deemed guilty of trespass, for such entry and abatement.

SECTION 2. TERMS OF COVENANTS AND RESTRICTIONS:

The herein enumerated restrictions, rights, reservations, limitations, agreements, covenants, and conditions shall be deemed as covenants and shall run with the land and bind all lot owners, their successors and their heirs, executors, administrators and assigns for forty (40) years and shall be automatically extended for successive periods of ten (10) years unless amended or repealed by a vote of a simple majority of all lots in the subdivision.

SECTION 3. AMENDMENTS:

The restrictions may be amended at any time by an affirmative vote of a simple majority of all lots in the subdivision. Each lot shall be entitled to one (1) vote and that vote cannot be split. Any restriction requiring any action by any governmental office cannot be amended without approval of appropriate governmental action. Amendments will be deemed ineffect when filed with the Allen County Recorder.

SECTION 4. DESIGNEE DEFINED:

The word "designee" as used in the foregoing restrictions shall mean any person, committee, firm or corporation expressly designated and nominated the Developer, to act for it, or any successor of said Developer which becomes such either by voluntary transfer and conveyance, or by operation of law.

SECTION 5. PARAGRAPH

The paragraph headings are intended for convenience only and are not intended to be a part of these restrictions or in any way to define, limit, describe the scope or intent of the particular section to which they refer.

SECTION 6. EFFECT OF INVALIDATION:

If any provision of these restrictions is held to be invalid by any court of competent jurisdiction, the validity of such provision shall not affect the validity of the remaining provisions hereof.

SECTION 7. APPROVALS:

Any approvals required under these restrictions shall be deemed granted if not disapproved within thirty (30) days after submission of a written request for approval.

APPROVAL OF REGIONAL PLANNING COMMISSION

This plat having been approved by the Regional Planning Commission of Allen County, Ohio and Executive Director of the Regional Planning Commission, hereby on behalf of said Commission, approve and except this plat this 7 day of October, 2002

John M. Maguire

Executive Director, Regional Planning Commission

R, 200221765 COUNTY RECORDER'S CERTIFICATE

Filed for record under file no.# _____ on this 8th day of Oct., 2002, at a time of 12:27 ^{PM} in the County Recorder's Office for a fee of \$2.80 and recorded in Plat Book 25, on Page 20.

Edward P. Kirk

Recorder, Allen County, Ohio

COUNTY AUITTOR'S CERTIFICATE

Filed for transfer on this 8th day of October, 2002.

H. Dean French

Auditor, Allen County, Ohio 10.50 SS

COUNTY ENGINEER'S CERTIFICATE

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

Allen County Engineer

Allen County Engineer

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

Not Required B.J.C.

Director, Allen County Combined Health District

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 dedicated the streets as shown thereon, comprising of a total of 1.962 acres, 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.

Don Bellows 10/8/02

Don Bellows, for Bellows Properties, LLC Date

Brad Love 10/8/2002

Witness Date

Cheryl Bellows 10/8/02

Cheryl Bellows, for Bellows Properties, LLC Date

Brad Love 10/8/2002

Witness Date

State of Ohio
County 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 8th day of October, 2002

Zachary J. Jordan

Notary Public

| | | | | |
|---------------------------|---|-------------|-----------|--|
| REVISED 10-01-2002 | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| DEVELOPER/OWNER | DEVELOPER/OWNER ADDRESS: | | | |
| DRAWN BY: | DATE: | CHECKED BY: | DATE: | |
| P.J.M. | 9-05-2002 | B.J.C. | 9-11-2002 | |
| SCALE: | PAGE | OF | PAGES | |
| 1" = 80' | 3 | 4 | 4 | |

HOMESTEAD FARM ESTATES SUBDIVISION RESTRICTIONS & COVENANTS

In order to establish a general plan for the use, occupancy and enjoyment of the subdivision known as **Homestead Farm Estates**, all lots and preserves within the subdivision shall be subject to the following restrictions, covenants and easements which shall run with the land and inure to the benefit of all owners, their heirs and assigns.

ARTICLE 1. PROTECTIVE COVENANTS AND RESTRICTIONS

SECTION 1. LAND USE:

SINGLE FAMILY RESIDENCE: The property shall be used solely for single family residential purposes. No portion of the property shall be used for the purpose of any business, trade or professional except that a business may be operated by any resident provided that it shall be conducted solely within the residence building and not in the garage or any other structure or upon any other portion of the lot and provided further that the residence shall not have the outward appearance of a business and provided finally that no more than two (2) full time employees other than the resident may be employed at the residence. No more than one (1) home business shall be operated out of any residence. Improvements constructed on the property shall be limited to single family residences and such other improvements as are appropriately appurtenant thereof. "Family" as used in this instrument shall mean one (1) or two (2) unrelated persons or two or more persons related by blood, marriage or adoption residing on the premises as a single housekeeping unit and including domestic servants, if any, as distinguished from a group occupying a boarding house, lodging, motel, fraternity or sorority house. It is intended to exclude non-residential uses and exclude any group home, multi-family apartment, double, duplex, twin single, two-family, boarding house, commune, half-way house, or other non-single family use. Such restrictions shall not prohibit the rental of any property for use consistent with this section.

BUILDING SETBACK LINES: No building may be erected closer to any of the lot lines than the building setback lines shown on the record plat of this subdivision, which are incorporated herein.

UTILITIES EASEMENTS: Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of all utilities, public and private, including but not limited to water, storm sewer, detention, sanitary sewer, gas, electric, cable television, 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. No permanent structures or permanent planting of trees or shrubs shall be placed on easements designated on plat.

SECTION 2. TEMPORARY STRUCTURES/NON RESIDENTIAL STRUCTURES:

No structure of a temporary character shall be used on any portion of the property for more than forty-eight (48) hours; however, this shall not prohibit the use of any temporary structures in connection with the construction of any subdivision improvements or the construction of a dwelling.

SECTION 3. SIGNS:

SIGNS: No sign of any kind shall be displayed to the public view on any lot, except that each owner may erect and maintain, one sign of not more than one square foot giving his address, name or profession or combination thereof, and one sign of not more than five (5) square feet, offering the premises for sale or rent.

CONTRACTOR'S SIGNS: Signs, announcing the names of the construction firm(s), the engineer, the architect, and/or the subcontractors, participating in the construction of a building on the property shall be permitted during the actual construction provided that only one (1) sign per lot is used which does not exceed five (5) square feet per side in display area; nor is higher than three (3) feet and provided further that it shall not be placed on the lot any closer to the street than five (5) feet from the property line.

SECTION 4. NUISANCES:

No activity, noxious or offensive, which constitutes a civil nuisance shall be carried on within any portion of the ground encompassed within this plat. No power mowers, power snow removal equipment or any other tools or equipment making undue noise shall be used before 8:00 A.M. or after 10:00 P.M.

SECTION 5. DOMESTIC ANIMALS:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that cats, dogs or other household pets may be kept, if confined to the pet owners dwelling or lot provided that they are not kept, bred or maintained for any commercial purpose. No doghouses, dog pens or runways (kennels) are permitted. Not more than two (2) mature members of a given animal genus may be maintained on the property. Any animal older than ninety (90) days shall be considered as mature. Any dogs, which are not prohibited by this restriction, must nonetheless be kept in a manner, which does not disturb other residents of the Subdivision.

SECTION 6. GARBAGE AND RUBBISH DISPOSAL:

No portion of the property shall be used or maintained as a dumping ground or rubbish or other similar material. All materials from construction shall be picked up weekly. All garbage and other similar materials shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept inside the owners dwelling.

SECTION 7. ANTENNAS:

There shall be no television or radio antennas or discs permitted in Homestead Farm Estates Subdivision unless the same be approved by the Architectural Committee and then they will only be permitted in the rear of the house shielded from view of the street and adjoining lot owners.

SECTION 8. CLOTHES LINES AND HANGING DEVICES:

Articles such as clothes, diapers, towels, bedding, rugs, draperies, or other similar items shall not be hung out in exposed view on any portion of the property to dry. Nor, shall there be any exterior clothesline or other hanging devices.

SECTION 9. FUEL TANKS:

Fuel tanks or other similar storage receptacles may be installed only within the main dwelling structure or buried underground and shall not be exposed to view.

SECTION 10. OUTDOOR FIRES:

No outdoor fires shall be built within or upon the properties except in outdoor grills.

SECTION 11. BUILDING PLANS:

A) No building shall be erected, placed or altered on any building site unless the plans, specifications and site plan showing the location of such building have been approved in writing by the Homestead Farm Estates Architecture Review Committee (established hereinafter) or its designee.

B) Such design shall be submitted to Homestead Farm Estates Architecture Review Committee or its designee for approval which shall have the right to approve or disapprove the plans and to designate permissible facing materials for all exteriors of structures and which will consider durability, form, color, and compatibility with the structure, terrain and neighborhood in determining the acceptability of said materials. Neutral colors and designs not using vinyl, plastic, or aluminum siding are required.. Construction may not begin until Homestead Farm Estates Architecture Review Committee or its designee has approved said plans in writing.

C) Each property owner shall submit a basic site landscape plan for approval by Homestead Farm Estates Architecture Review Committee or its designee, which plans shall be carefully considered, taking into account the natural condition of the existing land, the projected plans of the owner and adjoining properties and project design objectives, and such plan shall designate the minimum landscaping to be completed thereon within the ensuing six (6) months after completion of the house.

D) Any modification of the exterior of any structure including change of siding, change of color, substantial modification of landscaping, change of roof, must be approved by Homestead Farm Estates Architecture Review Committee or its designee, which shall take into consideration the compatibility of the proposed change with the terrain and surrounding neighborhood in determining the acceptability of said modification. Application will be made in writing and shall be deemed approved if not denied within thirty days of submission.

E) Driveways for all lots on the cul-de-sacs are to be designed so that they are not adjacent to the driveways for the lots on either side of them.

SECTION 12. Structure requirements:

A) The minimum enclosed livable floor area of the residence to be constructed, exclusive of basement, garages, porches, and attics, shall not be less than two thousand (2000) square feet for a one (1) story plan; and two thousand four hundred (2400) square feet for a two (2) story plan. The maximum enclosed livable floor area of the residence to be constructed, exclusive of basement, garages, porches and attics, shall not be more than three thousand (3000) square feet for a one(1) story plan; and three thousand two hundred (3200) square feet for a two (2) story plan.

B) A two (2) car garage with an inside width not less than twenty (20) feet and a door opening (s) totaling not less than sixteen (16) feet must be integrated with or attached to all residences.

C) Each residence must be constructed of new material and no building or other structure whatsoever erected elsewhere shall be permitted to be moved upon any lot. A building contractor engaged in the home building business must construct every home.

D) Construction must start within twelve (12) months after transfer of deed to lot. Requests for postponement of construction must be made in writing to developer within thirty days before this deadline. Exterior construction of all buildings in accordance with the plans and specifications shall be completed no later than fourteen (14) months after excavation has begun. Landscaping shall be completed within six (6) months after completion of the building.

E) No storage sheds or detached buildings of any kind are permitted.

F) Only open type fence or hedge not to exceed four (4) feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the rear wall of the house. This height restriction does not apply to fencing and screening around entry ways, courtyards, pools, or patio areas where the same is intended solely for decorative effect and privacy and where the same has been approved, in writing, by the Homestead Farm Estates Architecture Review Committee.

G) Driveways.

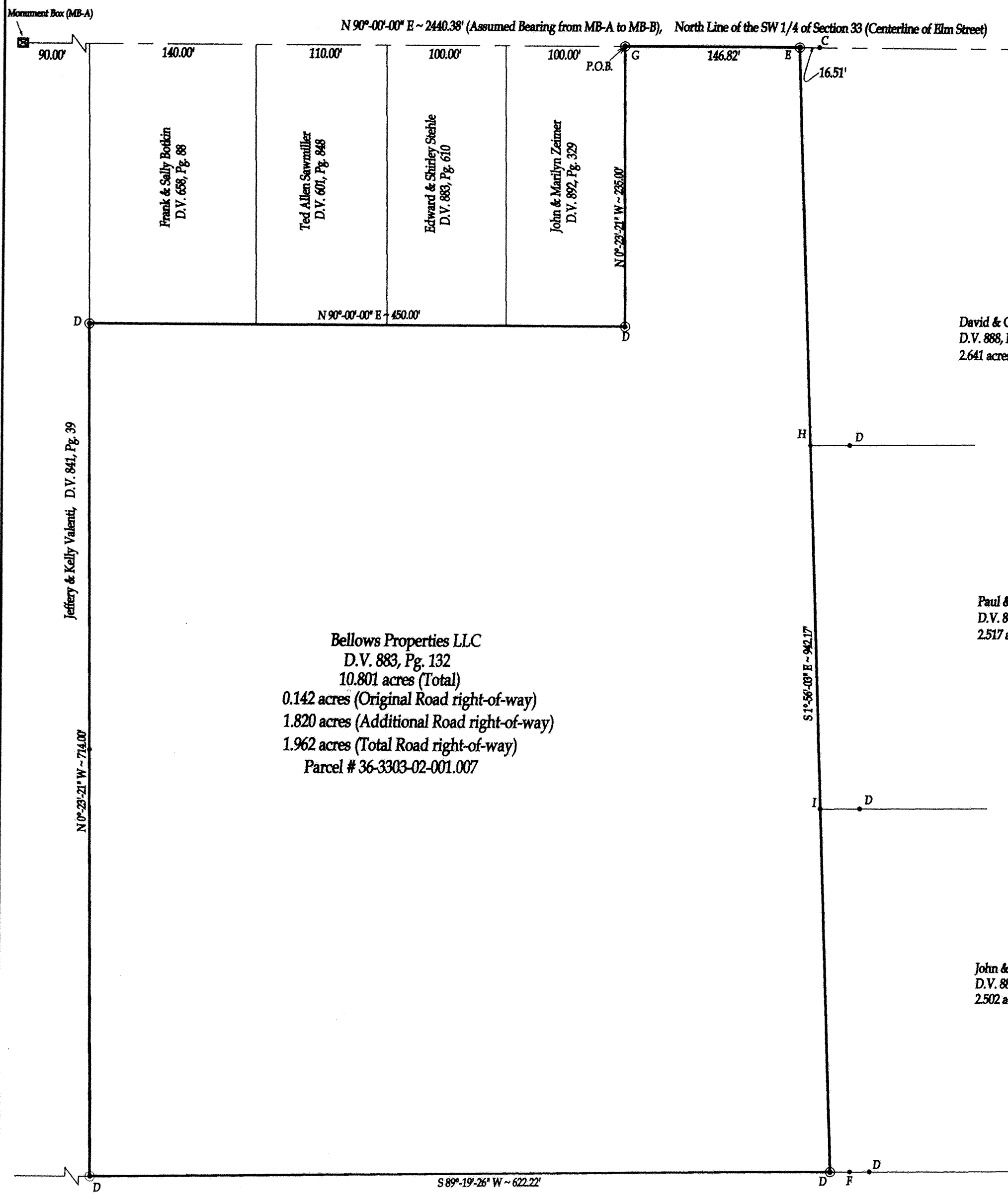
1. All driveways shall be constructed and completed with the residence and shall be constructed in an attractive permanent fashion. All driveways must be constructed of decorative exterior quality brick pavers; finished concrete or asphalt concrete as approved by the Architectural Committee or its designee.
2. Any and all driveways to service Lot #1 must enter off of Homestead Drive. No driveway to service Lot #1 will be allowed to enter off of Elm Street.
3. Any and all driveways to service Lot #2 or Lot #11 must enter off of Harvest Way. No driveway to service Lot #2 or Lot #11 will be allowed to enter off of Homestead Drive.
4. Any and all driveways to service Lot #12 or Lot #21 must enter off of Hickory Place. No driveway to service Lot #12 or Lot #21 will be allowed to enter off of Homestead Drive.

| | | | | |
|--|---|--|--------------------|--|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| 10-01-2002 | | | | |
| DEVELOPER/OWNER Bellows Properties, LLC | | DEVELOPER/OWNER ADDRESS: 4150 W. Elm St., Lima, Ohio, 45807 | | |
| DRAWN BY: P.J.M. | DATE: 9-05-2002 | CHECKED BY: B.J.C. | DATE: 9-11-2002 | |
| SCALE: 1" = 80' | PAGE 2 | OF 4 | PAGES | |

HOMESTEAD FARM ESTATES

SURVEY OF DEDICATOR'S LAND

PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 33, T3S, R6E,
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO



BASIS OF BEARINGS
All bearings based on the assumption that the bearing of the centerline of Elm Street is N 90°-00'-00\"/>

DESCRIPTION
Being parcel #36-3303-02-001.007 located in the N 1/2 of the SW 1/4 of Section 33, T3S, R6E, American Township, Allen County, Ohio, recorded in Deed Volume 883, Page 132. More particularly described as follows:

Commencing, for reference, at the monument box at the NW corner of the SW 1/4 of Section 33; thence N 90°-00'-00\"/>

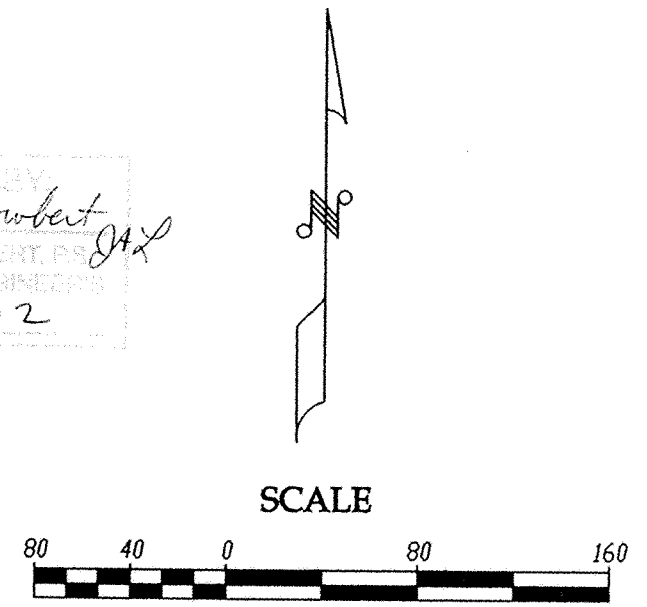
The above described parcel of land contains 10.801 acres, more or less, of which 0.142 acres are occupied by existing road right-of-way and 1.820 acres in new road right-of-way for a total of 1.962 acres of road right-of-way. This parcel is subject to all legal highways and easements of record.

The basis of bearings for this survey is based on the assumption that the North Line of the SW 1/4 of Section 33 (centerline of Elm Street) is N 90°-00'-00\"/>

Michael L. Howbert
HOWBERT, P.S.
10-8-02

LEGEND

- MB-A = Existing Monument Box at the NW corner of the SW 1/4 Section 33.
- MB-B = Existing Monument Box at the intersection of the centerlines of Elm Street & Stevick Road.
- C = Existing Railroad Spike at the intersection of the centerline of Elm Street & the centerline of the old right-of-way of Homestead Drive.
- D = Existing #5 Rebar
- E = Existing Mag nail at the centerline of Elm Street and the old West right-of-way Line of Homestead Drive.
- F = Existing Railroad Spike at the intersection of the centerline of the old right-of-way of Homestead Drive and the South line of Homestead Drive.
- G = Existing Mag nail at POINT OF BEGINNING
- H = Set Mag nail at the SW corner of David & Cynthia Kesner property.
- I = Set Mag nail at SW corner of Paul & Julie Kesner property
- = #5 Rebar set, unless otherwise noted.



Bellows Properties LLC
D.V. 883, Pg. 132
10.801 acres (Total)
0.142 acres (Original Road right-of-way)
1.820 acres (Additional Road right-of-way)
1.962 acres (Total Road right-of-way)
Parcel # 36-3303-02-001.007

David & Cynthia Kesner
D.V. 888, Pg. 661
2.641 acres

Paul & Julie Kesner
D.V. 888, Pg. 645
2.517 acres

John & Lisa Kesner
D.V. 888, Pg. 653
2.502 acres

Peggy J. Boughan, Trustee
D.V. 772, Pg. 398

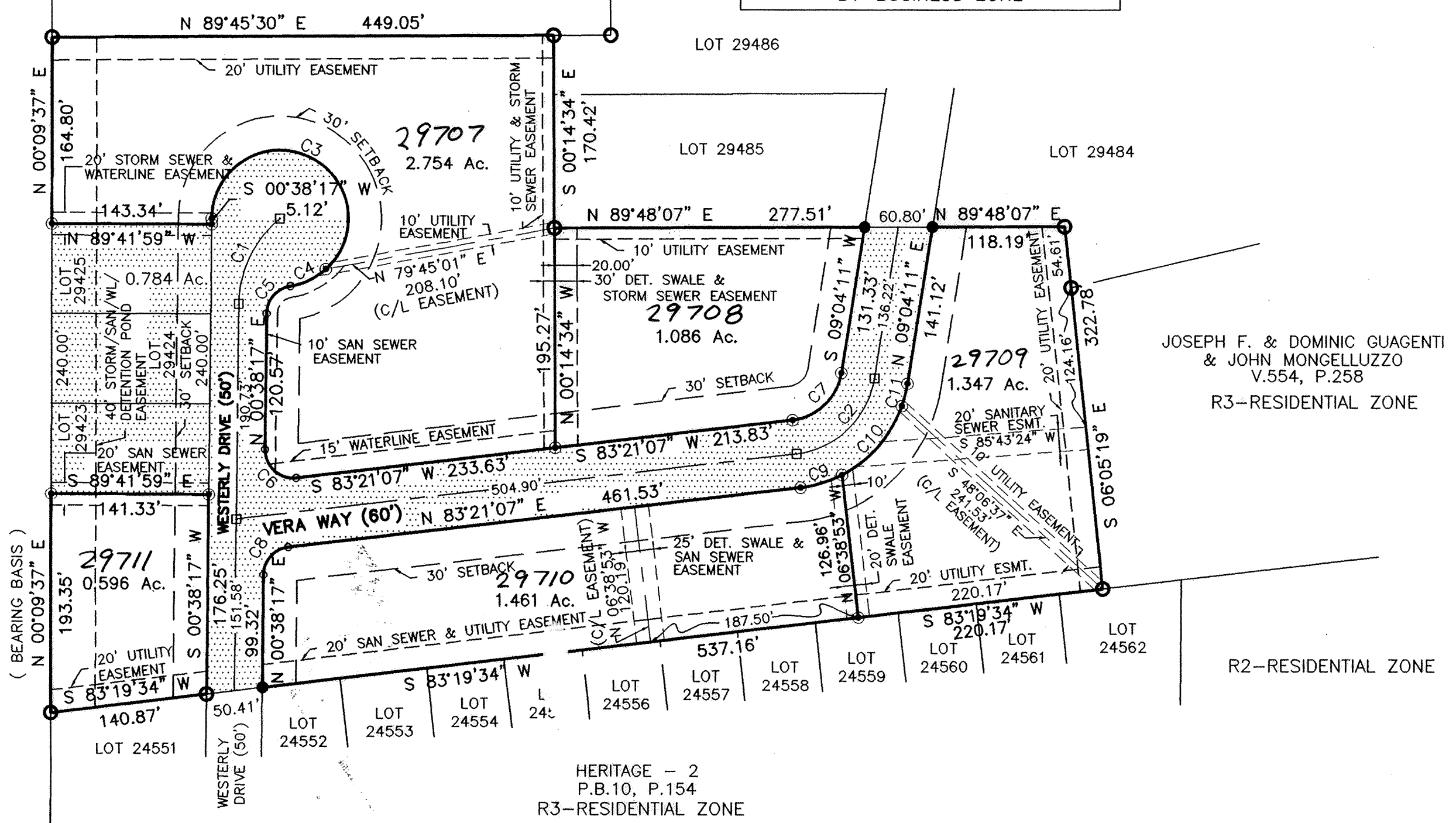
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|------------------|---|--------------------|-----------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | |
| 10-01-2002 | DEVELOPER/OWNER: Bellows Properties, LLC DEVELOPER/OWNER ADDRESS: 4150 W. Elm St., Lima, Ohio, 45807 | | |
| DRAWN BY: P.J.M. | DATE: 9-30-2002 | CHECKED BY: B.J.C. | DATE: 9-30-2002 |
| SCALE: 1" = 80' | PAGE 4 | OF 4 | PAGES |

JEFF CIMINILLO SUBDIVISION REPLAT
 Replat of lots 29412 through 29422
 & lots 29426 through 29433
 Plat Book 24, Page 22
 in the S.W. 1/4 of Section 34
 T 3 S - R 6 E
 American Township
 Allen County, Ohio

M.B.R. ENTERPRISES, INC.
 V.830, P.224

SHARON PARK BUSINESS CENTER REPLAT
 PLAT BOOK 24, PAGE 52
 B1-BUSINESS ZONE

FRANCES L. LARSCHIED
 V.448, P.727



LEGEND

- ☐ BRONZE SURVEYORS MARKER
- ⊙ 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- 5/8" IRON PIN FOUND (NO CAP)
- ▨ AREA TO BE EXCLUDED IN THE REPLAT

DESCRIPTION

All of the following lots situated in the Jeff Ciminillo Subdivision as recorded in Plat Book 24, Page 22 in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio:

- Lot number 29412 containing 0.306 acres and being tax parcel 36-3410-04-018.000
- Lot number 29413 containing 0.506 acres and being tax parcel 36-3410-04-017.000
- Lot number 29414 containing 0.536 acres and being tax parcel 36-3410-04-016.000
- Lot number 29415 containing 0.264 acres and being tax parcel 36-3410-04-015.000
- Lot number 29416 containing 0.262 acres and being tax parcel 36-3410-04-014.000
- Lot number 29417 containing 0.221 acres and being tax parcel 36-3410-04-013.000
- Lot number 29418 containing 0.221 acres and being tax parcel 36-3410-04-012.000
- Lot number 29419 containing 0.221 acres and being tax parcel 36-3410-04-011.000
- Lot number 29420 containing 0.274 acres and being tax parcel 36-3410-04-010.000
- Lot number 29421 containing 0.305 acres and being tax parcel 36-3410-02-015.000
- Lot number 29422 containing 0.291 acres and being tax parcel 36-3410-02-016.000
- Lot number 29426 containing 0.554 acres and being tax parcel 36-3410-02-020.000
- Lot number 29427 containing 0.577 acres and being tax parcel 36-3410-02-021.000
- Lot number 29428 containing 0.527 acres and being tax parcel 36-3410-02-022.000
- Lot number 29429 containing 0.501 acres and being tax parcel 36-3410-02-023.000
- Lot number 29430 containing 0.297 acres and being tax parcel 36-3410-02-024.000
- Lot number 29431 containing 0.300 acres and being tax parcel 36-3410-02-025.000
- Lot number 29432 containing 0.543 acres and being tax parcel 36-3410-02-026.000
- Lot number 29433 containing 0.543 acres and being tax parcel 36-3410-02-027.000.

OWNERS :
 BBA BUILDERS, INC.
 2102 EDGEWOOD DRIVE
 LIMA, OHIO 45805
 TEL 419-331-8127
 JMC INVESTMENT GROUP, INC.
 2811 KIMBERLY DRIVE
 LIMA, OHIO 45807
 TEL 419-224-1114

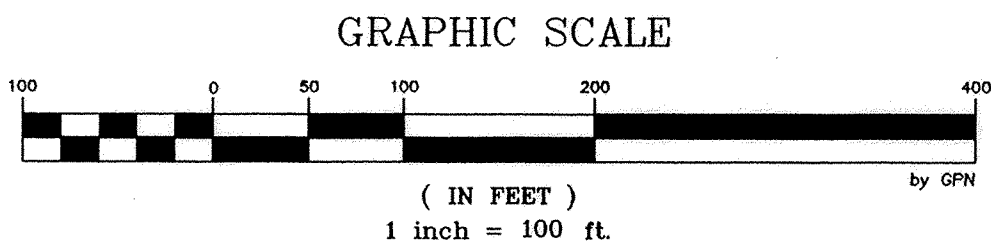
THE DEDICATOR'S LAND IS THE LAND DESCRIBED ABOVE.
 ZONING: R2-RESIDENTIAL
 SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF
 RECORD AS RECORDED IN PLAT BOOK 24, PAGE 22,
 AND ANY AMENDMENTS THERETO.

REVIEWED BY:
M. Hays
 MICHAEL J. HAYS, P.E.
 11/14/02

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

JOB # 18700PS21.DWG

| CURVE TABLE | | | | | | | |
|--------------|-------------|--------|--------|---------|---------------|--------|------------|
| STREET | CURVE TABLE | LENGTH | RADIUS | TANGENT | BEARING | CHORD | DELTA |
| WESTERLY DR. | C1 | 87.36 | 99.36 | 46.73 | N 25°49'40" E | 84.57 | 50°22'46" |
| VERA WAY | C2 | 84.57 | 80.00 | 46.72 | N 39°21'21" E | 80.69 | 60°34'20" |
| | C3 | 242.42 | 61.00 | 137.99 | N 66°09'09" W | 111.58 | 227°41'43" |
| | C4 | 35.74 | 61.00 | 18.40 | N 64°28'51" E | 35.23 | 33°34'17" |
| | C5 | 35.18 | 25.00 | 21.21 | N 40°57'08" E | 32.35 | 80°54'04" |
| | C6 | 42.45 | 25.00 | 28.40 | N 48°00'18" W | 37.53 | 97°17'10" |
| | C7 | 64.82 | 50.00 | 37.87 | S 46°12'39" W | 60.38 | 74°16'56" |
| | C8 | 36.09 | 25.00 | 22.01 | N 41°59'42" E | 33.04 | 82°42'50" |
| | C9 | 39.06 | 110.00 | 19.74 | N 73°10'49" E | 38.85 | 20°20'37" |
| | C10 | 82.95 | 110.00 | 43.56 | N 41°24'23" E | 80.99 | 43°12'15" |
| | C11 | 20.61 | 110.00 | 10.33 | N 14°26'13" E | 20.58 | 10°44'05" |



DRAINAGE MAINTENANCE ASSESSMENT

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

OWNERS' DEDICATION AND ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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.

BBA BUILDERS, INC.

Wendy M. Skye
WITNESS

R. Michael Alexander
R. MICHAEL ALEXANDER, PRESIDENT

Stacy Wilkerson
WITNESS

JMC INVESTMENT GROUP, INC.

Wendy M. Skye
WITNESS

Jeffrey M. Ciminillo
JEFFREY M. CIMINILLO, PRESIDENT

Stacy Wilkerson
WITNESS

NOTARY PUBLIC

STATE OF OHIO
ss:
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 29th DAY OF Oct., 2002, PERSONALLY CAME THE SAID R. MICHAEL ALEXANDER AS PRESIDENT OF BBA BUILDER, INC., AND JEFFREY M. CIMINILLO AS PRESIDENT OF JMC INVESTMENT GROUP, INC., TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES: 9/19/06

SHIRLEY SHELDON DAVIS
Notary Public, State of Ohio
Commission Expires Sept. 19, 2006

APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 12 NOV 2002. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.

14 NOV 2002
DATE

John M. Meyer
DIRECTOR OF THE LIMA-ALLEN COUNTY
REGIONAL PLANNING COMMISSION

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON November 14, 2002. FEE: \$ 2.50.

H. Dean French KH
ALLEN COUNTY AUDITOR

200224708

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON November 14, 2002 AND THAT IT WAS RECORDED ON November 14, 2002 IN VOL. 25, PAGE 24, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 41.40.

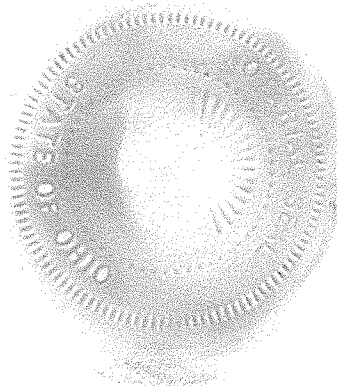
Edward P. Kirk aep
ALLEN COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN OCTOBER, 1999 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION.

13 Nov 2002
DATE

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



PLAT OF VILLA COMMUNITY AT THE OUTER BANKS CONDOMINIUMS PHASE II

PART OF LOT 29707 JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P.24) IN THE S.W. 1/4 OF SECTION 34 T 3 S - R 6 E, AMERICAN TOWNSHIP ALLEN COUNTY, OHIO

BBA BUILDERS, INC.
VOL. 886, P. 859

DESCRIPTION
VILLA COMMUNITY AT THE OUTER BANKS PHASE II
TRACT A
0.152 ACRES

Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a 5/8-inch iron pin in a concrete monument found marking the northwest corner of said Lot -
Thence North 89°-45'-30" East on and along the north line of said Lot for a distance of 38.61 feet to a 5/8-inch iron pin set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described by this instrument -
Thence continuing North 89°-45'-30" East on and along said north line for a distance of 62.74 feet to a 5/8-inch iron pin set -
Thence South 37°-24'-11" East for a distance of 131.29 feet to a 5/8-inch iron pin set on the north line of Westery Drive -
Thence on and along said north line of Westery Drive with a curve to the left having a radius of 61.00 feet, an arc length of 28.63 feet and a chord bearing South 54°-34'-37" West for a distance of 28.37 feet to a 5/8-inch iron pin set -
Thence North 37°-01'-48" West for a distance of 29.23 feet to a 5/8-inch iron pin set -
Thence North 74°-13'-24" West for a distance of 14.07 feet to a 5/8-inch iron pin set -
Thence South 52°-35'-49" West for a distance of 13.40 feet to a 5/8-inch iron pin set -
Thence North 37°-24'-11" West for a distance of 127.72 feet to the place of beginning.

Containing in all 6,611 square feet or 0.152 acres of land subject, however, to all legal easements and rights of way.

DESCRIPTION
VILLA COMMUNITY AT THE OUTER BANKS PHASE II
TRACT B
0.604 ACRES

Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a 5/8-inch iron pin found on the north line of Vera Way marking the southeast corner of said Lot -
Thence South 83°-21'-07" West on and along the south line of said Lot and the north line of Vera Way for a distance of 124.56 feet to a 5/8-inch iron pin set marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described by this instrument -
Thence continuing South 83°-21'-07" West on and along said south line and the north line of Vera Way for a distance of 109.07 feet to a 5/8-inch iron pin set -
Thence on and along a curve to the right having a radius of 25.00 feet, an arc length of 42.45 feet and a chord bearing North 48°-00'-18" West for a distance of 37.53 feet to a 5/8-inch iron pin set on the east line of Westery Drive -
Thence on and along said east line of Westery Drive with the following three (3) courses:
1) North 00°-38'-17" East for a distance of 120.57 feet to a 5/8-inch iron pin set -
2) With a curve to the right having a radius of 25.00 feet, an arc length of 35.18 feet and a chord bearing North 40°-57'-08" East for a distance of 32.35 feet to a 5/8-inch iron pin set -
3) With a curve to the left having a radius of 61.00 feet, an arc length of 35.74 feet, and a chord bearing North 64°-28'-51" East for a distance of 35.23 feet to a 5/8-inch iron pin found -
Thence North 88°-18'-20" East for a distance of 92.80 feet to a 5/8-inch iron pin set -
Thence South 00°-00'-06" West for a distance of 78.08 feet to a 5/8-inch iron pin set -
Thence South 52°-31'-54" East for a distance of 25.97 feet to a 5/8-inch iron pin set -
Thence South 08°-20'-23" West for a distance of 45.68 feet to a 5/8-inch iron pin set -
Thence South 58°-23'-25" West for a distance of 25.03 feet to a 5/8-inch iron pin set -
Thence South 08°-41'-11" West for a distance of 23.48 feet to the place of beginning.

Containing in all 26,322 square feet or 0.604 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on a field survey completed on October 30, 2002, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

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

SHEET 1 OF 6

SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

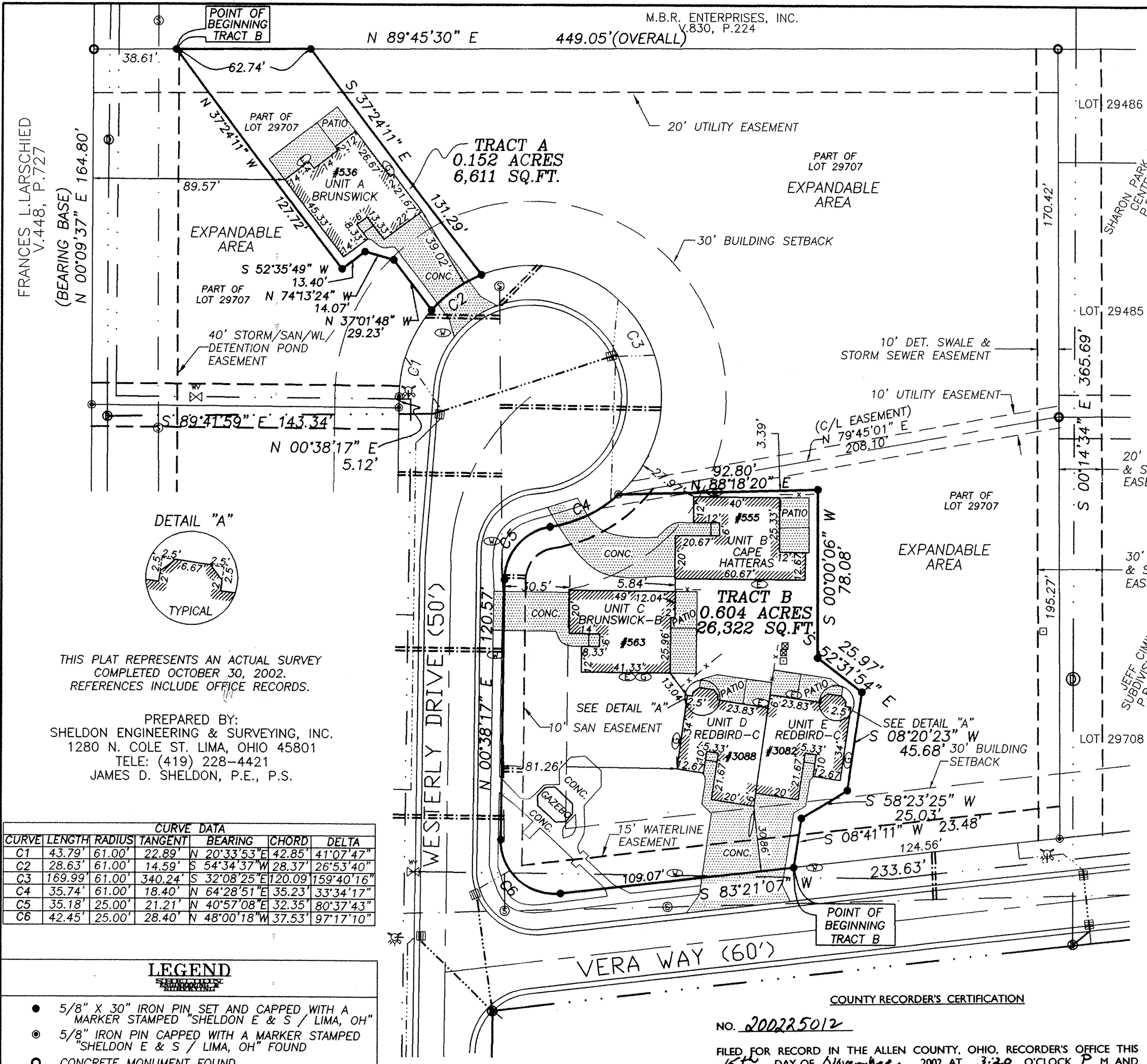
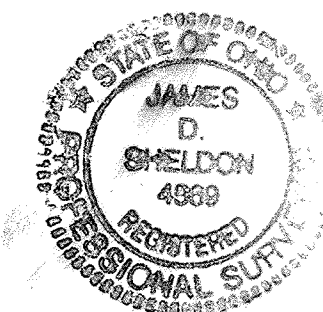
| | | | |
|----------|-----|---------|----------|
| DRAWN | WSM | JOB NO. | 22201B |
| CHECKED | JDS | SCALE | 1" = 40' |
| APPROVED | JDS | | |

CERTIFICATION

I, James D. Sheldon, Registered Engineer No. 24779, State of Ohio, and Registered Surveyor No. 4569, State of Ohio, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 2, correctly represent the location, dimensions and configurations of Villa Community at the Outer Banks Condominiums Phase II as they existed on the date shown.

Date: 14 Nov 2002

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



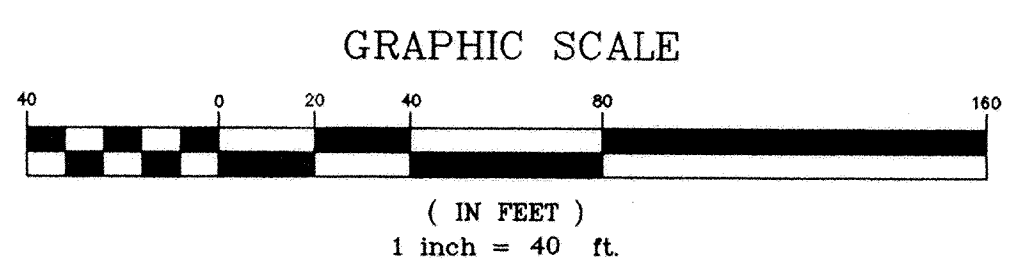
THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED OCTOBER 30, 2002. REFERENCES INCLUDE OFFICE RECORDS.

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

| CURVE | LENGTH | RADIUS | TANGENT | BEARING | CHORD | DELTA |
|-------|---------|--------|---------|---------------|---------|------------|
| C1 | 43.79' | 61.00' | 22.89' | N 20°33'53" E | 42.85' | 41°07'47" |
| C2 | 28.63' | 61.00' | 14.59' | S 54°34'37" W | 28.37' | 26°53'40" |
| C3 | 189.99' | 61.00' | 340.24' | S 32°08'25" E | 120.09' | 159°40'16" |
| C4 | 35.74' | 61.00' | 18.40' | N 64°28'51" E | 35.23' | 33°34'17" |
| C5 | 35.18' | 25.00' | 21.21' | N 40°57'08" E | 32.35' | 80°37'43" |
| C6 | 42.45' | 25.00' | 28.40' | N 48°00'18" W | 37.53' | 97°17'10" |

LEGEND

- 5/8" x 30" IRON PIN, SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- ⊙ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
- CONCRETE MONUMENT FOUND
- ⊕ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT W/ VALVE
- ⊕ CATCH BASIN
- ⊕ WATER METER AND VALVE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- MAIN WATER LINE
- SANITARY SEWER LATERAL
- STORM SEWER
- SANITARY SEWER
- ▨ LIMITED COMMON AREA
- COMMON AREA
- ▨ BUILDING
- x- PRIVACY FENCE (FUTURE IMPROVEMENT)

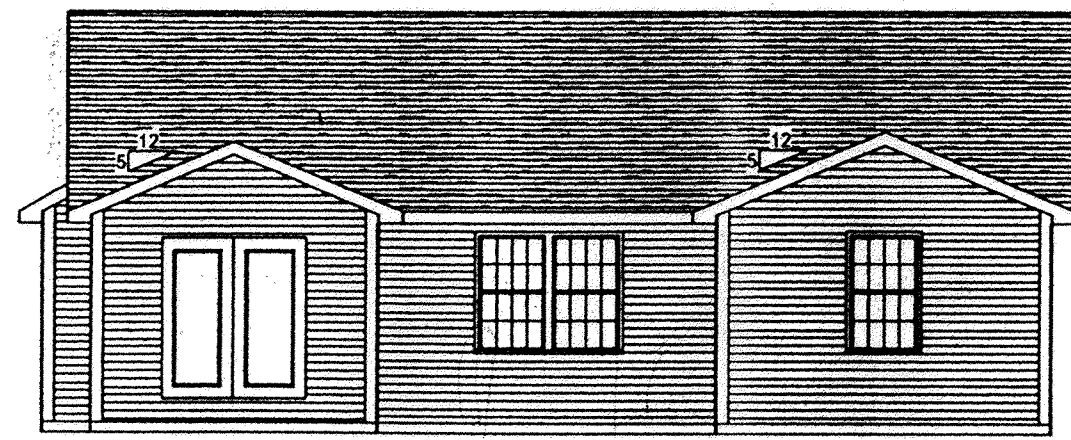


| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| 1 | 10-29-02 | DRAFTED | WSM |
| | | | |
| | | | |
| | | | |
| | | | |

COUNTY RECORDER'S CERTIFICATION
NO. 200225012
FILED FOR RECORD IN THE ALLEN COUNTY, OHIO, RECORDER'S OFFICE THIS 15th DAY OF November, 2002, AT 3:20 O'CLOCK P. M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 25 ON PAGE 26
FEE: \$ 124.20
DECLARATION: D.V. 904 PAGE 3

BY: *Edward P. Kirk*
RECORDER OF ALLEN COUNTY, OHIO

UNIT "A" - FLOOR PLAN AND BUILDING ELEVATIONS

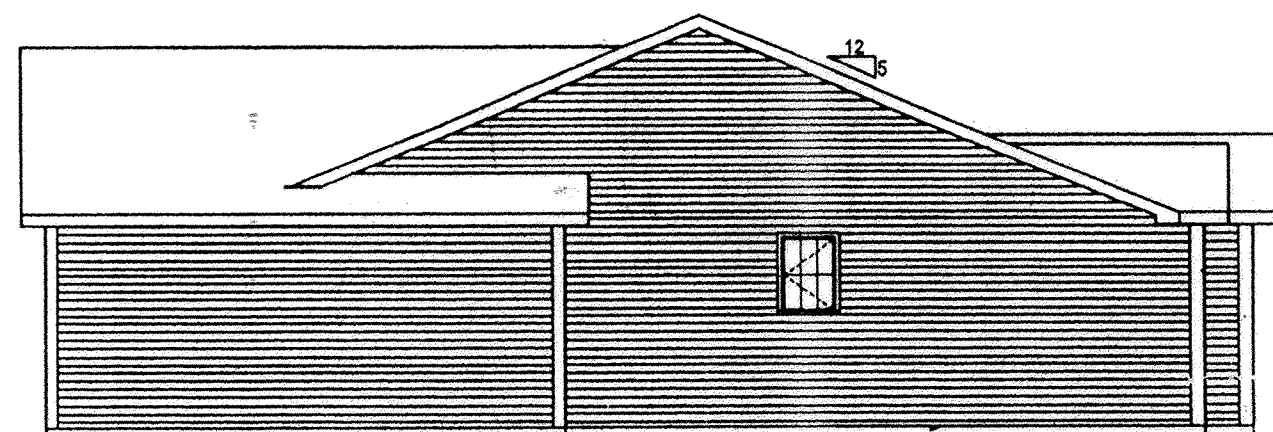


852.88'
845.38'



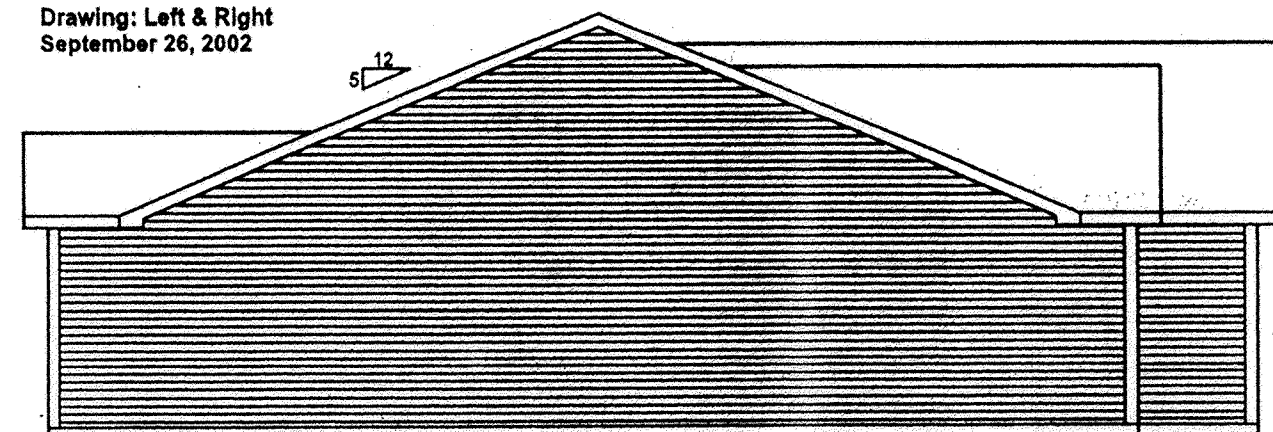
852.88'
845.38'

Alexander Homes
Plan: The Brunswick
Drawing: Front & Rear
September 26, 2002

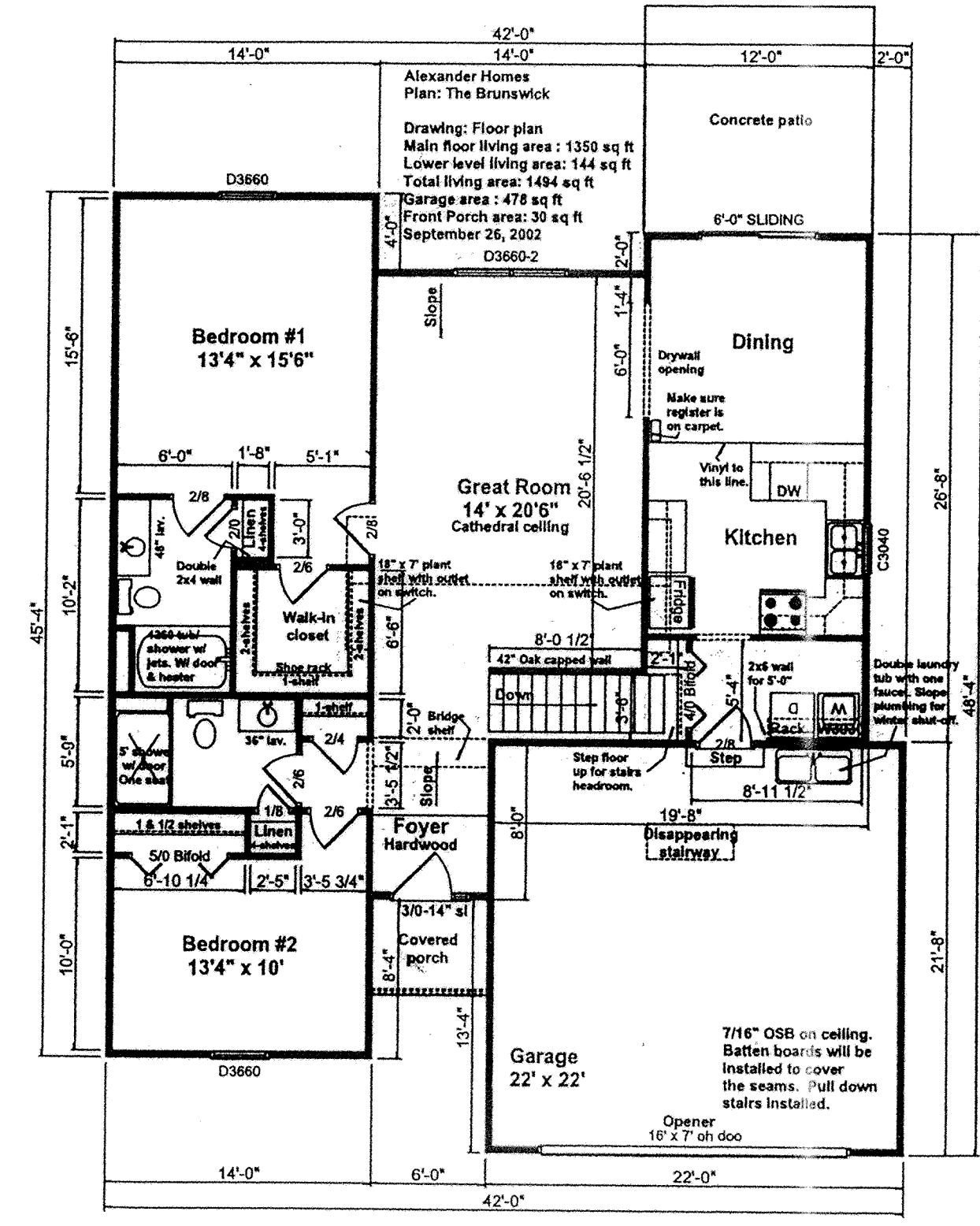


852.88'
845.38'

Alexander Homes
Plan: The Brunswick
Drawing: Left & Right
September 26, 2002



852.88'
845.38'



SHEET 2 OF 6

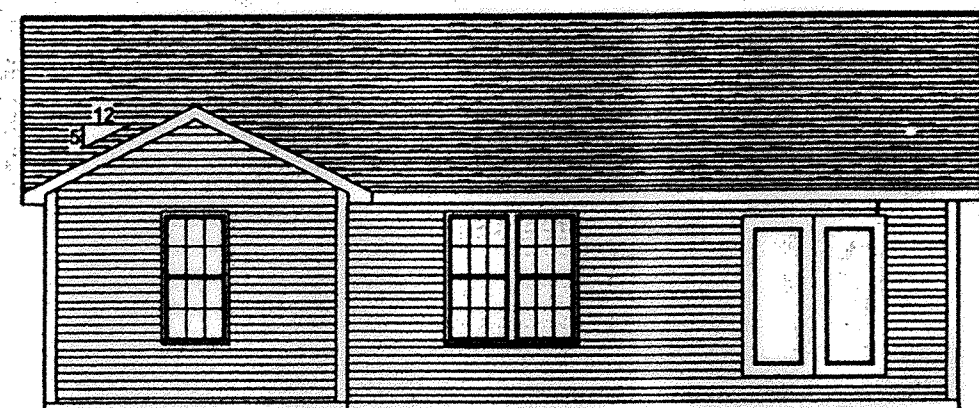
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

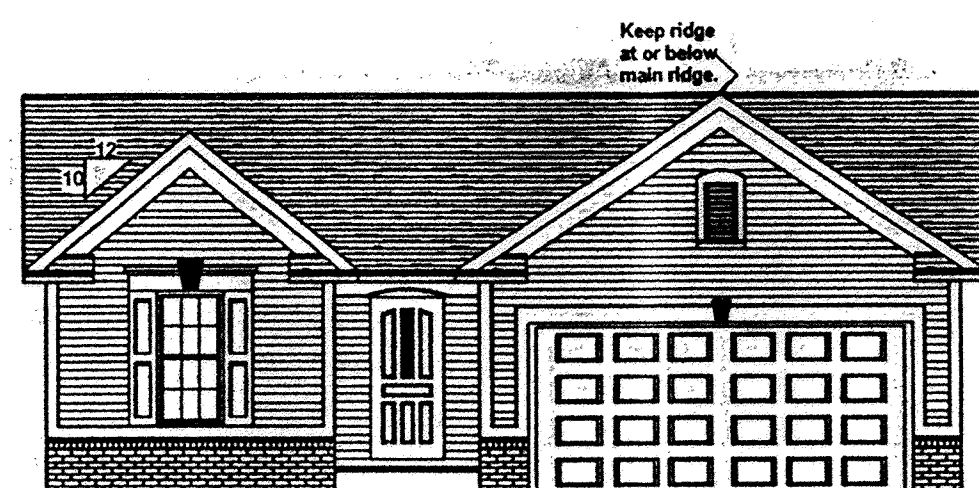
| | | | |
|----------|----------|---------|---------|
| 10-22-02 | DATE | JOB NO. | 22201B |
| WSM | DRAWN | JOS | CHECKED |
| JOS | APPROVED | SCALE | NONE |

UNIT "B" - FLOOR PLAN AND BUILDING ELEVATIONS



853.60'

846.10'



853.60'

846.10'

Alexander Homes
Plan: The Cape Hatteras
Drawing: Front & Rear
September 26, 2002



853.60'

846.10'

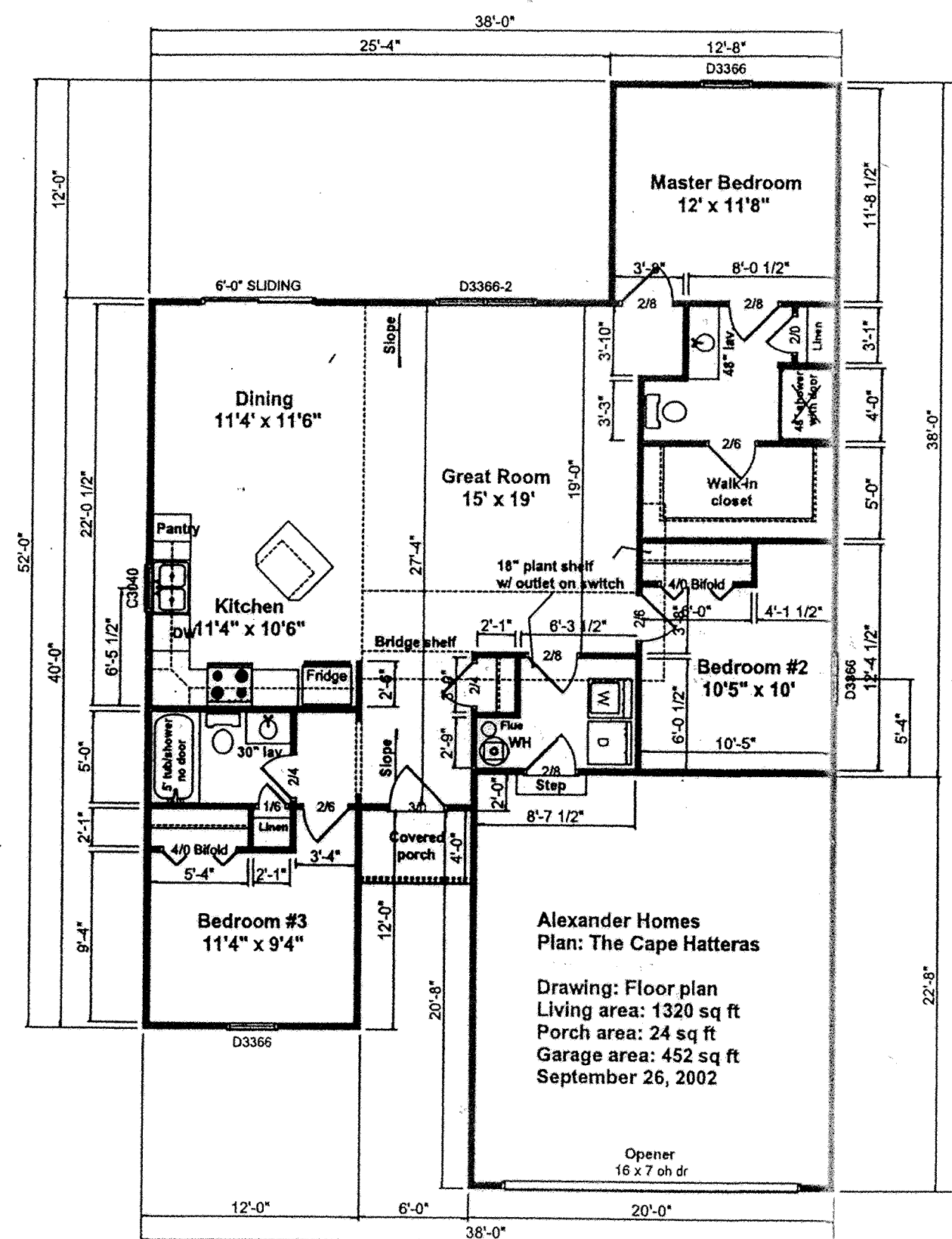
Alexander Homes
Plan: The Cape Hatteras

Drawing: Left & Right
September 26, 2002



853.60'

846.10'



Alexander Homes
Plan: The Cape Hatteras
Drawing: Floor plan
Living area: 1320 sq ft
Porch area: 24 sq ft
Garage area: 452 sq ft
September 26, 2002

SHEET 3 OF 6

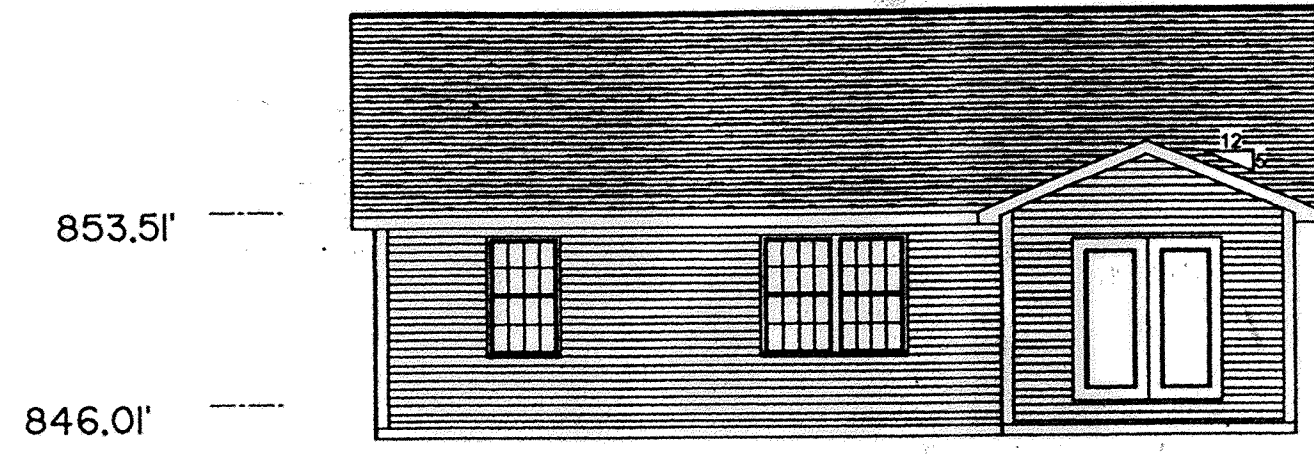
SHELDON ENGINEERING
& SURVEYING, INC.



LIMA, OHIO

| | | | |
|----------|------|---------|--------|
| 10-22-02 | DATE | JOB NO. | 22201B |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | NONE |

UNIT "C" - FLOOR PLAN AND BUILDING ELEVATIONS



853.5'

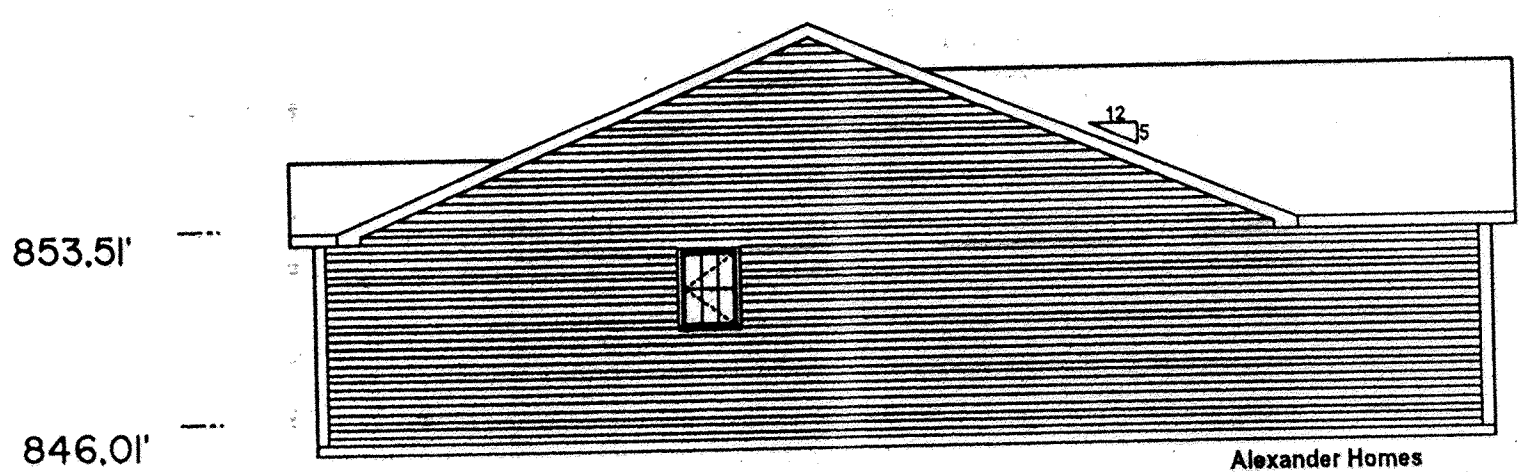
846.0'



853.5'

846.0'

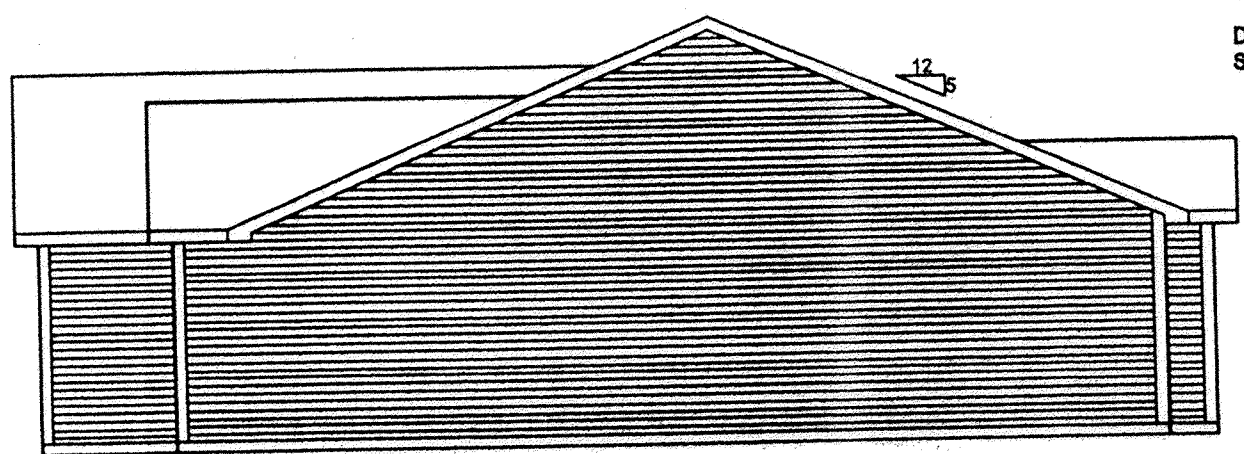
Alexander Homes
Plan: The Brunswick-B
Drawing: Front & Rear
September 26, 2002



853.5'

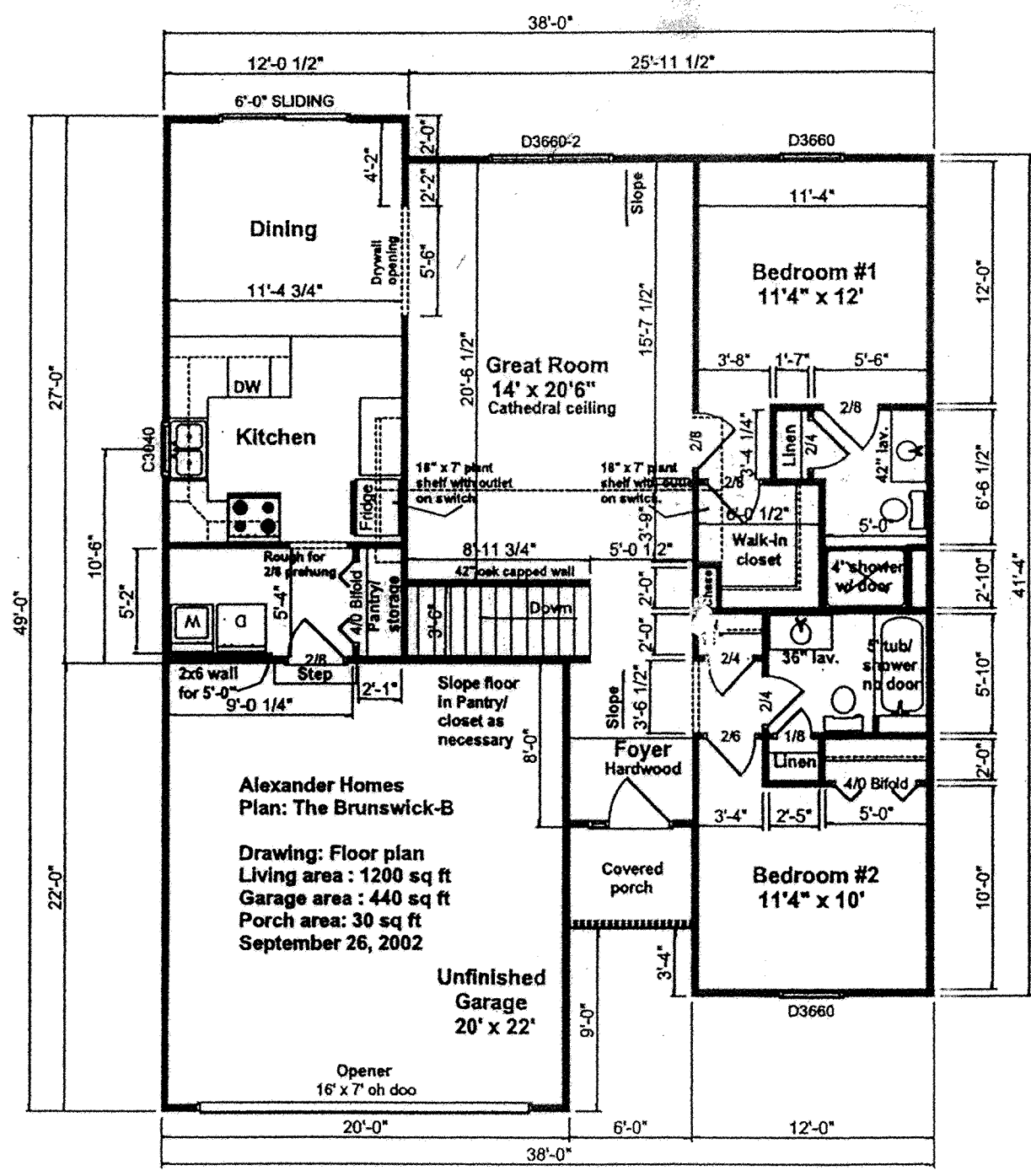
846.0'

Alexander Homes
Plan: The Brunswick-B
Drawing: Left & Right
September 26, 2002



853.5'

846.0'



Alexander Homes
Plan: The Brunswick-B
Drawing: Floor plan
Living area : 1200 sq ft
Garage area : 440 sq ft
Porch area: 30 sq ft
September 26, 2002

SHEET 4 OF 6

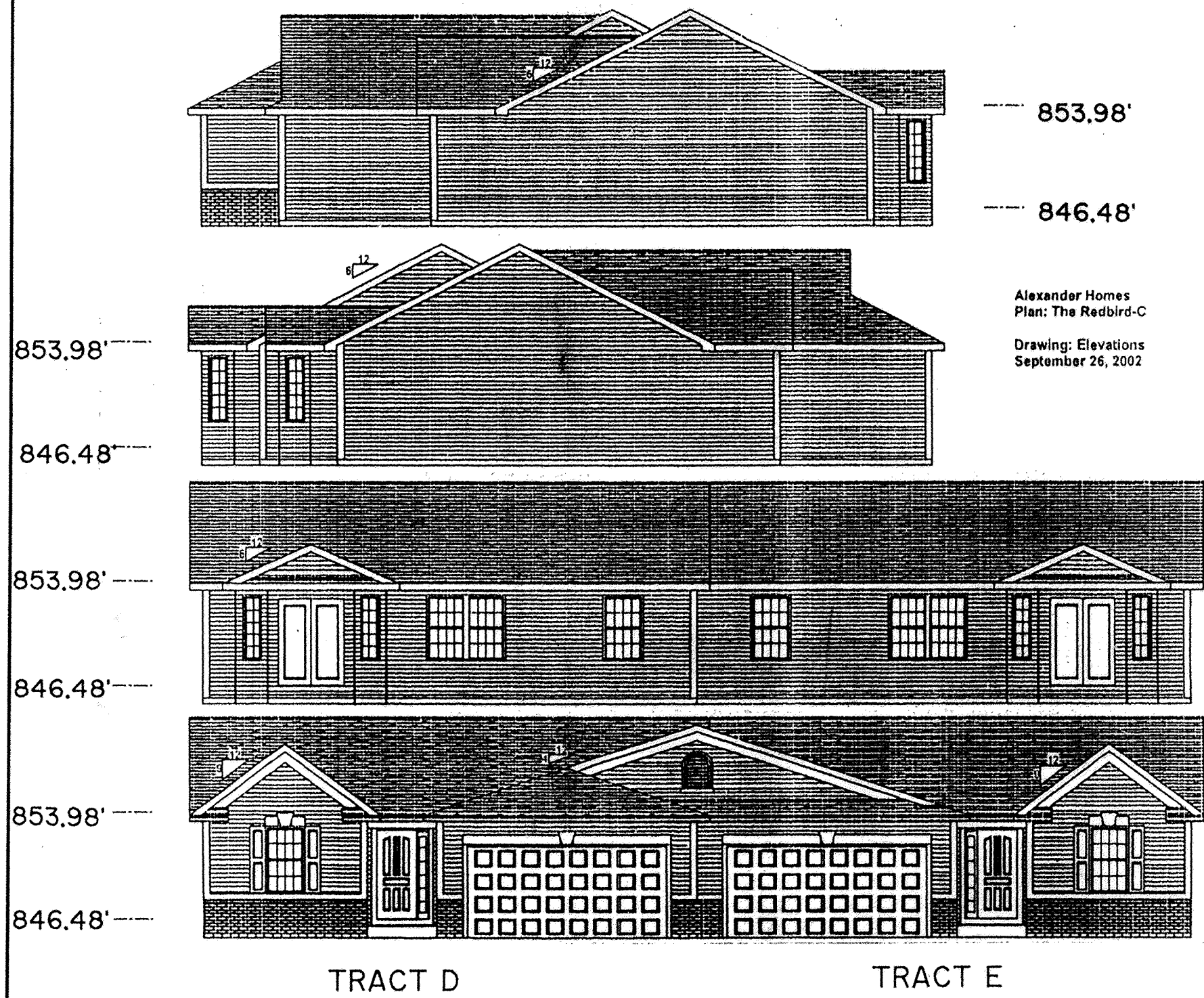
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

| | | | |
|----------|------|-------|--------|
| 10-22-02 | DATE | JOB | 22201B |
| DRAVN | WSM | NO. | |
| CHECKED | JDS | | |
| APPROVED | JDS | SCALE | NONE |

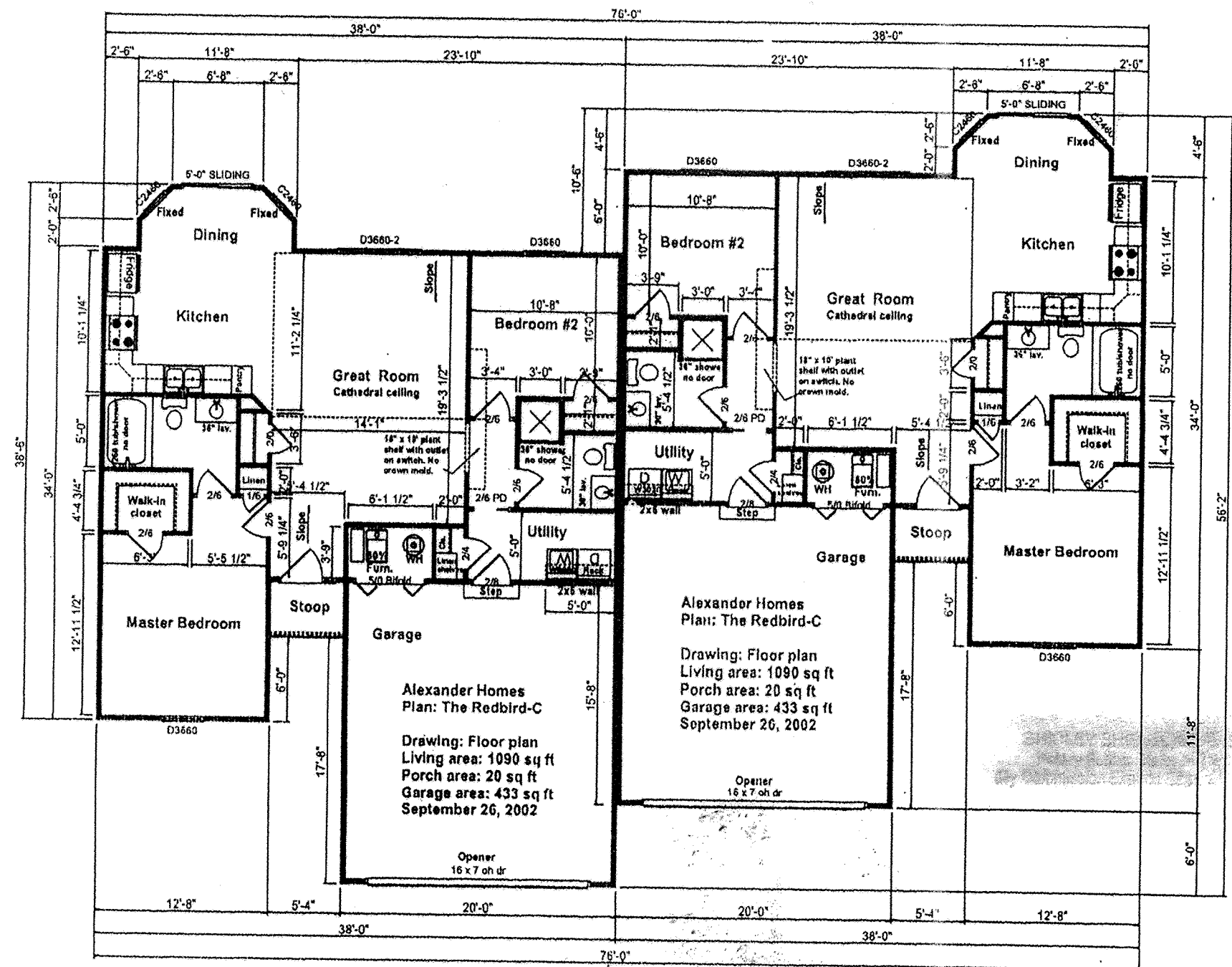
UNITS "D & E" - FLOOR PLAN AND BUILDING ELEVATIONS



853.98'

846.48'

Alexander Homes
Plan: The Redbird-C
Drawing: Elevations
September 26, 2002



Alexander Homes
Plan: The Redbird-C
Drawing: Floor plan
Living area: 1090 sq ft
Porch area: 20 sq ft
Garage area: 433 sq ft
September 26, 2002

SHEET 5 OF 6

SHELDON ENGINEERING
& SURVEYING, INC.



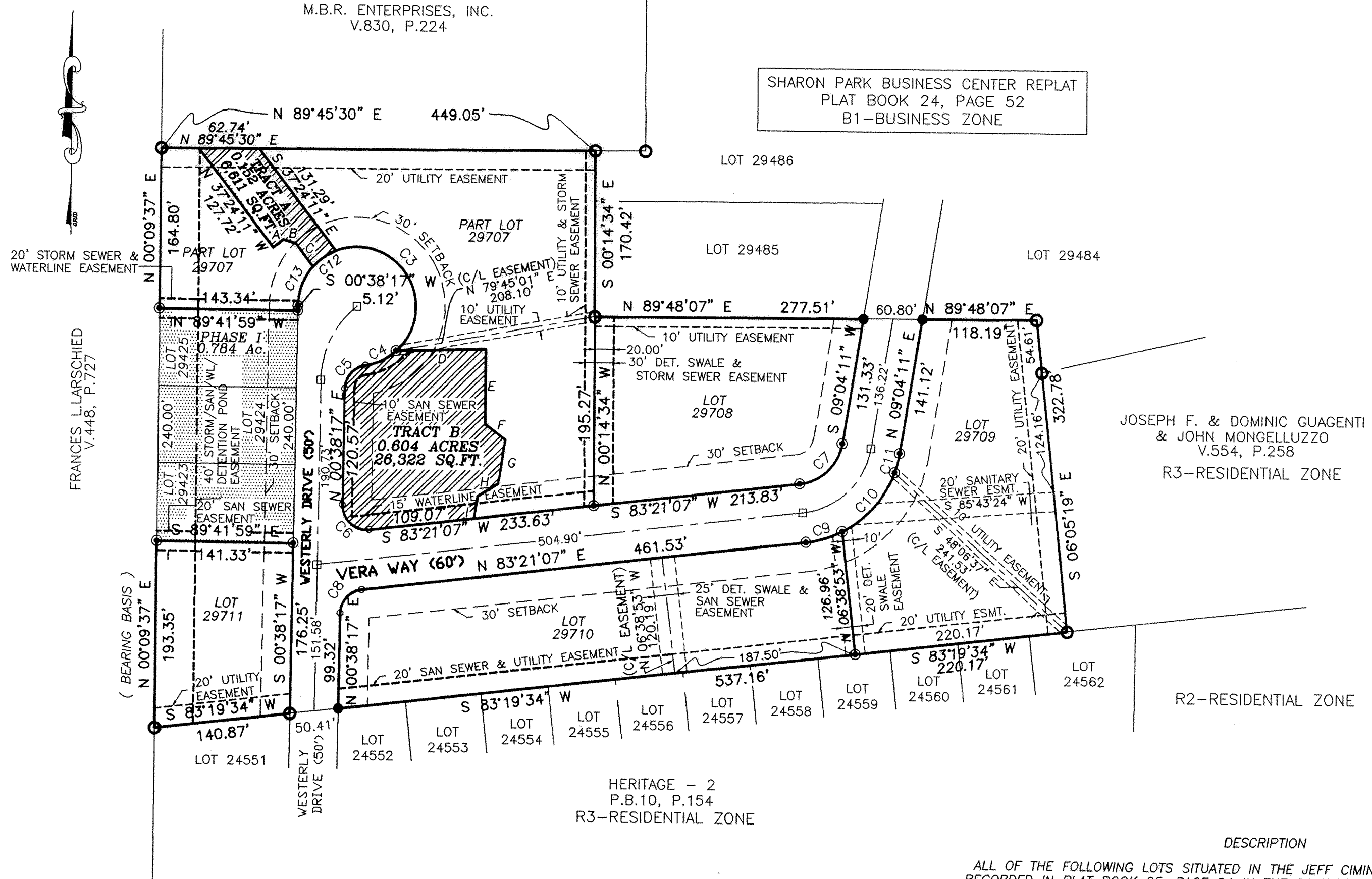
LIMA, OHIO

| | | |
|----------|------|------------|
| 10-22-02 | DATE | JOB NO. |
| DRAWN | WSM | 22201B |
| CHECKED | JDS | |
| APPROVED | JDS | SCALE NONE |

DEDICATOR'S LAND
 VILLA COMMUNITY AT THE OUTER
 BANKS CONDOMINIUMS PHASE II
 LOTS 29707-29711
 JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P. 24)
 IN THE S.W. 1/4 OF SECTION 34
 T 3 S - R 6 E, AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO
 BBA BUILDERS, INC.
 VOL. 886, P. 859

M.B.R. ENTERPRISES, INC.
 V.830, P.224

SHARON PARK BUSINESS CENTER REPLAT
 PLAT BOOK 24, PAGE 52
 B1-BUSINESS ZONE



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

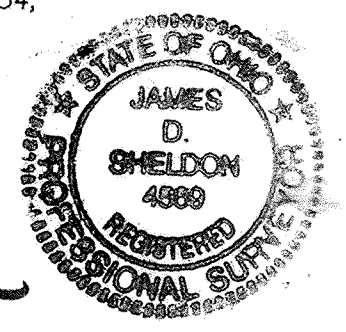
BY: *R. Michael Alexander*
 R. MICHAEL ALEXANDER, PRESIDENT

WITNESS: *Wendy D. McKay*
 WENDY D. MCKAY, WITNESS

ACKNOWLEDGMENT
 STATE OF OHIO SS:
 COUNTY OF ALLEN
 BE IT REMEMBERED THAT ON THIS 15th DAY OF Nov., 2002
 PERSONALLY CAME THE SAID R. Michael Alexander
 TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
 FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Sheldon Davis

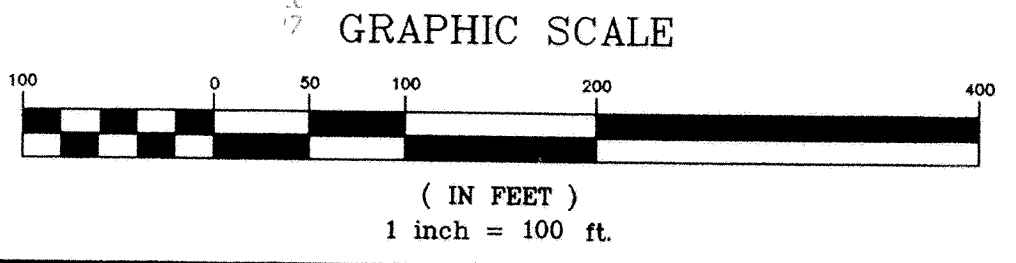
DESCRIPTION
 ALL OF THE FOLLOWING LOTS SITUATED IN THE JEFF CIMINILLO SUBDIVISION REPLAT
 RECORDED IN PLAT BOOK 25, PAGE 24 IN THE SOUTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO:
 LOT NUMBER 29707 CONTAINING 2.754 ACRES
 LOT NUMBER 29708 CONTAINING 1.086 ACRES
 LOT NUMBER 29709 CONTAINING 1.347 ACRES
 LOT NUMBER 29710 CONTAINING 1.461 ACRES
 LOT NUMBER 29711 CONTAINING 0.596 ACRES



Date: 14 Nov 2002
James D. Sheldon
 James D. Sheldon, P.E., P.S.

A N 52°35'49" E 13.40' B N 74°13'24" W 14.07' C N 37°01'48" W 29.23'
 D N 88°18'20" E 92.80' E S 00°00'06" W 78.08' F S 52°31'54" E 25.97' G S 08°20'23" W 45.68' H S 58°23'25" W 25.03' I S 08°41'11" W 23.48'

| STREET | CURVE TABLE | LENGTH | RADIUS | TANGENT | BEARING | CHORD | DELTA |
|--------------|-------------|---------|--------|---------|---------------|---------|------------|
| WESTERLY DR. | C1 | 87.36 | 99.36 | 46.73 | N 25°49'40" E | 84.57 | 50°22'46" |
| | C2 | 84.57 | 80.00 | 46.72 | N 39°21'21" E | 80.69 | 60°34'20" |
| VERA WAY | C3 | 169.99' | 61.00' | 340.24' | S 32°08'25"E | 120.09' | 159°40'16" |
| | C4 | 35.74 | 61.00 | 18.40 | N 64°28'51" E | 35.23 | 33°34'17" |
| | C5 | 35.18 | 25.00 | 21.21 | N 40°57'08" E | 32.35 | 80°37'43" |
| | C6 | 42.45 | 25.00 | 28.40 | N 48°00'18" W | 37.53 | 97°17'10" |
| | C7 | 64.82 | 50.00 | 37.87 | S 46°12'39" W | 60.38 | 74°16'56" |
| | C8 | 36.09 | 25.00 | 22.01 | N 41°59'42" E | 33.04 | 82°42'50" |
| | C9 | 39.06 | 110.00 | 19.74 | N 73°10'49" E | 38.85 | 20°20'37" |
| | C10 | 82.95 | 110.00 | 43.56 | N 41°24'23" E | 80.99 | 43°12'15" |
| | C11 | 20.61 | 110.00 | 10.33 | N 14°26'13" E | 20.58 | 10°44'05" |
| | C12 | 28.63' | 61.00' | 14.59' | S 54°34'37"W | 28.37' | 26°53'40" |
| | C13 | 43.79' | 61.00' | 22.89' | N 20°33'53"E | 42.85' | 41°07'47" |



- LEGEND
- BRONZE SURVEYORS MARKER
 - 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
 - 5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
 - CONCRETE MONUMENT SET
 - CONCRETE MONUMENT FOUND
 - 5/8" IRON PIN FOUND (NO CAP)
 - ▨ PHASE I VILLA COMMUNITY AT THE OUTERBANKS (0.784 ACRES)
 - ▩ PHASE II VILLA COMMUNITY AT THE OUTERBANKS (0.756 ACRES COMBINED)
 - EXPANDABLE AREA (6.488 ACRES)

REVIEWED
m. Has
 11/15/02

SHEET 6 OF 6

SHELDON ENGINEERING & SURVEYING, INC.

 LIMA, OHIO

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

| | | | |
|----------|-----|---------|----------|
| DRAWN | WJM | JOB NO. | 22201B |
| CHECKED | JDS | SCALE | 1" = 40' |
| APPROVED | JDS | | |

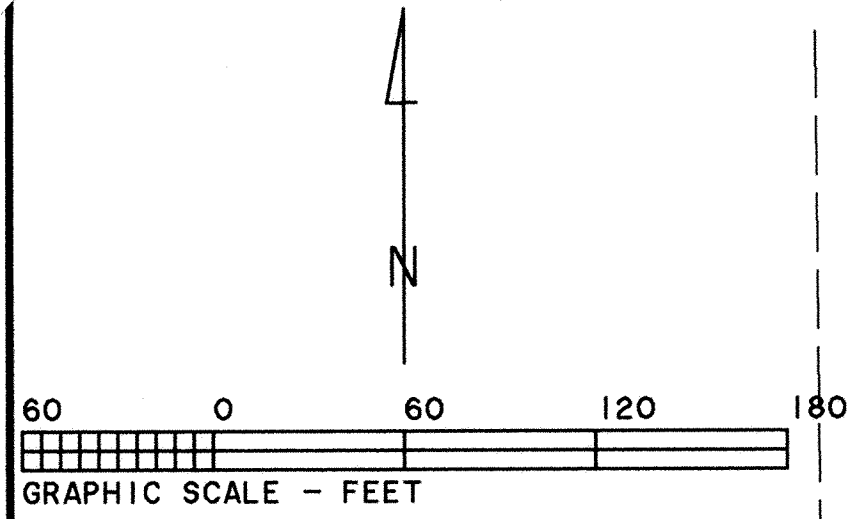
JOB # 18700PS21.DWG

SPRINGBROOK GREENS CONDOMINIUMS NO. 8

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

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

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



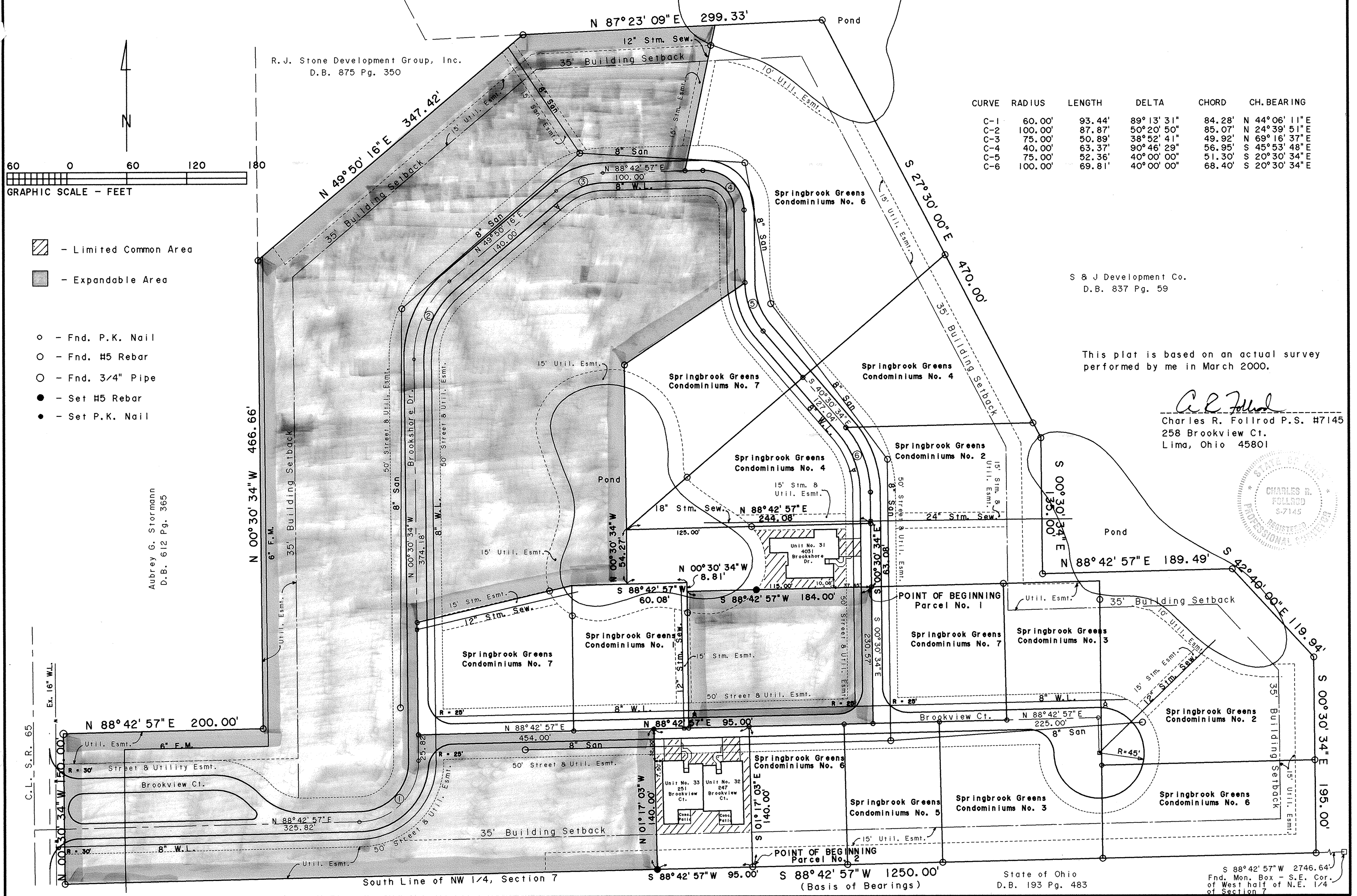
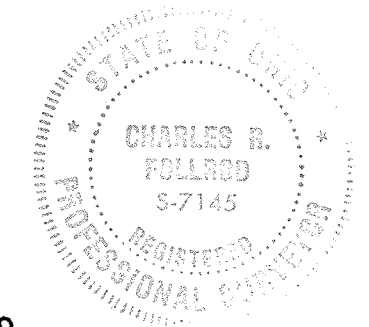
- Limited Common Area
- Expandable Area
- Fnd. P.K. Nail
- Fnd. #5 Rebar
- Fnd. 3/4" Pipe
- Set #5 Rebar
- Set P.K. Nail

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

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

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

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



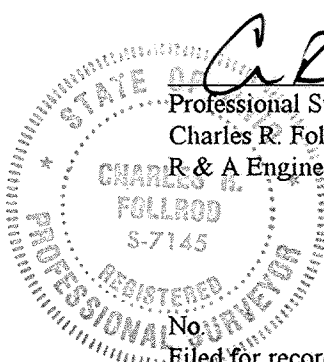
State of Ohio
D.B. 193 Pg. 483

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

SPRINGBROOK GREENS CONDOMINIUMS NO. 8

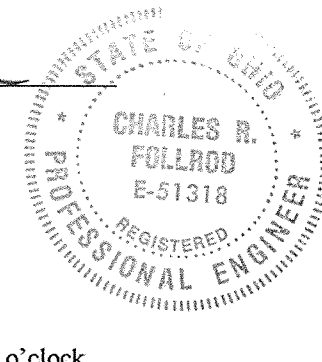
SPRINGBROOK GREENS CONDOMINIUMS NO. 8, consists of a part of the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of SPRINGBROOK GREENS CONDOMINIUMS NO. 8, one page of descriptions, two pages of floor plans, two pages of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.



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

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



200225231

Filed for record this 19th day of November, 2002 at 10:29 o'clock
A.M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 32.

Fee: 144.90

Edward P. Kurba by *mn*
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 904 Page 62.

DESCRIPTION (Springbrook Greens Condominiums No. 8)

(Parcel No. 1)

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

Beginning at a found P.K. nail at the Southwest corner of Springbrook Greens Condominiums No. 2 (also being the Northwest corner of Springbrook Greens Condominiums No. 7 - Parcel No. 2) and being the POINT OF BEGINNING, thence the following courses:

- S88°42'57"W, 184.00' to a point on the east line of Springbrook Greens Condominiums No. 1, passing over a set #5 rebar at 115.00';
- N00°30'34"W, 8.81' to the northeast corner of said Springbrook Greens Condominiums No. 1;
- S88°42'57"W with the north line of said Springbrook Greens Condominiums No. 1, 60.08';
- N00°30'34"W, 54.27' to the southwest corner of Springbrook Greens Condominiums No. 4;
- N88°42'57"E with the south line of said Springbrook Greens Condominiums No. 4, 244.08' to a found P.K. nail, passing over a found #5 rebar at 125.00';
- S00°30'34"E with the west line of said Springbrook Greens Condominiums No. 2, 63.08' to the POINT OF BEGINNING.

The above described parcel contains 0.341 acres more or less, subject to all legal highways and easements of record.

(Parcel No. 2)

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

Beginning at a found #5 rebar at the Southwest corner of Springbrook Greens Condominiums No. 6 and being the POINT OF BEGINNING, thence the following courses:

- S88°42'57"W, 95.00' to a set #5 rebar;
- N01°17'03"W, 140.00' to a set P.K. nail on the south line of Springbrook Greens Condominiums No. 1;
- N88°42'57"E, 95.00' to a found P.K. nail at the northwest corner of said Springbrook Greens Condominiums No. 6;
- S01°17'03"E with the west line of Springbrook Greens Condominiums No. 6, 140.00' to the POINT OF BEGINNING.

The above described parcel contains 0.305 acres more or less, subject to all legal highways and easements of record.

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

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

Parcel No.: 37-0702-01-019.001

DESCRIPTION

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

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

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

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

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

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

(Private Street & Utility Easement - Brookview Ct.)

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

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

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

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

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

Total Private Street & Utility Easement = 3.161 acres

DESCRIPTION

(Springbrook Greens Condominiums No. 8 Dedicator's Land)

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

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

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

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

SAVE AND EXCEPT

(Springbrook Greens Condominiums No. 1 - Acreage = 0.383 ac.)
(For Description - See P.B. 24, Pg. 30)

(Springbrook Greens Condominiums No. 2 - Acreage = 1.502 ac.)
(For Description - See P.B. 24, Pg. 35)

(Springbrook Greens Condominiums No. 3 - Acreage = 0.814 ac.)
(For Description - See P.B. 24, Pg. 62)

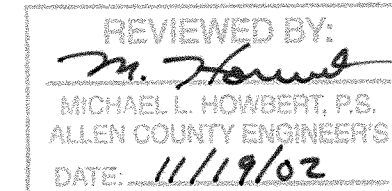
(Springbrook Greens Condominiums No. 4 - Acreage = 0.965 ac.)
(For Description - See P.B. 24, Pg. 70)

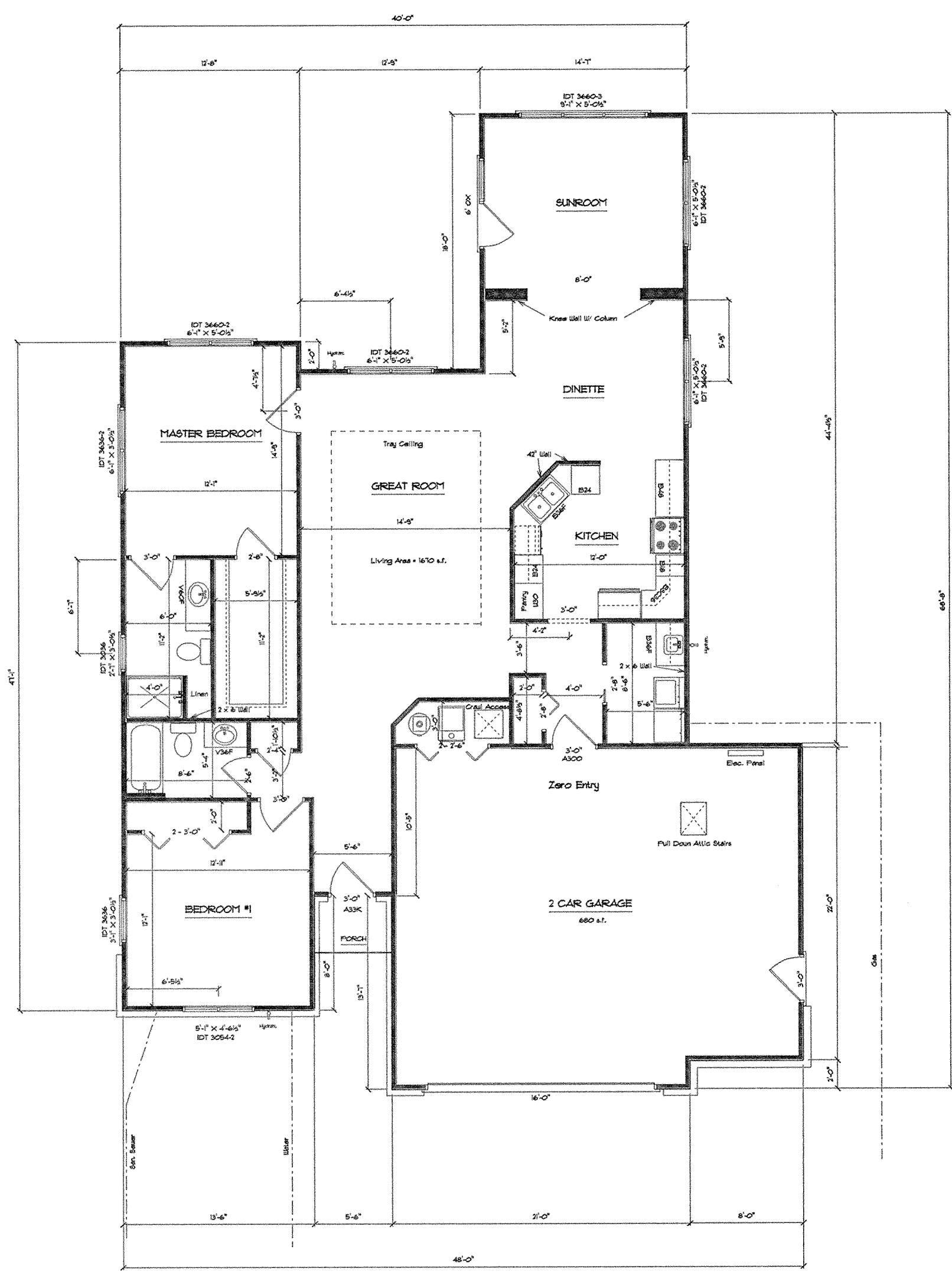
(Springbrook Greens Condominiums No. 5 - Acreage = 0.305 ac.)
(For Description - See P.B. 24, Pg. 122)

(Springbrook Greens Condominiums No. 6 - Acreage = 1.972 ac.)
(For Description - See P.B. 24, Pg. 147)

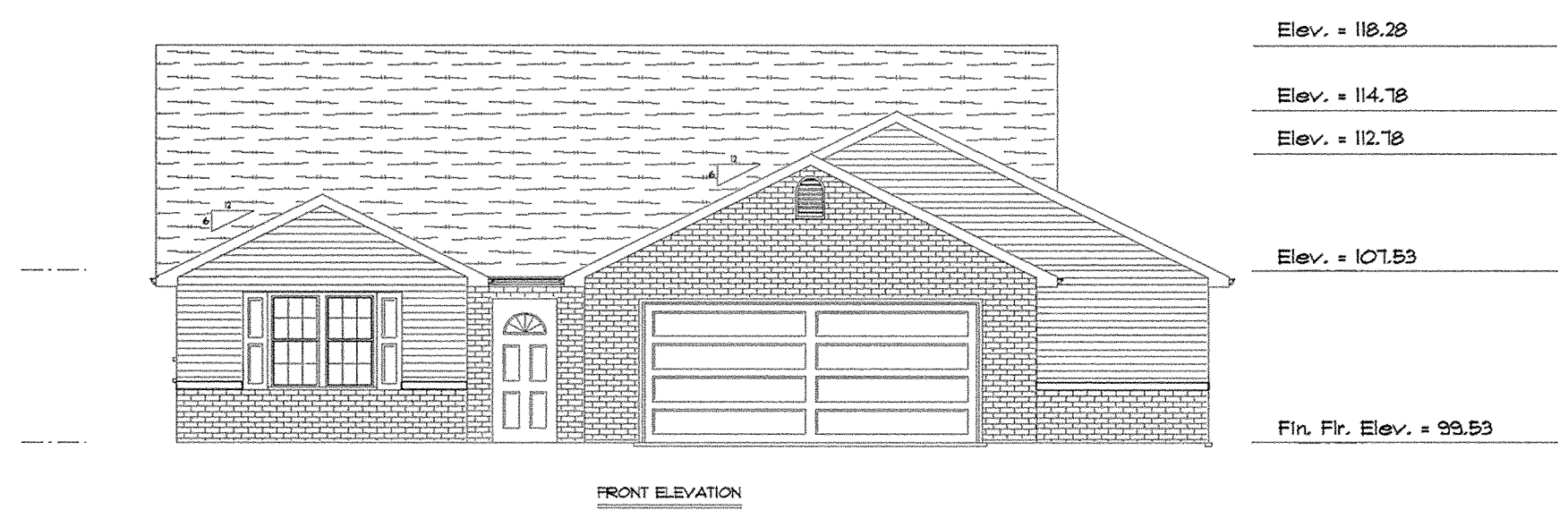
(Springbrook Greens Condominiums No. 7 - Acreage = 1.377 ac.)
(For Description - See P.B. 25, Pg. 10)

The total dedicator's land contains 8.355 acres more or less subject to all legal highways and easements of record.

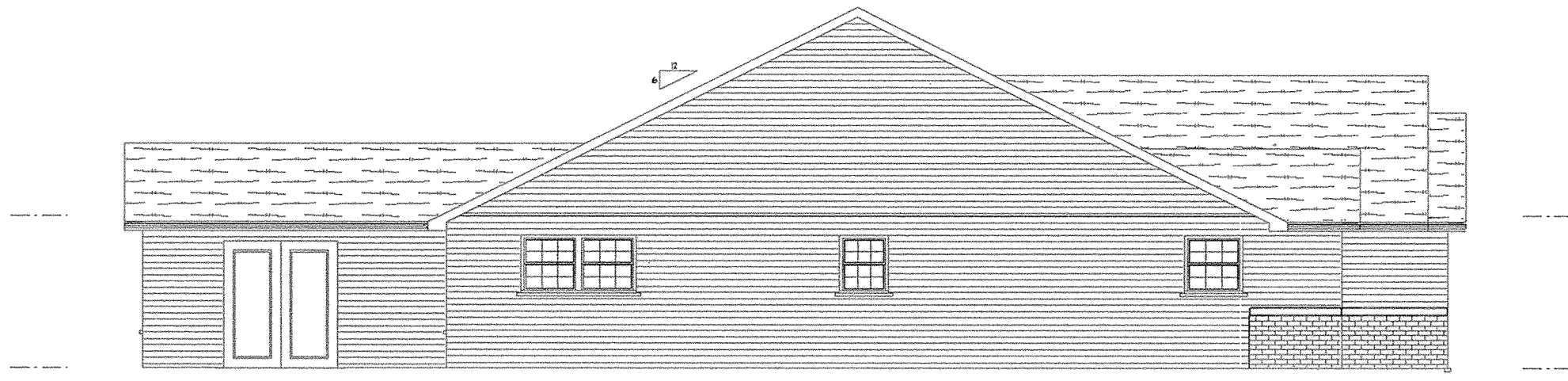




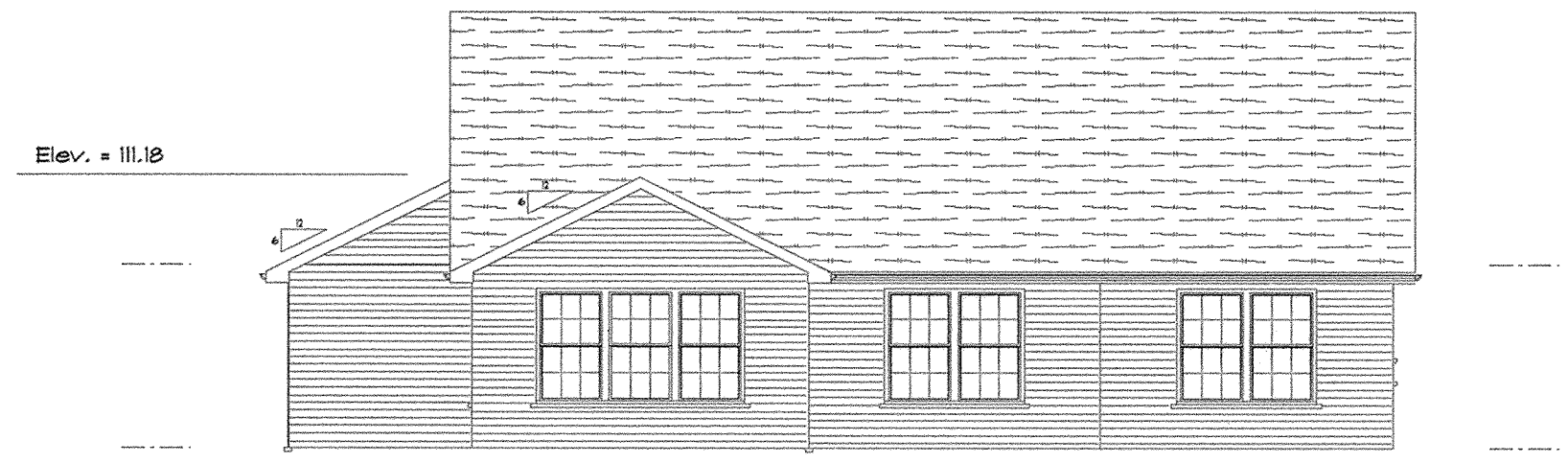
Unit No. 31
4031 Brookshore Dr.



FRONT ELEVATION

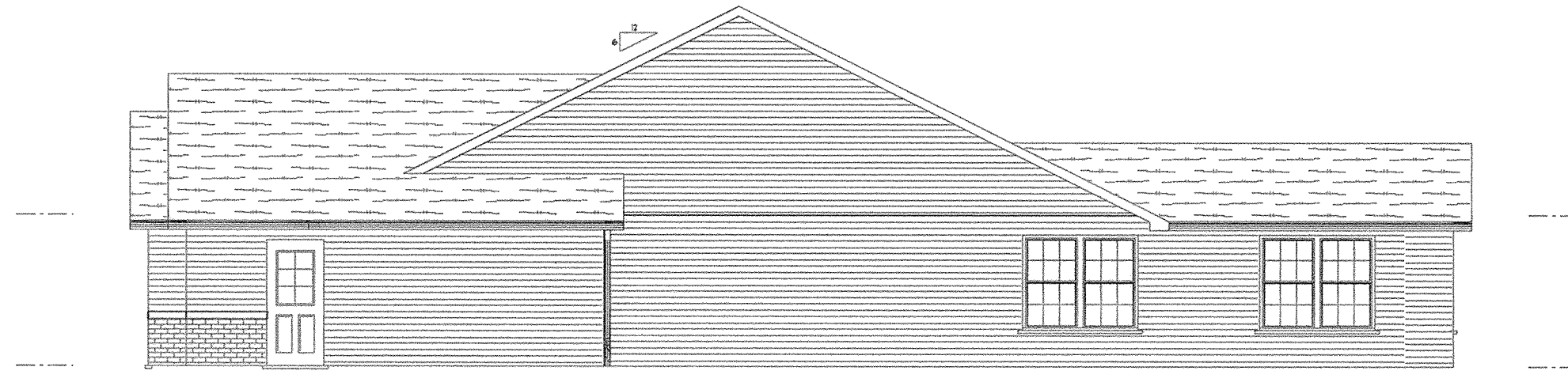


LEFT ELEVATION



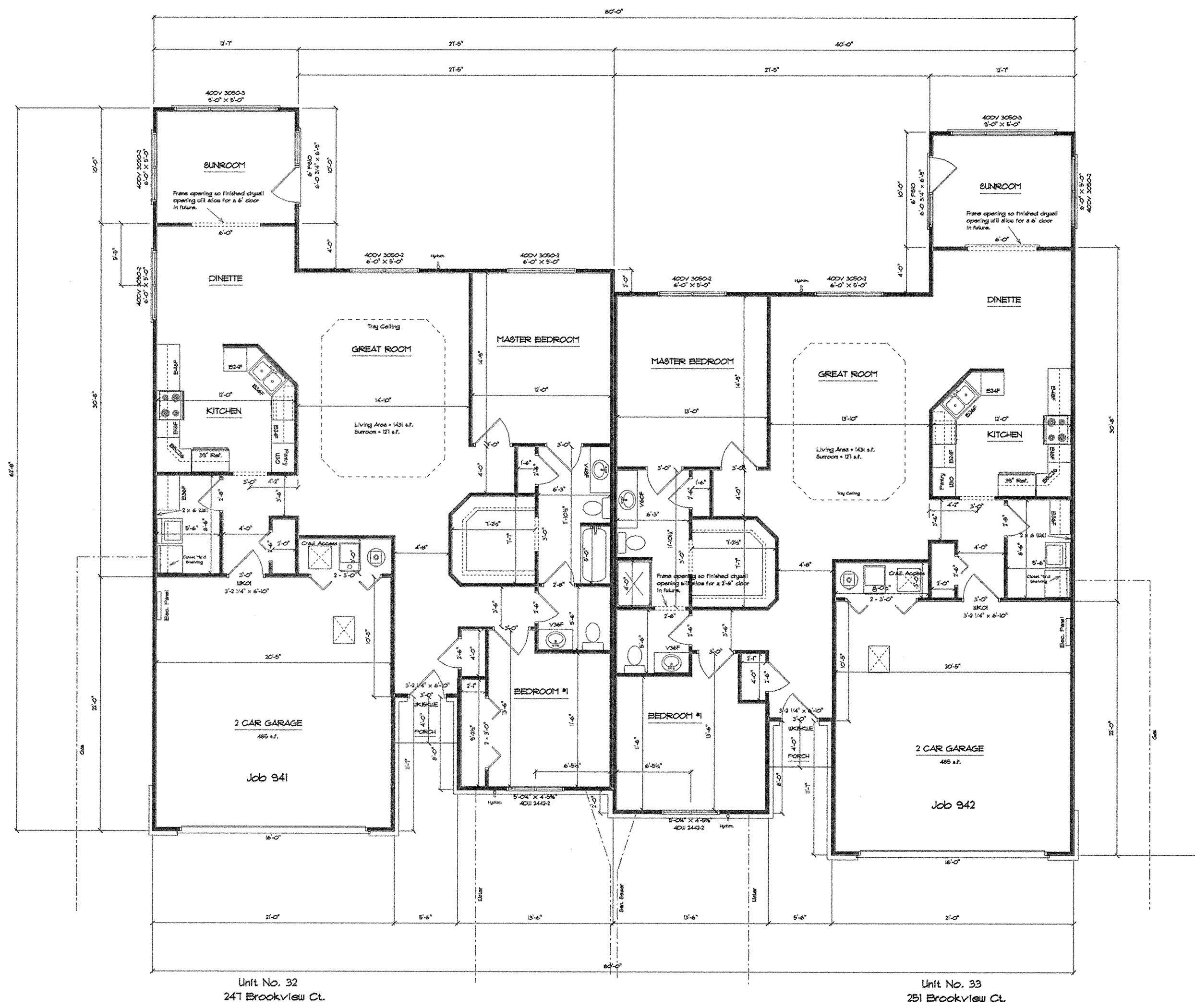
REAR ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located In Front of 258 Brookview Ct. Elev. = 100.00



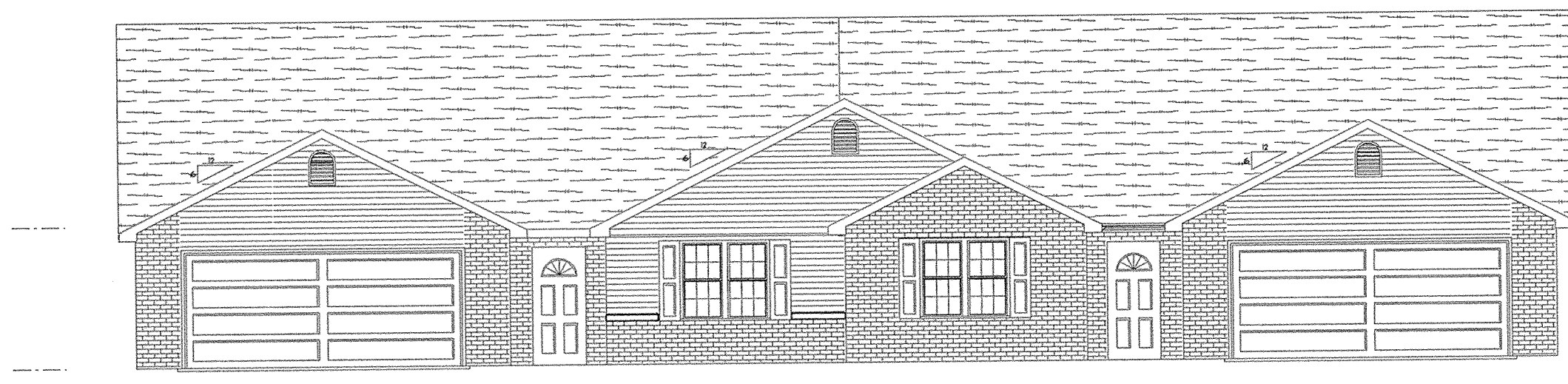
RIGHT ELEVATION

4031 Brookshore Dr.



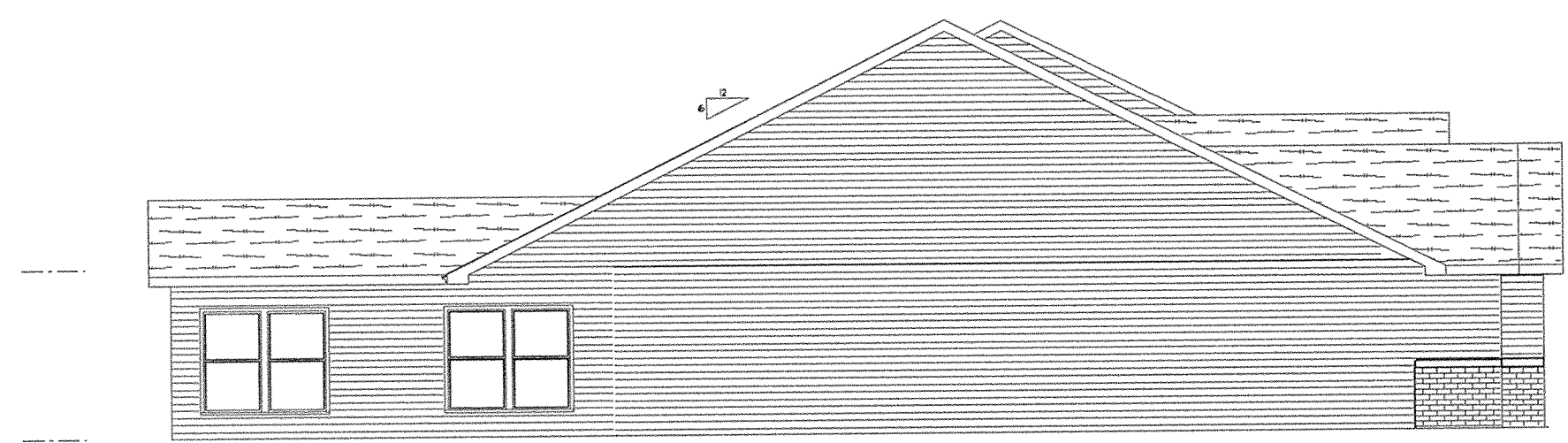
Note: Framer to install cabinet blocking.
 Job 941 - Frame outside and load bearing walls only.

Springbrook Greens Condominiums
 Job 941/942
 SCALE: 1/8" = 1'-0"
 8/20/02

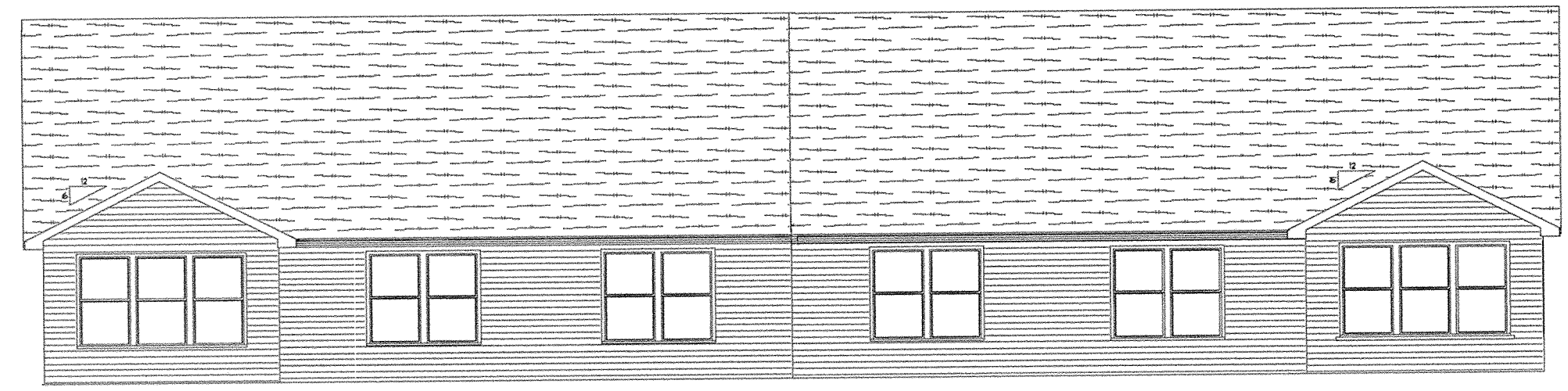


Elev. = 119.15
 Elev. = 114.15
 Elev. = 108.90
 Fin. Flr. Elev. = 100.90

FRONT ELEVATION



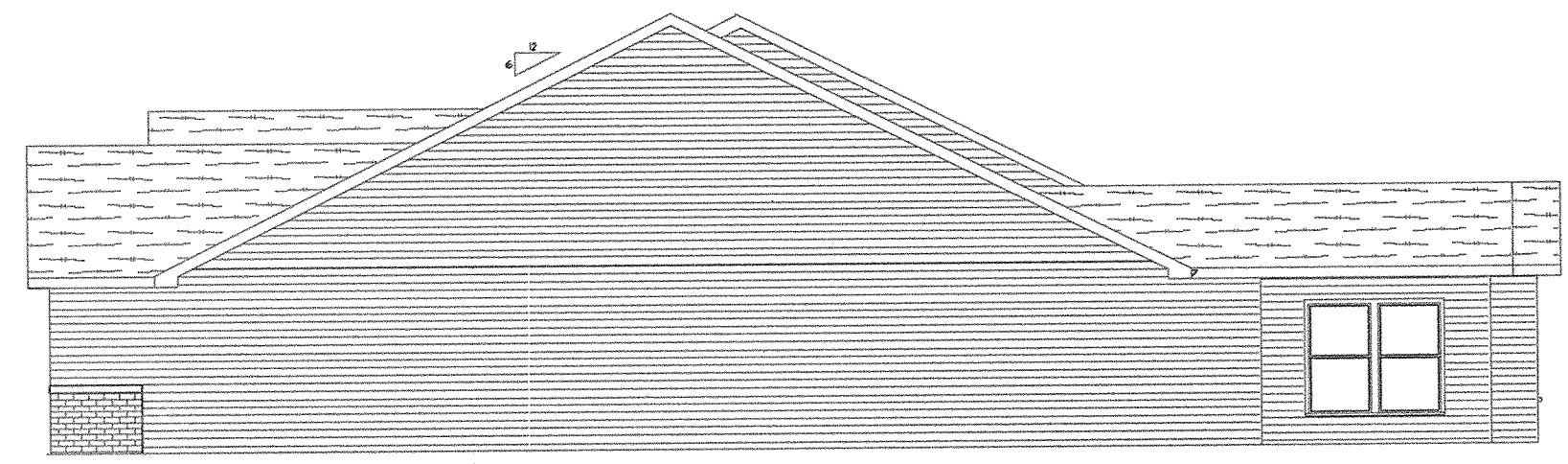
LEFT ELEVATION



Elev. = 112.05

REAR ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 258 Brookview Ct. Elev. = 100.00



RIGHT ELEVATION

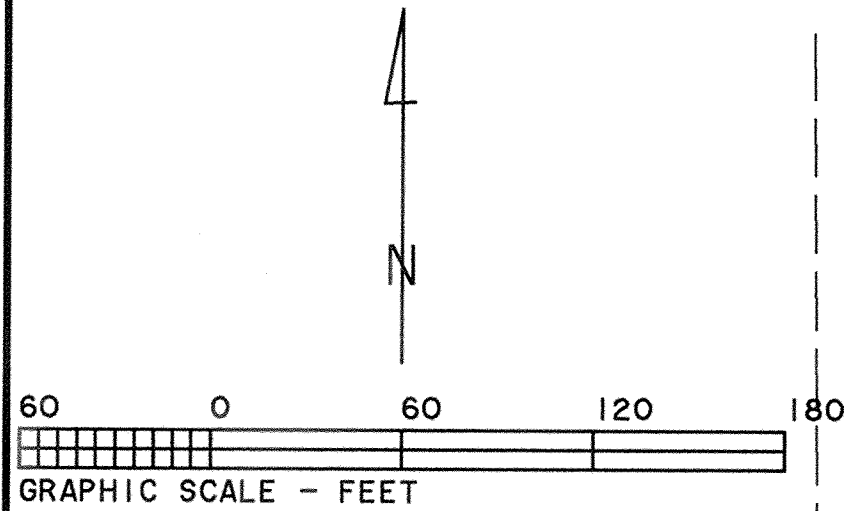
247 - 251 Brookview Ct.

SPRINGBROOK GREENS CONDOMINIUMS NO. 8

Survey of Dedicator's Land

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

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|---------|---------|--------------|---------|-----------------|
| C-1 | 75.00' | 63.08' | 48° 11' 23" | 61.24' | S 67° 11' 22" E |
| C-2 | 45.00' | 37.85' | 48° 11' 23" | 36.74' | S 67° 11' 22" E |
| C-3 | 35.00' | 54.50' | 89° 13' 31" | 49.16' | N 44° 06' 12" E |
| C-4 | 125.00' | 109.84' | 50° 20' 50" | 106.34' | N 24° 39' 51" E |
| C-5 | 100.00' | 67.86' | 38° 52' 41" | 66.56' | N 69° 16' 37" E |
| C-6 | 65.00' | 102.98' | 90° 46' 29" | 92.54' | N 45° 53' 49" E |
| C-7 | 50.00' | 34.91' | 40° 00' 00" | 34.20' | N 20° 30' 34" E |
| C-8 | 125.00' | 87.27' | 40° 00' 00" | 85.51' | N 20° 30' 34" E |
| C-9 | 75.00' | 52.36' | 40° 00' 00" | 51.30' | N 20° 30' 34" E |
| C-10 | 100.00' | 69.81' | 40° 00' 00" | 68.40' | N 20° 30' 34" W |
| C-11 | 15.00' | 23.76' | 90° 46' 29" | 21.36' | N 45° 53' 48" W |
| C-12 | 50.00' | 33.93' | 38° 52' 41" | 33.28' | S 69° 16' 36" W |
| C-13 | 75.00' | 65.90' | 50° 20' 50" | 63.80' | S 24° 39' 51" W |
| C-14 | 85.00' | 132.37' | 89° 13' 31" | 119.39' | S 44° 06' 12" W |
| C-15 | 60.00' | 292.79' | 279° 35' 39" | 77.46' | S 48° 30' 46" W |



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

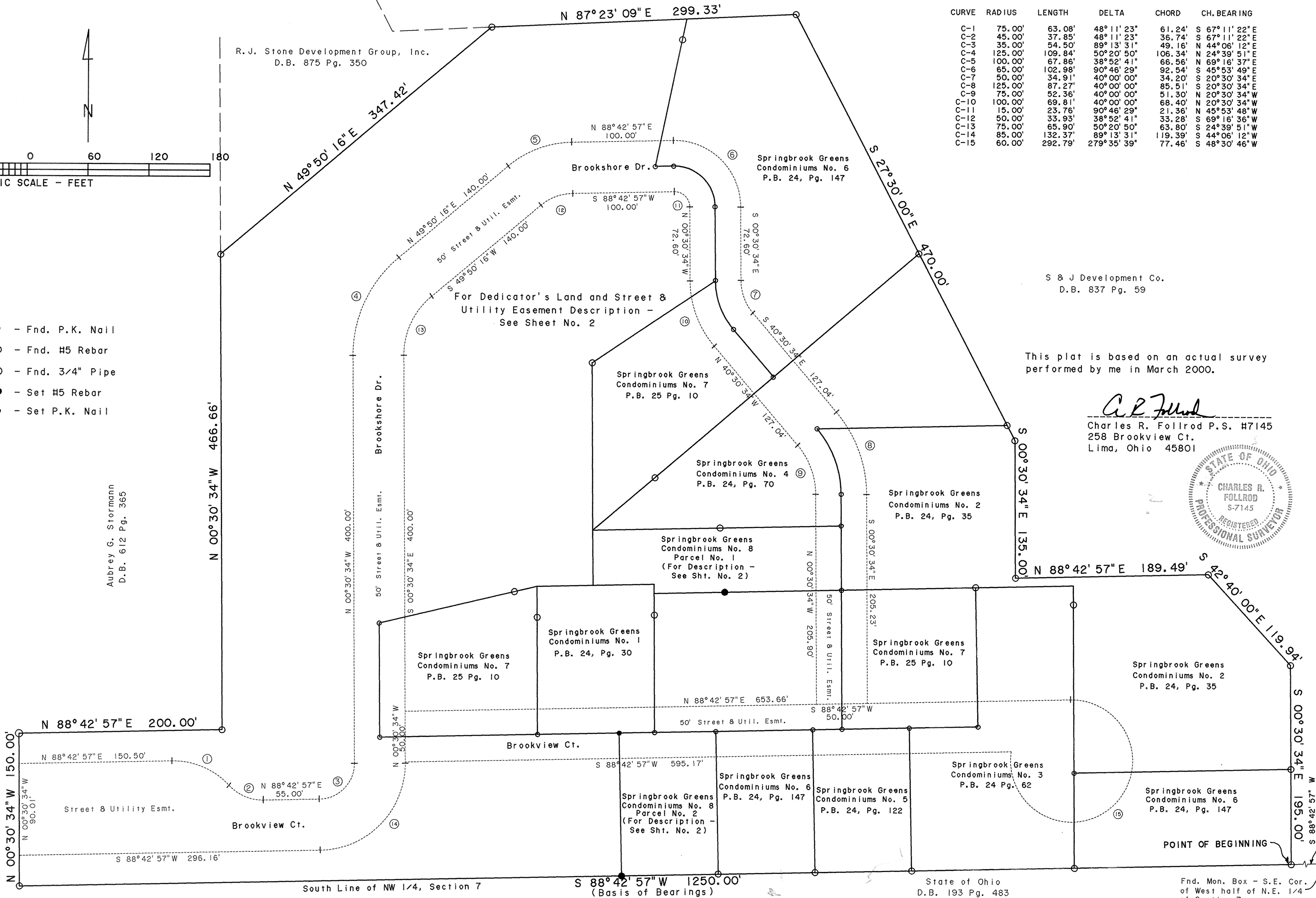
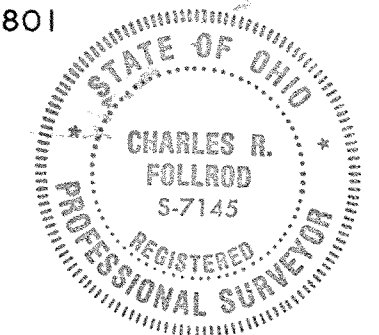
Aubrey G. Stormann
D.B. 612 Pg. 365

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

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

Charles R. Follrod

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



State of Ohio
D.B. 193 Pg. 483

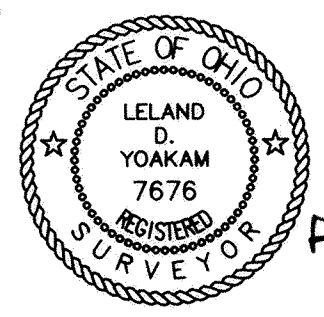
Fnd. Mon. Box - S.E. Cor.
of West half of N.E. 1/4
of Section 7

VACATION PLAT FOR PART OF DILLER ROAD

SITUATED IN:
THE NW & SW 1/4 OF SECTION 16 AND
THE NE & SE 1/4 OF SECTION 17,
TOWN 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO

COUNTY AUDITOR
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS
TRANSFERRED ON November 21, 2002
N. Dean French 40 Jm
ALLEN COUNTY AUDITOR

COUNTY RECORDER
I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON November 21, 2002
IN PLAT BOOK 25, PAGE 39, OF THE PLAT RECORDS OF
ALLEN COUNTY, OHIO. FEE \$ 20.70 9:11 AM
Edward P. Keih ay Fee \$20.70
ALLEN COUNTY RECORDER
DEED VOL 904 pg 194

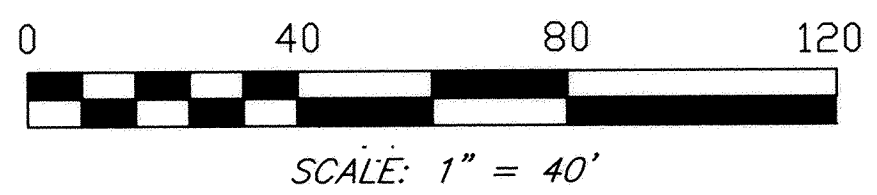


CERTIFICATION BY SURVEYOR
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE
AND COMPLETE SURVEY MADE BY ME OR UNDER MY
SUPERVISION IN SEPT. 15, 2002, AND THAT ALL
MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND
LOCATION AND ARE IN PLACE.
Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676

REVIEWED BY:
M. L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 11/21/02

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|--------|--------|---------------|-------|
| C1 | 150.00 | 96.16 | N50°35'48"E | 94.52 |

LEGEND
A IRON PIN (SET)

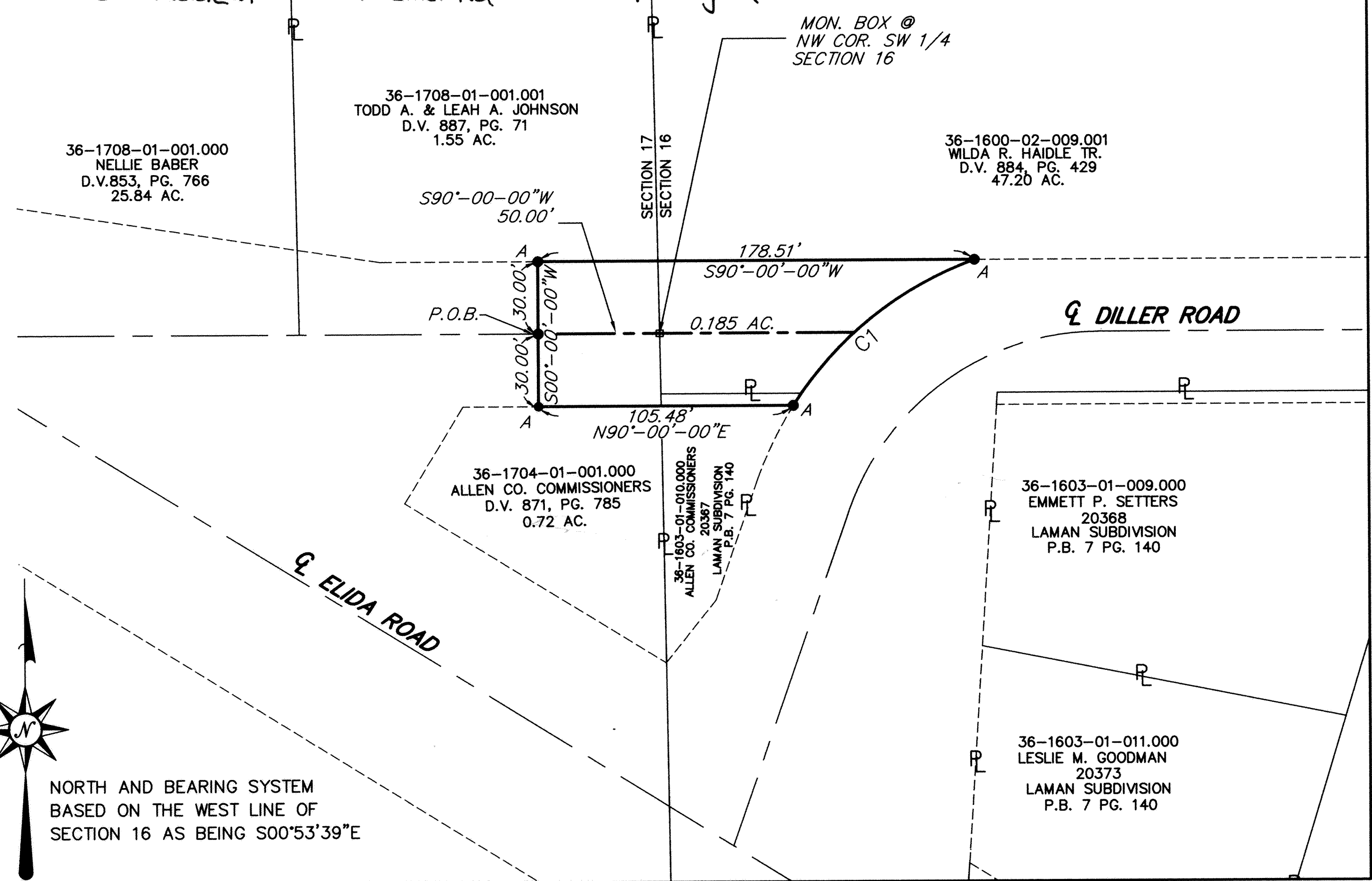
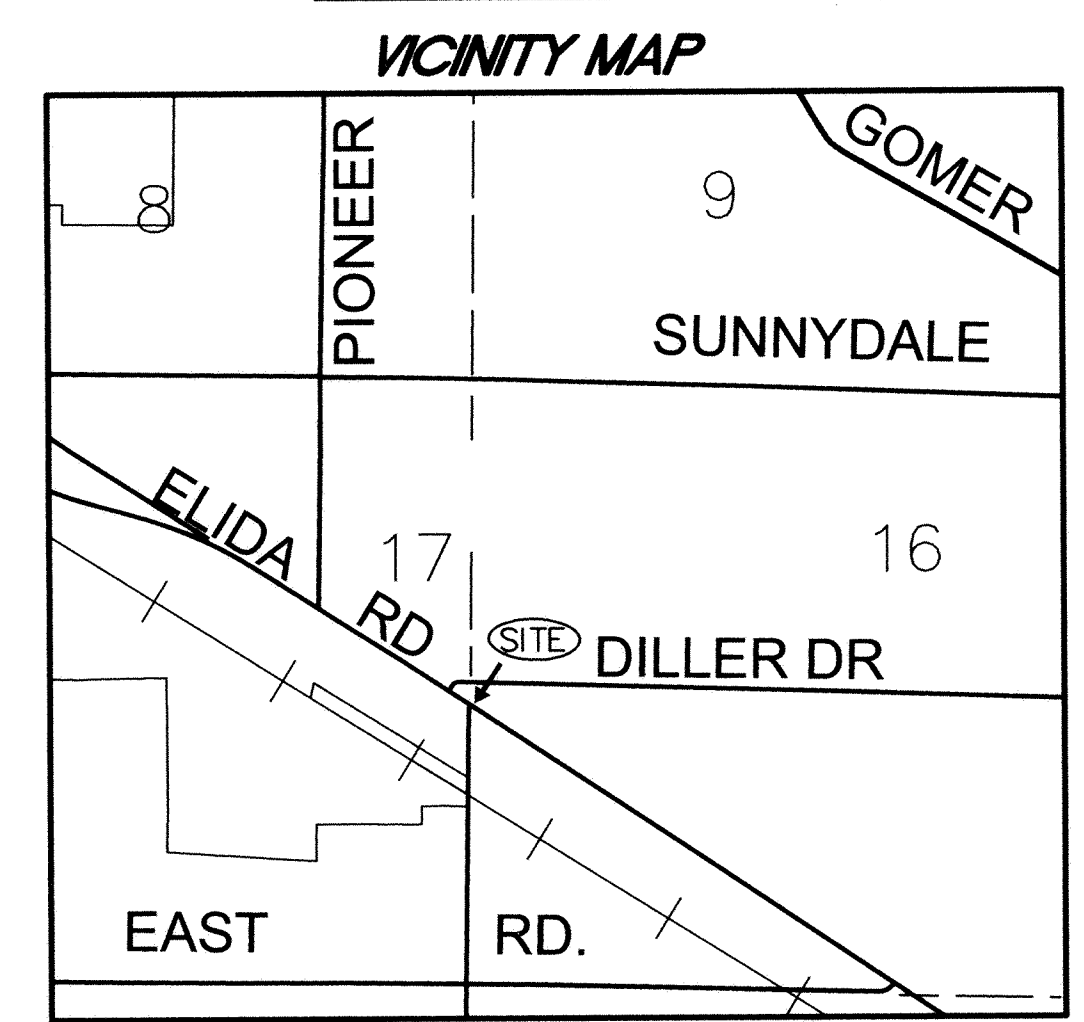


NORTH AND BEARING SYSTEM
BASED ON THE WEST LINE OF
SECTION 16 AS BEING S00°53'39"E

DESCRIPTION
THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE NORTHWEST
QUARTER AND THE SOUTHWEST QUARTER OF SECTION 16 AND ALSO THE
NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A MONUMENT BOX, MARKING THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 16;
THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17,
S.90°00'00"W, A DISTANCE OF 50.00 FEET TO A POINT IN THE CENTERLINE OF OLD
DILLER ROAD AND THE PLACE OF BEGINNING FOR THE PORTION OF ROAD TO BE
VACATED;
THENCE LEAVING SAID ROAD CENTERLINE, S.00°00'00"W, A DISTANCE OF 30.00
FEET TO AN IRON PIN (SET) IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF
DILLER ROAD;
THENCE WITH SAID RIGHT-OF-WAY LINE N.90°00'00"E, A DISTANCE OF 105.48 FEET
TO AN IRON PIN (SET) AT THE INTERSECTION OF SAID LINE WITH THE WEST
RIGHT-OF-WAY LINE OF THE RELOCATED PORTION OF DILLER ROAD;
THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND AN
ARC LENGTH OF 96.16 FEET, ON A CHORD BEARING N.50°35'48"E, A DISTANCE OF
94.52 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF SAID CURVE WITH THE
EXISTING NORTH RIGHT OF WAY LINE OF DILLER ROAD;
THENCE WITH SAID RIGHT-OF-WAY LINE, S.90°00'00"W, A DISTANCE OF 178.51
FEET TO AN IRON PIN (SET);
THENCE S.00°00'00"W, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING;
CONTAINING 0.185 ACRE, MORE OR LESS.
THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN
COUNTY ENGINEERS OFFICE IN SEPTEMBER 2002. ALL MARKERS ARE ACCURATE AS
TO MATERIAL AND LOCATION AND ARE IN PLACE.
#835-02

For Resolutions to Vacate a Portion of Diller Rd See Deed V6/904 Pg 194

ALLEN COUNTY ENGINEER
WAYNE C. GERDEMAN P.E., P.S.
1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196
DATE: SEPTEMBER 20, 2002 DRAWN BY: WLL
CHECKED BY:



DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX OVER A STONE FOUND MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE CENTERLINE OF STEVICK ROAD;

THENCE WITH THE CENTERLINE OF SAID ROAD S.00°05'10"E., A DISTANCE OF 1696.18 FEET TO A P.K. NAIL (FOUND) AT THE INTERSECTION OF STEVICK AND LONG ROADS;

THENCE ALONG THE CENTERLINE OF LONG ROAD, N.89°46'25"W., A DISTANCE OF 770.44 FEET TO A P.K. NAIL (FOUND);

THENCE CONTINUING ALONG SAID CENTERLINE, S.58°21'37"W., A DISTANCE OF 51.88 FEET TO A P.K. NAIL (SET), BEING THE PLACE OF BEGINNING OF THE PORTION OF ROAD TO BE VACATED;

THENCE LEAVING SAID ROAD CENTERLINE, S.78°13'06"E., A DISTANCE OF 43.65 FEET TO A IRON PIN (SET);

THENCE S.58°21'37"W., A DISTANCE OF 313.82 FEET TO AN IRON PIN (SET);

THENCE S.88°56'30"W., A DISTANCE OF 69.89 FEET TO AN IRON PIN (SET);

THENCE N.01°03'30"W., A DISTANCE OF 60.00 FEET TO AN IRON PIN (SET) PASSING AT 30.00 FEET A P.K. NAIL (SET);

THENCE N.88°56'30"E., A DISTANCE OF 53.49 FEET TO A IRON PIN (SET);

THENCE N.58°21'37"E., A DISTANCE OF 234.02 FEET TO A IRON PIN (SET);

THENCE S.78°13'06"E., A DISTANCE OF 43.65 TO THE PLACE OF BEGINNING;

CONTAINING 0.462 ACRES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN MARCH 2002. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

VACATION PLAT FOR PART OF LONG ROAD

SITUATED IN:
THE SW 1/4 OF SECTION 28,
TOWN 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO

ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: APRIL 18, 2002

DRAWN BY: MLH

REV.:

CHECKED BY:

VICINITY MAP



COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON November 21, 2002

H. Dean French
ALLEN COUNTY AUDITOR *KL nofee*

COUNTY RECORDER 200225748

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON 25th Nov 2002 IN PLAT BOOK 25, PAGE 40, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 20.70 AT 8:31 AM
DEED VOL 904 PG 303

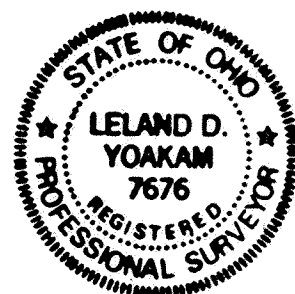
Edward P. Keib
ALLEN COUNTY RECORDER

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 11/21/02

CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN MARCH OF 2002 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

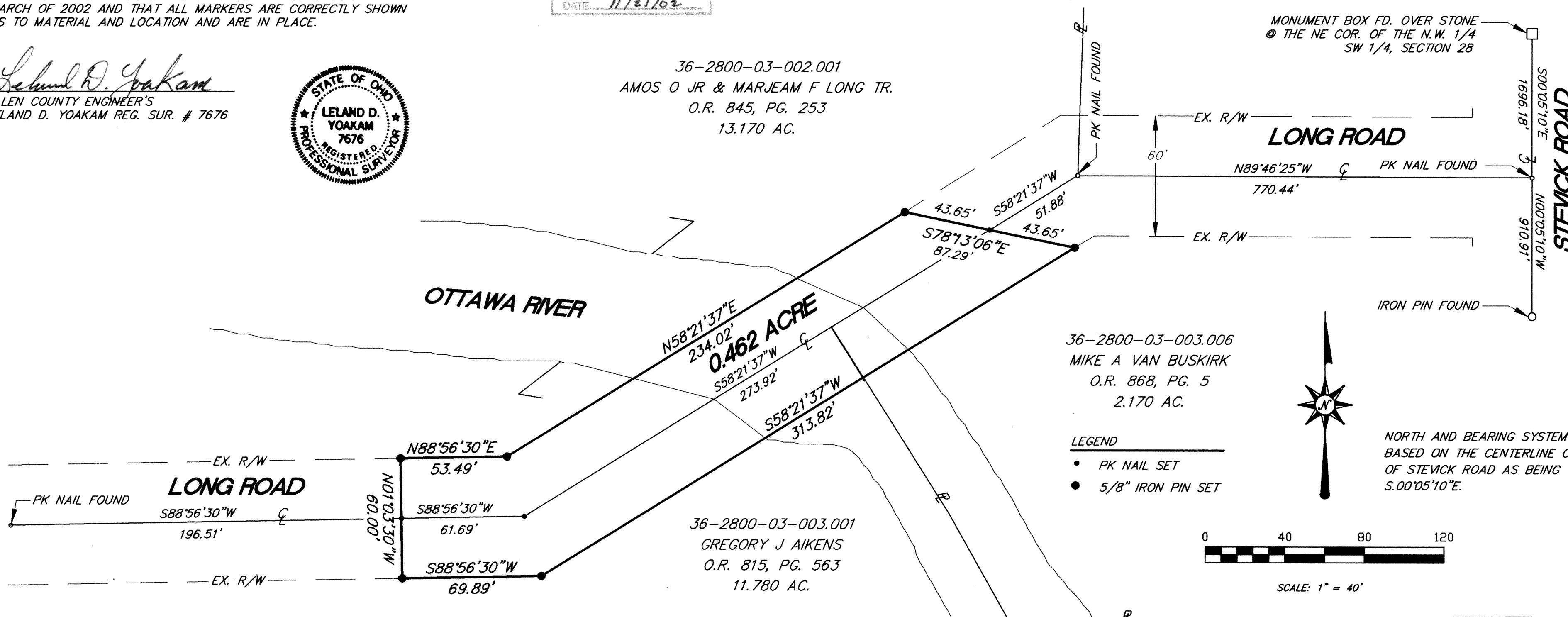
Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



36-2800-03-002.001
AMOS O JR & MARJEAM F LONG TR.
O.R. 845, PG. 253
13.170 AC.

36-2800-03-003.006
MIKE A VAN BUSKIRK
O.R. 868, PG. 5
2.170 AC.

36-2800-03-003.001
GREGORY J AIKENS
O.R. 815, PG. 563
11.780 AC.



- LEGEND
- PK NAIL SET
 - 5/8" IRON PIN SET

NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE OF STEVICK ROAD AS BEING S.00°05'10"E.



SCALE: 1" = 40'

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 8 EAST, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX OVER A STONE FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE WITH THE CENTERLINE OF RUMBAUGH ROAD N.00°28'30"E., A DISTANCE OF 1303.63 FEET TO A P.K. NAIL (SET) AT THE INTERSECTION OF RUMBAUGH AND NAPOLEON ROADS;

THENCE ALONG THE CENTERLINE OF NAPOLEON ROAD, S.89°31'07"W., A DISTANCE OF 421.25 FEET TO A IRON PIN (FOUND);

THENCE CONTINUING ALONG SAID CENTERLINE, S.89°28'04"W., A DISTANCE OF 116.04 FEET TO A P.K. NAIL (SET), BEING THE PLACE OF BEGINNING OF THE PORTION OF ROAD TO BE VACATED;

THENCE N.00°31'56"W., A DISTANCE OF 30.00 FEET TO A IRON PIN (SET) IN THE NORTH RIGHT-OF-WAY LINE OF NAPOLEON ROAD;

THENCE ALONG SAID NORTH LINE S.89°28'04"W., A DISTANCE OF 559.36 FEET TO AN IRON PIN (SET);

THENCE S.00°31'56"E., A DISTANCE OF 60.00 FEET TO AN IRON PIN (SET) IN THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON ROAD;

THENCE ALONG SAID SOUTH LINE N.89°28'04"E., A DISTANCE OF 559.36 FEET TO AN IRON PIN (SET);

THENCE N.00°31'56"W., A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING; CONTAINING 0.771 ACRE, MORE OR LESS.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN NOVEMBER 2002. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

VACATION PLAT FOR PART OF NAPOLEON ROAD

SITUATED IN:
THE SE 1/4 OF SECTION 20,
TOWN 3 SOUTH, RANGE 8 EAST, JACKSON TOWNSHIP,
ALLEN COUNTY, OHIO

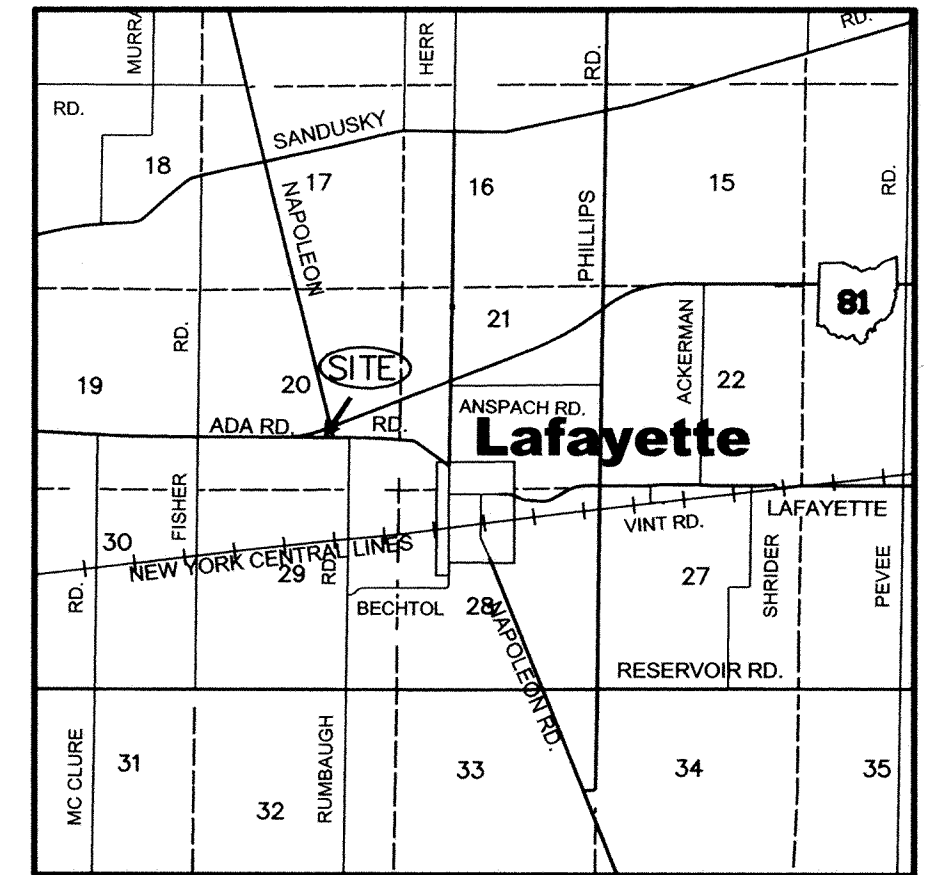
ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: NOVEMBER 5, 2002 DRAWN BY: WLL
REV.: CHECKED BY:

VICINITY MAP



COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON November 21, 2002

W. Deum French
ALLEN COUNTY AUDITOR *KL no fee*

COUNTY RECORDER 200225750

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON 11/25/02 IN PLAT BOOK 25, PAGE 41, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 20.70 AT P. 33 PM

DEED VOL 904 PG 305

Edmund P. Kirk by Jm
ALLEN COUNTY RECORDER

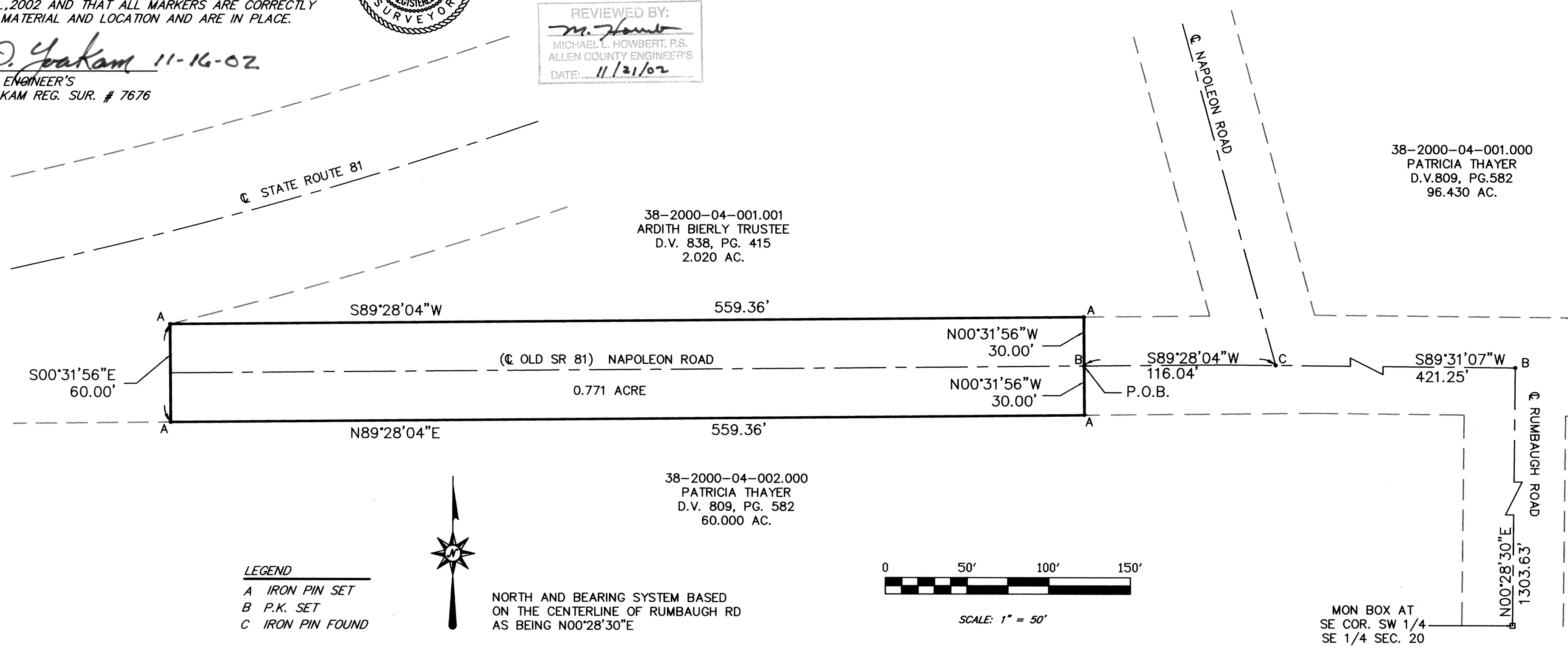
CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN NOV., 2002 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.



Leland D. Yoakam 11-16-02
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 11/21/02



- LEGEND
- A IRON PIN SET
- B P.K. SET
- C IRON PIN FOUND



NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE OF RUMBAUGH RD AS BEING N00°28'30"E



SCALE: 1" = 50'

MON BOX AT SE COR. SW 1/4 SE 1/4 SEC. 20

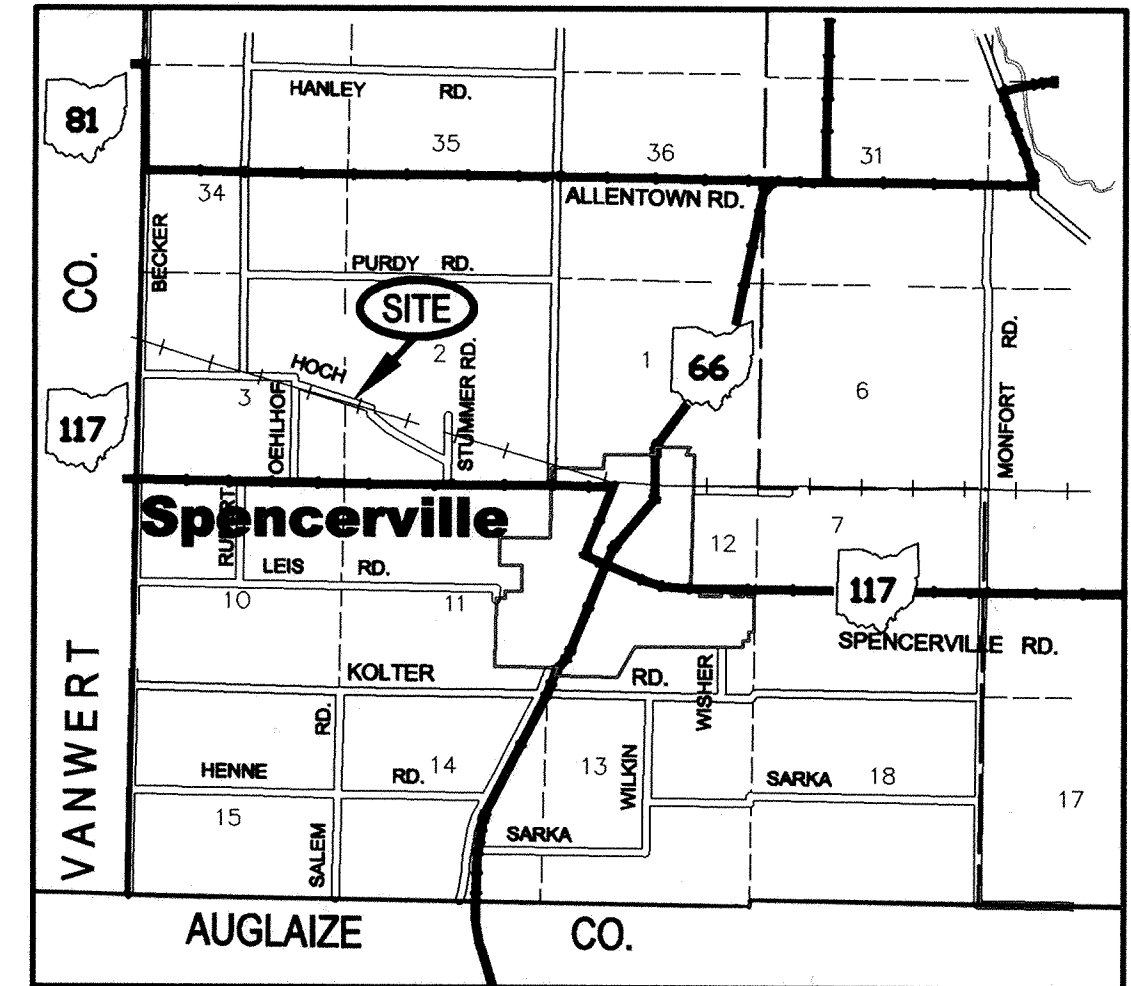
VACATION PLAT FOR PART OF HOCH ROAD

ALLEN COUNTY ENGINEER
WAYNE C. GERDEMAN P.E., P.S.
1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: APRIL 19, 2002 DRAWN BY: MLH
REV.: CHECKED BY:

SITUATED IN:
THE SW 1/4 OF SECTION 2,
TOWN 4 SOUTH, RANGE 4 EAST, SPENCER TOWNSHIP,
ALLEN COUNTY, OHIO

VICINITY MAP



COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS
TRANSFERRED ON November 21, 2002

W. Deum French
ALLEN COUNTY AUDITOR KH no fee

COUNTY RECORDER 200225752

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON 11/25/02
IN PLAT BOOK 25, PAGE 42, OF THE PLAT RECORDS OF
ALLEN COUNTY, OHIO. FEE \$ 20.70
DEED VOL 904 PG 307 11 8:35 AM

Edward P. Kestler Jr
ALLEN COUNTY RECORDER

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHWEST
QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SPENCER TOWNSHIP,
ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX OVER A STONE FOUND AT THE NORTHEAST
CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION 2, ALSO BEING THE CENTERLINE OF OEHLHOF ROAD;

THENCE WITH THE CENTERLINE OF SAID ROAD N.00°00'00"E., A DISTANCE OF
1092.13 FEET TO A P.K. NAIL (FOUND) IN THE CENTERLINE OF THE NORTHERLY
SET OF TRACKS OF THE SPENCERVILLE & ELGIN RAILROAD;

THENCE PERPENDICULAR TO SAID RAILROAD, N.15°52'23"E., A DISTANCE OF 50.00
FEET TO THE NORTH RIGHT OF WAY LINE OF SAID RAILROAD;

THENCE WITH SAID NORTH RIGHT OF WAY, S.74°07'37"E., A DISTANCE OF 1869.87
FEET TO AN IRON PIN (SET) AT THE PLACE OF BEGINNING OF THE PORTION OF ROAD
TO BE VACATED;

THENCE CONTINUING WITH SAID NORTH RIGHT OF WAY S.74°07'37"E., A DISTANCE
OF 50.00 FEET TO AN IRON PIN (SET);

THENCE, S.15°52'23"W., A DISTANCE OF 50.00 FEET TO A POINT IN THE CENTERLINE
OF THE NORTHERLY SET OF TRACKS;

THENCE, WITH SAID CENTERLINE, N74°07'37"W., A DISTANCE OF 50.00 FEET TO A
POINT;

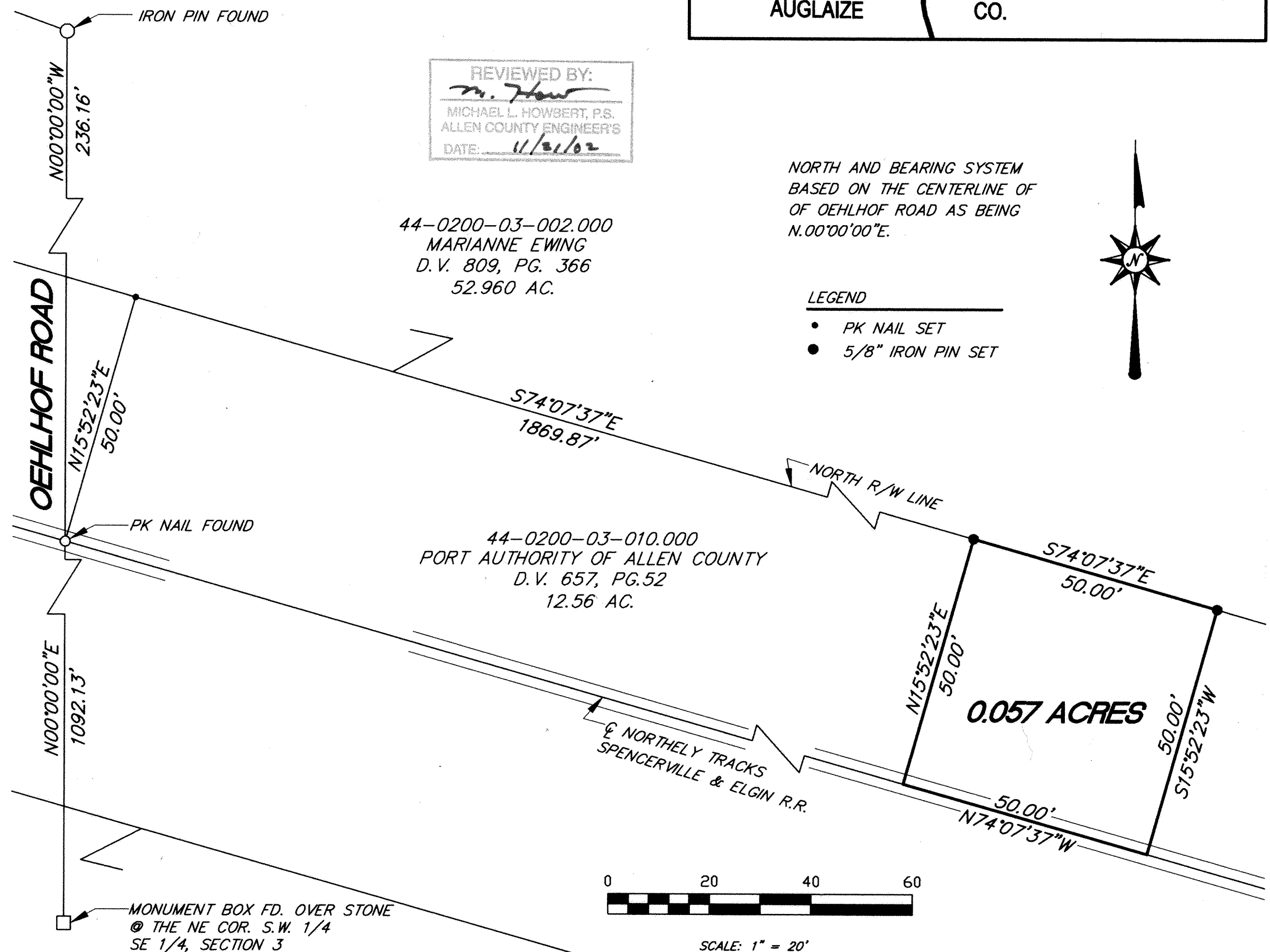
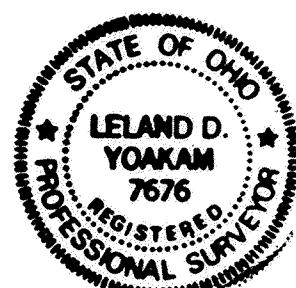
THENCE N.15°52'23"E., A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING;
CONTAINING 0.057 ACRES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN
COUNTY ENGINEERS' OFFICE IN MARCH 2002. ALL MARKERS ARE ACCURATE AS TO
MATERIAL AND LOCATION AND ARE IN PLACE.

CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND
COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN
MARCH OF 2002 AND THAT ALL MARKERS ARE CORRECTLY SHOWN
AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 11/21/02

44-0200-03-002.000
MARIANNE EWING
D.V. 809, PG. 366
52.960 AC.

44-0200-03-010.000
PORT AUTHORITY OF ALLEN COUNTY
D.V. 657, PG.52
12.56 AC.

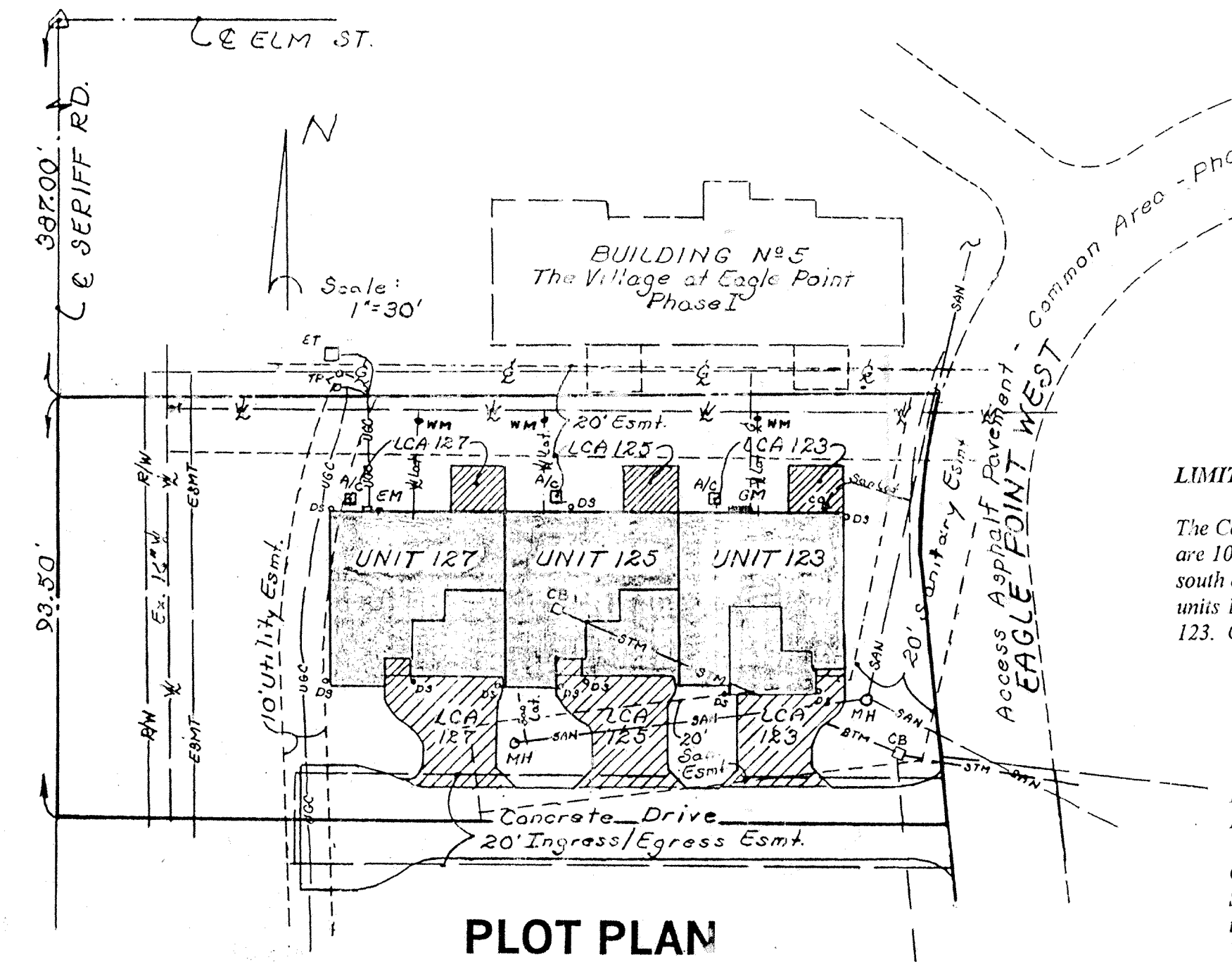
NORTH AND BEARING SYSTEM
BASED ON THE CENTERLINE OF
OF OEHLHOF ROAD AS BEING
N.00°00'00\"/>

LEGEND

- PK NAIL SET
- 5/8" IRON PIN SET



SCALE: 1" = 20'



NOTE: Common Area shall be all area within the designated boundary area for Phase II not designated as Unit Area or Limited Common Area.

For Utility Easement Layout see Plat Book 22, Page 86, Allen County, Ohio Recorder's Office.

LIMITED COMMONS AREAS

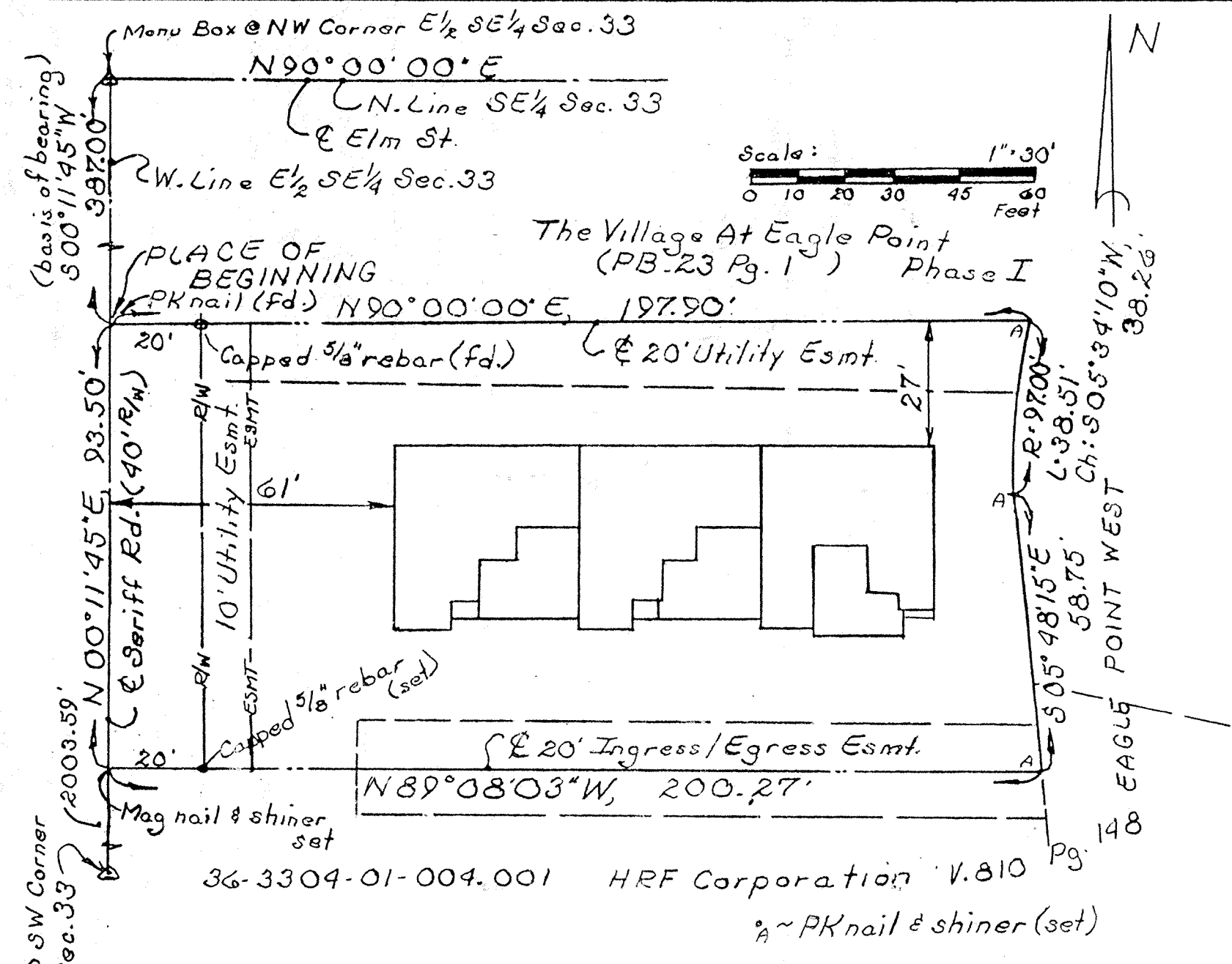
The Concrete Patios at the north side of each unit are 10 feet by 12 feet. The Concrete Drives at the south end of each unit are 16.6 feet by 25 feet for units 127 and 125 and 16.6 feet by 21 feet for Unit 123. Concrete walks are average 8 feet by 8 feet.

- LEGEND:**
- denotes Unit Area for Unit shown
 - denotes Limited Common Area (LCA) for Units shown. A/C ~ Air Conditioning Outside Unit.
 - denotes Gas Lines
 - denotes Watermain
 - denotes Sanitary Sewer
 - denotes Storm Sewer
 - denotes Manhole
 - denotes Catch Basin
 - denotes Electrical Transformers
 - denotes Electric Meters
 - denotes Telephone Pedestal
 - denotes Easement
 - denotes Sanitary Unit Utility Service Laterals
 - denotes Water
 - denotes Cleanout
 - denotes Downspout
 - denotes Water Meter

DESCRIPTION
THE VILLAGE AT EAGLES POINT - A CONDOMINIUM COMMUNITY - PHASE II

Being a 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 follow:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 00° 11' 45" W (basis of bearing - previous surveys) with the west line of said east half (also the centerline of Sheriff Road), 387.00 feet to a PK nail and shiner found and the **PLACE OF BEGINNING** thence N 90° 00' 00" E with a portion of the south line of The Village at Eagles Point - Phase I (passing through a capped 5/8 inch rebar found at 20.00 feet), 197.70 feet to a PK nail and shiner set on the west edge of pavement of Eagle Point West; thence southwesterly with said west edge of pavement with a non-tangent curve to the left having a radius of 97.00 feet an arc length of 38.51 feet (chord being S 05° 34' 10" W, 38.26 feet) to a PK nail and shiner set; thence S 05° 48' 15" E continuing with said west edge of pavement, 58.75 feet to a PK nail and shiner set; thence N 89° 08' 03" W (passing through a capped 5/8 inch rebar set at 180.27 feet), 200.27 feet to a Mag nail and shiner set on west line of said east half of said Southeast quarter of said Section 33; thence N 00° 11' 45" E with said west line (also the centerline of Sheriff Road), 93.50 feet to the **PLACE OF BEGINNING** containing 0.428 acre more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.043 acre. Deed Ref.: Vol. 810, Pg. 148 Part of 36-3304-01-004.001 Surveyed by: **KUCK and MORRISEY, Inc.**, Richard D. Morrisey, L.S. No. 6470 (Ohio).



This set of drawings attached hereto and entitled:

**THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY
PHASE II**

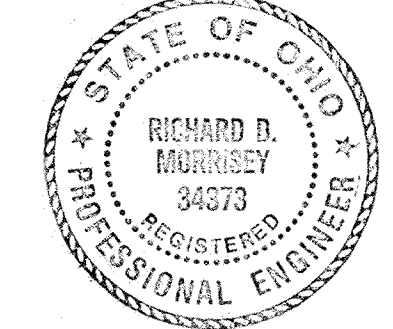
consist of FOUR pages of drawings that shows:

- one page showing the Plot Plan, Legal Description of Parcel and the certifications,
- one page of the floor plan of the units,
- one page of elevation views of the building,
- one page showing the Survey of Dedicator's Land also being the Expansion Area Delineation,

showing insofar as graphically possible (1) the particulars of the buildings in this condominium, including but not limited to the layout, location designation and dimensions of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being respectively a licensed Registered Surveyor and a licensed Professional Engineer hereby certify that said drawings show the building as constructed, as graphically as possible.

KUCK and MORRISEY, Inc.
Consulting Engineers and Surveyors

Richard D. Morrisey, L.S. Registered Surveyor No. 6470
Richard D. Morrisey, P.E. Professional Engineer No. 34373



No. **200227723**
Filed for recording this 16th day of Dec, 2002 at 3:43 o'clock P. M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 43.

Fee: \$2.80

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

For DECLARATIONS see Deed Volume 905 Page 189.

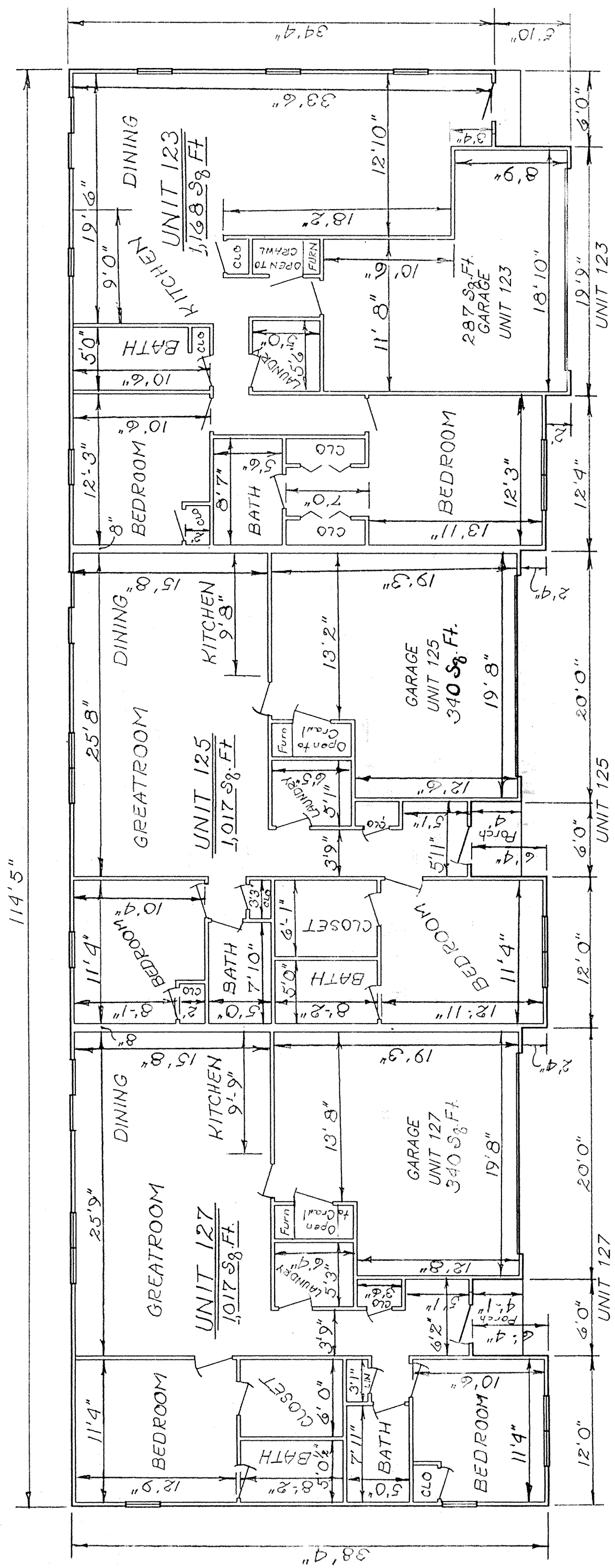
PLOT PLAN, LEGAL DESCRIPTION AND CERTIFICATION

**THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE II**

Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

SHEET
1
OF
4

PREPARED BY:
KUCK and MORRISEY, Inc.
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
2807 Chapel Hill Drive, Lima, Ohio
(419) 228-1735 Phone & Fax

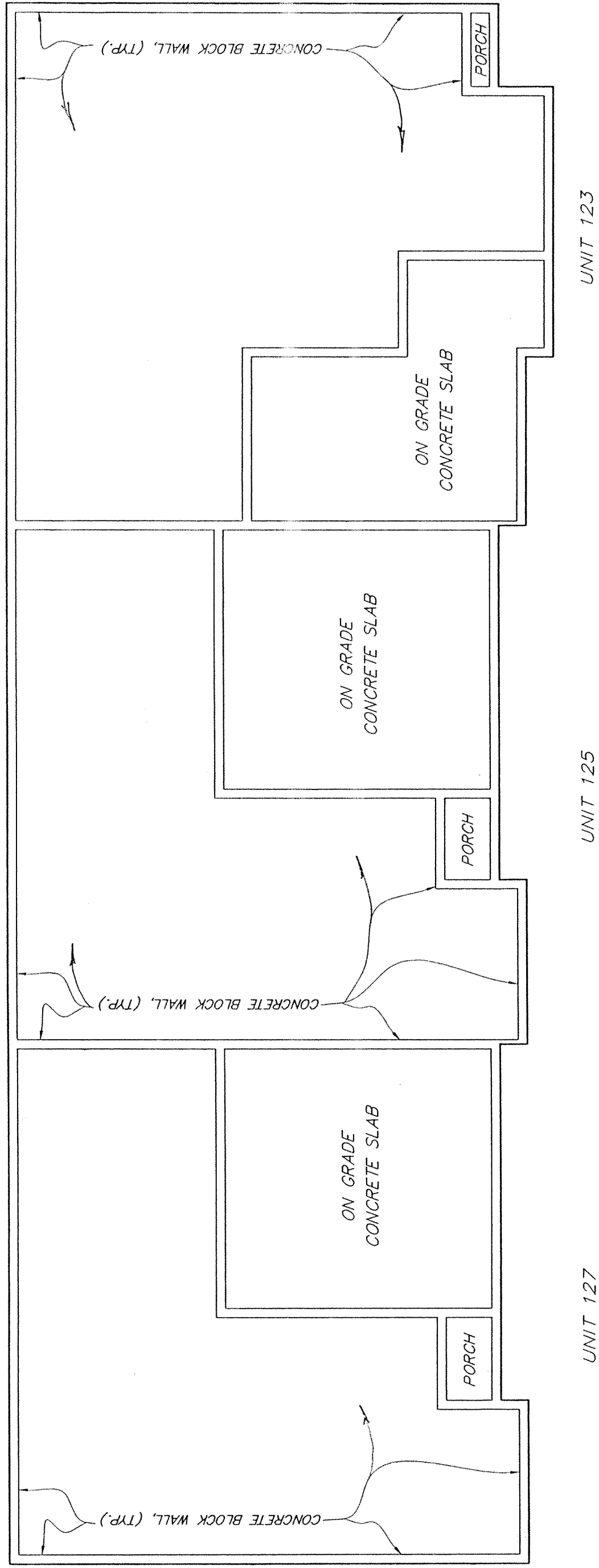


All interior wall dimensions are 3 1/2" unless otherwise shown.

All interior dimensions are face to face of studs.

FLOOR PLAN

UNIT AREAS shown are those provided by the developer and are based on overall outside to outside dimensions.



CRAWL SPACE

THE VILLAGE AT EAGLES POINT A CONDOMINIUM COMMUNITY - PHASE II

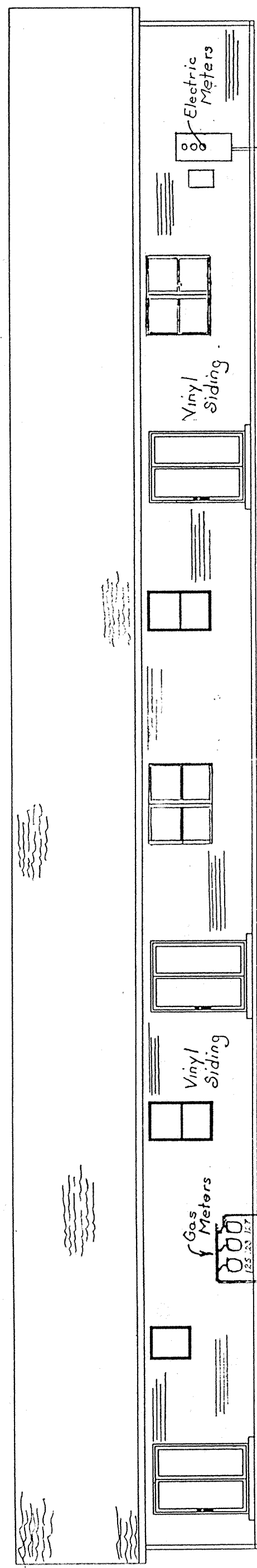
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

PREPARED BY:

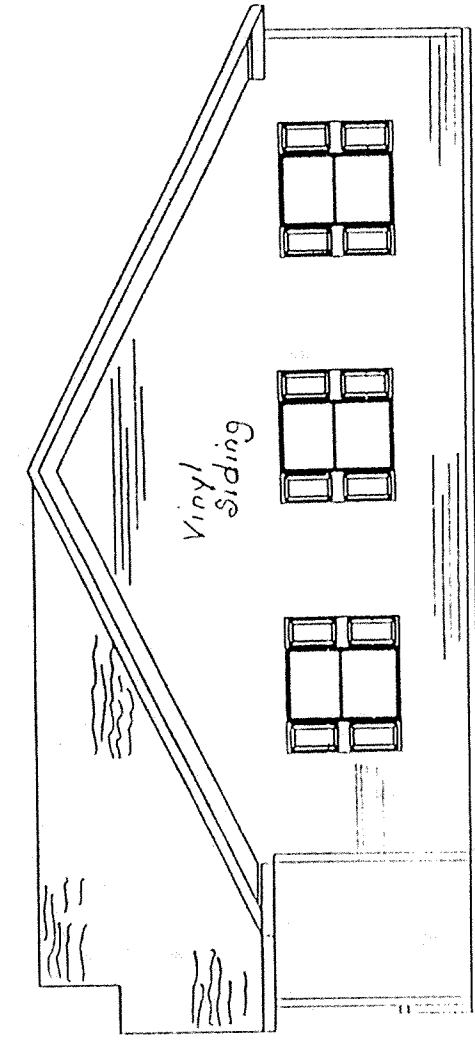
KUCK and MORRISEY, INC.
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
2807 Chapel Hill Drive, Lima, Ohio
(419) 228-1735 Phone & Fax

FLOOR PLAN

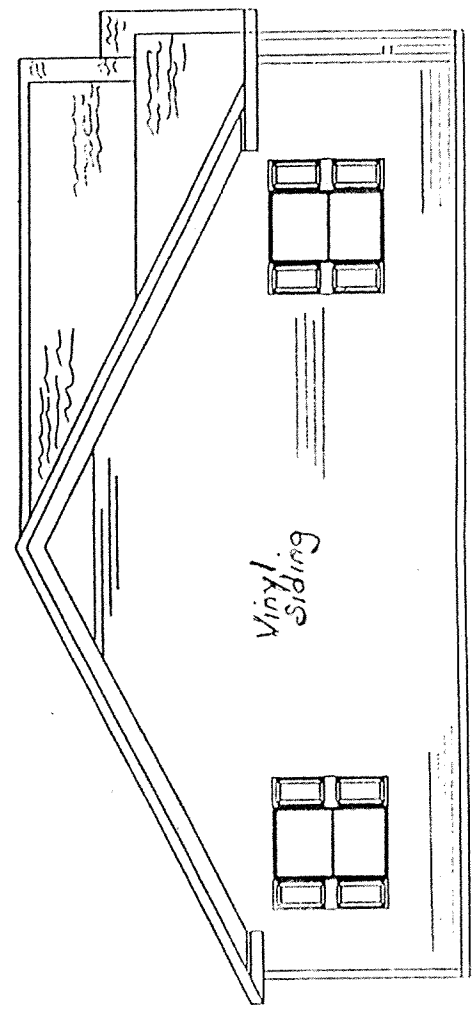
SHEET
2
OF
4



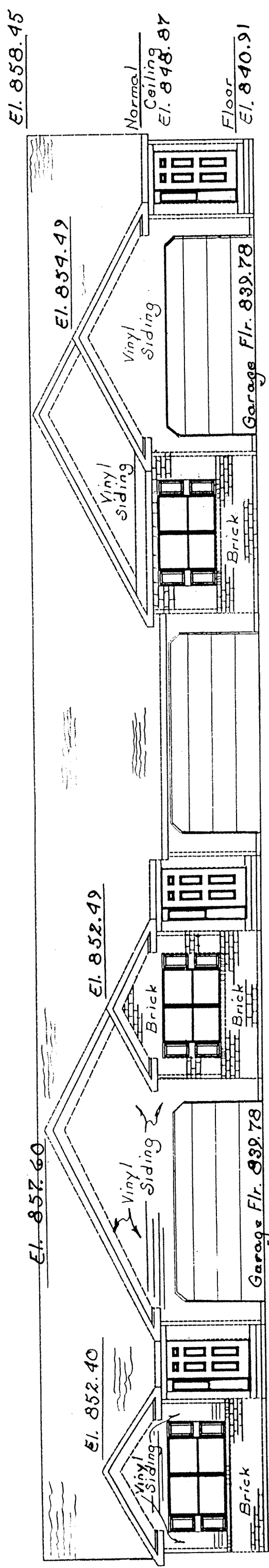
NORTH ELEVATIONS



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Elevations shown in the South Elevation are typical for all Elevation views.

BENCHMARK
Top of steamer Nozzle of Fire Hydrant south side of Eagles Point West at the intersection with Eagles Point Boulevard. Elev. 837.67

**THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE II**

Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

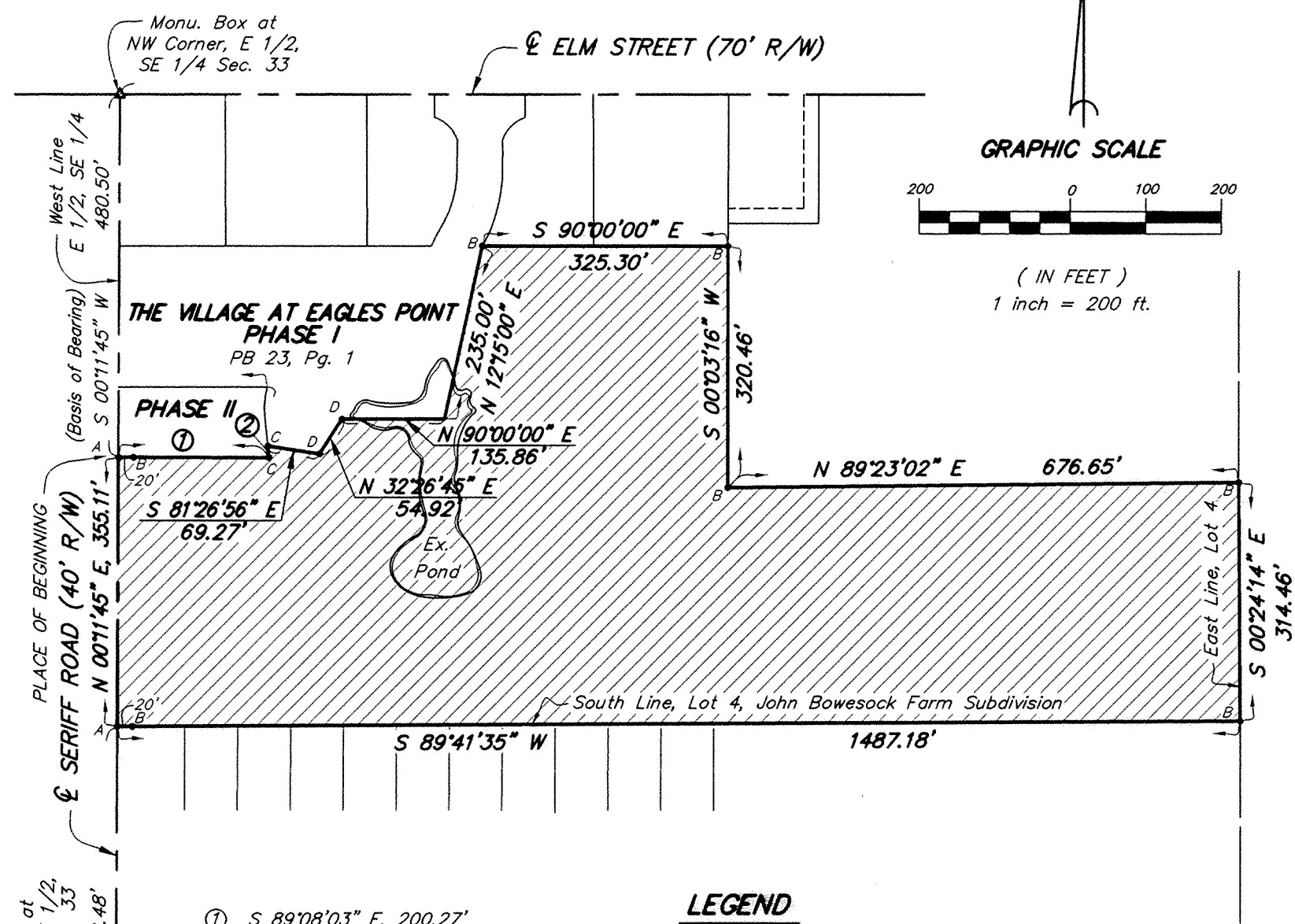
SHEET
3
OF
4

PREPARED BY:

ELEVATIONS

KUCK and MORRISSEY, INC.
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
2807 Chapel Hill Drive, Lima, Ohio
(419) 228-1735 Phone & Fax

EXPANSION AREA DELINEATION



- ① S 89°08'03" E, 200.27'
- ② N 05°48'16" W, 17.92'

LEGEND

- ^A PK Nail set during previous survey
- ^B Capped 5/8" rebar set during previous survey
- ^C PK Nail and Shiner Set
- ^D Capped 5/8" rebar set

DESCRIPTION

Being a 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 (basis of bearing - previous surveys) with the west line of said east half (also the centerline of Seriff Road), 480.50 feet to a PK nail and shiner set and the **PLACE OF BEGINNING**; thence S 89°08'03" E (passing through a capped 5/8 inch rebar set at 20.00 feet), 200.27 feet to a PK Nail and Shiner set on the west edge of pavement of Eagle Point West; thence N 05°48'16" W with said west edge of pavement, 17.92 feet to a PK Nail and Shiner set; thence S 81°26'56" E, 69.27 feet to a capped 5/8 inch rebar set; thence N 32°26'45" E, 54.92 feet to a capped 5/8 inch rebar set; thence N 90°00'00" E, 135.86 feet to a point that falls in an existing pond; thence N 12°15'00" E, 235.00 feet to a capped rebar found; thence N 90°00'00" E, 325.30 feet to a capped rebar found; thence S 00°03'16" W 320.46 feet to a capped 5/8 inch rebar found; thence N 89°23'02" E, 676.65 feet to a capped 5/8 inch rebar found on the east line of said Lot No. 4; thence S 00°24'14" E with said east line, 314.46 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 4; thence S 89°41'35" W with the south line of said Lot No. 4 (passing through a capped 5/8 inch rebar found at 1,467.18 feet), 1,487.18 feet to a PK nail found at the southwest corner of said Lot No. 4; thence N 00°11'45" E with the west line of said east half of said Southeast quarter (also the centerline of Seriff Road), 448.61 feet to a PK nail found; thence N 90°00'00" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 197.70 feet to a PK Nail and shiner set on the west edge of pavement of Eagle Point West; thence southwesterly with said west edge of pavement with a non-tangent curve to the left having a radius of 97.00 feet, an arc length of 38.51 feet, (chord being S 05°34'10" W, 38.26 feet) to a PK Nail and shiner set; thence S 05°48'15" E continuing with said west edge of pavement, 40.83 feet to a PK Nail and shiner set; thence S 81°26'56" E, 69.27 feet to a capped 5/8 inch rebar set; thence N 32°26'45" E, 54.92 feet to a capped 5/8 inch rebar set; thence N 90°00'00" E, 135.86 feet to a point that falls in an existing pond; thence N 12°15'00" E, 235.00 feet to a capped rebar found; thence N 90°00'00" E, 145.83 feet to a capped rebar found; thence N 00°11'45" E (passing through a capped rebar found at 170.00 feet), 200.00 feet to the **PLACE OF BEGINNING** containing 13.878 acres, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.163 acre. Deed Reference: Volume 810, Page 148. Part of Parcel Number 36-3304-01-004.001.

Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

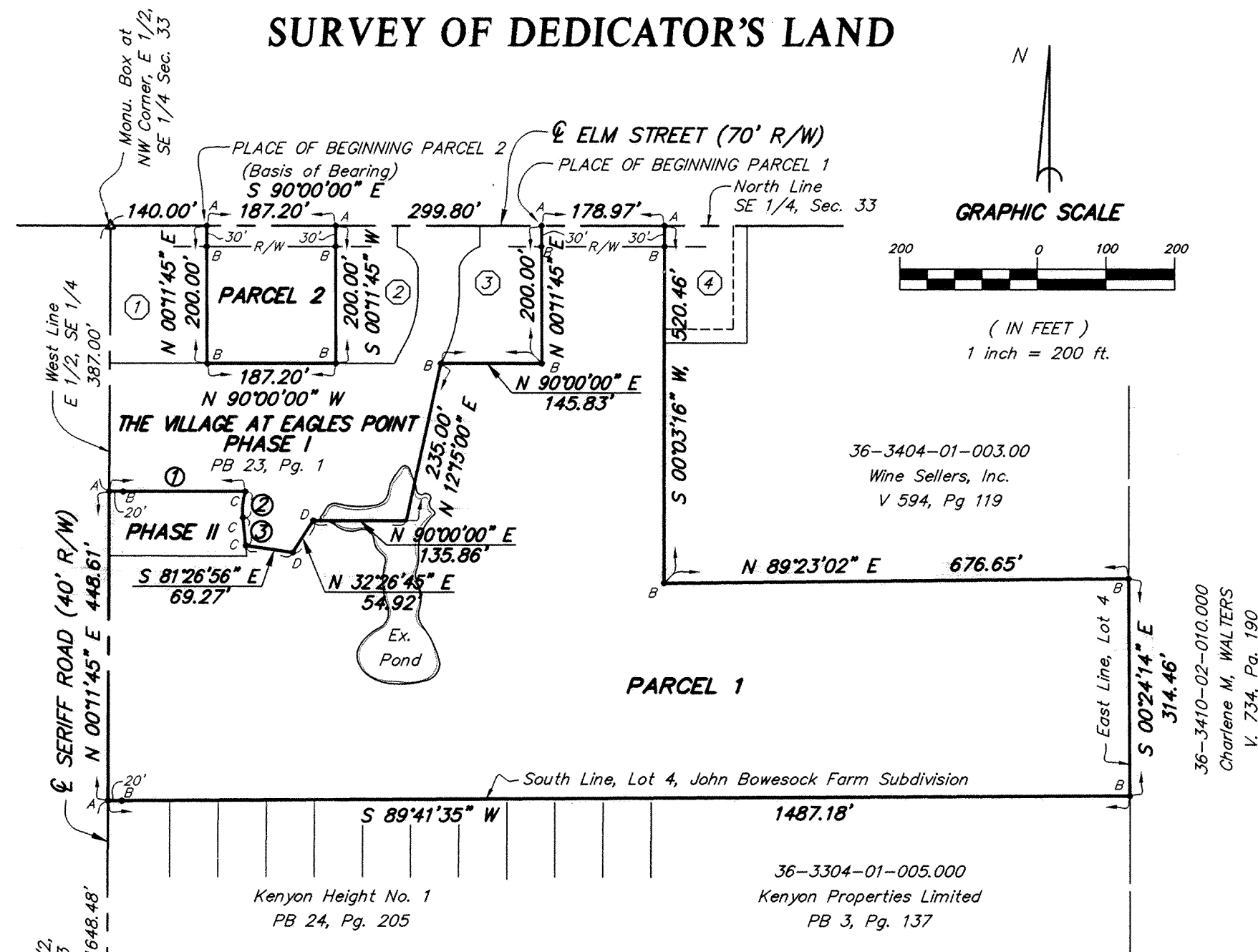
SURVEYOR'S CERTIFICATION:

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in December, 1997. A 5/8 inch rebar capped with a plastic Peramark cap stamped: KUCK & MORRISEY, L.S. 6470 have been placed at all corners shown on said plat.

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



SURVEY OF DEDICATOR'S LAND



- | | |
|--|---|
| ① 36-3304-01-004.000 Steven W. Doyle V. 747, Pg. 427 | ③ 36-3304-01-004.004 Jon C & Brenda N STOCKER V. 833, Pg. 260 |
| ② 36-3304-01-004.003 PPS Enterprises V. 887, Pg. 651 | ④ 36-3304-01-003.000 Sharon A. GROVE V. 689, Pg. 570 |

LEGEND

- ^A PK Nail set during previous survey
- ^B Capped 5/8" rebar set during previous survey
- ^C PK Nail and Shiner Set
- ^D Capped 5/8" rebar set

DESCRIPTION - PARCEL 1

Being a 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 90°00'00" E (bearing from previous survey - basis of bearing) with the north line of said east half (also the centerline of Elm Street), 627.00 feet to a PK nail found and the **PLACE OF BEGINNING**; thence continuing S 90°00'00" E with said north line and centerline, 178.97' feet to a PK nail found; thence S 00°03'16" W (passing through a capped 5/8 inch rebar found at 30.00 feet), 520.46 feet to a capped 5/8 inch rebar found; thence N 89°23'02" E, 676.65 feet to a capped 5/8 inch rebar found on the east line of said Lot No. 4; thence S 00°24'14" E with said east line, 314.46 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 4; thence S 89°41'35" W with the south line of said Lot No. 4 (passing through a capped 5/8 inch rebar found at 1,467.18 feet), 1,487.18 feet to a PK nail found at the southwest corner of said Lot No. 4; thence N 00°11'45" E with the west line of said east half of said Southeast quarter (also the centerline of Seriff Road), 448.61 feet to a PK nail found; thence N 90°00'00" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 197.70 feet to a PK Nail and shiner set on the west edge of pavement of Eagle Point West; thence southwesterly with said west edge of pavement with a non-tangent curve to the left having a radius of 97.00 feet, an arc length of 38.51 feet, (chord being S 05°34'10" W, 38.26 feet) to a PK Nail and shiner set; thence S 05°48'15" E continuing with said west edge of pavement, 40.83 feet to a PK Nail and shiner set; thence S 81°26'56" E, 69.27 feet to a capped 5/8 inch rebar set; thence N 32°26'45" E, 54.92 feet to a capped 5/8 inch rebar set; thence N 90°00'00" E, 135.86 feet to a point that falls in an existing pond; thence N 12°15'00" E, 235.00 feet to a capped rebar found; thence N 90°00'00" E, 145.83 feet to a capped rebar found; thence N 00°11'45" E (passing through a capped rebar found at 170.00 feet), 200.00 feet to the **PLACE OF BEGINNING** containing 15.128 acres, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.329 acre. Deed Reference: Volume 810, Page 148. Part of Parcel Number 36-3304-01-004.001.

Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

DESCRIPTION - PARCEL 2

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm, situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 90°00'00" E (bearing from previous survey - basis of bearing) with the north line of said east half (also the centerline of Elm Street), 140.00 feet to a PK nail found and the **PLACE OF BEGINNING**; thence continuing S 90°00'00" E with said north line and centerline, 187.20' feet to a PK nail found; thence S 00°11'45" W (passing through a capped 5/8 inch rebar found at 30.00 feet), 200.00 feet to a capped 5/8 inch rebar found; thence N 90°00'00" W, 187.20 feet to a capped 5/8 inch rebar found; thence N 00°11'45" E (passing through a capped 5/8 inch rebar found at 170.00 feet), 200.00 feet to the **PLACE OF BEGINNING** containing 0.860 acre, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.129 acre. Deed Reference: Volume 810, Page 148. Part of Parcel Number 36-3304-01-004.001.

Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

REVIEWED BY:
Michael L. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 12/16/02

THE VILLAGE AT EAGLES POINT
 A CONDOMINIUM COMMUNITY - PHASE II

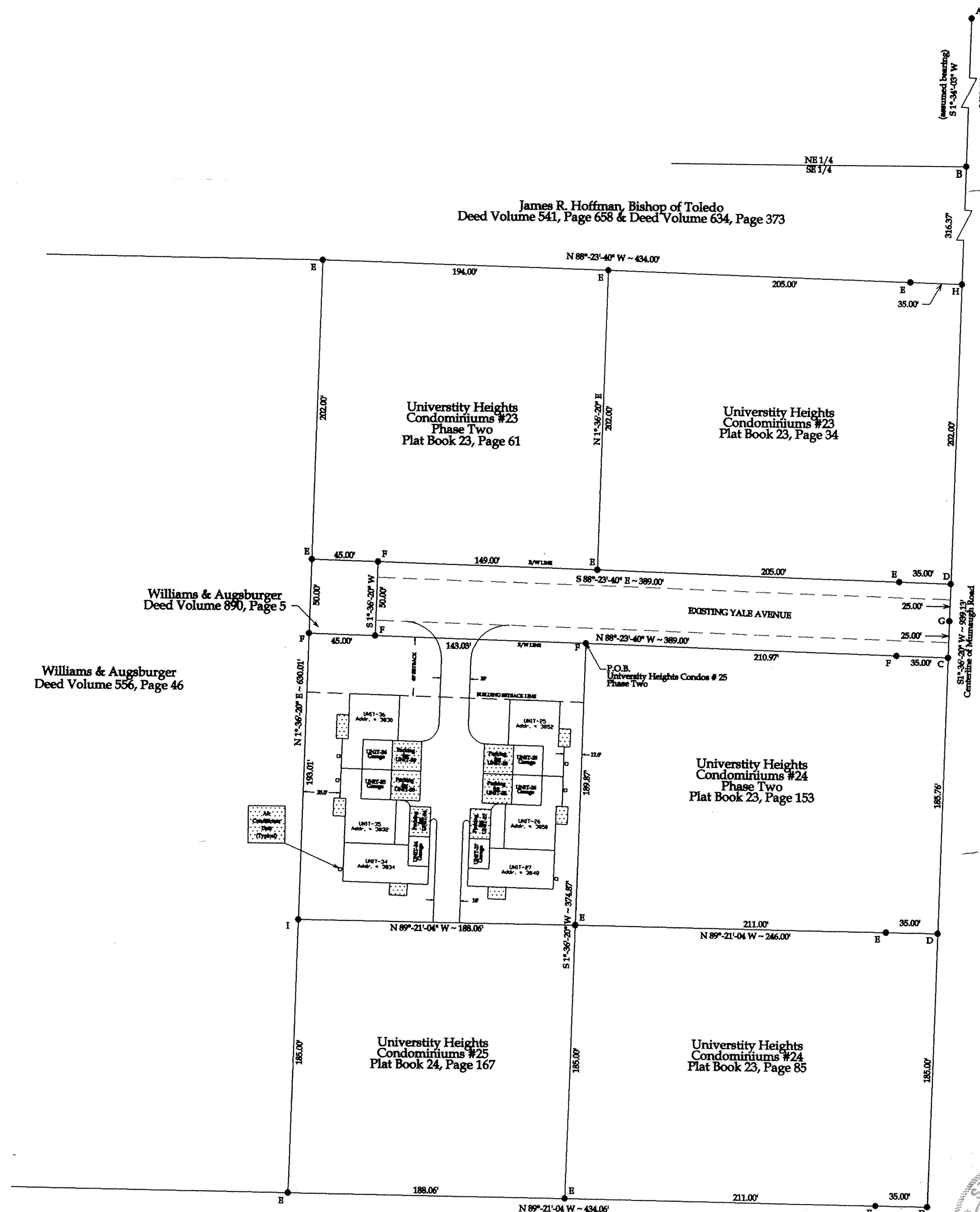
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4,
 Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

PREPARED BY:
 KUCK and MORRISEY, INC.
 CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
 2807 Chapel Hill Drive, Lima, Ohio
 (419) 228-1735 Phone & Fax

SURVEY OF DEDICATOR'S LAND &
 EXPANSION AREA DELINEATION

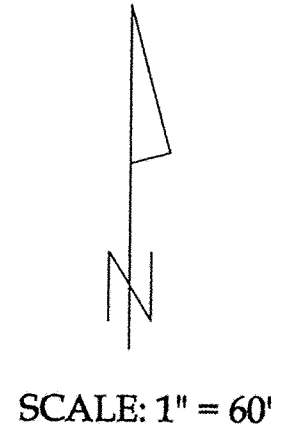
SHEET
 4
 OF
 4

AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO



LEGEND

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



Utility Easements:

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

CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this sheet correctly represents the location and configuration of the improvements within the boundaries of University Heights Condominiums #25 Phase Two as they existed on the date shown on this drawing.

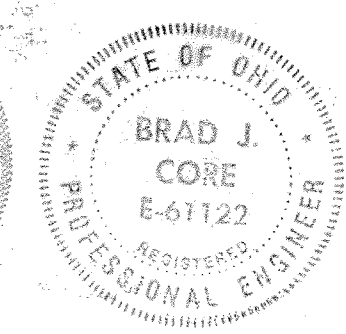
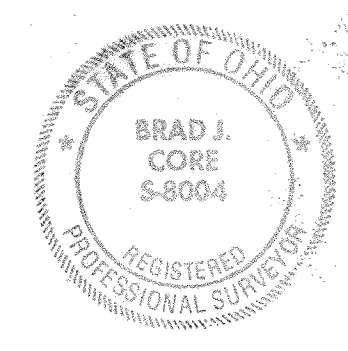
Brad J. Core, P.E., P.S.

Notes: Units 25, 26, & 27 make up Building No. 11
Units 34, 35, & 36 make up Building No. 12

Building No. 1 through Building No. 10 are not used due to the fact that they were used in previous plats

Units 1 through 24 are not used due to the fact that they were used in previous plats

Units 28 through 33 are not used due to the fact that they were used in University Heights Condominium #25, Phase One



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

University Heights Development Company
Hampton Green Apartments
Deed Volume 556, Page 46

| | | |
|------------|--|--------|
| REVISED | AREA DELINEATION SHEET | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | |
| | S.E. 1/4 SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | |
| 11-30-2002 | Z.J.G. | B.J.C. |

University Heights Condominiums #25 Phase Two


Being Parcel # 37-3409-01-002.002 as described in Deed Volume 890, Page 3 situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road); thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE 1/4 of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE 1/4 of Section 34, thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE 1/4 of Section 34, 568.37' to an existing PK Nail, thence N 88°-23'-40" W on the South line of Yale Avenue, 245.97' to an existing #5 rebar at the POINT OF BEGINNING, thence the following courses:

1. S 1°-36'-20" W, 189.87' to an existing 1/2" rebar;
2. N 89°-21'-04" W, 188.06' to an existing #5 rebar removed by a catch basin;
3. N 1°-36'-20" E, 193.01' to a existing #5 rebar on the South line of Yale Avenue extended;
4. S 88°-23'-40" E, 188.03' to the POINT OF BEGINNING.

The above-described parcel contains 0.826 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE 1/4 of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 16, 2002. All markers called for above are in place.


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

CERTIFICATION

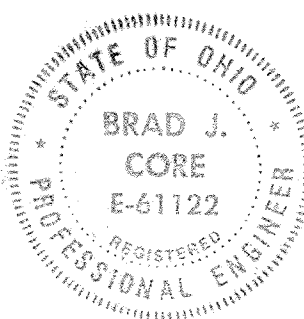
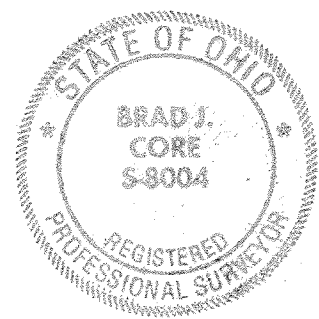
I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO


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

COUNTY RECORDERS CERTIFICATE

No. 200300265

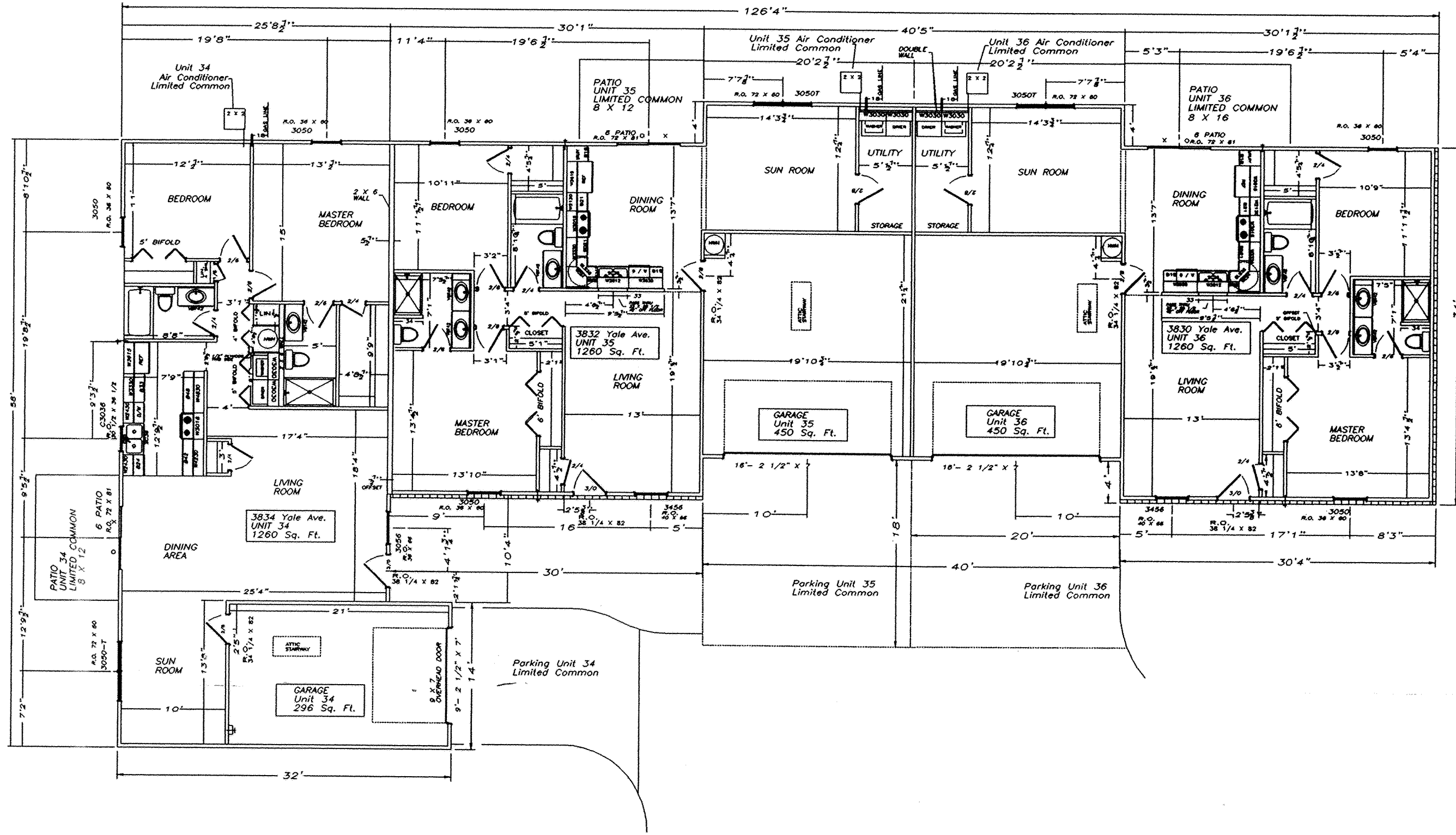
Filed for record in Allen County, Ohio Recorders Office
this 7th day of JAN, 2003 at 10:23 O'Clock A.M.
and recorded in Allen County, Ohio.
Plat Book 25 on Page 47.
Deed Vol. 905 Page 846
Fee \$ 144.90



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

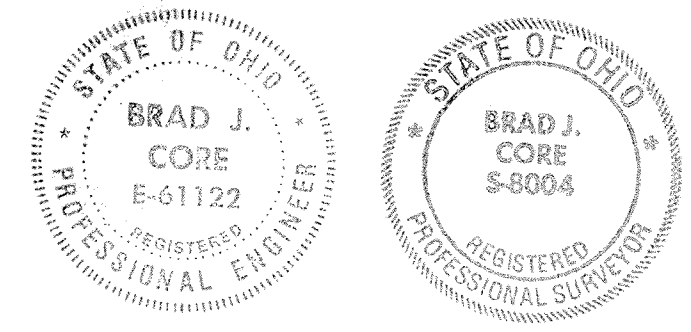
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| REVISED | LEGAL DESCRIPTIONS | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | |
| | S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | |
| | 11-30-2002 | Z.J.G. B.J.C. |

University Heights Condominiums No. 25 Phase Two



SCALE 1" = 10'

Floor Plan Layout Building No. 12

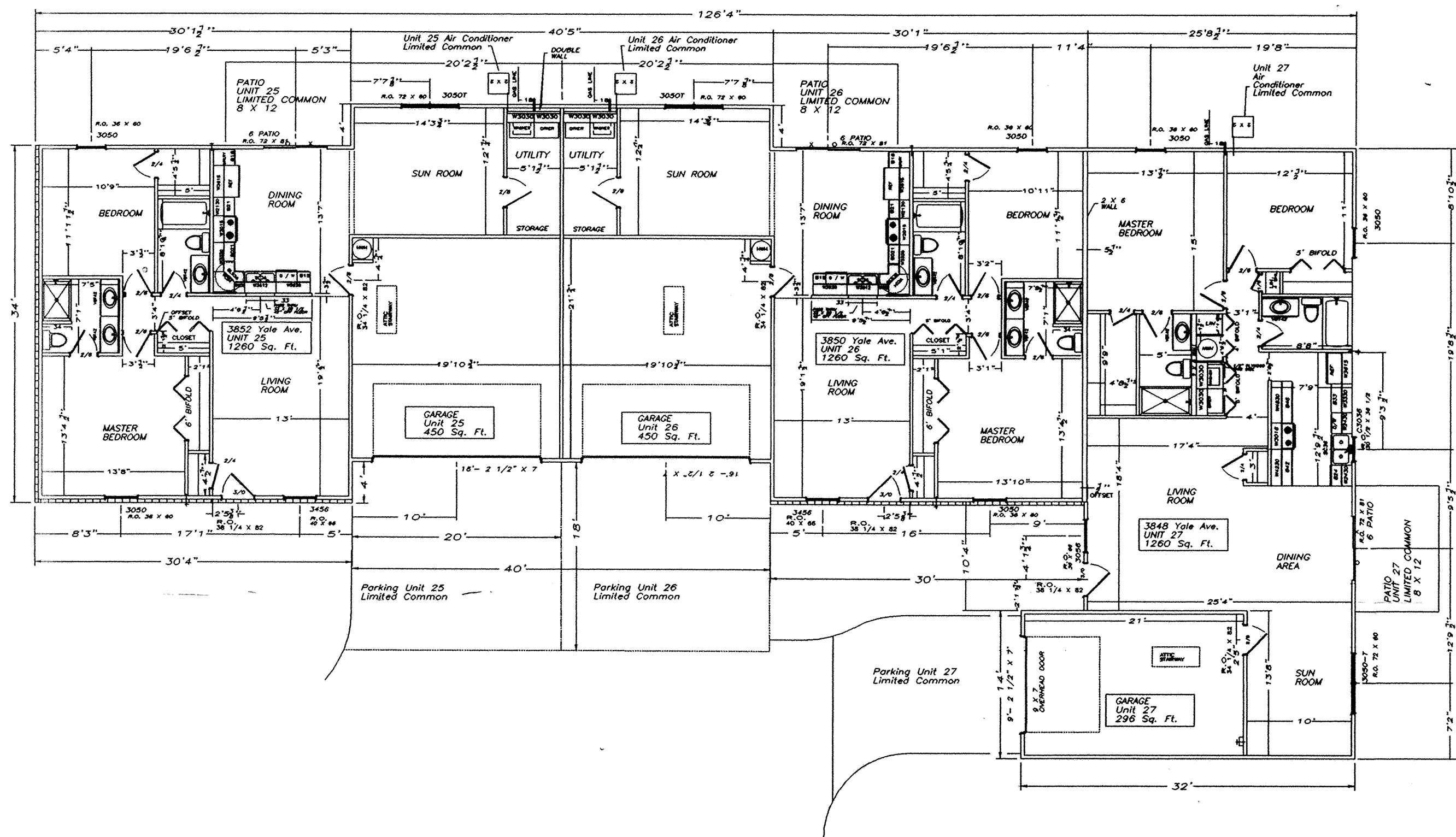


Brad J. Core

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

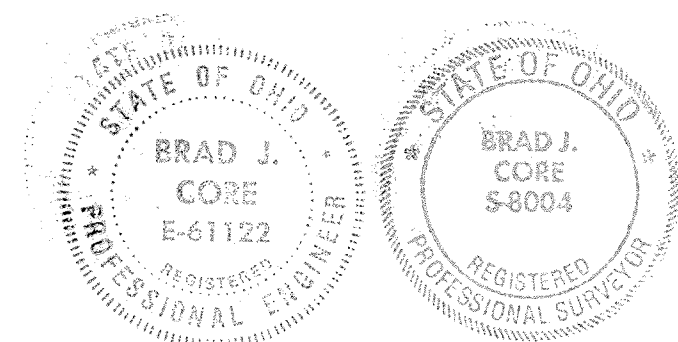
| | | |
|------------------|---|---------------|
| REVISED | FLOOR PLAN LAYOUT | |
| 1-03-2008 P.J.M. | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | |
| | S.E.1/4, SECTION 34, T36, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | |
| | 11-30-2002 | Z.J.G. B.J.C. |

University Heights Condominiums No. 25 Phase Two



SCALE 1" = 10'

Floor Plan Layout Building No. 11



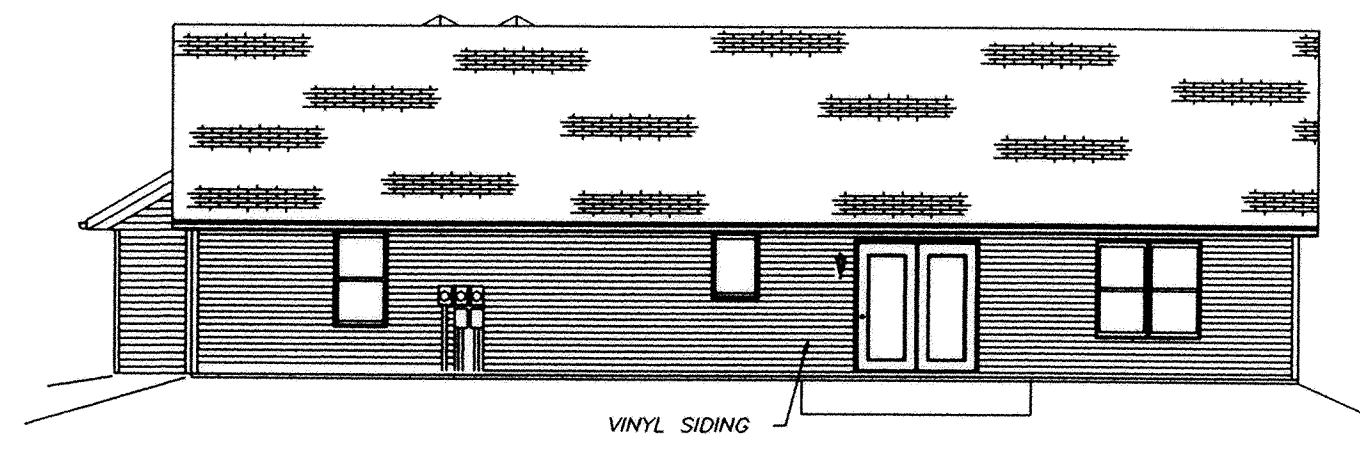
Brad J. Core

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

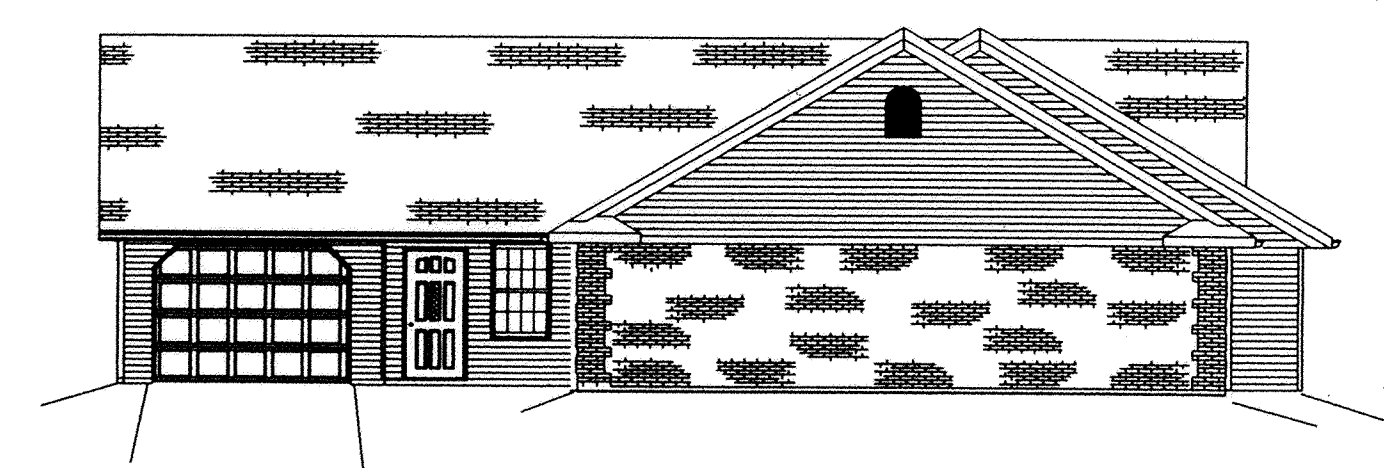
| | | | |
|------------------|---|--------|--|
| REVISID | FLOOR PLAN LAYOUT | | |
| 1-08-2003 P.J.M. | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | | |
| | S.E. 1/4 SECTION 34, T16, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| 11-30-2002 | Z.J.G. | B.J.C. | |

University Heights Condominiums No. 25 Phase Two

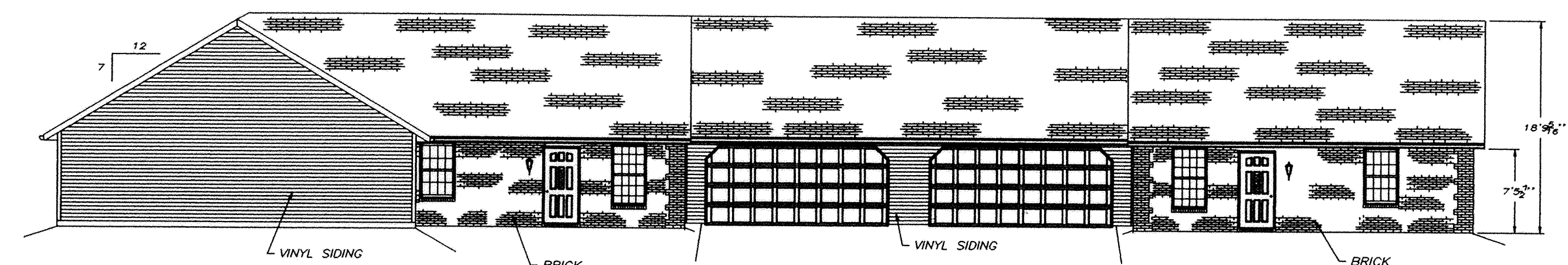
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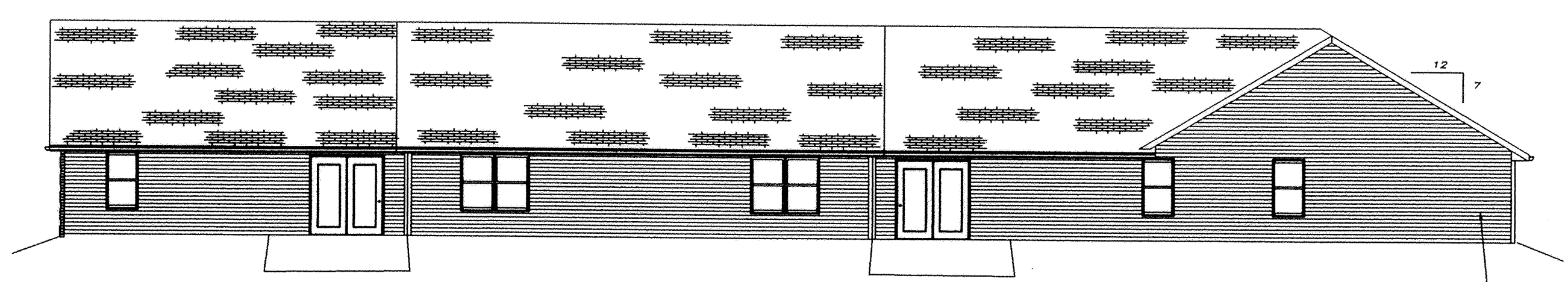
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

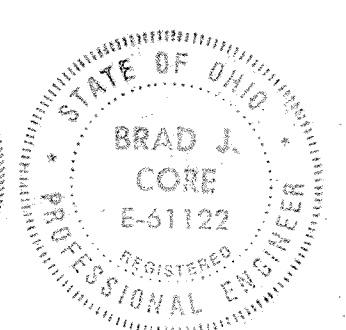
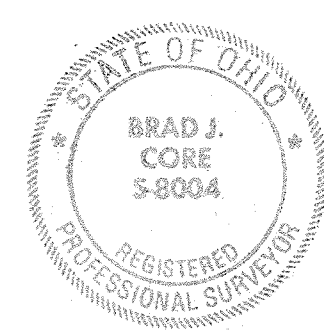


WEST ELEVATION

Scale: 1" = 10'

Elevations Building No. 12

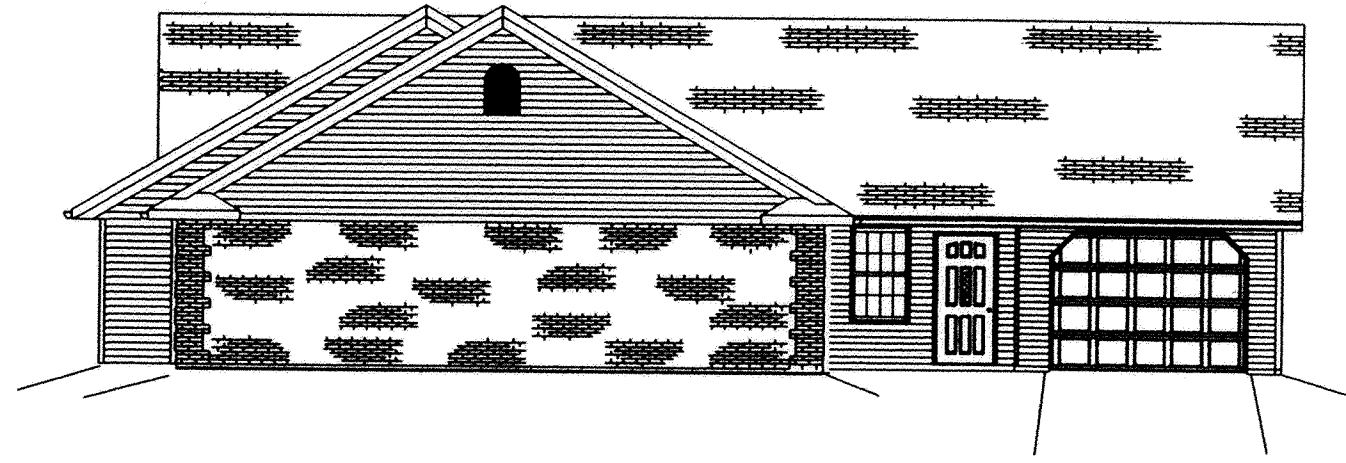
ENGINEER:
CORE CONSULTING
A Division of Materials Testing, Inc.
1660 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163



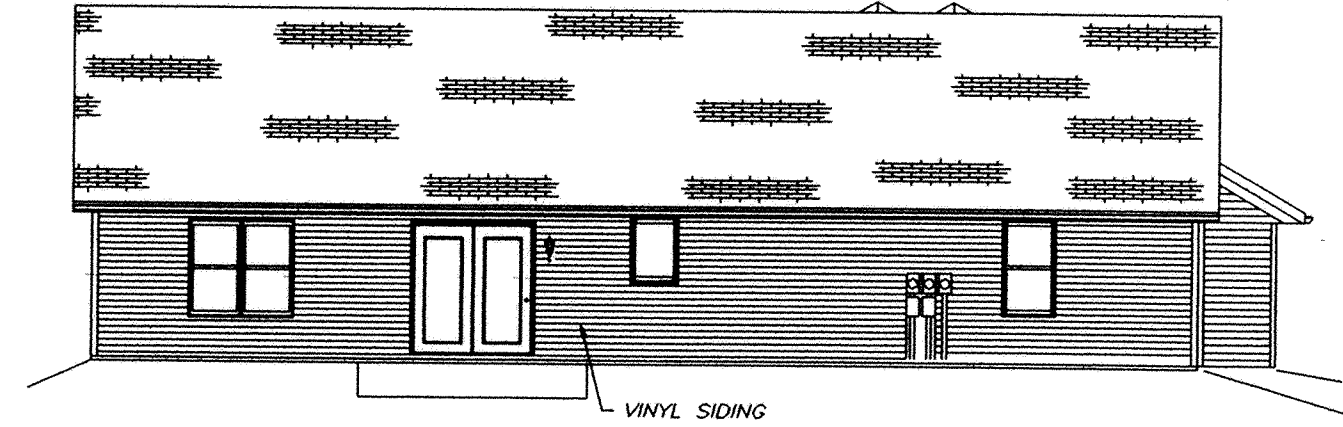
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|---------|---|--------|--------|
| REVISED | ELEVATIONS | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | | |
| | S.L.1/4, SECTION 34, T36, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| | 11-30-2002 | Z.J.G. | B.J.C. |

University Heights Condominiums No. 25 Phase Two

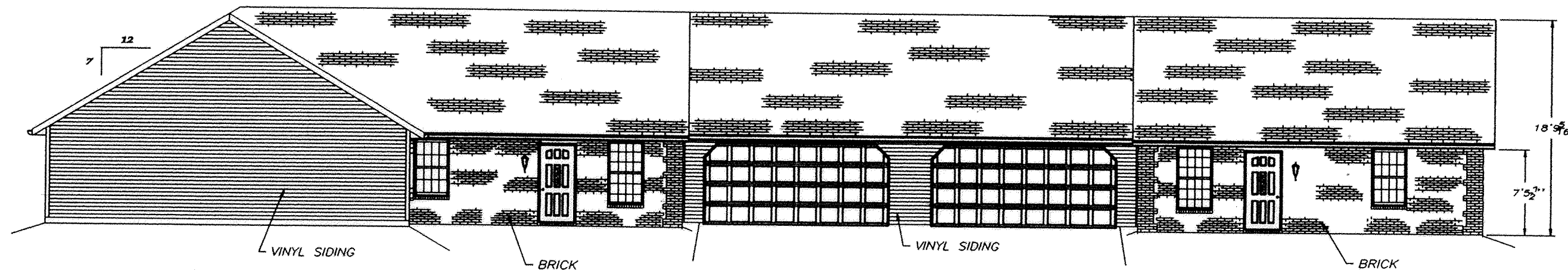
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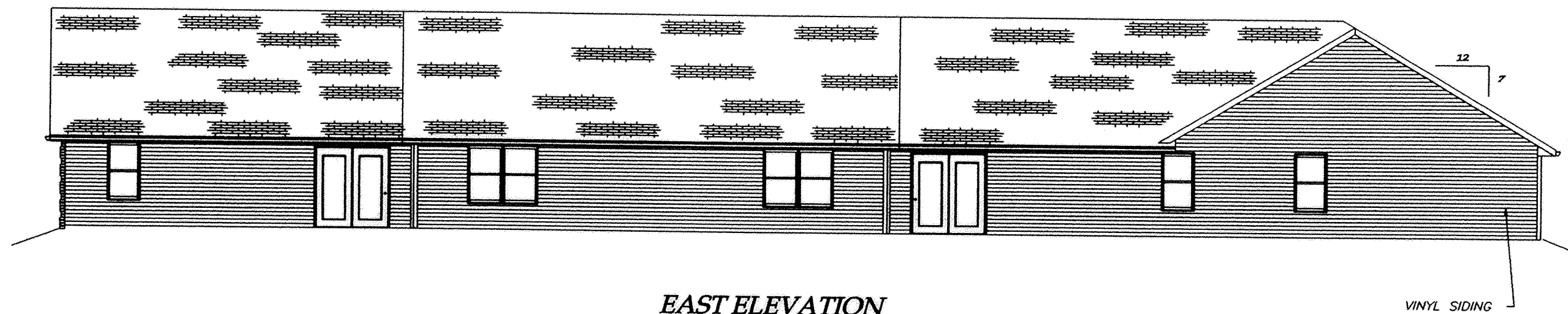
NORTH ELEVATION



SOUTH ELEVATION



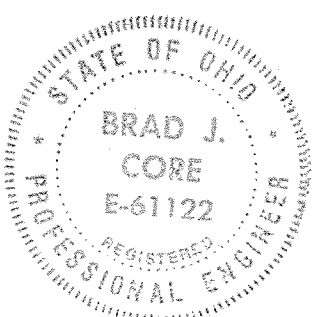
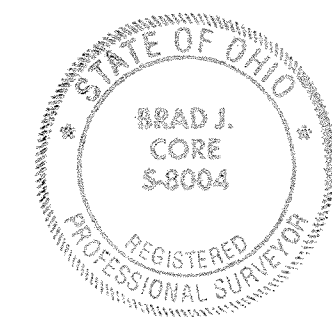
WEST ELEVATION



EAST ELEVATION

Scale: 1" = 10'

Elevations Building No. 11



Brad J. Core

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

| | | | |
|--------------------------|--|----------------------|--|
| REVISED | ELEVATIONS | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | | |
| | <small>S.E. 1/4, SECTION 34, T36, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO</small> | | |
| DATE DRAWN 11-30-2002 | DRAWN BY Z.J.G. | CHECKED BY B.J.C. | |

PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO

Being Parcel # 37-3409-01-002.002 as described in Deed Volume 890, Page 3 situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road); thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE 1/4 of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE 1/4 of Section 34, thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE 1/4 of Section 34, 568.37' to an existing PK Nail, thence N 88°-23'-40" W on the South line of Yale Avenue, 245.97' to an existing #5 rebar at the POINT OF BEGINNING, thence the following courses:

1. S 1°-36'-20" W, 189.87' to an existing 1/2" rebar;
2. N 89°-21'-04" W, 188.06' to an existing #5 rebar removed by a catch basin;
3. N 1°-36'-20" E, 193.01' to a existing #5 rebar on the South line of Yale Avenue extended;
4. S 88°-23'-40" E, 188.03' to the POINT OF BEGINNING.

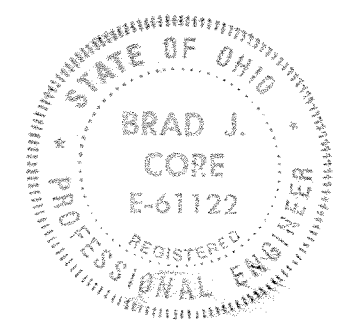
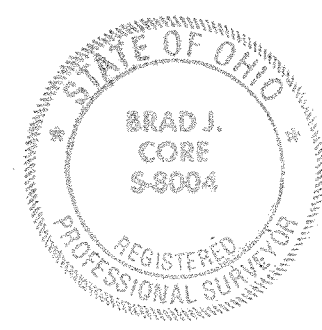
The above-described parcel contains 0.826 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE 1/4 of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 16, 2002. All markers called for above are in place.

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

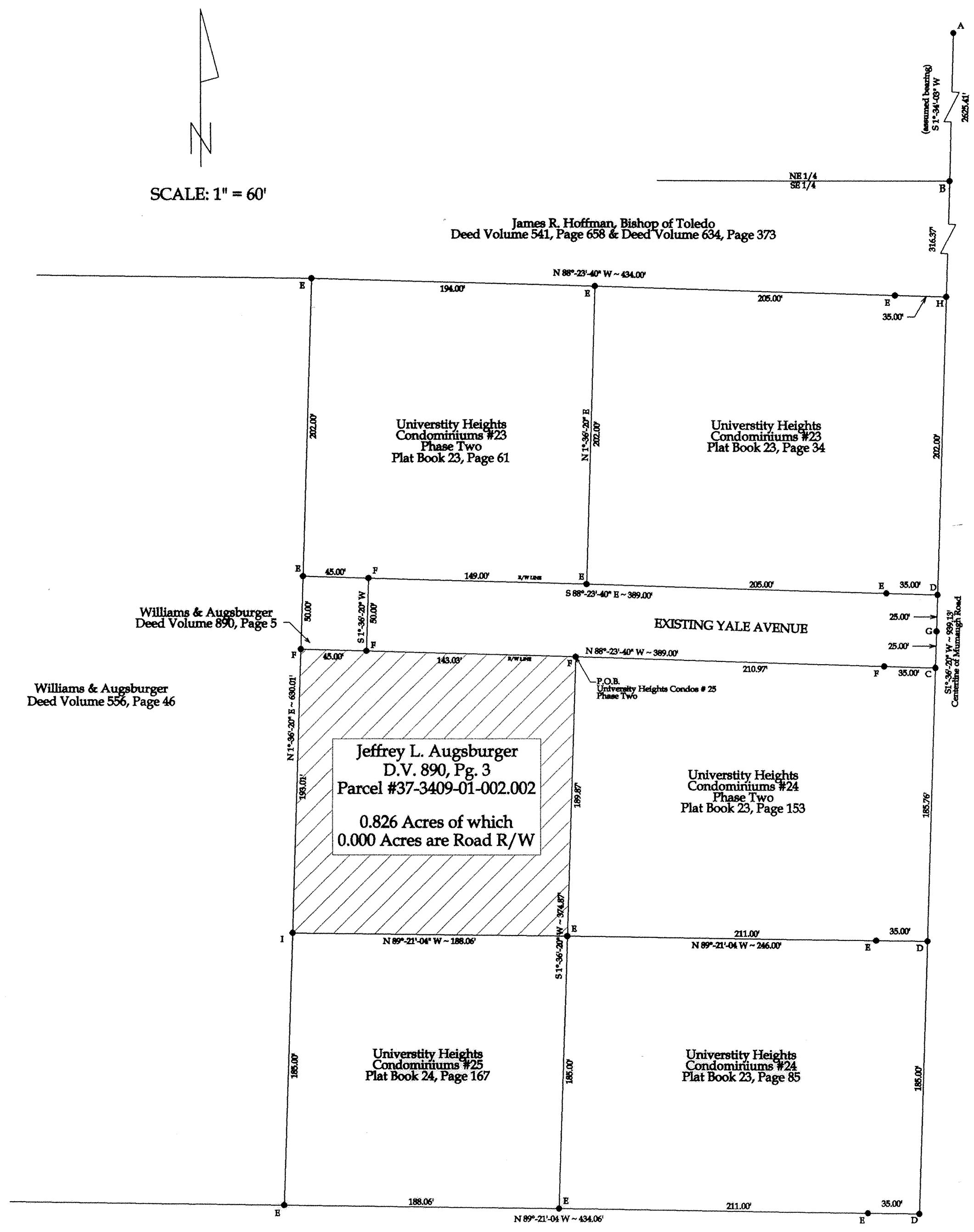
LEGEND

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



REVIEWED BY:
Michael L. Howbert
12-4-02

SCALE: 1" = 60'



Williams & Augsburger Deed Volume 556, Page 46

Williams & Augsburger Deed Volume 890, Page 5

Jeffrey L. Augsburger
D.V. 890, Pg. 3
Parcel #37-3409-01-002.002
0.826 Acres of which
0.000 Acres are Road R/W

University Heights Development Company
Hampton Green Apartments
Deed Volume 556, Page 46

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

| | | |
|---------|---|---------------|
| REVISED | DEDICATOR'S PLAT | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #25 PHASE TWO | |
| | SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | |
| | 11-30-2002 | Z.J.G. B.J.C. |

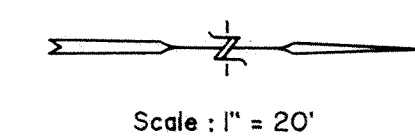
BROOKHAVEN CONDOMINIUM NO. 27

LOT NO. 28974

EDGEWOOD ESTATES NO. 17

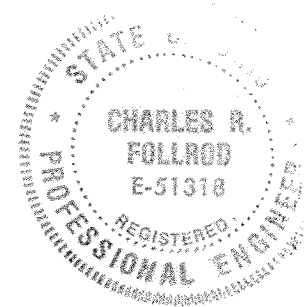
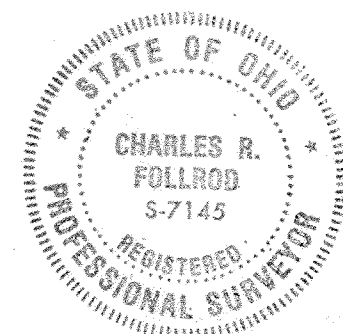
BROOKHAVEN CONDOMINIUM NO. 27 consists of Lot No. 28974 in Edgewood Estates No. 17 as recorded in Plat Book 19 on Page 162 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of BROOKHAVEN CONDOMINIUM NO. 27, 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.

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.



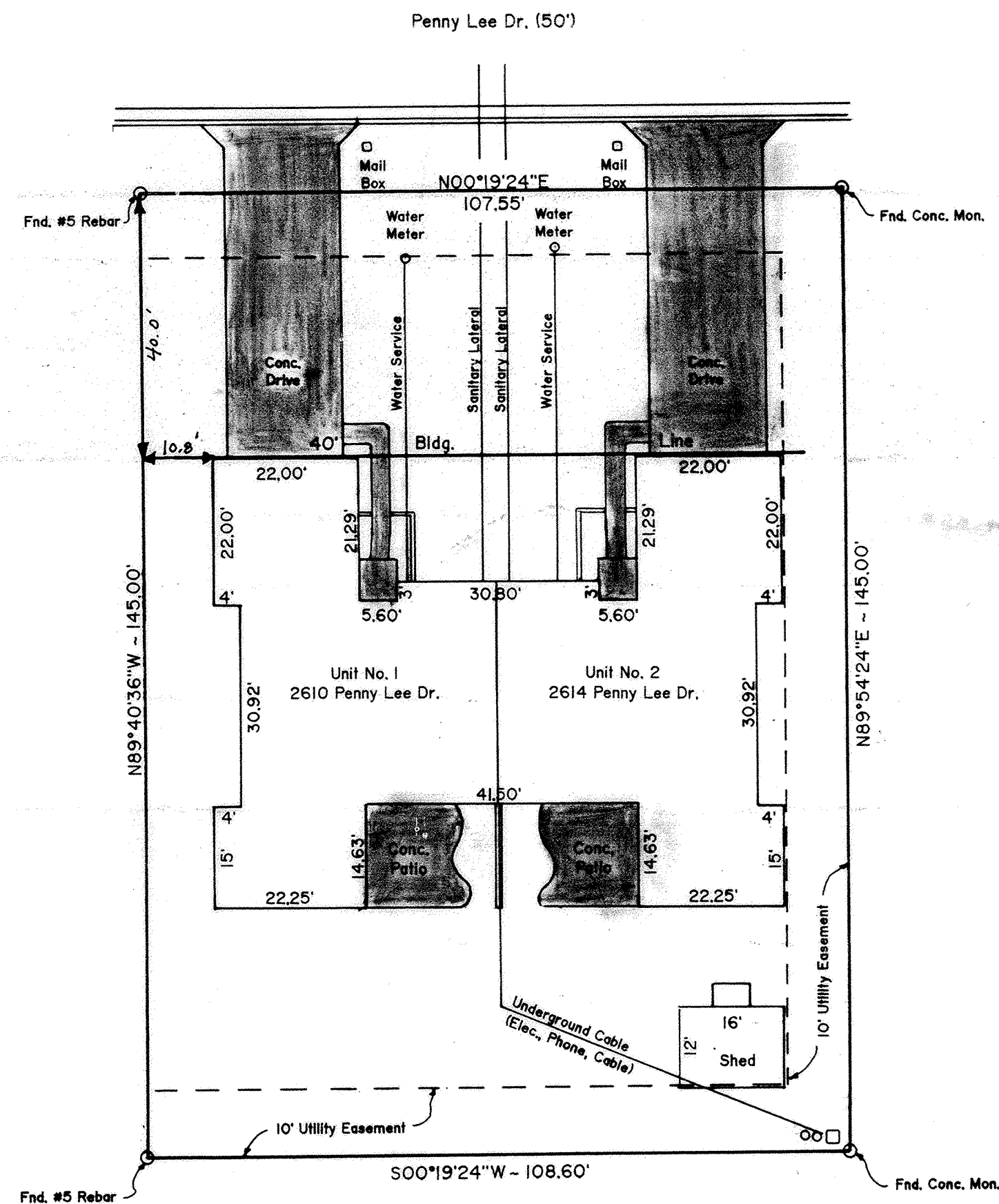
200300472

No. Filed for record this 8th day of Jan, 2003 at 2:32 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 54.

Fee: 82.80

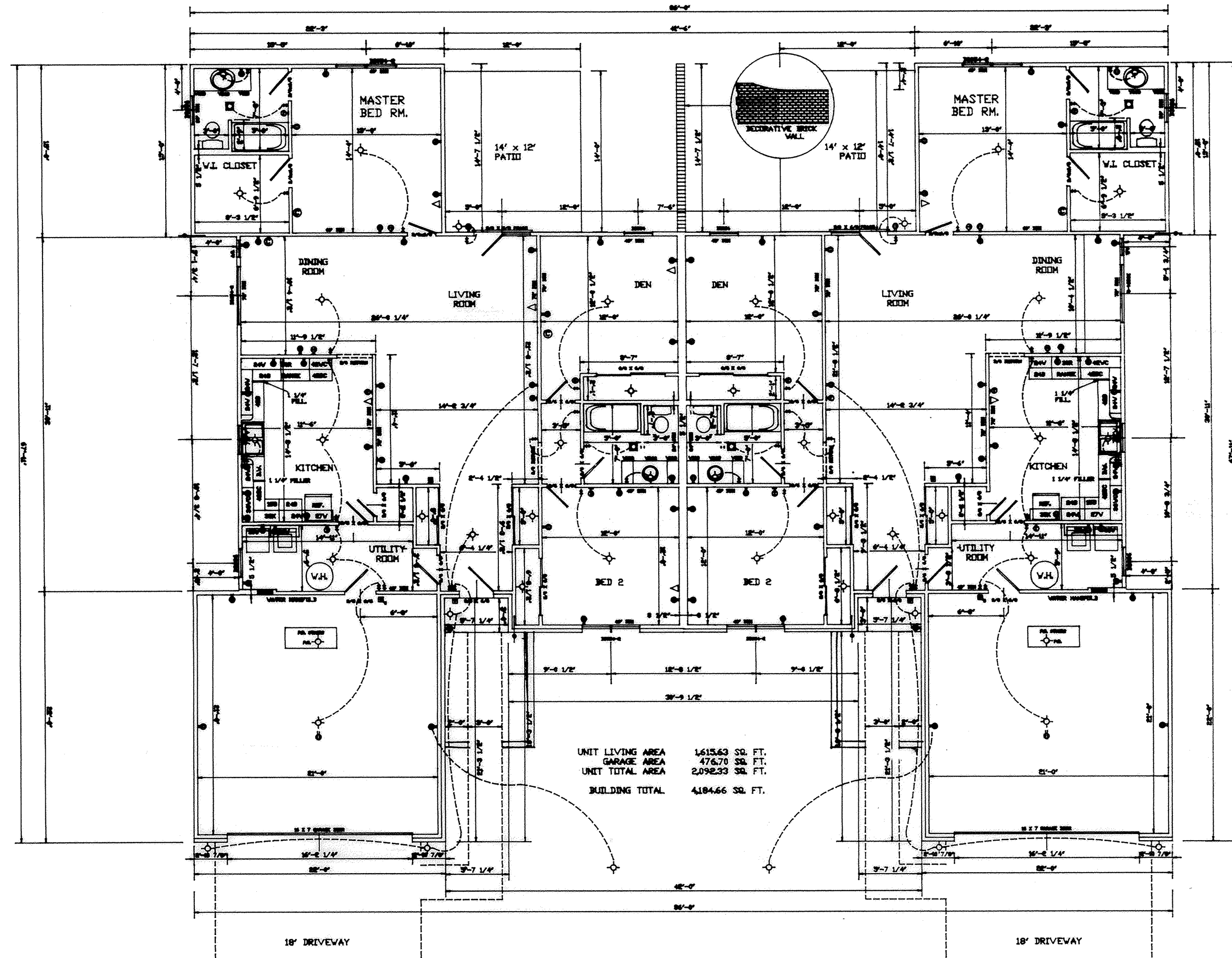
Edward P Kirk
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 906 Page 41

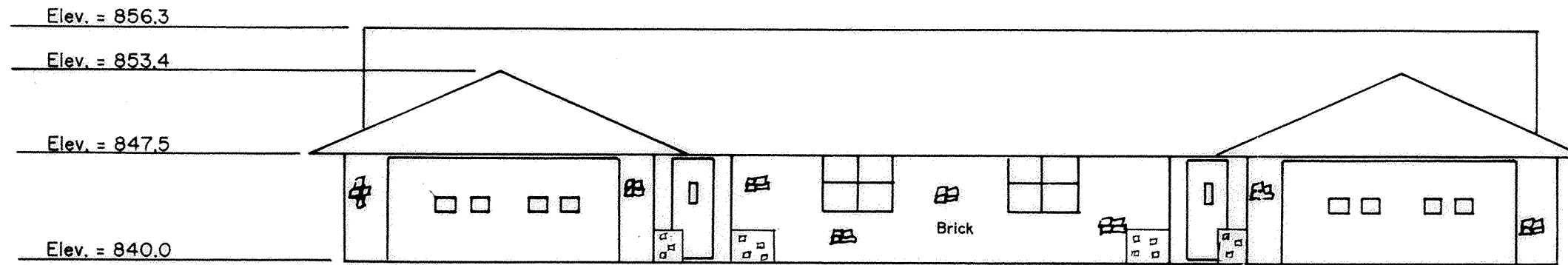


■ - Limited Common Area

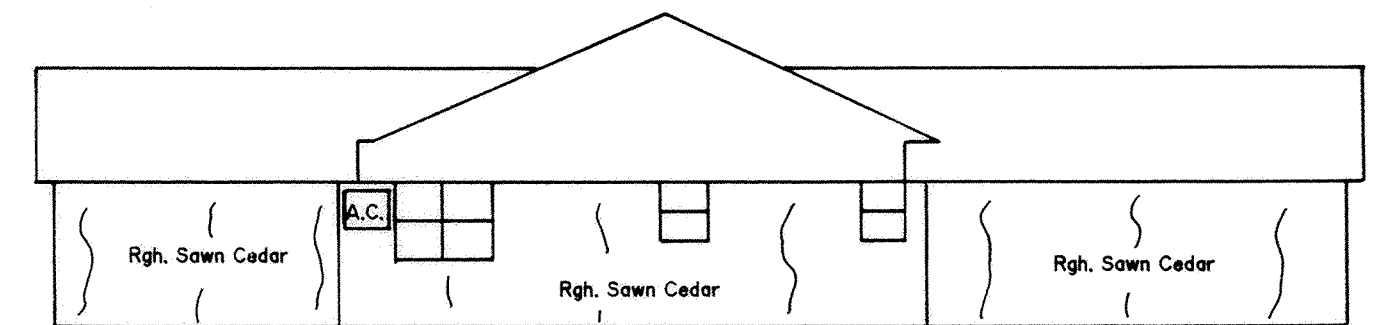
BROOKHAVEN CONDOMINIUM NO. 27



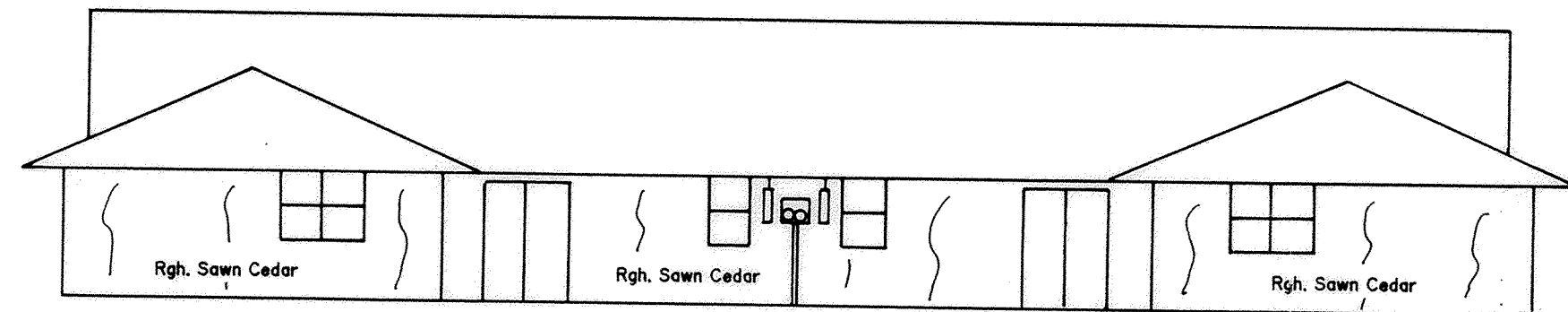
BROOKHAVEN CONDOMINIUM NO. 27



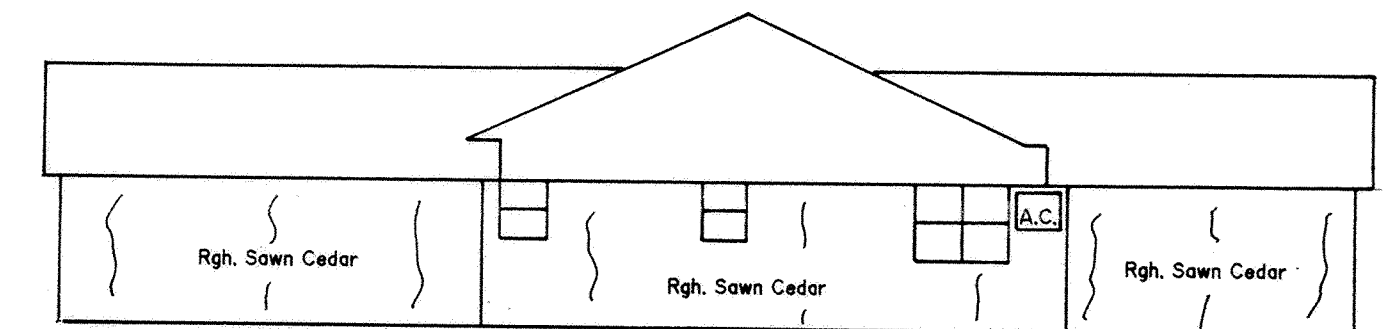
Front Elevation



Left Elevation



Rear Elevation

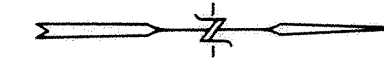


Right Elevation

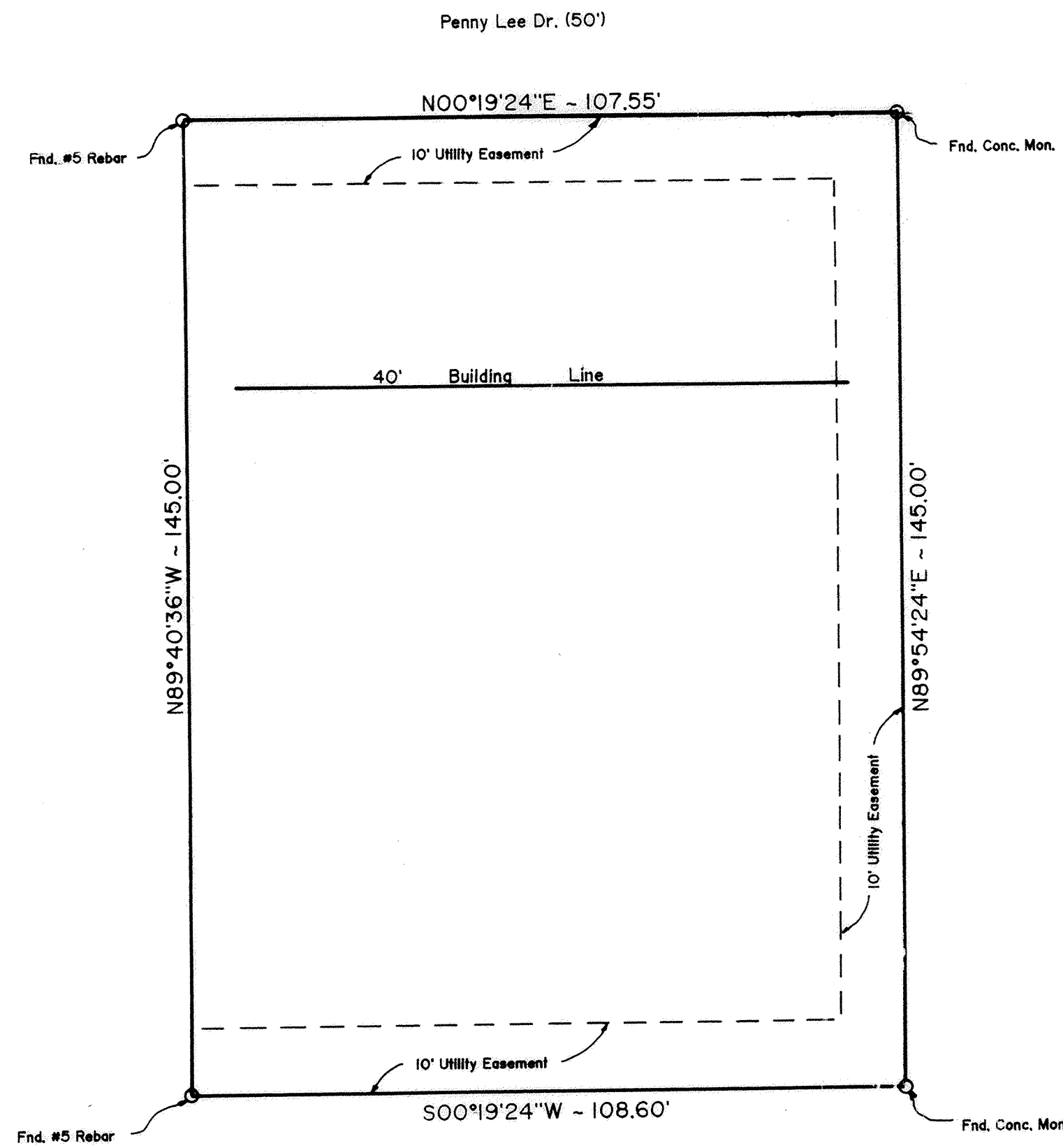
B.M. - Top of Steamer Nozzle on Fire Hydrant
 Located on South Side of Plainfield Dr.
 at the Intersection of Penny Lee Dr.
 Elev. = 845.26

BROOKHAVEN CONDOMINIUM NO. 27

SURVEY OF DEDICATOR'S LAND



Scale : 1" = 20'



DESCRIPTION

Being all of Lot No. 28974 in Edgewood Estates No. 17 in the SE $\frac{1}{4}$ 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.

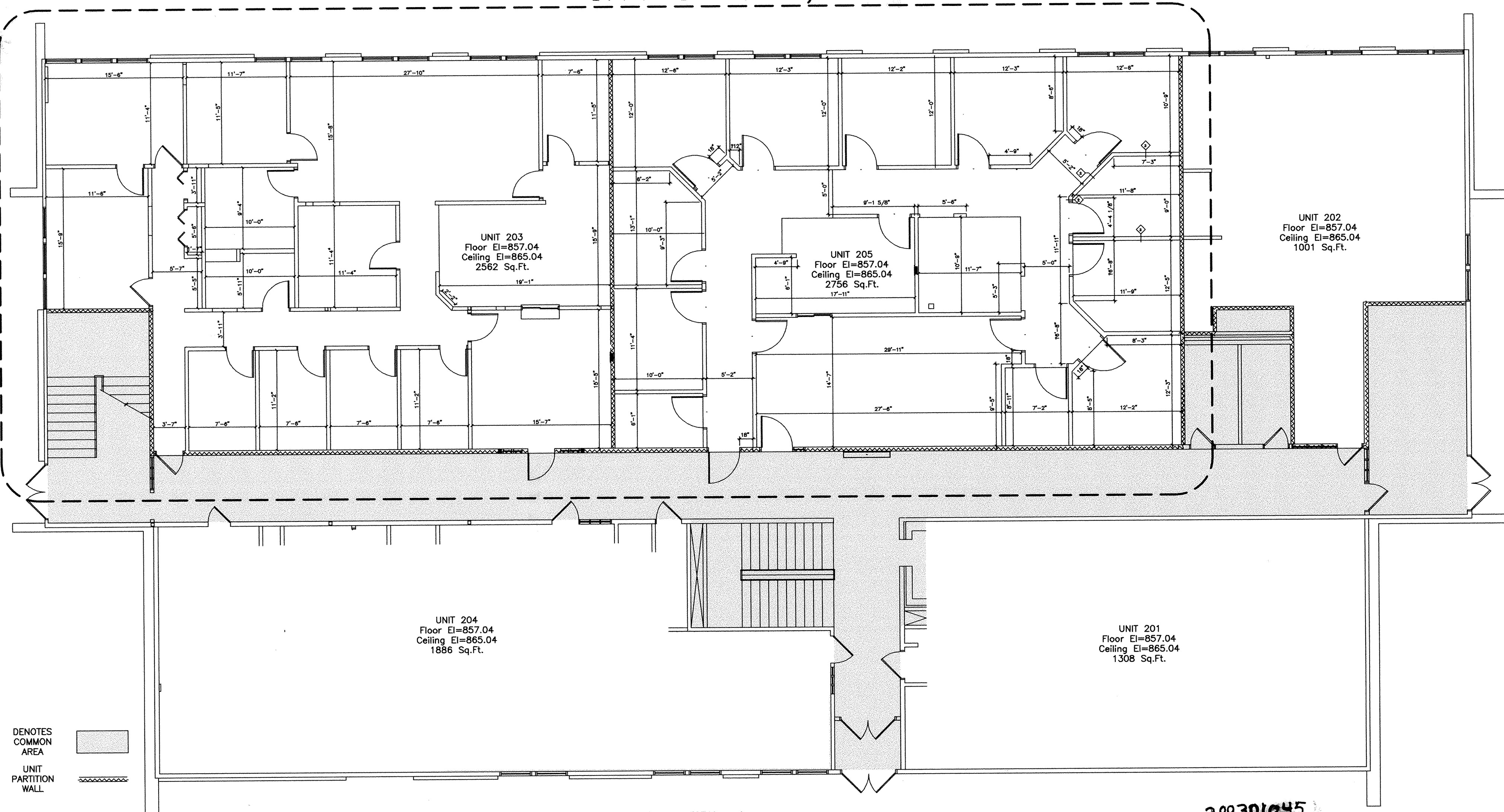
REVIEWED BY
M. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 10/16/02

MARKET STREET HEALTH CARE CONDOMINIUM

LOTS No. 1512,1513 & 2223-2226
CITY OF LIMA, OHIO

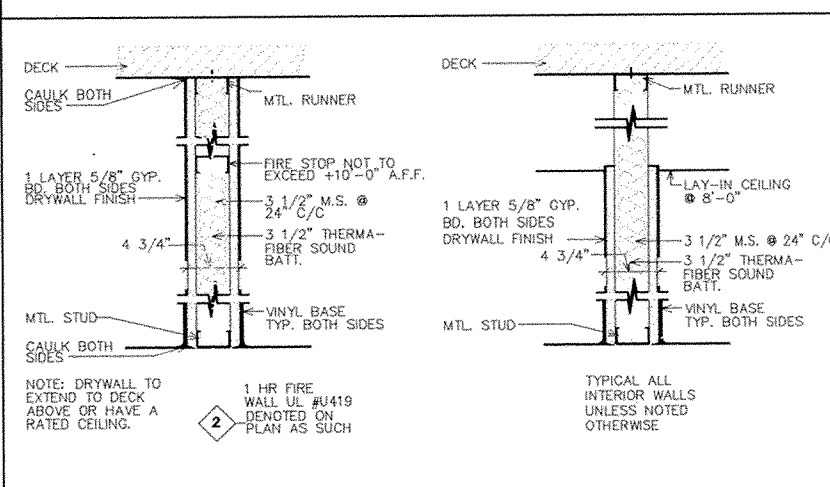
SHEET 1 OF 1
EXHIBIT C

THIRD AMENDMENT



DENOTES COMMON AREA
UNIT PARTITION WALL

WALL TYPES LEGEND



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 hereon, correctly represent the location, dimensions and configurations of the MARKET STREET HEALTH CARE CONDOMINIUM, THIRD AMMENDMENT, as it existed on the date shown.

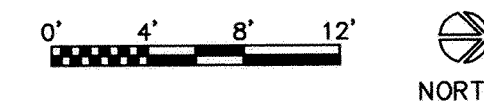
Dated at Lima, Ohio, Jan. 7, 2003
KOHLI & KALIHAR ASSOCIATES, INC.

James R. Myers
Registered Engineer
No. 32719

James A. Frederick
Registered Surveyor
No. 6622



FIRST FLOOR PLAN



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

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.E.
ALLEN COUNTY ENGINEER'S
DATE: 1/14/03

200301045
COUNTY RECORDERS CERTIFICATE

No. 200301045
Filed for record in the Allen County, Ohio, Recorder's Office this 15th day of Jan, 2003 at 2:28 o'clock P.M., and recorded in Allen County, Ohio, Plat Book 23 on Page 58.
Fee: 20.70

Edward P. Kirk
Recorder of Allen County, Ohio *by mt*

Deed vol 906 Pg 264

PLAT OF DEDICATOR'S LAND FOR HICKORY CREEK PHASE #1, STREET ONLY DEDICATION

(Hickory Creek Drive, Part of Emma Parkway, Part of Woodhaven Drive, and Part of Creekside Drive)

LEGAL DESCRIPTION

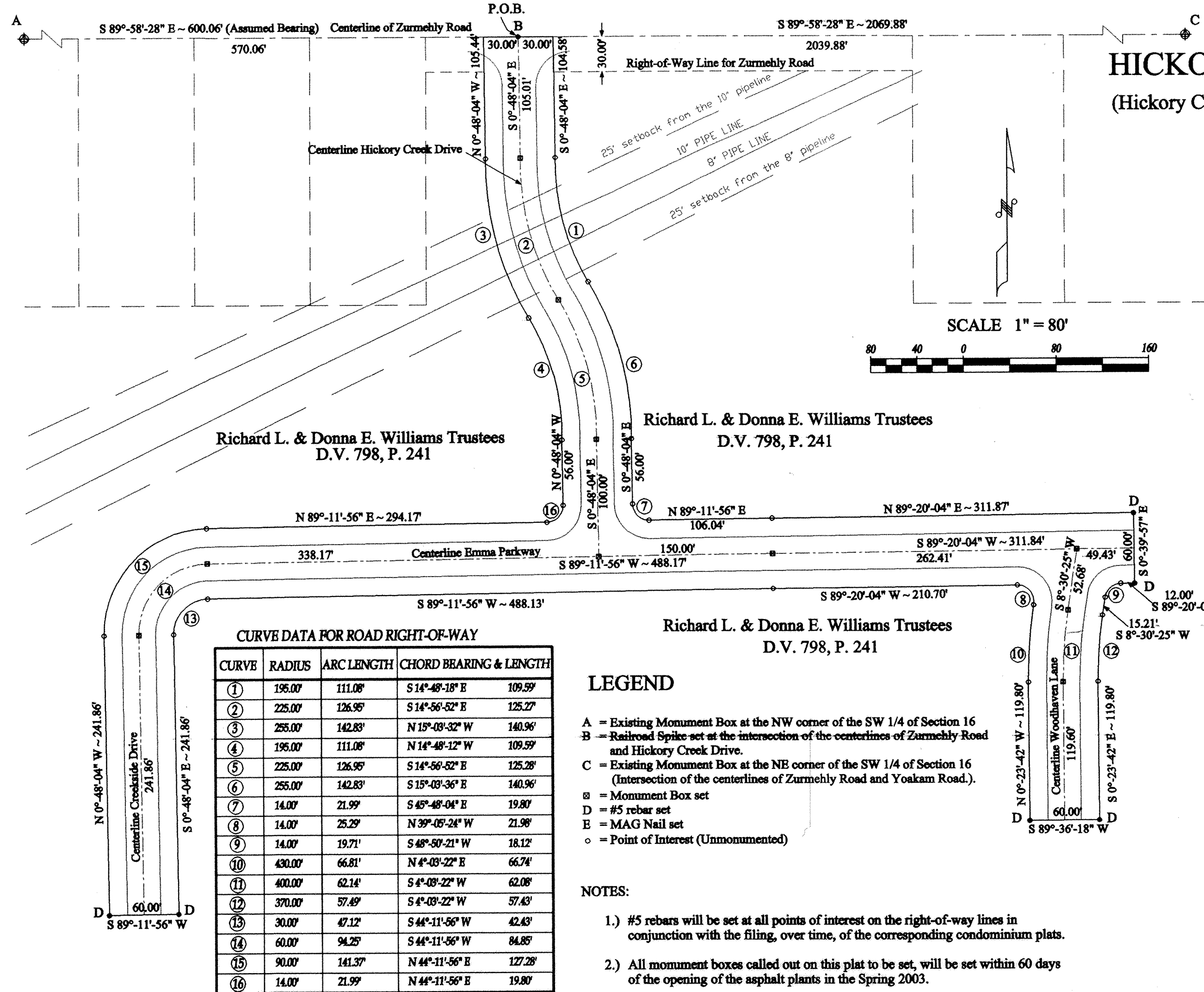
Being a part of Parcel #46-1610-02-012.000 located in the SW 1/4 of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio as described in Deed Volume 798, Page 24. More particularly described as follows:

Commencing at a monument box at the NW corner of the SW 1/4 of Section 16; thence S 89°-58'-28" E on the North line of the SW 1/4 of Section 16 (centerline of Zurmehly Road), 600.06' to a Railroad Spike set at the intersection of the centerlines of Zurmehly Road and Hickory Creek Drive, said point being the POINT OF BEGINNING; thence the following courses:

- 1) Continue S 89°-58'-28" E on said centerline, 30.00' to a point;
- 2) S 0°-48'-04" E, 104.58' to a point at the PC of a curve to the left, said curve having a radius of 195.00';
- 3) On said curve an arc length of 111.08' (chord bearing S 14°-48'-18" E, chord length 109.59') to the PT, said point also being the PC of a curve to the right, said curve having a radius of 255.00';
- 4) On said curve an arc length of 142.83' (chord bearing S 15°-03'-36" E, chord length 140.96') to the PT;
- 5) S 0°-48'-04" E, 56.00' to the PC of a curve to the left, said curve having a radius of 14.00';
- 6) On said curve an arc length of 21.99' (chord bearing S 45°-48'-04" E, chord length 19.80') to the PT;
- 7) N 89°-11'-56" E, 106.04' to a point of deflection;
- 8) N 89°-20'-04" E, 311.87' to a set #5 rebar;
- 9) S 0°-39'-57" E, 60.00' to a set #5 rebar;
- 10) S 89°-20'-04" W, 12.00' to the PC of a curve to the left, said curve having a radius of 14.00';
- 11) On said curve an arc length of 19.71' (chord bearing S 48°-50'-21" W, chord length 18.12') to the PT;
- 12) S 8°-30'-25" W, 15.21' to the PC of a curve to the left, said curve having a radius of 370.00';
- 13) On said curve an arc length of 57.49' (chord bearing S 4°-03'-22" W, chord length 57.43') to the PT;
- 14) S 0°-23'-42" E, 119.80' to a set #5 rebar;
- 15) S 89°-36'-18" W, 60.00' to a set #5 rebar;
- 16) N 0°-23'-42" W, 119.80' to the PC of a curve to the right, said curve having a radius of 430.00';
- 17) On said curve an arc length of 66.81' (chord bearing N 4°-03'-22" E, chord length 66.74') to the PT, said point also being the PC of a curve to the left, said curve having a radius of 14.00';
- 18) On said curve an arc length of 25.29' (chord bearing N 39°-05'-24" W, chord length 21.98') to the PT;
- 19) S 89°-20'-04" W, 210.70' to a point of deflection;
- 20) S 89°-11'-56" W, 488.13' to the PC of a curve to the left, said curve having a radius of 30.00';
- 21) On said curve an arc length of 47.12' (chord bearing S 44°-11'-56" W, chord length of 42.43') to the PT;
- 22) S 0°-48'-04" E, 241.86' to a set #5 rebar;
- 23) S 89°-11'-56" W, 60.00' to a set #5 rebar;
- 24) N 0°-48'-04" W, 241.86' to a point the Pcof a curve to the right, said curve having a radius of 90.00';
- 25) On said curve an arc length 141.37' (chord bearing N 44°-11'-56" E, a chord length 127.28') to the PT;
- 26) N 89°-11'-56" E, 294.17' to a point of curvature of a curve to the left, said curve having a radius of 14.00';
- 27) On said curve an arc length of 21.99' (chord bearing N 44°-11'-56" E, a chord length 19.80') to the PT;
- 28) N 0°-48'-04" W, 56.00' to the point of curvature of a curve to the left, said curve having a radius of 195.00';
- 29) On said curve an arc length of 111.08' (chord bearing N 14°-48'-12" W, chord length 109.59') to the PT, said point also being the PC of a curve to the right, said curve having a radius of 255.00';
- 30) On said curve an arc length of 142.83' (chord bearing N 15°-03'-32" W, chord length 140.96') to the PT;
- 31) N 0°-48'-04" W, 105.44' to a point on the centerline of Zurmehly Road;
- 32) S 89°-58'-28" E on said centerline, 30.00' to the POINT OF BEGINNING.

The above described tract of land contains 2.441 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the assumption that the North line of the SW 1/4 of Section 16 (centerline of Zurmehly Road) is S 89°-58'-28" E. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 27, 2002. All markers called for will be set within 60 days of recording of this plat.



CURVE DATA FOR ROAD RIGHT-OF-WAY

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING & LENGTH |
|-------|---------|------------|-------------------------|
| ① | 195.00' | 111.08' | S 14°-48'-18" E 109.59' |
| ② | 225.00' | 126.95' | S 14°-56'-52" E 125.27' |
| ③ | 255.00' | 142.83' | N 15°-03'-32" W 140.96' |
| ④ | 195.00' | 111.08' | N 14°-48'-12" W 109.59' |
| ⑤ | 225.00' | 126.95' | S 14°-56'-52" E 125.28' |
| ⑥ | 255.00' | 142.83' | S 15°-03'-36" E 140.96' |
| ⑦ | 14.00' | 21.99' | S 45°-48'-04" E 19.80' |
| ⑧ | 14.00' | 25.29' | N 39°-05'-24" W 21.98' |
| ⑨ | 14.00' | 19.71' | S 48°-50'-21" W 18.12' |
| ⑩ | 430.00' | 66.81' | N 4°-03'-22" E 66.74' |
| ⑪ | 400.00' | 62.14' | S 4°-03'-22" W 62.08' |
| ⑫ | 370.00' | 57.49' | S 4°-03'-22" W 57.43' |
| ⑬ | 30.00' | 47.12' | S 44°-11'-56" W 42.43' |
| ⑭ | 60.00' | 94.25' | S 44°-11'-56" W 84.85' |
| ⑮ | 90.00' | 141.37' | N 44°-11'-56" E 127.28' |
| ⑯ | 14.00' | 21.99' | N 44°-11'-56" E 19.80' |

LEGEND

- A = Existing Monument Box at the NW corner of the SW 1/4 of Section 16
- B = Railroad Spike set at the intersection of the centerlines of Zurmehly Road and Hickory Creek Drive.
- C = Existing Monument Box at the NE corner of the SW 1/4 of Section 16 (Intersection of the centerlines of Zurmehly Road and Yoakam Road).
- = Monument Box set
- D = #5 rebar set
- E = MAG Nail set
- = Point of Interest (Unmonumented)

NOTES:

- 1.) #5 rebars will be set at all points of interest on the right-of-way lines in conjunction with the filing, over time, of the corresponding condominium plats.
- 2.) All monument boxes called out on this plat to be set, will be set within 60 days of the opening of the asphalt plants in the Spring 2003.

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, dedicate the streets as shown thereon, comprising a total of 2.441 acres, to the public use forever, and dedicate the easements shown on sheet 2 of 2 to the public use forever.

Easements shown on sheet 2 of 2 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 removal of any trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property of said property for said purposes and are to be maintained as such forever.

The easements hereby created upon, over, and under the designated areas of the property are for public improvements and underground utility facilities as set forth in Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions required to provide proper service for the Hickory Creek property only.

Richard L. Williams 1-10-03
Richard L. Williams Date

Donna E. Williams 1-10-03
Donna E. Williams Date

NOTARY PUBLIC

State of Ohio S.S. Allen County

Be it remembered this 10 day of Jan., 2003, personally came the said Richard L. Williams & Donna E. Williams, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

Phillip J. M. Elders
Notary Public in and for Allen County, Ohio

COUNTY COMMISSIONERS

In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this Plat of Dedicator's Lands by Commissioners Resolution No. 18-03, dated 1/16/03 after said plat had been approved by the Allen County Eng. and the Lima-Allen County Regional Planning Commission.

Steve Dignard
President of the Board of Allen County Commissioners

COUNTY ENGINEER'S CERTIFICATION

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

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

Wayne C. Ludeman
Allen County Engineer

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on Jan 30, 2003

Y. Dean French
Allen County Auditor

COUNTY RECORDER 200302222

I hereby certify that this plat was filed for recording on Jan 30, 2003 and that it was recorded on Jan 30, 2003 in Volume 255, Page 59, plat records of Allen County, Ohio. Fee \$ 24.40

Edward P. Kirk - Jr.
Allen County Recorder

APPROVAL OF THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on

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

Stanley H. Meyer
Director, Lima-Allen County Regional Planning Commission

CERTIFICATION BY SURVEYOR

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on November 27, 2002, and that all markers are correctly shown as to material and location and will be in place within 60 days of completion of construction of the Roadway.

Brad J. Core
Brad J. Core, P.S. #8004

REVIEWED BY:
Michael L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S JAK
DATE: 1-30-03

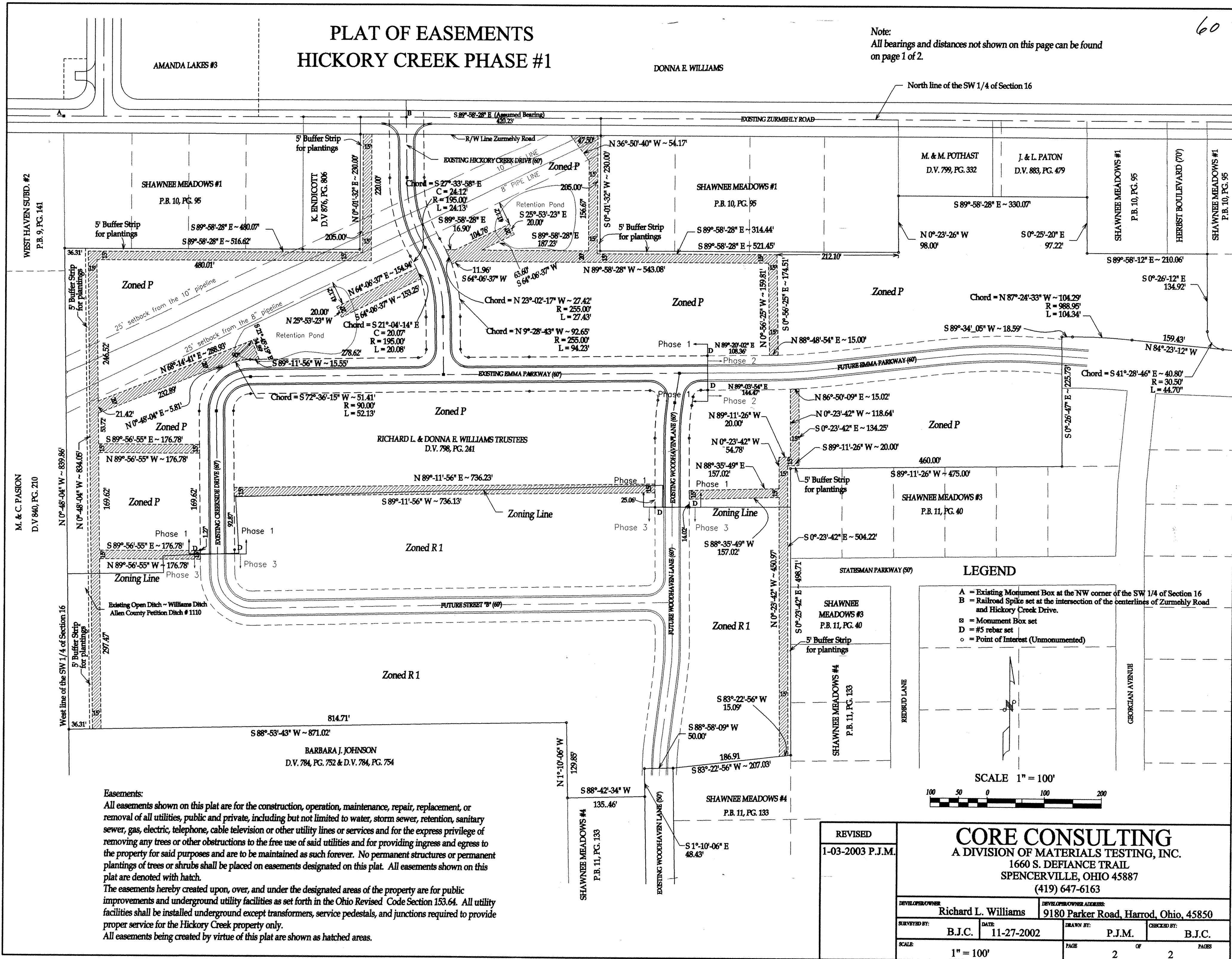


| | | | |
|--|---|---------------------|------------------------|
| REVISED 1-03-2003 P.J.M. | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | |
| DEVELOPER/OWNER Richard L. Williams | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | | |
| SURVEYED BY: B.J.C. | DATE: 11-27-2002 | DRAWN BY: P.J.M. | REVIEWED BY: B.J.C. |
| SCALE: 1" = 80' | PAGE 1 | OF 2 | PAGES |

PLAT OF EASEMENTS HICKORY CREEK PHASE #1

Note:
All bearings and distances not shown on this page can be found on page 1 of 2.

60



Easements:
All easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, retention, sanitary sewer, gas, electric, telephone, cable television 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. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. All easements shown on this plat are denoted with hatch.

The easements hereby created upon, over, and under the designated areas of the property are for public improvements and underground utility facilities as set forth in the Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions required to provide proper service for the Hickory Creek property only.

All easements being created by virtue of this plat are shown as hatched areas.

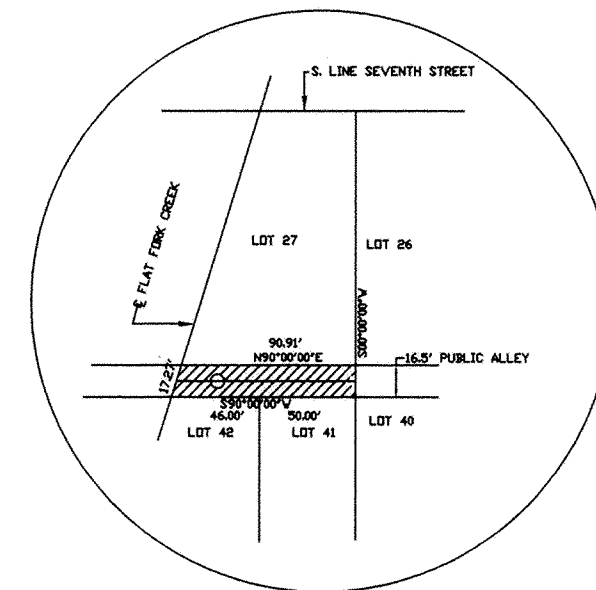
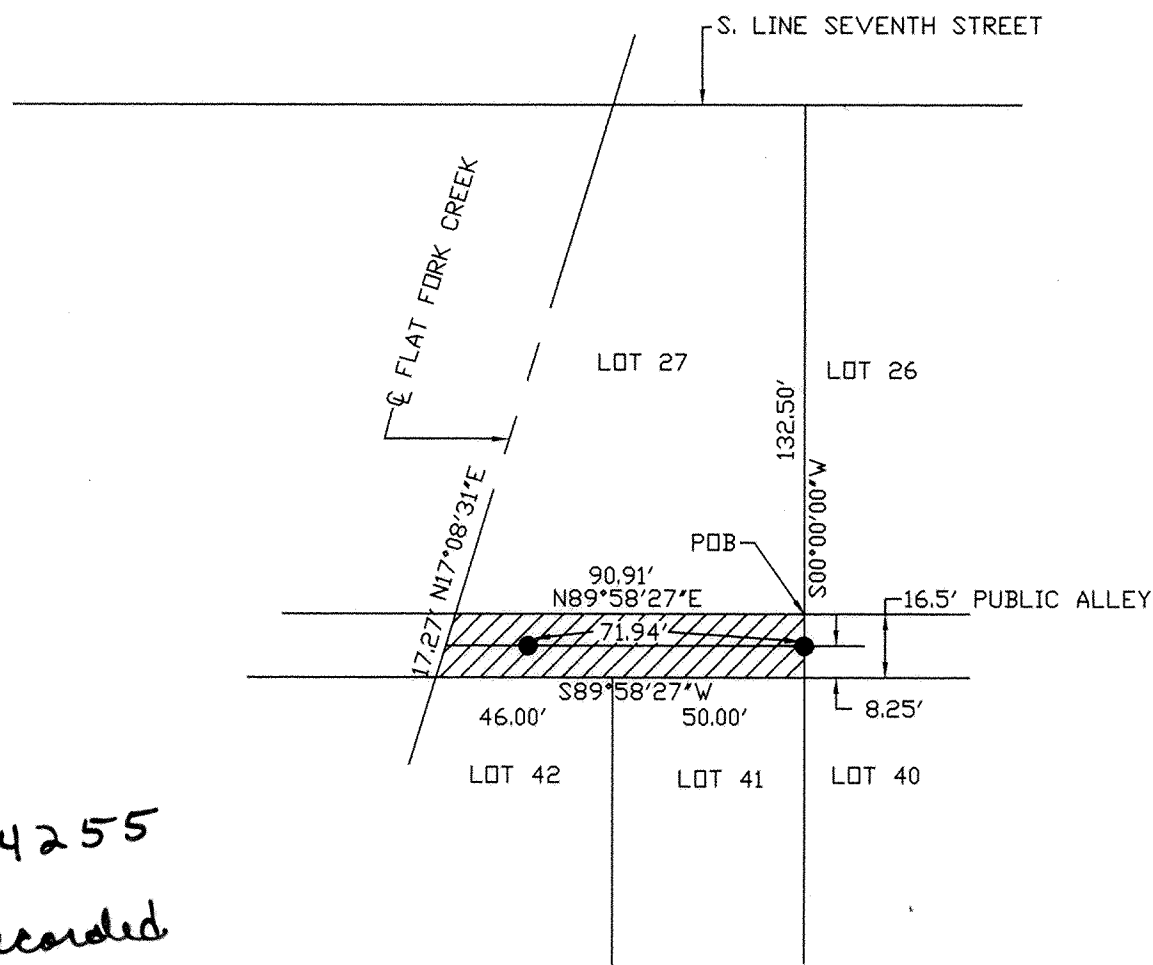
LEGEND

- A = Existing Monument Box at the NW corner of the SW 1/4 of Section 16
- B = Railroad Spike set at the intersection of the centerlines of Zurmehly Road and Hickory Creek Drive.
- ⊠ = Monument Box set
- D = #5 rebar set
- = Point of Interest (Unmonumented)

SCALE 1" = 100'

| | | | |
|-----------------------------|------------|---|-------------|
| REVISED 1-03-2003 P.J.M. | | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | |
| DEVELOPER/OWNER | | DEVELOPER/OWNER ADDRESS | |
| Richard L. Williams | | 9180 Parker Road, Harrod, Ohio, 45850 | |
| SURVEYED BY: | DATE: | DRAWN BY: | CHECKED BY: |
| B.J.C. | 11-27-2002 | P.J.M. | B.J.C. |
| SCALE: | PAGE | OF | PAGES |
| 1" = 100' | 2 | 2 | 2 |

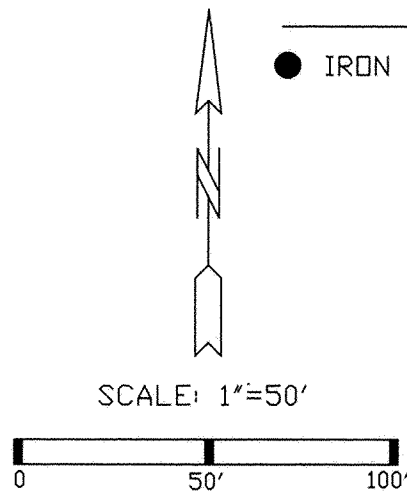
ALLEY VACATION PLAT
 OF A 16.50 FOOT WIDE ALLEY BETWEEN THE EAST LINE OF LOT 27 & LOTS 41 & 42
 & THE CENTER OF FLAT FORK CREEK ON THE WEST
 AS SHOWN ON THE PLAT OF " SAN FELICE ADDITION "
 TO THE CITY OF DELPHOS, AND PART OF THE SW 1/4, SECTION 19
 T-2-S, R-5-E, MARION TOWNSHIP, ALLEN COUNTY, OHIO



LOCATION MAP

LEGEND

● IRON PIN SET

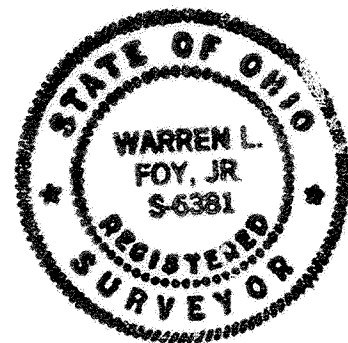


200304255
 Filed and recorded
 Feb 21, 2003
 at 3:33 PM Fee 20.70
 Plat BK 25 Pg 41
 Edward P Kirk
 Recorder Allen County
 Deed vol 907 Pg 586

I CERTIFY THIS PLAT AND DESCRIPTION TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Warren L. Foy

WARREN L. FOY
 REGISTERED SURVEYOR S-6381
 120 SIBLEY STREET, VAN WERT, OH 45891
 DECEMBER 19, 2002



REVIEWED BY:
Michael L. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 2-21-03

DESCRIPTION

Commencing at a point at the Southeast corner of Lot 27 in the SAN FELICE ADDITION TO THE CITY OF DELPHOS, as recorded in Plat Book 6, Page 19, and part of the Southwest Quarter of Section 19, T-2-S, R-5-E, Marion Township, ALLEN COUNTY, OHIO; Thence S00°00'00"W, along the East line of said Lot 27 extended, Sixteen and 50/100 (16.50) feet to a point at the Northeast corner of Lot 41 in said Subdivision, passing at Eight and 25/100 (8.25) feet an iron rod set on the centerline of a public alley; Thence S89°58'27"W, along the North lines of Lots 41 & 42, Ninety-six and 00/100 (96.00) feet to a point on the centerline of Flat Fork Creek; Thence N17°08'31"E, along said centerline, Seventeen and 27/100 (17.27) feet to the Southwest corner of Lot 27 in said Subdivision; Thence N89°58'27"E, along the South Line of Lot 27, Ninety and 91/100 (90.91) feet to the Place of Beginning.

Containing 0.035 acres more or less.

This description is based upon survey work performed by Warren L. Foy Co., PA, on December 13, 2002.

Bearings are based upon as assumed bearing of S00°00'00"W for the East line of Lot 27.

Iron pins are capped 5/8" Re-bars.

This description is subject to all legal highways and easements of record at the time of recording of the instrument.

DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NE 1/4, SECTION 23 & PART OF NORTH 1/2, SECTION 24

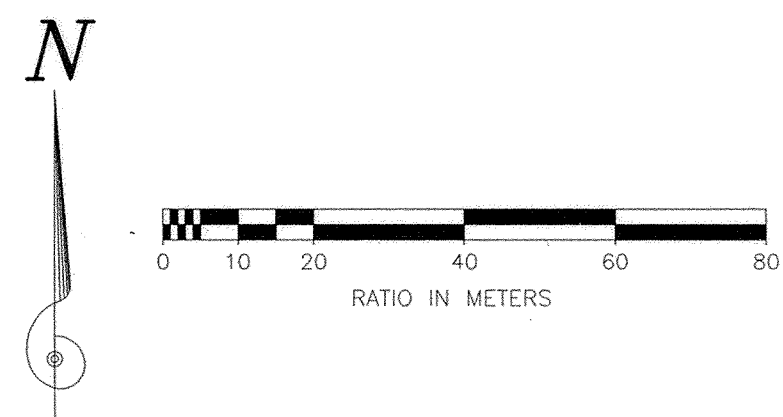
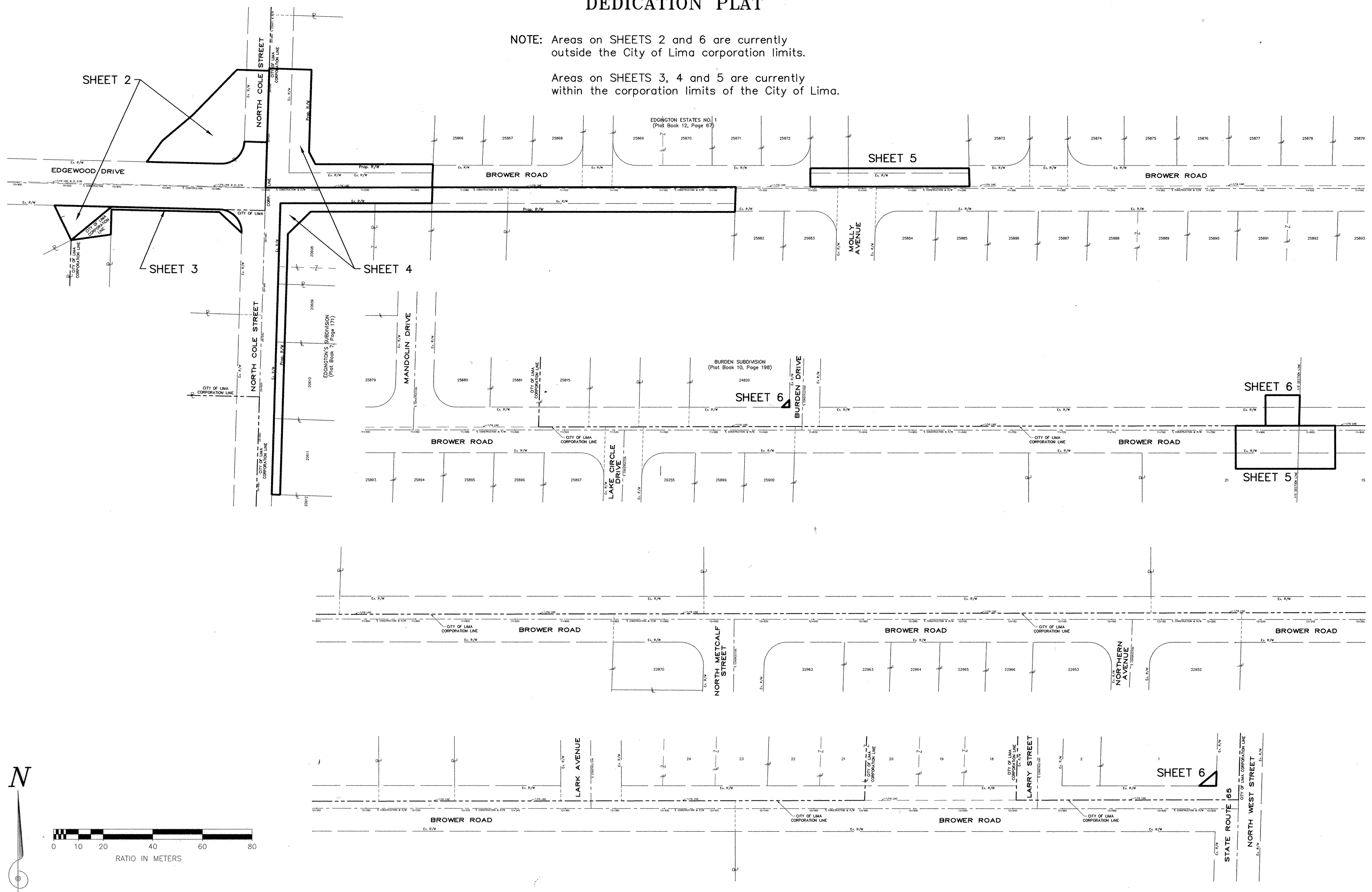
TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DEDICATION PLAT

NOTE: Areas on SHEETS 2 and 6 are currently outside the City of Lima corporation limits.

Areas on SHEETS 3, 4 and 5 are currently within the corporation limits of the City of Lima.



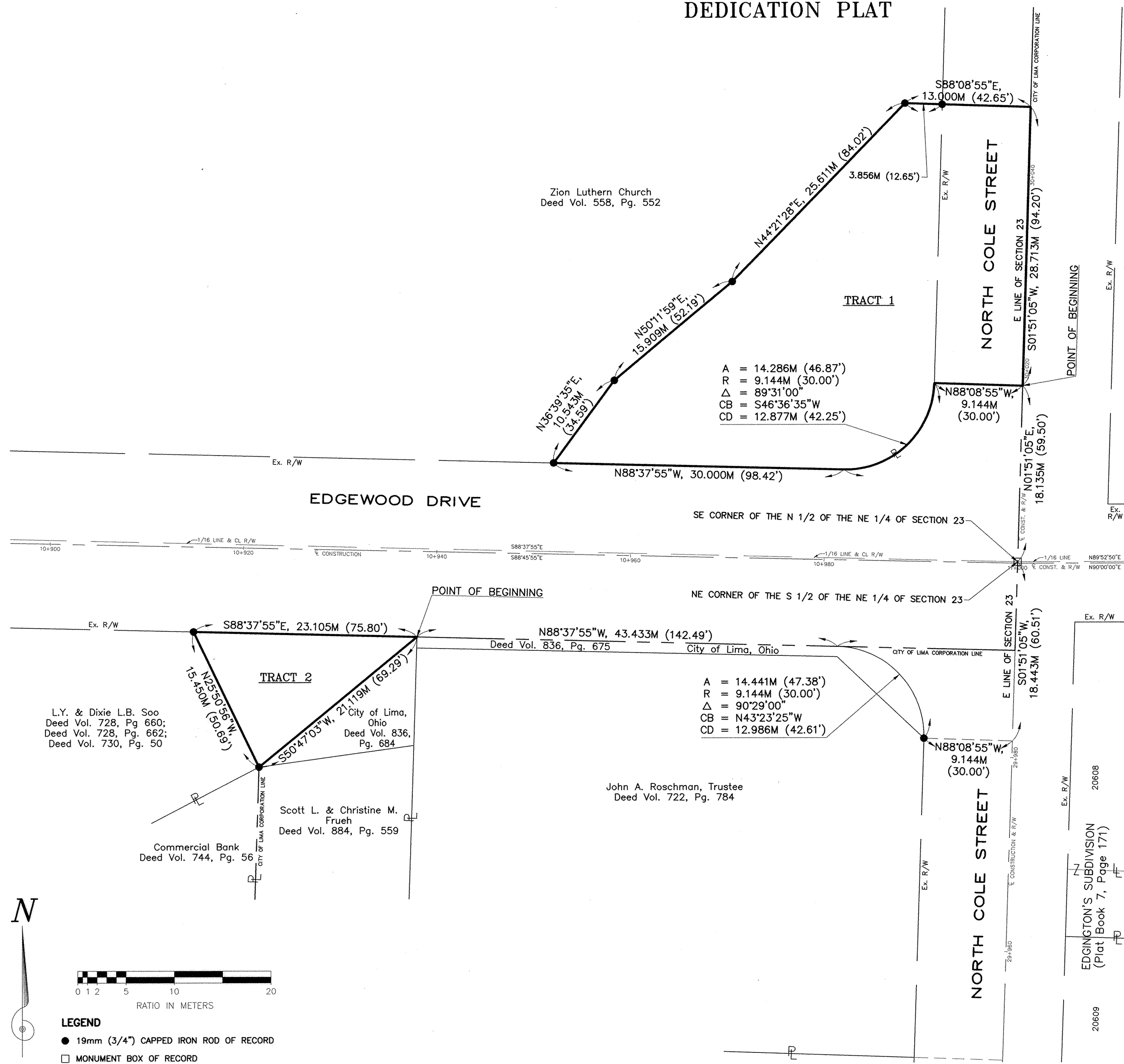
DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NE 1/4, SECTION 23

TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DEDICATION PLAT



TRACT 1
Being a tract of land situated in the northeast quarter of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a monument box of record at the southeast corner of the north half of the northeast quarter of said Section 23, also being the intersection of the centerline of N. Cole St. with the centerline of Edgewood Dr.; thence N01°51'15"E with the east line of said Section 23, also being the centerline of N. Cole St., 18.135 meters (59.50 feet) to the POINT OF BEGINNING;

thence N88°08'55"W, 9.144 meters (30.00 feet) to a point of curvature on the west right-of-way line of N. Cole St.;

thence on a curve to the right with said right-of-way line, said curve having a radius of 9.144 meters (30.00 feet), a central angle of 89°31'00", a chord distance of 12.877 meters (42.25 feet) bearing S46°36'35"W, for an arc distance of 14.286 meters (46.87 feet) to a point on the north right-of-way line of Edgewood Dr.;

thence N88°37'55"W with the north right-of-way line of Edgewood Dr., 30.00 meters (98.42 feet) to a 19mm (3/4") capped iron rod of record;

thence N36°39'35"E, 10.543 meters (34.59 feet) to a 19mm (3/4") capped iron rod of record;

thence N50°11'59"E, 15.909 meters (52.19 feet) to a 19mm (3/4") capped iron rod of record;

thence N44°21'28"E, 25.611 meters (84.02 feet) to a 19mm (3/4") capped iron rod of record;

thence S88°08'55"E, 13.000 meters (42.65 feet) to a point on the east line of said Section 23, also being the centerline of N. Cole St., passing at 3.856 meters (12.65 feet) a 19mm (3/4") capped iron rod of record on the west right-of-way line of N. Cole St.;

thence S01°51'05"W with the east line of said Section 23 and the centerline of N. Cole St., 28.713 meters (94.20 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.1073 hectares (0.265 acres) of land, of which 0.0263 hectares (0.065 acres) is existing right-of-way, leaving 0.0810 hectares (0.0200 acres) being dedicated by this document as new right-of-way, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Edgewood Dr. as being assumed to be S88°37'55"E.

The grantor claims title by an instrument recorded in Deed Volume 839, Page 116.

The above described area is intended to include all of tax parcel 36-2305-01-044.001.

TRACT 2
Being a tract of land situated in the northeast quarter of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a monument box of record at the northeast corner of the south half of the northeast quarter of said Section 23, also being the intersection of the centerline of N. Cole St. with the centerline of Edgewood Dr.; thence S01°51'05"W with the east line of said Section 23, also being the centerline of N. Cole St., 18.443 meters (60.51 feet); thence N88°08'55"W, 9.114 meters (30.00 feet) to a 19mm (3/4") capped iron rod of record at a point of curvature on the west right-of-way line of N. Cole St.; thence on a curve to the left with said right-of-way line, said curve having a radius of 9.144 meters (30.00 feet), a central angle of 90°29'00", a chord distance of 12.986 meters (42.61 feet) bearing N43°23'25"W, for an arc distance of 14.441 meters (47.38 feet) to a point of tangency on the south right-of-way line of Edgewood Dr.; thence N88°37'55"W with the south right-of-way line of Edgewood Dr., 43.433 meters (142.49 feet) to the northeast corner of property deeded to the City of Lima, Ohio, as recorded in Deed Volume 836, Page 677, being the POINT OF BEGINNING;

thence S50°47'03"W with the east line of said City of Lima property, 21.119 meters (69.29 feet) to a 19mm (3/4") capped iron rod of record;

thence N25°50'56"W with the west line of said City of Lima property, 15.450 meters (50.69 feet) to a 19mm (3/4") capped iron rod of record on the south right-of-way line of Edgewood Dr.;

thence S88°37'55"E with the south right-of-way line of Edgewood Dr., 23.105 meters (75.80 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.0159 hectares (0.039 acres) of land, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Edgewood Dr. as being assumed to be S88°37'55"E.

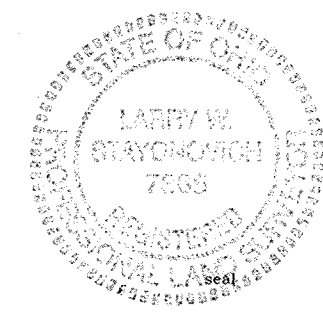
The grantor claims title by an instrument recorded in Deed Volume 836, Page 677.

The above described area is intended to include all of tax parcel 36-2308-01-005.001.

In the event of a discrepancy between English and Metric equivalencies, the Metric value takes precedence.

These descriptions were prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and are based entirely on a centerline survey performed by Robert A. Sanford, Ohio Surveyor #5424-Poggemeyer Design Group, Inc., 1168 N. Main St., Bowling Green, Ohio, with no additional field work done at this time.

10-14-02
Date
Larry W. Stayonovich
Larry W. Stayonovich, P.S. #7365



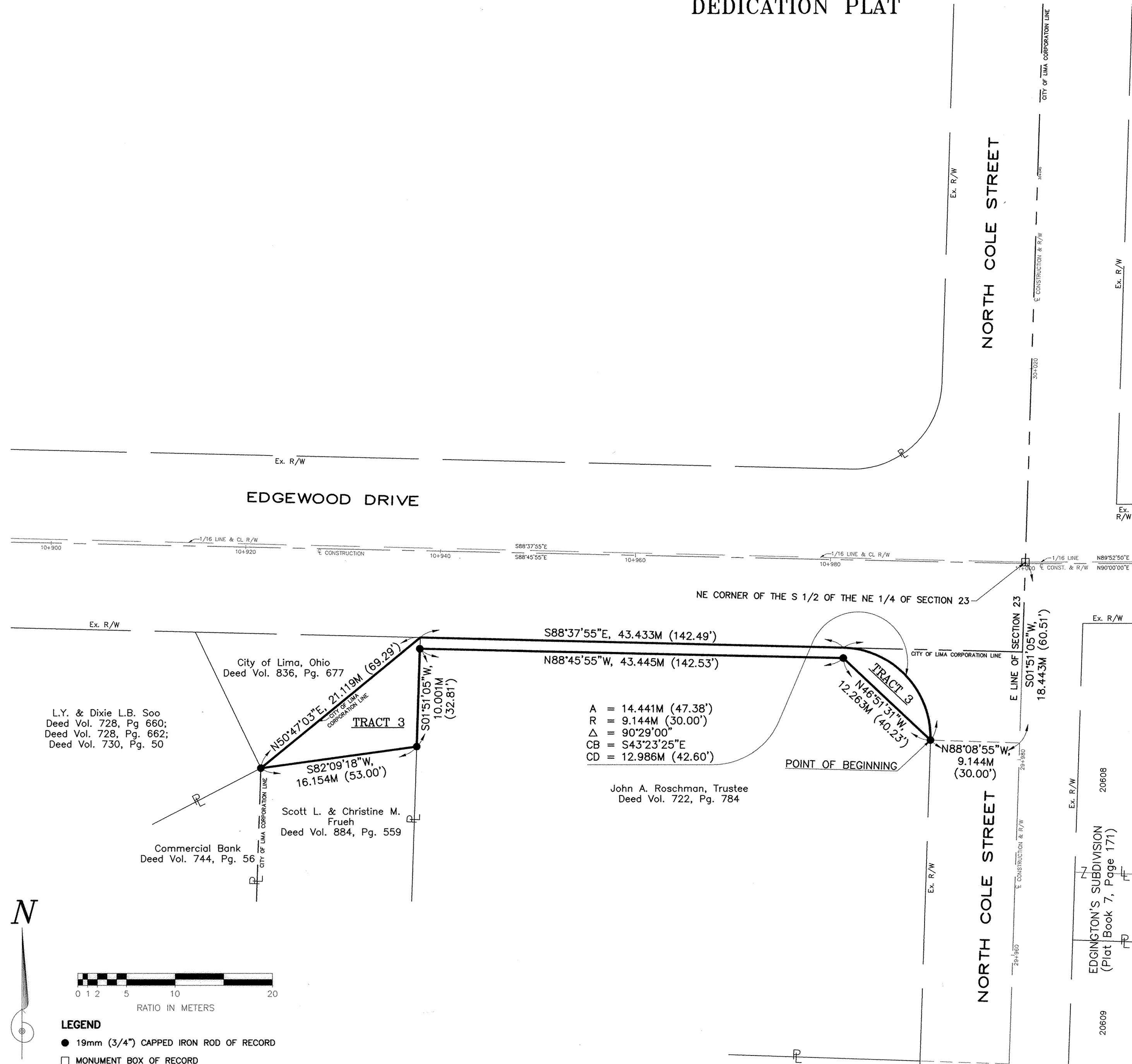
DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NE 1/4, SECTION 23

TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DEDICATION PLAT



TRACT 3
Being a tract of land situated in the northeast quarter of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a monument box of record at the northeast corner of the south half of the northeast quarter of said Section 23, also being the intersection of the centerline of N. Cole St. with the centerline of Edgewood Dr.; thence S01°51'05"W with the east line of said Section 23, also being the centerline of N. Cole St., 18.443 meters (60.51 feet); thence N88°08'55"W, 9.114 meters (30.00 feet) to a 19mm (3/4") capped iron rod of record in the west right-of-way line of N. Cole St., being the POINT OF BEGINNING;

thence N46°51'31"W, 12.263 meters (40.23 feet) to a 19mm (3/4") capped iron rod of record;

thence N88°45'55"W, 43.445 meters (142.53 feet) to a 19mm (3/4") capped iron rod of record at the southwest corner of property deeded to the City of Lima, Ohio, as recorded in Deed Volume 836, Page 675, said corner also being on the east line of property deeded to the City of Lima, Ohio, as recorded in Deed Volume 836, Page 684;

thence S01°51'05"W with the east line of property deeded to the City of Lima, Ohio, as recorded in Deed Volume 836, Page 684, 10.001 meters (32.81 feet) to a 19mm (3/4") capped iron rod of record at the southeast corner of said City of Lima, Ohio property;

thence S82°09'18"W with the south line of property deeded to the City of Lima, Ohio, as recorded in Deed Volume 836, Page 684, 16.154 meters (53.00 feet) to a 19mm (3/4") capped iron rod of record at the southwest corner of said City of Lima, Ohio property;

thence N50°47'03"E with the west line of property deeded to the City of Lima, Ohio, as recorded in Deed Volume 836, Page 684, 21.119 meters (69.29 feet) to a point on the south right-of-way line of Edgewood Dr.;

thence S88°37'55"E with the south right-of-way line of Edgewood Dr., 43.433 meters (142.49 feet) to a point of curvature in said right-of-way line;

thence on a curve to the right with said right-of-way line, said curve having a radius of 9.144 meters (30.00 feet), a central angle of 90°29'00", a chord distance of 12.986 meters (42.60 feet) bearing S43°23'25"E, for an arc distance of 14.441 meters (47.38 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.0166 hectares (0.041 acres) of land, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Edgewood Dr. as being assumed to be S88°37'55"E.

The grantor claims title by instruments recorded in Deed Volume 836, Page 675, and Deed Volume 836, Page 684.

The above described area is intended to include all of tax parcels 36-2308-01-004.003, and 36-2308-01-004.004.

In the event of a discrepancy between English and Metric equivalencies, the Metric value takes precedence.

This description was prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and is based entirely on a centerline survey performed by Robert A. Sanford, Ohio Surveyor #5424-Poggemeyer Design Group, Inc., 1168 N. Main St., Bowling Green, Ohio, with no additional field work done at this time.

10-14-02
Date
Larry W. Stayonovich, P.S. #7365



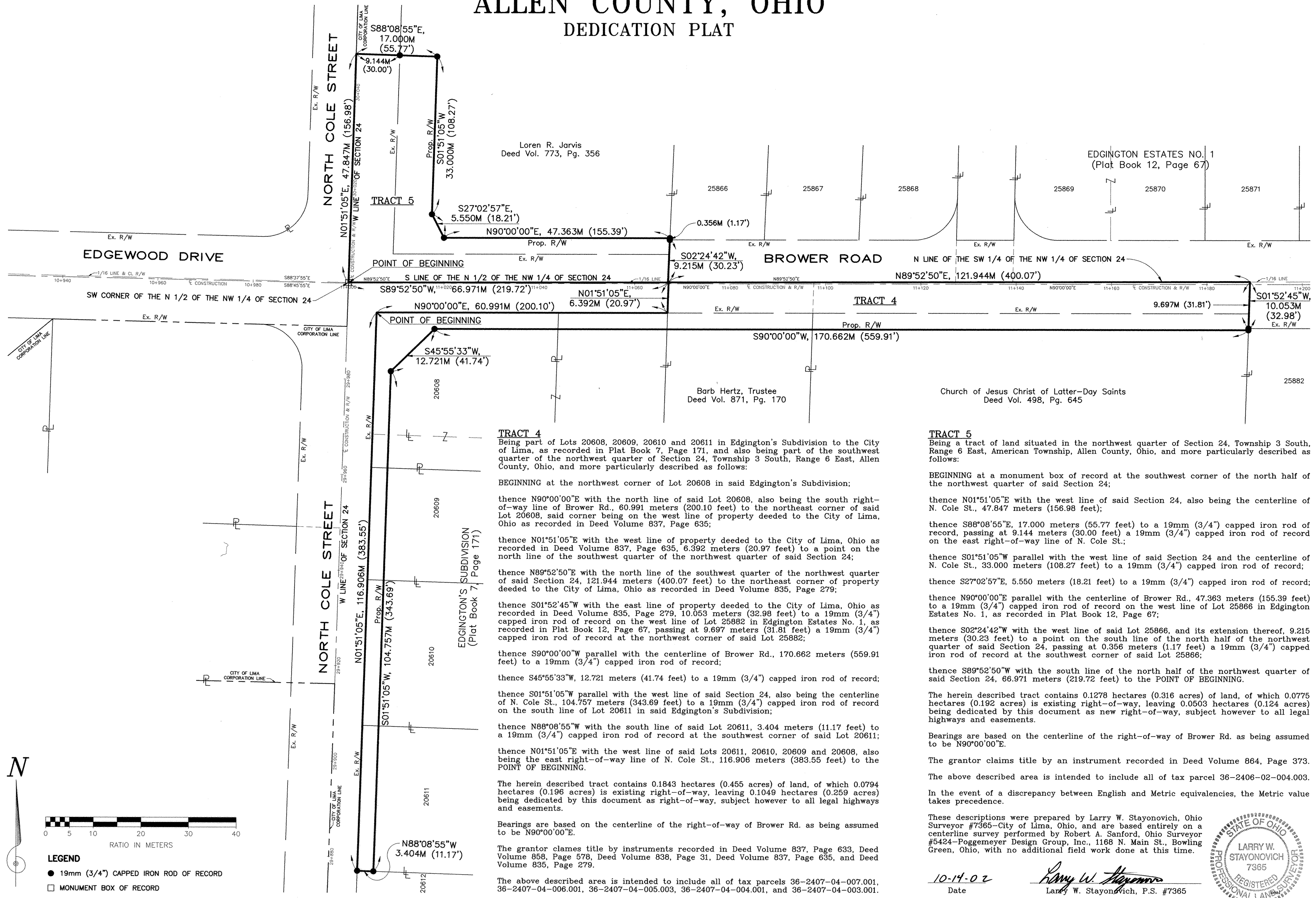
DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NORTH 1/2, SECTION 24

TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DEDICATION PLAT



Loren R. Jarvis
Deed Vol. 773, Pg. 356

EDGINGTON ESTATES NO. 1
(Plat Book 12, Page 67)

Barb Hertz, Trustee
Deed Vol. 871, Pg. 170

Church of Jesus Christ of Latter-Day Saints
Deed Vol. 498, Pg. 645

TRACT 4
Being part of Lots 20608, 20609, 20610 and 20611 in Edgington's Subdivision to the City of Lima, as recorded in Plat Book 7, Page 171, and also being part of the southwest quarter of the northwest quarter of Section 24, Township 3 South, Range 6 East, Allen County, Ohio, and more particularly described as follows:

BEGINNING at the northwest corner of Lot 20608 in said Edgington's Subdivision;

thence N90°00'00"E with the north line of said Lot 20608, also being the south right-of-way line of Brower Rd., 60.991 meters (200.10 feet) to the northeast corner of said Lot 20608, said corner being on the west line of property deeded to the City of Lima, Ohio as recorded in Deed Volume 837, Page 635;

thence N01°51'05"E with the west line of property deeded to the City of Lima, Ohio as recorded in Deed Volume 837, Page 635, 6.392 meters (20.97 feet) to a point on the north line of the southwest quarter of said Section 24;

thence N89°52'50"E with the north line of the southwest quarter of the northwest quarter of said Section 24, 121.944 meters (400.07 feet) to the northeast corner of property deeded to the City of Lima, Ohio as recorded in Deed Volume 835, Page 279;

thence S01°52'45"W with the east line of property deeded to the City of Lima, Ohio as recorded in Deed Volume 835, Page 279, 10.053 meters (32.98 feet) to a 19mm (3/4") capped iron rod of record on the west line of Lot 25882 in Edgington Estates No. 1, as recorded in Plat Book 12, Page 67, passing at 9.697 meters (31.81 feet) a 19mm (3/4") capped iron rod of record at the northwest corner of said Lot 25882;

thence S90°00'00"W parallel with the centerline of Brower Rd., 170.662 meters (559.91 feet) to a 19mm (3/4") capped iron rod of record;

thence S45°55'33"W, 12.721 meters (41.74 feet) to a 19mm (3/4") capped iron rod of record;

thence S01°51'05"W parallel with the west line of said Section 24, also being the centerline of N. Cole St., 104.757 meters (343.69 feet) to a 19mm (3/4") capped iron rod of record on the south line of Lot 20611 in said Edgington's Subdivision;

thence N88°08'55"W with the south line of said Lot 20611, 3.404 meters (11.17 feet) to a 19mm (3/4") capped iron rod of record at the southwest corner of said Lot 20611;

thence N01°51'05"E with the west line of said Lots 20611, 20610, 20609 and 20608, also being the east right-of-way line of N. Cole St., 116.906 meters (383.55 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.1843 hectares (0.455 acres) of land, of which 0.0794 hectares (0.196 acres) is existing right-of-way, leaving 0.1049 hectares (0.259 acres) being dedicated by this document as right-of-way, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by instruments recorded in Deed Volume 837, Page 633, Deed Volume 858, Page 578, Deed Volume 838, Page 31, Deed Volume 837, Page 635, and Deed Volume 835, Page 279.

The above described area is intended to include all of tax parcels 36-2407-04-007.001, 36-2407-04-008.001, 36-2407-04-005.003, 36-2407-04-004.001, and 36-2407-04-003.001.

TRACT 5
Being a tract of land situated in the northwest quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING at a monument box of record at the southwest corner of the north half of the northwest quarter of said Section 24;

thence N01°51'05"E with the west line of said Section 24, also being the centerline of N. Cole St., 47.847 meters (156.98 feet);

thence S88°08'55"E, 17.000 meters (55.77 feet) to a 19mm (3/4") capped iron rod of record, passing at 9.144 meters (30.00 feet) a 19mm (3/4") capped iron rod of record on the east right-of-way line of N. Cole St.;

thence S01°51'05"W parallel with the west line of said Section 24 and the centerline of N. Cole St., 33.000 meters (108.27 feet) to a 19mm (3/4") capped iron rod of record;

thence S27°02'57"E, 5.550 meters (18.21 feet) to a 19mm (3/4") capped iron rod of record;

thence N90°00'00"E parallel with the centerline of Brower Rd., 47.363 meters (155.39 feet) to a 19mm (3/4") capped iron rod of record on the west line of Lot 25866 in Edgington Estates No. 1, as recorded in Plat Book 12, Page 67;

thence S02°24'42"W with the west line of said Lot 25866, and its extension thereof, 9.215 meters (30.23 feet) to a point on the south line of the north half of the northwest quarter of said Section 24, passing at 0.356 meters (1.17 feet) a 19mm (3/4") capped iron rod of record at the southwest corner of said Lot 25866;

thence S89°52'50"W with the south line of the north half of the northwest quarter of said Section 24, 66.971 meters (219.72 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.1278 hectares (0.316 acres) of land, of which 0.0775 hectares (0.192 acres) is existing right-of-way, leaving 0.0503 hectares (0.124 acres) being dedicated by this document as new right-of-way, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by an instrument recorded in Deed Volume 864, Page 373.

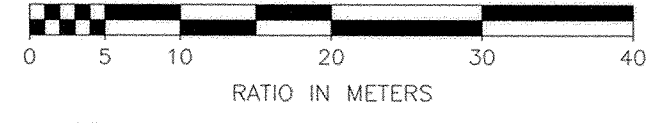
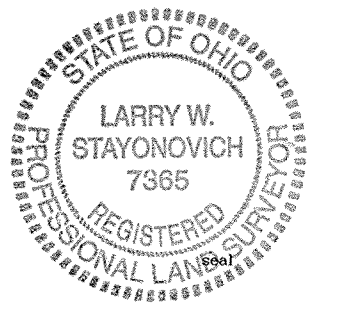
The above described area is intended to include all of tax parcel 36-2406-02-004.003.

In the event of a discrepancy between English and Metric equivalencies, the Metric value takes precedence.

These descriptions were prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and are based entirely on a centerline survey performed by Robert A. Sanford, Ohio Surveyor #5424-Poggemeyer Design Group, Inc., 1168 N. Main St., Bowling Green, Ohio, with no additional field work done at this time.

10-14-02
Date

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



LEGEND
● 19mm (3/4") CAPPED IRON ROD OF RECORD
□ MONUMENT BOX OF RECORD

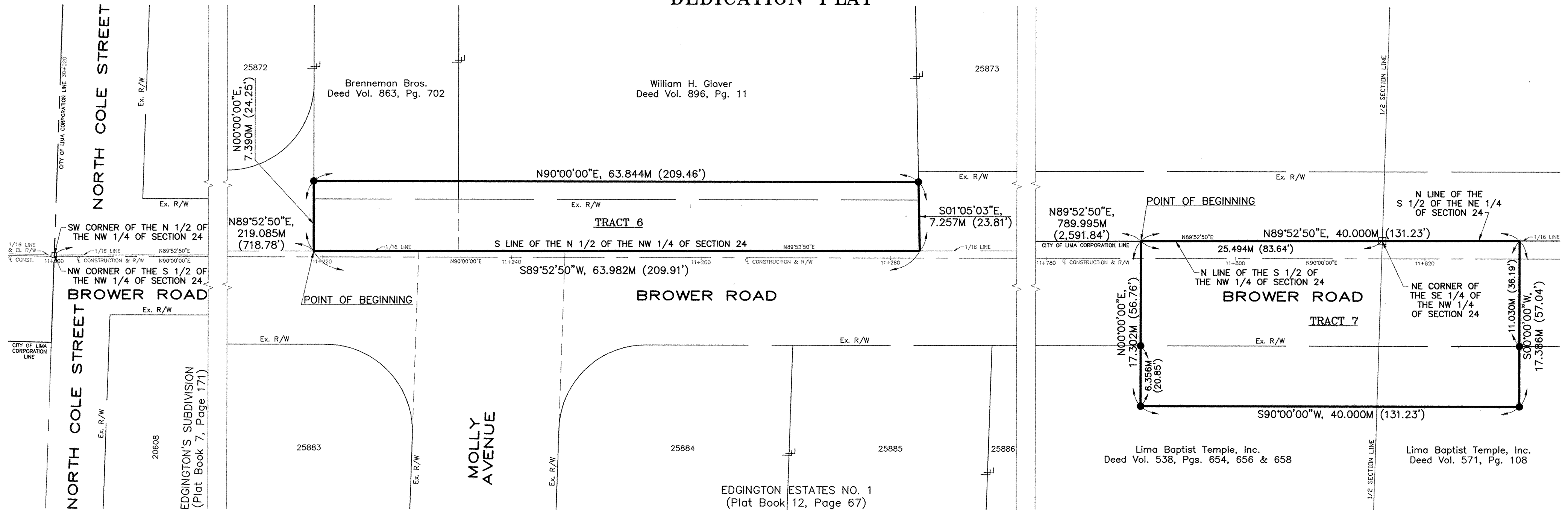
DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NORTH 1/2, SECTION 24

TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DEDICATION PLAT



TRACT 6
Being a tract of land situated in the northwest quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a monument box of record at the southwest corner of the north half of the northwest quarter of said Section 24; thence N89°52'50"E with the south line of the north half of the northwest quarter of said Section 24, 219.085 meters (718.78 feet) to the POINT OF BEGINNING;

thence N00°00'00"E with the west line of property deeded to the City of Lima, Ohio as recorded in Deed Volume 838, Page 34, 7.390 meters (24.25 feet) to a 19mm (3/4") capped iron rod of record at the northwest corner of said City of Lima, Ohio property;

thence N90°00'00"E parallel with the centerline of Brower Rd., 63.844 meters (209.46 feet) to a 19mm (3/4") capped iron rod of record at the northeast corner of a property deeded to the City of Lima, Ohio as recorded in Deed Volume 855, Page 634;

thence S01°05'03"E with the east line of said City of Lima, Ohio property as recorded in Deed Volume 855, Page 634, 7.257 meters (23.81 feet) to the southeast corner of said City of Lima, Ohio property, said corner being on the south line of the north half of the northwest quarter of said Section 24;

thence S89°52'50"W with the south line of the north half of the northwest quarter of said Section 24, 63.982 meters (209.91 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.0468 hectares (0.116 acres) of land, of which 0.0346 hectares (0.085 acres) is existing right-of-way, leaving 0.0122 hectares (0.031 acres) being dedicated by this document as right-of-way, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by instruments recorded in Deed Volume 838, Page 34, and Deed Volume 855, Page 634.

The above described area is intended to include all of tax parcels 36-2406-02-011.001, and 36-2406-02-012.001.

TRACT 7
Being a tract of land situated in the northwest quarter and the northeast quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a monument box of record at the northwest corner of the south half of the northwest quarter of said Section 24; thence N89°52'50"E with the north line of the south half of the northwest quarter of said Section 24, 789.995 meters (2,591.84 feet) to the POINT OF BEGINNING;

thence continuing N89°52'50"E with the north line of the south half of the northwest quarter and the north line of the southeast quarter of said Section 24, 40.000 meters (131.23 feet), passing at 25.494 meters (83.64 feet) a monument box of record at the northeast corner of the southeast quarter of the northwest quarter of said Section 24;

thence S00°00'00"W, 17.386 meters (57.04 feet) to a 19mm (3/4") capped iron rod of record, passing at 11.030 meters (36.19 feet) a 19mm (3/4") capped iron rod of record on the south right-of-way line of Brower Rd.;

thence S90°00'00"W parallel with the centerline of Brower Rd., 40.000 meters (131.23 feet) to a 19mm (3/4") capped iron rod of record;

thence N00°00'00"E, 17.302 meters (56.76 feet) to the POINT OF BEGINNING, passing at 6.356 meters (20.85 feet) a 19mm (3/4") capped iron rod of record on the south right-of-way line of Brower Rd.;

The herein described tract contains 0.0694 hectares (0.171 acres) of land, of which 0.0440 hectares (0.109 acres) is existing right-of-way, leaving 0.0254 hectares (0.062 acres) being dedicated by this document as right-of-way, subject however to all legal highways and easements.

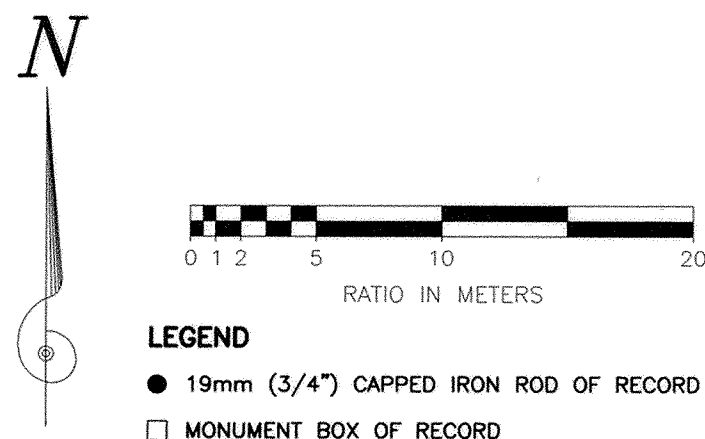
Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by an instrument recorded in Deed Volume 835, Page 666.

The above described area is intended to include all of tax parcels 36-2407-01-001.001, and 36-2408-06-029.001.

In the event of a discrepancy between English and Metric equivalencies, the Metric value takes precedence.

These descriptions were prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and are based entirely on a centerline survey performed by Robert A. Sanford, Ohio Surveyor #5424-Poggemeyer Design Group, Inc., 1168 N. Main St., Bowling Green, Ohio, with no additional field work done at this time.



10-14-02
Date

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



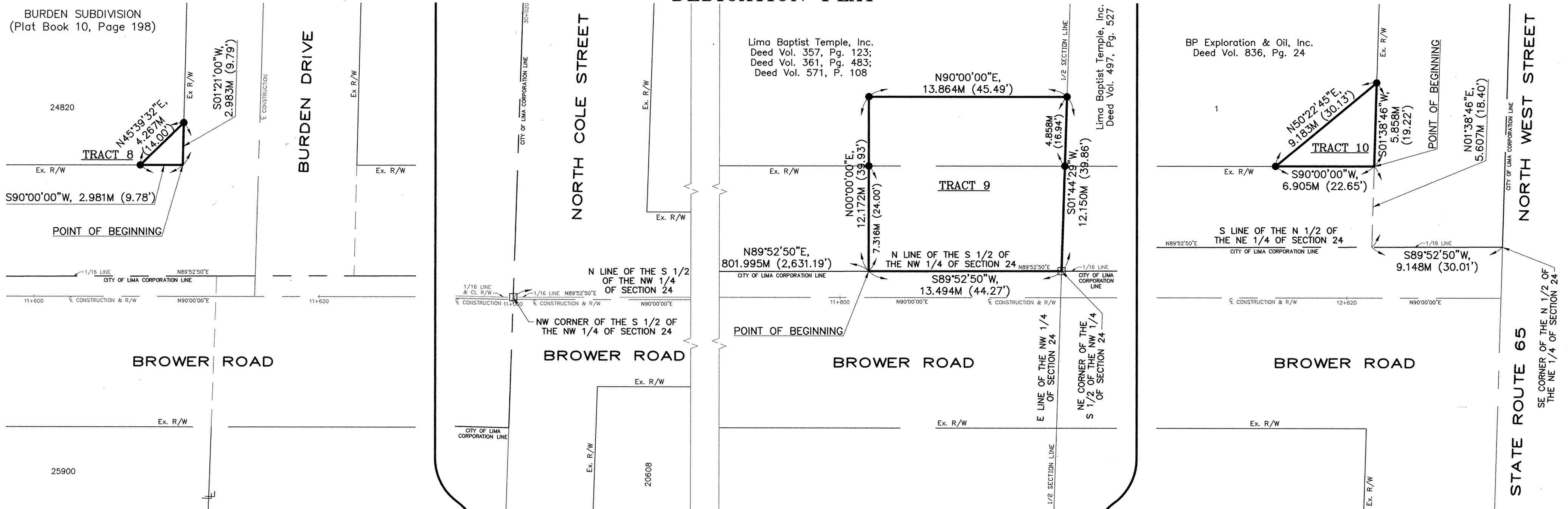
DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NORTH 1/2, SECTION 24

TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DEDICATION PLAT



TRACT 8
Being part of Lot 24820 in the Burden Subdivision, as recorded in Plat Book 10, Page 198, and being situated in the northwest quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING at the southeast corner of said Lot 24820;

thence S90°00'00"W with the south line of said Lot 24820, also being the north right-of-way line of Brower Rd., 2.981 meters (9.78 feet) to a 19mm (3/4") capped iron rod of record;

thence N45°39'32"E, 4.267 meters (14.00 feet) to a 19mm (3/4") capped iron rod of record on the east line of said Lot 24820, also being the west right-of-way line of Burden Dr.;

thence S01°21'00"W with the east line of said Lot 24820, also being the west right-of-way of Burden Dr., 2.983 meters (9.79 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.0004 hectares (0.001 acres) of land, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by an instrument recorded in Deed Volume 836, Page 682.

The above described area is intended to include all of tax parcel 36-2406-01-006.001.

TRACT 9
Being a tract of land situated in the northwest quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at a monument box of record at the northwest corner of the south half of the northwest quarter of said Section 24; thence N89°52'50"E with the north line of the south half of the northwest quarter of said Section 24, 801.995 meters (2,631.19 feet) to the POINT OF BEGINNING;

thence N00°00'00"E, 12.172 meters (39.93 feet) to a 19mm (3/4") capped iron rod of record, passing at 7.316 meters (24.00 feet) a 19mm (3/4") capped iron rod of record on the north right-of-way line of Brower Rd.;

thence N90°00'00"E parallel with the centerline of Brower Rd., 13.964 meters (45.49 feet) to a 19mm (3/4") capped iron rod of record on the east line of the northwest quarter of said Section 24;

thence S01°44'29"W with the east line of the northwest quarter of said Section 24, 12.150 meters (39.86 feet) to a monument box of record at the northeast corner of the south half of the northwest quarter of said Section 24, passing at 4.858 meters (16.94 feet) a 19mm (3/4") capped iron rod of record on the north right-of-way line of Brower Rd.;

thence S89°52'50"W with the north line of the south half of the northwest quarter of said Section 24, 13.494 meters (44.27 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.0166 hectares (0.041 acres) of land, of which 0.0099 hectares (0.025 acres) is existing right-of-way, leaving 0.0067 hectares (0.016 acres) being dedicated by this document as right-of-way, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by an instrument recorded in Deed Volume 835, Page 666.

The above described area is intended to include all of tax parcel 36-2406-01-011.001.

TRACT 10
Being part of Lot 1 of Burden Subdivision, an unrecorded subdivision plat, situated in the northeast quarter of the northeast quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

Commencing at the southeast corner of the north half of the northeast quarter of said Section 24; thence S89°52'50"W with the south line of the north half of the northeast quarter of said Section 24, 9.148 meters (30.01 feet); thence N01°38'46"E, 5.607 meters (18.40 feet) to the point of intersection of the west right-of-way line of N. West St. and the north right-of-way line of Brower Rd., being the POINT OF BEGINNING;

thence S90°00'00"W with the north right-of-way line of Brower Rd., 6.905 meters (22.65 feet) to a 19mm (3/4") capped iron rod of record;

thence N50°22'45"E, 9.183 meters (30.13 feet) to a 19mm (3/4") capped iron rod of record on the west right-of-way line of N. West St.;

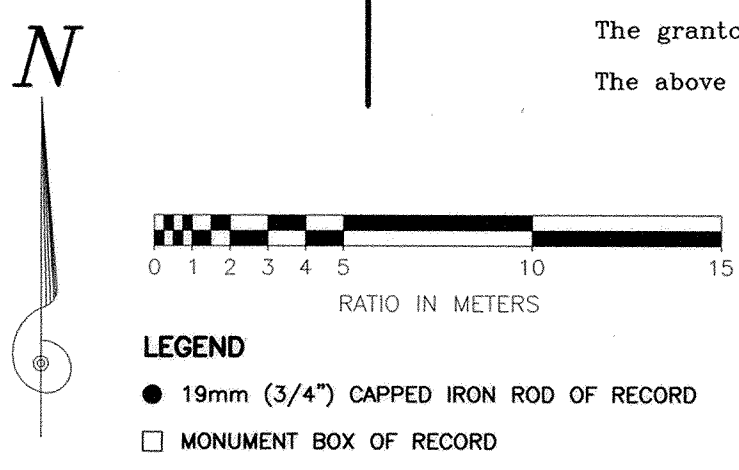
thence S01°38'46"W with the west right-of-way line of N. West St., 5.858 meters (19.22 feet) to the POINT OF BEGINNING.

The herein described tract contains 0.0020 hectares (0.005 acres) of land, subject however to all legal highways and easements.

Bearings are based on the centerline of the right-of-way of Brower Rd. as being assumed to be N90°00'00"E.

The grantor claims title by an instrument recorded in Deed Volume 865, Page 382.

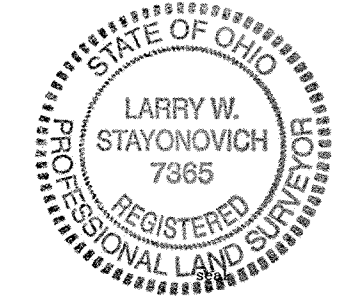
The above described area is intended to include all of tax parcel 36-2405-06-008.001.



In the event of a discrepancy between English and Metric equivalencies, the Metric value takes precedence.

These descriptions were prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and are based entirely on a centerline survey performed by Robert A. Sanford, Ohio Surveyor #5424-Poggemeyer Design Group, Inc., 1168 N. Main St., Bowling Green, Ohio, with no additional field work done at this time.

10-14-02
Date
Larry W. Stayonovich
Larry W. Stayonovich, P.S. #7365



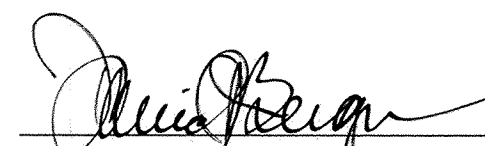
DEDICATION OF ADDITIONAL RIGHT-OF-WAY

PART OF NE 1/4, SECTION 23 & PART OF NORTH 1/2, SECTION 24 TOWNSHIP 3 SOUTH, RANGE 6 EAST, AMERICAN TOWNSHIP ALLEN COUNTY, OHIO


DEDICATION PLAT

DEDICATION

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



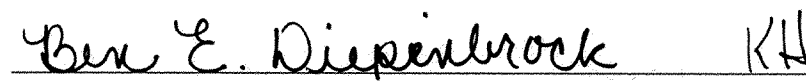
 David J. Berger, Mayor
 City of Lima

REVIEWED BY:

 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 10/16/02

COUNTY AUDITOR

This plat filed for transfer this 6th day of March, 2003.

FEE: no fee



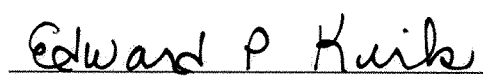
 Auditor, Allen County, Ohio *no fee*

200305305

COUNTY RECORDER

Filed for record this 6th day of March, 2003, at 1:27 O'Clock
 P.M. in the office of the Allen County Recorder and recorded in
 Plat Book 25 on Page 62.

see deed vol 908 pg 180

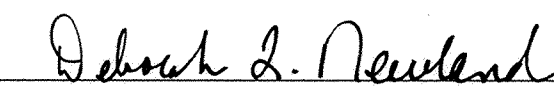


 Recorder, Allen County, Ohio ^{MH}

ACKNOWLEDGEMENT

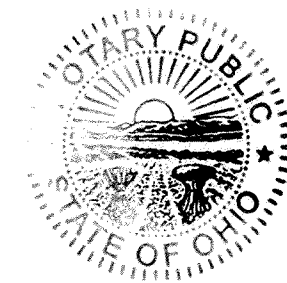
County of Allen, State of Ohio:
 Before me, a Notary Public in and for said County and State, did personally appear the signed owner who acknowledged the signing of this document to be their free act and deed. In testimony thereof, I affix my hand and seal

this 15th day of January, 2003



 Notary Public in and for Allen County, Ohio

My Commission Expires: April 30, 2005

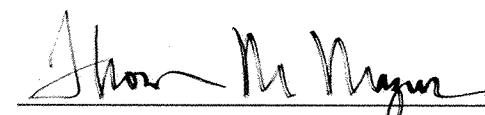


APPROVAL OF REGIONAL PLANNING COMMISSION

I hereby certify that this plat was approved by the Regional Planning Commission this 12th day of November, 2002.
 This approval becomes void unless this plat is filed for recording within ninety (90) days of the date of this approval.

14 January 2003


 Date



 Director of the Lima-Allen County
 Regional Planning Commission

APPROVAL OF CITY PLANNING COMMISSION

This plat having been approved by the City Planning Commission of the City of Lima, Ohio, I the undersigned Mayor of the City of Lima, Ohio, and Chairman of the City Planning Commission, hereby, on behalf of said City Planning Commission approve and accept this plat, this 31st day of December, 2002.

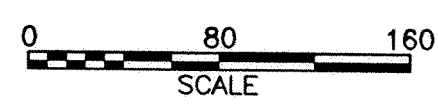
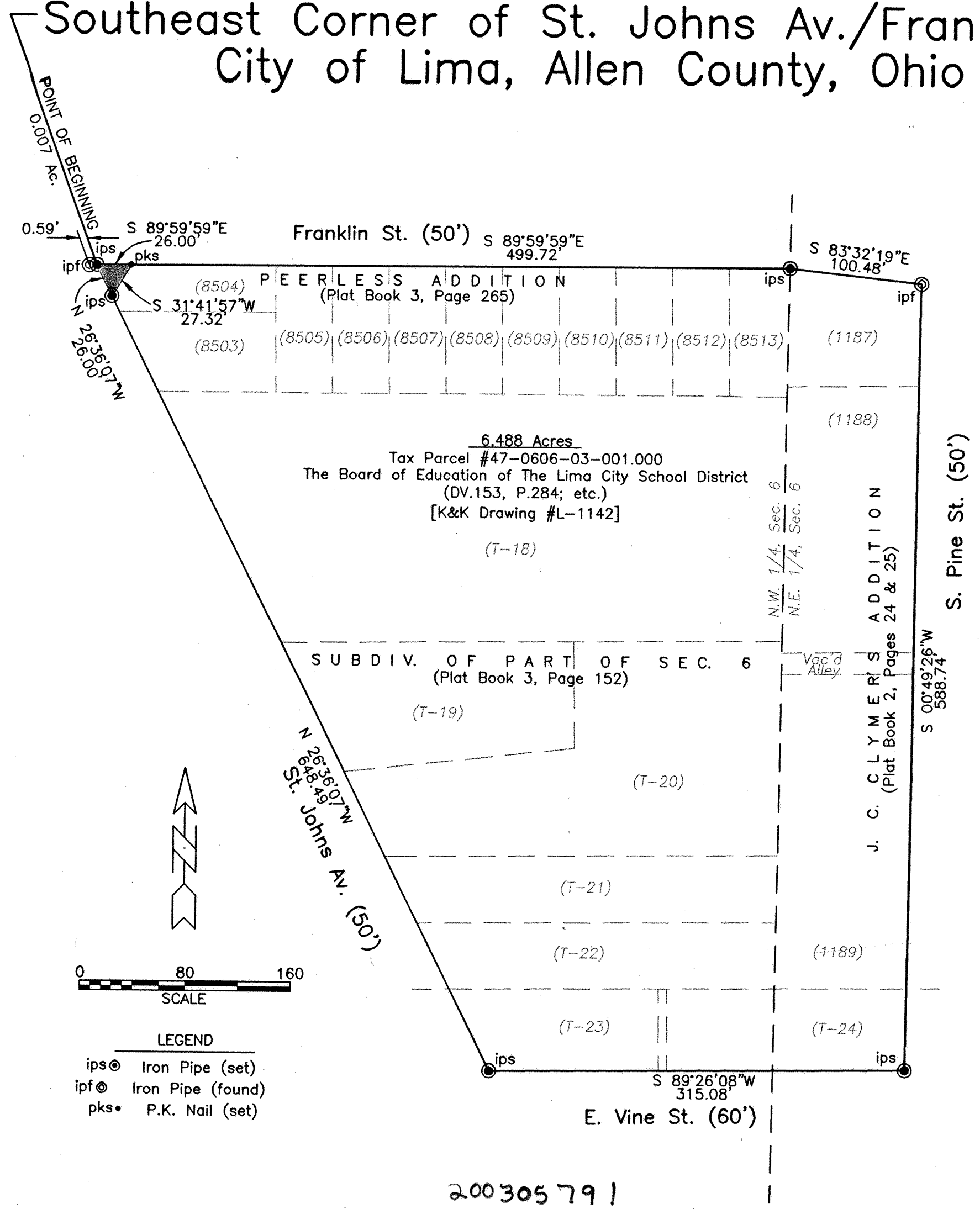


 Mayor & Chairman of the
 City Planning Commission

Authorized and approved by City of Lima Ordinance No. 12-03,
 passed January 27, 2003

STREET DEDICATION PLAT

Part of Lot 8504 of Peerless Addition Southeast Corner of St. Johns Av./Franklin St. City of Lima, Allen County, Ohio



LEGEND
 ips ⊙ Iron Pipe (set)
 ipf ⊙ Iron Pipe (found)
 pks • P.K. Nail (set)

LEGAL DESCRIPTION
 Owner of record--The Board of Education of the Lima City School District
 (Deed Volume 153, Page 284)

Being lands in the northwest corner of Allen County Tax Map Parcel #47-0606-03-001.000, which comprises land in part of northwest quarter of Section 6, Township-4-South, Range-7-East, abstracted as part of Perry Township, but now part of the City of Lima, being also lands that are part of Lot 8504 of Peerless Addition (Plat Book 3, Page 265), described by metes and bounds as follows:

BEGINNING at an iron pipe (set) at the northwest corner of Lot 8504 of said Peerless Addition, which point is 0.59 feet easterly from an iron pipe (found), said set pipe being also at the intersection of the south line of the 50-foot right-of-way of Franklin Street and the east line of the 50-foot right-of-way of St. Johns Avenue;

thence easterly with said south line of Franklin Street at S 89°59'59"E, 26.00 feet to a P.K. nail (set in a concrete wall);

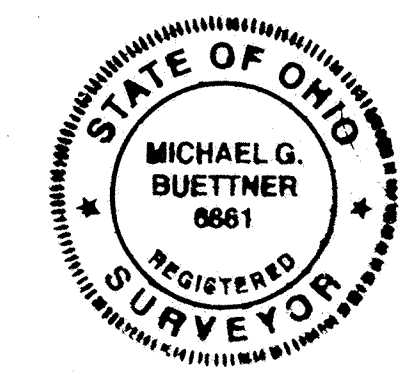
thence southwesterly thru said Lot 8504 at S 31°41'57"W, 27.32 feet to an iron pipe (set) in said east line of the 50-foot right-of-way of St. Johns Avenue;

thence north-northwesterly with said east line of St. Johns Avenue at N 26°36'07"W, 26.00 feet to the POINT OF BEGINNING.

This parcel contains a gross area of 0.007 acres, of which no area is occupied by any present roadway, thus leaving a net area also of 0.007 acres, subject to any other legal easements or restrictions of record.

This description is based on surveying work by Kohli & Kaliher Associates, Inc., through December 31, 2001. Bearings are based on an assumed bearing of S 89°59'59"E for said south line of Franklin Street. Iron pipes set this survey are 3/4-inch diameter by 30-inch long iron pipes capped with an orange "K&K/LIMA" plug.

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



OWNER'S DEDICATION AND ACKNOWLEDGMENT

We, the undersigned, representing the ownership of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon, comprising of a total of 0.007 acres, to the public use forever.

In witness whereof, we have hereunto signed our name this 13th day of March, 2002.

Denise M. VanDyne
 Witness

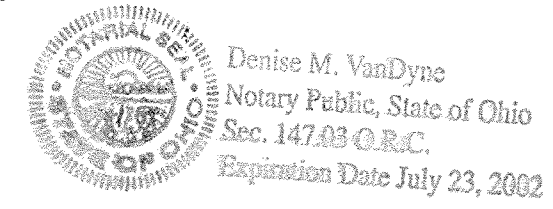
By *David Reynolds*
 David Reynolds, President
 Board of Education of Lima City School District

John M. Ewan
 Witness

State of Ohio, S.S., Allen County

Be it remembered that on this 13th day of March, 2002, Personally came the said owners listed above, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

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



APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on _____

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

 Chairman, City Planning Commission

COUNTY AUDITOR
 I hereby certify that the land described by this plat was transferred on March 12, 2003

Bern E. Duperbrock
 Allen County Auditor KH 4103ee

COUNTY RECORDER
 I hereby certify that this plat was filed for recording on March 12, 03, and that it was recorded on 2:27 PM in Vol. 25, Page 69, plat records of Allen County, Ohio. Fee \$20.70

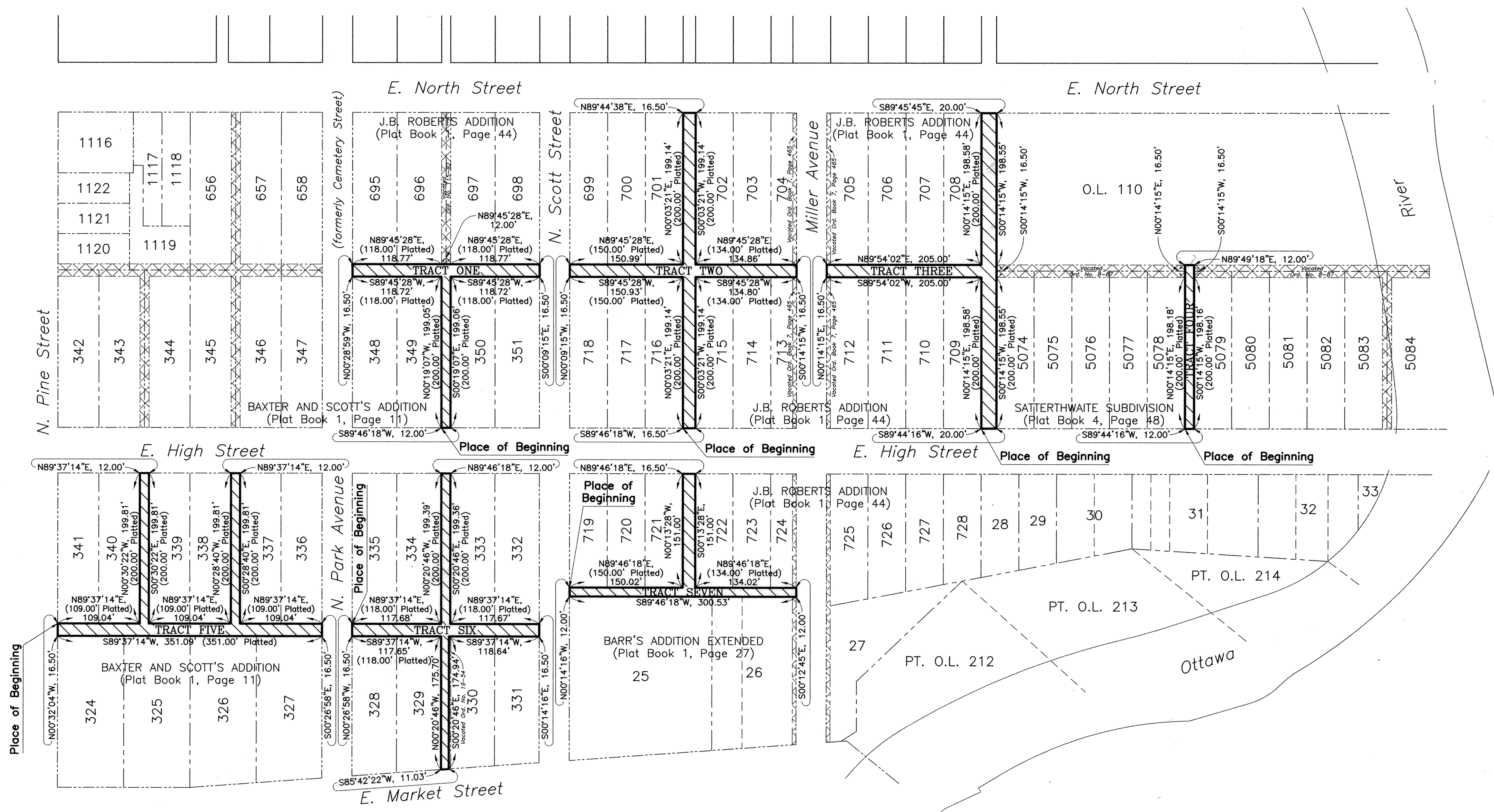
Edward P. Kish
 Allen County Recorder M.H.

See Deed Vol 908 Pg 334

D:\ep\Schools\SouthDedi\Franklin dedi.dwg, 02/11/02 09:45:52 AM

ALLEY VACATIONS

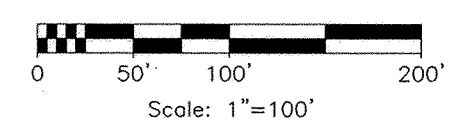
BAXTER AND SCOTT'S ADDITION, J. B. ROBERTS ADDITION, BARR'S ADDITION EXTENDED AND SATTERTHWAITE SUBDIVISION CITY OF LIMA, ALLEN COUNTY, OHIO



200305793

Filed and Recorded
 at 2:33 PM - March 12, 2003
 Plat Vol 25 pg 70
 Edward P Kirk
 Fee \$103.50

See deed vol 908 Pg 337



ALLEY VACATIONS

BAXTER AND SCOTT'S ADDITION, J. B. ROBERTS ADDITION, BARR'S ADDITION EXTENDED AND SATTERTHWAITE SUBDIVISION

CITY OF LIMA, ALLEN COUNTY, OHIO

Authorized and approved by City of Lima Ordinance
No. 75-02, passed May 20, 2002.

| DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
|---|---|--|--|
| TRACT ONE | TRACT TWO | TRACT THREE | TRACT FOUR |
| Being a 16.5 foot public alley referred to as Mulberry Alley and a 12 foot public alley referred to as East Alley, located north of E. High Street between N. Park Avenue (formerly Cemetery Street) and N. Scott Street, as platted in Baxter and Scott's Addition to the City of Lima, Allen County, Ohio, recorded in Plat Book 1, Page 11, and more particularly described as follows: BEGINNING at the southeast corner of Lot 349 in said Baxter and Scott's Addition; thence N00°19'07"W with the east line of Lot 349, 199.05 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 349; thence S89°45'28"W with the north line of Lots 349 and 348, 118.72 feet (platted distance is 118.00 feet) to the northwest corner of said Lot 348; thence N00°28'59"W with the east right-of-way line of N. Park Avenue, 16.50 feet to the southwest corner of Lot 695 in J.B. Roberts Addition, recorded in Plat Book 1, Page 44; thence N89°45'28"E with the south line of Lots 695 and 696, 118.77 feet (platted distance is 118.00 feet) to the southeast corner of said Lot 696; thence continuing N89°45'28"E with the south line of an alley vacated by Ordinance 115-82 and recorded in Plat Book 16, Page 56 and Deed Volume 648, Page 160, 12.00 feet to the southwest corner of Lot 697; thence continuing N89°45'28"E with the south line of Lots 697 and 698, 118.77 feet (platted distance is 118.00 feet) to the southeast corner of said Lot 698; thence S00°09'15"E with the west right-of-way line of N. Scott Street, 16.50 feet to the northeast corner of Lot 351 in said Baxter and Scott's Addition; thence S89°45'28"W with the north line of Lots 351 and 350, 118.72 feet (platted distance is 118.00 feet) to the northwest corner of said Lot 350; thence S00°19'07"E with the west line of Lot 350, 199.06 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 350; thence S89°46'18"W with the north right-of-way line of E. High Street, 12.00 feet to the southeast corner of Lot 349, being the PLACE OF BEGINNING. Containing 0.149 acres, more or less. | Being a 16.5 foot public alley referred to as Mulberry Alley running east from N. Scott Street to Miller Avenue between E. High Street and E. North Street and a 16.5 foot public alley running north from E. High Street to E. North Street between N. Scott Street and Miller Avenue, as platted in J.B. Roberts Addition to the City of Lima, Allen County, Ohio, recorded in Plat Book 1, Page 44, and more particularly described as follows: BEGINNING at the southeast corner of Lot 716 in said J.B. Roberts Addition; thence N00°03'21"E with the east line of Lot 716, 199.14 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 716; thence S89°45'28"W with the north line of Lots 716, 717 and 718, 150.93 feet (platted distance is 150.00 feet) to the northwest corner of said Lot 718; thence N00°09'15"W with the east right-of-way line of N. Scott Street, 16.50 feet to the southwest corner of Lot 699; thence N89°45'28"E with the south line of Lots 699, 700 and 701, 150.99 feet (platted distance is 150.00 feet) to the southeast corner of said Lot 701; thence N00°03'21"E with the east line of Lot 701, 199.14 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 701; thence N89°44'38"E with the south right-of-way line of E. North Street, 16.50 feet to the northwest corner of Lot 702; thence S00°03'21"W with the west line of Lot 702, 199.14 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 702; thence N89°45'28"E with the south line of Lots 702, 703 and 704 and said south line extended east, 134.86 feet (platted distance is 134.00 feet) to a point on the east line of a 5 foot vacated strip of N. Miller Avenue, said vacation by an ordinance passed by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465; thence S00°14'15"W with said east line of a 5 foot vacated strip, also being the present west right-of-way line of N. Miller Avenue, 16.50 feet; thence S89°45'28"W with the north line of Lot 713 extended east and the north line of Lots 713, 714 and 715, 134.80 feet (platted distance is 134.00 feet) to the northwest corner of said Lot 715; thence S00°03'21"W with the west line of Lot 715, 199.14 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 715; thence S89°46'18"W with the north right-of-way line of E. High Street, 16.50 feet to the southeast corner of Lot 716, being the PLACE OF BEGINNING. Containing 0.265 acres, more or less. | Being a 16.5 foot public alley referred to as Mulberry Alley running east from Miller Avenue to Tingle Alley between E. High Street and E. North Street and a 20 foot public alley, east of Miller Avenue, referred to as Tingle Alley, running north from E. High Street to E. North Street, as platted in J.B. Roberts Addition to the City of Lima, Allen County, Ohio, recorded in Plat Book 1, Page 44, and more particularly described as follows: BEGINNING at the southeast corner of Lot 709 in said J.B. Roberts Addition; thence N00°14'15"E with the east line of Lot 709, 198.58 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 709; thence S89°54'02"W with the north line of Lots 709, 710 711 and 712 and said north line extended west, 205.00 feet to a point on the west line of a 5 foot vacated strip of N. Miller Avenue, said vacation by an ordinance passed by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465; thence N00°14'15"E with said west line of a 5 foot vacated strip, also being the present east right-of-way line of N. Miller Avenue, 16.50 feet; thence N89°54'02"E with the south line of Lot 705 extended west and the south line of Lots 705, 706, 707 and 708, 205.00 feet to the southeast corner of said Lot 708; thence N00°14'15"E with the east line of Lot 708, 198.58 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 708; thence S89°45'45"E with the south right-of-way line of E. North Street, 20.00 feet to the northwest corner of Outlot 110; thence S00°14'15"W with the west line of Outlot 110, 198.55 feet to the north line of a 16.5 foot alley platted in Satterthwaite Subdivision of Outlot 110, as recorded in Plat Book 4, Page 48; thence continuing S00°14'15"W with the west line of an alley vacated by Ordinance 8-87 and recorded in Plat Book 17, Page 25 and Deed Volume 696, Page 254, 16.50 feet to the northwest corner of Lot 5074 in said Satterthwaite Subdivision; thence continuing S00°14'15"W with the west line of Lot 5074, 198.55 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 5074; thence S89°44'16"W with the north right-of-way line of E. High Street, 20.00 feet to the southeast corner of Lot 709, being the PLACE OF BEGINNING. Containing 0.268 acres, more or less. | Being a 12 foot public alley, east of Tingle Alley, running north from E. High Street to the north right-of-way line of a 16.5 foot public alley, as platted in Satterthwaite Subdivision of Outlot 110 to the City of Lima, Allen County, Ohio, recorded in Plat Book 4, Page 48, and more particularly described as follows: BEGINNING at the southeast corner of Lot 5078 in said Satterthwaite Subdivision; thence N00°14'15"E with the east line of Lot 5078, 198.18 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 5078; thence continuing N00°14'15"E with the east line of Lot 5078 extended north, also being the east line of an alley vacated by Ordinance 8-87, recorded in Plat Book 17, Page 25 and Deed Volume 696, Page 254, 16.50 feet to a point on the north line of a 16.5 foot alley; thence N89°49'18"E with said north alley line, 12.00 feet; thence S00°14'15"W with the west line of Lot 5079 extended north, said extended line also being the west line of an alley vacated by Ordinance 8-87, recorded in Plat Book 17, Page 25 and Deed Volume 696, Page 254, 16.50 feet to the northwest corner of Lot 5079; thence continuing S00°14'15"W with the west line of Lot 5079, 198.16 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 5076; thence S89°44'16"W with the north right-of-way line of E. High Street, 12.00 feet to the southeast corner of Lot 5078, being the PLACE OF BEGINNING. Containing 0.059 acres, more or less. |

ALLEY VACATIONS

BAXTER AND SCOTT'S ADDITION, J. B. ROBERTS ADDITION, BARR'S ADDITION EXTENDED AND SATTERTHWAITE SUBDIVISION CITY OF LIMA, ALLEN COUNTY, OHIO

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 5/29/02

DESCRIPTION

TRACT FIVE

Being a 16.5 foot public alley referred to as Sugar Alley running east from N. Pine Street to N. Park Avenue (formerly Cemetery Street) between E. Market Street and E. High Street, and also two 12 foot public alleys referred to as Chestnut Alley and Beech Alley running north from the previously said Sugar Alley to E. High Street, as platted in Baxter and Scott's Addition to the City of Lima, Allen County, Ohio, recorded in Plat Book 1, Page 11, and more particularly described as follows:

BEGINNING at the southwest corner of Lot 341 in said Baxter and Scott's Addition;

thence N89°37'14"E with the south line of Lots 341 and 340, 109.04 feet (platted distance is 109.00 feet) to the southeast corner of said Lot 340;

thence N00°30'22"W with the east line of Lot 340, 199.81 feet (platted distance is 200.00 feet) to the northeast corner of Lot 340;

thence N89°37'14"E with the south right-of-way line of E. High Street, 12.00 feet to the northwest corner of Lot 339;

thence S00°30'22"E with the west line of Lot 339, 199.81 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 339;

thence N89°37'14"E with the south line of Lots 339, and 338, 109.04 feet (platted distance is 109.00 feet) to the southeast corner of said Lot 338;

thence N00°28'40"W with the east line of Lot 338, 199.81 feet (platted distance is 200.00 feet) to the northeast corner of said Lot 338;

thence N89°37'14"E with the south right-of-way line of E. High Street, 12.00 feet to the northwest corner of Lot 337;

thence S00°28'40"E with the west line of Lot 337, 199.81 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 337;

thence N89°37'14"E with the south line of Lots 337 and 336, 109.04 feet (platted distance is 109.00 feet) to the southeast corner of said Lot 336;

thence S00°26'58"E with the west right-of-way line of N. Park Avenue (formerly Cemetery Street), 16.50 feet to the northeast corner of Lot 327;

thence S89°37'14"W with the north line of Lots 327, 326, 325 and 324, 351.09 feet (platted distance is 351.00 feet) to the northwest corner of said Lot 324;

thence N00°32'04"W with the east right-of-way line of N. Pine Street, 16.50 feet to the southwest corner of Lot 341, being the PLACE OF BEGINNING.

Containing 0.243 acres, more or less.

DESCRIPTION

TRACT SIX

Being a 16.5 foot public alley referred to as Sugar Alley running east from N. Park Avenue (formerly Cemetery Street) to N. Scott Street between E. Market Street and E. High Street and the remaining portion of a 12 foot public alley (one foot adjacent to Lot 330 was vacated by Ordinance 19-54) referred to as East Alley running north from E. Market Street to E. High Street between N. Park Avenue (formerly Cemetery Street) and N. Scott Street, as platted in Baxter and Scott's Addition to the City of Lima, Allen County, Ohio, recorded in Plat Book 1, Page 11, and more particularly described as follows:

BEGINNING at the southwest corner of Lot 335 in said Baxter and Scott's Addition;

thence N89°37'14"E with the south line of Lots 335 and 334, 117.68 feet (platted distance is 118.00 feet) to the southeast corner of said Lot 334;

thence N00°20'46"W with the east line of Lot 334, 199.39 feet (platted distance is 200.00 feet) to the northeast corner of Lot 334;

thence N89°46'18"E with the south right-of-way line of E. High Street, 12.00 feet to the northwest corner of Lot 333;

thence S00°20'46"E with the west line of Lot 333, 199.36 feet (platted distance is 200.00 feet) to the southwest corner of said Lot 333;

thence N89°37'14"E with the south line of Lots 333 and 332, 117.67 feet (platted distance is 118.00 feet) to the southeast corner of said Lot 332;

thence S00°14'16"E with the west right-of-way line of N. Scott Street, 16.50 feet to the northeast corner of Lot 331;

thence S89°37'14"W with the north line of Lots 331 and 330 and the north line of Lot 330 extended west, said extended line also being the north line of a vacated 1 foot strip, said strip vacated by Ordinance 19-54, recorded in Deed Volume 338, Page 79, 118.64 feet;

thence S00°20'46"E with the west line of said vacated 1 foot strip, 174.94 feet;

thence S85°42'22"W with the north right-of-way line of E. Market Street, 11.03 feet to the southeast corner of Lot 329;

thence N00°20'46"W with the east line of Lot 329, 175.70 feet to the northeast corner of Lot 329;

thence S89°37'14"W with the north line of Lots 329 and 328, 117.65 feet (platted distance is 118.00 feet) to the northwest corner of said Lot 328;

thence N00°26'58"W with the east right-of-way line of N. Park Avenue (formerly Cemetery Street), 16.50 feet to the southwest corner of Lot 335, being the PLACE OF BEGINNING.

Containing 0.193 acres, more or less.

DESCRIPTION

TRACT SEVEN

Being a 12 foot public alley running east from N. Scott Street to Miller Avenue between E. Market Street and E. High Street and a 16.5 foot public alley running north from the previously said 12 foot public alley to E. High Street, as platted in J.B. Roberts Addition to the City of Lima, Allen County, Ohio, recorded in Plat Book 1, Page 44, and more particularly described as follows:

BEGINNING at the southwest corner of Lot 719 in said J.B. Roberts Addition;

thence N89°46'18"E with the south line of Lots 719, 720, and 721, 150.02 feet (platted distance is 150.00 feet), to the southeast corner of said Lot 721;

thence N00°13'28"W with the east line of Lot 721, 151.00 feet to the northeast corner of said Lot 721;

thence N89°46'18"E with the south right-of-way line of E. High Street, 16.50 feet to the northwest corner of Lot 722;

thence S00°13'28"E with the west line of Lot 722, 151.00 feet to the southwest corner of said Lot 722;

thence N89°46'18"E with the south line of Lots 722, 723, 724 and said south line extended east, 134.02 feet (platted distance is 134.00 feet) to a point on the east line of a 5 foot vacated strip of N. Miller Avenue, said vacation by an ordinance passed by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465;

thence S00°12'45"E with said east line of a 5 foot vacated strip, also being the present west right-of-way line of Miller Avenue, 12.00 feet;

thence S89°46'18"W with the north line of Lots 26 and 25 in Barr's Addition Extended, recorded in Plat Book 1, Page 27, 300.53 feet to the northwest corner of said Lot 25;

thence N00°14'16"W with the east right-of-way line of N. Scott Street, 12.00 feet to the southwest corner of Lot 719, being the PLACE OF BEGINNING.

Containing 0.140 acres, more or less.

All tracts are subject to all easements of record.

All bearings are based on an assumed bearing of N00°32'04"W for the east right-of-way line of N. Pine Street.

These descriptions were prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and are based on a survey done for Lima City Schools by Kohli and Kaliher Associates, Inc.

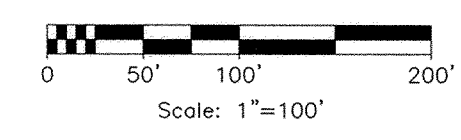
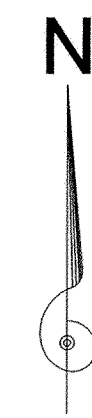
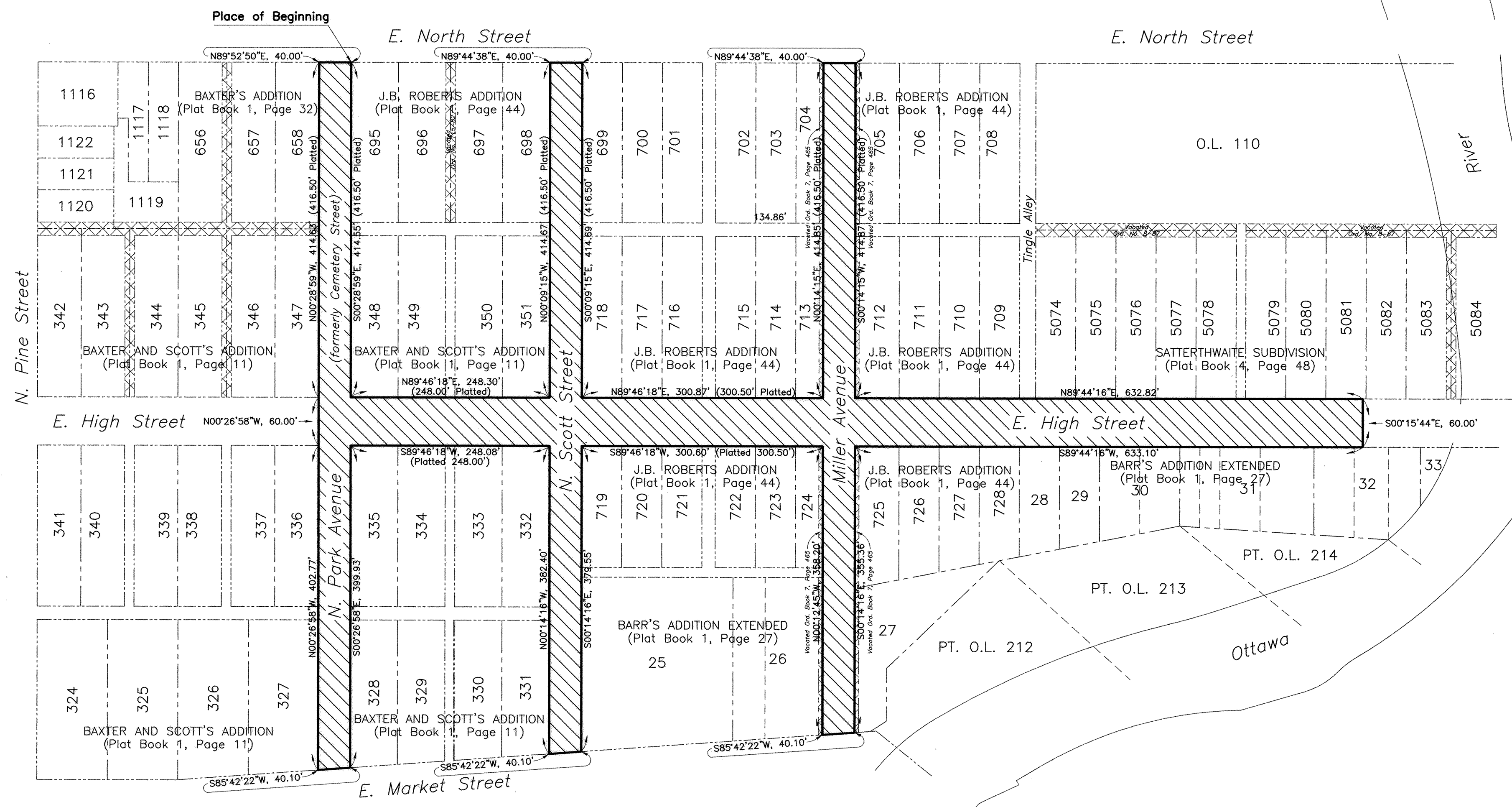
5-10-02
Date

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



VACATION OF RIGHT-OF-WAY

VARIOUS PUBLIC STREETS, IN BAXTER AND SCOTT'S ADDITION, J. B. ROBERTS ADDITION, BAXTER'S ADDITION, BARR'S ADDITION EXTENDED AND SATTERTHWAITE SUBDIVISION CITY OF LIMA, ALLEN COUNTY, OHIO



VACATION OF RIGHT-OF-WAY

VARIOUS PUBLIC STREETS, IN BAXTER AND SCOTT'S ADDITION, J. B. ROBERTS ADDITION, BAXTER'S ADDITION, BARR'S ADDITION EXTENDED AND SATTERTHWAITE SUBDIVISION CITY OF LIMA, ALLEN COUNTY, OHIO

Authorized and approved by City of Lima Ordinance No. 75-02,
passed May 20, 2002.

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 5/29/02

DESCRIPTION

Being N. Park Avenue (formerly Cemetery Street) and N. Scott Street from the north right-of-way line of E. Market Street to the south right-of-way line of E. North Street, Miller Avenue from the south line of J.B. Roberts Addition to the south right-of-way line of E. North Street, Miller Avenue as extended by Lima City Council on November 26, 1900 (5 feet on each side of Miller Avenue was previously vacated by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465) from the north right-of-way line of E. Market Street to the south line of J.B. Roberts Addition, and E. High Street from the west right-of-way line of N. Park Avenue to a point 407.81 feet east of the southwest corner of Lot 5074 in Satterthwaite Subdivision of Outlot 110 (Plat Book 4, Page 48), said corner also being on the east line of a 20 foot alley commonly referred to as Tingle Alley, all of these streets being as platted in J.B. Roberts Addition (Plat Book 1, Page 44), Baxter and Scott's Addition (Plat Book 1, Page 11), Baxter's Addition (Plat Book 1, Page 32), and more particularly described as follows:

BEGINNING at the northwest corner of Lot 695 in J.B. Roberts Addition, also being the southeast corner of the intersection of N. Park Avenue and E. North Street;

thence S00°28'59"E with the east right-of-way line of N. Park Avenue, 414.55 feet (platted distance is 416.50 feet) to the southwest corner of Lot 348 in Baxter and Scott's Addition, also being the northeast corner of the intersection of N. Park Avenue and E. High Street;

thence N89°46'18"E with the north right-of-way line of E. High Street, 248.30 feet (platted distance is 248.00 feet) to the southeast corner of Lot 351 in Baxter and Scott's Addition, also being the northwest corner of the intersection of N. Scott Street and E. High Street;

thence N00°09'15"W with the west right-of-way line of N. Scott Street, 414.67 feet (platted distance is 416.50 feet) to the northeast corner of Lot 698 in J.B. Roberts Addition, also being the southwest corner of the intersection of N. Scott Street and E. North Street;

thence N89°44'38"E with the south right-of-way line of E. North Street crossing N. Scott Street, 40.00 feet to the northwest corner of Lot 699 in J.B. Roberts Addition, also being the southeast corner of the intersection of N. Scott Street and E. North Street;

thence S00°09'15"E with the east right-of-way line of N. Scott Street, 414.69 feet (platted distance is 416.50 feet) to the southwest corner of Lot 718 in J.B. Roberts Addition, also being the northeast corner of the intersection of N. Scott Street and E. High Street;

thence N89°46'18"E with the north right-of-way line of E. High Street, 300.87 feet (platted distance is 300.50 feet) to the southeast corner of a 5 foot strip of land vacated by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465, also being the northwest corner of the intersection of Miller Avenue and E. High Street;

thence N00°14'15"E with the east line of said 5 foot vacated strip, also being the present west right-of-way line of Miller Avenue, 414.85 feet (platted distance is 416.50 feet) to the northeast corner of said vacated strip, also being the southwest corner of the intersection of Miller Avenue and E. North Street;

thence N89°44'38"E with the south right-of-way line of E. North Street crossing Miller Avenue, 40.00 feet to the northwest corner of a 5 foot strip of land vacated by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465, also being the southeast corner of the intersection of Miller Avenue and E. North Street;

thence S00°14'15"W with the west line of said 5 foot vacated strip, also being the present east right-of-way line of Miller Avenue, 414.87 feet (platted distance is 416.50 feet) to the southwest corner of said vacated strip, also being the northeast corner of the intersection of Miller Avenue and E. High Street;

thence N89°44'16"E with the north right-of-way line of E. High Street, 632.82 feet;

thence S00°15'44"E crossing E. High Street, 60.00 feet to a point on the south right-of-way line of E. High Street;

thence S89°44'16"W with the south right-of-way line of E. High Street, 633.10 feet to the northwest corner of a 5 foot strip of land vacated by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465, also being the southeast corner of the intersection of Miller Avenue and E. High Street;

thence S00°14'16"E with the west line of said 5 foot vacated strip, also being the present east right-of-way line of Miller Avenue, 355.36 feet to the southwest corner of said vacated strip, also being the northeast corner of the intersection of Miller Avenue and E. Market Street;

thence S85°42'22"W with the north right-of-way line of E. Market Street, crossing Miller Avenue, 40.10 feet to the southeast corner of a 5 foot strip of land vacated by Lima City Council on June 3, 1901 as recorded in Council Ordinance Book 7, Page 465, also being the northwest corner of the intersection of Miller Avenue and E. Market Street;

thence N00°12'45"W with the east line of said 5 foot vacated strip, also being the present west right-of-way line of Miller Avenue, 358.20 feet to the northeast corner of said 5 foot vacated strip, also being the southwest corner of the intersection of Miller Avenue and E. High Street;

thence S89°46'18"W with the south right-of-way line of E. High Street, 300.60 feet (platted distance is 300.50 feet) to the northwest corner of Lot 719 in J.B. Roberts Addition, also being the southeast corner of the intersection of N. Scott Street and E. High Street;

thence S00°14'16"E with the east right-of-way line of N. Scott Street, 379.55 feet to the southwest corner of Lot 25 in Barr's Addition Extended, also being the northeast corner of the intersection of N. Scott Street and E. Market Street;

thence S85°42'22"W with the north right-of-way line of E. Market Street, 40.10 feet to the southeast corner of Lot 331 in Baxter and Scott's Addition, also being the northwest corner of the intersection of N. Scott Street and E. Market Street;

thence N00°14'16"W with the west right-of-way line of N. Scott Street, 382.40 feet to the northeast corner of Lot 332 in Baxter and Scott's Addition, also being the southwest corner of the intersection of N. Scott Street and E. High Street;

thence S89°46'18"W with the south right-of-way line of E. High Street, 248.08 feet (platted distance is 248.00 feet) to the northwest corner of Lot 335 in Baxter and Scott's Addition, also being the southeast corner of the intersection of N. Park Avenue and E. High Street;

thence S00°26'58"E with the east right-of-way line of N. Park Avenue, 399.93 feet to the southwest corner of Lot 328 in Baxter and Scott's Addition, also being the northeast corner of the intersection of N. Park Avenue and E. Market Street;

thence S85°42'22"W with the north right-of-way line of E. Market Street crossing N. Park Avenue, 40.10 feet to the southeast corner of Lot 327 in Baxter and Scott's Addition, also being the northwest corner of the intersection of N. Park Avenue and E. Market Street;

thence N00°26'58"W with the west right-of-way line of N. Park Avenue, 402.77 feet to the northeast corner of Lot 336 in Baxter and Scott's Addition, also being the southwest corner of the intersection of N. Park Avenue and E. High Street;

thence continuing N00°26'58"W, crossing E. High Street, 60.00 feet to the southeast corner of Lot 347 in Baxter and Scott's Addition, also being the northwest corner of the intersection of N. Park Avenue and E. High Street;

thence N00°28'59"W with the west right-of-way line of N. Park Avenue, 414.63 feet (platted distance is 416.50 feet) to the northeast corner of Lot 658 in Baxter's Addition, also being the southwest corner of the intersection of N. Park Avenue and E. North Street;

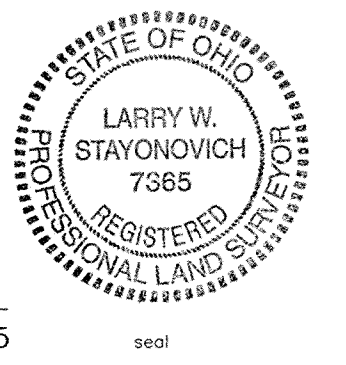
thence N89°52'50"E with the south right-of-way line of E. North Street crossing N. Park Avenue; 40.00 feet to the northwest corner of Lot 695 in J.B. Roberts Addition, being the PLACE OF BEGINNING.

Containing 3.982 acres, more or less.

All tracts are subject to all easements of record.

All bearings are based on an assumed bearing of N00°32'04"W for the east right-of-way line of N. Pine Street.

This description was prepared by Larry W. Stayonovich, Ohio Surveyor #7365-City of Lima, Ohio, and is based on a survey done for Lima City Schools by Kohli and Kaliher Associates, Inc.



5-10-02
Date

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

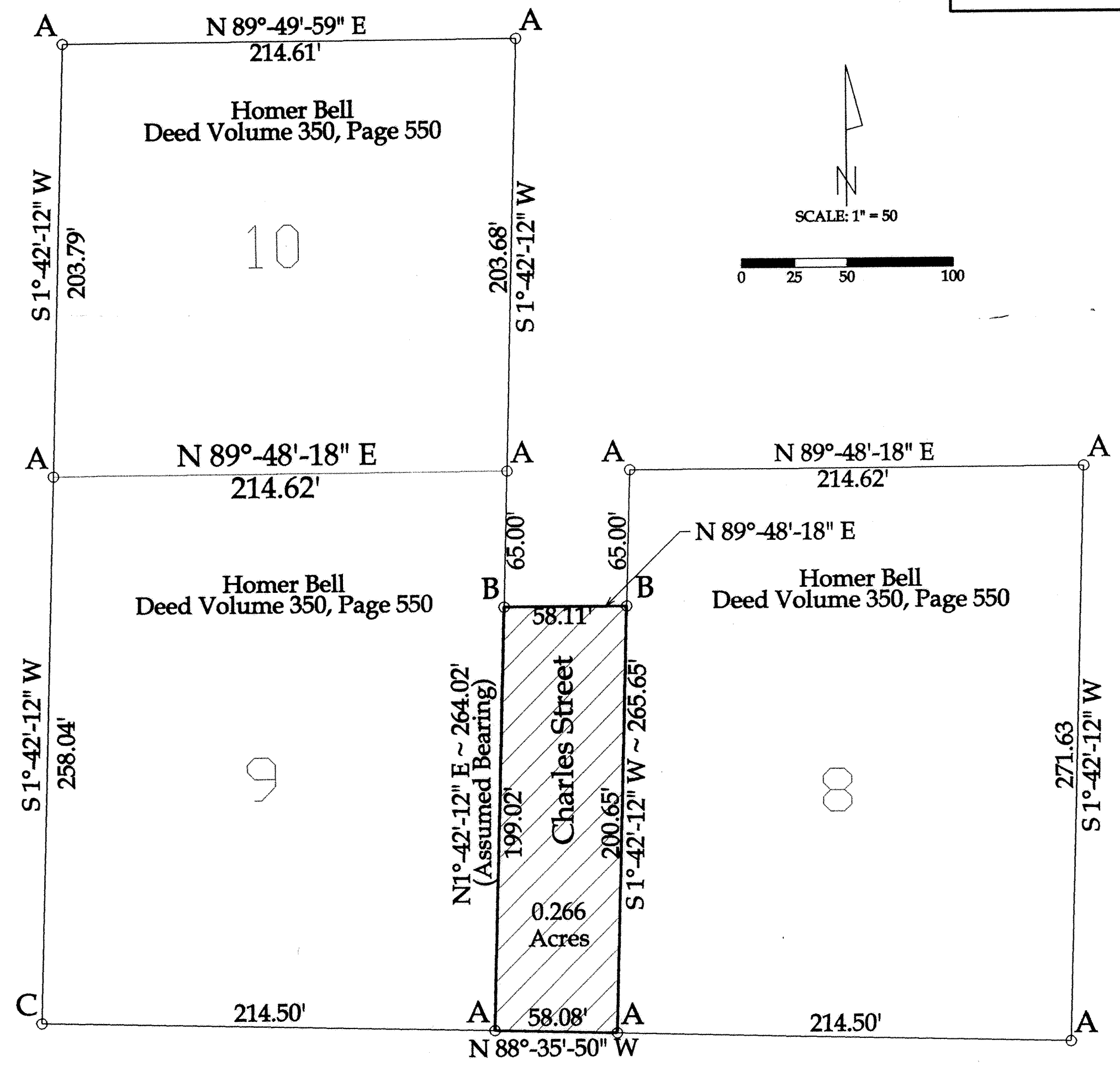
seal

Vacation of a part of Charles Street between lot #8 and lot #9 in Bailey's Addition to the Village of Spencerville as recorded in Plat Book 4, Page 2 and located in SE 1/4 of Section 11, T4S, R4E, Spencer Township, Allen County, Ohio.

CORE CONSULTING

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

CLIENT: Homer Bell
COUNTY: ALLEN TWP/CITY: Spencerville
TOWNSHIP: 4-SOUTH RANGE: 4-EAST
LOTS: 8, 9, & 10
SUBDIVISION: Bailey's Addition to the Village of Spencerville
SURVEYED BY: J.L.S. DATE: 12/19/2002
DRAWN BY: Z.J.G. CHECKED BY: B.J.C.
SHEET 1 OF 1 SCALE: 1" = 50'



LEGAL DESCRIPTION

Being a part of Charles Street located in Bailey's Addition to the Village of Spencerville as recorded in Plat Book 4, Page 2, and situated in the SE 1/4 of Section 11, T4S, R4E, Spencer Township, Allen County, Ohio, more particularly described as follows:

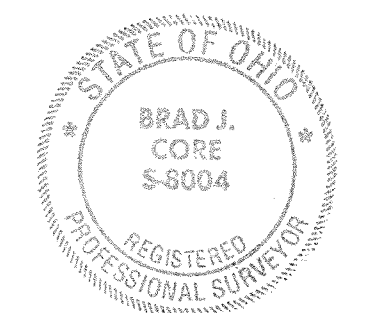
Beginning at an existing #5 rebar at the SE corner of lot #9 in Bailey's Addition to the Village of Spencerville; thence the following courses:

1. N 1°-42'-12" E (Assumed Bearing) on the East line of lot #9, 199.02' to a set #5;
2. N 89°-48'-18" E, 58.11' to a #5 rebar set on the West line of lot #8;
3. S 1°-42'-12" W on the West line of lot #8, 200.65' to an existing #5 rebar at the SW corner of lot #8;
4. N 88°-35'-50" W, 58.08' to the POINT OF BEGINNING.

The above-described parcel contains 0.266 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the West line of Charles Street as N 1°-42'-12" E. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on December 19, 2002. All markers called for above are in place.

Michael A. Howbath
1-3-03



200306878

Dean Denniston
Deed Volume 795, Page 126

Filed and recorded
March 26, 2003 at
10:55 AM
Plat BK 25 pg 75
Edward P. Huix
Allen County Recorder by mH
Fee 20.70
see deed vol 908 pg 749

Certification:

This plat and legal description represent an actual boundary survey completed under my direct supervision on December 19, 2002 and all markers called for are in place.

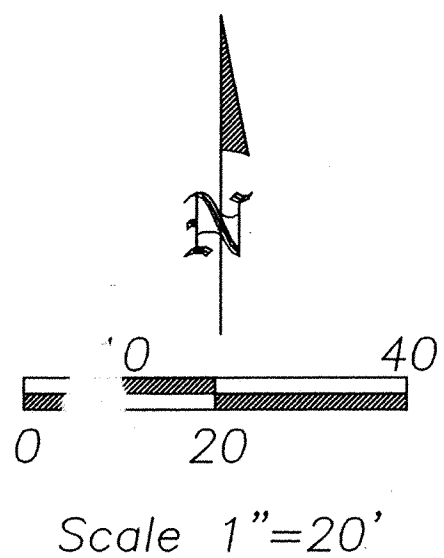
Brad J. Core
Brad J. Core, P.S. #8004

LEGEND

- A = Existing #5 rebar
- B = Set #5 rebar
- C = Existing concrete corner post

12' ALLEY VACATION

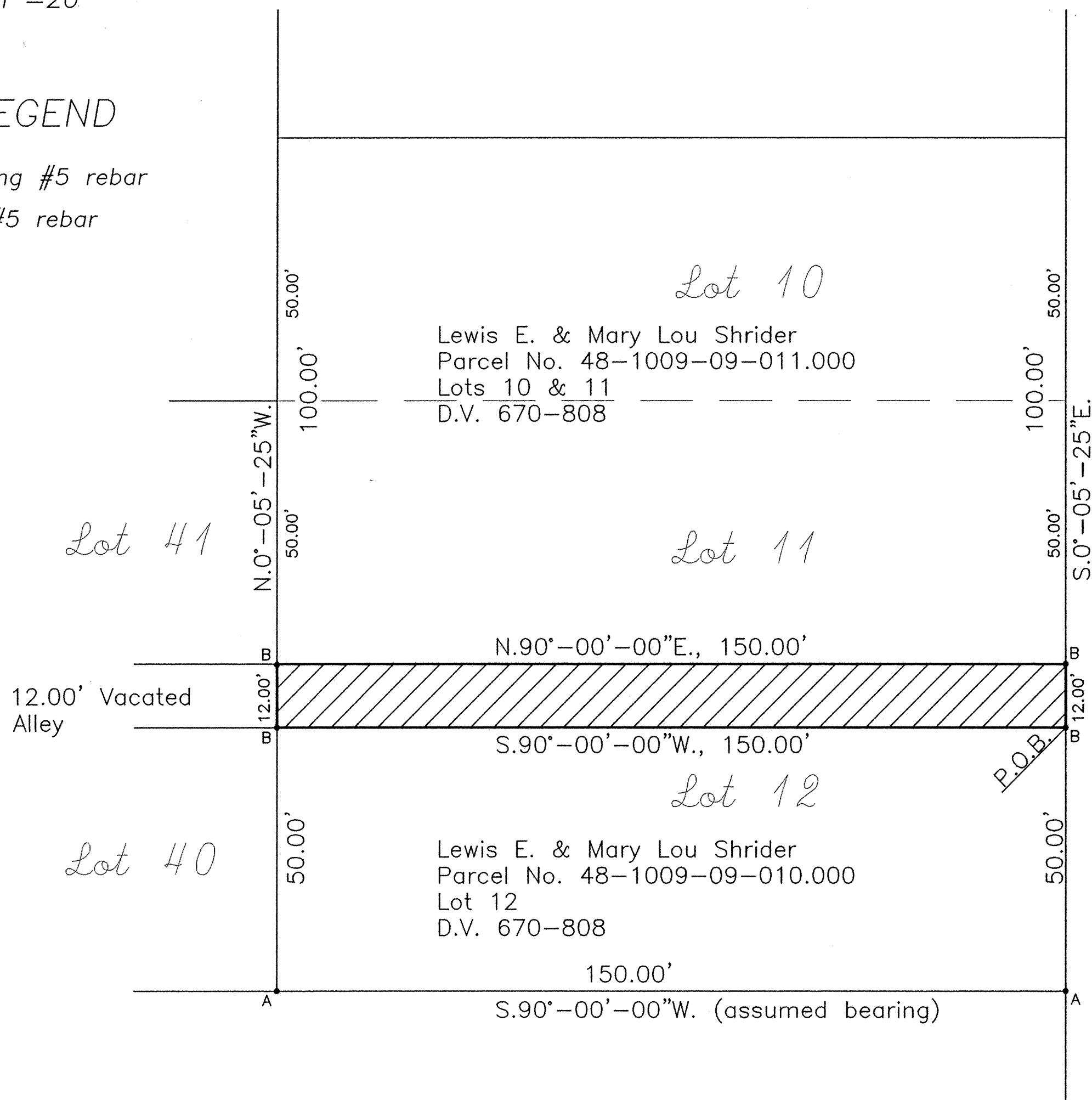
Between Lots 11 & 12 in Harrod, Ohio



LEGEND

- A - Existing #5 rebar
- B - Set #5 rebar

Mary Jane Augsburger
Parcel No. 48-1009-09-006.000
Lots 38, 39, 40-tri tract & 41
D.V. 868-390



Description

Being a 12' wide alley to be vacated that runs east and west between Lots 11 and 12 in the Original Plat of the Town of Harrod as recorded in Plat Book 3, Page 58 in the SE¼ of Section 10, T4S, R8E, Village of Harrod, Allen County, Ohio, more particularly described as follows:

Beginning at a set #5 rebar at the NE corner of Lot 12, thence the following courses;

1. S.90°-00'-00"W. (assumed bearing) on the north line of Lot 12, 150.00' to a set #5 rebar at the northwest corner of Lot 12;
2. N.0°-05'-25"W., 12.00' to a set #5 rebar at the southwest corner of Lot 11;
3. N.90°-00'-00"E. on the south line of Lot 11, 150.00' to a set #5 rebar at the southeast corner of Lot 11;
4. S.0°-05'-25"E. on the west line of East Street, 12.00' to the POINT OF BEGINNING.

The above-described alley contains 0.041 acre more or less, subject to all legal easements of record.

This description and plat is based on an actual field survey performed on 5-3-02, by Clayton T. Bacon, P.S. #6179.

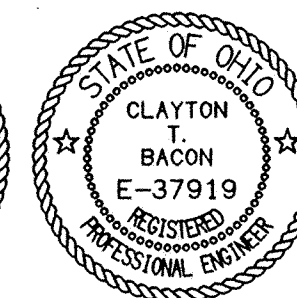
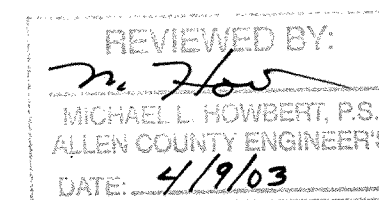
200308410

Filed and Recorded
April 14, 2003
at 1:46 PM

Plat Book Vol 25 Pg 76

Edward P. Kulis
by msh
Fee 20.70

See deed vol 909 Pg 411



Clayton T. Bacon
Clayton T. Bacon, Reg. P.E. #37919 DATE: 5-13-02
Reg. P.S. #6179

This description and plat is based on an actual field survey performed on 5-3-02, by Clayton T. Bacon.

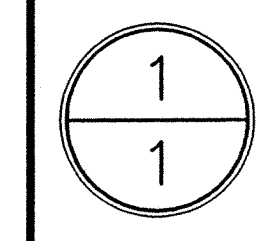
Prepared By

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

Lewis E. & Mary Lou Shrider
Inlots 11 & 12 in the Incorporated Village of Harrod, Ohio.
Auglaize Township, Allen County, Ohio.

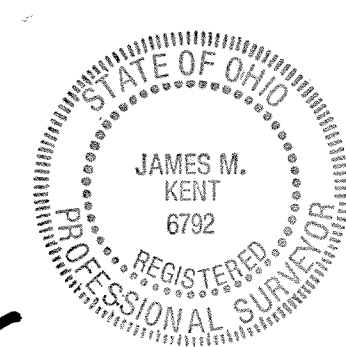
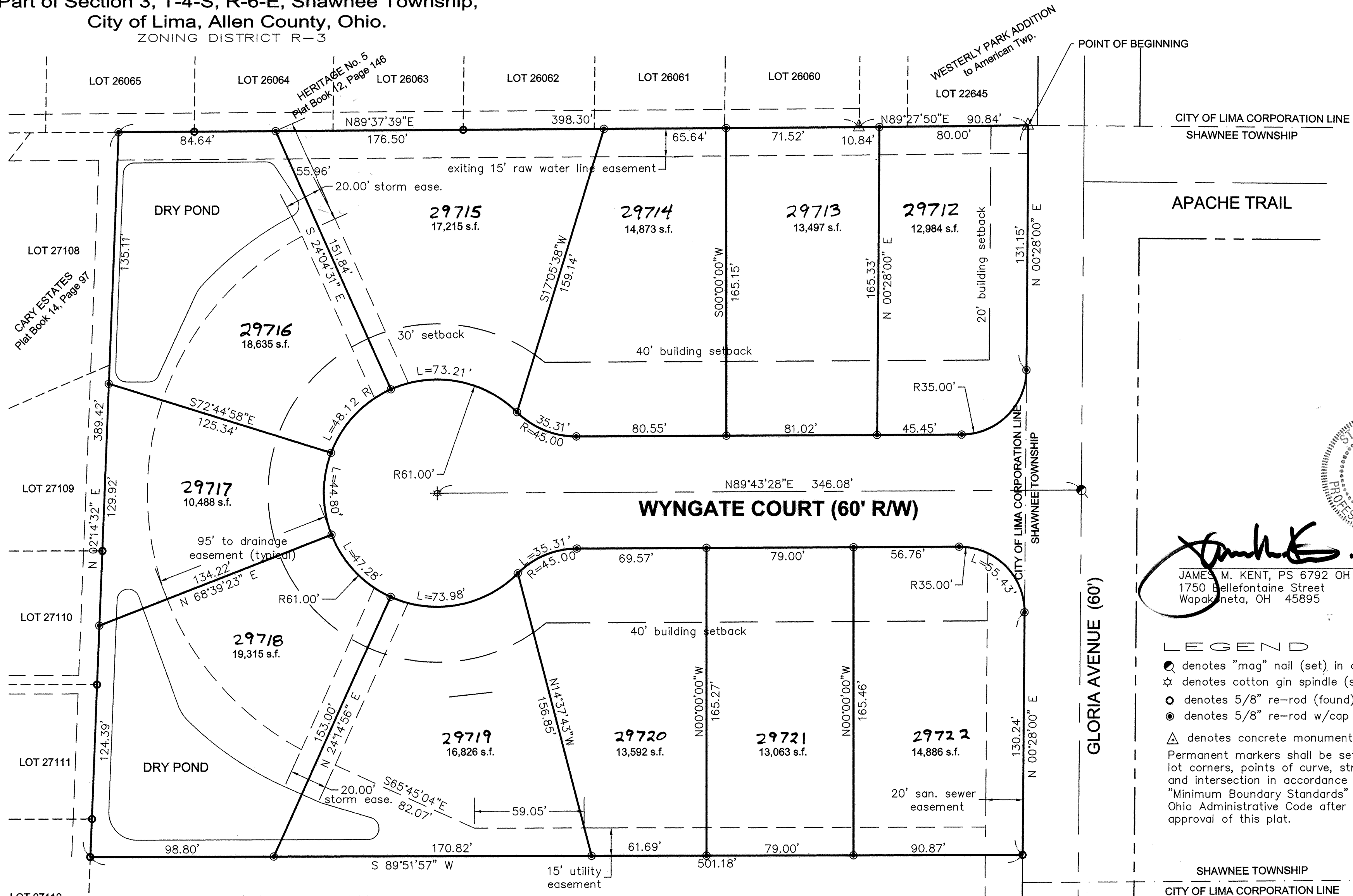
File: 80102

Drawn: msh
Date: 5-7-02



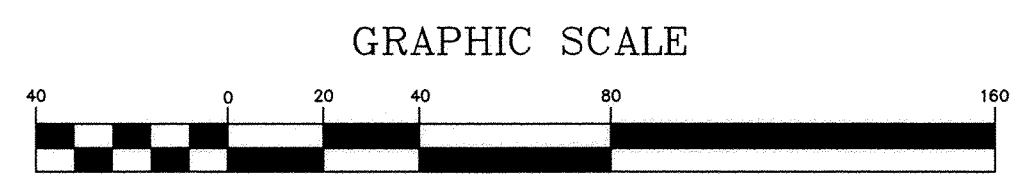
- THE COTTAGES AT WYNGATE -

A replat of Acorn Place Subdivision
 as recorded in Plat Book 24, Page 56
 formerly being Lots 29491 through 29503
 Part of Section 3, T-4-S, R-6-E, Shawnee Township,
 City of Lima, Allen County, Ohio.
 ZONING DISTRICT R-3



James M. Kent
 JAMES M. KENT, PS 6792 OH
 1750 Bellefontaine Street
 Wapakoneta, OH 45895

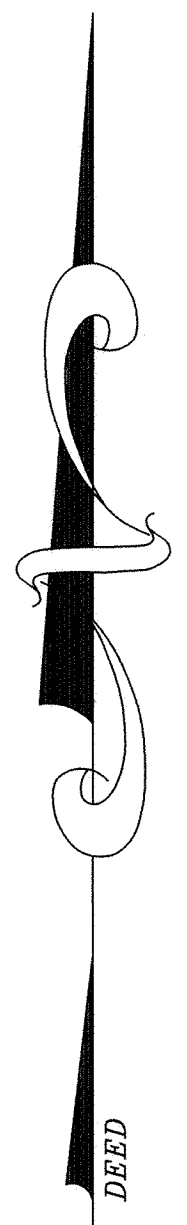
- LEGEND**
- ⊙ denotes "mag" nail (set) in concrete
 - ☆ denotes cotton gin spindle (set)
 - denotes 5/8" re-rod (found)
 - ⊙ denotes 5/8" re-rod w/cap (set)
 - △ denotes concrete monument (found)
- Permanent markers shall be set at all lot corners, points of curve, street end and intersection in accordance with "Minimum Boundary Standards" of the Ohio Administrative Code after the approval of this plat.



Owner/Developer
 Lima Senior Living, LLC
 Chancellor Health Partners, Inc
 (its manager)
 33 North Third Street, Second Floor
 Columbus, Ohio 43215
 Prior Deed Reference - Vol. 854, Pg. 272

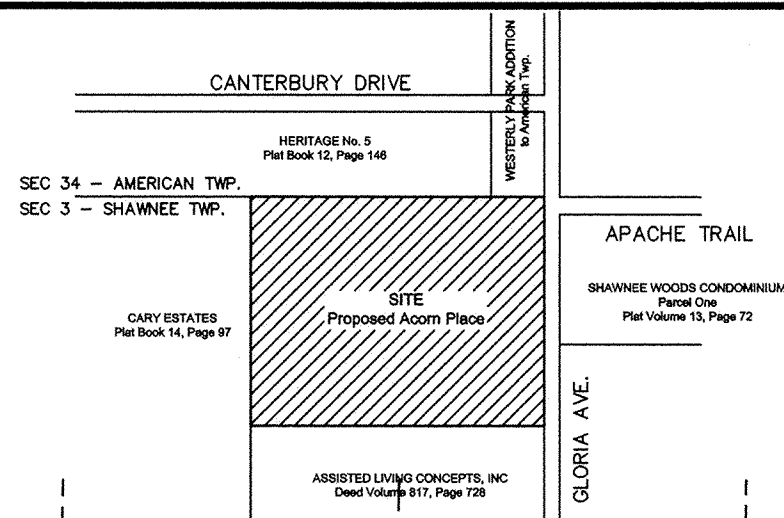
kent surveying, inc.
 acad: skinner-stahley
 dwg #4074 replat
 January 22, 2003

Basis of bearings per Deed Volume 854, Page 272; west right-of-way line of Gloria Avenue @ N 00° 28' 00" E

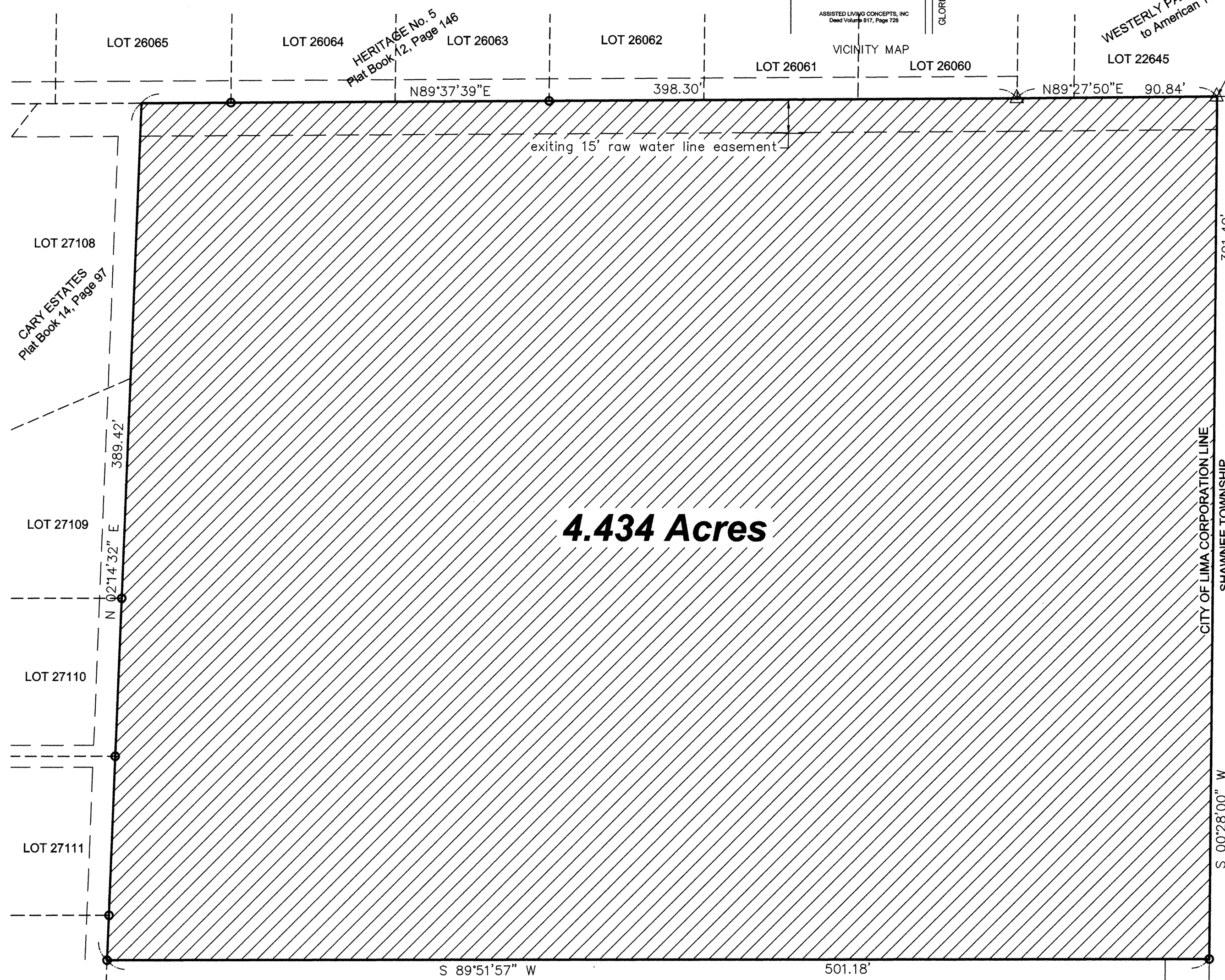


DEED

- THE COTTAGES AT WYNGATE -
 A replat of Acorn Place Subdivision
 as recorded in Plat Book 24, Page 56
 formerly being Lots 29491 through 29503
 Part of Section 3, T-4-S, R-6-E, Shawnee Township,
 City of Lima, Allen County, Ohio.
 ZONING DISTRICT R-3



REVIEWED BY:
M. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 4/18/03



SURVEY DESCRIPTION

BEGINNING at a concrete monument (found) on the west right-of-way line of Gloria Avenue (said monument also being on the south line of Lot 22645 of the Westerly Park Addition to American Township, and the north line of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio);

thence, S 00 degrees 28' 00" W along the westerly right-of-way line of said Gloria Avenue, for a distance of 391.40 feet to a 5/8" re-rod w/cap (found);

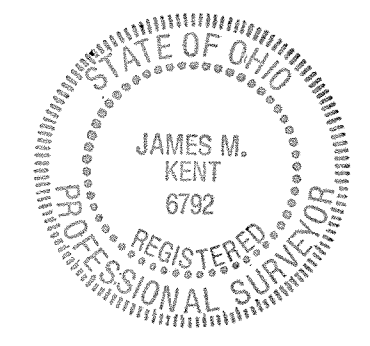
thence, S 89 degrees 51' 57" W for a distance of 501.18 feet to a 5/8" re-rod w/cap (found) on the east line of Lot 27112 of Carey Estates to the City of Lima;

thence, N 02 degrees 14' 32" E along the east line of the aforesaid Carey Estates, for a distance of 389.42 feet to the northeast corner of Lot 27108 (also being the south line of Lot 26065 of Heritage Subdivision No. 5 to the City of Lima);

thence, N 89 degrees 37' 39" E along the south line of the aforesaid Heritage Subdivision No. 5, for a distance of 398.30 feet to a concrete monument (found) at the southeast corner of Lot 26060 (said monument also being the southwest corner of Lot 22645 of the Westerly Park Addition to American Township);

thence, N 89 degrees 27' 50" E along the aforesaid south line of the Westerly Park Addition, for a distance of 90.84 feet to the POINT OF BEGINNING, containing therein 4.434 acres.

James M. Kent
 JAMES M. KENT, PS 6792 OH
 1750 Bellefontaine Street
 Wapakoneta, OH 45895

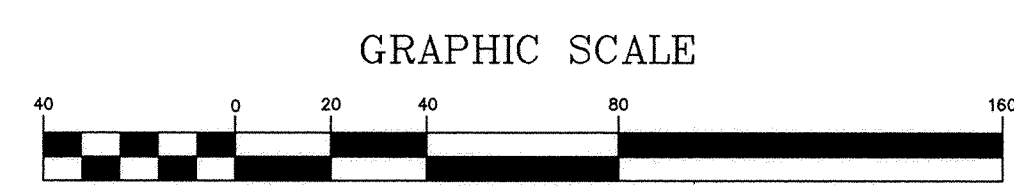


LEGEND

○ denotes 5/8" re-rod (found)
 △ denotes concrete monument (found)

SHAWNEE TOWNSHIP
 CITY OF LIMA CORPORATION LINE

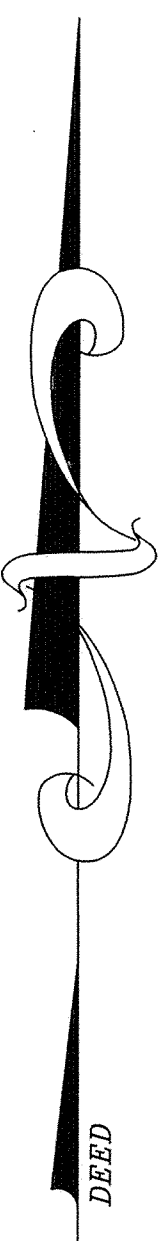
ASSISTED LIVING CONCEPTS, INC
 Deed Volume 817, Page 728



Basis of bearings per Deed Volume 854, Page 272; west right-of-way line of Gloria Avenue @ N 00° 28' 00" E

Owner/Developer
 Lima Senior Living, LLC
 Chancellor Health Partners, Inc
 (its manager)
 33 North Third Street, Second Floor
 Columbus, Ohio 43215
 Prior Deed Reference - Vol. 854, Pg. 272

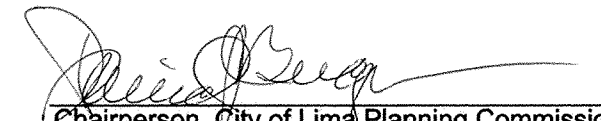
kent surveying, inc.
 acad: skinner-stahley
 dwg #4074 replat
 January 22, 2003



- THE COTTAGES AT WYNGATE -
 A replat of Acorn Place Subdivision
 as recorded in Plat Book 24, Page 56
 formerly being Lots 29491 through 29503
 Part of Section 3, T-4-S, R-6-E, Shawnee Township,
 City of Lima, Allen County, Ohio.
 ZONING DISTRICT R-3

PLANNING COMMISSION APPROVAL


Approved this 4 day of April, 2003


 Chairperson, City of Lima Planning Commission
DAVID BERGER

COVENANTS AND RESTRICTIONS

1. Drainage swales and ponds shall not be altered, filled, diverted or changed in any way from the originally constructed structure.
2. All improvements to the lots shown hereon shall be in accordance with the City of Lima Zoning Regulations.
3. Owners of lots of this subdivision shall be jointly responsible in equal amounts for maintenance of the areas designated as "Dry Pond" of the subdivision, and acceptance of delivery of deed for any lot in this subdivision binds the grantee to this obligation. The Owners shall among themselves determine a methodology for decisions on maintenance.

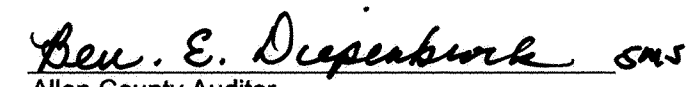
Lima Senior Living, LLC.
 by Chancellor Health Partners, Inc.
 its manager

By:  4/8/03
 Roger C. Vincent, President date
 Chancellor Health Partners, Inc.

AUDITOR'S CERTIFICATE

This plat was filed for transfer this 18 day of April, 2003

Fee: 5.50


 Allen County Auditor

DEDICATION

We, the undersigned owners of land shown, have caused the area encompassed by this plat to be surveyed, platted and to be known as WYNGATE SENIOR LIVING COMMUNITY - COTTAGES AT WYNGATE, and do hereby certify that said plat is a true representation of the same. We also dedicate the street right-of-way and the utility easements as shown on the hereon plat to the public for their use forever.

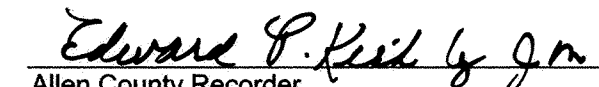
RECORDER'S CERTIFICATE

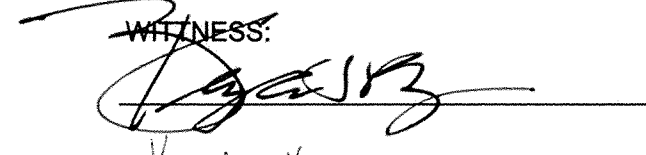
Number: 200309002

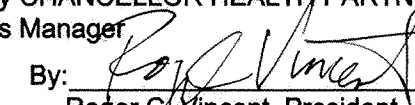
Filed for record in the Allen County Recorder's Office on this 18th day of April, 2003

at 3:08 p.m., and recorded in Plat Book 25, Page 77.

862.10


 Allen County Recorder

WITNESS:

 KRISTA KRAMER

LIMA SENIOR LIVING, LLC.
 by CHANCELLOR HEALTH PARTNERS, INC.
 Its Manager
 By:  4/8/03
 Roger C. Vincent, President date
 Chancellor Health Partners Inc.


ACKNOWLEDGEMENT


STATE OF OHIO §
 COUNTY OF FRANKLIN

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Roger C. Vincent, President of Chancellor Health Partners Inc, manager of Lima Senior Living, LLC the owner of the subject tract of land, hereby acknowledge the signing of the foregoing instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have affixed my hand and seal on this 8 day of April, 2003



ARRON MILLER
 Notary Public, State of Ohio
 My Commission Expires 8-15-07

 Notary Public


kent surveying, inc.
 acad: skinner-stahley
 dwg #4074 replat
 January 22, 2003

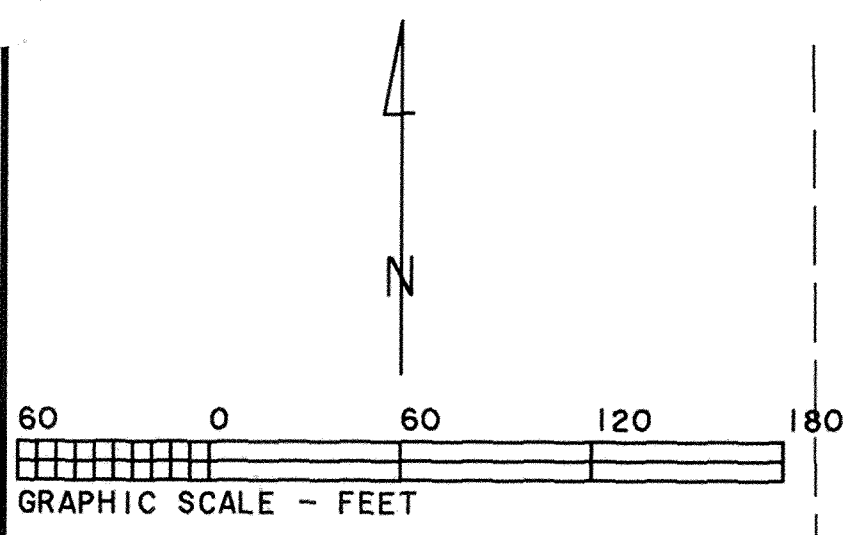
SPRINGBROOK GREENS CONDOMINIUMS NO. 9

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

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

200309381
Filed and recorded
April 23, 2003 at
12:57 P.M.
Edward P. Keith by M.H.
Allen County Recorder
deduct val 909 pg 746 Fee \$165.60

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



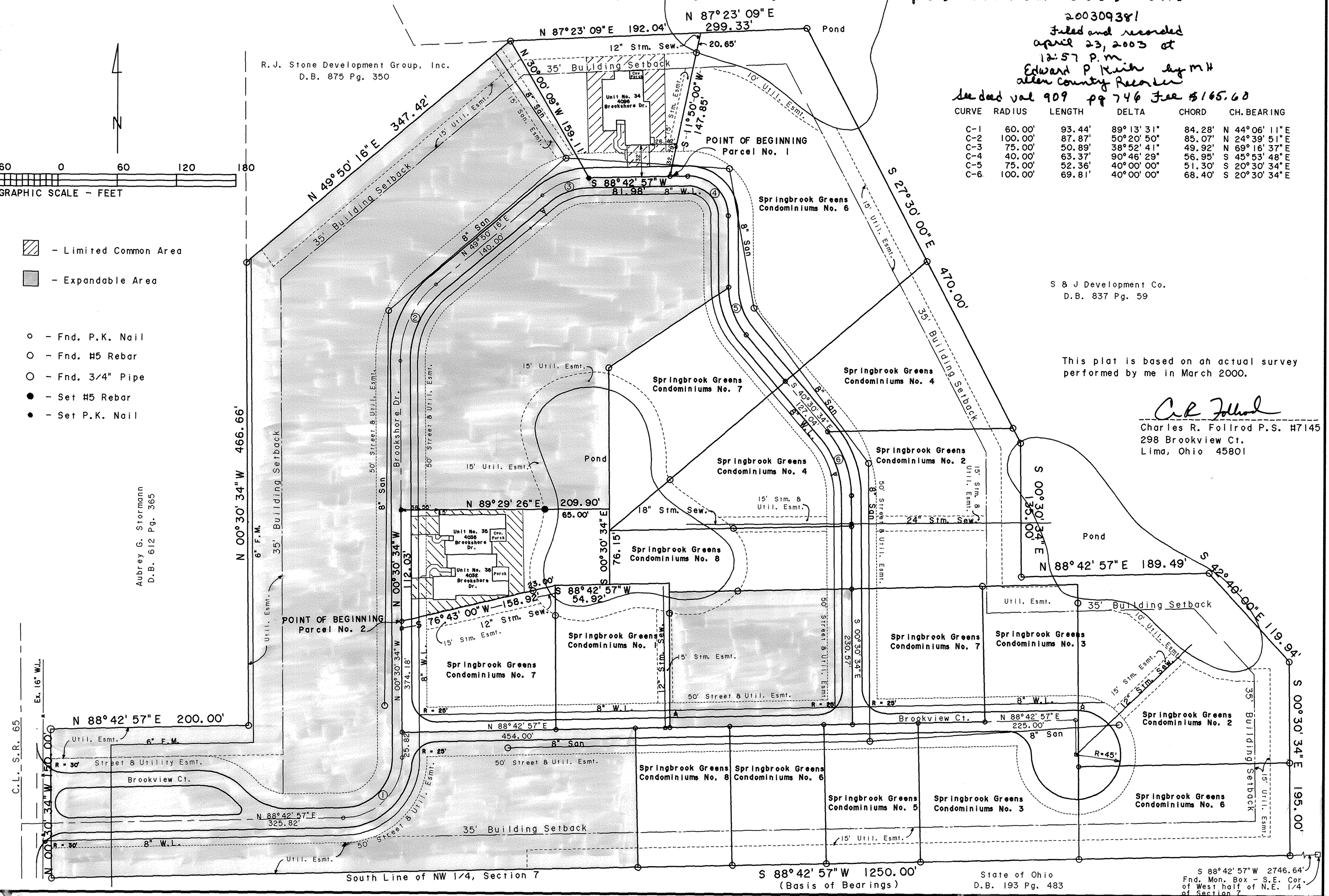
- Limited Common Area
- Expandable Area
- Fnd. P.K. Nail
- Fnd. #5 Rebar
- Fnd. 3/4" Pipe
- Set #5 Rebar
- Set P.K. Nail

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

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

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

Charles R. Follrod
Charles R. Follrod P.S. H7145
298 Brookview Ct.
Lima, Ohio 45801



State of Ohio
D.B. 193 Pg. 483

S 88°42'57\"/>

SPRINGBROOK GREENS CONDOMINIUMS NO. 9

SPRINGBROOK GREENS CONDOMINIUMS NO. 9, consists of a part of the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio.

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

(Private Street & Utility Easement - Brookview Ct.)

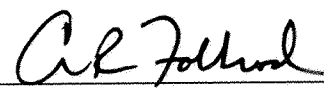
This set of drawings attached hereto consisting of a Plat Plan of SPRINGBROOK GREENS CONDOMINIUMS NO. 9, one page of descriptions, three pages of floor plans, two pages of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.


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

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

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

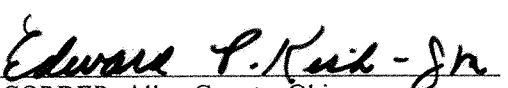
Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 3616.62' to a point, thence N00°30'34"W, 115.01' to the POINT OF BEGINNING,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


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

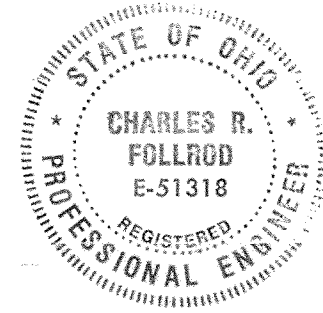
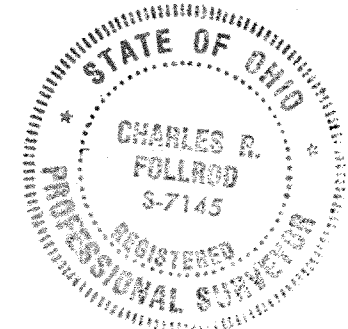

Professional Engineer No. 51318
Charles R. Follrod, P.E.
R & A Engineers Inc.

No. 200309381
Filed for record this 23rd day of April, 2003 at 12:57 o'clock
P.M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 80.

Fee: 165.60


RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 909 Page 746



DESCRIPTION
(Springbrook Greens Condominiums No. 9)
(Parcel No. 1)

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

Beginning at a found P.K. nail at the Southwest corner of Springbrook Greens Condominiums No. 6 (Parcel No. 1) and being the POINT OF BEGINNING, thence the following courses:

1. S88°42'57"W, 81.98' to a set P.K. nail;
2. N30°00'09"W, 159.11' to a found #5 rebar;
3. N87°23'09"E, 192.04';
4. S11°50'00"W with the west line of said Springbrook Greens Condominiums No. 6, 147.85' to the POINT OF BEGINNING, passing over a found #5 rebar at 20.65'.

The above described parcel contains 0.447 acres more or less, subject to all legal highways and easements of record.

(Parcel No. 2)

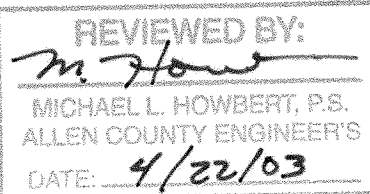
Being a parcel of land in the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio and more particularly described as follows:

Beginning at a found P.K. nail at the Northwest corner of Springbrook Greens Condominiums No. 7 (Parcel No. 3) and being the POINT OF BEGINNING, thence the following courses:

1. N00°30'34"W, 112.03' to a set P.K. nail;
2. N89°29'26"E, 209.90' to a point on the west line of Springbrook Greens Condominiums No. 7 (Parcel No. 1), passing over a set #5 rebar at 144.90';
3. S00°30'34"E, with the west line of Springbrook Greens Condominiums No. 7 (Parcel No. 1) and No. 8 (Parcel No. 1), 76.15';
4. S88°42'47"W with the north line of Springbrook Greens Condominiums No. 1, 54.92';
5. S76°43'00"W with the north line of Springbrook Greens Condominiums No. 7 (Parcel No. 3), 158.92' to the POINT OF BEGINNING, passing over a found #5 rebar at 23.00'.

The above described parcel contains 0.433 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: South line of the NW 1/4 of Section 7 (S88°42'57"W)
Prior Deedholder: R.J. Stone Development Group, Inc. (D.B. 870 Pg. 624)
Parcel No.: 37-0702-01-019.001



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

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

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

DESCRIPTION
(Springbrook Greens Condominiums No. 9 Dedicator's Land)

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

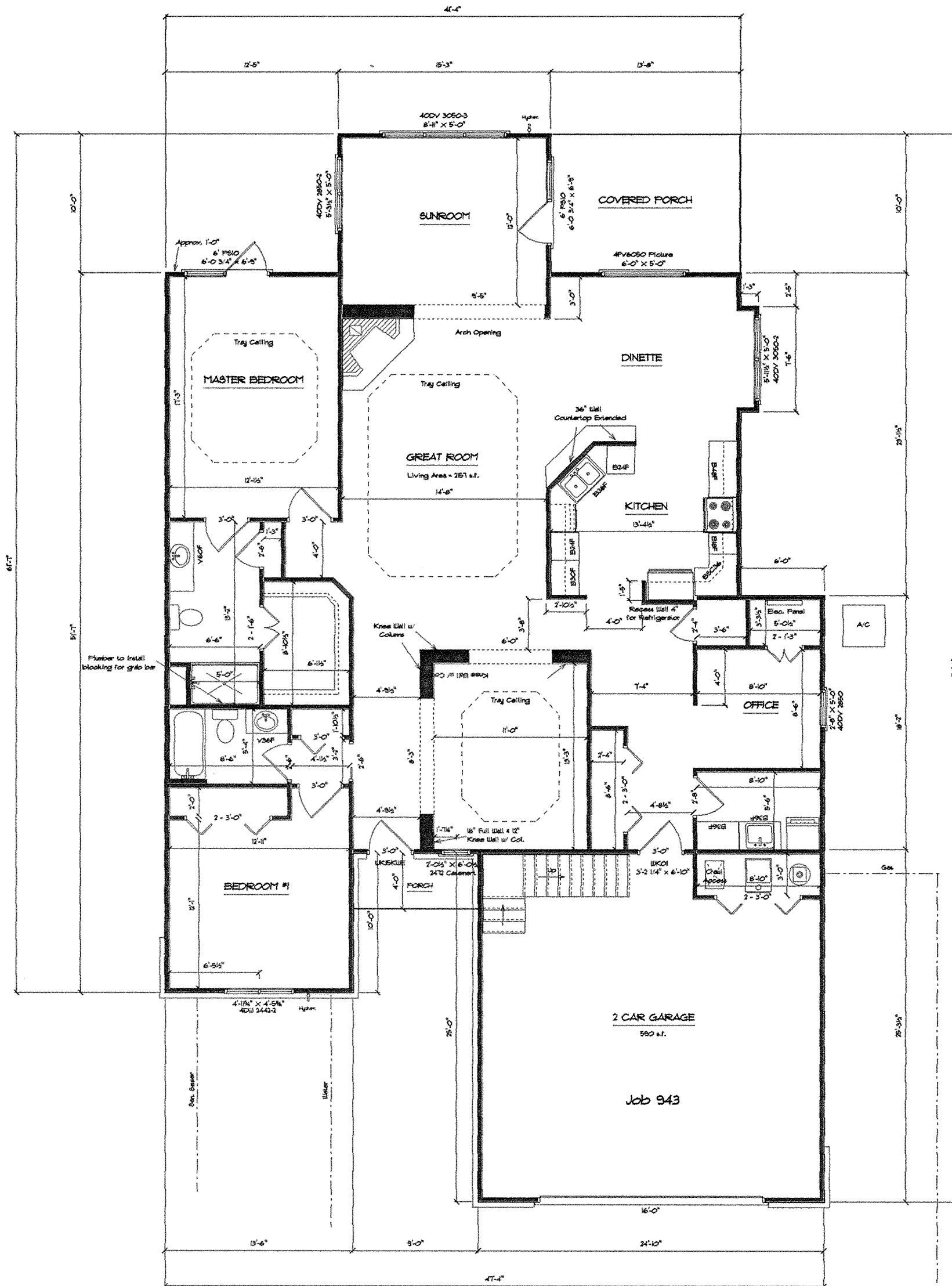
Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 2746.64' to a found #5 rebar and being the POINT OF BEGINNING, thence the following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

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

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

- SAVE AND EXCEPT**
- (Springbrook Greens Condominiums No. 1 - Acreage = 0.383 ac.)
(For Description - See P.B. 24, Pg. 30)
 - (Springbrook Greens Condominiums No. 2 - Acreage = 1.502 ac.)
(For Description - See P.B. 24, Pg. 35)
 - (Springbrook Greens Condominiums No. 3 - Acreage = 0.814 ac.)
(For Description - See P.B. 24, Pg. 62)
 - (Springbrook Greens Condominiums No. 4 - Acreage = 0.965 ac.)
(For Description - See P.B. 24, Pg. 70)
 - (Springbrook Greens Condominiums No. 5 - Acreage = 0.305 ac.)
(For Description - See P.B. 24, Pg. 122)
 - (Springbrook Greens Condominiums No. 6 - Acreage = 1.972 ac.)
(For Description - See P.B. 24, Pg. 147)
 - (Springbrook Greens Condominiums No. 7 - Acreage = 1.377 ac.)
(For Description - See P.B. 25, Pg. 10)
 - (Springbrook Greens Condominiums No. 8 - Acreage = 0.646 ac.)
(For Description - See P.B. 25, Pg. 32)

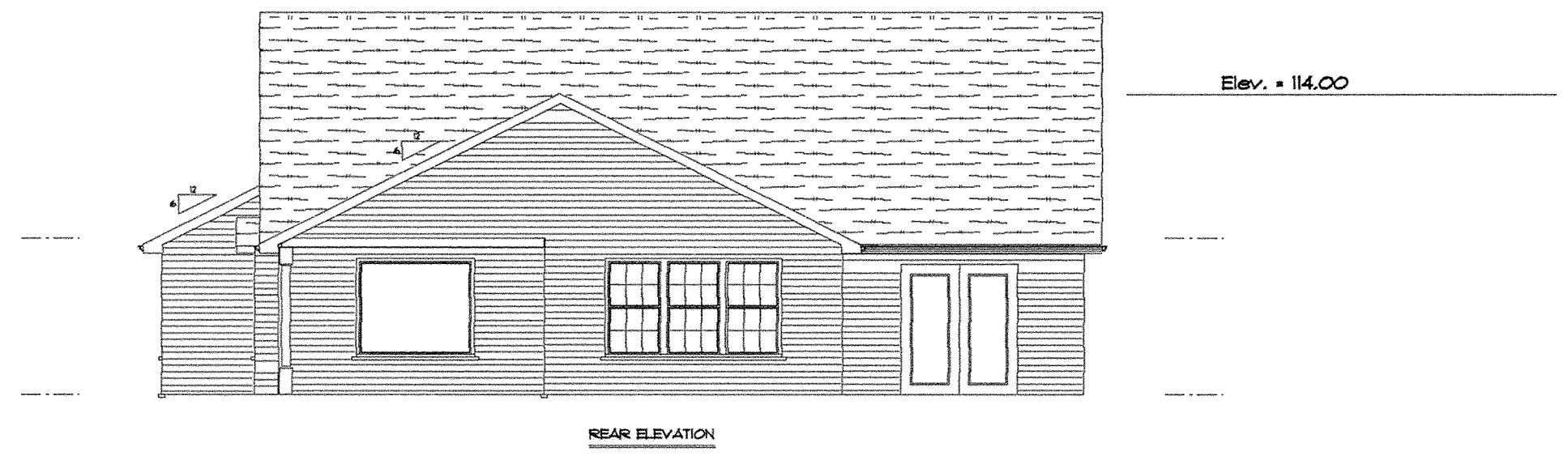
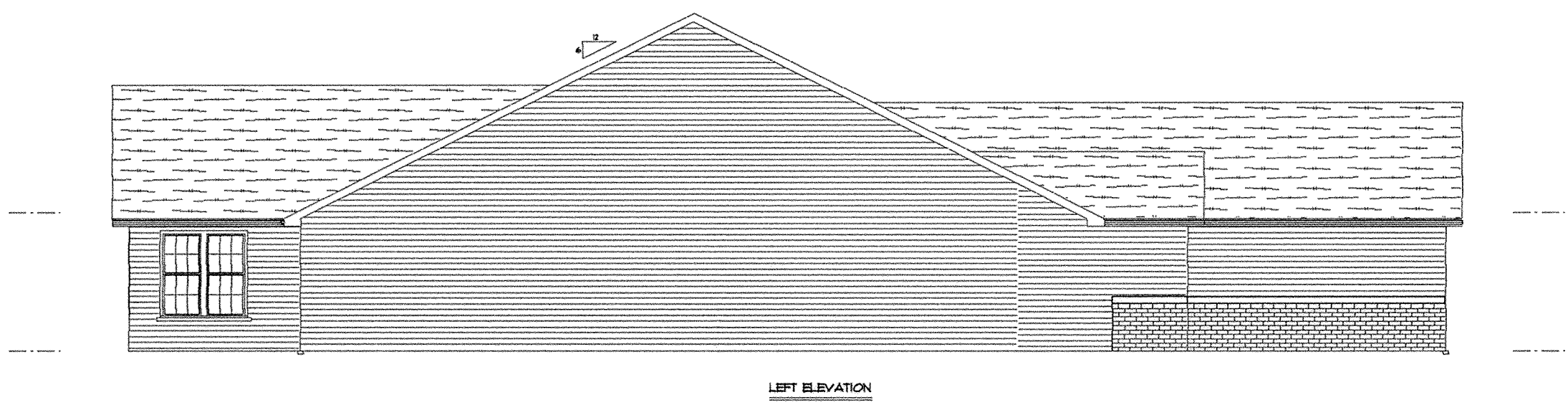
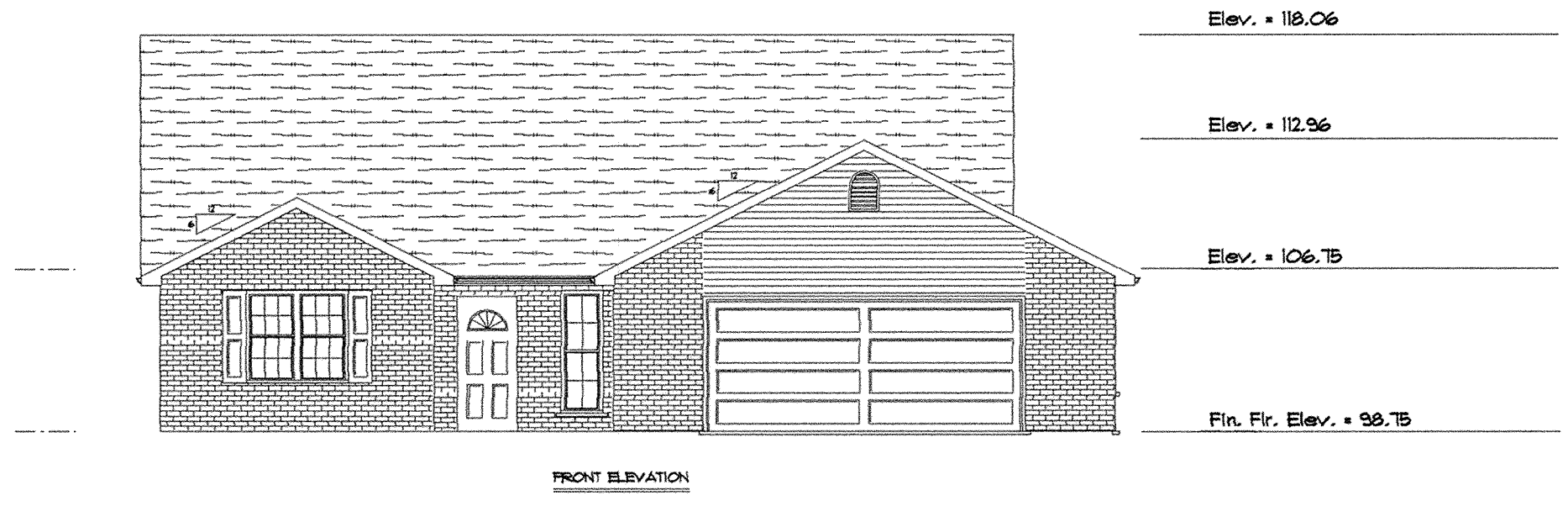
The total dedicator's land contains 7.709 acres more or less subject to all legal highways and easements of record.



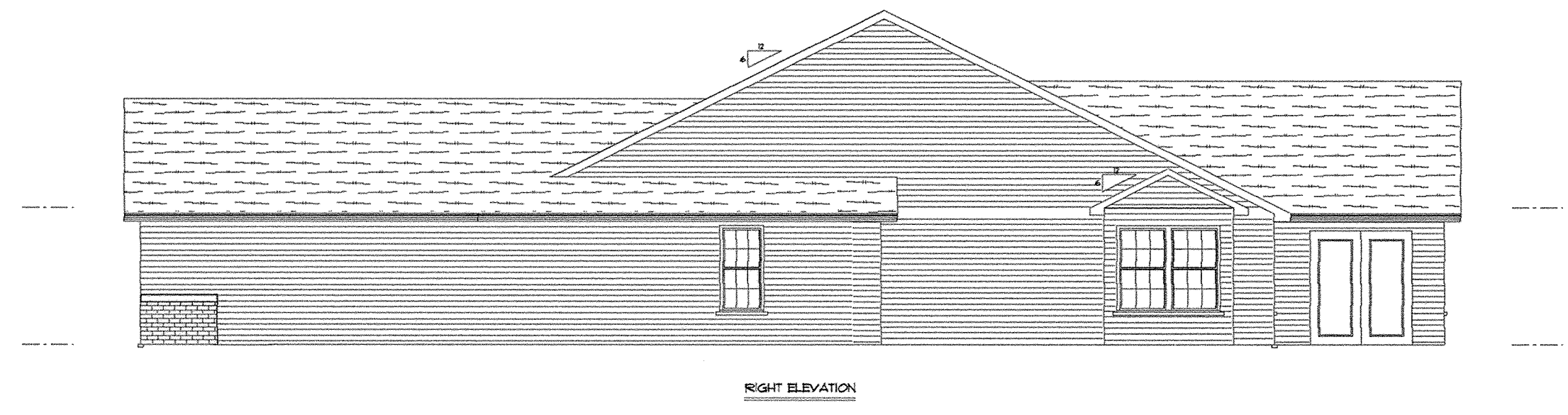
- Notes:
1. The framer is to install cabinet blocking.
 2. The framer shall install sheathing in the attic above garage.
 3. 2x6 walls shall be constructed adjacent to the washer and dryer.

Springbrook Greens Condominiums
 Job 943
 SCALE: 1/8" = 1'-0"
 10-3-02

Unit No. 34
 4096 Brookshire Dr.

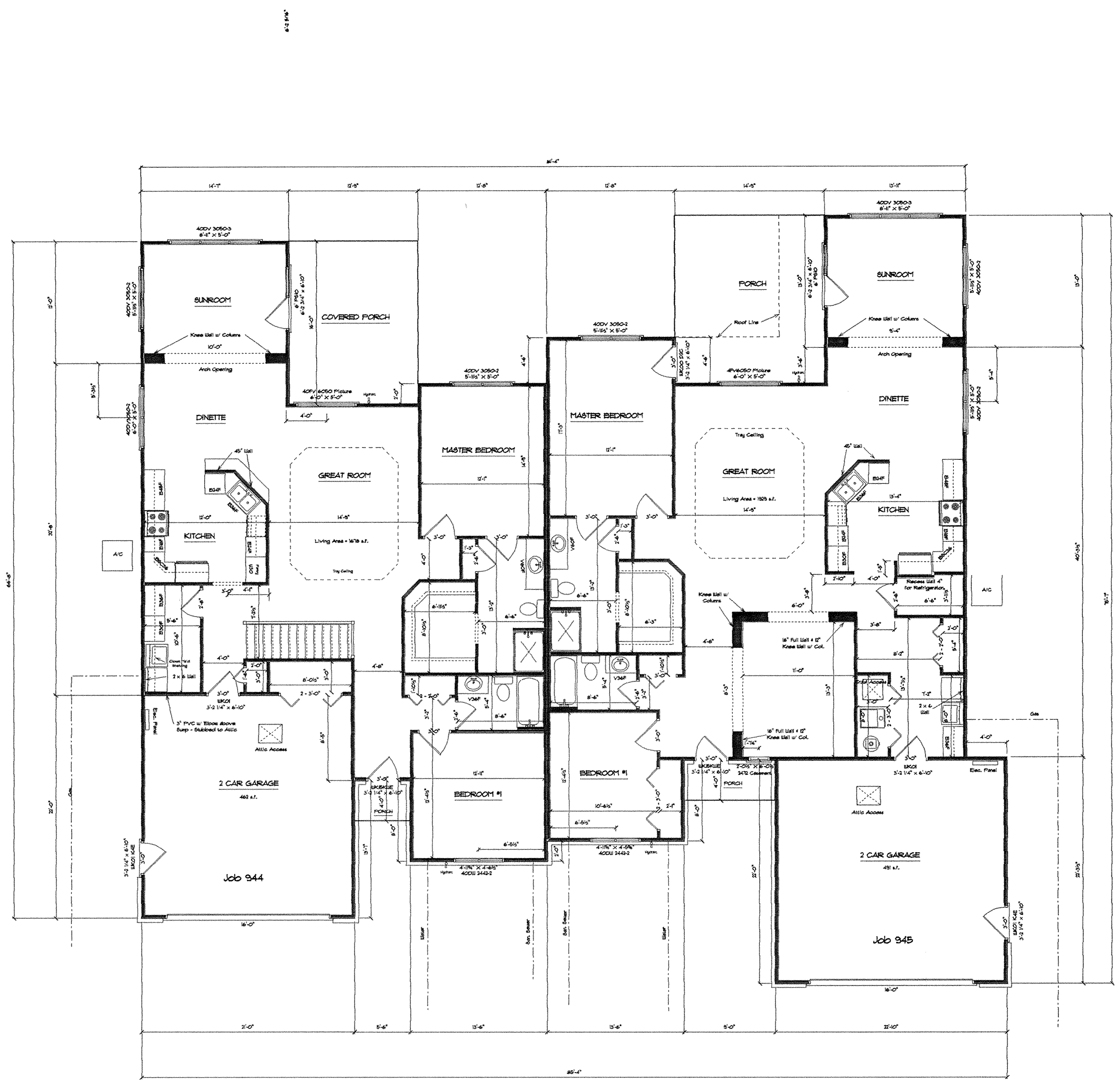


B.M. - Top of Steamer Nozzle on Fire Hydrant Located
Approx. 100 Feet West of 4096 Brookshore Dr.
Elev. = 100.00



4096 Brookshore Dr.

Springbrook Greens Condominiums
Job 943
SCALE: 1/8" = 1'-0"
10-0-02

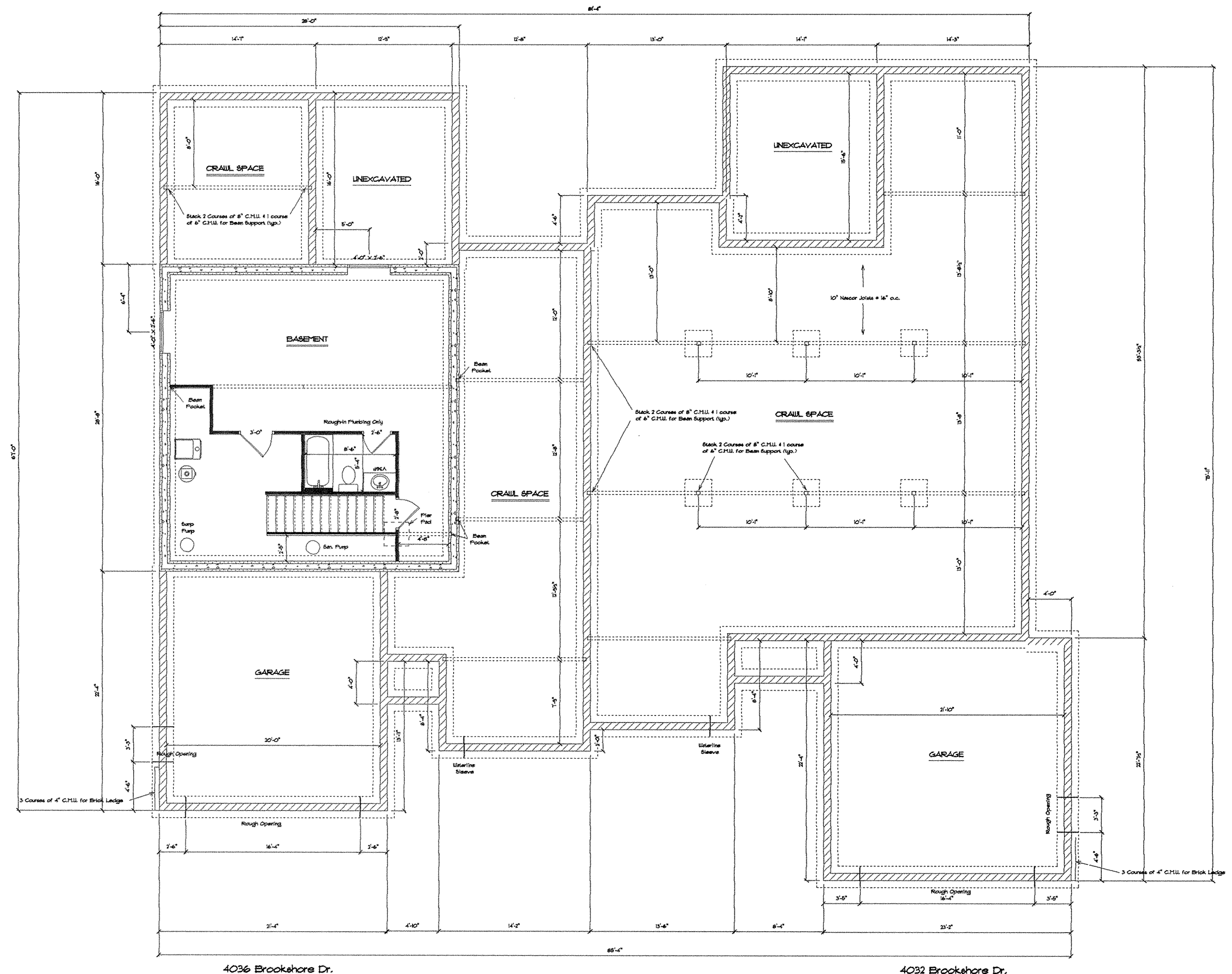


- Notes:
1. The framer is to install cabinet blocking.
 2. The framer shall install sheathing in the attic above garage.
 3. 2x6 walls shall be constructed adjacent to the washer and dryer.

Unit No. 35
4036 Brookshore Dr.

Unit No. 36
4032 Brookshore Dr.

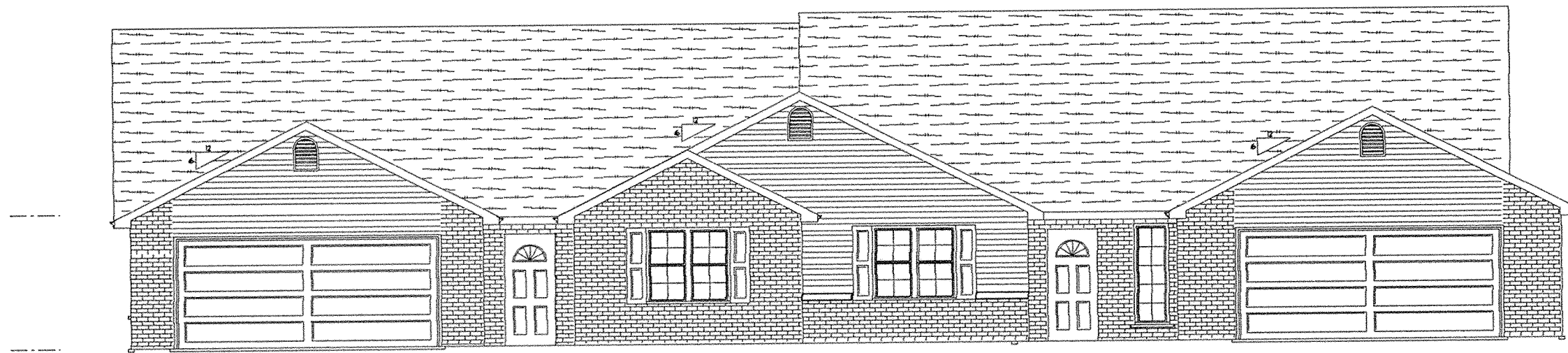
Springbrook Greene Condominiums
Job 944/945
SCALE: 1/8" = 1'-0"
10-23-02



Notes:
 1. Provide 2" waterline sleeves under footer.

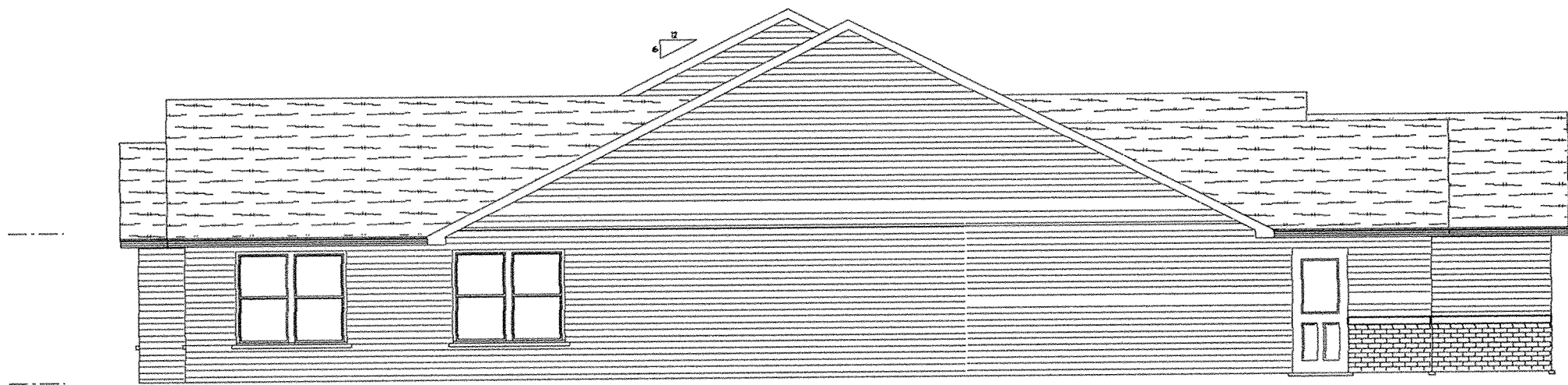
4036 Brookshore Dr.

4032 Brookshore Dr.

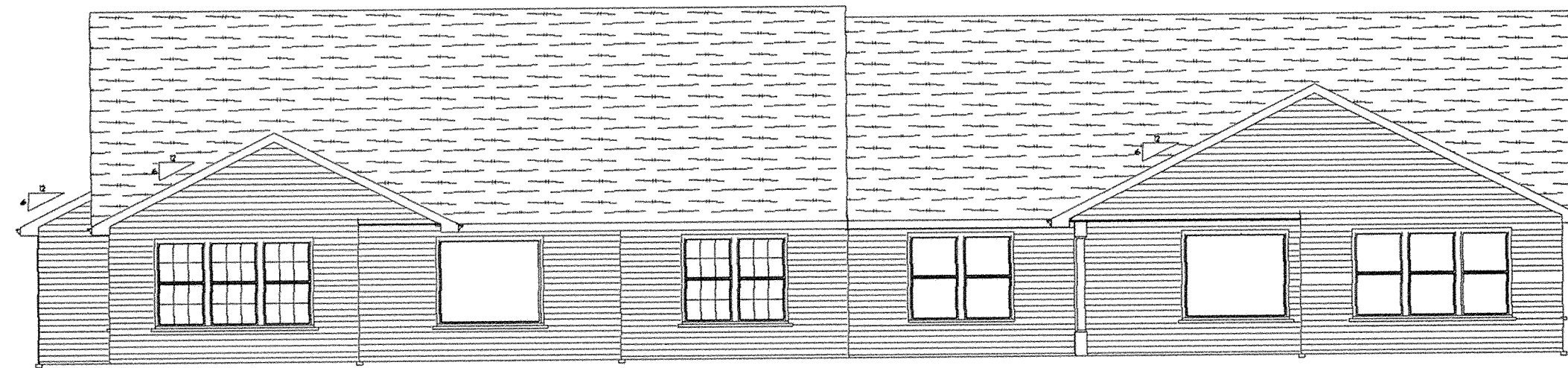


FRONT ELEVATION

Elev. = 119.34
 Elev. = 113.74
 Elev. = 108.03
 Fin. Fir. Elev. = 100.03



LEFT ELEVATION

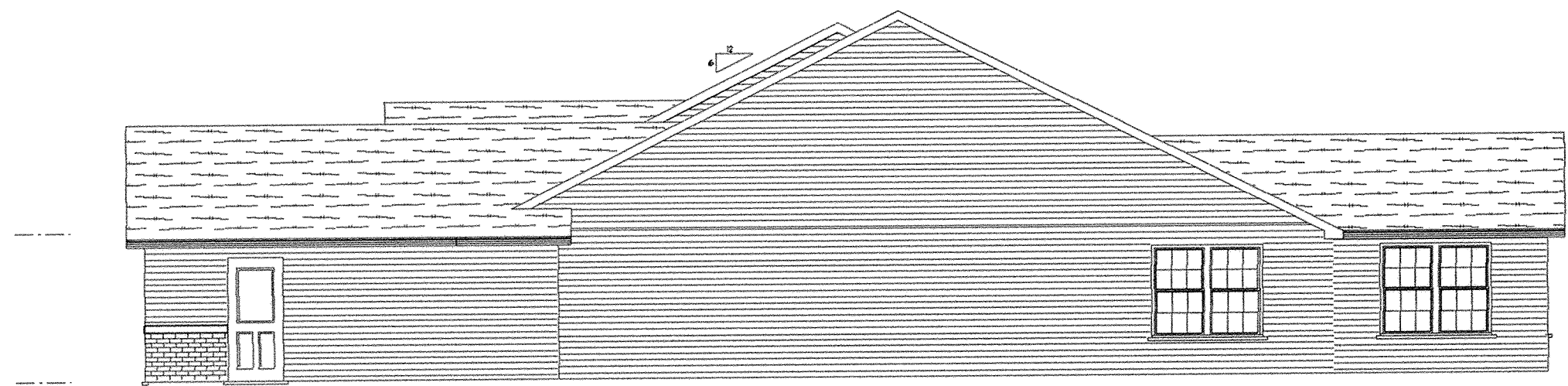


REAR ELEVATION

Elev. = 112.59

Elev. = 114.86

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

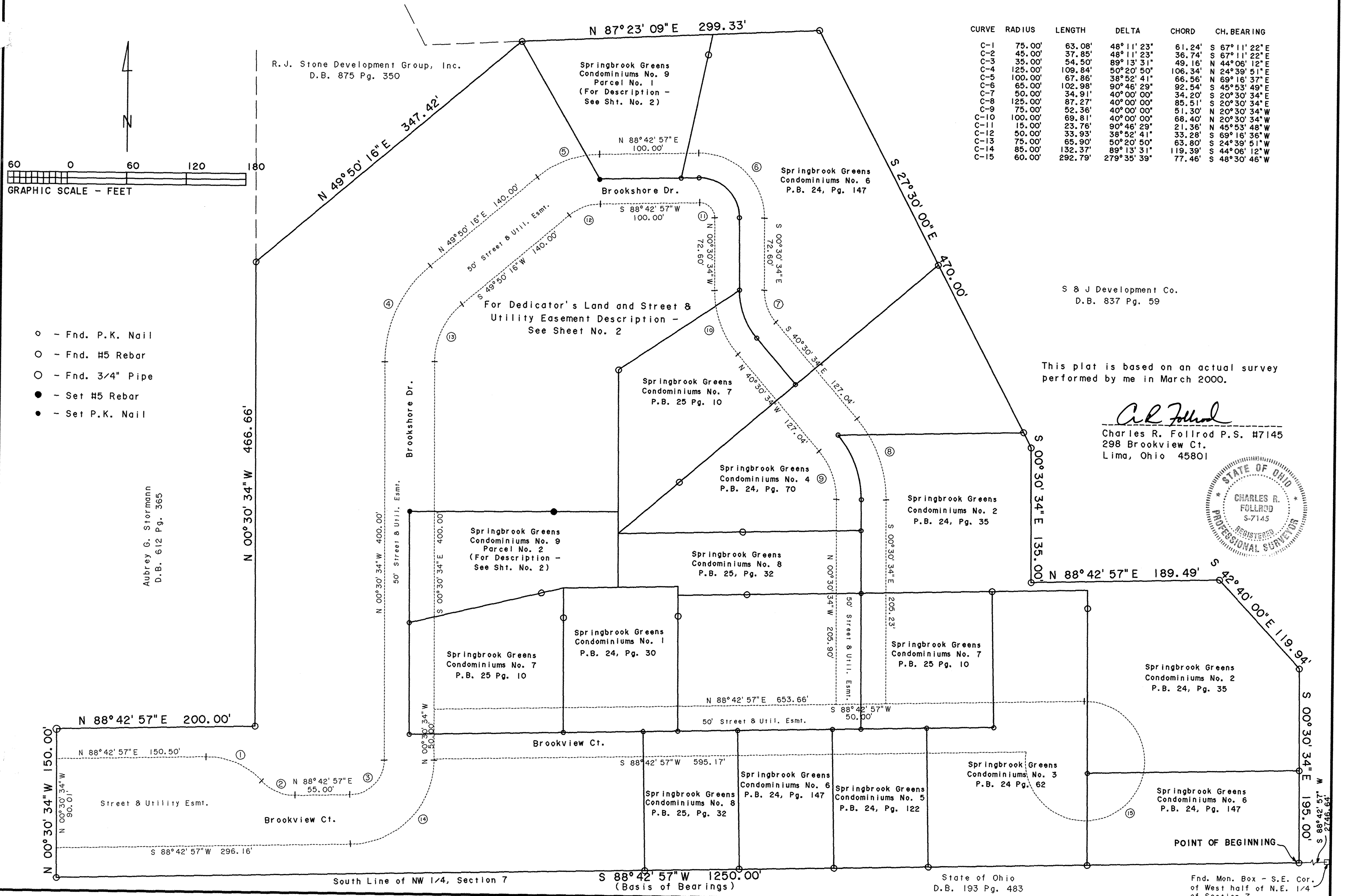


RIGHT ELEVATION

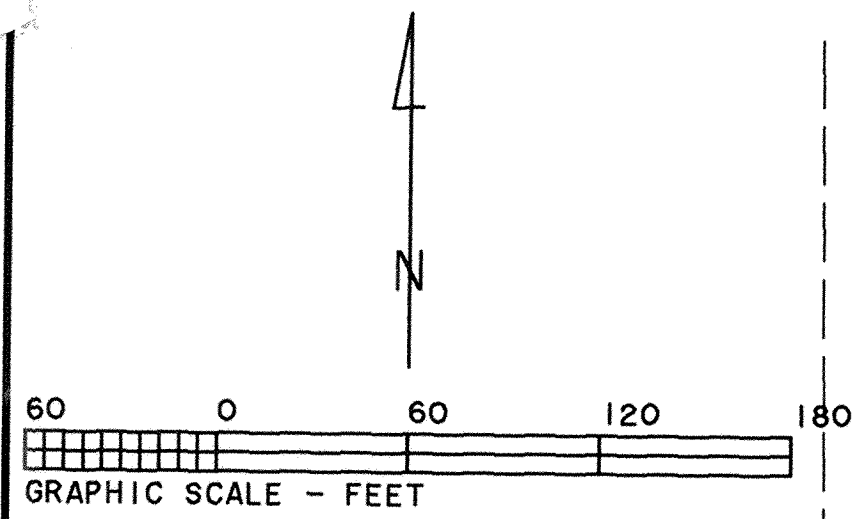
4032-4036 Brookshore Dr.

SPRINGBROOK GREENS CONDOMINIUMS NO. 9

Survey of Dedicator's Land



| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|---------|---------|--------------|---------|-----------------|
| C-1 | 75.00' | 63.08' | 48° 11' 23" | 61.24' | S 67° 11' 22" E |
| C-2 | 45.00' | 37.85' | 48° 11' 23" | 36.74' | S 67° 11' 22" E |
| C-3 | 35.00' | 54.50' | 89° 13' 31" | 49.16' | N 44° 06' 12" E |
| C-4 | 125.00' | 109.84' | 50° 20' 50" | 106.34' | N 24° 39' 51" E |
| C-5 | 100.00' | 67.86' | 38° 52' 41" | 66.56' | N 69° 16' 37" E |
| C-6 | 65.00' | 102.98' | 90° 46' 29" | 92.54' | S 45° 53' 49" E |
| C-7 | 50.00' | 34.91' | 40° 00' 00" | 34.20' | S 20° 30' 34" E |
| C-8 | 125.00' | 87.27' | 40° 00' 00" | 85.51' | S 20° 30' 34" E |
| C-9 | 75.00' | 52.36' | 40° 00' 00" | 51.30' | N 20° 30' 34" W |
| C-10 | 100.00' | 69.81' | 40° 00' 00" | 68.40' | N 20° 30' 34" W |
| C-11 | 15.00' | 23.76' | 90° 46' 29" | 21.36' | N 45° 53' 48" W |
| C-12 | 50.00' | 33.93' | 38° 52' 41" | 33.28' | S 69° 16' 36" W |
| C-13 | 75.00' | 65.90' | 50° 20' 50" | 63.80' | S 24° 39' 51" W |
| C-14 | 85.00' | 132.37' | 89° 13' 31" | 119.39' | S 44° 06' 12" W |
| C-15 | 60.00' | 292.79' | 279° 35' 39" | 77.46' | S 48° 30' 46" W |



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

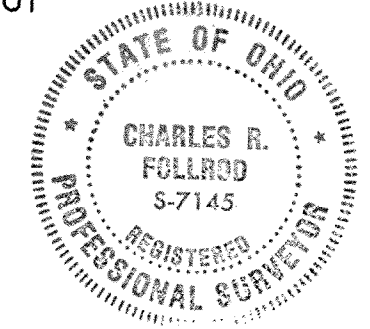
Springbrook Greens Condominiums No. 6
P.B. 24, Pg. 147

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

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

Charles R. Follrod

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



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

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

Springbrook Greens Condominiums No. 2
P.B. 24, Pg. 35

Springbrook Greens Condominiums No. 6
P.B. 24, Pg. 147

State of Ohio
D.B. 193 Pg. 483

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

South Line of NW 1/4, Section 7

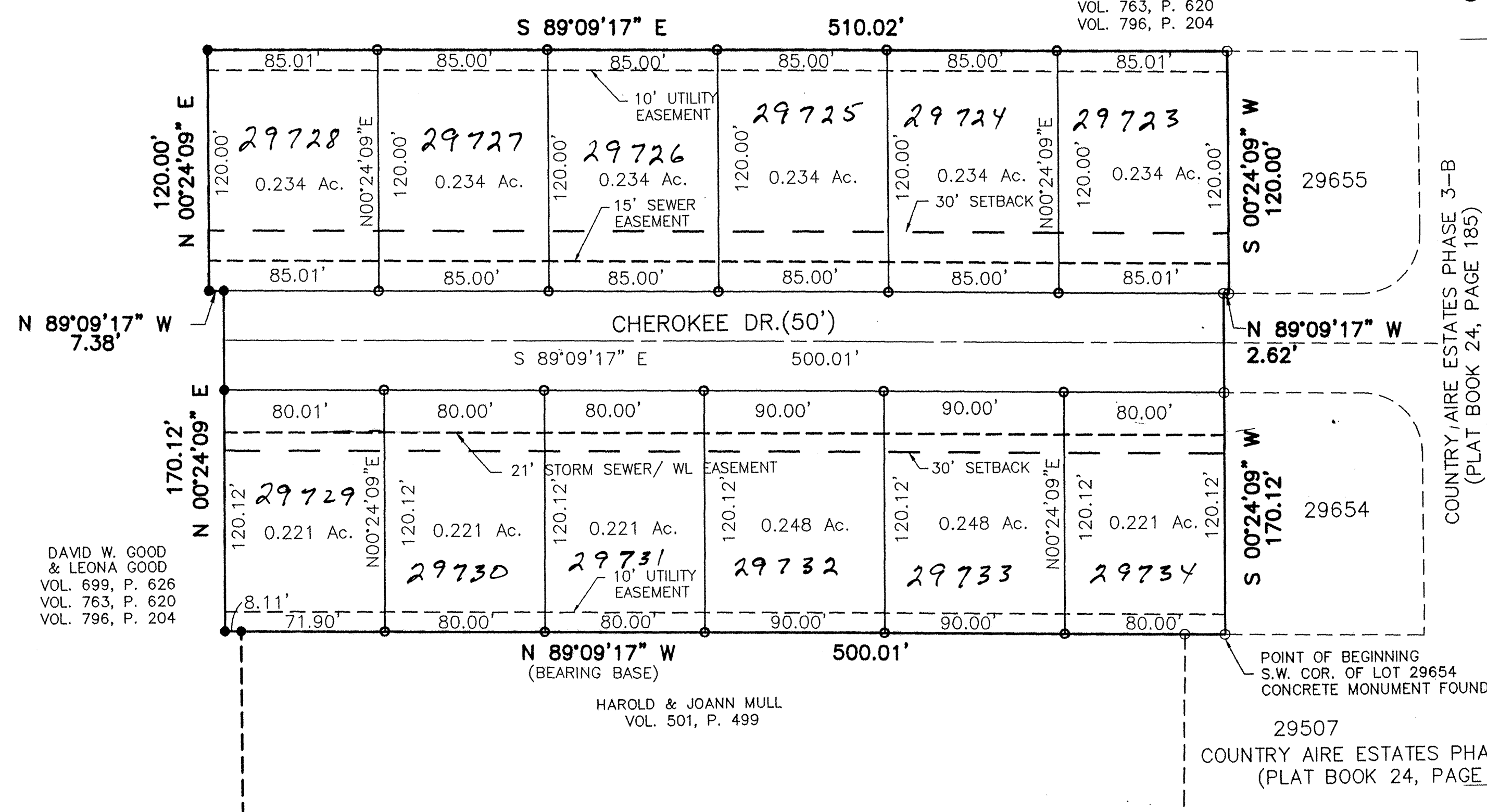
S 88° 42' 57" W 1250.00'
(Basis of Bearings)

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

COUNTRY AIRE ESTATES PHASE 4-A
IN THE SOUTHEAST 1/4
OF SECTION 21
T 3 S - R 6 E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO

PART OF TAX PARCEL #36-2100-04-008.000

*For Affidavit Correcting Sheet 1 of 3
See Deed Vol 916 Pg 723*



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

HAROLD & JOANN MULL
VOL. 501, P. 499

POINT OF BEGINNING
S.W. COR. OF LOT 29654
CONCRETE MONUMENT FOUND

DESCRIPTION
COUNTRY AIRE ESTATES PHASE 4-A
3.358 ACRES

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

BEGINNING FOR THE SAME at a concrete monument found marking the southwest corner of Lot Number 29654 in Country Aire Estates Phase 3-B Subdivision (Plat Book 24, Page 185) -
Thence North 89°-09'-17" West (bearing base) for a distance of 500.01 feet to a concrete monument set -
Thence North 00°-24'-09" East for a distance of 170.12 feet to a concrete monument set on the north line of Cherokee Drive, passing at 120.12 feet a concrete monument set -
Thence North 89°-09'-17" West for a distance of 7.38 feet to a concrete monument set -
Thence North 00°-24'-09" East for a distance of 120.00 feet to a concrete monument set -
Thence South 89°-09'-17" East for a distance of 510.02 feet to a concrete monument found marking the northwest corner of Lot Number 29655 in Country Aire Estates Phase 3-B -
Thence South 00°-24'-09" West for a distance of 120.00 feet to a concrete monument found on the north line of Cherokee Drive marking the southwest corner of said Lot 29655 -
Thence North 89°-09'-17" West on and along said north line of Cherokee Drive for a distance of 2.62 feet to a concrete monument found -
Thence South 00°-24'-09" West for a distance of 170.12 feet to the **place of beginning**, passing at 50.00 feet a concrete monument found on the south line of Cherokee Drive marking the northwest corner of Lot Number 29654 in Country Aire Estates Phase 3-B.

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 3.358 acres of land.

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

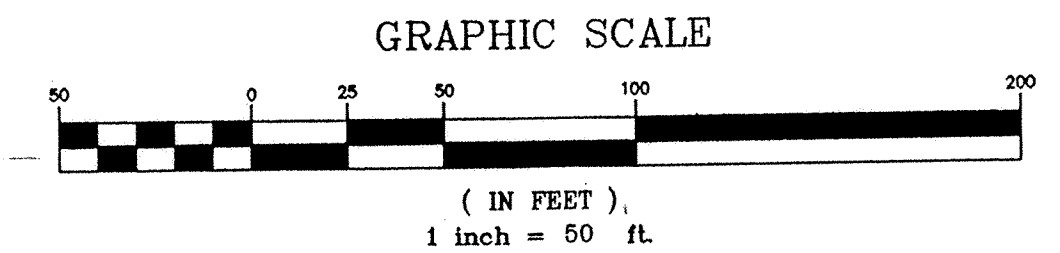
| LEGEND | |
|--------|--|
| ● | CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" SET |
| ○ | CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND |
| ○ | 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON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

AREA IN RIGHT OF WAY = 0.574 ACRES
AREA IN RESIDENTIAL LOTS = 2.784 ACRES
TOTAL AREA = 3.358 ACRES

ZONING: R-1 RESIDENTIAL DISTRICT

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

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



DRAINAGE MAINTENANCE ASSESSMENT

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

OWNERS' DEDICATION AND ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN THEREON, COMPRISING A TOTAL OF 0.574 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 AS SET FORTH IN THE PLATTING OF COUNTRY AIRE ESTATES PHASE 3B, PLAT BOOK 24, PAGE 185.

John A. Bunn
WITNESS
James V. Shuler
WITNESS

David W. Good
DAVID W. GOOD
Leona Good
LEONA GOOD

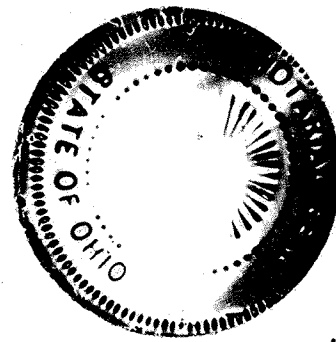
NOTARY PUBLIC

STATE OF OHIO
ss:
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 23rd DAY OF April, 2003, 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 Shelden Davis
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

MY COMMISSION EXPIRES: 9/19/06



APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON April 15, 2003. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.

23 April 2003
DATE

Shirley Shelden Davis
DIRECTOR OF THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

April 23/2003
DATE

Bill Kelly
DIRECTOR, ALLEN COUNTY COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON April 24, 2003. FEE: \$ 6.00.

Ben E. Dupenbrock
ALLEN COUNTY AUDITOR KH

200309490

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON April 24, 2003 AND THAT IT WAS RECORDED ON April 24, 2003 IN VOL. 25, PAGE 88, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 62.10.

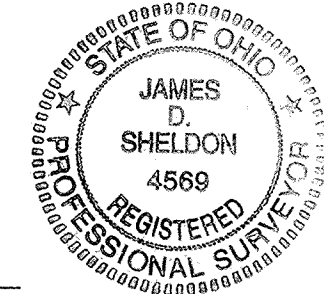
Edward P. Kirk
ALLEN COUNTY RECORDER by NH

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN MARCH, 2003 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE OR WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

22 APRIL 2003
DATE

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



COUNTY ENGINEER'S CERTIFICATION

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

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

DATE

COUNTY ENGINEER

APPROVAL OF COUNTY COMMISSIONERS

IN ACCORDANCE WITH OHIO REVISED CODE SECTION 711.041, THE BOARD OF ALLEN COUNTY COMMISSIONERS HEREBY ACCEPTS THIS PLAT BY COMMISSIONER'S RESOLUTION NUMBER 265-03, DATE 4/22/03, SAID PLAT HAVING BEEN APPROVED BY THE ALLEN COUNTY ENGINEER AND THE LIMA ALLEN COUNTY REGIONAL PLANNING COMMISSION.

Ray Dineary
PRESIDENT OF THE BOARD OF ALLEN COUNTY COMMISSIONERS

PLAT OF A SURVEY OF DEDICATORS' LAND COUNTRY AIRE ESTATES PHASE 4-A IN THE S.W 1/4 & S.E. 1/4 OF SECTION 21 AND

TAX LOTS 120 THROUGH 127 FREYER'S SIXTH ADDITION T3S - R6E AMERICAN TOWNSHIP ALLEN COUNTY, OHIO TAX PARCELS

36-2100-04-008.000, 36-2100-03-008.000 AND 36-2802-02-014.000 THRU 36-2802-02-021.000

DEDICATORS' LAND COUNTRY AIRE ESTATES PHASE 4-A 150.280 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 and Southeast Quarters of Section 21, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

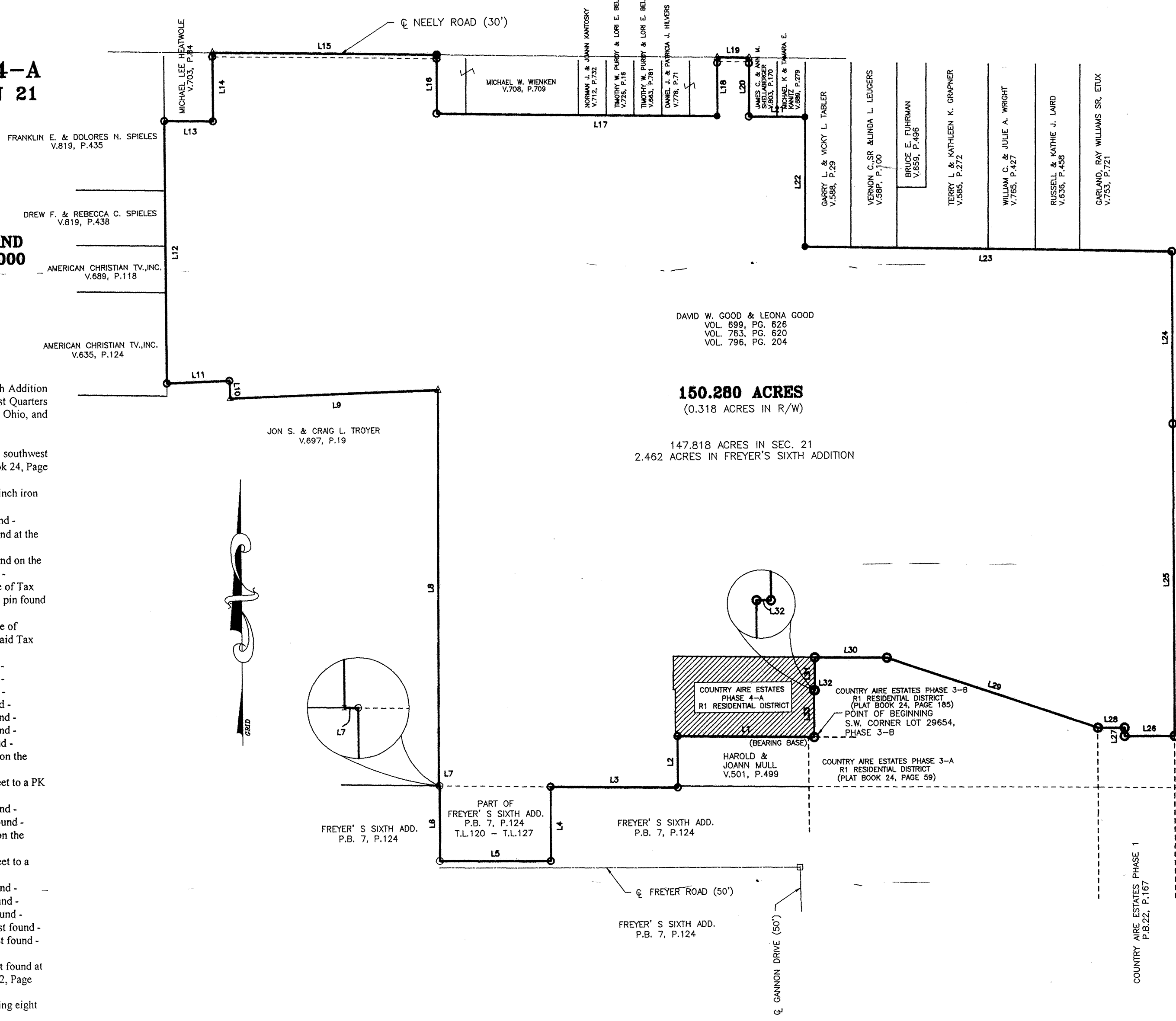
BEGINNING FOR THE SAME at a concrete monument found marking the southwest corner of Lot Number 29654 in Country Aire Estates Phase 3-B Subdivision (Plat Book 24, Page 59), thence with the following thirty-three (33) courses:

- L1. North 89°-09'-17" West (bearing base) for a distance of 491.90 feet to a 5/8-inch iron pin found -
L2. South 00°-01'-39" West for a distance of 184.65 feet to a 5/8-inch iron pin found -
L3. North 89°-09'-17" West for a distance of 458.02 feet to a 5/8-inch iron pin found at the northeast corner of Tax Lot 120 -
L4. South 00°-19'-24" West for a distance of 266.58 feet to a 5/8-inch iron pin found on the north right of way of Freyer Road marking the southeast corner of Tax Lot 120 -
L5. North 89°-36'-32" West on and along said north right of way and the south line of Tax Lots 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 127 -
L6. North 00°-19'-24" East on and along the west line of Tax Lot 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 -
L7. North 89°-09'-17" West for a distance of 3.34 feet to a railroad rail post found -
L8. North 00°-24'-09" East for a distance of 1429.12 feet to a railroad spike found -
L9. South 88°-07'-00" West for a distance of 748.96 feet to a railroad spike found -
L10. North 01°-52'-56" West for a distance of 65.01 feet to a 5/8-inch iron pin found -
L11. South 88°-07'-50" West for a distance of 225.67 feet to a 5/8-inch iron pin found -
L12. North 00°-00'-04" West for a distance of 949.07 feet to a 5/8-inch iron pin found -
L13. South 88°-55'-43" East for a distance of 175.00 feet to a 5/8-inch iron pin found -
L14. North 00°-00'-04" West for a distance of 250.00 feet to a railroad spike found on the centerline of Neely Road -
L15. South 88°-55'-43" East on and along said centerline for a distance of 808.16 feet to a PK nail found -
L16. South 00°-26'-50" West for a distance of 215.00 feet to a 5/8-inch iron pin found -
L17. South 88°-55'-35" East for a distance of 1010.04 feet to a 1/2-inch iron pipe found -
L18. North 00°-34'-25" East for a distance of 215.04 feet to a railroad spike found on the centerline of Neely Road -
L19. South 88°-55'-43" East on and along said centerline for a distance of 114.41 feet to a railroad spike found -
L20. South 00°-34'-09" West for a distance of 215.01 feet to a 5/8-inch iron pin found -
L21. South 88°-55'-22" East for a distance of 202.00 feet to a 1/2-inch iron pipe found -
L22. South 00°-32'-19" West for a distance of 466.20 feet to a 1/2-inch iron pipe found -
L23. South 88°-42'-49" East for a distance of 1322.53 feet to an 8-inch cast iron post found -
L24. South 00°-13'-53" West for a distance of 622.41 feet to an 8-inch cast iron post found -
L25. South 00°-13'-10" West for a distance of 1127.47 feet to a concrete monument found at the northeast corner of Country Aire Estates Phase 1 Subdivision (Plat Book 22, Page 167) -
Thence on and along the line of Phases 1 and 3-B of said Subdivision with the following eight (8) courses:
L26. North 89°-46'-07" West for a distance of 180.59 feet to a concrete monument found -
L27. North 00°-13'-53" East for a distance of 30.00 feet to a concrete monument found -
L28. North 89°-46'-07" West for a distance of 95.91 feet to a concrete monument found -
L29. North 70°-54'-05" West for a distance of 802.62 feet to a concrete monument found -
L30. North 89°-09'-17" West for a distance of 259.66 feet to a concrete monument found -
L31. South 00°-24'-09" West for a distance of 120.00 feet to a concrete monument found -
L32. North 89°-09'-17" West for a distance of 2.62 feet to a concrete monument found -
L33. South 00°-24'-09" West for a distance of 170.12 feet to the place of beginning.

Containing in all 150.280 acres of land, of which 147.818 acres are in Section 21 and 2.462 acres are in Freyer's Sixth Addition, subject, however, to all legal easements and rights of way.

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

- NOTES: 1. All concrete corner monuments found contain an imbedded 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.
2. All capped iron pins found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

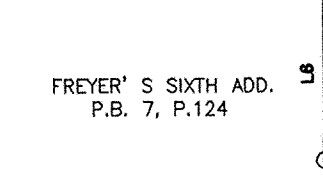
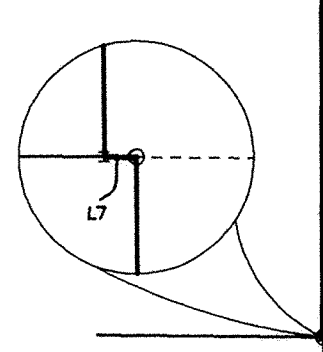


DAVID W. GOOD & LEONA GOOD VOL. 699, PG. 626 VOL. 763, PG. 620 VOL. 796, PG. 204

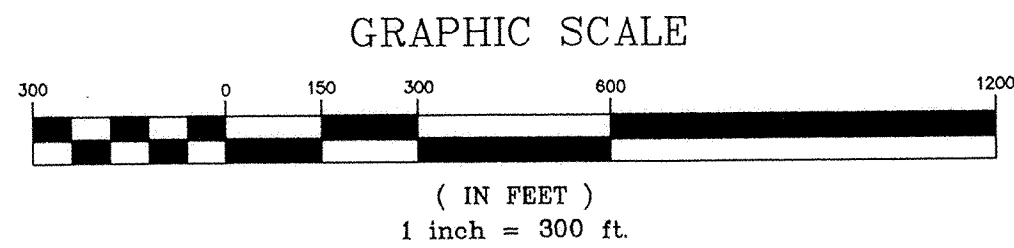
150.280 ACRES (0.318 ACRES IN R/W)

147.818 ACRES IN SEC. 21 2.462 ACRES IN FREYER'S SIXTH ADDITION

LINE TABLE with columns for LINE, LENGTH, and BEARING. Lists 33 courses from L1 to L33 with their respective measurements and bearings.



REVIEWED BY: Michael L. Howbert, P.S. ALLEN COUNTY ENGINEER'S DATE: 4/24/03



ZONING: R1 RESIDENTIAL DISTRICT

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

JOB #12012PS4A.DWG

LEGEND table defining symbols for Railroad Spike Found, PK Nail Set, 5/8" Iron Pin Found, 1/2" Iron Pipe Found, 8" Cast Iron Post Found, 5/8" Iron Pin w/ Cap Marked, Monument Box Found, and Concrete Monument w/ 5/8" Iron Pin w/ Sheldon E & S Lima, OH Cap Found.

Vacation Plat of the part of Mulberry Alley between West Street and Elizabeth Street and between lot 216 and lot 215 as recorded in The Original Plat of the City of Lima, Ohio found in Plat Book 4, Page 1 and located in the City of Lima, Allen County, Ohio.

200310588

Filed and Recorded May 5, 2003
at 2:50 PM in Plat Vol 25 pg 91
Edward P Kirk by MH Fee \$20.70
See deed vol 910 pg 330

DESCRIPTION

The following tract of land is a part of Mulberry Alley between West Street and Elizabeth Street (lot 216 and lot 215) as recorded in The Original Plat of the City of Lima, Ohio found in Plat Book 4, Page 1 and located in the City of Lima, Allen County, Ohio.

Beginning at a set MAG nail at the SE corner of lot #216; thence the following courses:

- 1.) S 90°-00'-00" W, 206.28' to a set MAG nail at the SW corner of lot #216;
- 2.) S 00°-10'-10" E, 16.50' to an existing railroad spike at the NW corner of lot #215, passing a set MAG nail at 8.25';
- 3.) N 90°-00'-00" E, 206.18' to an existing railroad spike at the NE corner of lot #215;
- 4.) N 00°-11'-20" E, 16.50' to the POINT OF BEGINNING, passing a set MAG nail at 8.25'.

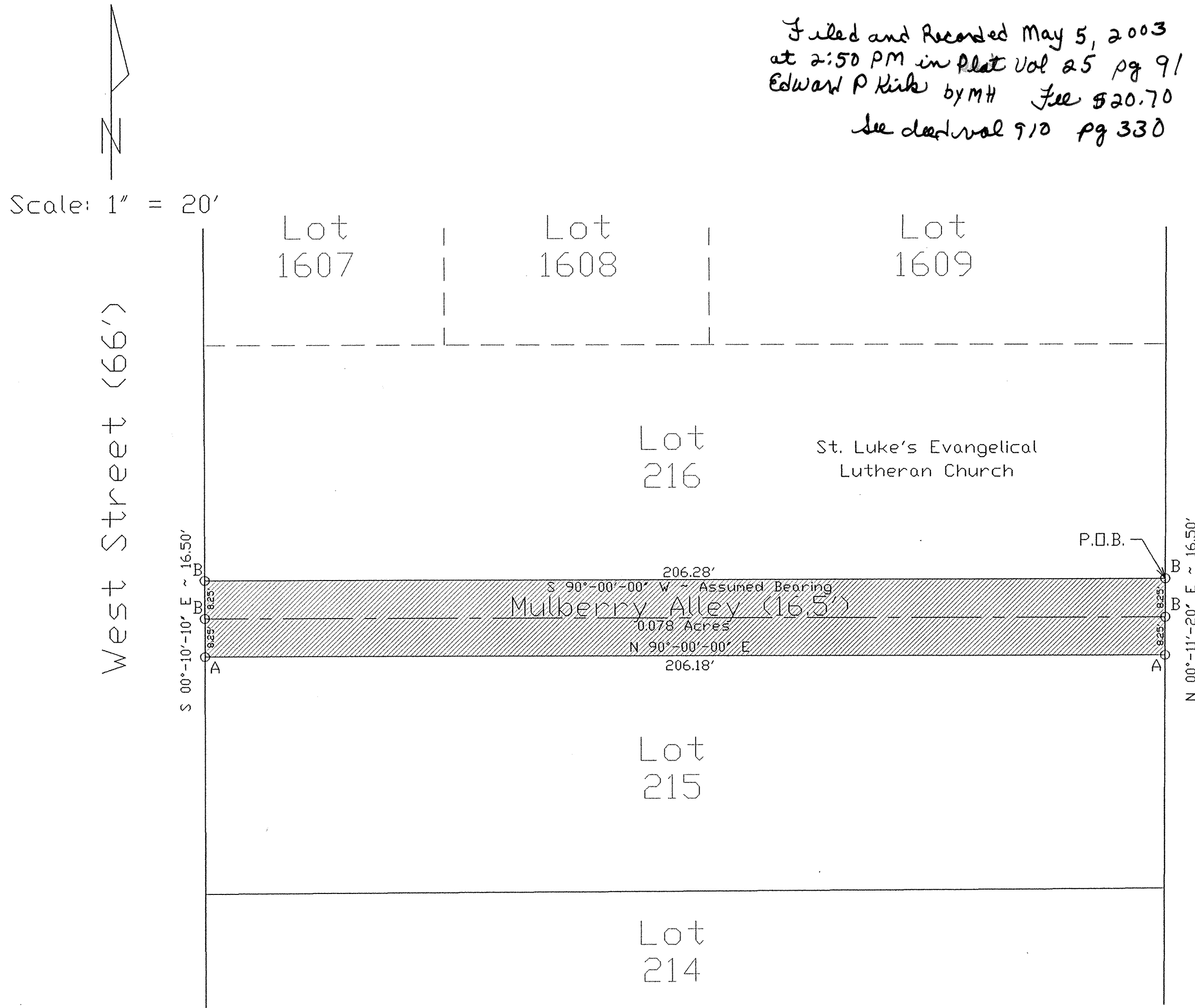
The above described tract of land contains 0.078 acres, more or less, subject to all legal highways and easements of record.

This plat and legal description represent an actual boundary survey completed under the direct supervision of Brad J. Core, PS #8004 on June 15, 2001. All markers called for are in place.

RECEIVED BY:
Mr. Howler
 MICHAEL ROBERT PO
 ALLEN COUNTY ENGINEER'S
 7/16/01

Vacation Plat Prepared By:

Materials Testing, Inc.
 1575 S. Defiance Trail
 Spencerville, Ohio 45887
 (419) 647-6163



LEGEND

A = Existing Railroad Spike
B = Set MAG Nail

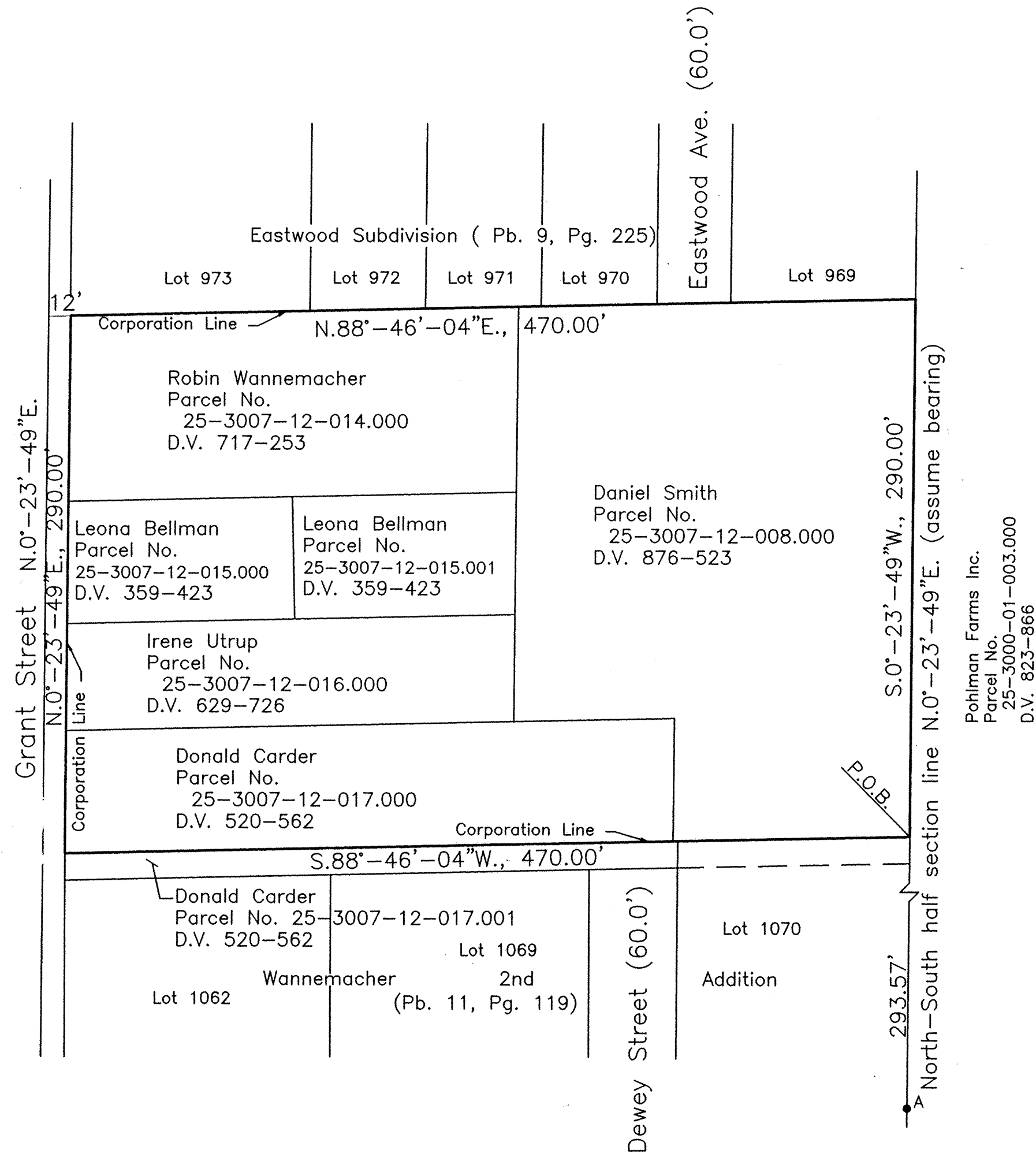
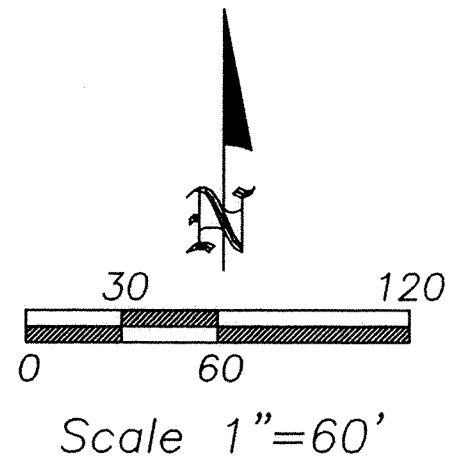
Brad J. Core
 Brad J. Core, PS #8004



| | | | |
|-------------|--|-------------|--|
| REVISED: | VACATION PLAT SAINT LUKE'S EVANGELICAL LUTHERAN CHURCH LIMA, OHIO NW 1/4 SECTION 31 BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| DATE DRAWN: | DRAWN BY: | CHECKED BY: | |
| 7-11-2001 | Z.J.G. | B.J.C. | |

LEGEND

- A - Existing Section stone at the center of Section 30
- B - Existing #4 rebar
- C - Existing #5 rebar



Description

Being a parcel of land in the N½ of Section 30, T2S, R5E, Marion Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at an existing section stone at the center of Section 30, thence N.0°-23'-49"E. (assumed bearing) on the north-south half Section line, 293.57' to the southeast corner of the Daniel Smith parcel (D.V. 876-523) being also the northeast corner of the City of Delphos corporation line, the POINT OF BEGINNING of the tract of land to be described for annexation, thence the following courses;

1. S.88°-46'-04"W. on the corporation line of Delphos, 470.00' to the west line of the Land Appraiser's Subdivision (Pb. 3, Pg. 220);
2. N. 0°-23'-49"E. on the west line of said subdivision, 290.00' to the south line of the Eastwood Subdivision (Pb. 9, Pg. 225);
3. N.88°-46'-04"E. on the south line of the Eastwood Subdivision (being also the corporation line of the City of Delphos, 470.00' to the north-south half-section line;
4. S.0°-23'-49"W. on the north-south half-section line, 290.00' to the POINT OF BEGINNING.

The above-described parcel contains approximately 3.128 acres to be annexed into the City of Delphos, Allen County, Ohio.

REVIEWED BY:

 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 4/21/03

Allen County Auditor's Certification

I, The Allen County Auditor, do hereby approve this plat and accept said described property for annexation to the City of Delphos, Ohio.

May 7, 2003 Auditor of Allen County, Ohio

200310826

Allen County Recorder's Certification

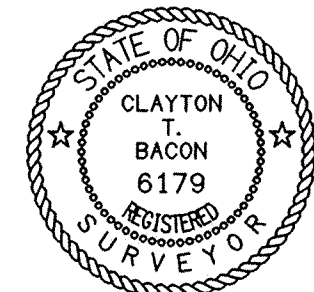
I, The Allen County Recorder, do hereby certify that this plat was filed for record on the Day of May, 2003, at 11:23 o'clock A.m. and recorded in Allen County Plat Book 25 on Page 92 Fee: \$ 20.70

May 7, 2003 Recorder of Allen County, Ohio
Annexation Deed Volume 910, Page 384

Surveyor's Certification

This legal description and plat are based on plats and deeds on record and have not been derived from an actual field survey.

Clayton T. Bacon, P.E., P.S. 4-21-03
Ohio Registered Surveyor #6179



Prepared By

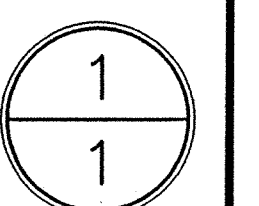
Bacon & Associates, L.L.C.

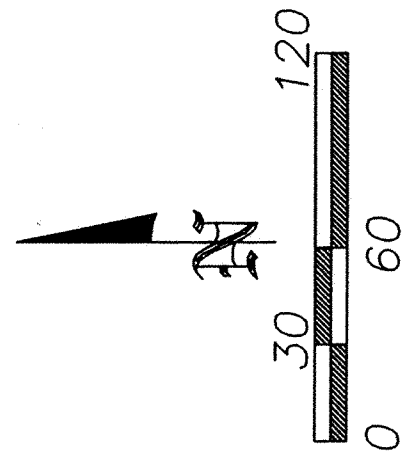
750 N. Easttown Rd., Elida, Ohio 45807
Office: (419) 999-3756 - Fax: (419) 999-2523

Grant Street Annexation Plat
N1/2, Section 30, T2S, R5E
Marion Township, Allen County, Ohio

File: 107-01

MSH
Date: 2-11-02





LEGEND

- A - Existing Section stone at the center of Section 30
- B - Existing #4 rebar
- C - Existing #5 rebar

Jackie R. & Deborah J. Gossard
pt. Parcel No.
25-3007-01-005.000
D.V. 867-648

DESCRIPTION

Being a parcel of land in the N½ of Section 30, T2S, R5E, Marion Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at an existing section stone at the center of Section 30, thence N.0°-23'-49"E. (assumed bearing) on the north-south half section line, 694.57' to an existing #5 rebar at the southwest corner of the Audrey Egen parcel (D.V. 879-735), the POINT OF BEGINNING of the tract of land to be described for annexation, thence the following courses:

1. Continue N.0°-23'-49"E. on the north-south half section line, 265.00' to the southeast corner of the Eastwood Subdivision Ext. #1 (Pb. 10, Pg. 68), being also the northeast corner of the Eastwood Subdivision (Pb. 9, Pg. 225);
2. S.88°-46'-04"W. on the south line of the Eastwood Subdivision (Delphos corporation line), 470.00' to the west line of Lot 48 in the Land Appraiser's Subdivision of Section 30 (Pb. 3, Pg. 220);
3. N.0°-23'-49"E. on the west line of Lot 48 (being also the corporation line of Delphos), in the R/W of Grant Street, 173.00' to the centerline of Jackson Street at the northwest corner of Lot 48;
4. N.0°-23'-49"E. on the west line of Lot 47 (being also the corporation line of Delphos), 185.36' to the northwest corner of Lot 47;
5. N.88°-46'-04"E. on the north line of Lot 47 of the Land Appraiser's Subdivision (being also the corporation line of Delphos), 470.00' to the east line of the NW¼ of Section 30;
6. S.0°-23'-49"W. on said east line, 177.36' to an existing #5 rebar at the end of Jackson Street 8.00' north of the centerline of Jackson Street;
7. S.89°-36'-11"E. on the north line of the Egen parcel (D.V. 879-735), 139.00' to an existing #5 rebar;
8. S.0°-23'-49"W. on the east line of said parcel, 446.00' to an existing #5 rebar;
9. N.89°-36'-11"W. on the south line of the Egen parcel, 139.00' to the POINT OF BEGINNING.

The above-described parcel contains approximately 5.288 acres to be annexed into the City of Delphos, Ohio.

This legal description and plat are based on plats and deeds on record and have not been derived from an actual field survey.

Allen County Auditor's Certification

I, The Allen County Auditor, do hereby approve this plat and accept said described property for annexation to the City of Delphos, Ohio.

May 7, 2003 Don E. Dupper Auditor of Allen County, Ohio

200310828 Allen County Recorder's Certification

I, The Allen County Recorder, do hereby certify that this plat was filed for record on the 7th Day of May 2003, at 11:25 o'clock P.m. and recorded in Allen County Plat Book 25 on Page 93. Fee: \$20.70

May 7, 2003 Edward J. Kirk Recorder of Allen County, Ohio
Annexation Deed Volume 910, Page 391

| | | | | |
|------------|--------------|---|---|---|
| Revisions: | 1 | 0 | 0 | 0 |
| Drawn: MSH | Date: 2-6-02 | | | |

Jackson Street Annexation Plat
N1/2, Section 30, T2S, R5E
Marion Township, Allen County, Ohio

Prepared By

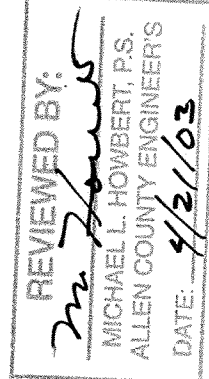
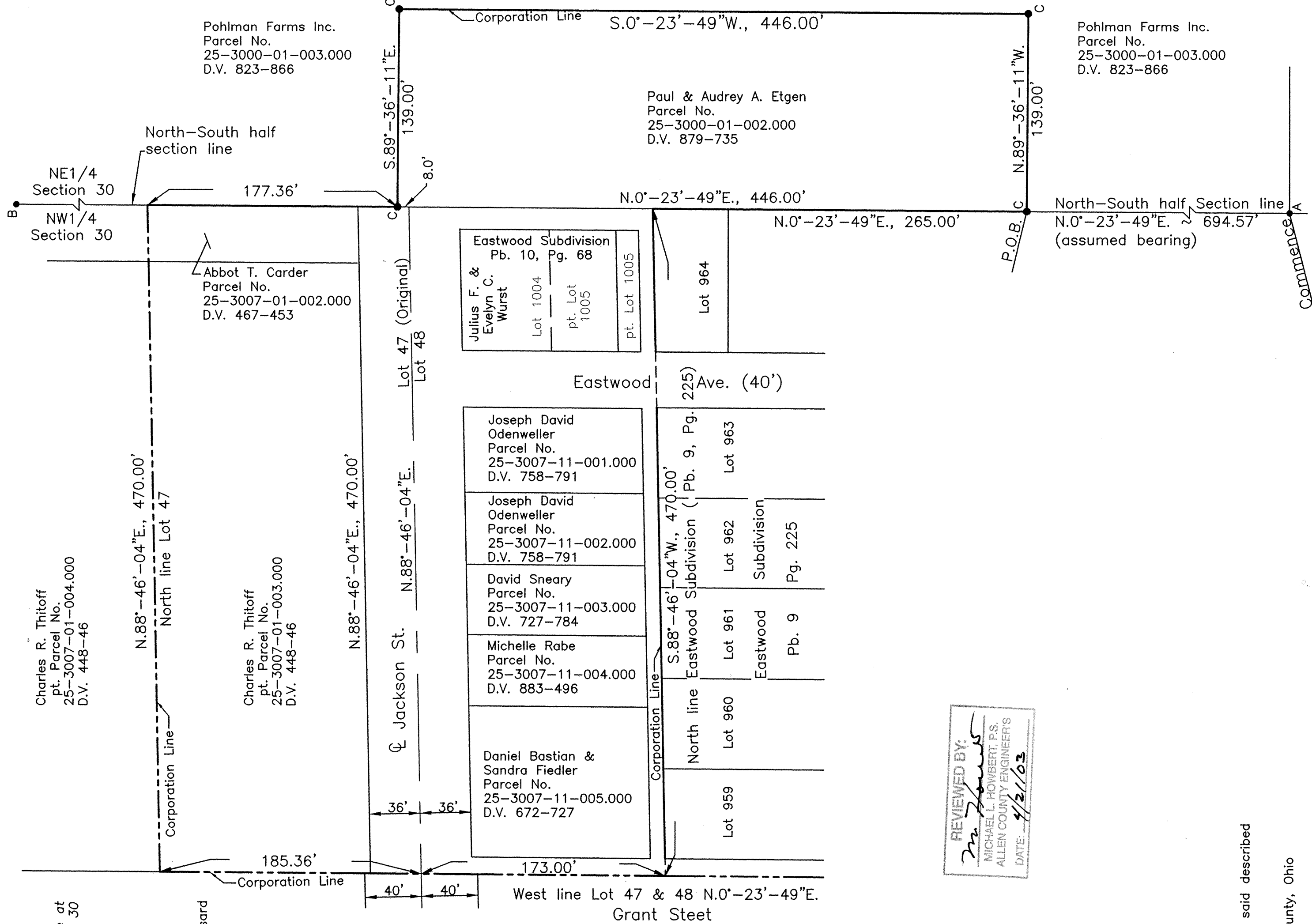
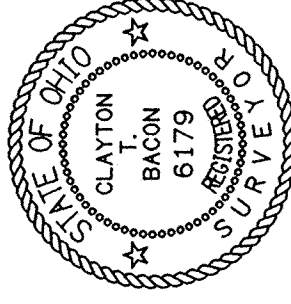
Bacon & Associates, L.L.C.

750 N. Eastown Rd., Elida, Ohio 45807
Office: (419) 999-3756 - Fax: (419) 999-2523

Surveyor's Certification

This legal description and plat are based on plats and deeds on record and have not been derived from an actual field survey.

Clayton J. Bacon
Clayton T. Bacon, P.E., P.S. 4-21-03
Ohio Registered Surveyor #6179



PLAT OF VILLA COMMUNITY AT THE OUTER BANKS CONDOMINIUMS PHASE III

PART OF LOT 29707
 JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P.24)
 IN THE S.W. 1/4 OF SECTION 34
 T 3 S - R 6 E, AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO

BBA BUILDERS, INC.
 VOL. 886, P. 859

DESCRIPTION
 VILLA COMMUNITY AT THE OUTER BANKS PHASE III
 0.227 ACRES

Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

Commencing for reference at a 5/8-inch iron pin in a concrete monument found marking the northwest corner of said Lot 29707 -

Thence North 89°-45'-30" East on and along the north line of said Lot for a distance of 226.05 feet to a 5/8-inch iron pin set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -

Thence continuing North 89°-45'-30" East on and along the north line of said Lot for a distance of 140.00 feet to a 5/8-inch iron pin set -

Thence South 43°-26'-08" West through said Lot for a distance of 168.42 feet to a 5/8-inch iron pin set on the northerly right of way of Westerly Drive -

Thence continuing on and along said right of way with a curve to the left having a radius of 61.00 feet, an arc length of 32.65 feet and a chord bearing North 55°-55'-11" West for a distance of 32.26 feet to a 5/8-inch iron pin set -

Thence North 01°-23'-28" East through said Lot for a distance of 103.66 feet to the **place of beginning**.

Containing in all 9,886 square feet or 0.227 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on a field survey completed in June, 2003, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

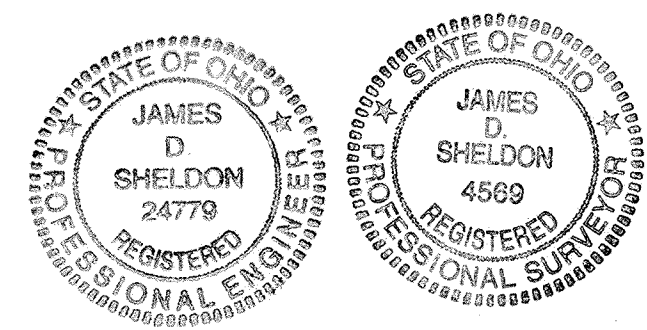
- NOTES: 1. Bearings are based on the west line of the Jeff Ciminillo Subdivision Replat as being North 00°-09'-37" East.
 2. All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

CERTIFICATION

I, James D. Sheldon, Registered Engineer No. 24779, State of Ohio, and Registered Surveyor No. 4569, State of Ohio, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 3, correctly represent the location, dimensions and configurations of Villa Community at the Outer Banks Condominiums Phase III as they existed on the date shown.

Date: 6 JUNE 03

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



COUNTY RECORDER'S CERTIFICATION

NO. 200313728
 FILED FOR RECORD IN THE ALLEN COUNTY, OHIO, RECORDER'S OFFICE THIS 6th DAY OF June, 2003, AT 4:02 O'CLOCK P.M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 25 ON PAGE 94.

FEE: \$ 62.10

DECLARATION: D.V. 911 PAGE 558.

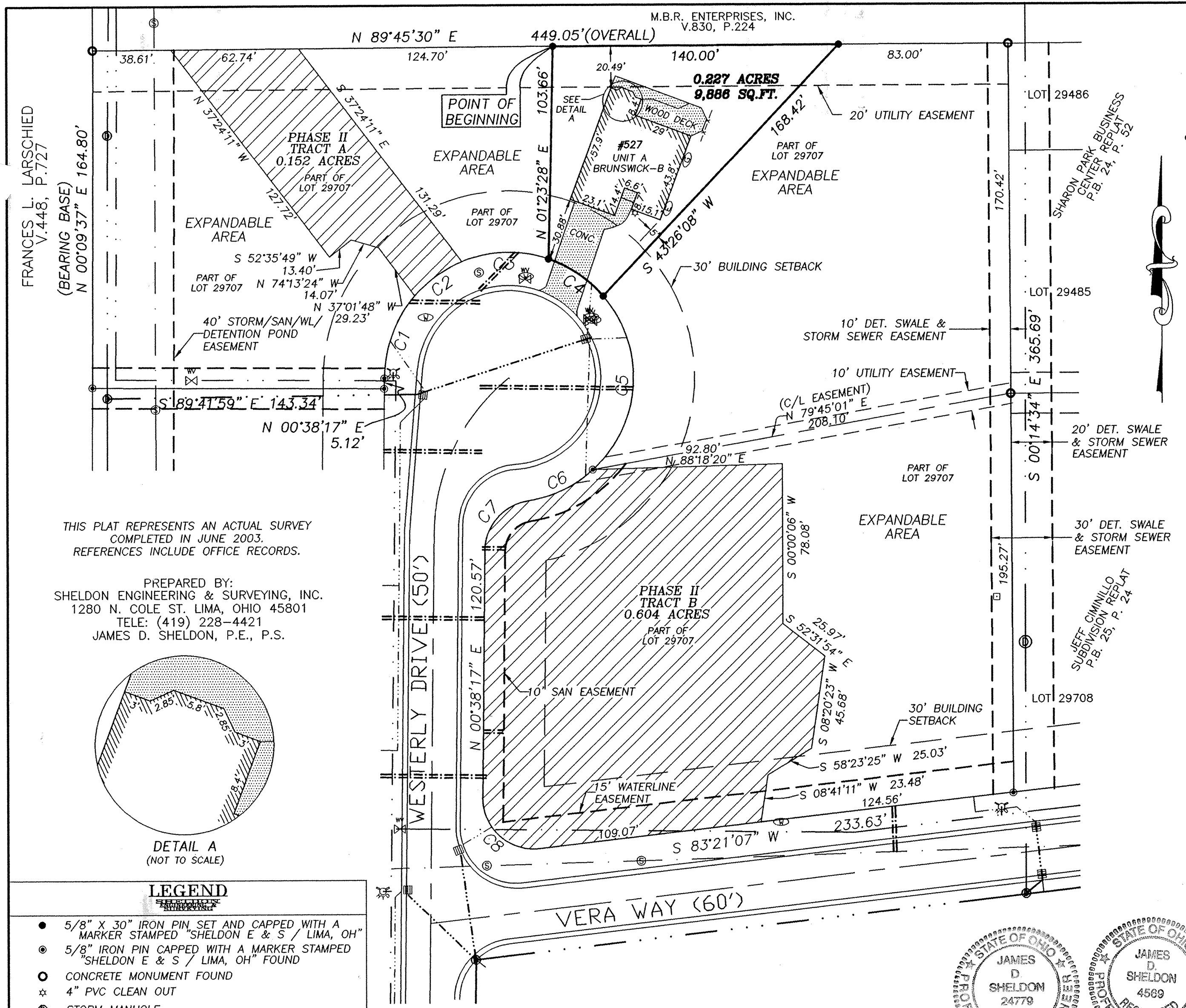
BY: *Edward P. Keck by Jre*
 RECORDER OF ALLEN COUNTY, OHIO

SHEET 1 OF 3

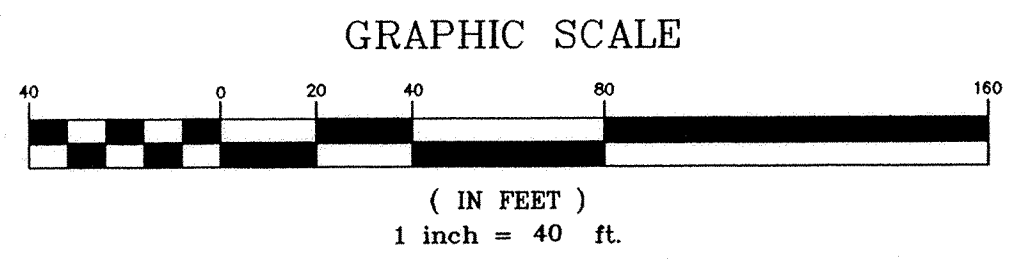
SHELDON ENGINEERING & SURVEYING, INC.



| | | |
|------------|------|----------------|
| 06-03-2003 | DATE | JOB NO. |
| | WSM | 22201C |
| | JDS | |
| | JDS | SCALE 1" = 40' |

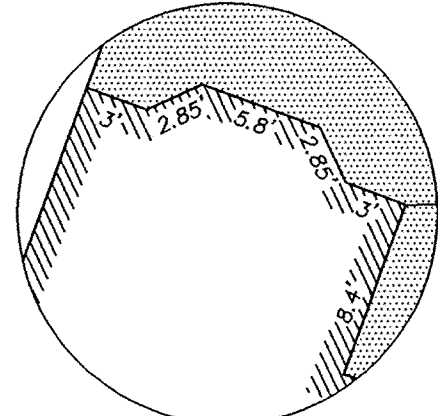


| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD |
|-------|--------|--------|---------|-----------|--------------------|
| C1 | 43.79 | 61.00 | 22.89 | 41°07'47" | S 20°33'53"W 42.85 |
| C2 | 28.63 | 61.00 | 14.59 | 26°53'40" | S 54°34'37"W 28.37 |
| C3 | 43.35 | 61.00 | 22.64 | 40°43'19" | S 88°23'06"W 42.45 |
| C4 | 32.65 | 61.00 | 16.73 | 30°40'06" | N 55°55'11"W 32.26 |
| C5 | 93.99 | 61.00 | 59.20 | 88°16'51" | N 03°33'18"E 84.96 |
| C6 | 35.74 | 61.00 | 18.40 | 33°34'17" | N 64°28'51"E 35.23 |
| C7 | 35.18 | 25.00 | 21.21 | 80°37'43" | S 40°57'08"W 32.35 |
| C8 | 42.45 | 25.00 | 28.40 | 97°17'10" | S 48°00'18"E 37.53 |



THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED IN JUNE 2003. REFERENCES INCLUDE OFFICE RECORDS.

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

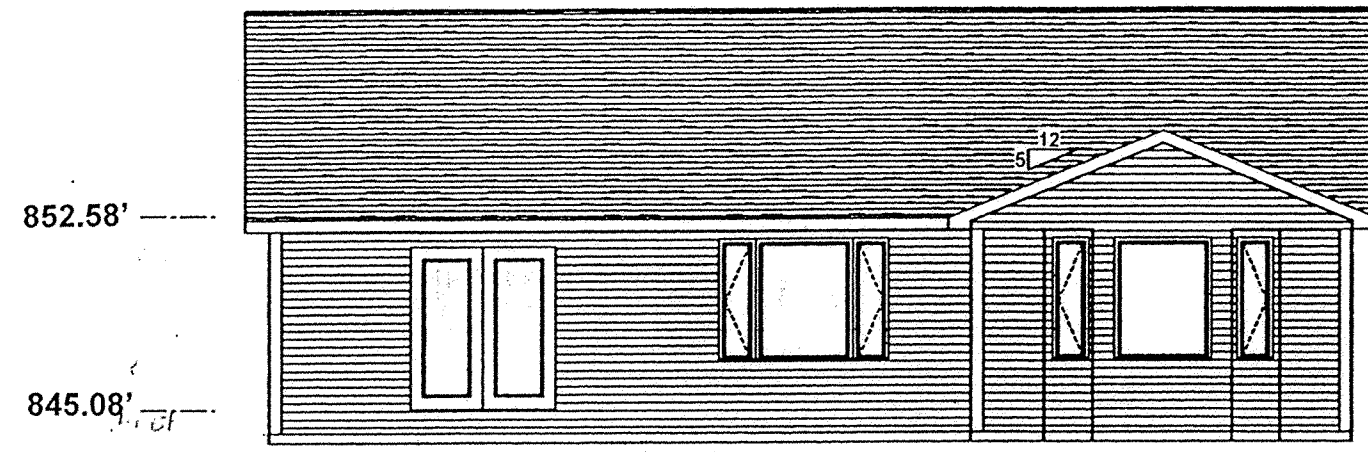


DETAIL A (NOT TO SCALE)

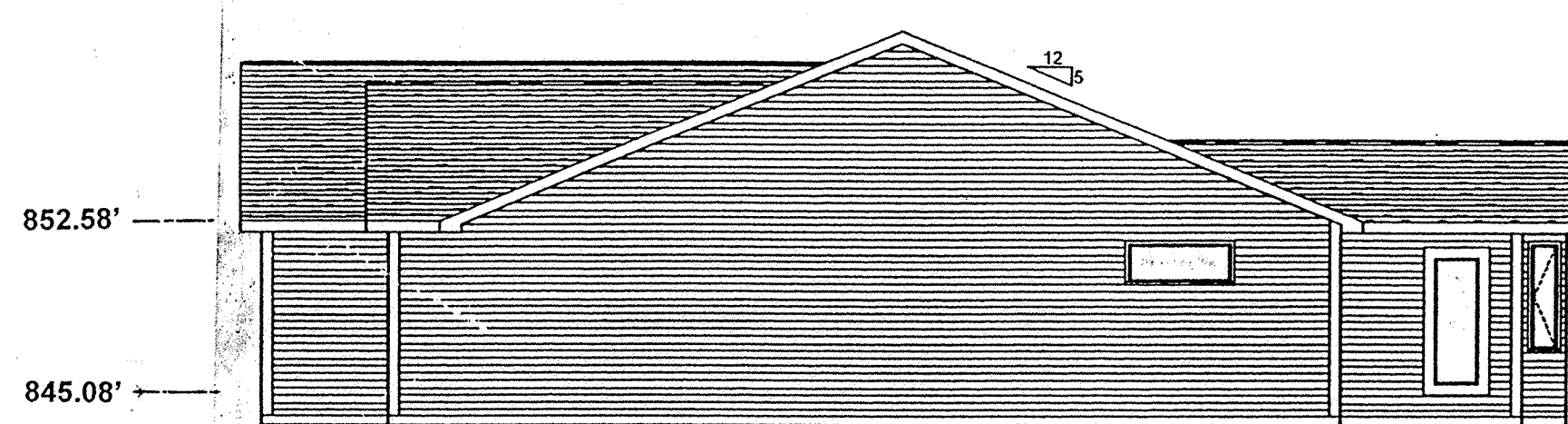
LEGEND

- 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- ⊙ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ☆ 4" PVC CLEAN OUT
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT W/ VALVE
- CATCH BASIN
- ⊕ WATER METER AND VALVE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- TRANSFORMER
- ⊗ TELEPHONE PEDESTAL
- MAIN WATER LINE
- SANITARY SEWER LATERAL
- STORM SEWER
- SANITARY SEWER
- ▨ LIMITED COMMON AREA
- ▨ COMMON AREA
- ▨ PHASE II VILLA COMMUNITY AT THE OUTER BANKS
- ▨ BUILDING
- - - PRIVACY FENCE (FUTURE IMPROVEMENT)

UNIT "A" - FLOOR PLAN AND BUILDING ELEVATIONS



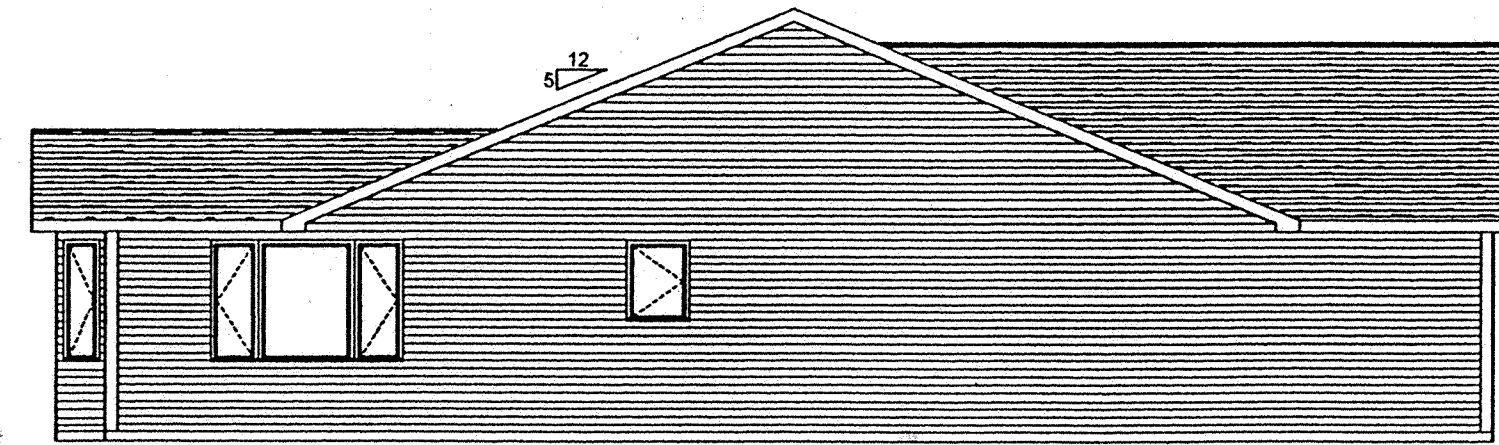
Alexander Homes
Plan: The Brunswick-B
Drawing: Front & Rear
February 03, 2003



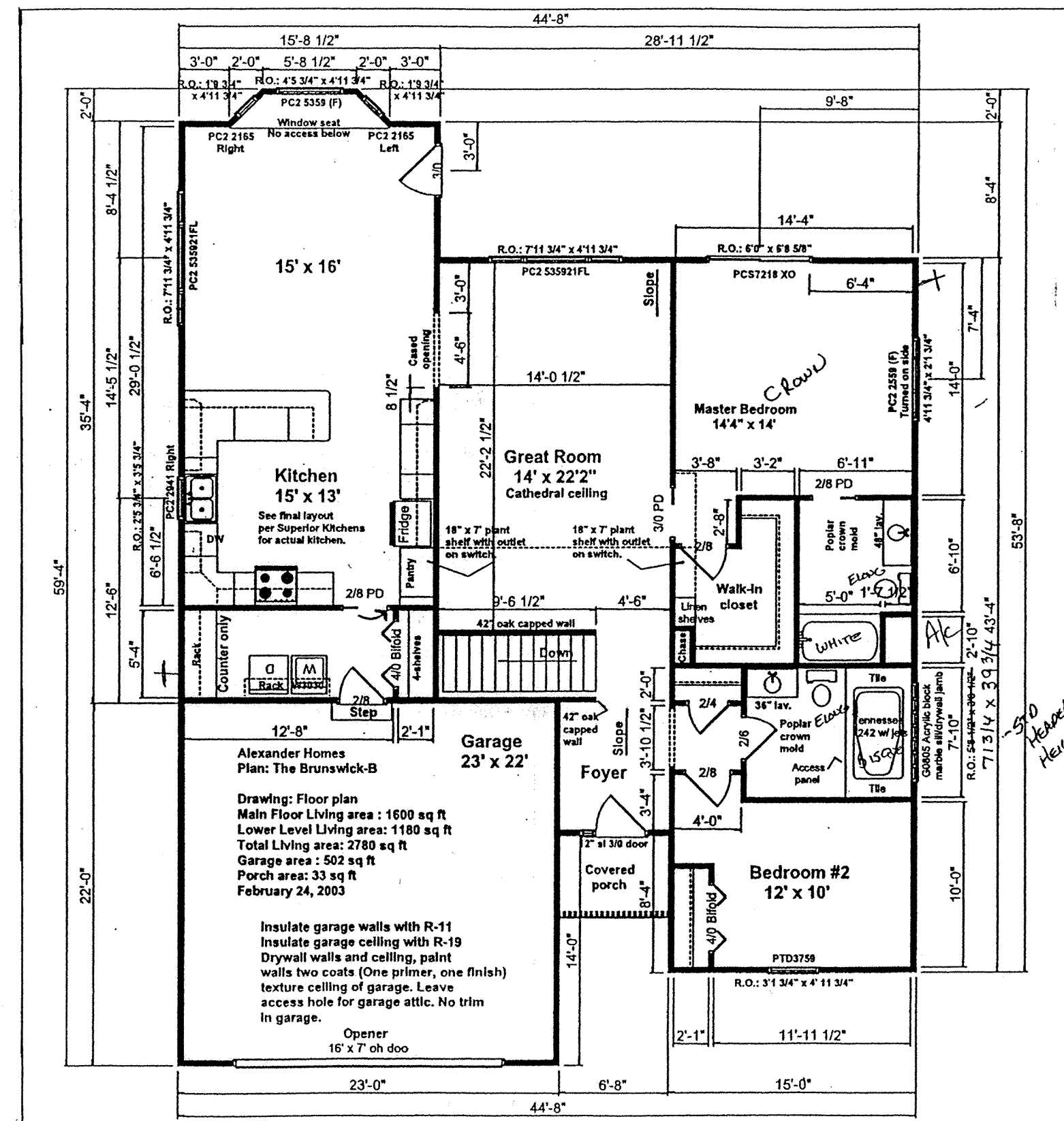
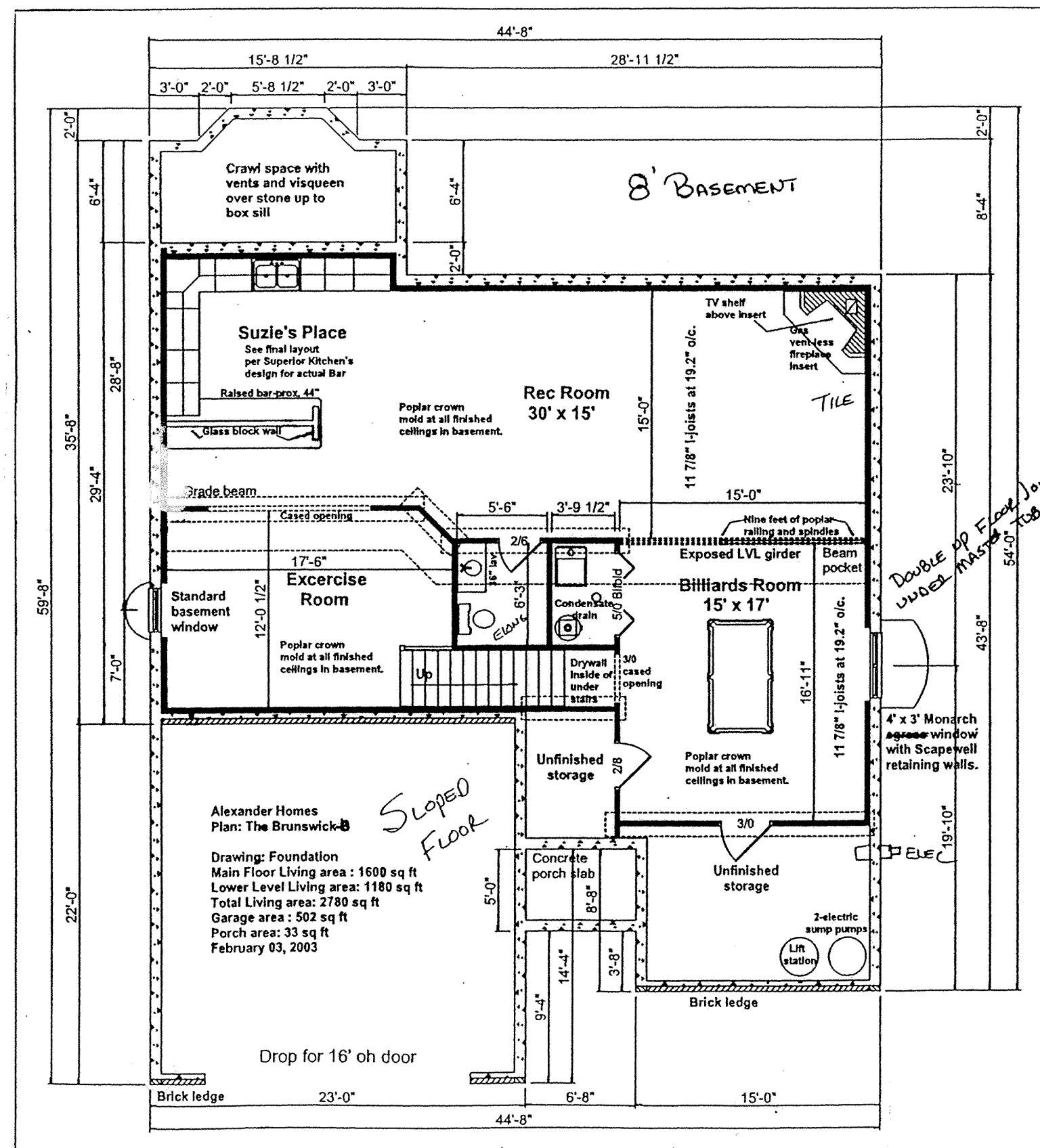
Alexander Homes
Plan: The Brunswick-B
Drawing: Left & Right
February 03, 2003



852.58'
845.08'

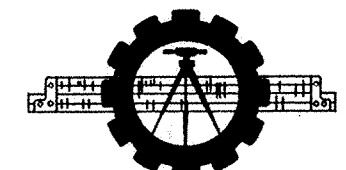


852.58'
845.08'



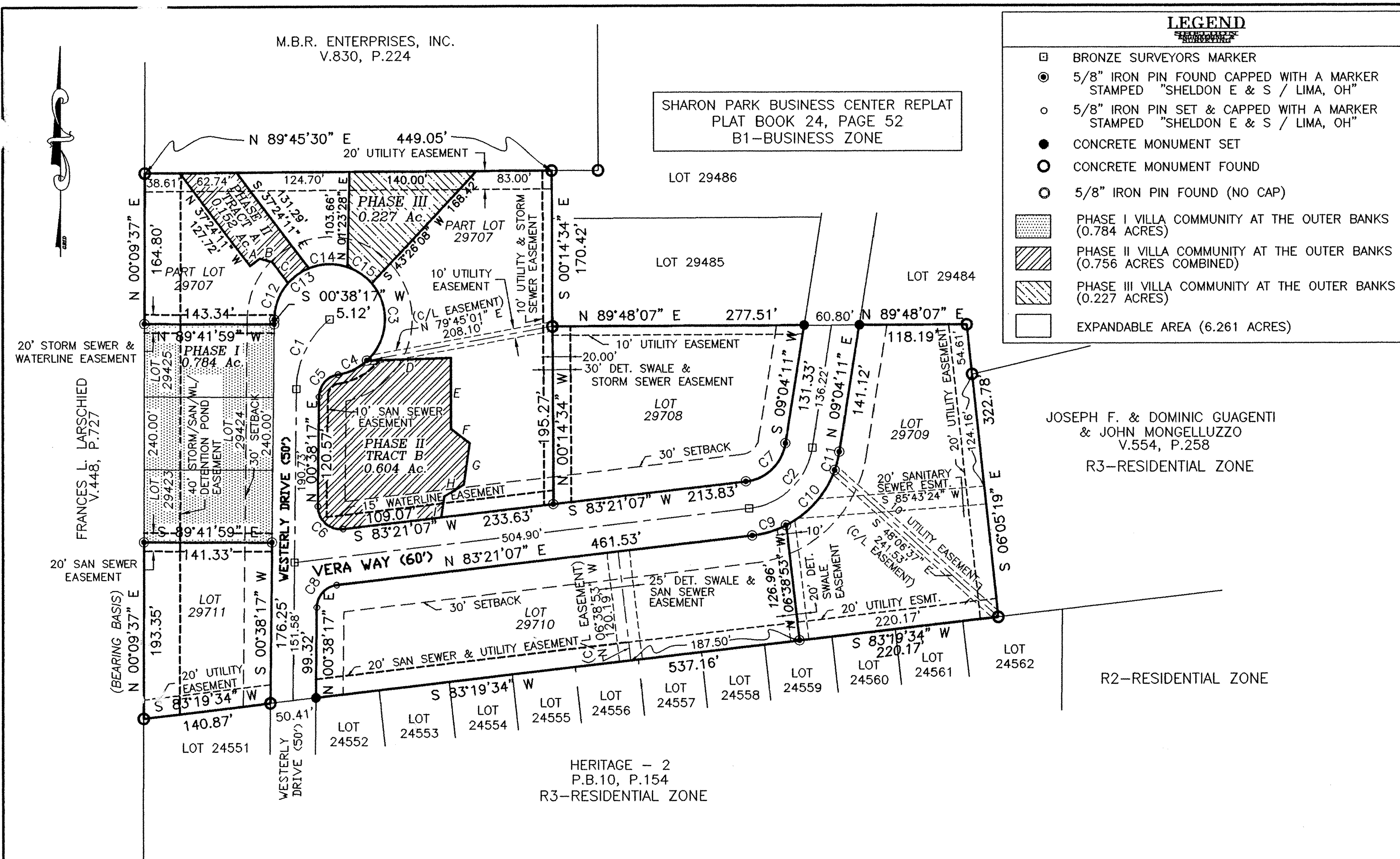
SHEET 2 OF 3

SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

| | | | |
|------------|------|---------|--------|
| 06-03-2003 | DATE | JOB NO. | 22201C |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | NONE |



DEDICATOR'S LAND
VILLA COMMUNITY AT THE OUTER BANKS CONDOMINIUMS PHASE III
LOTS 29708-29711 AND PART OF LOT 29707
JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P. 24)
IN THE S.W. 1/4 OF SECTION 34
T 3 S - R 6 E, AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO
 BBA BUILDERS, INC. (VOL. 886, P. 859)
DEDICATOR'S LAND
VILLA COMMUNITY AT THE OUTER BANKS
6.488 ACRES

Being Lots 29708, 29709, 29710 and 29711 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and that part of Lot 29707 remaining after the following two described exceptions:

Parcel 1:
 Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, more particularly described as follows:
 Commencing for reference at a 5/8-inch iron pin in a concrete monument found marking the northwest corner of said Lot -
 Thence North 89°-45'-30" East on and along the north line of said Lot for a distance of 38.61 feet to a 5/8-inch iron pin set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -
 Thence continuing North 89°-45'-30" East on and along said north line for a distance of 62.74 feet to a 5/8-inch iron pin set -
 Thence South 37°-24'-11" East for a distance of 131.29 feet to a 5/8-inch iron pin set on the north line of Westerly Drive -
 Thence on and along said north line of Westerly Drive with a curve to the left having a radius of 61.00 feet, an arc length of 28.63 feet and a chord bearing South 54°-34'-37" West for a distance of 28.37 feet to a 5/8-inch iron pin set -
 Thence North 37°-01'-48" West for a distance of 29.23 feet to a 5/8-inch iron pin set -
 Thence North 74°-13'-24" West for a distance of 14.07 feet to a 5/8-inch iron pin set -
 Thence South 52°-35'-49" West for a distance of 13.40 feet to a 5/8-inch iron pin set -
 Thence North 37°-24'-11" West for a distance of 127.72 feet to the **place of beginning**.
 Containing in said exception 6,611 square feet or 0.152 acres of land.

Parcel 2:
 Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, more particularly described as follows:
 Commencing for reference at a 5/8-inch iron pin found on the north line of Vera Way marking the southeast corner of said Lot -
 Thence South 83°-21'-07" West on and along the south line of said Lot and the north line of Vera Way for a distance of 124.56 feet to a 5/8-inch iron pin set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -
 Thence continuing South 83°-21'-07" West on and along said south line and the north line of Vera Way for a distance of 109.07 feet to a 5/8-inch iron pin set -
 Thence on and along a curve to the right having a radius of 25.00 feet, an arc length of 42.45 feet and a chord bearing North 48°-00'-18" West for a distance of 37.53 feet to a 5/8-inch iron pin set on the east line of Westerly Drive -
 Thence on and along said east line of Westerly Drive with the following three (3) courses:
 1) North 00°-38'-17" East for a distance of 120.57 feet to a 5/8-inch iron pin set -
 2) With a curve to the right having a radius of 25.00 feet, an arc length of 35.18 feet and a chord bearing North 40°-57'-08" East for a distance of 32.35 feet to a 5/8-inch iron pin set -
 3) With a curve to the left having a radius of 61.00 feet, an arc length of 35.74 feet, and a chord bearing North 64°-28'-51" East for a distance of 35.23 feet to a 5/8-inch iron pin found -
 Thence North 88°-18'-20" East for a distance of 92.80 feet to a 5/8-inch iron pin set -
 Thence South 00°-00'-06" West for a distance of 78.08 feet to a 5/8-inch iron pin set -
 Thence South 52°-31'-54" East for a distance of 25.97 feet to a 5/8-inch iron pin set -
 Thence South 08°-20'-23" West for a distance of 45.68 feet to a 5/8-inch iron pin set -
 Thence South 58°-23'-25" West for a distance of 25.03 feet to a 5/8-inch iron pin set -
 Thence South 08°-41'-11" West for a distance of 23.48 feet to the **place of beginning**.
 Containing in said exception 26,322 square feet or 0.604 acres of land.

Containing in all 6.488 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on office records of a field survey performed on October 30, 2002, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

LEGEND

- ☐ BRONZE SURVEYOR'S MARKER
- 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- 5/8" IRON PIN FOUND (NO CAP)
- ▨ PHASE I VILLA COMMUNITY AT THE OUTER BANKS (0.784 ACRES)
- ▨ PHASE II VILLA COMMUNITY AT THE OUTER BANKS (0.756 ACRES COMBINED)
- ▨ PHASE III VILLA COMMUNITY AT THE OUTER BANKS (0.227 ACRES)
- EXPANDABLE AREA (6.261 ACRES)

REVIEWED BY:
Michael L. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 6-6-03



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

Charlotte A. Bellman
 WITNESS

BY: *R. Michael Alexander*
 R. MICHAEL ALEXANDER, PRESIDENT

Date **6 JUNE 03**

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

SHEET 3 OF 3

SHELDON ENGINEERING & SURVEYING, INC.



| | | | |
|------------|------|---------|-----------|
| 06-03-2003 | DATE | JOB NO. | 22201C |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | 1" = 100' |

A N 52°35'49" E 13.40' B N 74°13'24" W 14.07' C N 37°01'48" W 29.23'
 D N 88°18'20" E 92.80' E S 00°00'06" W 78.08' F S 52°31'54" E 25.97' G S 08°20'23" W 45.68' H S 58°23'25" W 25.03' I S 08°41'11" W 23.48'

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

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

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

STATE OF OHIO

SS: COUNTY OF ALLEN

BE IT REMEMBERED THAT ON THIS 6th DAY OF June, 2003, PERSONALLY CAME THE SAID BBA Builders, Inc., by R. Michael Alexander, its president, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

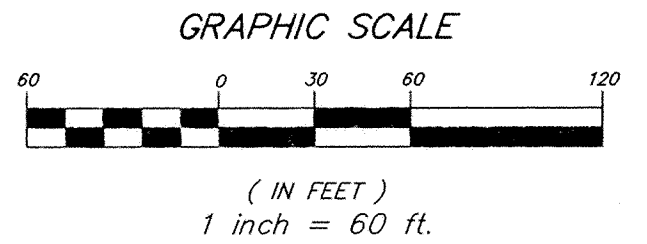
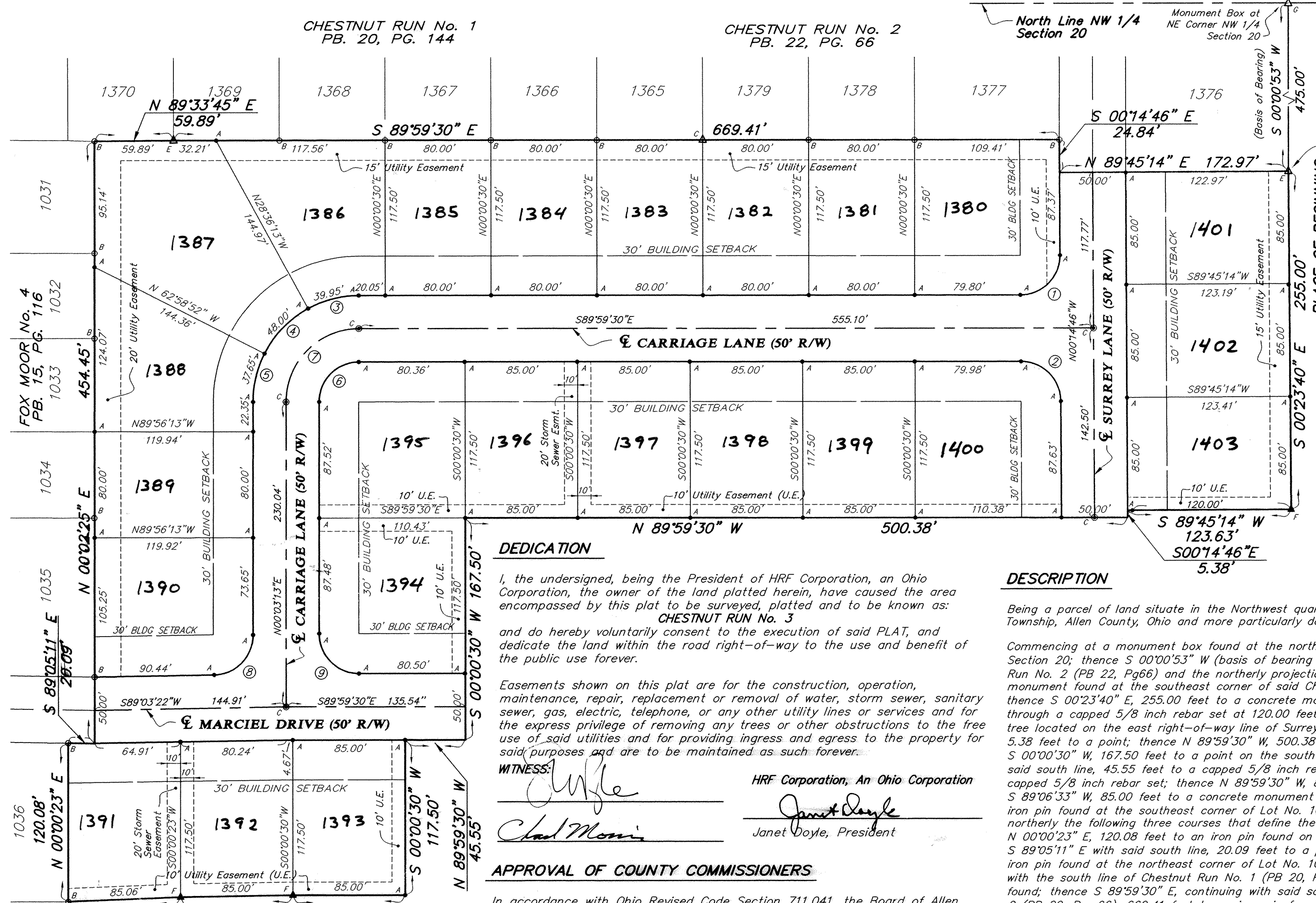
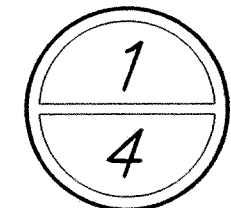
ACKNOWLEDGMENT

Charlotte A. Bellman

CHARLOTTE A. BELLMAN
 Notary Public, State of Ohio
 My Commission Expires
 October 09, 2004

CHESTNUT RUN SUBDIVISION No. 3

Part NW 1/4, SECTION 20, T-3-S, R-6-E,
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO



- LEGEND**
- 5/8" Capped Rebar Set
 - Iron Pin or Pipe Found
 - ⊙ P.K. Nail Set
 - ⊙ P.K. Nail Found
 - △ Concrete Monument Found
 - △ Concrete Monument Set
 - △ Monument Box Found

SITE STATISTICS:

| | |
|-----------------------|----------------|
| DEED VOLUME / PAGE: | 810 / 146 |
| NUMBER OF LOTS: | 24 |
| TOTAL ACREAGE: | 7.569 Acres |
| LOT DENSITY: | 3.17 Lots/Acre |
| LOT ACREAGE: | 5.988 Acres |
| RIGHT-OF-WAY ACREAGE: | 1.581 Acres |

Approved for transfer
Allen County Tax Map Office
By Mr. J. F. ... Date 5/28/03

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. 3** and do hereby voluntarily consent to the execution of said PLAT, and dedicate the land within the road right-of-way to the use and benefit of the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewer, sanitary sewer, gas, electric, telephone, or any 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.

WITNESS:
[Signature] HRF Corporation, An Ohio Corporation
[Signature] Janet Doyle, President

APPROVAL OF COUNTY COMMISSIONERS
In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this plat by Commissioner's Resolution Number 456-03, dated 6/17/03, said plat having been approved by the Allen County Engineer and the Lima Allen County Regional Planning Commission.

[Signature]
President of the Board of Allen County Commissioners

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 27 day of May, 2003.
My commission expires June 2, 2007
[Signature]

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 (basis of bearing - previous plat) with the east line of Chestnut Run No. 2 (PB 22, Pg66) and the northerly projection of said east line, 475.00 feet to a concrete monument found at the southeast corner of said Chestnut Run No. 2 and the PLACE OF BEGINNING; thence S 00°23'40" E, 255.00 feet to a concrete monument set; thence S 89°45'14" W (passing through a capped 5/8 inch rebar set at 120.00 feet), 123.63 feet to a point falling within a 36" tree located on the east right-of-way line of Surrey Lane; thence S 00°14'46" E with said east line, 5.38 feet to a point; thence N 89°59'30" W, 85.00 feet to a capped 5/8 inch rebar set; thence S 89°06'33" W, 85.00 feet to a concrete monument set; thence S 87°45'19" W, 85.06 feet to an iron pin found at the southeast corner of Lot No. 1036 in Fox Moor No. 4 (PB 15, Pg. 116); thence northerly the following three courses that define the the east line of said Fox Moor No. 4: N 00°00'23" E, 120.08 feet to an iron pin found on the south line of Marciel Drive; thence S 89°05'11" E with said south line, 20.09 feet to a point; thence N 00°02'25" E, 45.45 feet to an iron pin found at the northeast corner of Lot No. 1031 in said Fox Moor No.4; thence N 89°33'45" E with the south line of Chestnut Run No. 1 (PB 20, Pg. 144), 59.89 feet to a concrete monument found; thence S 89°59'30" E, continuing with said south line and the south line of Chestnut Run No. 2 (PB 22, Pg. 66), 669.41 feet to an iron pin found on the west line of Surrey Lane; thence S 00°14'46" E with said west, 24.84 feet to a point; thence N 89°45'14" E continuing with said south line of Chestnut Run No. 2, 172.97 feet to the PLACE OF BEGINNING containing 7.569 acres, more or less, and subject to all legal easements of record.

SURVEYOR'S CERTIFICATION:
I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in October, 2002. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY, L.S. 6470 has been or will be placed at all lot corners shown on said plat within six (6) months from the recording date of this plat.

[Signature]
KUCK and MORRISEY, Inc.
Richard D. Morrissey, L.S.
Registered Surveyor, Ohio No. 6470 (Ohio)

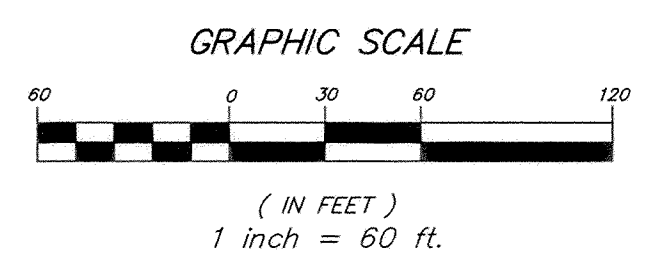


CURVE DATA

| Curve No. | Location | Radius | Arc Length | Chord: Bearing & Distance | Delta | Tangent |
|-----------|--------------|--------|------------|---------------------------|-----------|---------|
| ① | Right-of-way | 30.00' | 47.26' | N 44°52'52" E, 42.52' | | |
| ② | Right-of-way | 30.00' | 46.99' | S 45°07'08" E, 42.33' | | |
| ③ | Right-of-way | 80.00' | 36.69' | N 76°52'15" E, 36.67' | | |
| ④ | Right-of-way | 80.00' | 48.00' | N 46°32'40" E, 47.28' | | |
| ⑤ | Right-of-way | 80.00' | 40.91' | N 14°42'17" E, 40.47' | | |
| ⑥ | Right-of-way | 30.00' | 47.10' | N 45°01'51" E, 42.41' | | |
| ⑦ | Centerline | 55.00' | 86.35' | N 45°01'52" E, 77.75' | 89°57'17" | 54.96' |
| ⑧ | Right-of-way | 30.00' | 46.60' | N 44°33'18" E, 42.06' | | |
| ⑨ | Right-of-way | 30.00' | 47.15' | S 44°58'08" E, 42.44' | | |

CHESTNUT RUN SUBDIVISION No. 3B

Part NW 1/4, SECTION 20, T-3-S, R-6-E,
AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO



LEGEND

- 5/8" Capped Rebar Set
- 5/8" Rebar Found
- ⊙ P.K. Nail Set
- ⊙ P.K. Nail Found
- △ Concrete Monument Found
- ▲ Concrete Monument Set
- Monument Box Found

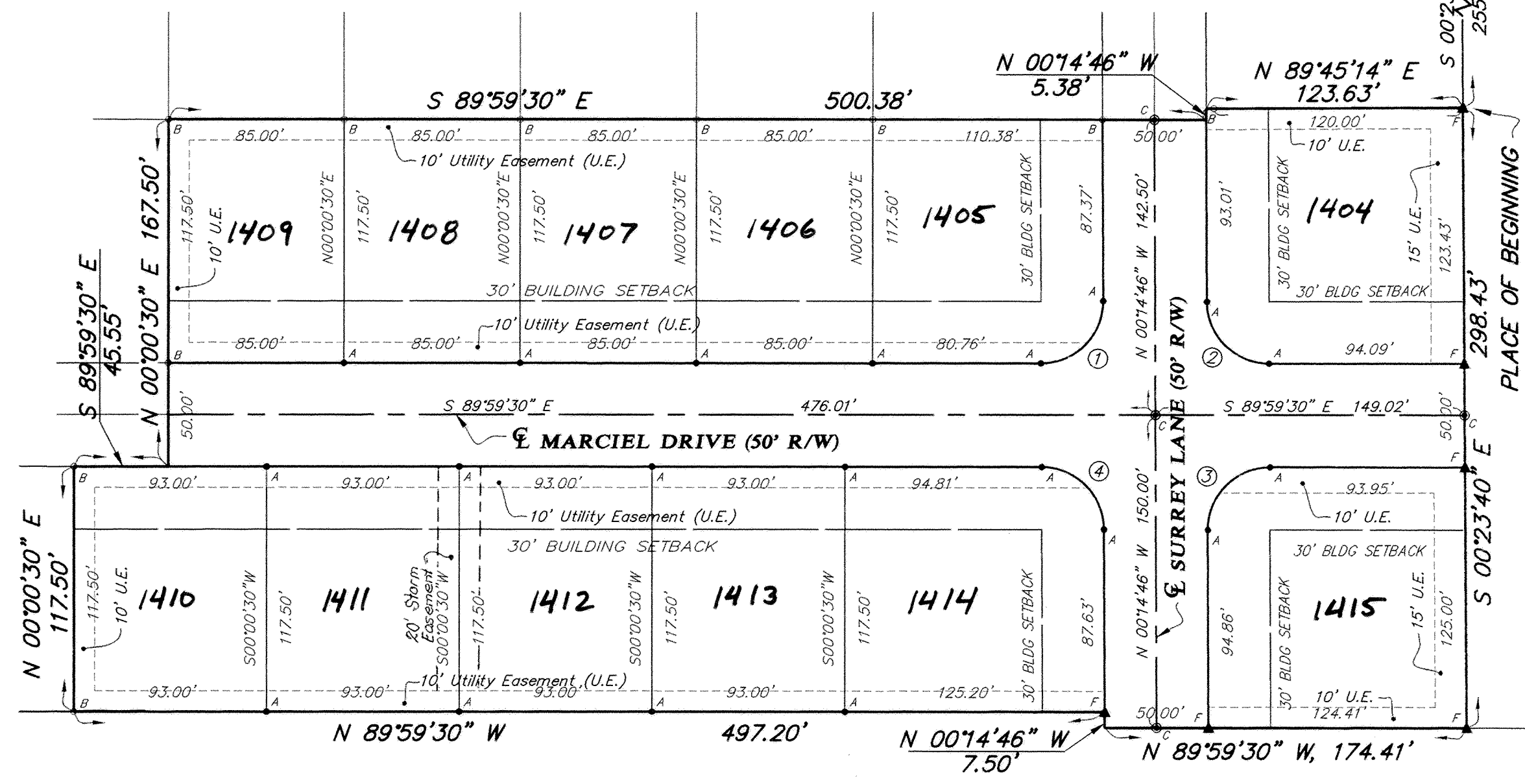
North Line NW 1/4 Section 20
Monument Box at NE Corner NW 1/4 Section 20
EAST ROAD

CHESTNUT RUN No. 2
PB 22, Pg. 66
CHESTNUT RUN No. 3

36-2001-01-015.000
Norman J. FOUST
Vol. 307, Pg. 583

| CURVE DATA | | | | |
|------------|--------------|--------|------------|---------------------------|
| Curve No. | Location | Radius | Arc Length | Chord: Bearing & Distance |
| ① | Right-of-way | 30.00' | 47.26' | N 44°52'52" E, 42.53' |
| ② | Right-of-way | 30.00' | 46.99' | S 45°07'08" E, 42.33' |
| ③ | Right-of-way | 30.00' | 47.26' | N 44°52'52" E, 42.52' |
| ④ | Right-of-way | 30.00' | 46.99' | S 45°07'08" E, 42.33' |

CHESTNUT RUN No. 3
PB. , PG.



APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this plat by Commissioner's Resolution

Number 456.03, dated 6/17/03, said plat having been approved by the Allen County Engineer and the Lima Allen County Regional Planning Commission.

[Signature]
President of the Board of Allen County Commissioners

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 (basis of bearing - previous plat) with the east line of Chestnut Run No. 2 (PB 22, Pg. 66) and the northerly projection of said east line, 475.00 feet to a concrete monument found at the southeast corner of said Chestnut Run No. 2; thence S 00°23'40" E with the east line of Chestnut Run No. 3, 255.00 feet to a concrete monument set at the southeast corner of said Chestnut Run No. 3 and the PLACE OF BEGINNING; thence S 00°23'40" E, 298.43 feet to a concrete monument set; thence N 89°59'30" W, (passing through a concrete monument set at 124.41 feet) 174.41 feet to a point on the west right-of-way line of Surrey Lane; thence N 00°14'46" W with said west line, 7.50' to a concrete monument set; thence N 89°59'30" W, 497.20 feet to a capped 5/8 inch rebar set at the southeast corner of Chestnut Run No. 3; thence northerly and easterly the following six courses that define a portion of the east line and the south line of said Chestnut Run No. 3: N 00°00'30" E, 117.50 feet to a capped 5/8 inch rebar set at the south line of Marciel Drive; thence S 89°59'30" E with said south line, 45.55 feet to a point; thence N 00°00'30" E, 167.50 feet to a capped 5/8 inch rebar set; thence S 89°59'30" E, 500.38 feet to a point on the east right-of-way line of Surrey Lane; thence N 00°14'46" W with said east line, 5.38 feet to a point in a 36" tree located on the east right-of-way line of Surrey Lane; thence N 89°45'14" E (passing through a capped 5/8 inch rebar found at 3.63 feet), 123.63 feet back to the PLACE OF BEGINNING, containing 4.258 acres more or less and subject to all legal easements of record.

SITE STATISTICS:

DEED VOLUME / PAGE: 810 / 146
 NUMBER OF LOTS: 12
 TOTAL ACREAGE: 4.258 Acres
 LOT DENSITY: 2.82 Lots/Acre
 LOT ACREAGE: 3.244 Acres
 RIGHT-OF-WAY ACREAGE: 1.014 Acres

36-2002-11-020.000
HRF Corp
Vol. 810, Pg. 146

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. 3B

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 any 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.

WITNESS:

[Signature]

HRF Corporation, An Ohio Corporation

[Signature]

[Signature]
Janet Doyle, President

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 27 day of May, 2003.

My commission expires June 2, 2007

[Signature]
Robert A. Johnson

Approved for transfer
Allen County Tax Map Office

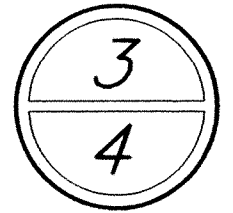
By [Signature] Date 5/28/03

SURVEYOR'S CERTIFICATION:

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in October, 2002. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY, L.S. 6470 has been or will be placed at all lot corners shown on said plat within six (6) months from the recording date of this plat.

[Signature]
KUCK and MORRISEY, Inc.
Richard D. Morrisey, L.S.
Registered Surveyor, Ohio No. 6470 (Ohio)





CHESTNUT RUN No. 3 & No. 3B

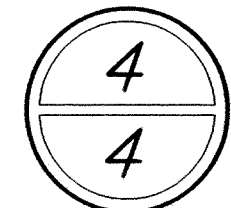
RESTRICTIONS AND PROTECTIVE COVENANTS

PROTECTIVE COVENANTS

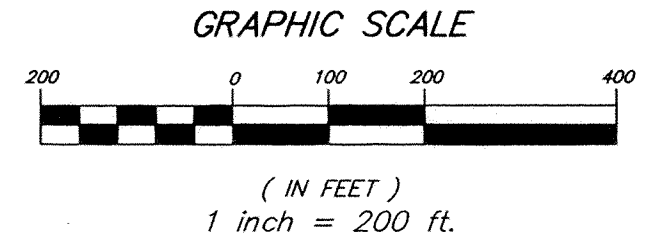
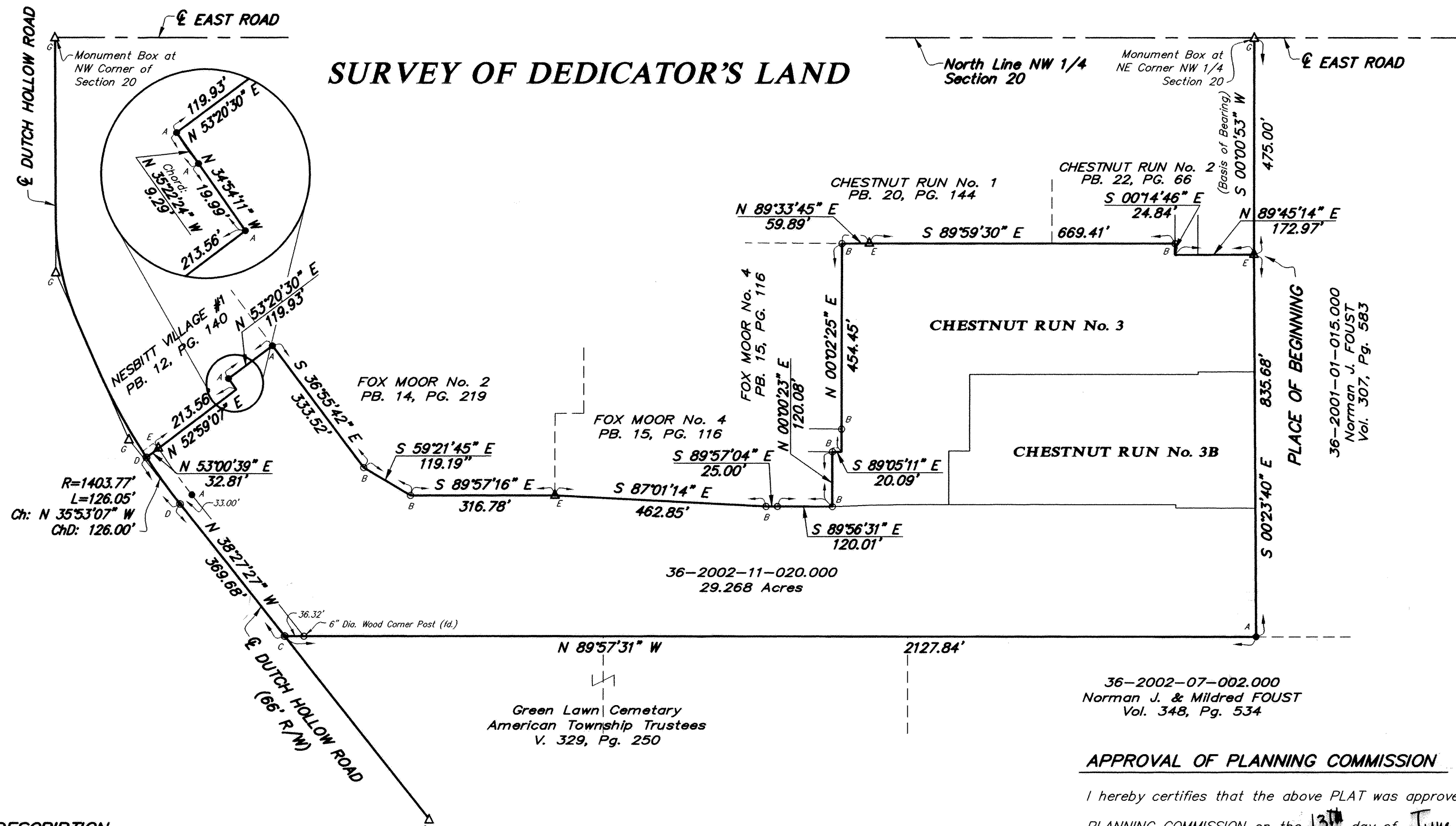
1. **USE OF LOTS**, said premises shall be solely and exclusively for residential purposes. No buildings or structures or any additions thereto or any alterations thereof shall be erected, reconstructed, placed or suffered to remain upon said premises other than one attached single-family dwelling whose size, location, type, cost, use and materials of construction thereof, shall have been approved in writing, by GRANTOR. A true copy of said plans, specifications and details shall have been lodged permanently with GRANTOR. No doublewide, modular or factory construction buildings are permitted on premises. The GRANTOR shall also approved in writing the color scheme, the grading plan of the lot, including the grade elevations of said buildings and structures. No buildings or structures, except as conforming 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.
2. **BUILDING RESTRICTION**, no one floor dwelling shall have a ground floor area less than 1,300 square feet. No two story dwelling shall be permitted on any lot in said subdivision the ground floor area of which is less than 750 square feet.
3. **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 the builder or developer to advertise the property during the construction and sale period.
4. **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, providing they are not kept, bred or maintained for any commercial purposes.
5. **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 clean and in good sanitary condition.
6. **SIGHT DISTANCE AT INTERSECTIONS**, no fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersections of street lines or in case of a rounded property corner from the intersection of the street lines extended. The sightline limitations shall also apply on any lot within ten (10) feet of the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless foliage lines are maintained at sufficient height to prevent obstruction of such sightlines.
7. **EASEMENTS-UTILITIES**, easements and rights of way are reserved in and over the lots within this subdivision, as are shown on said plat, for the construction, operation and maintenance of poles, wires, therewith for the transmission of electricity, telephone, cablevision and other purposes, also for the construction, operation and maintenance of drains, sewers and pipelines 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 said 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.
8. **ANNOYANCES**, no obnoxious or offensive activity shall be carried on or upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. (i.e. engine noise, party noise or illegal drugs).
9. **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, as addressed hereon, is acceptable. Appearance of all buildings and grounds must be maintained in conformity with neighborhood.
10. **OUTBUILDINGS** must be of wood frame construction, colors of siding and roof must match the house. Building dimensions not to be greater than ten (10) feet by twelve (12) and roof pitch minimum to be six (6) / twelve (12) or to match the house.
11. **NO INOPERABLE** motor vehicle; no trailer, motor home, camper, recreational vehicle, boat or boat trailer, snowmobile or snowmobile trailer, air craft or motorcycle; nor any truck larger than three-quarter tons shall be parked on any lot for more than seventy-two (72) hours during any thirty (30) day period, unless stored wholly within a private garage.
12. **NO TRASH**, litter or debris of any kind shall be placed or permitted to accumulate upon any lot other than in closed sanitary receptacles. No noxious odors shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly or detrimental to any occupant of the subdivision. No hazardous or offensive activities shall be carried on any lot, nor shall anything be done thereon which may be annoyance or nuisance to other occupants of the subdivision. Without limiting any of the foregoing, no loudspeakers, horns, whistles, bells or other sound-producing devices, excepting security devices used exclusively for security purposes, shall be located or used on the exterior of any building on any lot, nor shall any exterior lights be installed or used, the principal beam of which would shine onto adjoining lots. No clotheslines or other drying or airing facilities are permitted on the exterior of building.
13. **FENCES**. No fence, wall, hedge or mass planting shall be permitted: EXCEPTION shall be a chainlink fence in the rear yard no higher than forty-two (42) inches and not to block the view of any neighboring property owner. Privacy vinyl fences five (5) feet high around swimming areas adjacent to the residential structure are also permitted.
14. **NO ANTENNA** for the transmission or reception of television signals, radio or any other form of electromagnetic radiation shall be erected, used or maintained on any lot, outside any building or otherwise.
15. **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 this Chestnut Run subdivision, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument binds the owner to these Protective Covenants.
16. **COVENANT PERIOD**, 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 within said plat has been recorded, agreeing to change said covenants in whole or part.

CHESTNUT RUN No. 3 & No. 3B

Part NW 1/4, SECTION 20,
T-3-S, R-6-E, AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO



SURVEY OF DEDICATOR'S LAND



LEGEND

- 5/8" Capped Rebar Set
- Iron Pin or Pipe Found
- Brad Nail Found
- ⊙ P.K. Nail Found
- △ Concrete Monument Found
- ▲ Concrete Monument Set
- △ Monument Box Found

REVIEWED BY:
m. How
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 5/29/03

36-2002-07-002.000
Norman J. & Mildred FOUST
Vol. 348, Pg. 534

APPROVAL OF PLANNING COMMISSION

I hereby certifies that the above PLAT was approved by the LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION on the 13th day of June, 2003.

CERTIFIED
John M. Maguire
Director, Lima-Allen County Regional Planning Commission

COUNTY AUDITOR'S CERTIFICATION

This PLAT filed for transfer this 17th of June, 2003.
Fee: \$18.00
Ben E. Diepenbrock SWS
Auditor, Allen County, Ohio.

COUNTY RECORDER'S CERTIFICATION

200314774
Filed for record in the Allen County Recorder's Office this 17th day of June, 2003 at 10:09 o'clock A. M. and recorded in Allen County Plat Book 25 on Page 97.
Fee \$82.80

Edward P. Kirk
Recorder, Allen County, Ohio

MN
MAY, 2003

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:

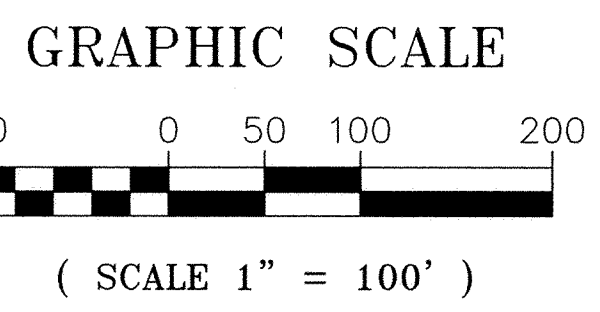
Commencing at a monument box found at the northeast corner of said Northwest quarter of said Section 20; thence S 00°00'53" W (basis of bearing - previous plat) with the east line of Chestnut Run No. 2 (PB 22, Pg 66) and the northerly projection of said east line, 475.00 feet to a concrete monument found at the southeast corner of said Chestnut Run No. 2 and the PLACE OF BEGINNING; thence S 00°23'40" E, 835.68 feet to a capped 5/8 inch rebar set; thence N 89°57'31" W (passing through a six inch diameter wood corner post found at 2,091.52 feet), 2,127.84 feet to an existing Brad Nail found on the centerline of Dutch Hollow Road; thence N 38°27'27" W with said centerline of said Dutch Hollow Road, 369.68 feet to a PK Nail found at the P.C. of a curve; thence continuing with said centerline, along said curve to the right having a radius of 1,403.77, an arc length of 126.05 feet to a PK Nail found at the southwest corner of Nesbitt Village No. 1 (PB 12, Pg 140) (chord being N 35°53'07" W, 126.00'); thence N 53°00'39" E, 32.81 to a concrete monument found; thence N 52°59'07" E, 213.56 feet to a capped 5/8 inch rebar set; thence N 34°54'11" W, 19.99 feet to a capped 5/8 inch rebar set; thence along a curve to the right having a radius of 334.35 feet, the chord of which is N 35°22'24" W, 9.29 feet to a capped 5/8 inch rebar set; thence N 53°20'30" E, 119.93 feet to an iron pin found at the Southeast corner of said Nesbitt Village No. 1; thence southeasterly the following three courses that define the south line of Fox Moor No. 2 (PB 14, Pg 219): S 36°55'42" E, 333.52 feet to an iron pin found; thence S 59°21'45" E, 119.19 feet to an iron pin found; thence S 89°57'16" E, 316.78 feet to a concrete monument found at the Southeast corner of said Fox Moor No. 2 subdivision; thence the following three courses that define the south line of Fox Moor No. 4 Subdivision (PB 15, Pg 116): S 87°01'14" E, 462.85 feet to an iron pin found; thence S 89°57'04" E, 25.00 feet to a point on the centerline of Amy Drive; thence S 89°56'31" E, 120.01 feet to an iron pin found at the Southeast corner of said Fox Moor No. 4 Subdivision; thence northerly the following three courses that define the east line of said Fox Moor No. 4: N 00°00'23" E, 120.08 feet to an iron pin found on the south line of Marciel Drive; thence S 89°05'11" E with said south line, 20.09 feet to a point; thence N 00°02'25" E (passing through a PK Nail at 25.00 feet), 454.45 feet to an iron pin found at the northeast corner of Lot No. 1031 in said Fox Moor No. 4; thence N 89°33'45" E with the south line of Chestnut Run No. 1 (PB 20, Pg 144), 59.89 feet to a concrete monument found; thence S 89°59'30" E, continuing with said south line and the south line of said Chestnut Run No. 2 (PB 22, Pg 66), 669.41 feet to an iron pin found on the west line of Surrey Lane; thence S 00°14'46" E with said west line, 24.84 feet to a point; thence N 89°45'14" E continuing with said south line of Chestnut Run No. 2, 172.97 feet to the PLACE OF BEGINNING containing 29,268 acres, more or less, and subject to all highway and other legal easements of record. Existing Road right-of-way occupies 0.367 acres. Deed Reference: V 810, Pg. 146.

MENARDS COMMERCE PARK FINAL PLAT & DEDICATOR'S PLAT

PART OF THE WEST HALF (1/2), SOUTHWEST
QUARTER (1/4), SECTION NO. 15,
T-3-S, R-6-E, AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO

OWNER:
MENARD, INC.
4777 MENARD DRIVE
EAU CLAIRE, WI 54703
(715)-876-2929

ENGINEER / SURVEYOR:
POGGEMEYER DESIGN GROUP
935 CLEVELAND AVENUE
DEFIANCE, OH 43512
(419)-782-3067



LOT NO. 29740
MENARDS TRACT
900,322± SQ. FT.
20.6686± ACRES

TOTAL ACREAGE
GROSS: 35.3889 ±
ROAD R/W: 3.4114 ±
NET: 31.9775 ±

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 308.63 | S89°26'05"W |
| L2 | 81.07 | N12°53'09"E |
| L3 | 321.93 | N32°26'44"E |
| L4 | 227.19 | S89°25'00"W |
| L5 | 502.86 | S57°33'17"E |
| L6 | 70.71 | S12°33'17"E |
| L7 | 379.98 | S32°26'43"W |
| L8 | 161.24 | S77°26'43"W |
| L9 | 264.01 | N57°33'17"W |
| L10 | 42.50 | S32°26'43"W |
| L11 | 65.00 | N57°33'17"W |
| L12 | 196.51 | N32°26'43"E |
| L13 | 85.00 | N32°26'43"E |
| L14 | 265.40 | N57°33'17"W |
| L15 | 23.18 | N12°53'09"E |

CURVE DATA

CURVE 1
RAD. = 220.00'
ARC LENGTH = 128.10'
INCLUDED ANGLE = 33°21'38"
TANGENT LENGTH = 65.92'
CHORD LENGTH = 126.29'
CHORD BEARING = S74°14'06"E
DEGREE OF CURVE = 26°02'37"

CURVE 2
RAD. = 215.00'
ARC LENGTH = 125.07'
INCLUDED ANGLE = 33°19'46"
TANGENT LENGTH = 64.36'
CHORD LENGTH = 123.31'
CHORD BEARING = N15°48'27"E
DEGREE OF CURVE = 26°38'58"

CURVE 3
RAD. = 220.00'
ARC LENGTH = 217.70'
INCLUDED ANGLE = 56°41'51"
TANGENT LENGTH = 118.70'
CHORD LENGTH = 208.93'
CHORD BEARING = S29°12'21"E
DEGREE OF CURVE = 26°02'37"

CURVE 4
RAD. = 220.00'
ARC LENGTH = 101.10'
INCLUDED ANGLE = 26°19'45"
TANGENT LENGTH = 51.46'
CHORD LENGTH = 100.21'
CHORD BEARING = N19°16'51"E
DEGREE OF CURVE = 26°02'37"

CURVE 5
RAD. = 575.00'
ARC LENGTH = 250.05'
INCLUDED ANGLE = 24°54'59"
TANGENT LENGTH = 127.03'
CHORD LENGTH = 248.09'
CHORD BEARING = S78°46'49"E
DEGREE OF CURVE = 09°57'52"

CURVE 6
RAD. = 575.00'
ARC LENGTH = 246.86'
INCLUDED ANGLE = 24°35'54"
TANGENT LENGTH = 125.36'
CHORD LENGTH = 244.97'
CHORD BEARING = S78°37'16"E
DEGREE OF CURVE = 09°57'52"

CURVE 7
RAD. = 215.00'
ARC LENGTH = 79.43'
INCLUDED ANGLE = 21°10'05"
TANGENT LENGTH = 40.17'
CHORD LENGTH = 78.98'
CHORD BEARING = N09°43'37"E
DEGREE OF CURVE = 26°38'58"

CRIDER, ALTA MAE, LIFE ESTATE
VOL. 800, PG. 731
(TRACT # 4)

LEGEND

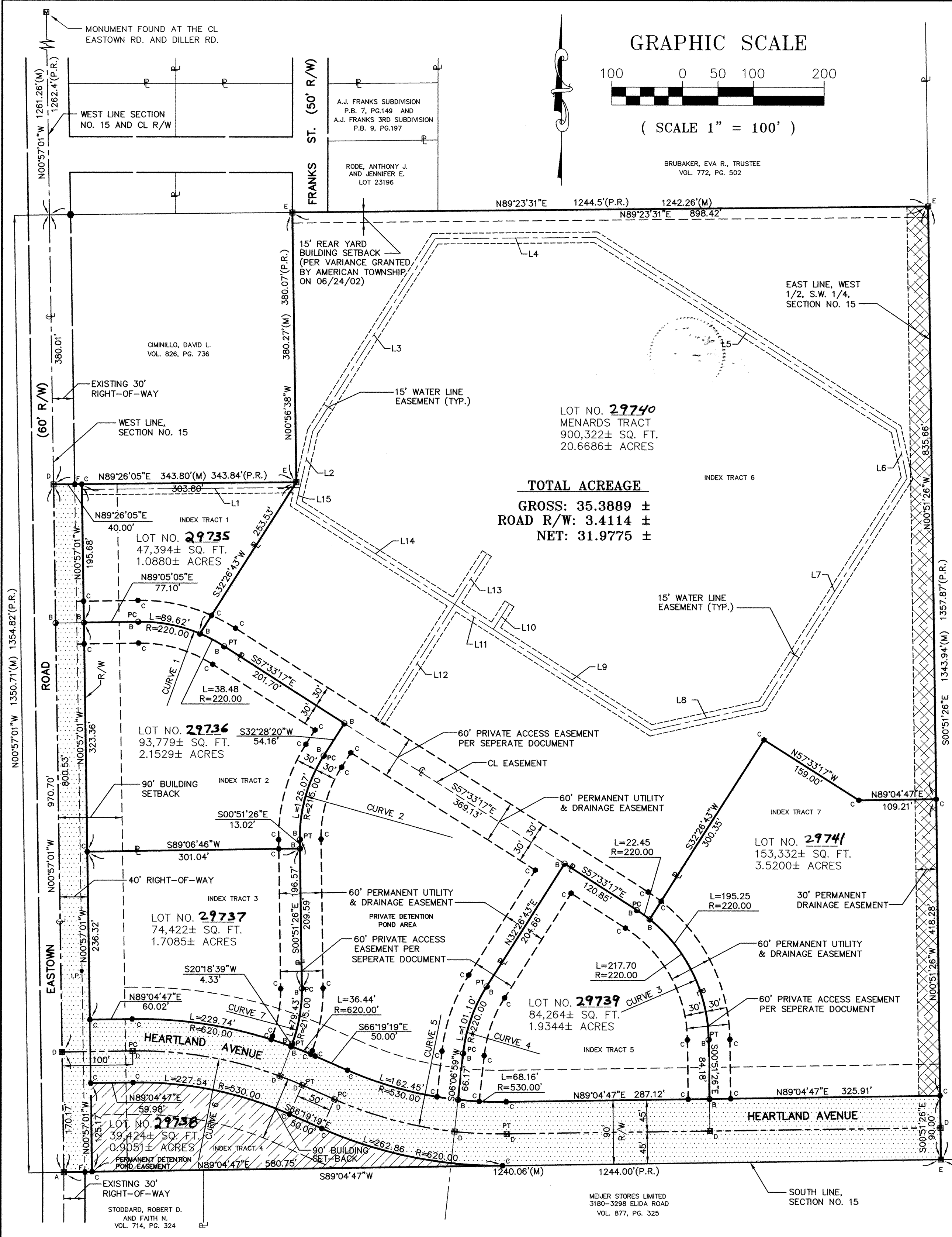
- RIGHT-OF-WAY DEDICATION TO THE PUBLIC
- STONE FOUND, MONUMENT BOX S.W. CORNER, SECTION NO. 15
- MAGNAIL SET THIS SURVEY
- CAPPED 5/8" x 30" IRON ROD SET THIS SURVEY
- CAPPED IRON ROD WITH MONUMENT BOX SET THIS SURVEY
- CONCRETE MONUMENT SET THIS SURVEY
- CAPPED 5/8" x 30" IRON ROD SET PRIOR SURVEY
- (P.R.) PRIOR RECORD DISTANCE
- (M) MEASURED DISTANCE THIS SURVEY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PERMANENT DETENTION POND EASEMENT
- 30' PERMANENT DRAINAGE EASEMENT

5/8" IRON ROD FOUND AT SOUTH 1/4 POST

SUBDIVISION PLAT SHT. 1 OF 2



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



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 (Eastown Road & Heartland Avenue) as shown on sheet 1 of 2, comprising of a total of 3.4114 acres, to the public use forever.

We, the undersigned, being all the owners of the land platted herein, also dedicate Index Tract 4 in its entirety as shown hereon, comprising of a total of 0.9051 acres, to the public use forever.

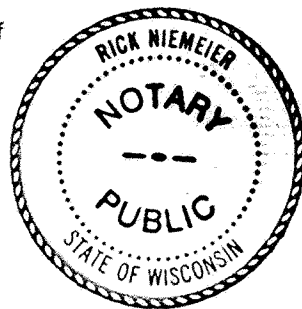
Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewer, open ditches, sanitary sewer, gas, electric, telephone or other utility lines or services, on those areas so designated and for the express privilege of removing any trees 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.

Witness signatures: Marv Prochaska, Vice President of Menard Inc. and MARK G. LEE

Notary Public information for Rick Niemeier, State of Wisconsin, County of Eau Claire.

As witness whereof and have hereunto set my hand and affixed my official seal the 10th day of JUNE, 2003.

My Commission Expires 15 PERMANENT R-11 Notary Public SIGNATURE Rick Niemeier Notary Public PRINTED NAME



APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Lima Allen County Ohio Regional Planning Commission on 13th of June 2003.

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

Certified _____

Signature of Director, Lima-Allen County Regional Planning Commission

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

Signature of Director, Allen County Combined Health District

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on 8.6.2002.

Signature of Ben E. Drepenhul, Allen County Auditor

COUNTY RECORDER

I hereby certify that this plat was filed for recording on June 18, 2003 and that it was recorded on June 18, 2003 in Volume 25, Page 101, plat records of Allen County, Ohio. Fee \$41.40. Time 10:19 AM

Signature of Edward P. Kish, Allen County Recorder

APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this plat by Commissioners Resolution Number 457-03, dated June 17, 2003, said plat having been approved by the Allen County Engineer and the Lima Allen County Regional Planning Commission.

Signature of President of the Board of Allen County Commissioners

COUNTY ENGINEER'S CERTIFICATION

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

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

Signature of Allen County Engineer

QUIET ENJOYMENT: The owner of Index Tract 6 shall have the right to use and enjoy fully its property subject to the easements granted herein. Said right of use and enjoyment includes the right to conduct grading and to construct and/or improve roads, parking lots, curbs, private utilities, traffic control devices, and fences, as well as all other uses that do not interfere with grantee's use.

MAINTENANCE: Any entity providing utility service to or through any portion of this platted property, know as the "Menards Commerce Park", shall maintain such utility or utilities in good and proper working condition.

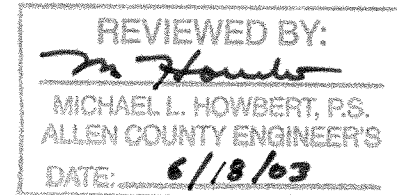
RELOCATION: The owner of Index Tract 6 shall have the right, as is reasonably necessary, at its sole cost and expense, to relocate the easements and utilities, upon Index Tract 6. However, any relocation required hereunder may not materially diminish the functionality of any easement or utility.

RESTORATION: In exercising any of the rights or performing any of the responsibilities granted herein, parties will not unreasonably interfere with the normal use of the premises and will, at their sole cost and expense and with due diligence, restore the property to its condition immediately prior to exercising such rights or performing such responsibilities.

INDEMNIFICATION: Parties exercising any of the rights or performing any of the responsibilities granted herein shall indemnify and hold the owner of Index Tract 6 harmless from damages, liability, cost, expense, liens or claims for construction work or labor, arising out of or connected directly or indirectly with their use of the easements granted herein.

ACCESS: No additional access (driveways) will be given to the parcels as shown except from the interior private drives.

LEGAL DESCRIPTION OWNER: MENARDS, INC. DEED REF: VOLUME 0899, PAGE 881-884 DOCUMENT NO. 200216701



Being part of the West Half (1/2), Southwest Quarter (1/4), Section No. 15, T3S, R6E, American Township, Allen County, Ohio and being more particularly described as follows: Beginning at a stone found in a monument box marking the Southwest corner of said Section No. 15, said point being on the centerline right-of-way of Eastown Road; thence N 00° 57' 01" W on the West line of said Section No. 15 and centerline of said right-of-way a distance of Nine Hundred Seventy and 70/100 (970.70) feet to a capped iron rod with a monument box (set) replacing a mag nail; thence N 89° 26' 05" E a measured distance of Three Hundred Forty-three and 80/100 (343.80) feet (prior record 343.84 feet) to a concrete monument (set) replacing a capped iron rod (fd.), passing at 30.00 feet and 40.00 feet capped iron rods (set); thence N 00° 56' 38" W along a parcel deeded to David L. Ciminillo (Deed Reference Volume 826, Page 736) a measured distance of Three Hundred Eighty and 27/100 (380.27) feet (prior record 380.07 feet) to a concrete monument (set) replacing a capped iron rod from prior survey on the South line of A.J. Franks Subdivision and A.J. Franks Subdivision No. 3, said point being 0.30 feet south of a 1" iron pipe (fd.); thence N 89° 23' 31" E on the South line of A.J. Franks Subdivision, as established by Russell L. Hire, Auditor of Allen County, Ohio in September 30, 1952 as shown on the plat of A.J. Franks Subdivision in Plat Record Volume 7, Page 149 and on the North line of Owner's property a distance of Eight Hundred Ninety-eight and 42/100 (898.42) feet to a concrete monument (set) replacing a capped iron pin from prior survey, said point being on the East line of the West Half (1/2), Southwest Quarter (1/4) of said Section No. 15 and being the Owner's Northeast property corner, passing at 49.31 feet (measured) a bent 1" iron pipe (fd.), prior record 50.00 feet, and 205.72 feet (measured) a stone monument (fd.) marking the Southeast corner of A.J. Franks Subdivision and A.J. Franks Subdivision No. 3, prior record 207.00 feet; thence S 00° 51' 26" E on the East line of the West Half (1/2), Southwest Quarter (1/4) of said Section No. 15 a measured distance of One Thousand Three Hundred Forty-three and 94/100 (1343.94) feet, prior record 1357.87 feet, to a concrete monument (set) replacing a capped iron pin from prior survey, said point being on the South line of said Section No. 15 and the Southeast corner of Owner's property and the North line of Meijer Properties, Inc., Deed Reference Volume 877, Page 325 and Volume 644, Page 75; thence S 89° 04' 47" W on the South line of said Section No. 15 a measured distance of One Thousand Two Hundred Forty and 06/100 (1240.06) feet, prior record 1244.00 feet, to the point of beginning, passing a capped iron rod (fd.) at 1041.98 feet (measured), prior record 1042.00 feet, and a capped iron rod (set) at 1200.06 feet marking the new Eastown Road right-of-way and 1210.06 feet being on the prior Eastown right-of-way line. Said parcel containing 1,541,538.28 ± sq. ft. (35.3889 ± gross acres more or less) right-of-way of 148,601.56 sq. ft. (3.4114 acres more or less) and a net of 1,392,936.72 ± sq. ft. (31.9775 ± acres more or less) and subject to easements, leases, road right-of-way, and zoning restrictions of record. Subject to:

- 1. Easement to Ohio Power Co. (aka AEP) - Blanket Easement Volume 239, Page 308
2. Easement to Ohio Power Co. (aka AEP) - Blanket Easement Volume 207, Page 550

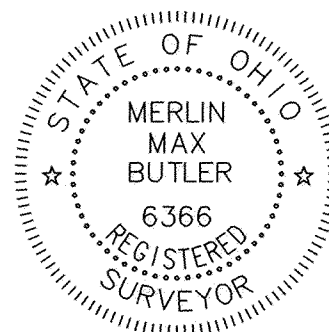
Note: All bearings are assumed for descriptive purposes only and are not referenced to True or Magnetic North.

Owner claims title by Deed Reference Vol. 0899, Page 881-884 as recorded in the Allen County, Ohio Recorder's Office.

This legal description is based on deed records, survey records, plat records, and a survey completed on January 16, 2003 by and under the supervision of Merlin Max Butler, Ohio Surveyor No. 6366 - Poggemeyer Design Group, Inc., 935 Cleveland Avenue, Defiance, Ohio 43512 (PDG Project No. 7733-006). Tax ID Parcel No. 36-1503-04-002.00

CERTIFICATION BY SURVEYOR

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on March 3rd, 2003, and that all markers are correctly shown as to material and proposed location and that all monumentation as shown herein will be established and in place after completion of the roads and utilities.



Merlin M. Butler, Professional Surveyor No. 6366

Date: 06/06/03

SUBDIVISION PLAT SHT. 2 OF 2

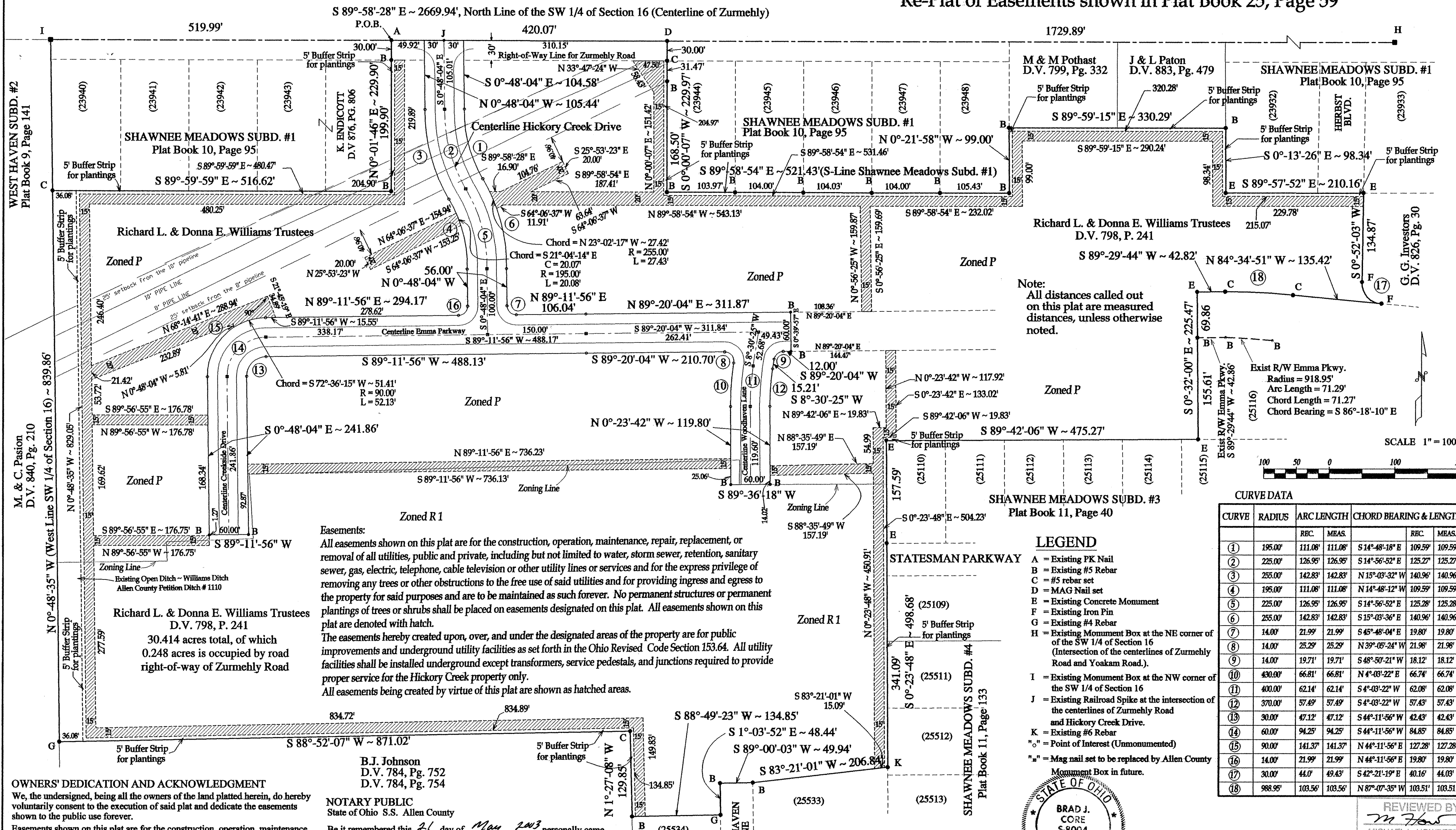


POGGEMEYER DESIGN GROUP, INC. ARCHITECTS + ENGINEERS + PLANNERS 935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

Re-Plat of easements for parcel #46-1610-02-012.000 located in the SW 1/4 of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio.

HICKORY CREEK COMMUNITY

Re-Plat of Easements shown in Plat Book 25, Page 59



Note:
All distances called out on this plat are measured distances, unless otherwise noted.



CURVE DATA

| CURVE | RADIUS | ARC LENGTH | | CHORD BEARING & LENGTH | |
|-------|---------|------------|----------|------------------------|----------|
| | | REC. | M.R.A.S. | REC. | M.R.A.S. |
| ① | 195.00' | 111.08' | 111.08' | S 14°-48'-18" E | 109.59' |
| ② | 225.00' | 126.95' | 126.95' | S 14°-56'-52" E | 125.27' |
| ③ | 255.00' | 142.83' | 142.83' | N 15°-03'-32" W | 140.96' |
| ④ | 195.00' | 111.08' | 111.08' | N 14°-48'-12" W | 109.59' |
| ⑤ | 225.00' | 126.95' | 126.95' | S 14°-56'-52" E | 125.28' |
| ⑥ | 255.00' | 142.83' | 142.83' | S 15°-03'-36" E | 140.96' |
| ⑦ | 14.00' | 21.99' | 21.99' | S 45°-48'-04" E | 19.80' |
| ⑧ | 14.00' | 25.29' | 25.29' | N 39°-05'-24" W | 21.98' |
| ⑨ | 14.00' | 19.71' | 19.71' | S 48°-50'-21" W | 18.12' |
| ⑩ | 430.00' | 66.81' | 66.81' | N 4°-03'-22" E | 66.74' |
| ⑪ | 400.00' | 62.14' | 62.14' | S 4°-03'-22" W | 62.08' |
| ⑫ | 370.00' | 57.49' | 57.49' | S 4°-03'-22" W | 57.43' |
| ⑬ | 30.00' | 47.12' | 47.12' | S 44°-11'-56" W | 42.43' |
| ⑭ | 60.00' | 94.25' | 94.25' | S 44°-11'-56" W | 84.85' |
| ⑮ | 90.00' | 141.37' | 141.37' | N 44°-11'-56" E | 127.28' |
| ⑯ | 14.00' | 21.99' | 21.99' | N 44°-11'-56" E | 19.80' |
| ⑰ | 30.00' | 44.0' | 44.0' | S 42°-21'-19" E | 40.16' |
| ⑱ | 98.95' | 103.56' | 103.56' | N 87°-07'-35" W | 103.51' |

LEGEND

- A = Existing PK Nail
- B = Existing #5 Rebar
- C = #5 rebar set
- D = MAG Nail set
- E = Existing Concrete Monument
- F = Existing Iron Pin
- G = Existing #4 Rebar
- H = Existing Monument Box at the NE corner of the SW 1/4 of Section 16 (Intersection of the centerlines of Zurmehly Road and Yoakam Road).
- I = Existing Monument Box at the NW corner of the SW 1/4 of Section 16
- J = Existing Railroad Spike at the intersection of the centerlines of Zurmehly Road and Hickory Creek Drive.
- K = Existing #6 Rebar
- "o" = Point of Interest (Unmonumented)
- "a" = Mag nail set to be replaced by Allen County Monument Box in future.

Easements:
All easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, retention, sanitary sewer, gas, electric, telephone, cable television 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. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. All easements shown on this plat are denoted with hatch.

The easements hereby created upon, over, and under the designated areas of the property are for public improvements and underground utility facilities as set forth in the Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions required to provide proper service for the Hickory Creek property only.

All easements being created by virtue of this plat are shown as hatched areas.

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 easements shown 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 removal of any trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property of said property for said purposes and are to be maintained as such forever.

The easements hereby created upon, over, and under the designated areas of the property are for public improvements and underground utility facilities as set forth in Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions required to provide proper service for the Hickory Creek property only.

Richard L. Williams 5-21-03
Richard L. Williams Date

Donna E. Williams 5-21-03
Donna E. Williams Date

NOTARY PUBLIC
State of Ohio S.S. Allen County

Be it remembered this 21 day of May, 2003, personally came the said Richard L. Williams & Donna E. Williams, to me known, and acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed.

Brad J. Core
Notary Public in and for Allen County, Ohio

ALLEN COUNTY COMMISSIONERS
The Board of Allen County Commissioners hereby accept the easements as shown on this Re-Plat by Commissioners Resolution No. # 348-03, dated 5/20/2003. These easements shall replace and supercede the easements shown on the original plat of easements recorded in Plat Book 25, Page 59 of the Allen County Records on file in the in the Allen County Records office.

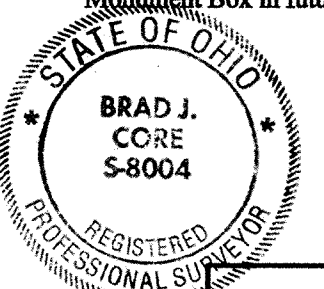
Brad J. Core
President of the Board of Allen County Commissioners

CERTIFICATION BY SURVEYOR
I hereby certify that this plat represents a true and complete survey made under my direct supervision on May 12, 2003, and that all markers are correctly shown as to material and location.

Brad J. Core
Brad J. Core, P.S. #8004

COUNTY RECORDER 2003/5370
I hereby certify that this plat was filed for recording on June 23, 2003, and that it was recorded on 6/23/03, in Plat Book 25, Page 103, plat records of Allen County, Ohio. Fee: \$ 20.70

Edward P. Keel
Allen County Recorder



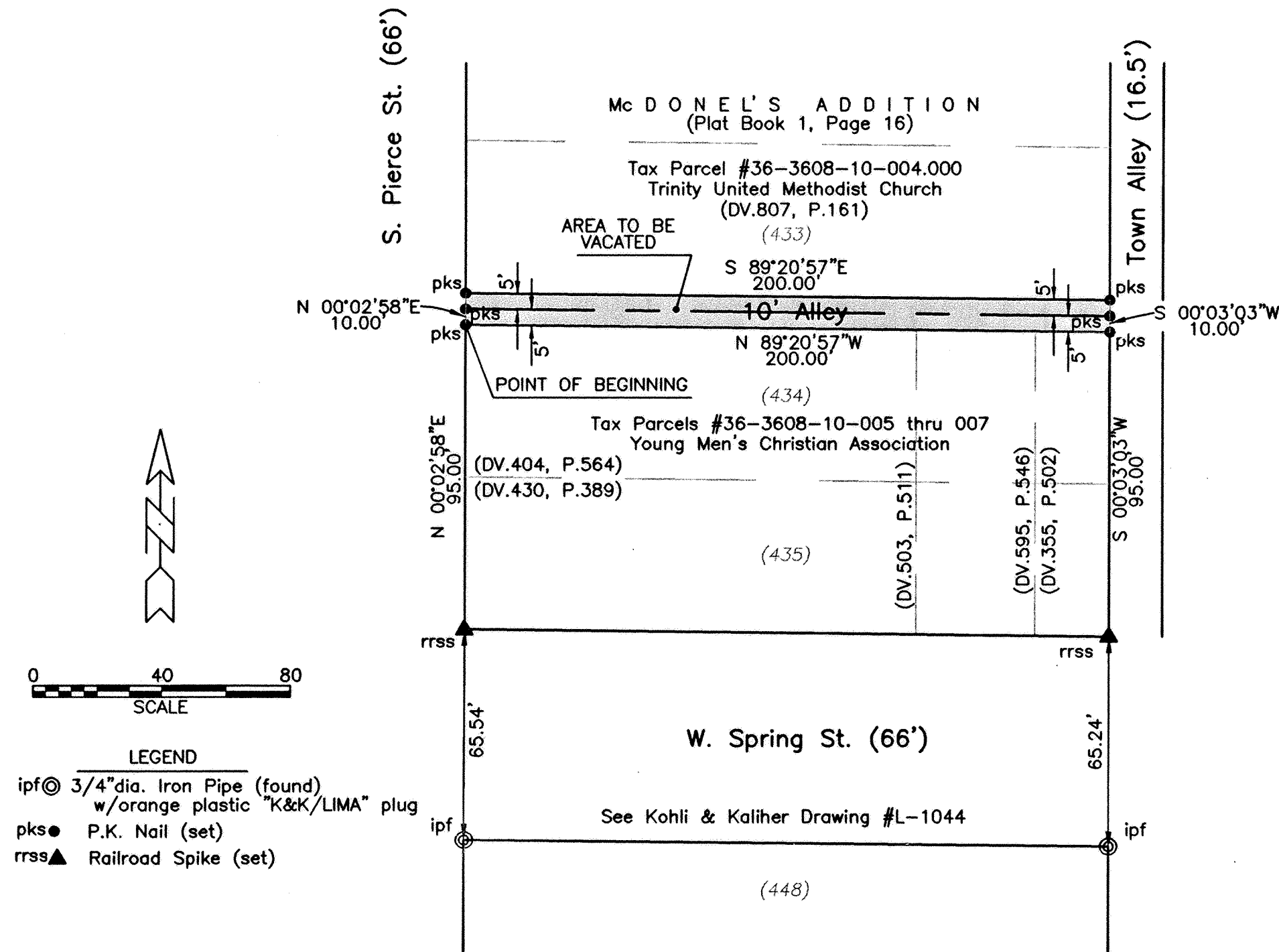
REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 6/23/03

CORE CONSULTING
A DIVISION OF MATERIALS TESTING, INC.
1660 S. DEFIANCE TRAIL
SPENCERVILLE, OHIO 45887
(419) 647-6163

| | | | |
|------------------|---------------------|--------------------------|---------------------------------------|
| DEVELOPER/OWNER: | Richard L. Williams | DEVELOPER/OWNER ADDRESS: | 9180 Parker Road, Harrod, Ohio, 45850 |
| SURVEYED BY: | J.L.S. | DATE: | 5-12-2003 |
| DRAWN BY: | P.J.M. | REVIEWED BY: | B.J.C. |
| SCALE: | 1" = 100' | PAGE: | 1 OF 1 |

ALLEY VACATION PLAT

10-foot alley between Lot 434 and Lot 435 McDonel's Addition to the Town of Lima City of Lima, Allen County, Ohio



DESCRIPTION OF ALLEY TO BE VACATED

An east-west alley, ten (10) feet in width, platted as part of McDonel's Addition to the Town of Lima (Plat Book 1, Page 16), said alley situated between Lot 433 and Lot 434 of said addition, being within the corporate boundaries of the City of Lima, Allen County, Ohio, and also described by metes and bounds as follows:

BEGINNING at a P.K. nail (set) at the northwest corner of said Lot 434, which point is in the east line of S. Pierce Street at a distance of 95.00 feet northerly from a railroad spike (set) at the intersection of the east line of S. Pierce Street and the north line of W. Spring Street;

thence northerly with said east line of S. Pierce Street at N 00°02'58"E, 10.00 feet to a P.K. nail (set) at the southwest corner of said Lot 433 [at 5.00 feet, this course passes a P.K. nail (set) in the centerline of said alley to be vacated];

thence easterly with the south line of said Lot 433, being also the north line of said alley to be vacated, at S 89°20'57"E, 200.00 feet to a P.K. nail (set) at the southeast corner of said Lot 433;

thence southerly with an extension of the east line of said Lot 433 at S 00°03'03"W, 10.00 feet to a P.K. nail (set) at the northeast corner of said Lot 434 [at 5.00 feet, this course passes thru a P.K. nail (set) in the centerline of said alley to be vacated];

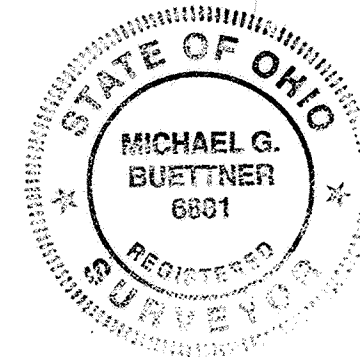
thence westerly with the north line of said Lot 434, being also the south line of said alley to be vacated, at N 89°20'57"W, 200.00 feet to the POINT OF BEGINNING.

The area described above contains 0.046 acres, subject to any legal easements or restrictions of record.

This description is based on surveying work by Kohli & Kaliher Associates, Inc., through February 28, 2002. Bearings are based on the record bearings for street lines named, as shown on K&K Drawing #L-1044, dated 6-28-95.

Michael G. Buettner

Michael G. Buettner
Ohio Registered Surveyor No. 6881



200318269

COUNTY RECORDER

I hereby certify that this plat was filed for recording on July 23, 2003 and that it was recorded on July 23, in Vol. 25, Page 104, plat records of Allen County, Ohio. Fee \$20.70

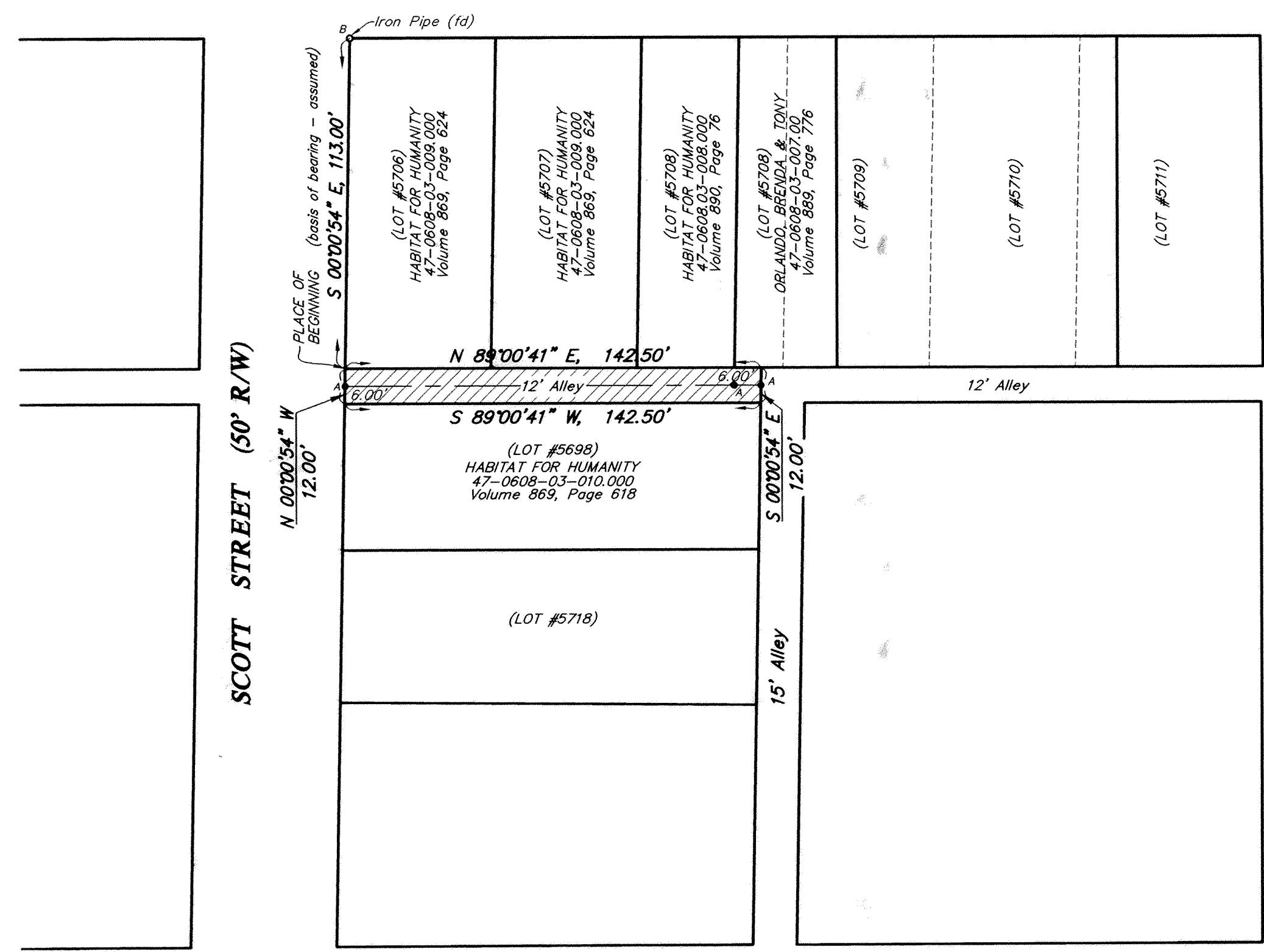
Edward P. Kuba
Allen County Recorder

by
MH

DEED VOL 913 pg 716
VOL 913 pg 719

ALLEY VACATION CITY OF LIMA ALLEN COUNTY, OHIO

J.E. HIME'S ADDITION TO LIMA, OHIO
EAST VINE STREET (50' R/W)

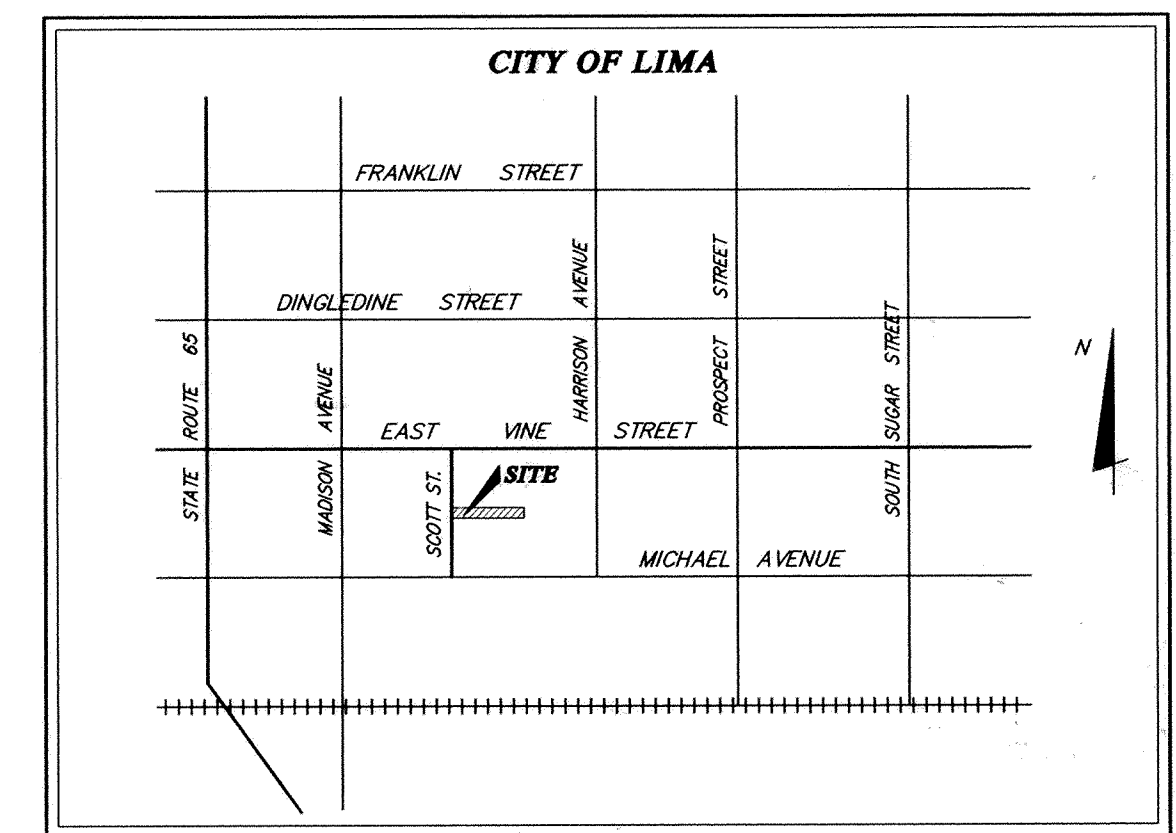


MICHAEL AVENUE (40' R/W)

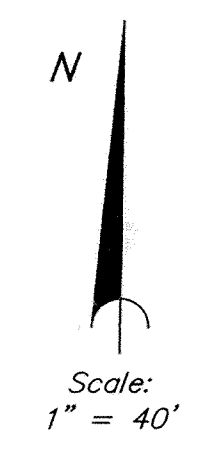
DESCRIPTION

Being a twelve foot wide (12') east-west alley lying south of Lots No. 5706, 5707 and part of 5708 and lying north of Lot No. 5698 as shown on the Plat for J.E. Hime's Addition to Lima, Ohio as shown on the recorded plat for said Addition in Plat Book 4 Page 81 in the Allen County Recorder's Office, being in part of the Northeast quarter of Section 6, T-4-S, R-7-E, and more particularly described as follows:

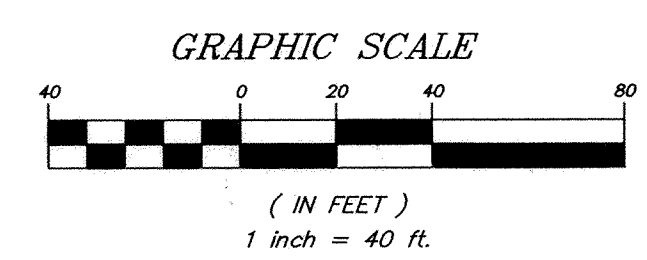
Commencing at an iron pipe found at the northwest corner of Lot No. 5706 in said J.E. Hime's Addition; thence S 00°00'54" E (basis of bearing - assumed) with the east right-of-way line of Scott Street (also being the west line of Lot No. 5706), 113.00 feet to the southwest corner of said Lot No. 5706 and the PLACE OF BEGINNING; thence N 89°00'41" E along the south lines of Lot Nos. 5706, 5707 and 5708 (also being the north line of a 12.00 foot Public Alley), 142.50 feet to a point on the south line of Lot No. 5708; thence S 00°00'54" E (passing through a capped 5/8" rebar set at 6.00 feet), 12.00 feet to the northeast corner of Lot No. 5698; thence S 89°00'41" W along the north line of said Lot No. 5698 (also being the south line of a 12 foot Public Alley), 142.50 feet to the northwest corner of Lot No. 5698; thence N 00°00'54" W along the east right-of-way line of Scott Street (also being the west line of a 12 foot Public Alley)(passing a capped 5/8" rebar set at 6.00 feet), 12.00 feet to the southwest corner of Lot No. 5706 also being the PLACE OF BEGINNING containing 0.039 acres more or less and subject to all highway and other legal easements of record.



200319216
RECORDED July 31, 2003
AT 11:39 AM
PLAT BK 2588 105
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE \$ 20.70
DEED VOL 914 PG 215



LEGEND:
A ~ 5/8" Capped Rebar (Set)
B ~ Iron Pin (fd)



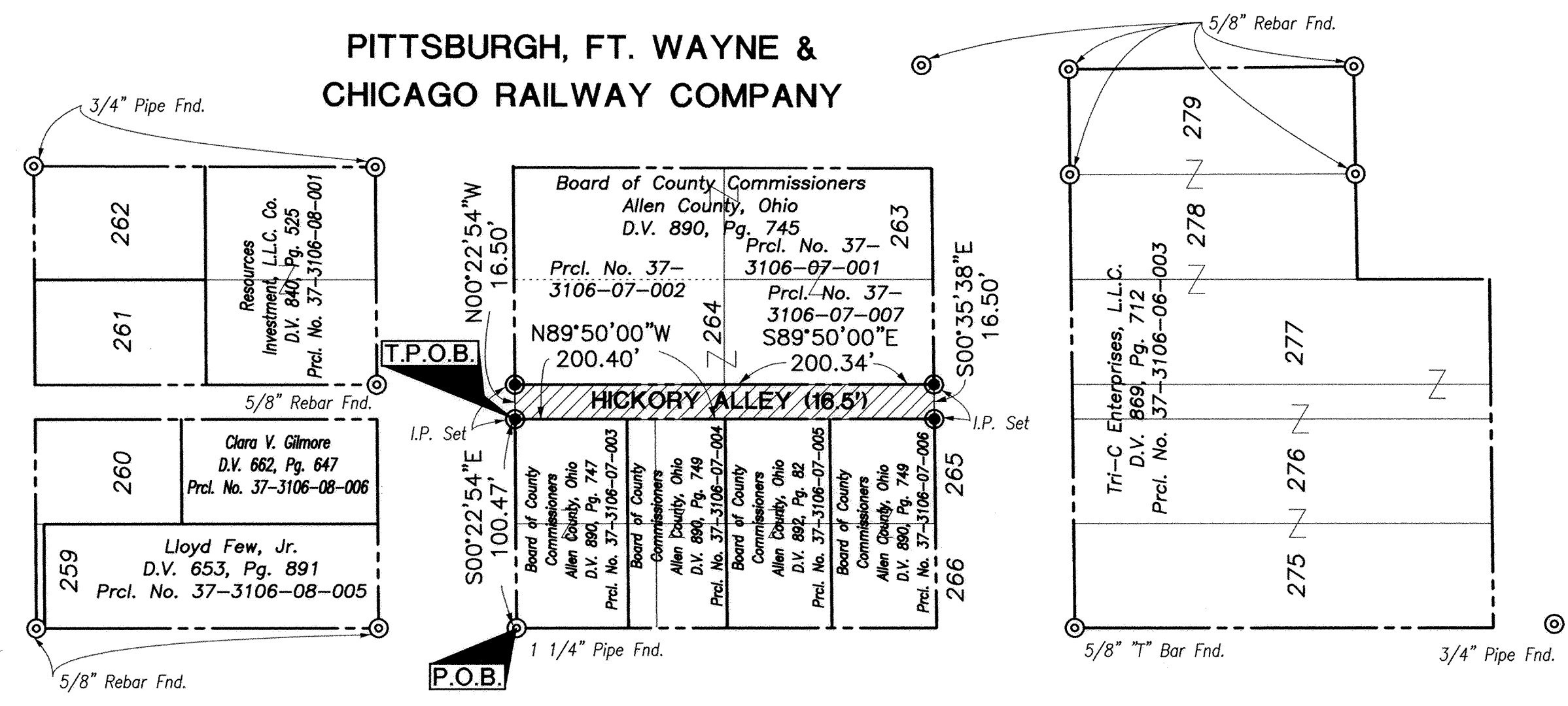
REVIEWED BY:
Michael L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 8-26-02

I hereby certify the accompanying map and survey which it represents to be correct to the best of my knowledge and belief.

Richard D. Morrisey
KUCK and MORRISEY, Inc.
Richard D. Morrisey, L.S. 6470 (Ohio)



PITTSBURGH, FT. WAYNE & CHICAGO RAILWAY COMPANY



**Vacation of Hickory Alley
Between Elizabeth Street and West Street
North of Wayne Street**

Situated in the City of Lima, County of Allen and State of Ohio Being a 16.50 foot wide alley between Lots 264 and 265 as delineated upon the recorded plat of the ROSE'S ADDITION TO THE TOWN OF LIMA, as shown in Plat Book 1, Page 6, and being more particularly described as follows:

Beginning for Reference at an 1 1/4" iron pipe found at the point of intersection of the northerly right-of-way line of West Wayne Street and the easterly right-of-way line of North West Street, also being the southwest corner of Lot 266 of aforementioned ROSE'S ADDITION plat;

Thence North 00°22'54" West, along the easterly right-of-way line of North West Street and the westerly line of said Lots 266 and 265, a distance of 100.47 feet to iron pin set at the north-west corner of said Lot 265 and also being the TRUE POINT OF BEGINNING of the herein described vacated alley;

Thence continuing along the easterly right of way line of North West Street North 00°22'54" West, a distance of 16.50 feet to an iron pin set marking the southwest corner of Lot 264;

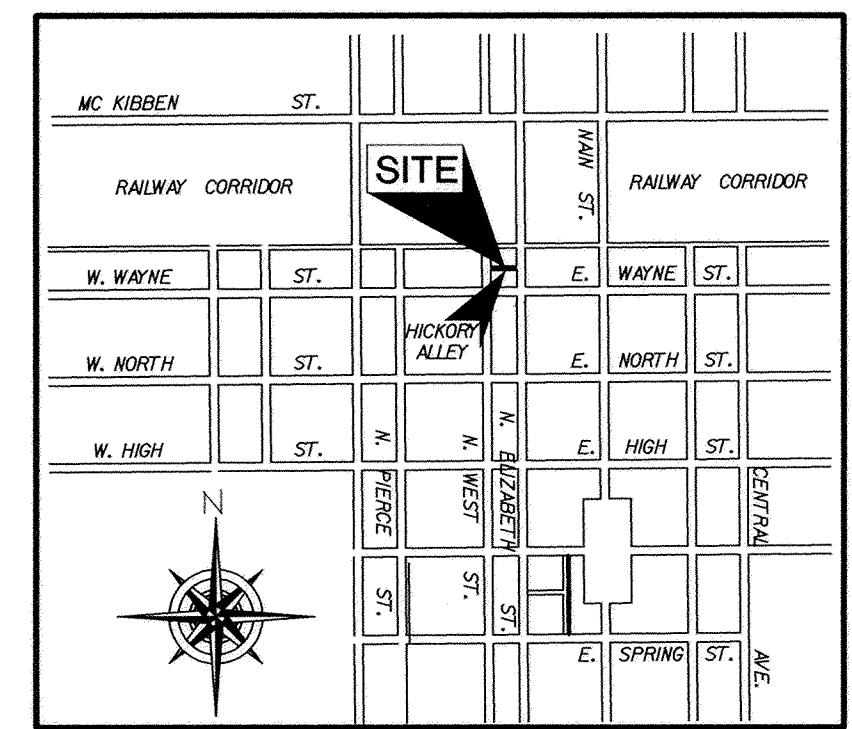
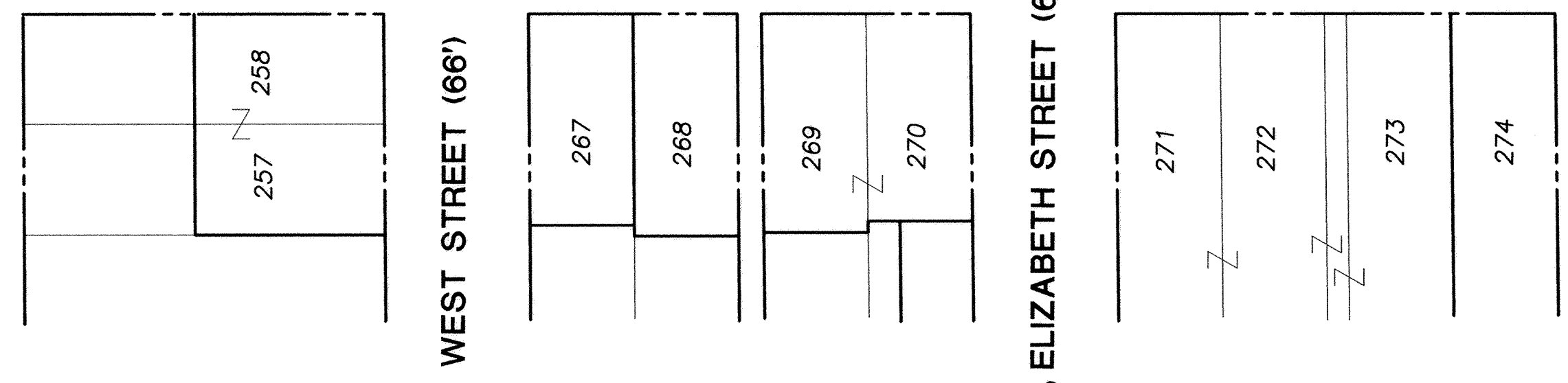
Thence along the northerly line of Hickory Alley South 89°50'00" East, a distance of 200.34 feet to an iron pin set in the westerly line of North Elizabeth Street, marking the southeast corner of Lot 264;

Thence along westerly line of North Elizabeth Street South 00°35'38" East, a distance of 16.50 feet to an iron pin set in the southerly line of Hickory Alley, said pin marking the northeast corner of Lot 265;

Thence along the northerly line of Lot 265 with the southerly right of way line of Hickory Alley North 89°50'00" West, a distance of 200.40 feet to the TRUE POINT OF BEGINNING containing 3305.82 square feet or 0.076 acres of land more or less.

Subject to all easements and right-of-ways of record, and is based on an actual field survey performed by LJB Inc. on January 11, 2002;

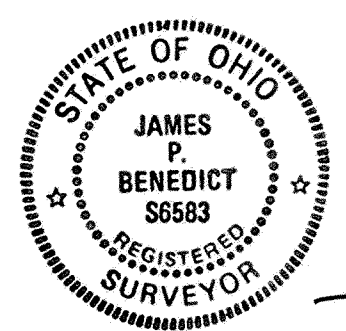
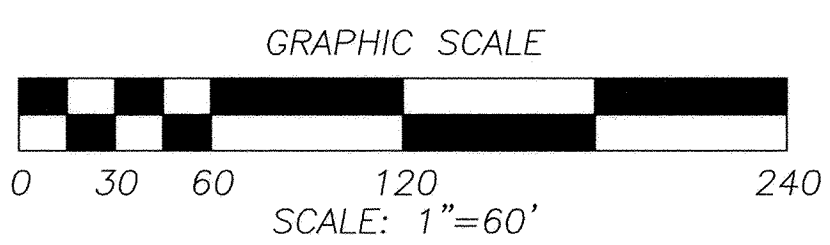
WAYNE STREET (64.5')



200319218
RECORDED July 31, 2003
AT 11:41 AM
PLAT BK 25 Pg 106
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE # 2470
DEED VOL 914 PG 218

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 7/29/03

LJB Inc. • 209 North Main Street • Suite 7
Lima, OH 45801
(419) 225-5995 tel • (419) 225-5990 fax • ljbinc.com



I hereby certify that the above description is based on an actual field survey performed by LJB Inc. on January 11, 2002. Iron Pins were set or found as called for on this plat. Bearings are based on assumed meridian as set forth in said plat of ROSE ADDITION, as recorded in Plat Book 1, Page 6.

This survey was made in accordance with the "Minimum Standard for Boundary Surveys in the State of Ohio", Chapter 4733-37 of the Ohio Revised Code.

James P. Benedict
James P. Benedict
Professional Surveyor No. 6583
July 25, 2003

MAGNOLIA LANE CONDOMINIUMS NO. 4

Part of the NW 1/4 of Section 1, T2S, R8E, Richland Twp.
Village of Bluffton, Allen Co., Oh.

MAGNOLIA LANE CONDOMINIUMS NO. 4 consists of all of Lot No. 1075 and part of Lot Nos. 1071, 1074, 1076, 1077 and vacated Frazee Pl. 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. 4, three pages of floor plans, three pages of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

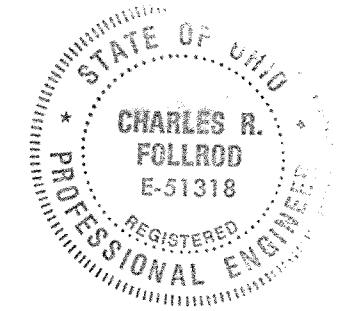
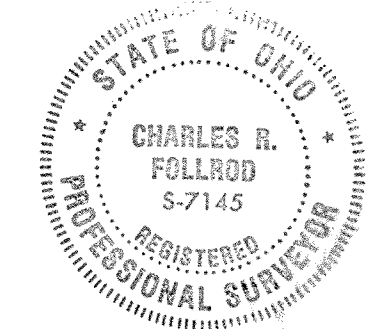
Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
R & A Engineers Inc.

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

No. 200319290
Filed for record this 31st day of July, 2003 at 2:50 o'clock
P.M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 107.

Fee: \$165.60
Edward P. Kuch by Jm
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 914 Page 273



DESCRIPTION (Magnolia Lane Condominiums No. 4)

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 No. 1075, part of Lot Nos. 1071, 1074, 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:

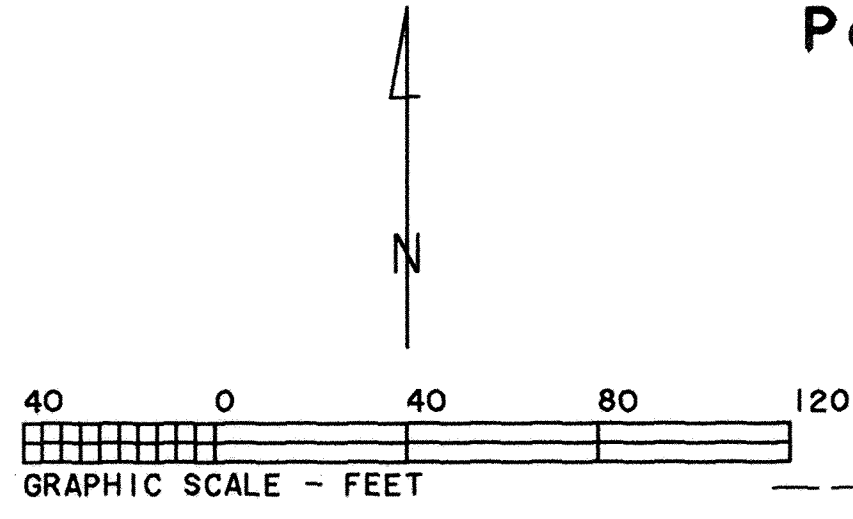
BEGINNING at a found concrete monument at the southwest corner of Lot No. 1071 in said Shannon Addition, thence the following courses:

- N00°38'00"E with the east right-of-way line of Bentley Rd., 99.33' to a found #5 rebar at the southwest corner of Magnolia Lane Condominiums No. 2;
- N90°00'00"E with the south line of Magnolia Lane Condominiums No. 2, 56.52' to a found #5 rebar;
- N57°11'20"E with the south line of Magnolia Lane Condominiums No. 2, 83.31' to a found #5 rebar;
- N00°38'00"E with the east line of Magnolia Lane Condominiums No. 2 and the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), 113.85' to a found #5 rebar;
- N57°11'20"E with the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), 92.95' to a found #5 rebar;
- Northeasterly on a curve to the left with the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), 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' to a found #5 rebar;
- Northeasterly on a curve to the right with the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), and the south line of Magnolia Lane Condominiums No. 1, an arc distance of 158.89', said curve having a radius of 55.00', a delta angle of 165°31'21", and L.C. of N64°25'39"E, 109.12' to a found #5 rebar;
- S32°48'40"E with the west line of Magnolia Lane Condominiums No. 3 (Parcel No. 2), 55.00' to a found #5 rebar;
- S71°15'37"E with the west line of Magnolia Lane Condominiums No. 3 (Parcel No. 2), 24.79' 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.

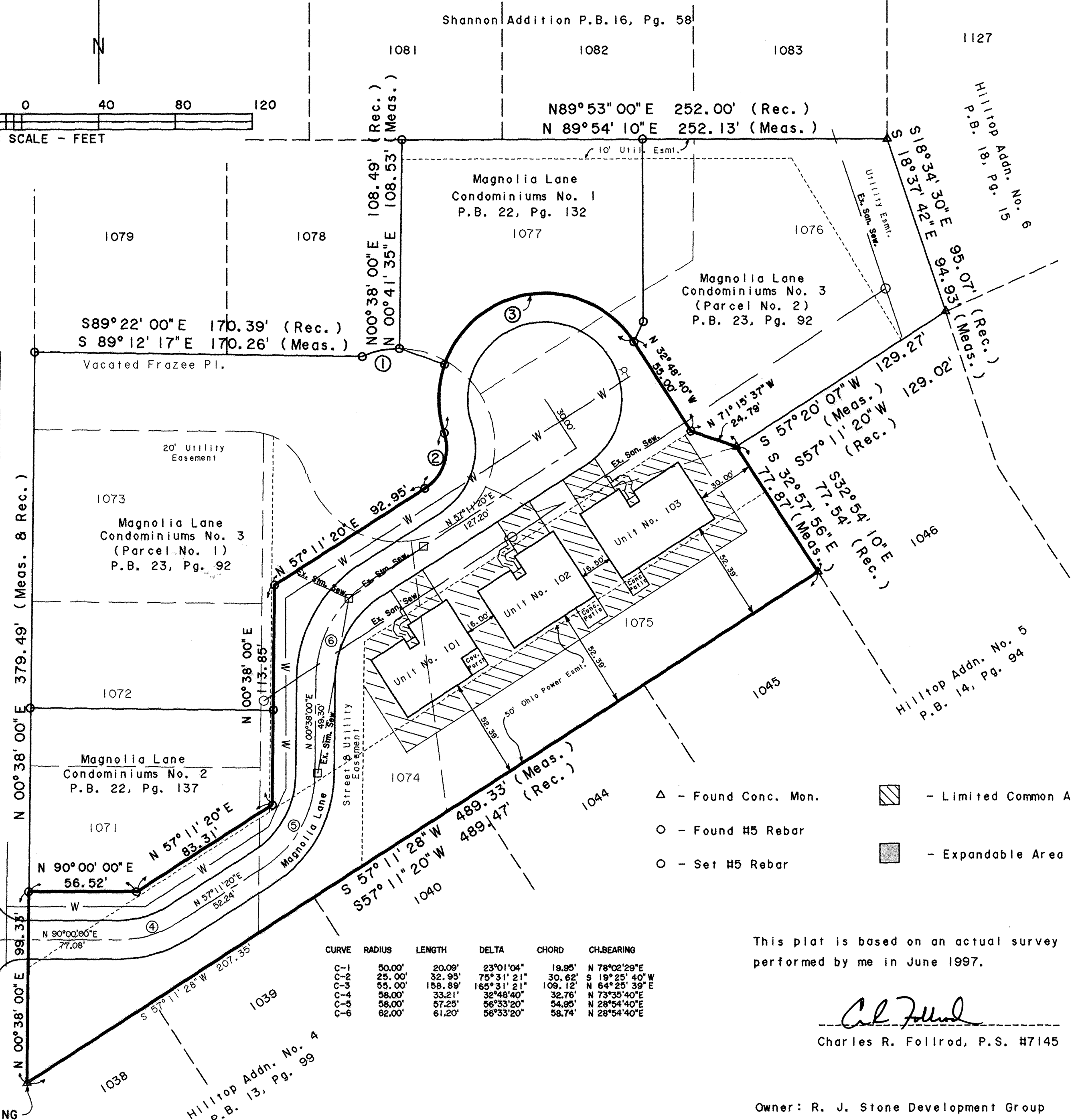
The above described parcel contains 1.287 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

Existing Parcel No. 28-0106-01-001.006 (Lots 1071, and 1074-1077)



C.L. Bentley Rd. (60' R/W) Basis of Bearings (N00°38'00"E)



- △ - Found Conc. Mon.
- - Found #5 Rebar
- - Set #5 Rebar
- ▨ - Limited Common Area
- - Expandable Area

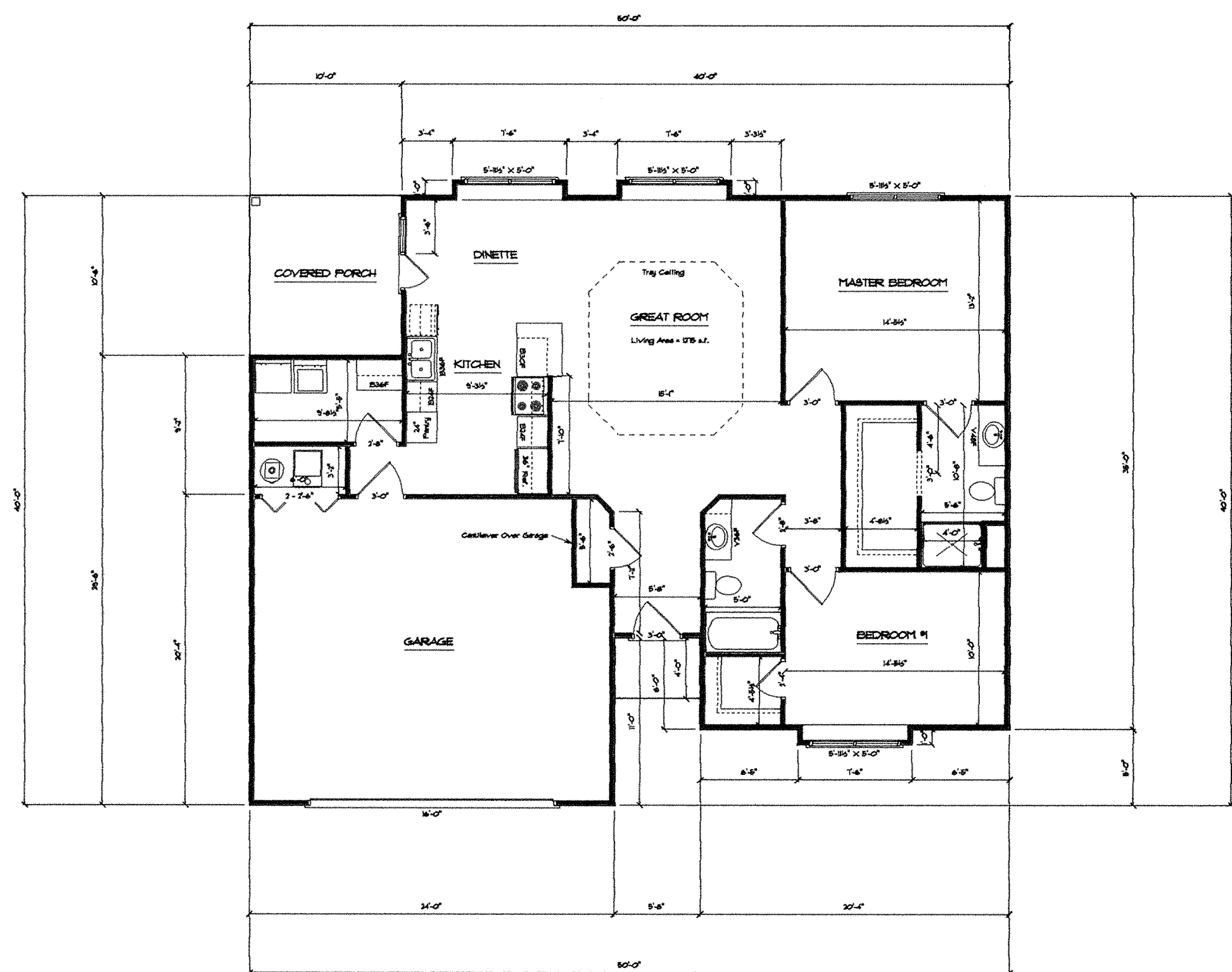
This plat is based on an actual survey performed by me in June 1997.

Charles R. Follrod
Charles R. Follrod, P.S. #7145

Owner: R. J. Stone Development Group

| 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' | S 19°25'40"W |
| 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 |

POINT OF BEGINNING

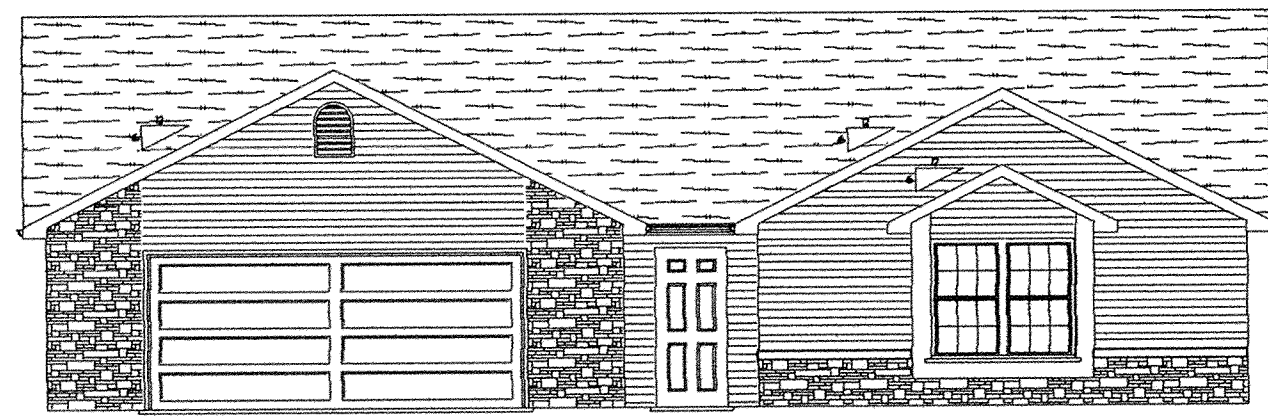


Unit No. 101

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

Magnolia Lane Condominiums
Job 421
SCALE: 1/8" = 1'-0"
2-17-03

Elev. = 14.91



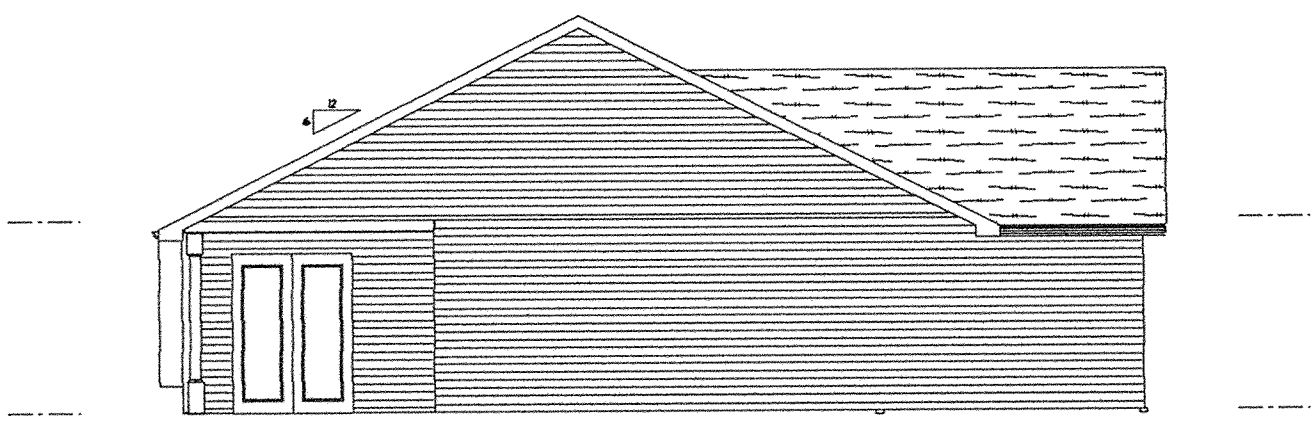
Elev. = 17.16

Elev. = 13.93

Elev. = 108.91

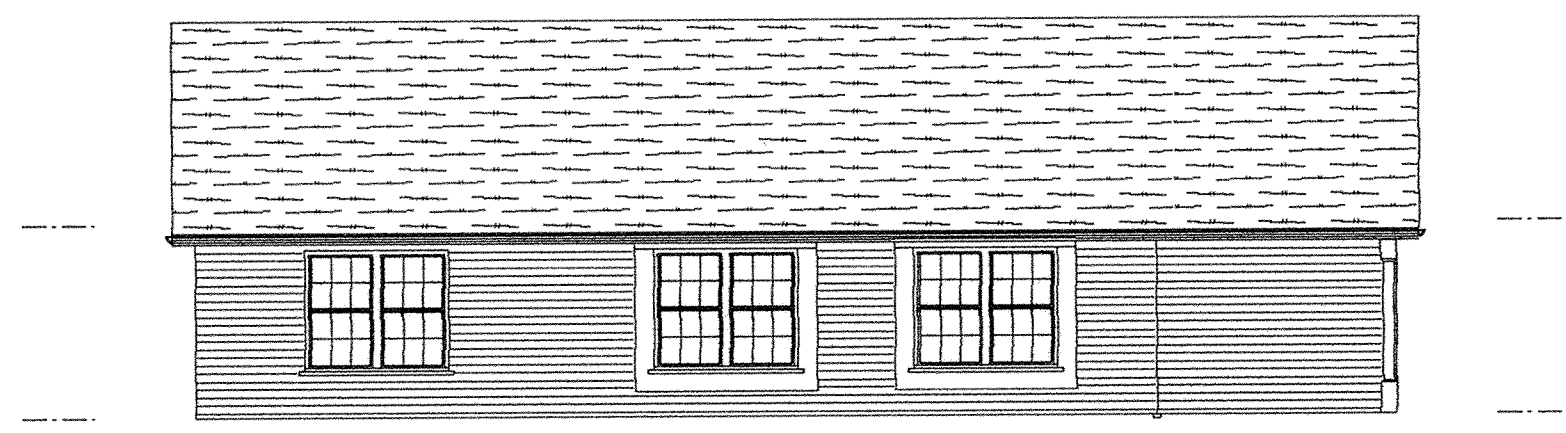
Fin. Flr. Elev. = 100.91

FRONT ELEVATION

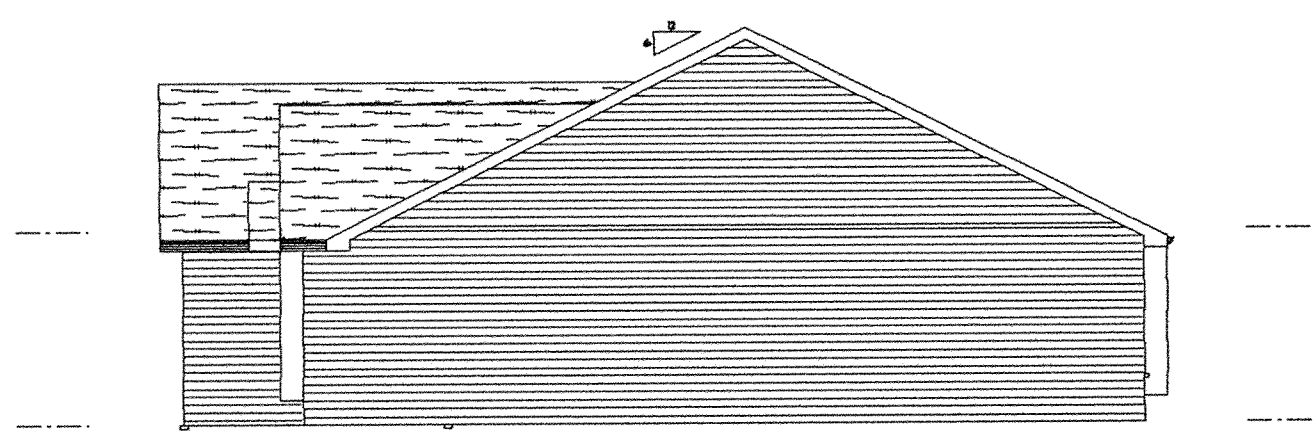


LEFT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant. In Front of 105 Magnolia Lane. Elev. = 100.00



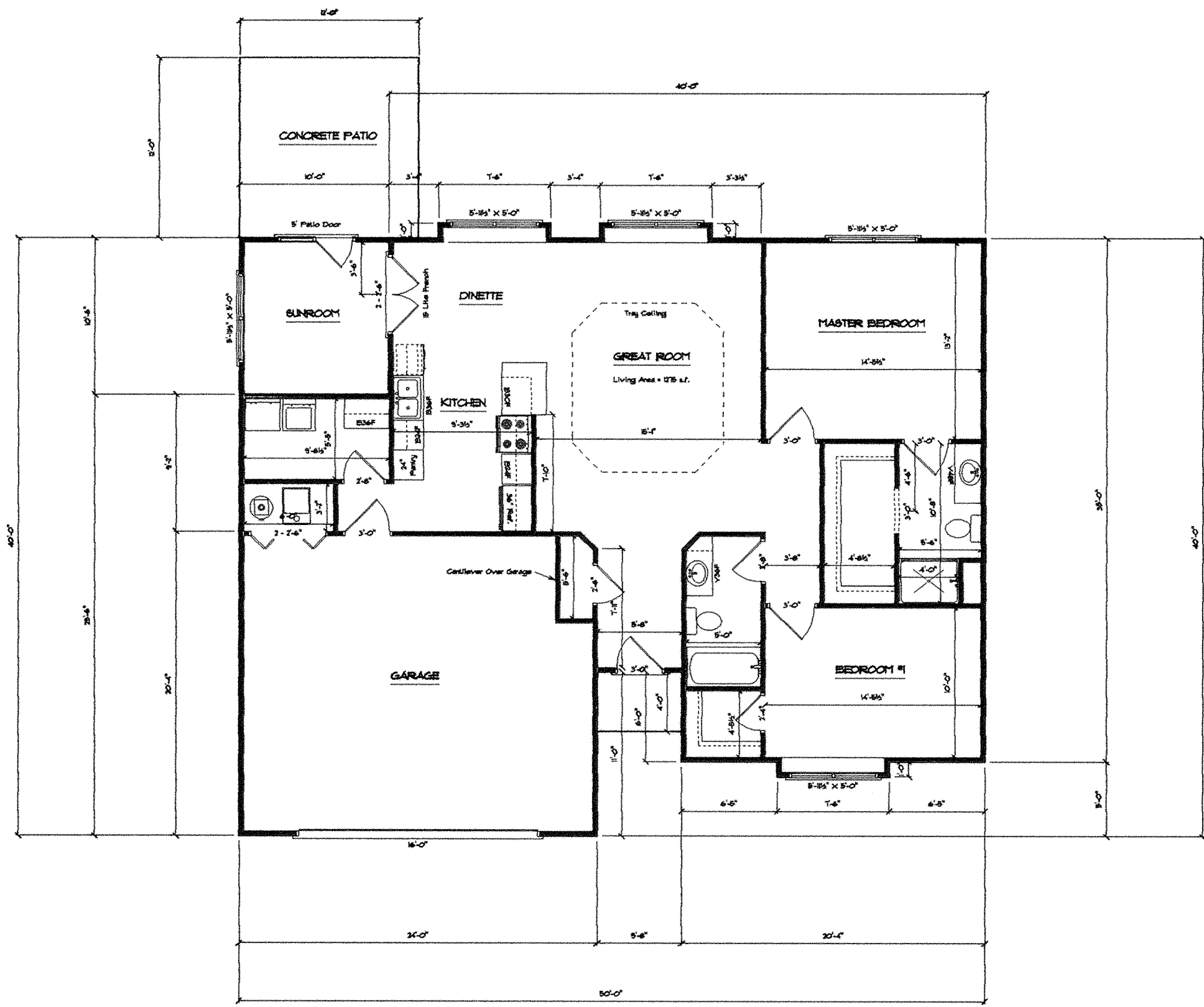
REAR ELEVATION



RIGHT ELEVATION

Unit No. 101

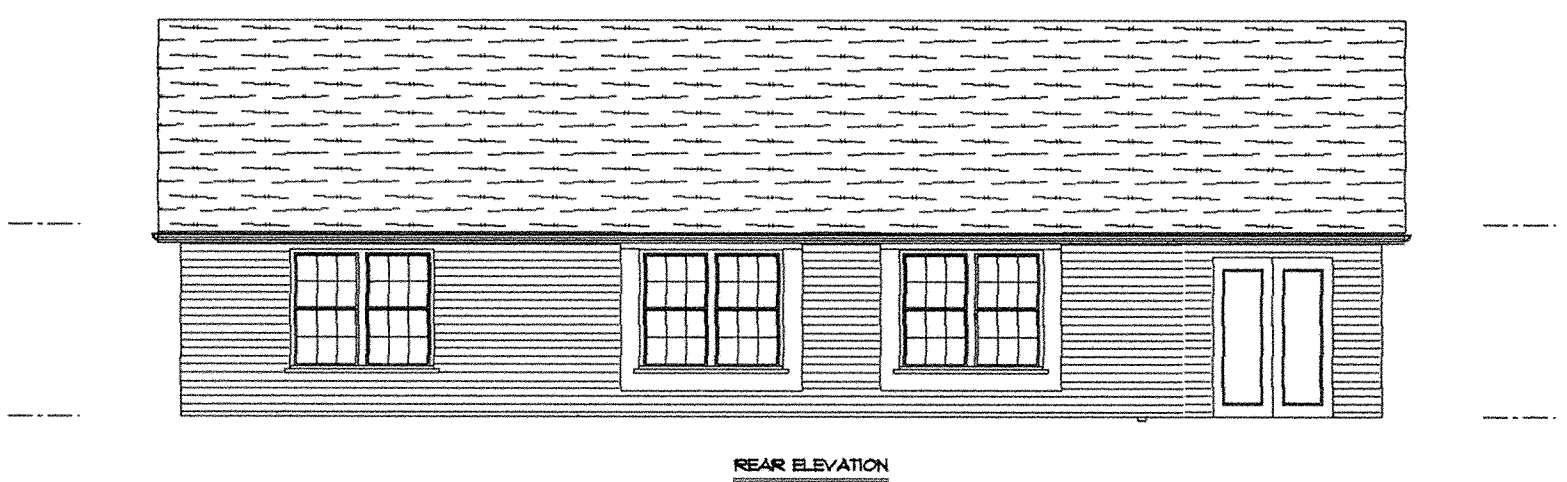
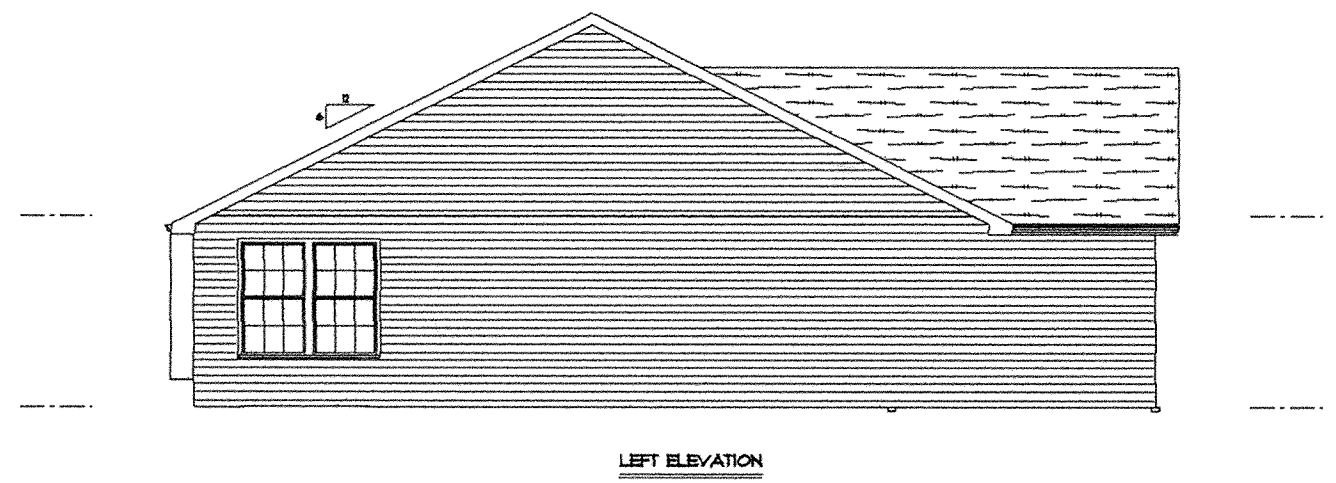
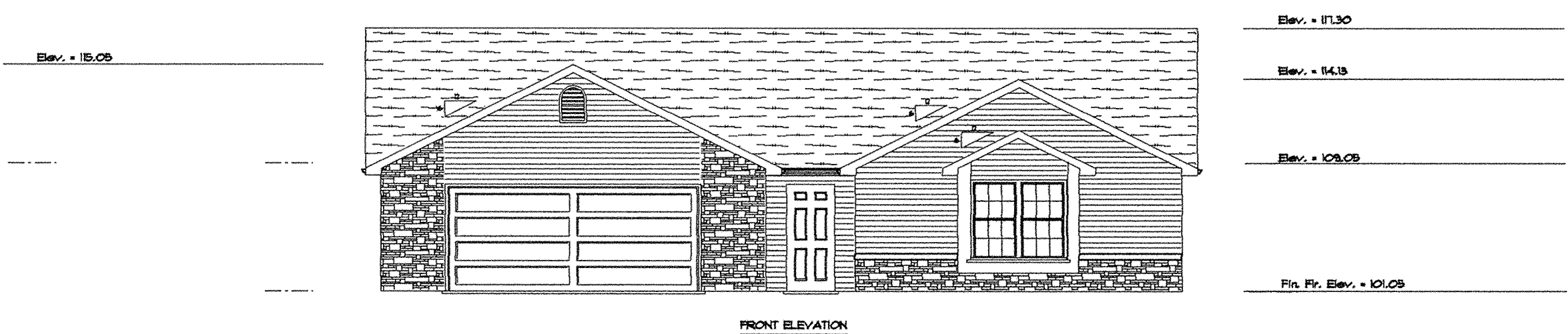
Magnolia Lane Condominiums
 Job 421
 SCALE: 1/8" = 1'-0"
 8-11-03



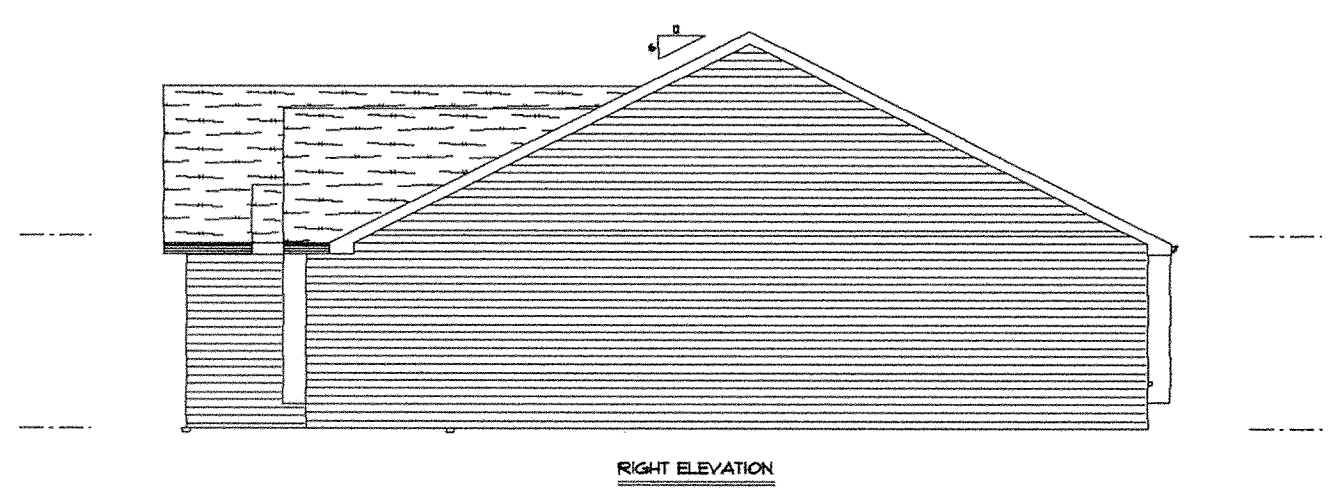
Unit No. 102

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

Magnolia Lane Condominiums
Job 420
SCALE: 1/8\" = 1'-0\"
6/17/03

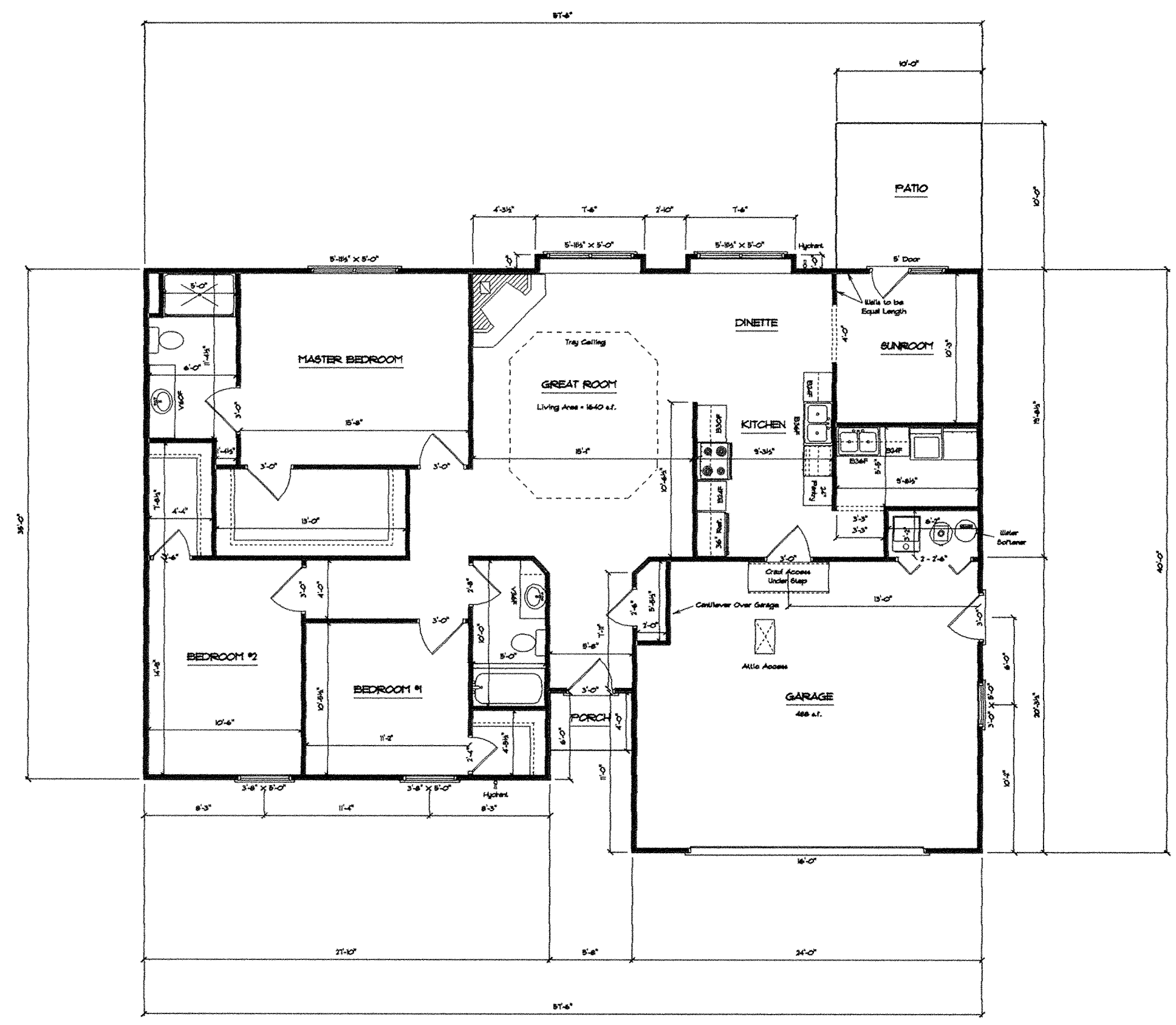


B.M. - Top of Steiner Nozzle on Fire Hydrant in Front of 105 Magnolia Lane. Elev. = 100.00



Unit No. 102

Magnolia Lane Condominium
Job 420
SCALE: 1/8" = 1'-0"
4-11-09

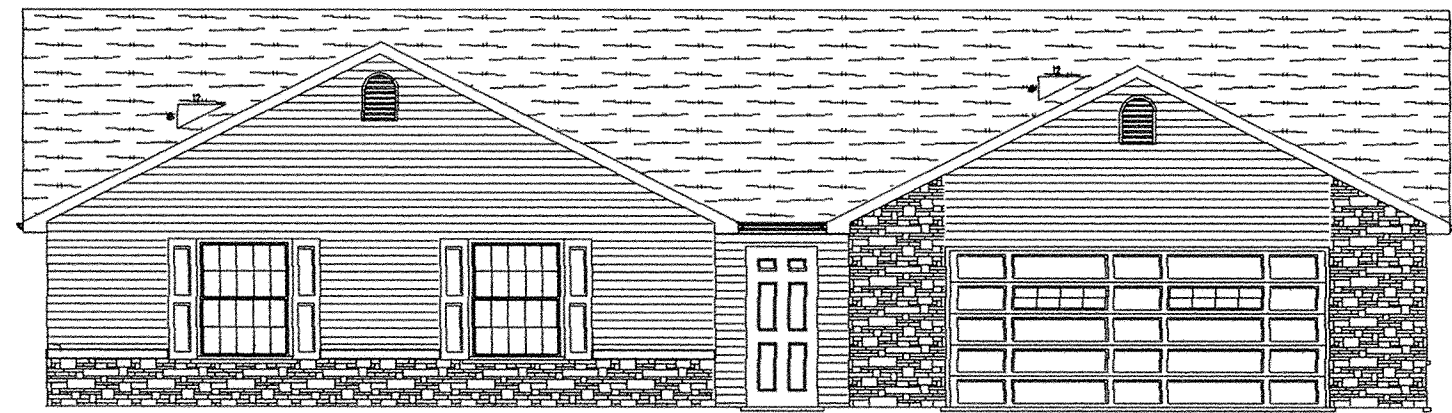


Unit No. 103

- Notes: 1. Frame to install kitchen cabinet and curtain blocking.
- 2. Frame to install grab bar blocking in Master Bathroom.

Magnolia Lane Condominiums
 Job 419
 SCALE: 1/8" = 1'-0"
 8-17-03

Elev. = 16.18



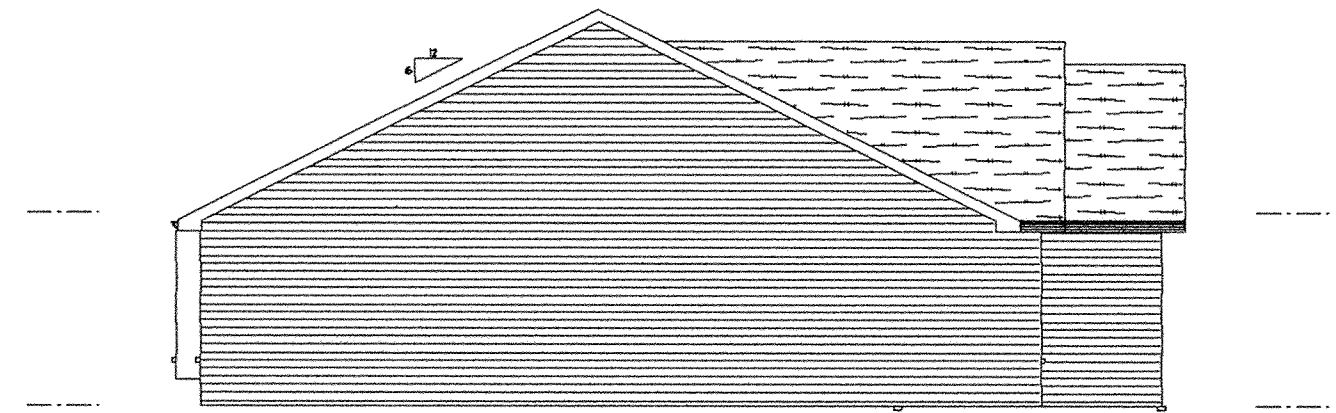
Elev. = 17.47

Elev. = 15.22

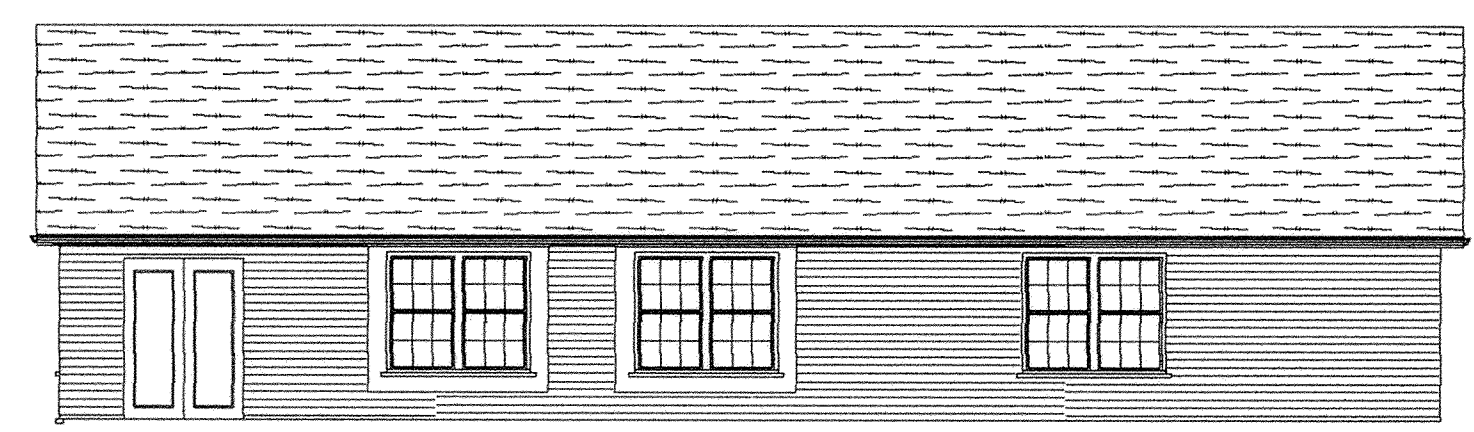
Elev. = 109.22

Fin. Flr. Elev. = 101.22

FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

B.M. - Top of Stesser Nozzle on Fire Hydrant in Front of 106 Magnolia Lane. Elev. = 100.00



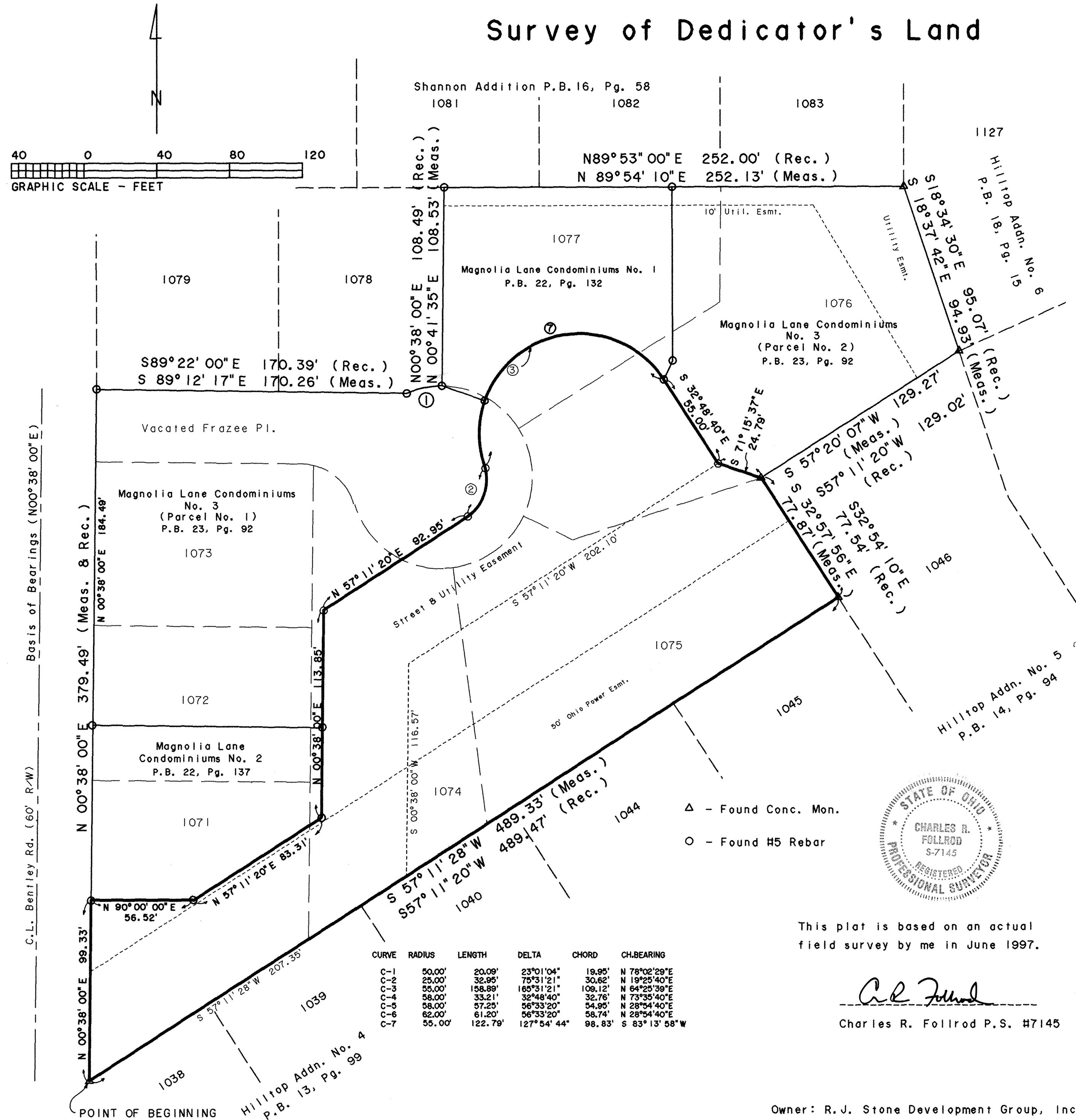
RIGHT ELEVATION

Unit No. 103

Magnolia Lane Condominiums
Job 419
SCALE 1/8" = 1'-0"
3-05-00

MAGNOLIA LANE CONDOMINIUMS NO. 4

Survey of Dedicator's Land



DESCRIPTION (Magnolia Lane Condominiums No. 4 Dedicator's Land)

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 No. 1075, part of Lot Nos. 1071, 1074, 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., 99.33' to a found #5 rebar at the southwest corner of Magnolia Lane Condominiums No. 2;
- N90°00'00"E with the south line of Magnolia Lane Condominiums No. 2, 56.52' to a found #5 rebar;
- N57°11'20"E with the south line of Magnolia Lane Condominiums No. 2, 83.31' to a found #5 rebar;
- N00°38'00"E with the east line of Magnolia Lane Condominiums No. 2 and the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), 113.85' to a found #5 rebar;
- N57°11'20"E with the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), 92.95' to a found #5 rebar;
- Northeasterly on a curve to the left with the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), 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' to a found #5 rebar;
- Northeasterly on a curve to the right with the east line of Magnolia Lane Condominiums No. 3 (Parcel No. 1), and the south line of Magnolia Lane Condominiums No. 1, an arc distance of 158.89', said curve having a radius of 55.00', a delta angle of 165°31'21", and L.C. of N64°25'39"E, 109.12' to a found #5 rebar;
- S32°48'40"E with the west line of Magnolia Lane Condominiums No. 3 (Parcel No. 2), 55.00' to a found #5 rebar;
- S71°15'37"E with the west line of Magnolia Lane Condominiums No. 3 (Parcel No. 2), 24.79' 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 1.287 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

Existing Parcel No. 28-0106-01-001.006 (Lots 1071, and 1074-1077)

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 7/31/03

DESCRIPTION (Magnolia Lane Condominium Street & Utility Easement)

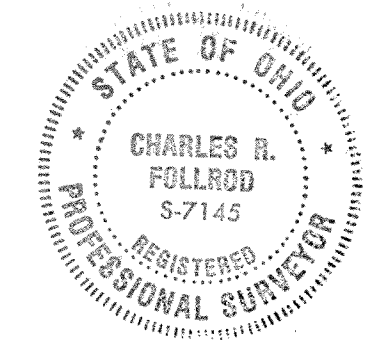
Being a parcel of land for the purpose of a street & utility easement in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp., Allen County, Ohio and also being part of Lot Nos. 1071, and 1074-1077 and part of vacated Frazee Place in the Shannon Addition in the Village of Bluffton, Ohio as 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)

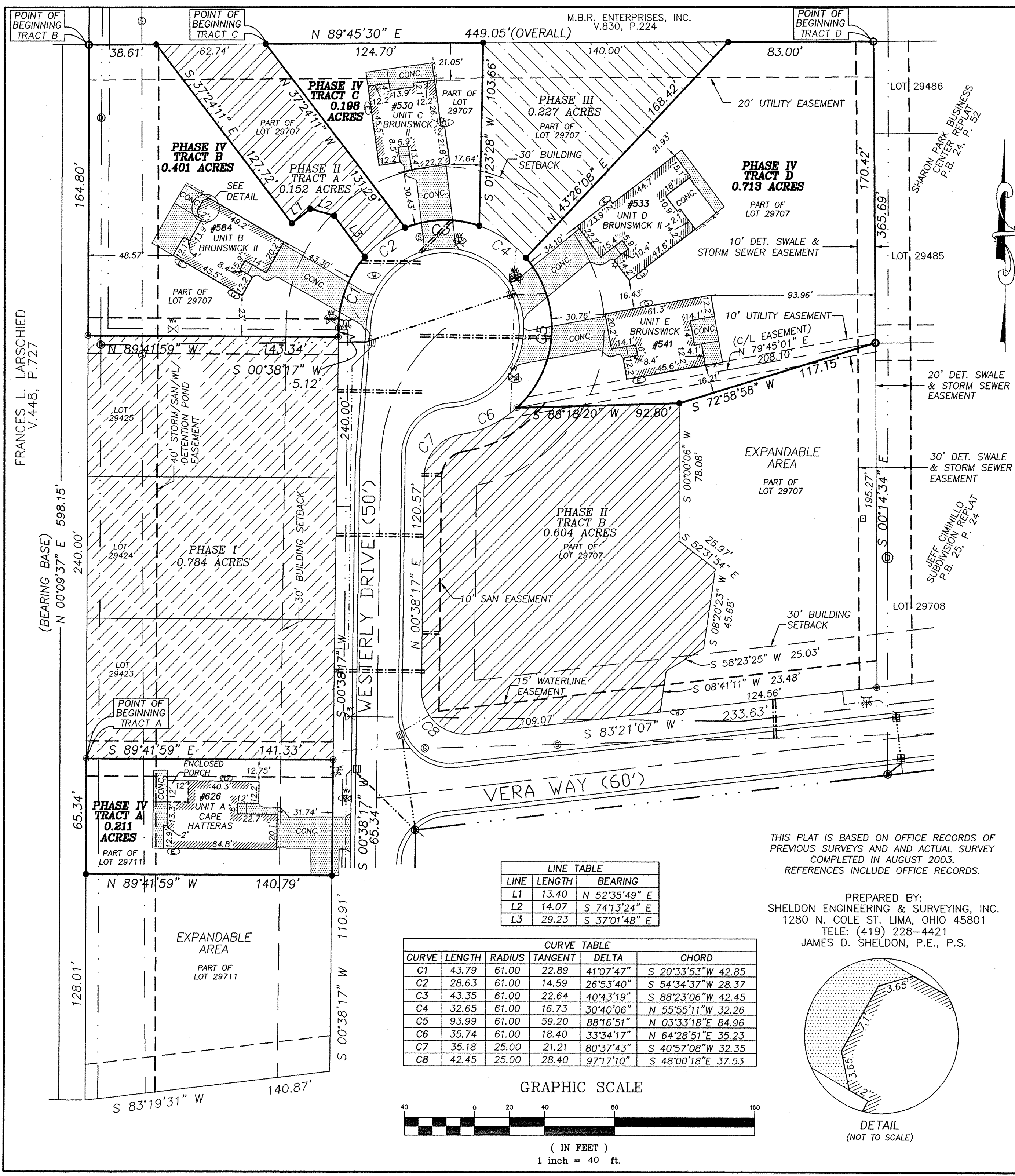


This plat is based on an actual field survey by me in June 1997.

Charles R. Follrod
Charles R. Follrod P.S. #7145

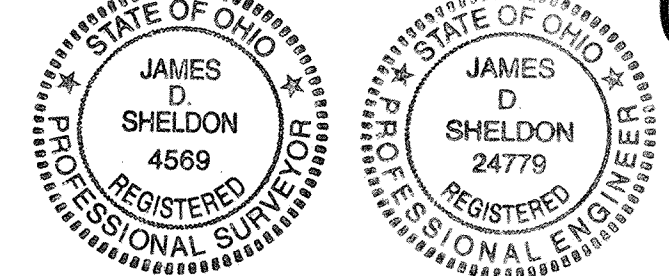
| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH.BEARING |
|-------|--------|---------|------------|---------|--------------|
| C-1 | 50.00' | 20.09' | 23°01'04" | 19.95' | N 78°02'29"E |
| C-2 | 25.00' | 32.95' | 75°31'21" | 30.62' | N 19°25'40"E |
| C-3 | 55.00' | 158.89' | 165°31'21" | 109.12' | N 64°25'39"E |
| 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 |

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



**PLAT OF VILLA COMMUNITY
AT THE OUTER BANKS
CONDOMINIUMS PHASE IV**
PART OF LOT 29707 & PART OF LOT 29711
JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P.24)
IN THE S.W. 1/4 OF SECTION 34
T 3 S - R 6 E, AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO
BBA BUILDERS, INC.
VOL. 886, P. 859
For Amendment to Declaration of Condominium Ownership
See Deed Vol 927 Pg 95

CERTIFICATION
I, James D. Sheldon, Registered Engineer No. 24779, State of Ohio, and Registered Surveyor No. 4569, State of Ohio, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 8, correctly represent the location, dimensions and configurations of Villa Community at the Outer Banks Condominiums Phase IV as they existed on the date shown.
Date: **12 AUG 03**
James D. Sheldon
James D. Sheldon, P. E., P. S.



COUNTY RECORDER'S CERTIFICATION
NO. 200320273
FILED FOR RECORD IN THE ALLEN COUNTY, OHIO, RECORDER'S OFFICE THIS
13th DAY OF August, 2003, AT 9:11 O'CLOCK A. M. AND
RECORDED IN ALLEN COUNTY PLAT BOOK 25 ON PAGE 115.
FEE: \$ 331.20
DECLARATION: D.V. 914 PAGE 687.

BY: *Edward P. Rudy Jr.*
RECORDER OF ALLEN COUNTY, OHIO

LEGEND

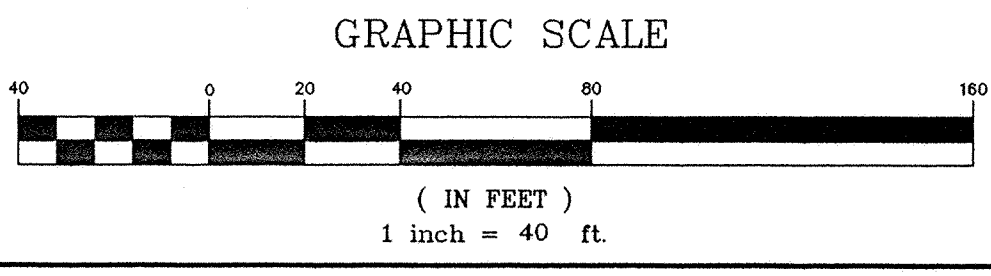
- 5/8" X 30" IRON PIN, SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- ⊙ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
- CONCRETE MONUMENT FOUND
- ☆ 4" PVC CLEAN OUT
- ⊕ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT W/ VALVE
- ⊕ CATCH BASIN
- ⊕ WATER METER AND VALVE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- MAIN WATER LINE
- SANITARY SEWER LATERAL
- STORM SEWER
- SANITARY SEWER
- ▨ LIMITED COMMON AREA
- ▨ COMMON AREA
- ▨ PHASE I VILLA COMMUNITY AT THE OUTER BANKS
- ▨ PHASE II VILLA COMMUNITY AT THE OUTER BANKS
- ▨ PHASE III VILLA COMMUNITY AT THE OUTER BANKS
- ▨ BUILDING
- * — PRIVACY FENCE (FUTURE IMPROVEMENT)

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 13.40 | N 52°35'49" E |
| L2 | 14.07 | S 74°13'24" E |
| L3 | 29.23 | S 37°01'48" E |

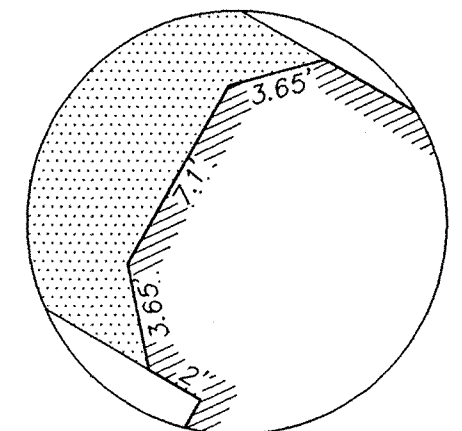
CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD |
|-------|--------|--------|---------|-----------|--------------------|
| C1 | 43.79 | 61.00 | 22.89 | 41°07'47" | S 20°33'53"W 42.85 |
| C2 | 28.63 | 61.00 | 14.59 | 26°53'40" | S 54°34'37"W 28.37 |
| C3 | 43.35 | 61.00 | 22.64 | 40°43'19" | S 88°23'06"W 42.45 |
| C4 | 32.65 | 61.00 | 16.73 | 30°40'06" | N 55°55'11"W 32.26 |
| C5 | 93.99 | 61.00 | 59.20 | 88°16'51" | N 03°33'18"E 84.96 |
| C6 | 35.74 | 61.00 | 18.40 | 33°34'17" | N 64°28'51"E 35.23 |
| C7 | 35.18 | 25.00 | 21.21 | 80°37'43" | S 40°57'08"W 32.35 |
| C8 | 42.45 | 25.00 | 28.40 | 97°17'10" | S 48°00'18"E 37.53 |



THIS PLAT IS BASED ON OFFICE RECORDS OF PREVIOUS SURVEYS AND AN ACTUAL SURVEY COMPLETED IN AUGUST 2003. REFERENCES INCLUDE OFFICE RECORDS.

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



SHEET 1 OF 8

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

| | | |
|------------|----------|----------------|
| 08-11-2003 | DATE | JOB NO. |
| WSM | WSD | 22201D |
| JDS | CHECKED | |
| JDS | APPROVED | SCALE 1" = 40' |

VILLA COMMUNITY
 AT THE OUTER BANKS
 CONDOMINIUMS PHASE IV
 PART OF LOT 29707 & PART OF LOT 29711
 JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P.24)
 IN THE S.W. 1/4 OF SECTION 34
 T 3 S - R 6 E, AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO

BBA BUILDERS, INC.
 VOL. 886, P. 859

DESCRIPTION
 VILLA COMMUNITY AT THE OUTER BANKS PHASE IV
 TRACT A
 0.211 ACRES

Being a Part of Lot 29711 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin found marking the northwest corner of said Lot 29711 -

Thence South 89°-41'-59" East on and along the north line of said Lot for a distance of 141.33 feet to a 5/8-inch iron pin found on the west line of Westerly Drive -

Thence South 00°-38'-17" West on and along said west line of Westerly Drive and the east line of said Lot for a distance of 65.34 feet to a 5/8-inch iron pin set -

Thence North 89°-41'-59" West through said Lot for a distance of 140.79 feet to a 5/8-inch iron pin set on the west line of said Lot -

Thence North 00°-09'-37" East on and along said west line for a distance of 65.34 feet to the **place of beginning**.

Containing in all 9,216 square feet or 0.211 acres of land subject, however, to all legal easements and rights of way.

DESCRIPTION
 VILLA COMMUNITY AT THE OUTER BANKS PHASE IV
 TRACT B
 0.401 ACRES

Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin in a concrete monument found marking the northwest corner of said Lot 29707 -

Thence North 89°-45'-30" East on and along the north line of said Lot for a distance of 38.61 feet to a 5/8-inch iron pin set -

Thence South 37°-24'-11" East for a distance of 127.72 feet to a 5/8-inch iron pin set -

Thence North 52°-35'-49" East for a distance of 13.40 feet to a 5/8-inch iron pin set -

Thence South 74°-13'-24" East for a distance of 14.07 feet to a 5/8-inch iron pin set -

Thence South 37°-01'-48" East for a distance of 29.23 feet to a 5/8-inch iron pin set on the northwesterly right of way of Westerly Drive -

Thence on and along said right of way of Westerly Drive the following two (2) courses:

- 1) With a curve to the left having a radius of 61.00 feet, an arc length of 43.79 feet and a chord bearing South 20°-33'-53" West for a distance of 42.85 feet to a 5/8-inch iron pin found -
- 2) South 00°-38'-17" West for a distance of 5.12 feet to a 5/8-inch iron pin found -

Thence North 89°-41'-59" West for a distance of 143.34 feet to a 5/8-inch iron pin found on the west line of said Lot -

Thence North 00°-09'-37" East on and along said west line for a distance of 164.80 feet to the **place of beginning**.

Containing in all 17,493 square feet or 0.401 acres of land subject, however, to all legal easements and rights of way.

DESCRIPTION
 VILLA COMMUNITY AT THE OUTER BANKS PHASE IV
 TRACT C
 0.198 ACRES

Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

Commencing for reference at a 5/8-inch iron pin in a concrete monument found marking the northwest corner of said Lot 29707 -

Thence on and along the north line of said Lot the following two (2) courses:

- 1) North 89°-45'-30" East for a distance of 101.35 feet to a 5/8-inch iron pin set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described by this instrument -
- 2) North 89°-45'-30" East for a distance of 124.70 feet to a 5/8-inch iron pin set -

Thence South 01°-23'-28" West through said Lot for a distance of 103.66 feet to a 5/8-inch iron pin set on the northerly right of way of Westerly Drive -

Thence on and along said right of way with a curve to the left having a radius of 61.00 feet, an arc length of 43.35 feet and a chord bearing South 88°-23'-06" West for a distance of 42.45 feet to a 5/8-inch iron pin set -

Thence North 37°-24'-11" West through said Lot 29707 for a distance of 131.29 feet to the **place of beginning**.

Containing in all 8,612 square feet or 0.198 acres of land subject, however, to all legal easements and rights of way.

DESCRIPTION
 VILLA COMMUNITY AT THE OUTER BANKS PHASE IV
 TRACT D
 0.713 ACRES

Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin in a concrete monument found marking the northeast corner of said Lot 29707 -

Thence South 00°-14'-34" East on and along the east line of said Lot for a distance of 170.42 feet to a 5/8-inch iron pin in a concrete monument found marking the northwest corner of Lot 29708 in said Subdivision -

Thence South 72°-58'-58" West for a distance of 117.15 feet to a 5/8-inch iron pin set -

Thence South 88°-18'-20" West for a distance of 92.80 feet to a 5/8-inch iron pin found on the easterly right of way of Westerly Drive -

Thence on and along said right of way with a curve to the left having a radius of 61.00 feet, an arc length of 93.99 feet and a chord bearing North 03°-33'-18" East for a distance of 84.96 feet to a 5/8-inch iron pin set -

Thence North 43°-26'-08" East through said Lot 29707 for a distance of 168.42 feet to a 5/8-inch iron pin set on the north line of said Lot -

Thence North 89°-45'-30" East on and along said north line for a distance of 83.00 feet to the **place of beginning**.


Containing in all 31,052 square feet or 0.713 acres of land subject, however, to all legal easements and rights of way.

The foregoing descriptions are based on office records of previous surveys and a current field survey completed in August, 2003, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

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

SHEET 2 OF 8

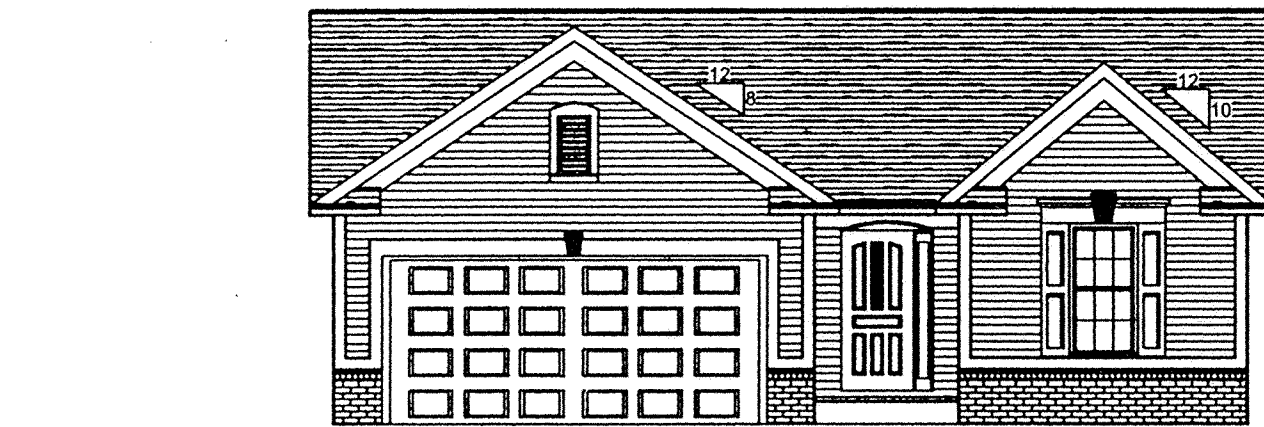
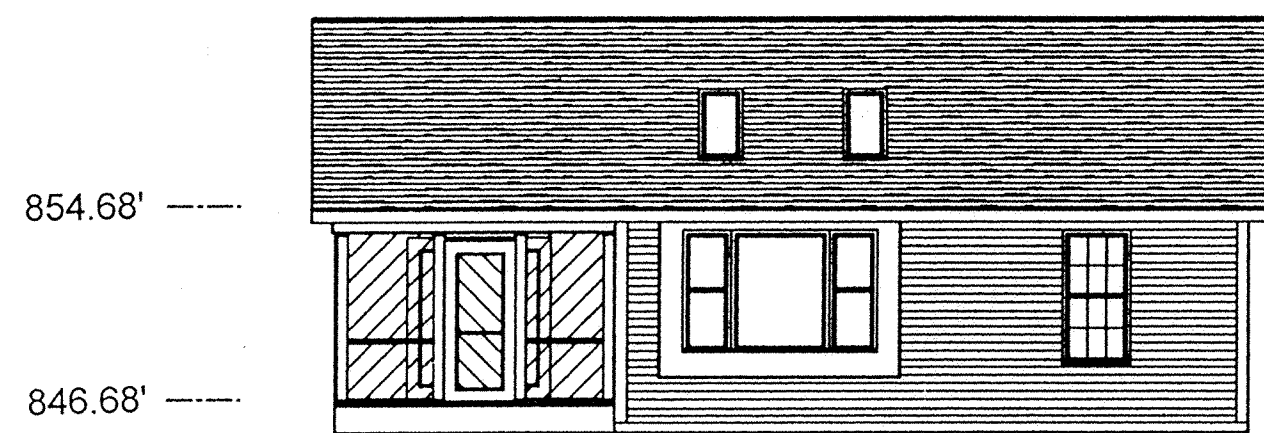
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

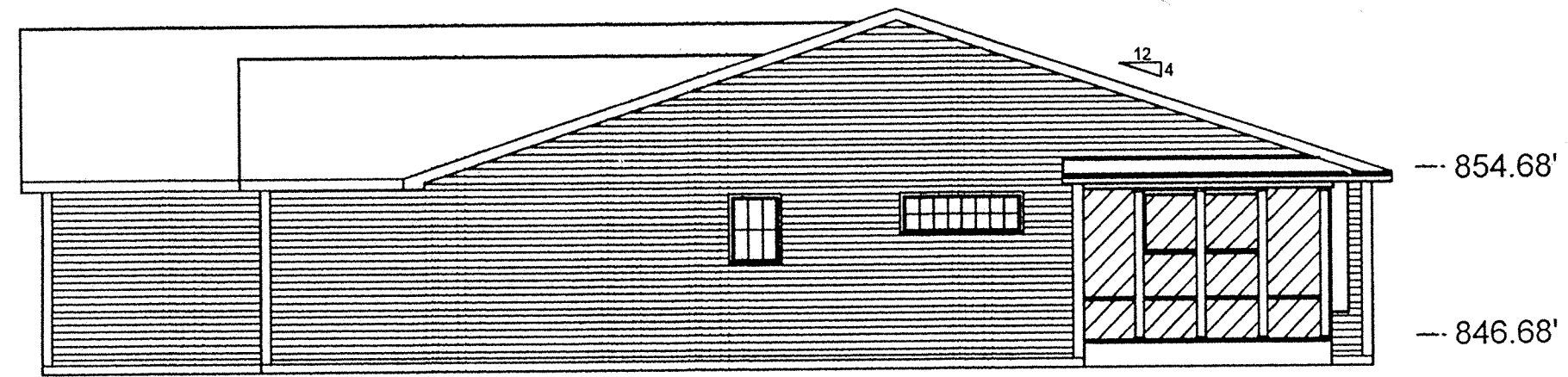
| | | | |
|------------|------|---------|--------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | NONE |

UNIT "A" - FLOOR PLAN AND BUILDING ELEVATIONS



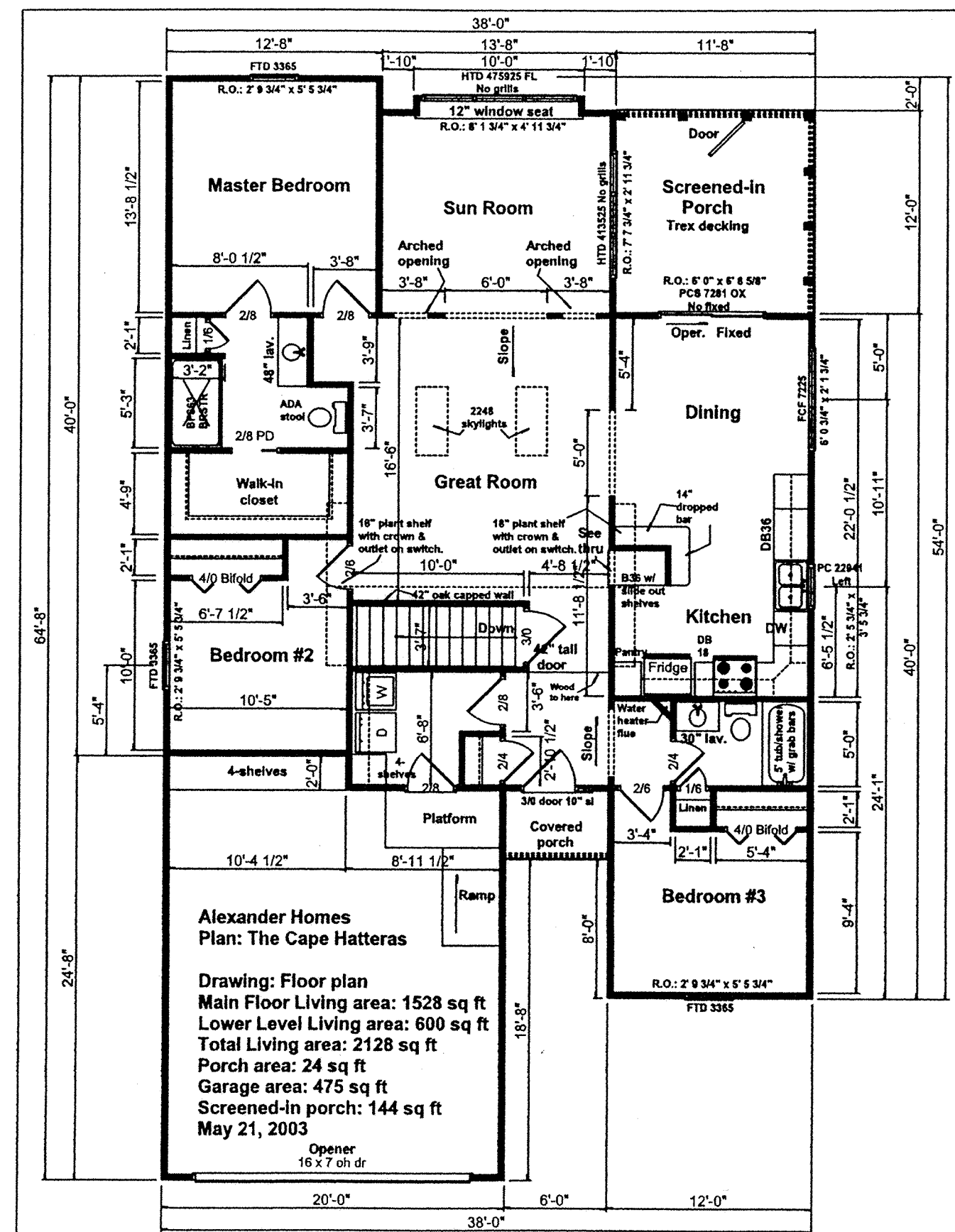
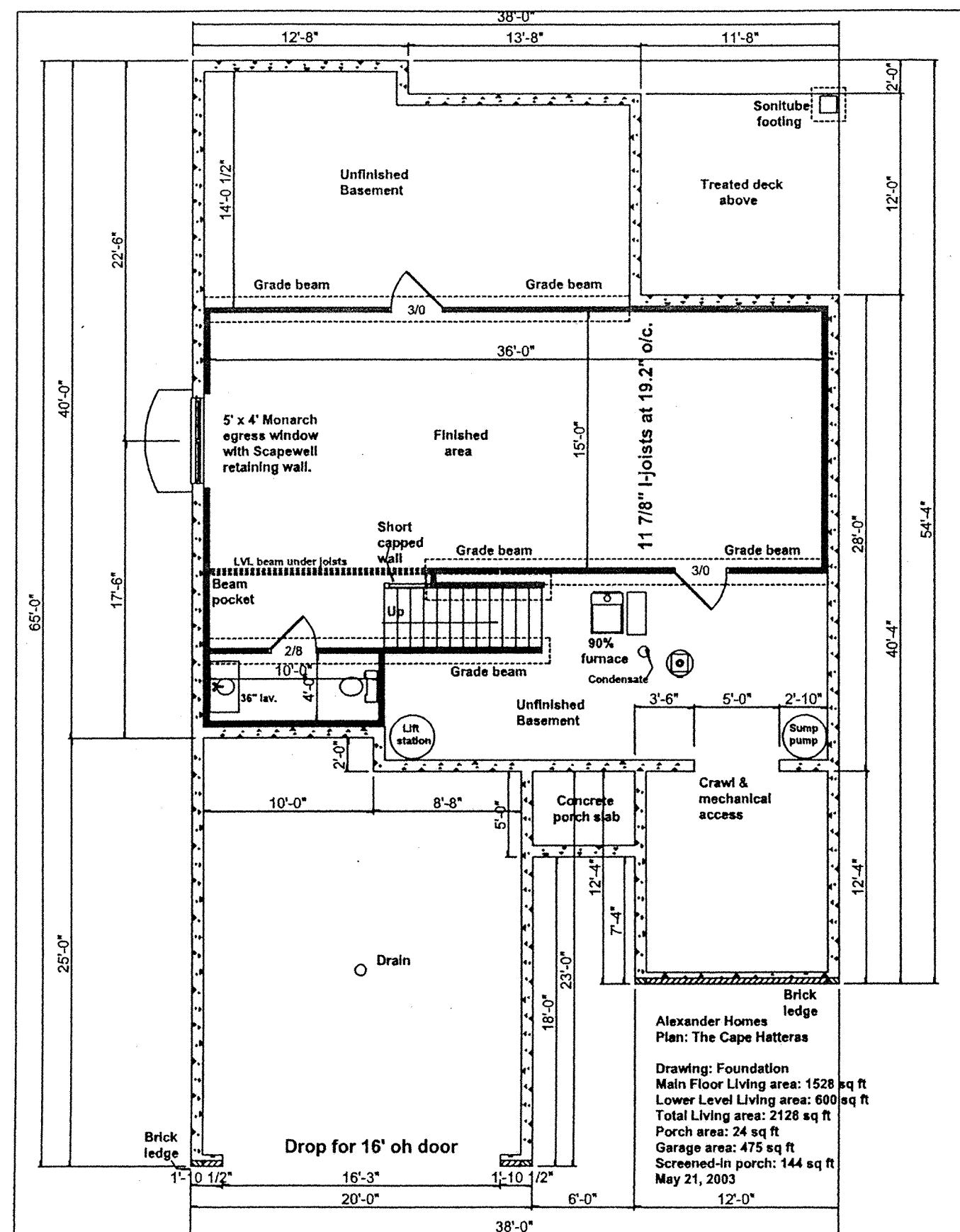
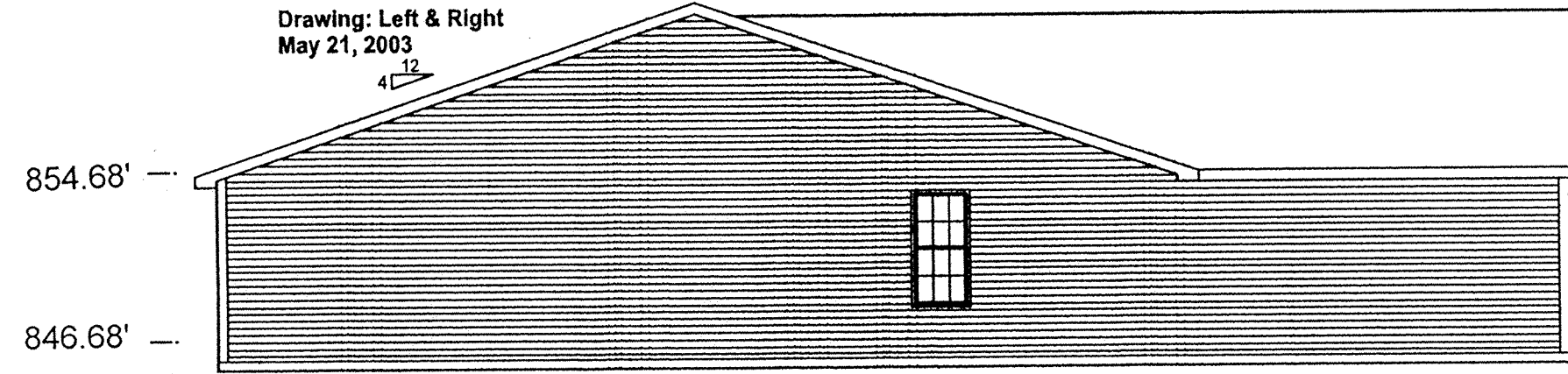
Alexander Homes
Plan: The Cape Hatteras

Drawing: Front & Rear
May 21, 2003



Alexander Homes
Plan: The Cape Hatteras

Drawing: Left & Right
May 21, 2003



SHEET 3 OF 8

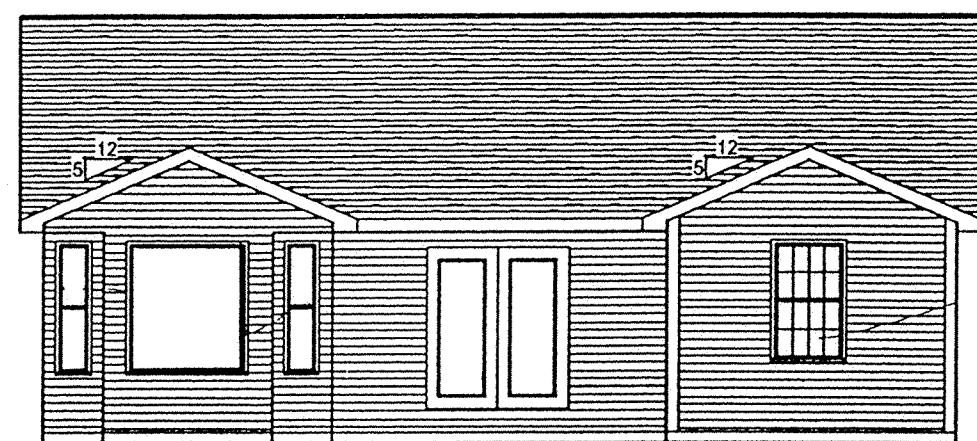
SHELDON ENGINEERING
& SURVEYING, INC.



LIMA, OHIO

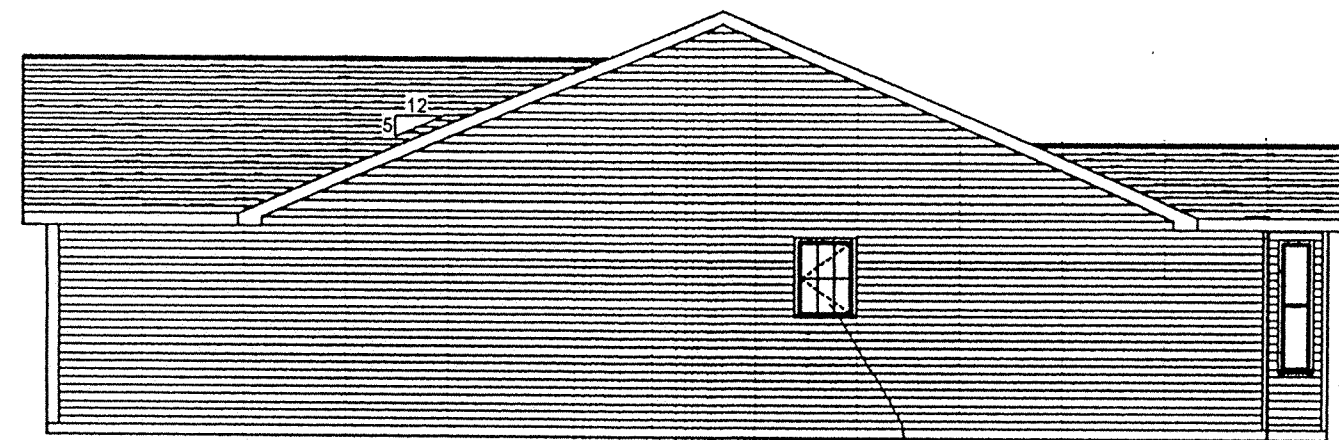
| | | | |
|------------|----------|---------|------------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| JWS | DRAWN | JDS | CHECKED |
| JDS | APPROVED | JDS | SCALE NONE |

UNIT "B" - FLOOR PLAN AND BUILDING ELEVATIONS



853.57'

845.57'



853.57'

845.57'

Alexander Homes
Plan: Brunswick II

Drawing: Left & Right
March 27, 2003

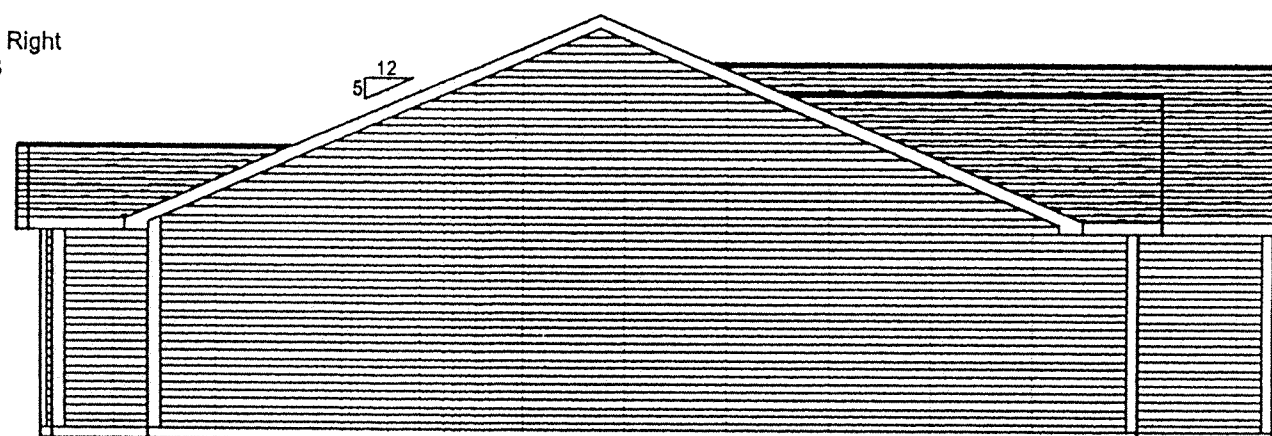


853.57'

845.57'

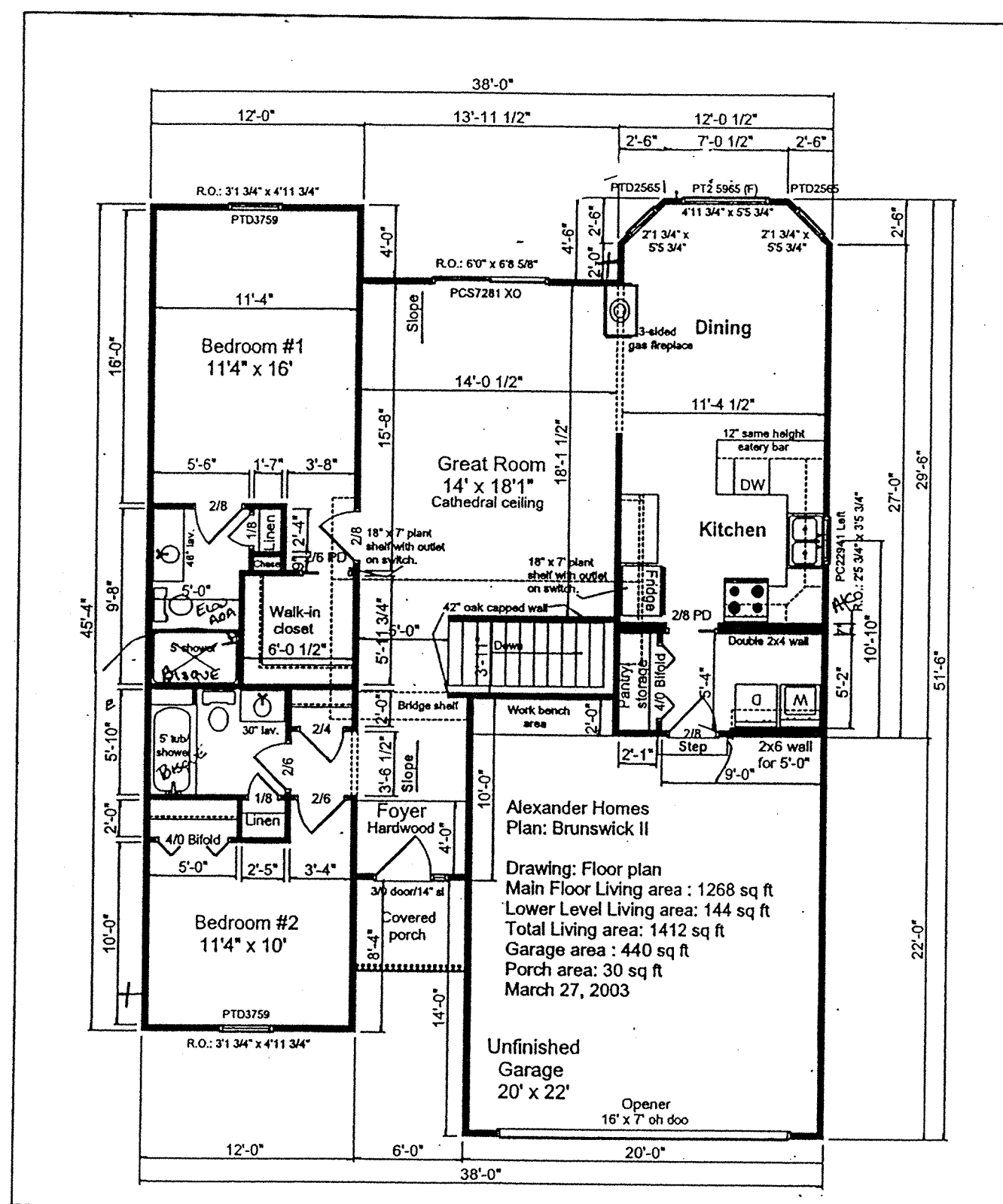
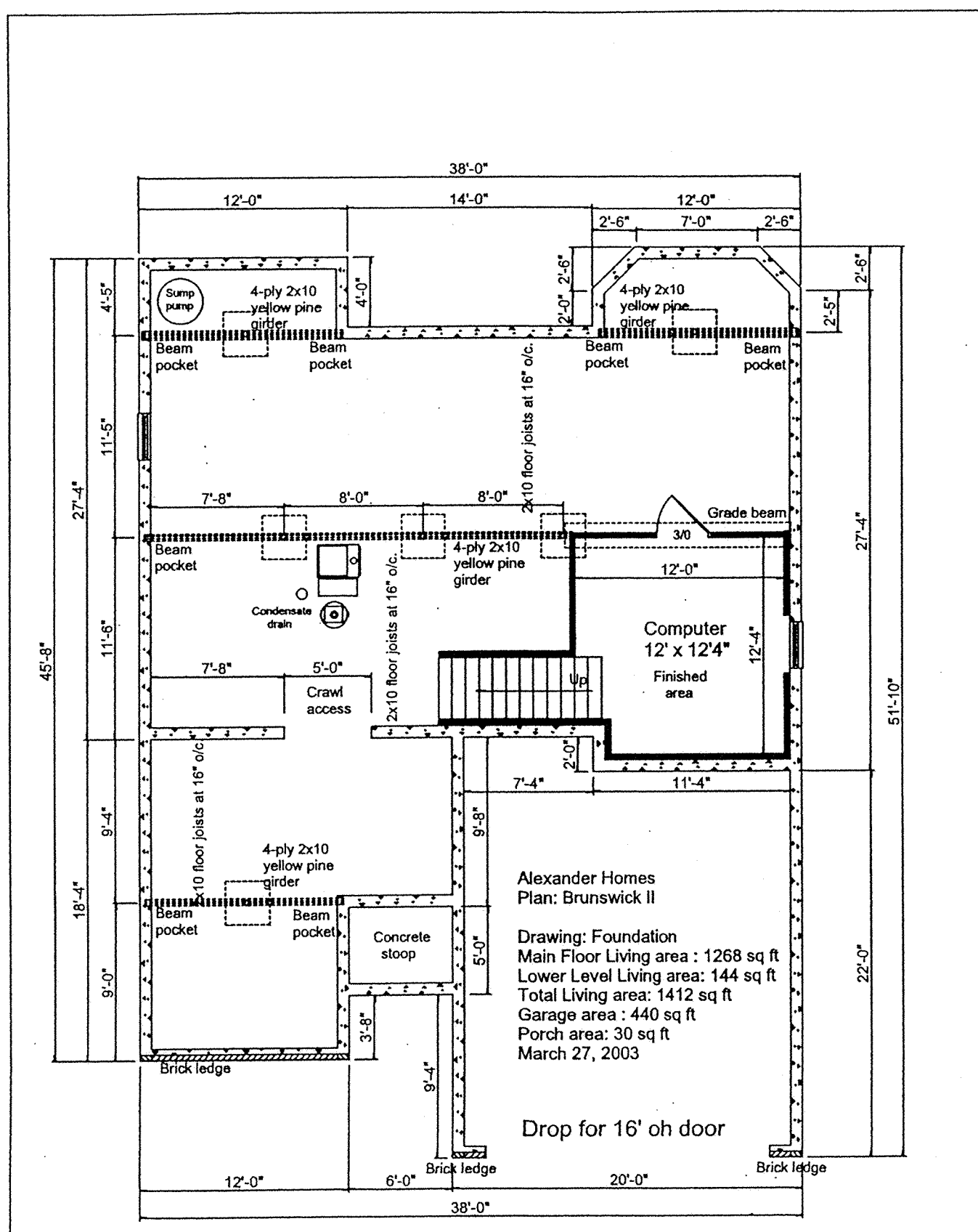
Alexander Homes
Plan: Brunswick II

Drawing: Front & Rear
March 27, 2003



853.57'

845.57'



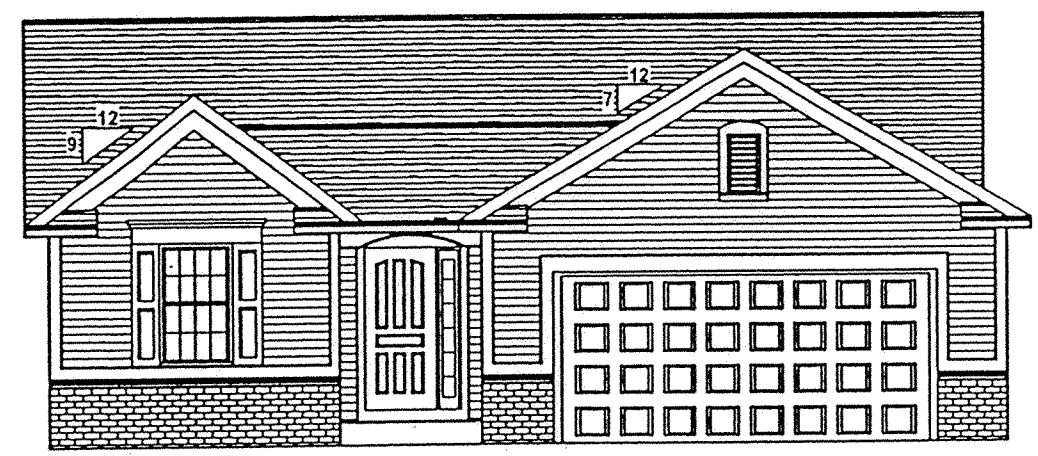
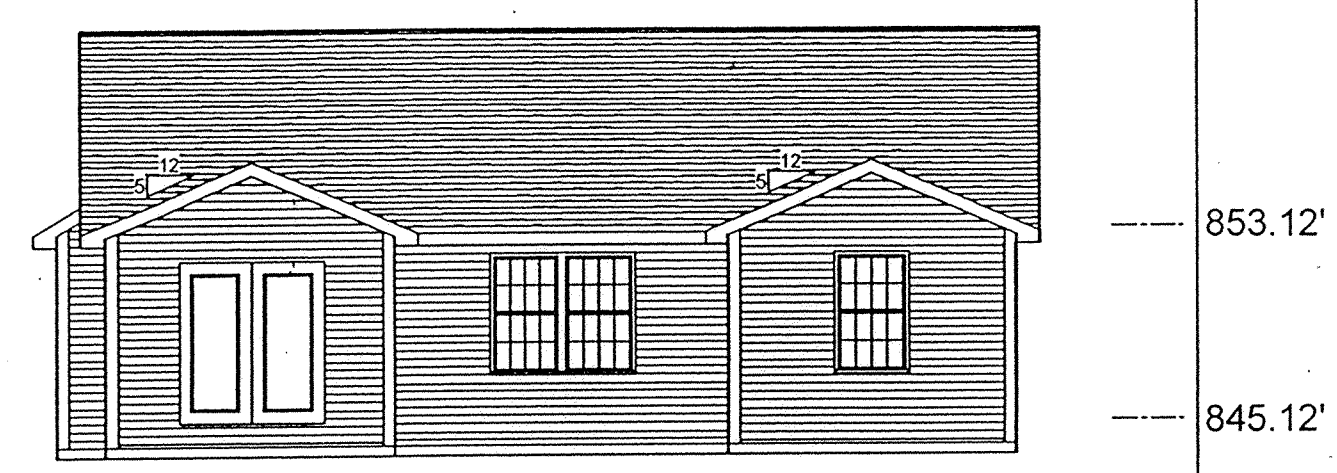
SHEET 4 OF 8

SHELDON ENGINEERING & SURVEYING, INC.

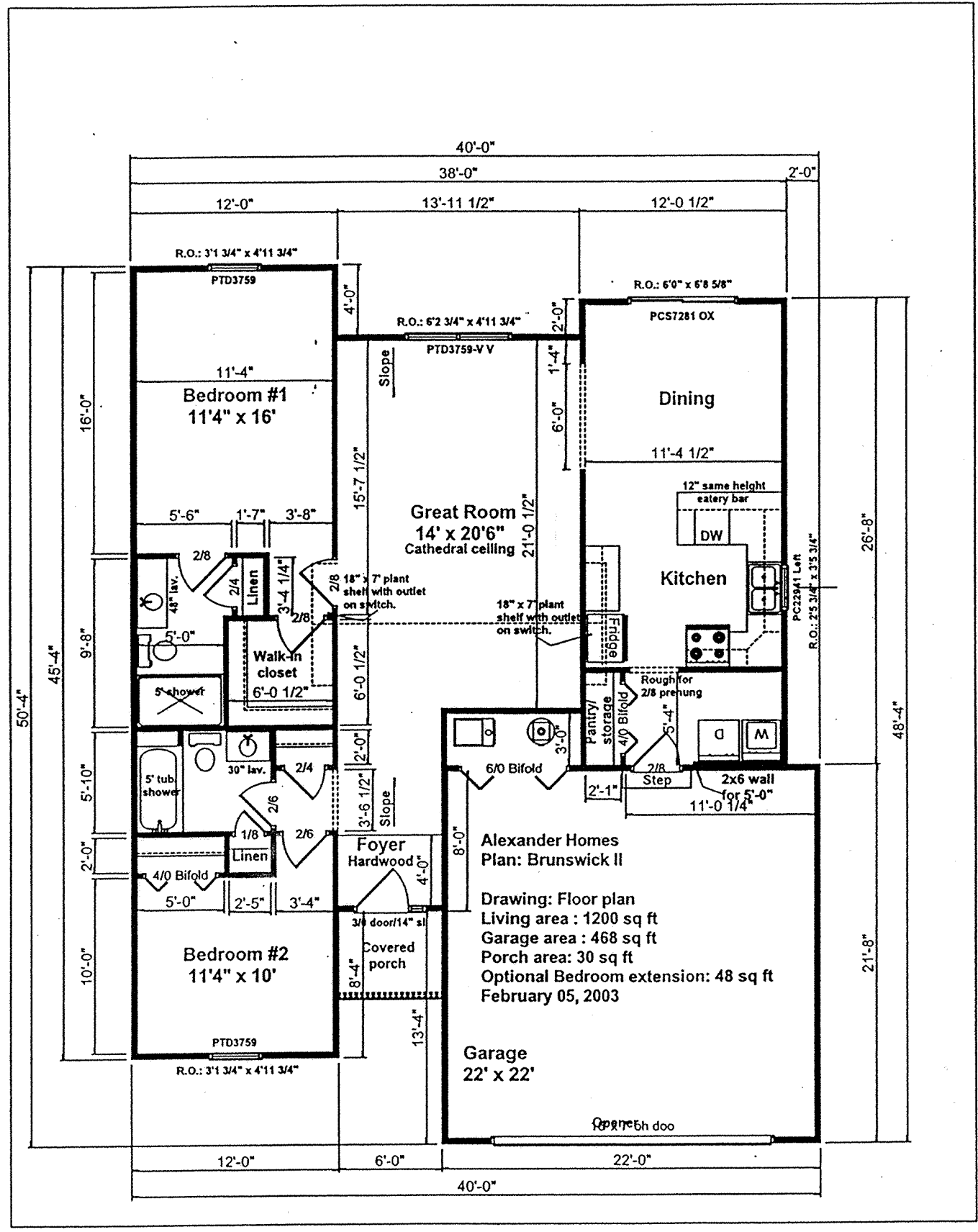
LIMA, OHIO

| | | | |
|------------|------|---------|--------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | NONE |

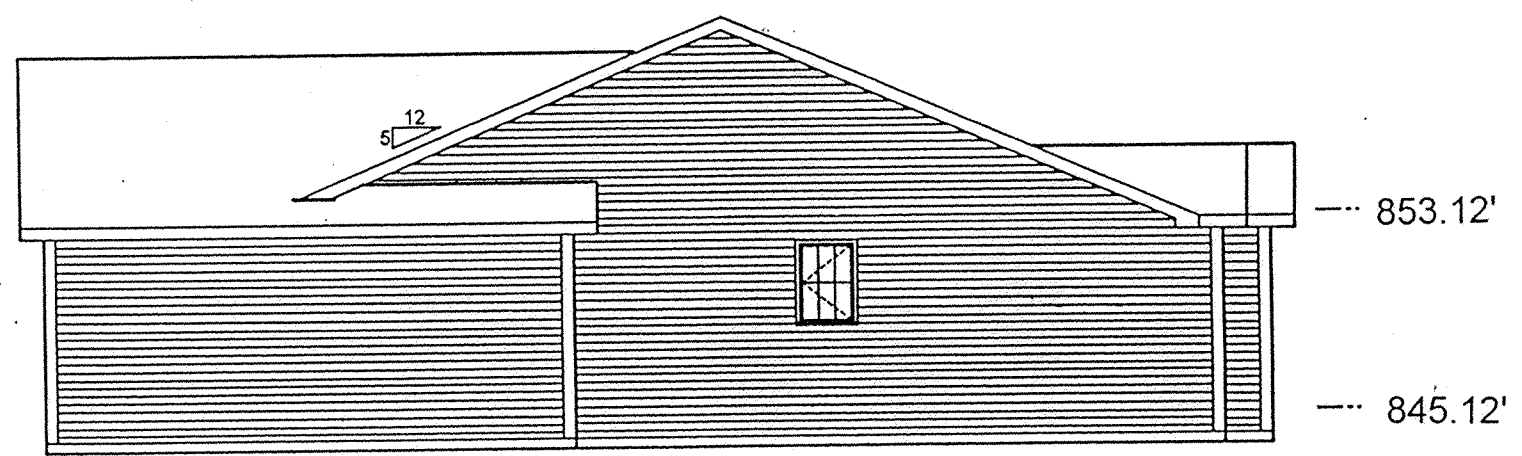
UNIT "C" - FLOOR PLAN AND BUILDING ELEVATIONS



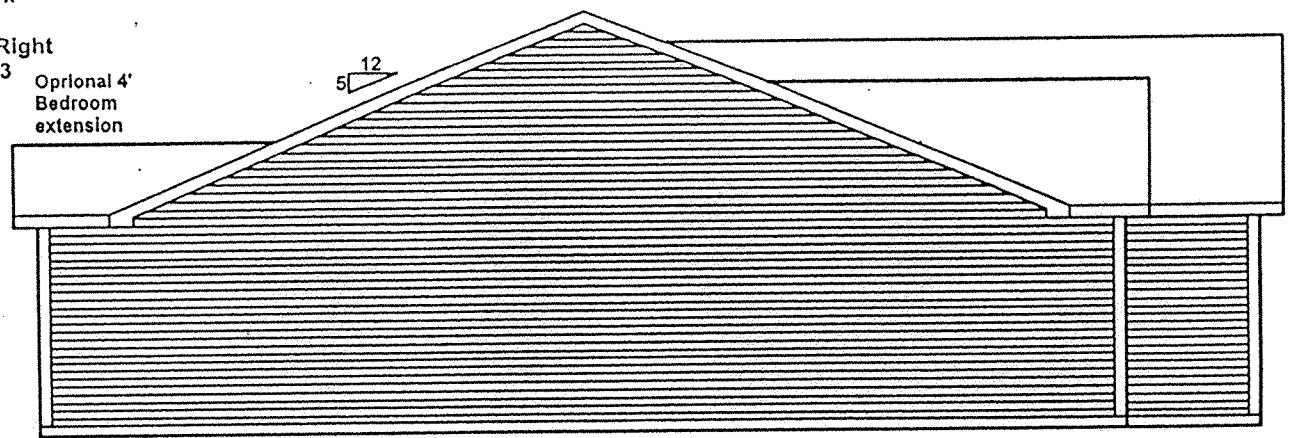
Alexander Homes
Plan: Brunswick II
Drawing: Front & Rear
February 05, 2003



Alexander Homes
Plan: Brunswick II
Drawing: Floor plan
Living area : 1200 sq ft
Garage area : 468 sq ft
Porch area : 30 sq ft
Optional Bedroom extension: 48 sq ft
February 05, 2003



Alexander Homes
Plan: Brunswick II
Drawing: Left & Right
February 05, 2003



SHEET 5 OF 8

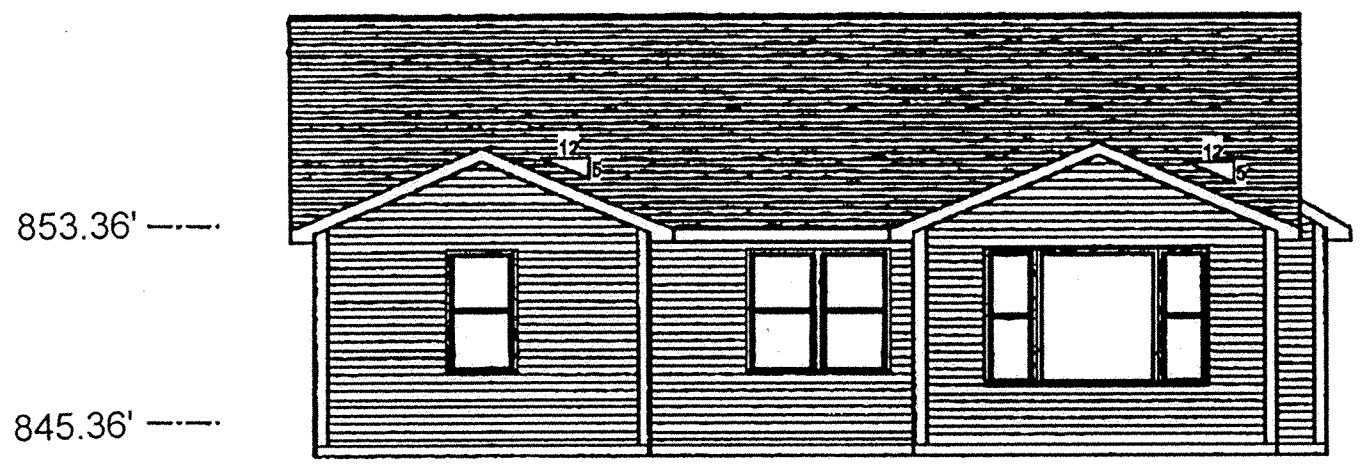
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

| | | | |
|------------|------|---------|--------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| DRAWN | WSM | SCALE | NONE |
| CHECKED | JDS | | |
| APPROVED | JDS | | |

UNIT "D" - FLOOR PLAN AND BUILDING ELEVATIONS

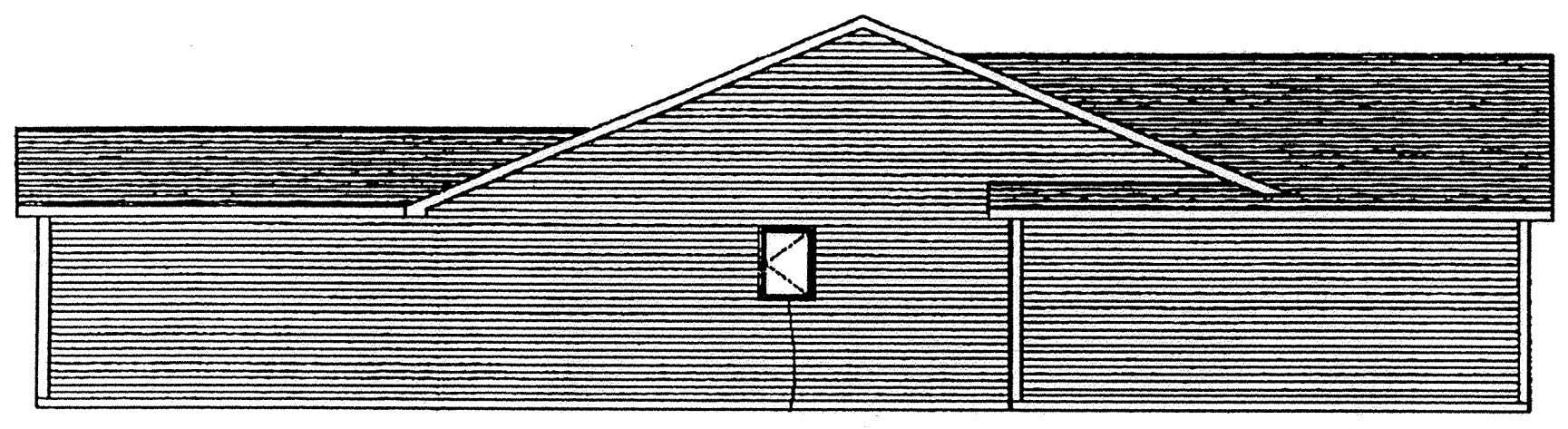


853.36'
845.36'

Alexander Homes
Plan: Brunswick II
Drawing: Front & Rear
April 01, 2003

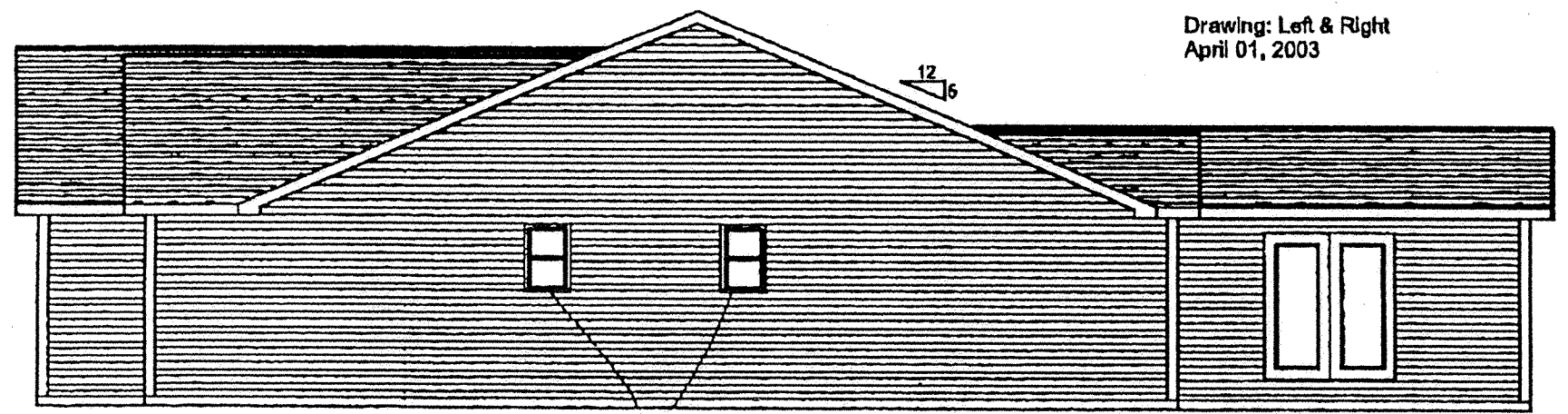


853.36'
845.36'

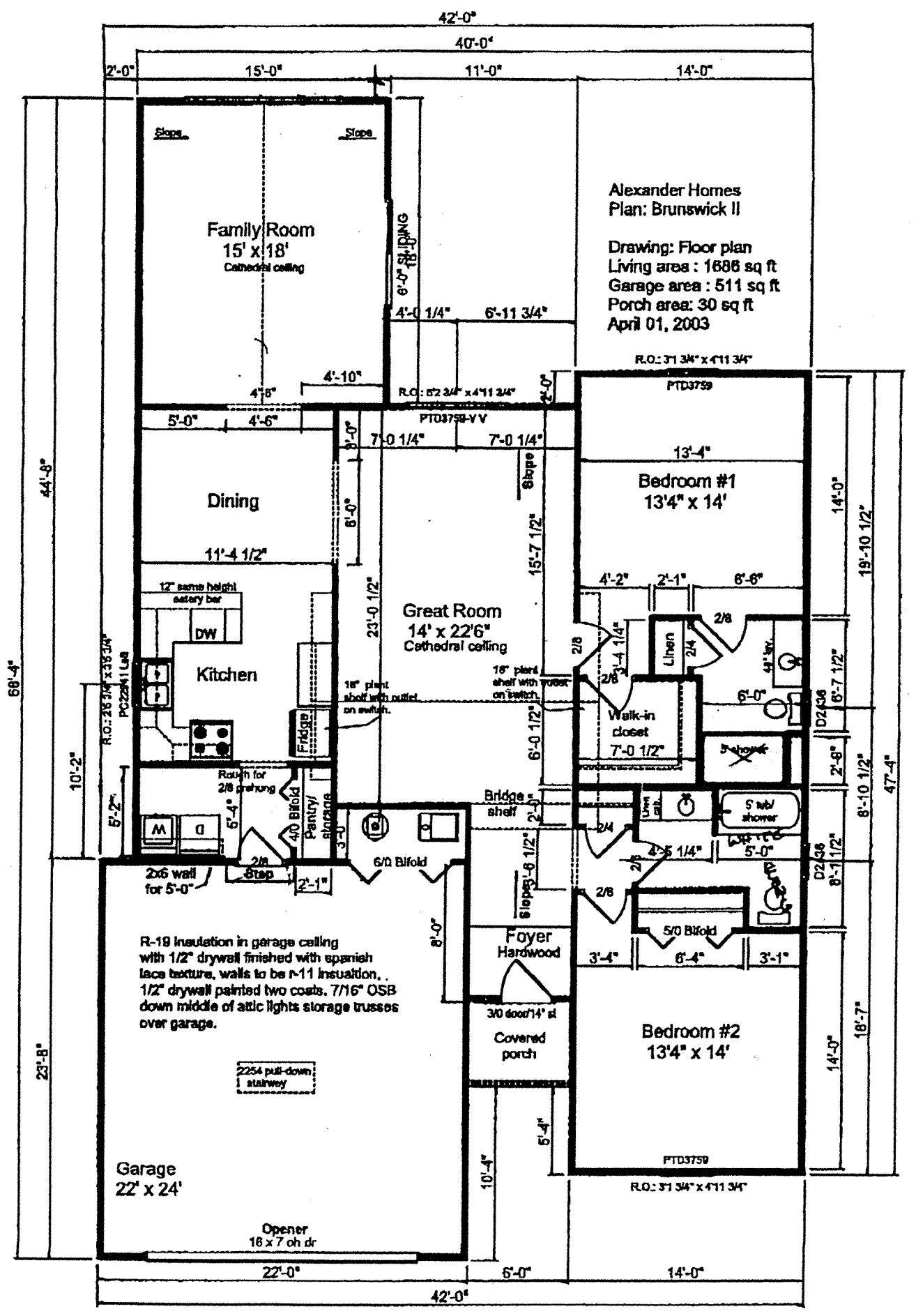


853.36'
845.36'

Alexander Homes
Plan: Brunswick II
Drawing: Left & Right
April 01, 2003



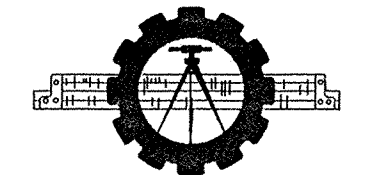
853.36'
845.36'



Alexander Homes
Plan: Brunswick II
Drawing: Floor plan
Living area: 1688 sq ft
Garage area: 511 sq ft
Porch area: 30 sq ft
April 01, 2003

SHEET 6 OF 8

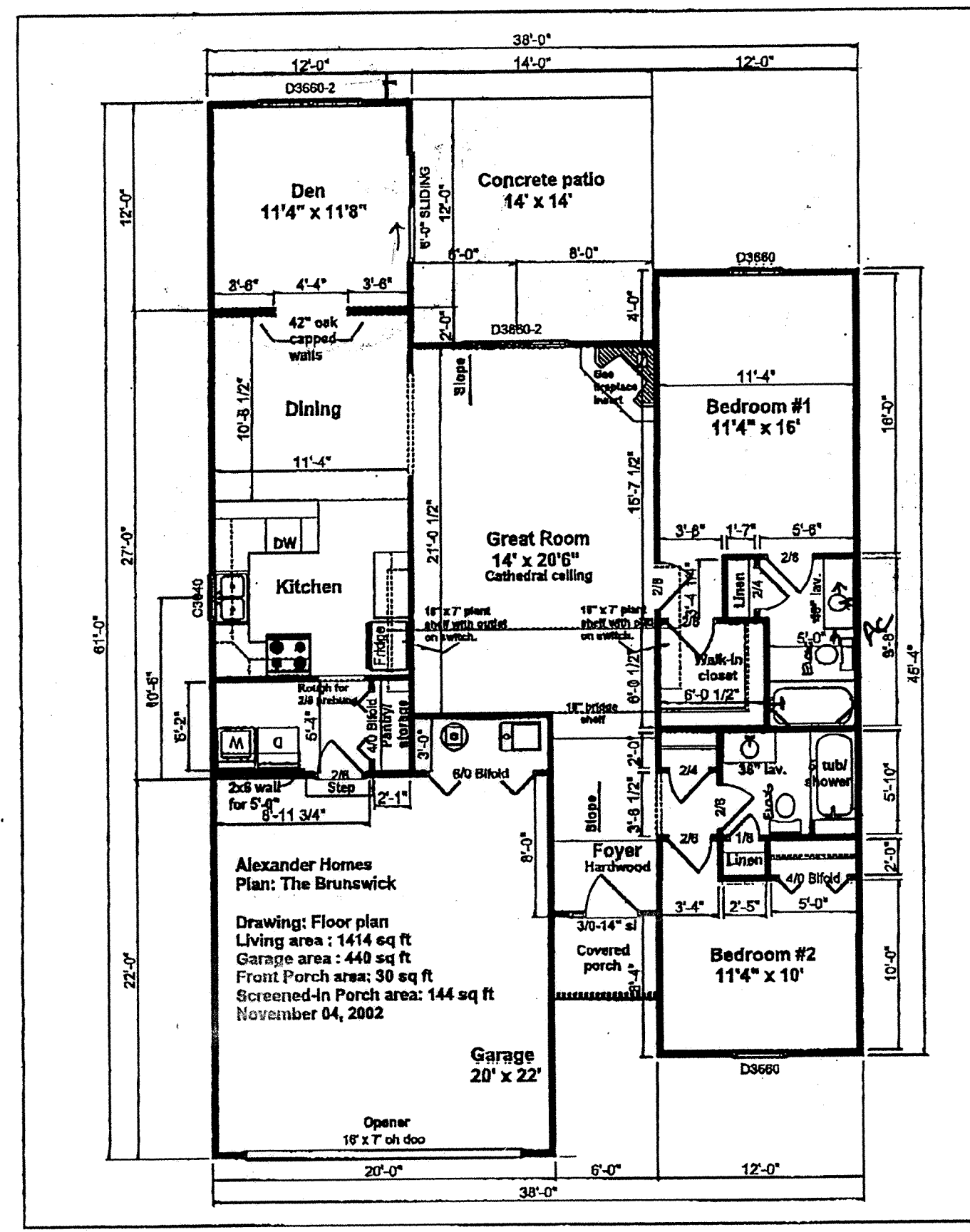
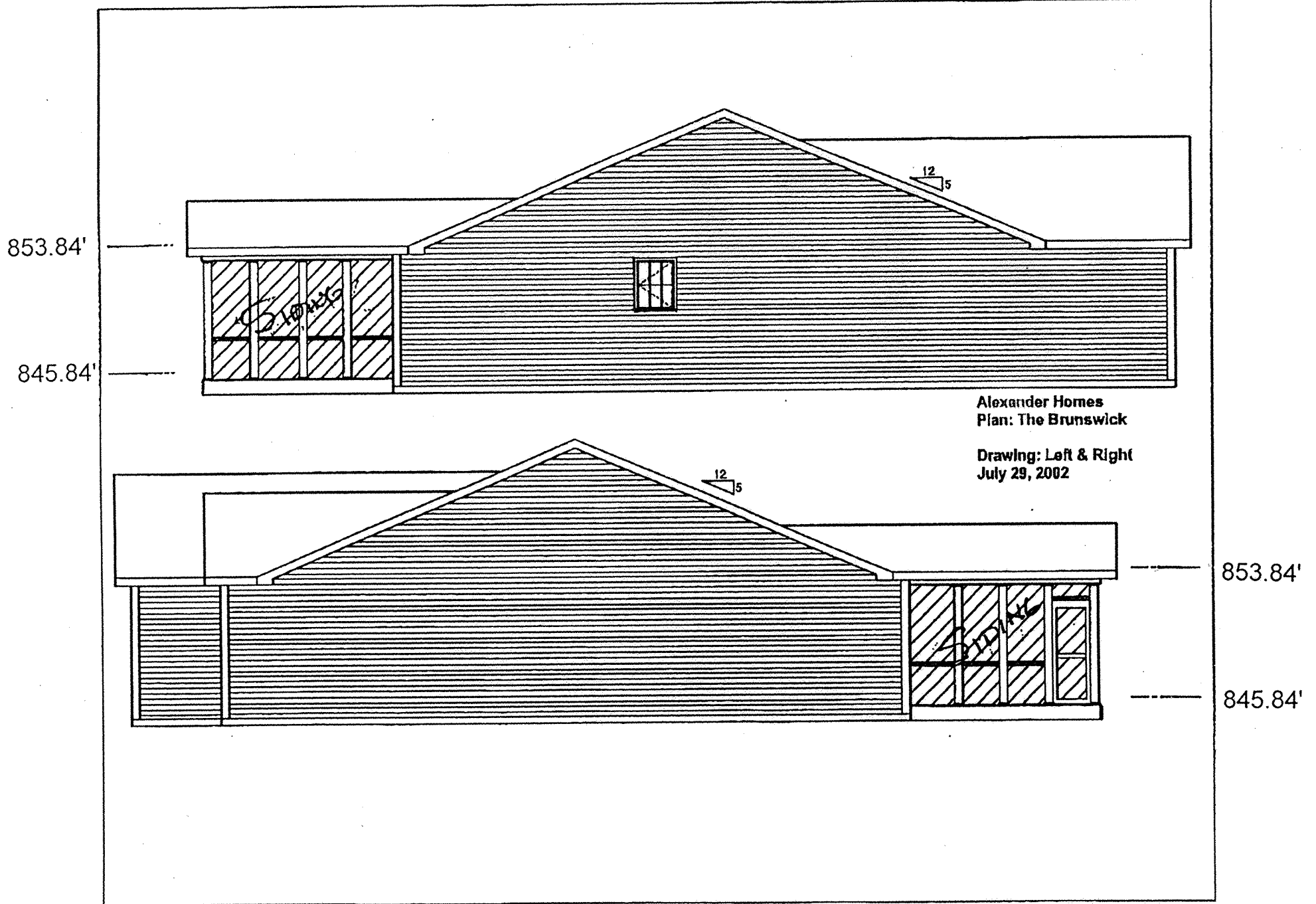
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

| | | | |
|------------|------|---------|--------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| DRAWN | WSM | CHECKED | JDS |
| CHECKED | JDS | SCALE | NONE |
| APPROVED | JDS | | |

UNIT "E" - FLOOR PLAN AND BUILDING ELEVATIONS

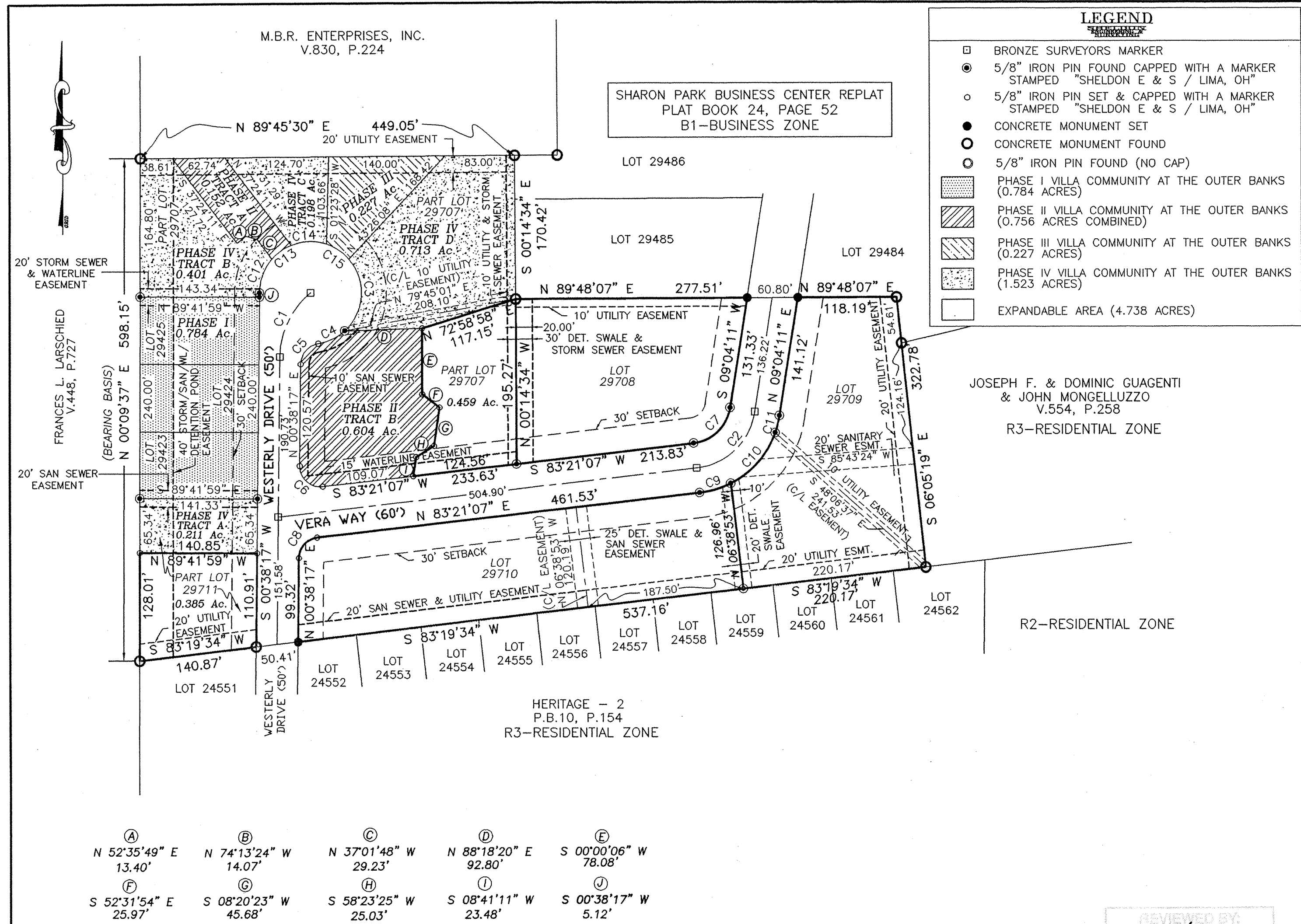


SHEET 7 OF 8

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

| | | | |
|------------|----------|---------|------------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| JDS | DRAWN | WSM | |
| JDS | CHECKED | JDS | |
| JDS | APPROVED | JDS | SCALE NONE |



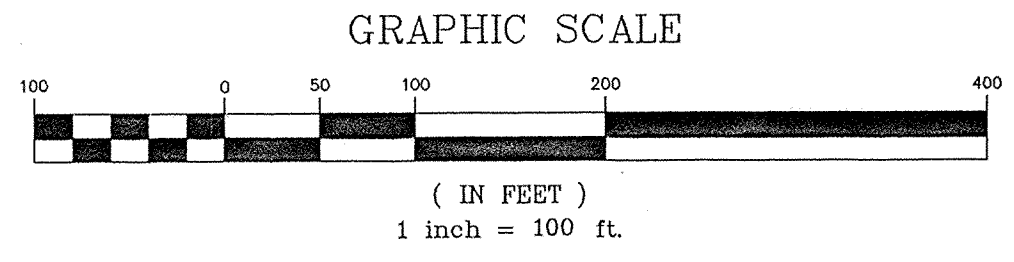
LEGEND

- BRONZE SURVEYORS MARKER
- 5/8" IRON PIN FOUND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- 5/8" IRON PIN FOUND (NO CAP)
- ▨ PHASE I VILLA COMMUNITY AT THE OUTER BANKS (0.784 ACRES)
- ▨ PHASE II VILLA COMMUNITY AT THE OUTER BANKS (0.756 ACRES COMBINED)
- ▨ PHASE III VILLA COMMUNITY AT THE OUTER BANKS (0.227 ACRES)
- ▨ PHASE IV VILLA COMMUNITY AT THE OUTER BANKS (1.523 ACRES)
- EXPANDABLE AREA (4.738 ACRES)

| | | | | |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| (A) N 52°35'49" E 13.40' | (B) N 74°13'24" W 14.07' | (C) N 37°01'48" W 29.23' | (D) N 88°18'20" E 92.80' | (E) S 00°00'06" W 78.08' |
| (F) S 52°31'54" E 25.97' | (G) S 08°20'23" W 45.68' | (H) S 58°23'25" W 25.03' | (I) S 08°41'11" W 23.48' | (J) S 00°38'17" W 5.12' |

CURVE TABLE

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



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

Charlotte A. Bellman
WITNESS

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

BY: *R. Michael Alexander*
R. MICHAEL ALEXANDER, PRESIDENT

STATE OF OHIO SS:
COUNTY OF ALLEN
BE IT REMEMBERED THAT ON THIS 12th DAY OF August, 2003
PERSONALLY CAME THE SAID R. Michael Alexander
TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.
Charlotte A. Bellman

DEDICATOR'S LAND
VILLA COMMUNITY AT THE OUTER BANKS CONDOMINIUMS PHASE IV
ALL OF LOTS 29708, 29709 & 29710 AND PART OF LOTS 29707 & 29711
JEFF CIMINILLO SUBDIVISION REPLAT (P.B. 25, P. 24)
IN THE S.W. 1/4 OF SECTION 34
T 3 S - R 6 E, AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO
BBA BUILDERS, INC. (VOL. 886, P. 859)

DEDICATOR'S LAND
VILLA COMMUNITY AT THE OUTER BANKS
4.738 ACRES

Being all of Lots 29708, 29709 and 29710 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and those parts of Lots 29707 and 29711 described as follows:

Part of Lot 29707:
Being a Part of Lot 29707 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:
BEGINNING FOR THE SAME at a 5/8-inch iron pin found on the north line of Vera Way marking the southeast corner of said Lot 29707 -
Thence South 83°-21'-07" West on and along said north line of Vera Way and the south line of said Lot for a distance of 124.56 feet to a 5/8-inch iron pin set -
Thence North 08°-41'-11" East for a distance of 23.48 feet to a 5/8-inch iron pin set -
Thence North 58°-23'-25" East for a distance of 25.03 feet to a 5/8-inch iron pin set -
Thence North 08°-20'-23" East for a distance of 45.68 feet to a 5/8-inch iron pin set -
Thence North 52°-31'-54" West for a distance of 25.97 feet to a 5/8-inch iron pin set -
Thence North 00°-00'-06" East for a distance of 78.08 feet to a 5/8-inch iron pin set -
Thence North 72°-58'-58" East for a distance of 117.15 feet to a 5/8-inch iron pin in a concrete monument found on the east line of said Lot 29707 -
Thence South 00°-14'-34" East on and along said east line for a distance of 195.27 feet to the place of beginning.
Containing in all 19,992 square feet or 0.459 acres of land.

Part of Lot 29711:
Being a Part of Lot 29711 in the Jeff Ciminillo Subdivision Replat (Plat Book 25, Page 24) situated in the Southwest Quarter of Section 34, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:
BEGINNING FOR THE SAME at a 5/8-inch iron pin in a concrete monument found on the west line of Westerly Drive marking the southeast corner of said Lot 29711 -
Thence South 83°-19'-34" West on and along the south line of said Lot for a distance of 140.87 feet to a 5/8-inch iron pin in a concrete monument found marking the southwest corner of said Lot -
Thence North 00°-09'-37" East on and along the west line of said Lot for a distance of 128.01 feet to a 5/8-inch iron pin set -
Thence South 89°-41'-59" East through said Lot for a distance of 140.85 feet to a 5/8-inch iron pin set on the west line of Westerly Drive and the east line of said Lot -
Thence South 00°-38'-17" West on and along said west line of Westerly Drive and the east line of said Lot for a distance of 119.91 feet to the place of beginning.
Containing in all 16,759 square feet or 0.385 acres of land.

Dedicator's Land contains in all a total of 4.738 acres subject, however, to all legal easements and rights of way.

The foregoing description is based on office records of previous surveys and a current field survey completed in August, 2003 under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

Date **12 AUG 03**

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

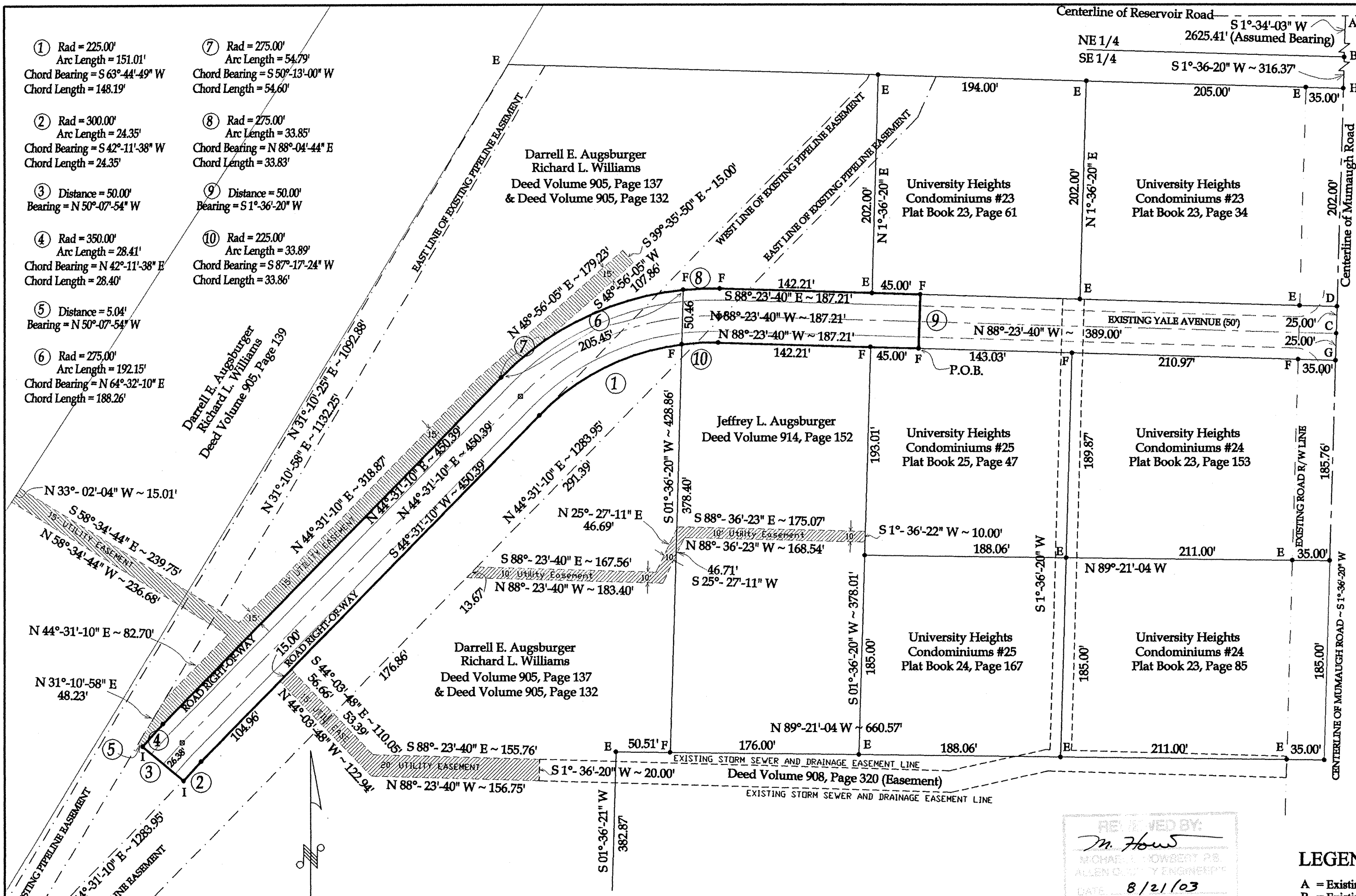
SHEET 8 OF 8
SHELDON ENGINEERING & SURVEYING, INC.
LIMA, OHIO

STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR
JAMES D. SHELDON 4569

STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
JAMES D. SHELDON 24779

CHARLOTTE A. BELLMAN
Notary Public, State of Ohio
My Commission Expires October 20, 2004

| | | | |
|------------|------|---------|-----------|
| 08-01-2003 | DATE | JOB NO. | 22201D |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | 1" = 100' |



- ① Rad = 225.00'
Arc Length = 151.01'
Chord Bearing = S 63°-44'-49" W
Chord Length = 148.19'
- ② Rad = 300.00'
Arc Length = 24.35'
Chord Bearing = S 42°-11'-38" W
Chord Length = 24.35'
- ③ Distance = 50.00'
Bearing = N 50°-07'-54" W
- ④ Rad = 350.00'
Arc Length = 28.41'
Chord Bearing = N 42°-11'-38" E
Chord Length = 28.40'
- ⑤ Distance = 5.04'
Bearing = N 50°-07'-54" W
- ⑥ Rad = 275.00'
Arc Length = 192.15'
Chord Bearing = N 64°-32'-10" E
Chord Length = 188.26'
- ⑦ Rad = 275.00'
Arc Length = 54.79'
Chord Bearing = S 50°-13'-00" W
Chord Length = 54.60'
- ⑧ Rad = 275.00'
Arc Length = 33.85'
Chord Bearing = N 88°-04'-44" E
Chord Length = 33.83'
- ⑨ Distance = 50.00'
Bearing = S 1°-36'-20" W
- ⑩ Rad = 225.00'
Arc Length = 33.89'
Chord Bearing = S 87°-17'-24" W
Chord Length = 33.86'

PLAT OF DEDICATOR'S LAND FOR YALE AVENUE PHASE #2, STREET & EASEMENT DEDICATION

LEGAL DESCRIPTION

Being a part of Parcel #37-3409-01-002.000 and #37-3409-01-004.000 situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 905, Page 132, Deed Volume 905, Page 137 and Deed Volume 914, Page 152, more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road); thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the East Line of the NE 1/4 of Section 34, 2625.41' to an existing railroad spike at the NE corner of the SE 1/4 of Section 34; thence S 1°-36'-20" W on the centerline of Mumaugh Road and the East Line of the SE 1/4 of Section 34, 568.37' to an existing PK nail at the intersection of said fractional section line and the South line of Yale Avenue; thence N 88°-23'-40" W on the South line of Yale Avenue, 389.00' to an existing #5 rebar at the POINT OF BEGINNING; thence the following courses:

1. N 88°-23'-40" W, 187.21' to the PC of a curve to the left, said curve having a radius of 225.00';
2. Southwesterly on said curve an arc length of 33.89' to an existing #5 rebar, said curve having a chord bearing and distance of N 87°-17'-24" W, 33.86';
3. Continue Southwesterly on said curve an arc length of 151.01' to the PT, said curve having a chord bearing and distance of S 63°-44'-49" W, 148.19';
4. S 44°-31'-10" W, 450.39' to the PC of a curve to the left, said curve having a radius of 300.00';
5. Southwesterly on said curve an arc length of 24.35' to a set #5 rebar, said curve having a chord bearing and distance of S 42°-11'-38" W, 24.35';
6. N 50°-07'-54" W, 50.00' to a set #5 rebar on a curve to the right, said curve having a radius of 350.00';
7. Northeasterly on said curve an arc length of 28.41' to the PT, said curve having a chord bearing and distance of N 42°-11'-38" E, 28.40';
8. N 44°-31'-10" E, 450.39' to the PC of a curve to the right, said curve having a radius of 300.00';
9. Northeasterly on said curve an arc length of 192.15' to an existing #5 rebar, said curve having a chord bearing and distance of N 64°-32'-10" E, 188.26';
10. Continue Northeasterly on said curve an arc length of 33.85' to an existing #5 rebar at the PT, said curve having a chord bearing and distance of N 88°-04'-44" E, 33.83';
11. S 88°-23'-40" E, 187.21' to an existing #5 rebar;
12. S 1°-36'-20" W, 50.00' to the POINT OF BEGINNING.

The above-described tract of land contains 0.998 acres (0.254 acres from Parcel #37-3409-01-002.000 and 0.744 acres from Parcel #37-3409-01-004.000), more or less, subject to all legal highways and easements of record.

The system of bearings for this legal system is based on the East line of the NE 1/4 of Section 34 (centerline of Mumaugh Road) to be S 1°-34'-03" W. This legal description and plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on August 8, 2003.

REVIEWED BY:
M. How
MICHAEL HOWARD PE
ALLEN COUNTY ENGINEER
DATE: 8/21/03

LEGEND

- A = Existing Monument Box at the NE corner of Section 34
- B = Existing Railroad Spike at the NE corner of the SE 1/4 Section 34
- C = Existing Railroad Spike at the intersection of the centerlines of Mumaugh Road and Yale Avenue.
- I = Set #5 Rebar
- D = Existing MAG Nail
- E = Existing 1/2" Rebar
- F = Existing #5 Rebar
- G = Existing PK Nail
- H = Existing Railroad Spike
- = Point of Interest (Unmonumented)
- ▨ = Utility Easement Area
- ⊠ = Monument Box set

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, dedicate the streets as shown thereon, comprising a total of 0.998 acres, to the public use forever, and dedicate the easements shown on this plat 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 removal of any trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property of said property for said purposes and are to be maintained as such forever.

The easements hereby created upon, over, and under the designated areas of the property are for public improvements and underground utility facilities as set forth in Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions.

- Richard L. Williams* Aug 19/03
Richard L. Williams Date
- Donna E. Williams* Aug 19/03
Donna E. Williams Date
- Darrell E. Augsburger* Aug 19/03
Darrell E. Augsburger Date
- Mary A. Augsburger* Aug 19-03
Mary A. Augsburger Date
- Jeffrey L. Augsburger* Aug 19-03
Jeffrey L. Augsburger Date
- Cathy L. Augsburger* Aug 19-03
Cathy L. Augsburger Date

COUNTY COMMISSIONERS

In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this Plat of Dedicator's Lands by Commissioners Resolution No. *636-03* dated *8-21-03* after said plat had been approved by the Allen County Eng. and the Lima-Allen County Regional Planning Commission.

Ray Searcy
President of the Board of Allen County Commissioners

COUNTY ENGINEER'S CERTIFICATION

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

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

NOTARY PUBLIC

State of Ohio S.S. Allen County
Be it remembered this *20th* day of *August, 2003* personally came the said Richard L. Williams, Donna E. Williams, Darrell E. Augsburger, Mary A. Augsburger, Jeffrey L. Augsburger and Cathy L. Augsburger to me known, acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.
Wiggin G. Puch
Notary Public in and for Allen County, Ohio My Commission Expires April 18, 2006

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on *Aug. 21, 2003*.
Ben C. Diepenbrock No Fee Jaw
Allen County Auditor

COUNTY RECORDER

I hereby certify that this plat was filed for recording on *Aug 21, 2003* and that it was recorded on *Aug 21-03* in Volume *25*, Page *123* plat records of Allen County, Ohio. Fee: \$ *182.80*
Edward P. Keith by *MH*
Allen County Recorder

APPROVAL OF THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on *11 AUGUST 2003*.
This approval becomes void unless this plat is filed for recording within ninety (90) days of its approval.
Alan H. Mann
Director, Lima-Allen County Regional Planning Commission

CERTIFICATION BY SURVEYOR

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on August 8, 2003, and that all markers are correctly shown as to material and location and will be in place within 60 days of completion of construction of the Roadway.
Brad J. Core
Brad J. Core, P.S. #8004



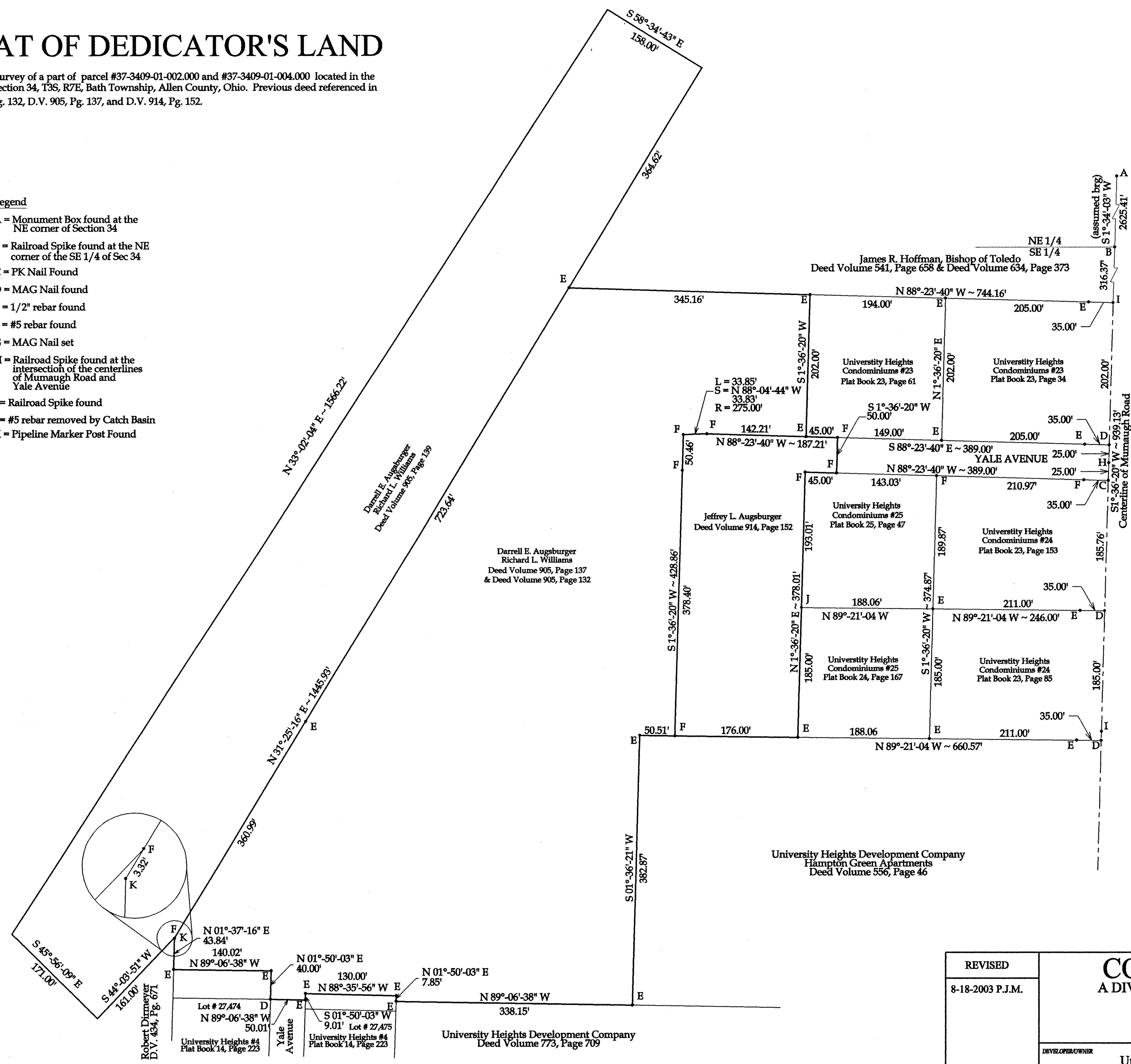
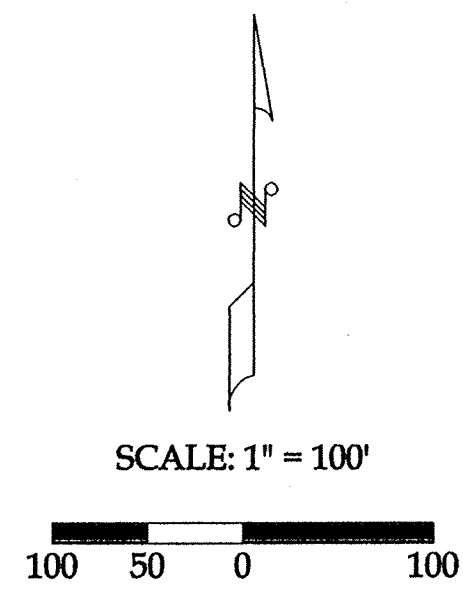
| | | |
|-----------------------------|---|------------------|
| REVISED 8-18-2003 P.J.M. | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | |
| DRVELOPER/OWNER | University Heights Development Company | |
| DRVELOPER/OWNER ADDRESS | 9180 Parker Road, Harrod, Ohio, 45850 | SCALE: 1" = 80' |
| SURVEYED BY: B.J.C. | DATE: 8-08-2003 | DRAWN BY: P.J.M. |
| PAGE: 1 | OF: 2 | PAGES: 2 |

PLAT OF DEDICATOR'S LAND

Boundary survey of a part of parcel #37-3409-01-002.000 and #37-3409-01-004.000 located in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio. Previous deed referenced in D.V. 905, Pg. 132, D.V. 905, Pg. 137, and D.V. 914, Pg. 152.

Legend

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



Note:
All distances called out on this plat are measured distances, unless otherwise noted.

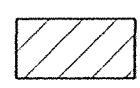
| | | | | |
|-------------------------|---|--|------|----------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| 8-18-2003 P.J.M. | | | | |
| DEVELOPER/OWNER | | University Heights Development Company | | |
| DEVELOPER/OWNER ADDRESS | | 9180 Parker Road, Harrod, Ohio, 45850 | | |
| SURVEYED BY: | DATE: | DRAWN BY: | PAGE | OF PAGES |
| B.J.C. | 8-08-2003 | P.J.M. | 2 | 2 |

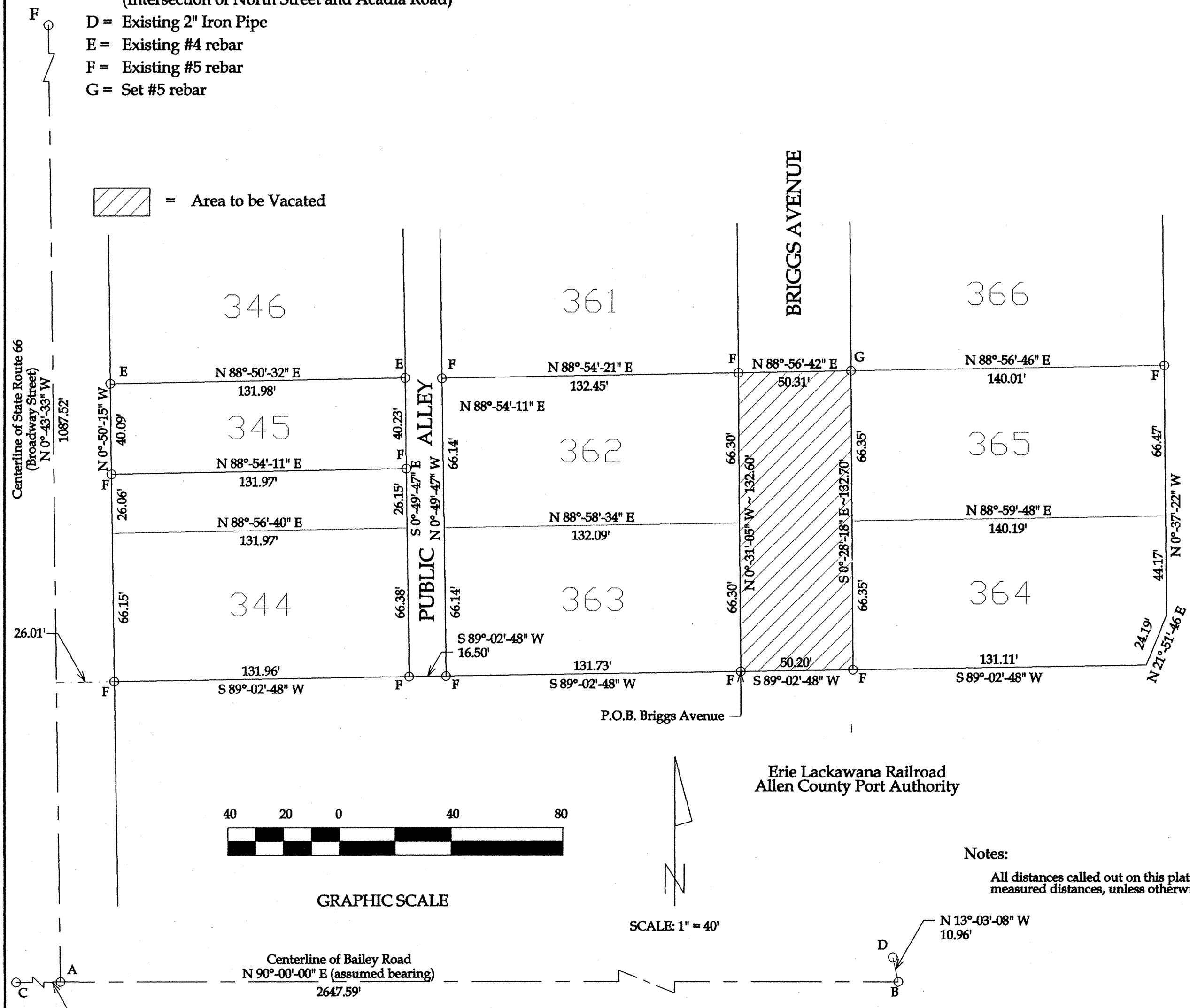
VACATION PLAT

Plat to vacate a portion of Briggs Avenue between lots 362, 363 and 364, 365 Located in the Village of Spencerville, Ohio.

Legend

- A = #4 rebar found at the intersection of North Street/Bailey Road & State Route 66
- B = Existing 2" Square Iron Pin (Established by the Allen County Engineer)
- C = Monument Box found at the SW corner of Section 1 (Intersection of North Street and Acadia Road)
- D = Existing 2" Iron Pipe
- E = Existing #4 rebar
- F = Existing #5 rebar
- G = Set #5 rebar

 = Area to be Vacated



DESCRIPTION TO VACATE BRIGGS AVENUE BETWEEN LOTS 362, 363 AND 364, 365

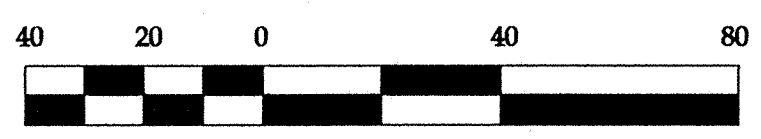
Being a part of Briggs Avenue located in Isaac Briggs' Addition to the Village of Spencerville, Ohio and situated in the SE 1/4 of Section 1, T4S, R4E, Spencer Township, Allen County, Ohio, as Recorded in Plate Book 3 Page 92, more particularly described as follows:

Beginning at a existing #5 rebar at the southeast corner of lot #363; thence the following courses:

1. N 00°-31'-05" W on the east line of lots #363 and #362, 132.60' to an existing #5 rebar at the northeast corner of lot #362;
2. N 88°-56'-42" E, 50.31' to a set #5 rebar at the northeast corner of lot #365;
3. S 00°-28'-18" E on the west line of lots #365 and #364, 132.70' to an existing #5 rebar at the southwest corner 364;
4. S 89°-02'-48" W, 50.20' to the POINT OF BEGINNING.

The above-described parcel contains 0.153 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the centerline of Bailey Road as N 90°-00'-00" E. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on March 25, 2003. All markers called for above are in place.



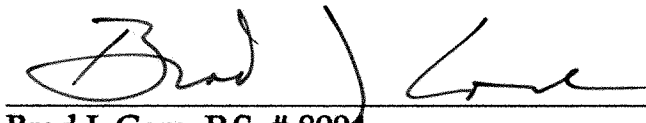
GRAPHIC SCALE

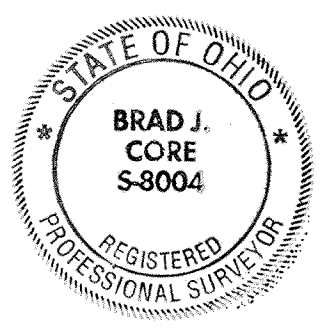
SCALE: 1" = 40'

Erie Lackawana Railroad
Allen County Port Authority

Notes:
All distances called out on this plat are the measured distances, unless otherwise noted.

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on March 25, 2003.


Brad J. Core, P.S. #8004



2003 21718
FILED AND RECORDED
Aug 27, 2003 AT 9:18 AM
PLAT BK 25 PG 125
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE \$1140
SEE DEED VOL 915 PG 282

Revise: August 7, 2003

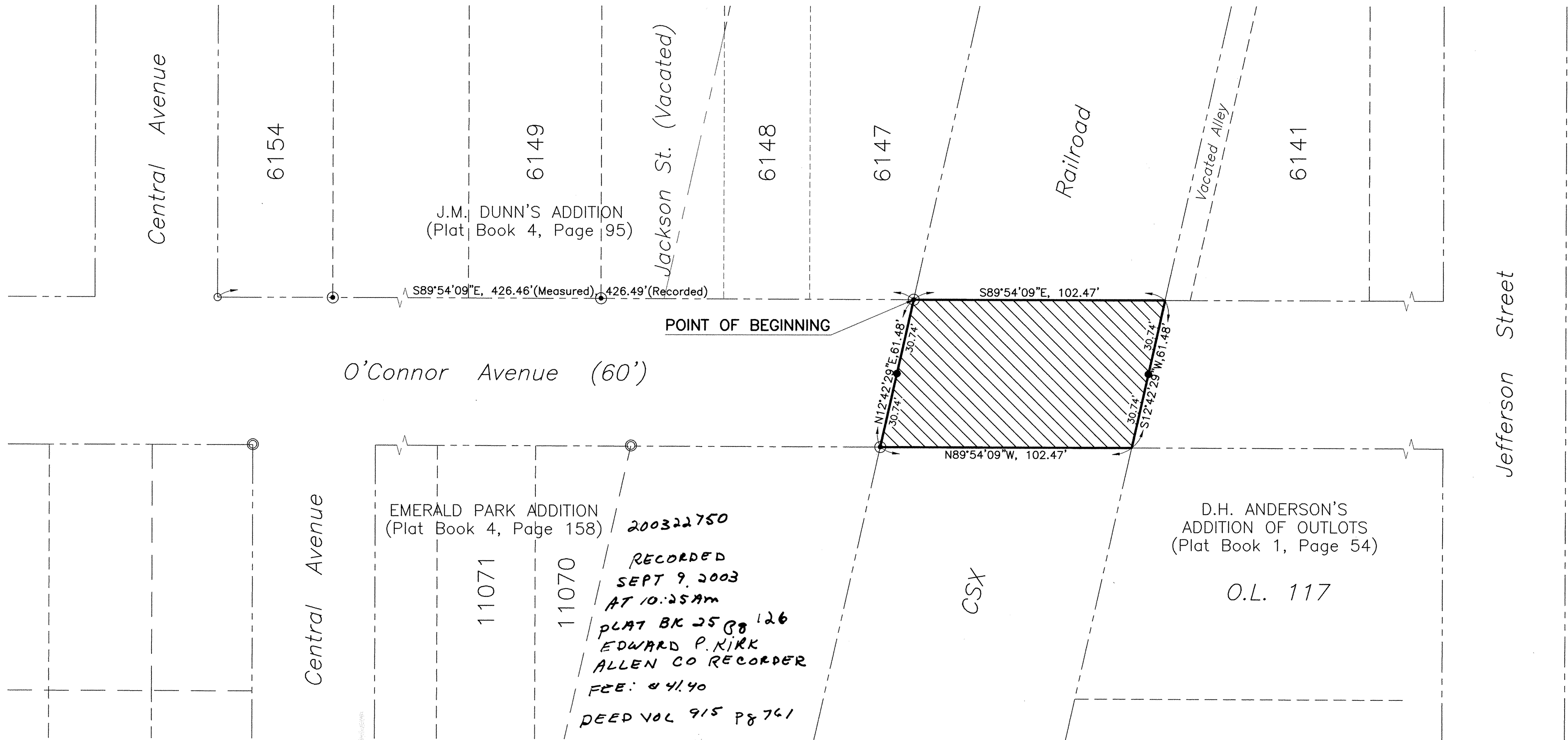
CORE CONSULTING
A DIVISION OF MATERIALS TESTING, INC.
1660 S. DEFIANCE TRAIL
SPENCERVILLE, OHIO 45887
(419) 647-6163

| | | | |
|---------------------------------|-----------------|---------------------|-----------------|
| CLIENT: VILLAGE OF SPENCERVILLE | | | |
| DRAWN BY: Z.J.G. | DATE: 3-26-2003 | REVIEWED BY: B.J.C. | DATE: 3-27-2003 |
| SCALE: 1" = 40' | PAGE: 1 | OF: 1 | PAGES: 1 |

Survey of a parcel of land located in the SE 1/4 of Section 1, T4S, R4E, Spencer Township, Allen County, Ohio. Said parcel also being a part of Briggs Addition to the Village of Spencerville as recorded in Plat Book 3, Page 92.

STREET VACATION

Pt. NW 1/4, Section 30, T-3-S, R-7-E, Bath Township
City of Lima
Allen County, Ohio



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 5/8/03

Authorized and approved by City of Lima Ordinance No. 111-03,
passed July 7, 2003.

DESCRIPTION

Being a part O'Connor Avenue that was opened and extended by an unnumbered ordinance passed by Lima City Council on January 8, 1883, being part of the northwest quarter of Section 30, Township-3-South, Range-7-East, originally in Bath Township, but now within the corporate limits of the City of Lima, Allen County, Ohio, and more particularly described as follows:

Commencing at a capped rebar found at the southwest corner of Lot 6154 in J.M. Dunn's Addition (Plat Book 4, Page 95); thence S89°54'09"E with the north right-of-way line of O'Connor Avenue, 426.46 feet (recorded distance is 426.49 feet) to a concrete monument found at the southeast corner of a parcel of land owned by American Electric Power (formerly Ohio Power Company) as recorded in Deed Volume 308, Page 160, also being on the west line of the CSX Railroad (formerly the Baltimore and Ohio Railroad), being the POINT OF BEGINNING;

thence continuing S89°54'09"E with the north right-of-way line of O'Connor Avenue, crossing the CSX Railroad (formerly the Baltimore and Ohio Railroad), 102.47 feet to a point on the east line of said CSX Railroad;

thence S12°42'29"W crossing O'Connor Avenue, 61.48 feet to a point where the east line of the CSX Railroad (formerly the Baltimore and Ohio Railroad) intersects the south right-of-way line of O'Connor Avenue, passing at 30.74 feet a PK Nail set;

thence N89°54'09"W with the south right-of-way line of O'Connor Avenue, crossing the CSX Railroad (formerly the Baltimore and Ohio Railroad), 102.47 feet to a point on the west line of said CSX Railroad;

thence N12°42'29"E crossing O'Connor Avenue, 61.48 feet, passing at 30.74 feet a PK Nail set, to the POINT OF BEGINNING.

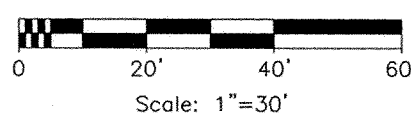
Containing 6148.20 square feet or 0.141 acres, more or less.

Bearings are based on an assumed bearing for the centerline of O'Connor Avenue as being S89°54'09"E.

This description and plat was prepared by and based on a survey done through April of 2003, by the City of Lima, Ohio, Engineering Division under the direction of Larry W. Stayonovich, P.S. #7365.

5-5-03
Date

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



LEGEND

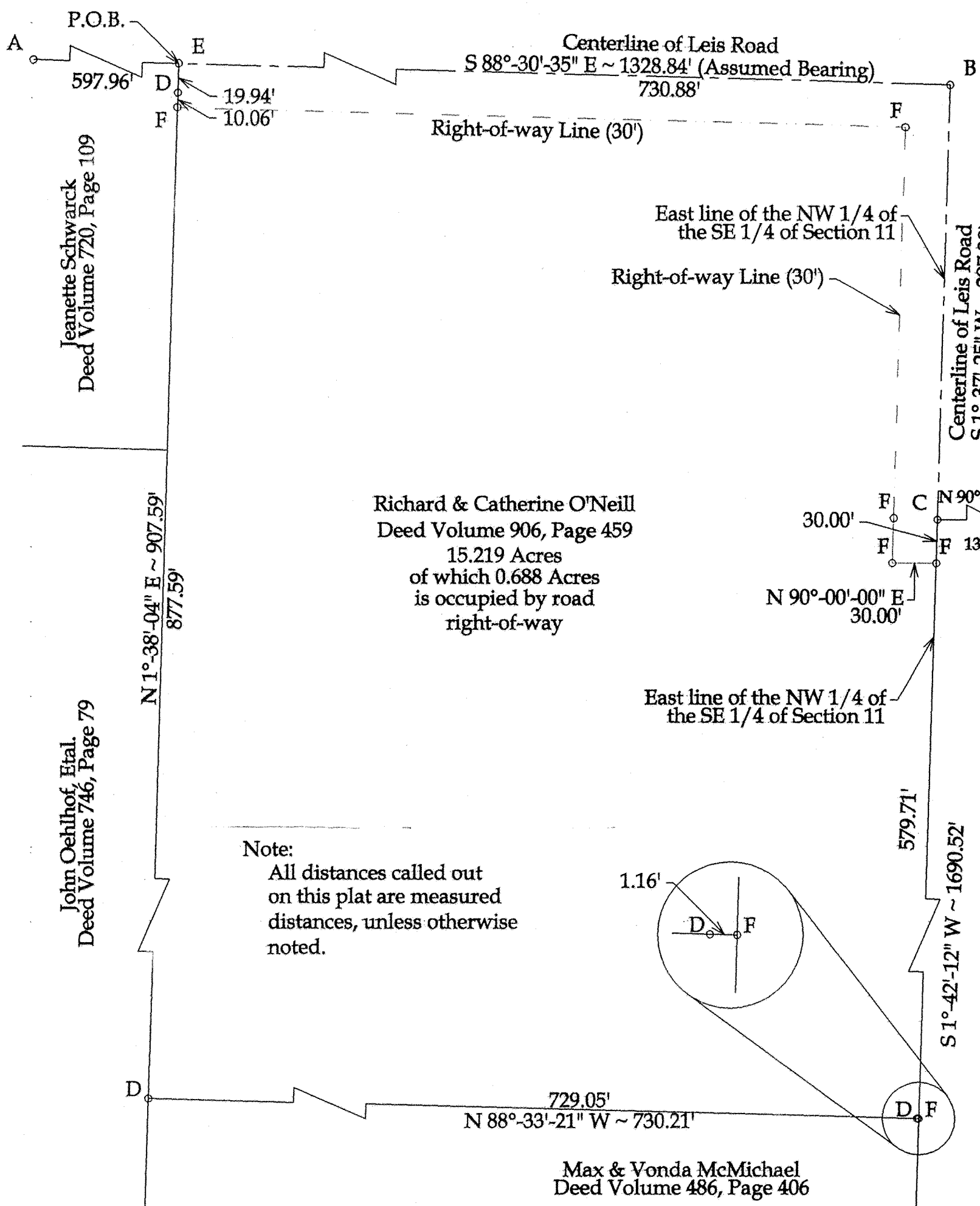
- CONCRETE MONUMENT (found)
- CAPPED REBAR (found)
- ⊙ IRON PIPE (found)
- PK NAIL (set)



ANNEXATION PLAT

Annexation to the Village of Spencerville

Part of the NW 1/4 of the SE 1/4 of Section 11, T4S, R4E, Spencer Township, Allen County, Ohio



LEGAL DESCRIPTION

Being parcel #44-1100-04-002.000 situated in the NW 1/4 of the SE 1/4 of Section 11, T4S, R4E, Spencer Township, Allen County, Ohio, as referenced in prior Deed Volume 906, Page 459, more particularly described as follows:

Commencing at a monument box found at the NW corner of the SE 1/4 of Section 11; thence S 88°-30'-35" E on the North line of the SE 1/4 of Section 11 (centerline of Leis Road), 597.96' to a MAG nail set at the POINT OF BEGINNING; thence the following courses:

1. Continue S 88°-30'-35" E on said centerline, 730.88' to a monument box found at the NE corner of the NW 1/4 of the SE 1/4 of Section 11;
2. S 1°-37'-25" W on the East line of the NW 1/4 of the SE 1/4 of Section 11 (Centerline of Leis Road), 297.30' to a monument box found at the intersection of the centerlines of First Street and Leis Road;
3. S 1°-42'-12" W on said fractional section line, 609.71' to a set #5 rebar, passing a set #5 rebar at 30.00';
4. N 88°-33'-21" W, 730.21' to an existing concrete corner post, passing an existing concrete corner post at 1.16';
5. N 1°-38'-04" E, 907.59' to the POINT OF BEGINNING, passing a set #5 rebar at 877.59' and an existing concrete corner post at 887.65'.

The above-described parcel contains 15.219 acres, more or less, of which 0.688 acres are occupied by the road right-of-way of Leis Road, subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the North line of the NW 1/4 of the SE 1/4 of Section 11 (centerline of Leis Road) as S 88°-30'-35" E. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on January 13, 2003. All markers called for above are in place.

REVIEWED BY
M. Howbert
MICHAEL L. HOWBERT, P.E.
9/9/03

COUNTY COMMISSIONERS

The Board of Allen County Commissioners hereby accept this Plat of Annexation of Land to the Village of Spencerville by Commissioners Resolution No. # 491-03, dated June 26, 2003

Brad Bassett
Vice-President of the Board of Allen County Commissioners

COUNTY AUDITOR'S CERTIFICATE

Filed for transfer on this 9th day of September, 2002.

Bruce E. Dienerbrock
Auditor, Allen County, Ohio

COUNTY RECORDER'S CERTIFICATE

Filed for record under file no. # 200322846 on this 9th day of Sept, 2002, at a time of 2:59 PM in the County

Recorder's Office for a fee of \$41.40 and recorded in Plat Book 25 on Page 127

DEED VOL 91583 784

Edward P. Kunk Jr
Recorder, Allen County, Ohio

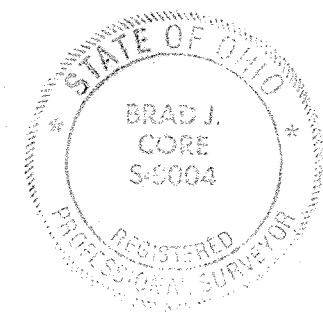
VILLAGE OF SPENCERVILLE

We, The Council of the Village of Spencerville and the Mayor of the Village of Spencerville, Do hereby acknowledge this plat and described property for annexation to the Village of Spencerville by Ordinance No. # 03-23, dated 9-2-03

Dawn R. Bailey
Clerk of Council for the Village of Spencerville
Roger L. Cummings
Mayor of the Village of Spencerville

This Plat represents an actual boundary survey completed under my direct supervision on January 13, 2003 and all monumentation shown on this plat is in place.

Brad J. Core
Brad J. Core, P.S. #8004

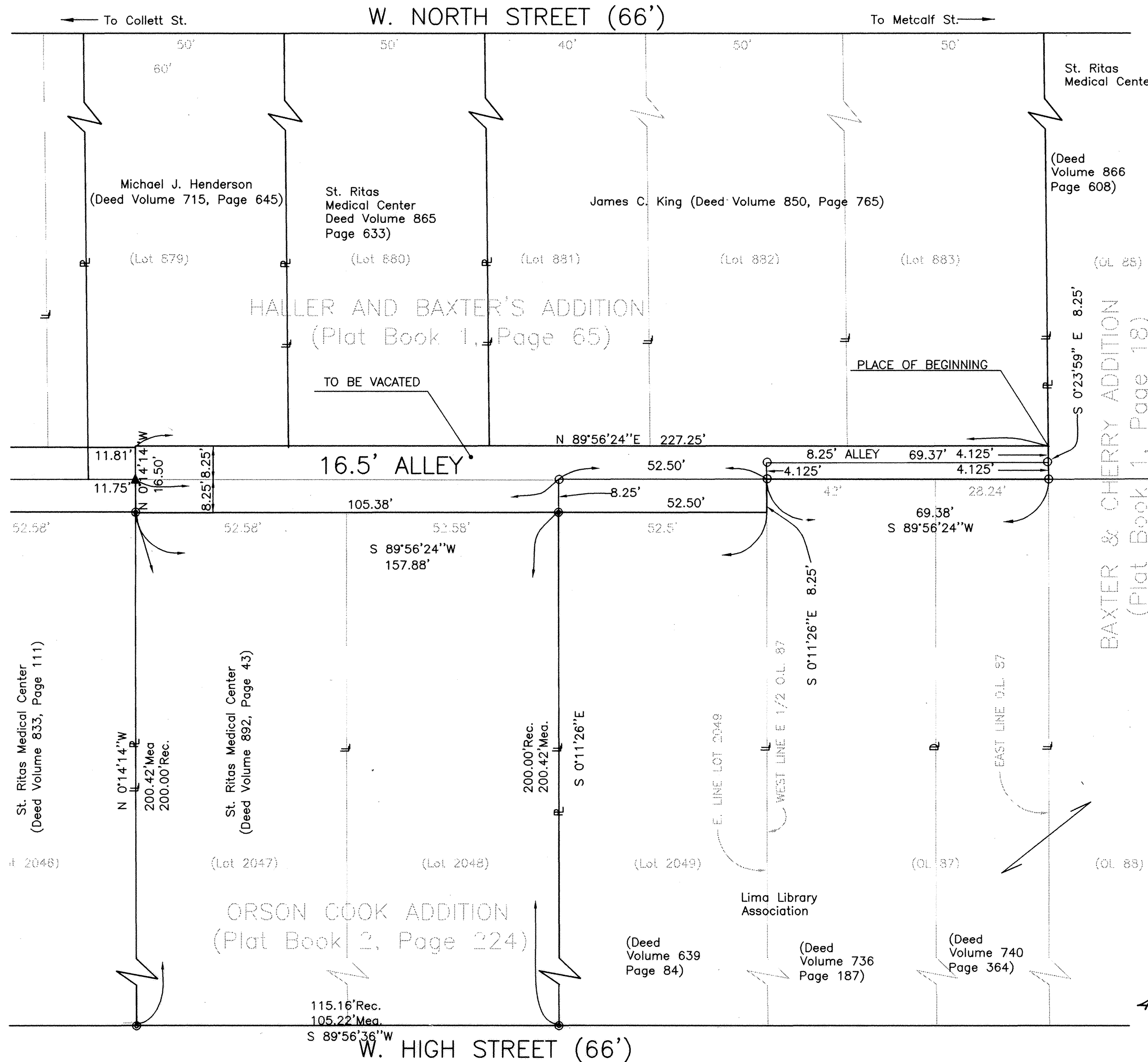
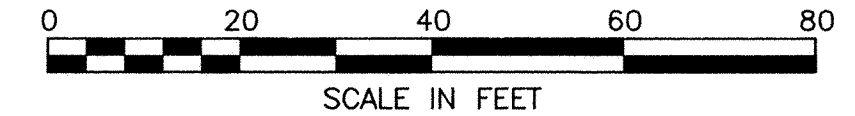


| | | | | |
|-----------|---|----------------|---------------------|--|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| CLIENT: | Rick & Cathy O'Neill | PARCEL NUMBER: | #44-1100-04-002.000 | |
| DRAWN BY: | P.J.M. | DATE: | 2-11-2003 | REVIEWED BY: B.J.C. REVIEWED DATE: 2-11-2003 |
| SCALE: | 1" = 80' | PAGE: | 1 | OF 1 PAGES |

200324957
FILED AND RECORDED
OCT 3, 2003 AT 9:24AM
PLAT AK 25 88 128
EDWARD P. KIRK
ALLEN CO. RECORDER
9/1/40
DEED VOL 716 88 863

VACATION PLAT

16.5' & 8.25' Alley between High and North Streets City of Lima, Allen County, Ohio



LEGEND

- Iron Pipe (set)
- ⊙ Iron Pipe (found)
- ▲ Railroad Spike (set)
- △ Railroad Spike (found)
- LOT LINE
- PROPERTY LINE
- DEED LINE

DESCRIPTION

Being a 16.5 foot and 8.25 foot wide alley platted between Lot Numbers 880, 881, 882, 883, and part of Lot Number 879 in Haller and Baxter's Addition (Plat Book 1, Page 65) on the North, and Lot Numbers 2047, 2048, and 2049 in Orson Cook Addition (Plat Book 2, Page 224) and the South half of the East half of Outlot 87 (old Outlot Number 22) in Baxter's and Cherry's Addition (Plat Book 1, Page 18) on the South, all in the City of Lima, Allen County, Ohio and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot Number 883, which is the Northeast corner of said 8.25 foot wide portion of alley;

thence S 0°23'59"E, 8.25 feet, with the East line of said alley and East line of said Lot Number 883 extended and the East line of said Outlot Number 87, to an iron pipe (set) at the Northeast corner of the South half of the East half of said Outlot Number 87, the aforesaid line passing through an iron pipe (set) at 4.125 feet on the centerline of said alley;

thence S 89°56'24"W, 69.38 feet, with the South line of said 8.25 foot wide alley and the North line of the South half of the East half of said Outlot Number 87, to an iron pipe (set) at the Northwest corner of said South half of the East half of Outlot Number 87, this being an angle point in said South line of alley;

thence S 0°11'26"E, 8.25 feet, with the West line of the East half of said Outlot Number 87 and the East line of said Lot Number 2049 extended, to an iron pipe (set) at the Northeast corner of said Lot Number 2049, this being an angle point in said South line of alley;

thence S 89°56'24"W, 157.88 feet, with the South line of said 16.5 foot wide alley, also the North line of said Lot Numbers 2047, 2048, and 2049, to an iron pipe (found) at the Northwest corner of said Lot Number 2047, the aforesaid line passing through an iron pipe (found) at 52.50 feet at the Northwest corner of said Lot Number 2049;

thence N 0°14'14"W, 16.50 feet, through said existing alley on the West line of said Lot Number 2047 extended, to the South line of said Lot Number 879, the aforesaid line passing through a railroad spike (set) on the centerline of said alley;

thence N 89°56'24"E, 227.25 feet, with the North line of said alley and the South line of said Lot Numbers 879, 880, 881, 882, and 883, to the PLACE OF BEGINNING, containing 0.073 acres more or less and subject to all other legal easements and restrictions of record.

This description is based on surveying work performed by James A. Frederick of Kohli & Kaliher Associates, Inc. in February 2003. The basis of bearing is the North right-of-way line of W. High Street being S 89°56'36"W in the block between the vacated N. Baxter Street and N. Metcalf Street. Iron pipes called for herein are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

4-1-2003 *James A. Frederick*
Date James A. Frederick
Ohio Registered Surveyor No. 6622



REVIEWED BY:
M. How
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE 4/8/03

ESTABLISHMENT PLAT FOR PART OF HULLIBARGER ROAD

SITUATED IN:
THE SE 1/4 OF SECTION 8, AND THE SW 1/4 OF SECTION 9,
TOWN 4 SOUTH, RANGE 8 EAST, AUGLAIZE TOWNSHIP,
ALLEN COUNTY, OHIO

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 8 EAST, AUGLAIZE TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX, MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF HARROD ROAD AND THE CENTERLINE OF HULLIBARGER ROAD,

THENCE WITH THE CENTERLINE OF HULLIBARGER ROAD, N.00°00'00"E., A DISTANCE OF 30.00 FEET TO A P.K. NAIL (SET) AND THE PLACE OF BEGINNING FOR THE PORTION OF THE ROAD TO BE ESTABLISHED,

THENCE S.89°34'52"W., A DISTANCE OF 30.00 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HARROD ROAD AND THE WEST RIGHT-OF-WAY LINE OF HULLIBARGER ROAD,

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF HULLIBARGER ROAD, N.00°00'00"E., A DISTANCE OF 1270.60 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF TABLER ROAD,

THENCE N.89°38'56"E., A DISTANCE OF 30.00 FEET TO AN P.K. NAIL (SET) ON THE CENTERLINE OF HULLIBARGER ROAD,

THENCE WITH THE CENTERLINE OF HULLIBARGER ROAD, N.00°00'00"E., A DISTANCE OF 30.00 FEET TO A MONUMENT BOX OVER A STONE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8,

THENCE N.90°00'00"E., A DISTANCE OF 30.00 FEET TO AN IRON PIN (SET) ON THE EAST RIGHT-OF-WAY LINE OF HULLIBARGER ROAD,

THENCE WITH THE SAID RIGHT-OF-WAY LINE, S.00°00'00"W., A DISTANCE OF 1300.34 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF HARROD ROAD,

THENCE S.89°34'52"W., A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING;

CONTAINING 1.771 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD, ALSO RESERVING THE RIGHTS FOR ANY EXISTING UTILITIES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN SEPTEMBER 2003. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

200324535

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON October 23, 2003

Ben E Diepenbroek NO fee

ALLEN COUNTY AUDITOR

200326535

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON, Oct 23, 2003 IN PLAT BOOK, 35, PAGE 129, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 41.40

Edward P. Kirk

ALLEN COUNTY RECORDER

M.L.

See deed vol 917 pg 447

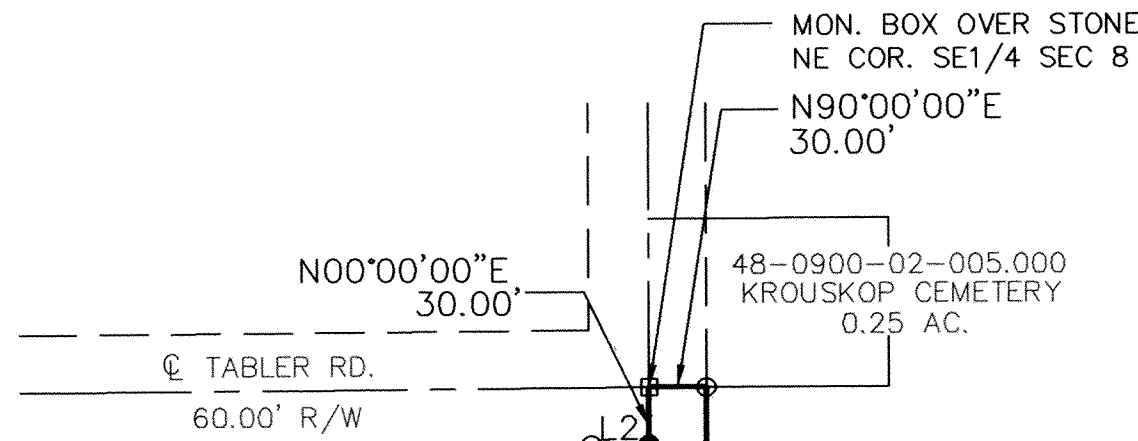
ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: SEPTEMBER 23, 2003 DRAWN BY: WLL

REV.: CHECKED BY:



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 30.00 | S89°34'52"W |
| L2 | 30.00 | N89°38'56"E |
| L3 | 30.00 | S89°34'52"W |

48-0900-02-004.000
KENNETH E. MOTTER TRUSTEE
D.V. 831, PG. 908
83.56 AC.

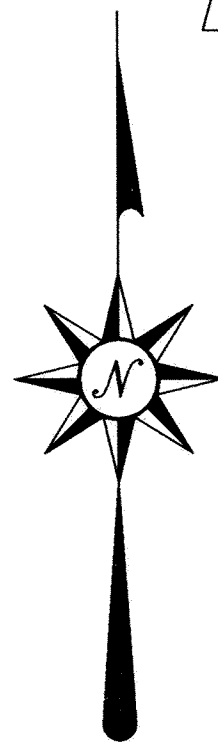
48-0800-04-001.000
KENNETH E. MOTTER
D.V. 769, PG. 365
38.50 AC.

48-0900-03-001.001
ROGER & CAROL MOTTER
D.V. 769, PG. 370
2.98 AC.

48-0900-03-001.000
KENNETH E. MOTTER
D.V. 713, PG. 186
4.02 AC.

48-0800-04-001.001
DONALD & TERESA LIEURANCE
D.V. 726, PG. 197
1.50 AC.

48-0900-03-003.000
PURINA MARTIN
D.V. 708, PG. 272
5.03 AC.



NORTH AND BEARING SYSTEM BASED ON THE CENTER LINE OF HULLIBARGER RD. AS BEING N.00° 00'00"E.

CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER, 2003 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



LEGEND

- 5/8" IRON PIN (SET)
- P.K. NAIL (SET)



SCALE: 1" = 100'

John J. and Lois L. Baber, Trustee
(Deed Vol. 843, Page 3)
(Tax Parcel Number 46-0801-01-028)

Rita P. Longbrake, Trustee
(Deed Vol. 868, Page 504)
(Tax Parcel Number 46-0801-01-029)

Pond View Estates

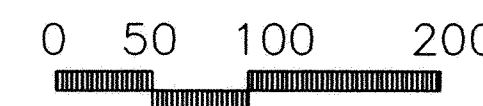
PT. E 1/2, SE 1/4, SEC. 8,
T-4-S, R-6-E
SHAWNEE TWP., ALLEN CO., OHIO

Monument Box over a stone (Found)
@ N.E. Corner, S.E.1/4, Sec. 8

FOR RESOLUTION # 71703 CHANGING THE NAME
OF MAP DRIVE TO KARIF CIRCLE, SEE DEED VOL 919, PG 200

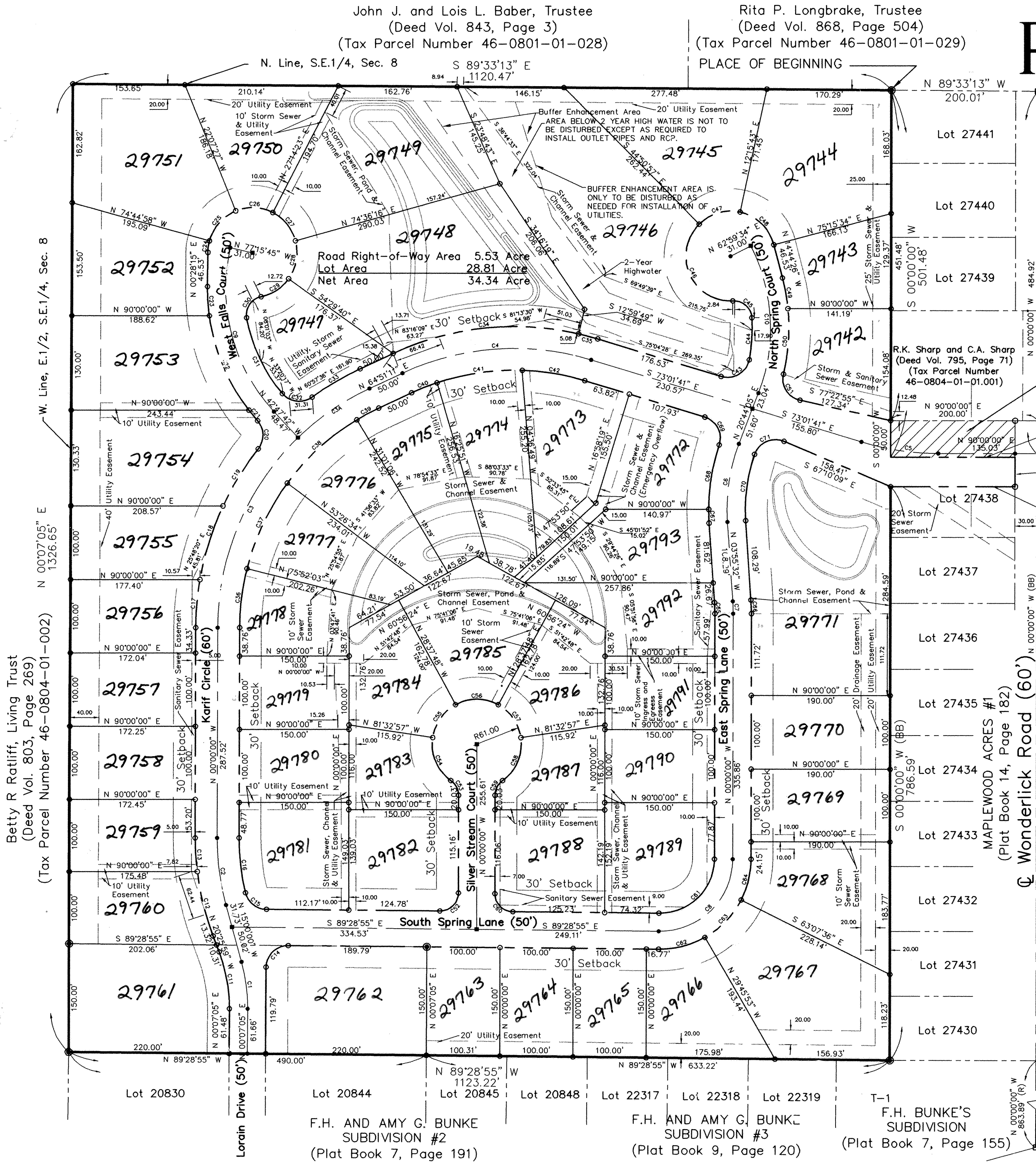
CURVE DATA

| NUMBER | ARC | RADIUS | BEARING | CHORD | TAN | EXT | DELTA |
|--------|--------|--------|---------------|--------|--------|--------|-------------|
| C1 | 65.96 | 250.00 | N 07°26'27" W | 65.77 | 33.18 | 2.19 | 15°07'05" |
| C2 | 94.25 | 360.00 | N 07°30'00" W | 93.98 | 47.39 | 3.11 | 15°00'00" |
| C3 | 288.29 | 360.00 | N 22°56'28" E | 280.65 | 152.37 | 30.92 | 45°52'56" |
| C3A | 119.20 | 359.79 | N 55°22'13" E | 118.65 | 60.15 | 4.99 | 18°58'54" |
| C4 | 264.64 | 360.00 | N 85°54'45" E | 258.72 | 138.62 | 25.77 | 42°07'07" |
| C5 | 106.64 | 360.00 | S 81°30'51" E | 106.25 | 53.71 | 3.98 | 16°58'19" |
| C6 | 107.60 | 250.00 | N 08°24'17" E | 106.77 | 54.65 | 5.90 | 24°39'37" |
| C7 | 17.13 | 250.00 | N 01°57'46" W | 17.12 | 8.57 | 0.15 | 0°35'32" |
| C8 | 157.98 | 100.00 | N 45°15'32" E | 142.06 | 100.91 | 42.07 | 90°31'05" |
| C9 | 242.31 | 250.00 | N 15°01'43" W | 232.93 | 131.62 | 32.53 | 55°31'57" |
| C10 | 208.31 | 250.00 | N 03°08'10" W | 202.34 | 110.63 | 23.39 | 47°44'31" |
| C11 | 80.70 | 225.00 | N 10°09'27" W | 80.27 | 40.79 | 3.67 | 20°33'04" |
| C12 | 92.17 | 390.00 | N 13°39'46" W | 91.95 | 46.30 | 2.74 | 13°32'25" |
| C13 | 46.92 | 390.00 | N 03°26'47" W | 46.89 | 23.49 | 0.71 | 06°53'34" |
| C14 | 47.33 | 30.00 | N 45°19'05" E | 42.57 | 30.21 | 12.58 | 90°24'00" |
| C15 | 39.86 | 30.00 | N 51°24'51" W | 37.00 | 23.50 | 8.11 | 76°08'08" |
| C16 | 76.87 | 330.00 | N 06°40'23" W | 76.70 | 38.61 | 2.25 | 13°20'47" |
| C17 | 65.99 | 390.00 | N 04°50'50" E | 65.91 | 33.07 | 1.40 | 09°41'40" |
| C18 | 105.12 | 390.00 | N 17°24'59" E | 104.80 | 52.88 | 3.57 | 15°26'38" |
| C19 | 91.26 | 390.00 | N 31°50'32" E | 91.05 | 45.84 | 2.68 | 13°24'28" |
| C20 | 41.92 | 30.00 | N 01°28'55" W | 38.59 | 25.20 | 9.18 | 80°03'21" |
| C21 | 18.69 | 275.00 | N 39°33'46" W | 18.69 | 9.35 | 0.16 | 0°35'38" |
| C22 | 142.57 | 275.00 | N 22°45'49" W | 140.98 | 72.93 | 9.51 | 29°42'17" |
| C23 | 40.23 | 275.00 | N 03°43'13" W | 40.19 | 20.15 | 0.74 | 08°22'55" |
| C24 | 15.74 | 61.00 | N 07°51'38" E | 15.69 | 7.91 | 0.51 | 14°46'47" |
| C25 | 56.03 | 61.00 | N 41°33'47" E | 54.08 | 30.16 | 7.05 | 52°37'31" |
| C26 | 52.56 | 61.00 | S 87°26'33" E | 50.94 | 28.03 | 6.13 | 49°21'50" |
| C27 | 50.43 | 61.00 | S 39°04'41" E | 49.00 | 26.75 | 5.61 | 47°21'54" |
| C28 | 54.19 | 61.00 | S 10°03'18" W | 52.43 | 29.03 | 6.56 | 50°54'03" |
| C29 | 45.96 | 61.00 | S 57°05'29" W | 44.88 | 24.13 | 4.60 | 43°10'19" |
| C30 | 38.86 | 25.00 | S 34°08'53" W | 35.06 | 24.59 | 10.07 | 89°03'32" |
| C31 | 116.90 | 225.00 | S 25°15'55" E | 115.59 | 59.80 | 7.81 | 29°46'04" |
| C32 | 45.15 | 30.00 | S 83°16'00" E | 41.01 | 28.09 | 11.10 | 86°14'05" |
| C33 | 76.49 | 390.00 | N 59°14'05" E | 76.37 | 38.37 | 1.88 | 11°14'13" |
| C34 | 259.64 | 390.00 | N 83°55'30" E | 254.87 | 134.83 | 22.65 | 38°08'37" |
| C35 | 27.06 | 390.00 | S 75°00'56" E | 27.05 | 13.53 | 0.23 | 0°35'58"30" |
| C36 | 81.40 | 330.00 | N 07°03'59" E | 81.19 | 40.91 | 2.53 | 14°07'57" |
| C37 | 129.16 | 330.00 | N 25°20'41" E | 128.33 | 65.42 | 6.42 | 22°25'28" |
| C38 | 129.16 | 330.00 | N 47°46'10" E | 128.33 | 65.42 | 6.42 | 22°25'28" |
| C39 | 33.82 | 330.00 | N 61°55'03" E | 33.80 | 16.92 | 0.43 | 05°52'17" |
| C40 | 37.14 | 330.00 | N 68°04'40" E | 37.12 | 18.59 | 0.52 | 06°26'57" |
| C41 | 118.56 | 330.00 | N 81°35'39" E | 117.92 | 59.92 | 5.40 | 20°35'02" |
| C42 | 86.89 | 330.00 | S 80°34'15" E | 86.64 | 43.70 | 2.88 | 15°05'08" |
| C43 | 50.30 | 30.00 | N 58°56'21" E | 44.61 | 33.36 | 14.86 | 96°03'55" |
| C44 | 58.10 | 225.00 | N 03°30'33" E | 57.94 | 29.21 | 1.89 | 14°47'41" |
| C45 | 38.86 | 25.00 | N 48°25'04" W | 35.06 | 24.59 | 10.07 | 89°03'32" |
| C46 | 147.03 | 61.00 | N 23°53'53" W | 113.93 | 159.32 | 109.60 | 138°05'53" |
| C47 | 60.80 | 61.00 | N 73°42'23" E | 58.32 | 33.20 | 8.45 | 57°06'39" |
| C48 | 67.07 | 61.00 | S 48°14'21" E | 63.74 | 37.38 | 10.54 | 62°59'52" |
| C49 | 42.83 | 275.00 | S 10°16'43" E | 42.79 | 21.46 | 0.84 | 08°55'24" |
| C50 | 90.79 | 275.00 | S 03°38'26" W | 90.38 | 45.81 | 3.79 | 18°54'55" |
| C51 | 47.38 | 30.00 | S 32°08'30" E | 42.60 | 30.25 | 12.61 | 90°28'49" |
| C52 | 39.50 | 25.00 | N 45°15'32" E | 35.51 | 25.23 | 10.52 | 90°31'05" |
| C53 | 23.76 | 25.00 | N 27°13'32" W | 22.87 | 12.86 | 3.11 | 54°27'05" |
| C54 | 86.97 | 61.00 | N 23°00'01" W | 63.66 | 37.31 | 10.51 | 62°54'07" |
| C55 | 56.34 | 61.00 | N 34°54'37" E | 54.36 | 30.36 | 7.14 | 52°55'09" |
| C56 | 60.96 | 61.00 | N 90°00'00" E | 54.36 | 30.36 | 8.50 | 57°15'36" |
| C57 | 56.34 | 61.00 | S 34°54'37" W | 54.36 | 30.36 | 7.14 | 52°55'09" |
| C58 | 66.97 | 61.00 | S 23°00'01" W | 63.66 | 37.31 | 10.51 | 62°54'07" |
| C59 | 23.76 | 25.00 | S 27°13'32" W | 22.87 | 12.86 | 3.11 | 54°27'05" |
| C60 | 39.04 | 25.00 | S 44°44'28" E | 35.20 | 24.77 | 10.20 | 89°28'55" |
| C61 | 118.49 | 75.00 | N 45°15'32" E | 106.54 | 75.68 | 31.55 | 90°31'05" |
| C62 | 66.05 | 125.00 | N 75°22'46" E | 65.29 | 33.82 | 4.50 | 30°16'37" |
| C63 | 72.80 | 125.00 | N 43°33'26" E | 71.77 | 37.46 | 5.49 | 33°22'04" |
| C64 | 58.63 | 125.00 | N 13°26'12" E | 58.09 | 29.86 | 3.52 | 26°52'24" |
| C65 | 15.42 | 225.00 | N 01°57'46" W | 15.41 | 7.71 | 0.13 | 0°35'32" |
| C66 | 18.84 | 275.00 | N 01°57'46" W | 18.84 | 9.42 | 0.16 | 0°35'32" |
| C67 | 18.58 | 275.00 | N 01°59'22" W | 18.58 | 9.30 | 0.16 | 0°32'19" |
| C68 | 88.83 | 275.00 | N 09°12'02" E | 88.45 | 44.81 | 3.63 | 18°30'29" |
| C69 | 47.90 | 30.00 | N 27°17'13" W | 42.97 | 30.79 | 12.99 | 91°28'57" |
| C70 | 91.17 | 225.00 | N 07°40'58" E | 90.55 | 46.22 | 4.70 | 23°31'00" |
| C71 | 48.98 | 30.00 | N 66°03'40" E | 43.72 | 31.91 | 13.80 | 93°32'22" |



- LEGEND**
- 3/4 INCH DIAMETER BY 30" LONG IRON PIPE (SET) W/ ORANGE PLASTIC "KK/LIMA" PLUG
 - IRON PIPE (FOUND)
 - ⊙ 5/8" IRON REBAR (FOUND)
 - 7/8" DIAMETER x 24" IRON PIN (SET)
 - MONUMENT BOX (SET)
 - MONUMENT BOX (FOUND)
 - △ STONE (FOUND)
 - M. MEASURED DISTANCE
 - R. RECORD DISTANCE
 - (BB) BASIS OF BEARING

Centerline Ft. Amanda Road
Monument Box over an Iron Pin (Found)



Betty R. Ratliff, Living Trust
(Deed Vol. 803, Page 269)
(Tax Parcel Number 46-0804-01-002)

F.H. AND AMY G. BUNKE
SUBDIVISION #2
(Plat Book 7, Page 191)

F.H. AND AMY G. BUNKE
SUBDIVISION #3
(Plat Book 9, Page 120)

F.H. BUNKE'S
SUBDIVISION
(Plat Book 7, Page 155)

W. Line, E.1/2, S.E.1/4, Sec. 8
N 00°07'05" E
1326.65'

N. Line, S.E.1/4, Sec. 8

PLACE OF BEGINNING

E. Line, S.E.1/4, Sec. 8

Pond View Estates

PT. E 1/2, SE 1/4, SEC. 8, T-4-S, R-6-E
SHAWNEE TWP., ALLEN CO., OHIO

COUNTY ENGINEER'S CERTIFICATION

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

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

[Signature]
Allen County Engineer

APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code Section 711.041, the Board of Allen County Commissioners hereby accept this plat by Commissioner's Resolution Number 836-03, dated 11-6-03, said plat having been approved by the Allen County Engineer and the Lima Allen County Regional Planning Commissioners.

[Signature]
President of the Board of Allen County Commissioners

LEGAL DESCRIPTION

Owner of Record - Pondview Estates, LTD.
(Allen County Deed Vol. 879, Page 796 - Tax Parcel Number 46-0804-01-001)
Owner of Record - Todd J. Johnson
(Deed Vol. 758, Page 621 and Deed Vol. 868, Page 437)
(Tax Parcel Number 46-0804-01-001.002)

Being a parcel of land situate in the Southeast quarter of Section 8, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and part of lands owned by Pondview Estates, LTD. (Deed Vol. 879, Page 796) (Tax Parcel Number 46-0804-01-001) and Todd J. Johnson (Deed Vol. 758, Page 621 and Deed Vol. 868, Page 437) (Tax Parcel Number 46-0804-01-001.002) and being more particularly described as follows:

Commencing at a monument box over a stone (found) at the Northeast corner of said Southeast quarter, said point also being the Northeast corner of Maplewood Acres No.1 Subdivision (Plat Book 14, Page 182);

thence N 89°33'13"W, 200.01 feet, with the North line of said Southeast quarter and the North line of said subdivision, to an iron rebar (found) at the Northwest corner of said Maplewood Acres No.1 Subdivision and being the PLACE OF BEGINNING;

thence S 0°00'00"W, 501.48 feet, with the West line of said Maplewood Acres No.1 Subdivision and parallel to the East line of said Southeast quarter (centerline of Wonderlick Road), to at the Northwest corner of Lot Number 27438 in said subdivision and on the South right-of-way line of a street formerly known as Map Drive as shown on the plat of said Maplewood Acres No.1 Subdivision, the aforesaid line passing through an iron pipe (set) at 451.48 feet on the North right-of-way line of said street and the Southwest corner of lands owned by R. K. and C. A. Sharp (Deed Vol. 795, Page 71);

thence N 90°00'00"E, 170.00 feet, with the North line of said Lot Number 27438 and South right-of-line of former Map Drive, to the West right-of-way line of Wonderlick Road;

thence S 0°00'00"W, 40.00 feet, with said West right-of-way line and East line of Lot Number 27438, to an iron pipe (set);

thence S 90°00'00"W, 170.00 feet, through said Lot Number 27438 and parallel to the South right-of-way line of said former Map Drive, to an iron pipe (set) on the West line of said Lot;

thence S 0°00'00"W, 786.59 feet, with the West line of said Maplewood Acres No.1 Subdivision and parallel to the East line of said Southeast quarter (centerline of Wonderlick Road), to an iron rebar (found) at the Southwest corner of said subdivision and on the North line of Tax Lot Number 1 in F. H. Bunke Subdivision (Plat Book 7, Page 155);

thence N 89°28'55"W, 1123.22 feet, with said North line of F. H. Bunke Subdivision and the North lines of F. H. and Amy G. Bunke Subdivision No.3 (Plat Book 9, Page 120) and F. H. and Amy G. Bunke Subdivision No.2 (Plat Book 7, Page 191), to an iron rebar (found) on the West line of the East half of said Southeast quarter and at the Northwest corner of Lot Number 20830 in said F. H. and Amy G. Bunke Subdivision No.2, the aforesaid line passing through an iron rebar (found) at 633.22 feet at the Northwest corner of Lot Number 20845 in said Bunke Subdivision No.2;

thence N 0°07'05"E, 1326.65 feet, with said West line of East half of the Southeast quarter and East line of lands owned by Betty R. Ratliff Living Trust (Deed Vol. 803, Page 269), to an iron pipe (set) at the Northwest corner of said East half of the Southeast quarter;

thence S 89°33'13"E, 1120.47 feet, with the North line of said Southeast quarter, to the PLACE OF BEGINNING, containing 34.340 acres more or less and subject to all legal highways, easements, and restrictions of record.

I hereby certify that this plat and legal description represent a true and complete survey made by Kohli & Kalihier Associates, Inc. under my supervision between August of 2002 and September of 2002, and that all markers are correctly shown as to material and location and will be set within 30 days of plat approval. The basis of bearings being the East line of the Southeast quarter of Section 8 (centerline of Wonderlick Road) and West line of Maplewood Acres No.1 being N 0°00'00"E.

11-10-2003
Date

[Signature]
James A. Frederick
Ohio Registered Surveyor No. 6622



OWNERS' DEDICATION AND ACKNOWLEDGMENT

We, the undersigned, P.S.G. Reddy, President of Pondview Estates Ltd., an Ohio Partnership, and Todd J. Johnson, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon, comprising of a total of 34.340 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 pages.

[Signature]
Witness

[Signature]
Witness

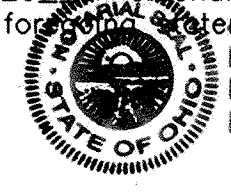
[Signature]
P.S.G. Reddy, President, Pondview Estates, Ltd.

[Signature]
Todd J. Johnson

State of Ohio, S.S., Allen County

Be it remembered that on this 10th day of November, 2003, personally came the said owners listed above, to me known, and acknowledged the signing and execution of the foregoing State of Ohio voluntary act and deed.

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



APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on 10 November 2003

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

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

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

[Signature]
Director, Allen County Combined Health District

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on November 13, 2003

[Signature] 141 Fee \$26.00
Allen County Auditor

200328129
COUNTY RECORDER

I hereby certify that this plat was filed for recording on Nov 13, 03, and that it was recorded on Nov 13, 03 in Vol. 25, Page 130, plat records of Allen County, Ohio. Fee \$162.60

[Signature]
Allen County Recorder

3:11 PM

Pond View Estates

PT. E 1/2, SE 1/4, SEC. 8, T-4-S, R-6-E
SHAWNEE TWP., ALLEN CO., OHIO

RESTRICTIVE COVENANTS

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 and owners of every tract, lot or parcel and their successor in interest. These restrictive covenants shall not apply to Lots 29761 and 29762.

1. **Use.** Lots or building sites shall be used and occupied solely and exclusively for private residential purposes by a single family residence. Buildings shall not exceed two stories in height, plus a basement. Only residential buildings sites shall be erected, maintained or permitted upon any building site. There shall be no business operated on any lot in Pond View Estates, except those home occupations as are permitted by applicable zoning regulations.

2. **Living Space.** The finished living space overall for a one-story residence, exclusive of open porches, garages and basements, erected upon all of the lots in Pond View Estates shall be not less than 2,500 square feet. For residences of more than one-story, the finished living space overall shall be not less than 2,500 square feet, with not less than 2,000 square feet on the ground floor, exclusive of open porches, garages and basements. No cinder or cement block structure shall be permitted on said lots except in foundations. 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 (1) year period from the start of construction.

3. **Front.** The front of all residential structures constructed in Pond View Estates shall be either stone, brick, wood siding or stucco. No vinyl or aluminum siding shall be used on residential structures in Pond View Estates.

4. **Yard Light.** One outdoor electric, dusk to dawn, yard light will be required in the front of each building site. Any outdoor lighting shall be so positioned and designed so as to not disturb any adjoining property owner.

5. **Sidewalks.** Each owner shall be required to construct, at their sole cost and expense, a sidewalk along the front (street side) of their lots, which construction shall take place and be completed upon the completion of the construction of the residence on the property, if sidewalks are required by governmental authority. For corner lots, an owner will be required to construct sidewalks along each street bordering the lot. The sidewalks will be constructed in accordance with the requirements of the local government body having authority for said sidewalks.

6. **Plan Approval.** 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. The Architectural Committee shall review the plans and specifications to determine if the structure complies with these Restrictive Covenants and to ensure that the structure is coordinated as to design, color, and construction of the other structures in Pond View Estates.

7. **Site Controls.**

a. No building shall be constructed on a lot or a building site in this subdivision closer than ten (10) feet to the side lot line. Outbuildings are not permitted on the lots.

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 behind the platted building setback line as shown on the plat of Pond View Estates. Buildings on the lots, including porches, shall be located no closer than ten (10) feet to a side lot line.

c. Landscaping shall be completed within one (1) year of occupancy of home, and shall be in keeping with the general development of the area.

d. No building shall be erected, placed or altered on any lot or building site until the construction plans and specifications and a plot plan showing the location of the structure shall have been approved by the Architectural Committee as to construction materials, harmony of exterior design with the existing structures and as to location with respect to topographic and finish grade elevation.

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 or pavers.

f. All utility services to homes must be underground.

8. **Occupancy.** No incomplete residential 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.

9. **Swimming Pools.** No above ground swimming pools will be erected, located, constructed, maintained or be permitted to remain on any lot in Pond View Estates. In-ground swimming pools are permitted.

10. **Fences.** There shall be no perimeter fences placed or allowed to be maintained on any lot in Pond View Estates. A decorative type fence may be erected or placed on a portion of any lot in Pond View Estates. A fence may be placed around an in-ground swimming pool.

11. **Offensive Activity.** No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

12. **Drainage.** All lot owners shall be prohibited from filling swales. Sump pumps, footer tiles and air conditioners condensation lines may be connected to lot drain as permitted by law. Downspouts shall not be connected to lot drain.

13. **Maintenance.** 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. Trees and shrubs shall not be placed in street or road right of way.

14. **Signs.** No signs of any kind shall be displayed to the public view on any lot, except one of the following types:

- One (1) sign advertising the property for sale or rent;
- One (1) sign to advertise the property during construction, development and sale.

15. **Easements.** The Developer of Pond View Estates, or after its establishment, the Architectural Committee, 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, water lines 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 Pond View Estates.

16. **Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots in said subdivision excepting dogs, cats and other household pets, not to exceed a total of two (2) to three (3) pets, providing they are not kept, bred or maintained for any commercial purpose. Kennels are hereby strictly forbidden.

17. **Garbage and Trash.** No lot in said subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass clippings. Garbage or other wastes shall be kept only in sanitary containers.

18. **Vehicle Parking and Storage.** No commercial trucks and semitrailers, boats, trailers, motor homes, commercial vans or other property of a similar nature shall be stored or maintained on the premises.

19. **Antennas.** There shall be no television or radio antennas or discs of more than eighteen (18) inches in diameter permitted in the Pond View Estates and then they will only be permitted in the rear of the house. Discs of eighteen (18) inches or less shall be permitted to be erected in the rear of the residence.

20. **Utilities.** 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.

21. **Architectural Committee.** The Architectural Committee for this subdivision shall be composed of four (4) members, which members shall be property owners in Pond View Estates. The initial Architectural Committee shall be appointed by the Developer of the 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 the lot owners in the subdivision may remove a member or members of the Committee. (One (1) vote per lot).

22. **Approval Procedure.** When the 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 will 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.

23. **Ponds.** During the process of developing Pond View Estates Subdivision, the developer has constructed three (3) ponds within the subdivision. The ponds were developed on the lots surrounding the ponds for the use of the owners and occupants of such lots. The owners of the lots bordering each pond shall be responsible for the upkeep and maintenance of the pond.

The owners of a lot on a pond shall be charged a proportionate share of the costs of upkeep and maintenance of the pond and all other costs associated therewith. The acceptance of a deed for a lot which borders a pond in Pond View Estates Subdivision constitutes an acknowledgment of an agreement to pay a proportionate share of any costs or expenses for the upkeep, maintenance and other costs associated with the pond.

Each lot on the pond with twelve (12) lots bordering it shall be responsible for one-twelfth (1/12) of the costs; each lot on the pond with two (2) lots bordering it shall be responsible for one-half (1/2) of the costs; and the pond bordered by one (1) lot shall be the responsibility of that single lot.

Lot owners surrounding a pond shall have joint use of the pond and may also establish rules and regulations for the use and maintenance of the pond.

24. **Protection of Buffer Enhancement Area.** Buffer and avoided stream area:

- Shall not be mowed, brush-hogged or sprayed to control growth of vegetation.
- Shall not be cleared of woody vegetation for equipment access.
- Can be accessed at a minimum number of points for the manual removal of accumulated trash or debris dams, where such dams are interfering with the normal flow of stormwater lines or subsurface tile outlets.
- Shall not be used as a depository for trash, yard waste, construction or demolition debris, or any other materials.

25. **Term.** 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 with the Recorder's office.

26. **Enforcement.** Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement. Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions or limitations. These remedies are available to any lot owner of said above described premises who may seek both a restraint of such violations and damages thereof.

27. **Definition.** For purposes of these restrictive covenants, the term building site shall refer to one or more lots as shown on the plat of Pond View Estates.

John J. and Lois L. Baber, Trustee
(Deed Vol. 843, Page 3)
(Tax Parcel Number 46-0801-01-028)

Rita P. Longbrake, Trustee
(Deed Vol. 868, Page 504)
(Tax Parcel Number 46-0801-01-029)

Monument Box over a stone (Found)
@ N.E. Corner, S.E.1/4, Sec. 8

SURVEY OF DEDICATOR'S LANDS FOR Pond View Estates PT. E 1/2, SE 1/4, SEC. 8, T-4-S, R-6-E SHAWNEE TWP., ALLEN CO., OHIO

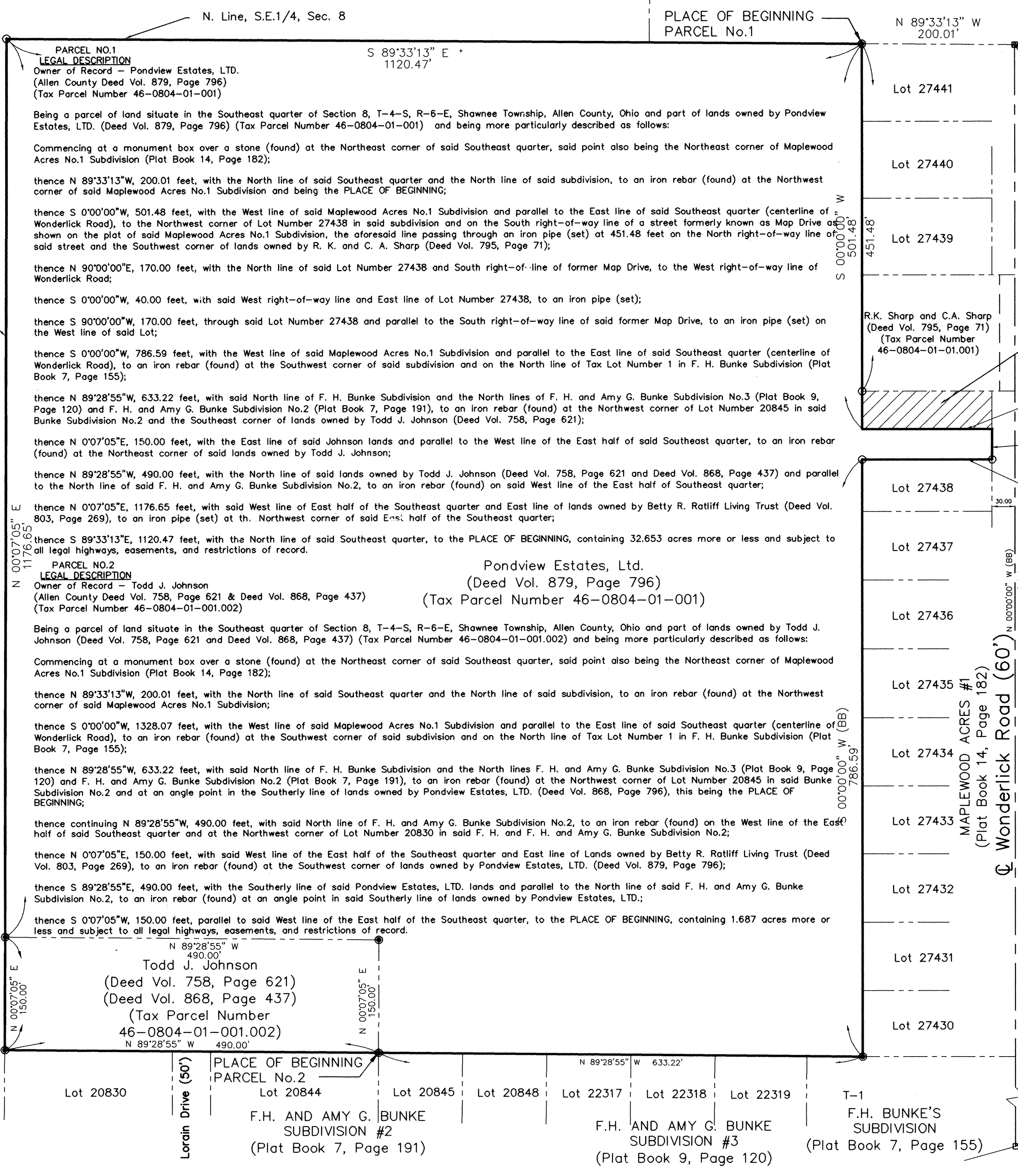
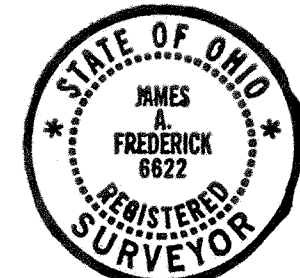


- LEGEND**
- 3/4 INCH DIAMETER BY 30 INCH LONG IRON PIPE (SET) W/ ORANGE PLASTIC "KK/LIMA" PLUG
 - ⊙ IRON PIPE (FOUND)
 - ⊙ 5/8" IRON REBAR (FOUND)
 - P.K. NAIL (SET)
 - MONUMENT BOX (SET)
 - MONUMENT BOX (FOUND)
 - △ STONE (FOUND)
 - M. MEASURED DISTANCE
 - R. RECORD DISTANCE
 - (BB) BASIS OF BEARING

REVIEWED BY:
Michael L. Howert
MICHAEL L. HOWERT, R.S.
ALLEN COUNTY ENGINEER'S
DATE: 11/13/03

I hereby certify that this plat and legal descriptions represent a true and complete survey made by Kohli & Kalihier Associates, Inc. under my supervision between August of 2002 and September of 2002, and that all markers are correctly shown as to material and location and will be set within 30 days of plat approval. The basis of bearings being the East line of the Southeast quarter of Section 8 and West line of Maplewood Acres #1 (N 0°0'00"W).

11-10-2003 *James A. Frederick*
Date James A. Frederick,
Ohio Registered Surveyor No. 6622



Betty R. Ratliff, Living Trust
(Deed Vol. 803, Page 269)
(Tax Parcel Number 46-0804-01-002)

W. Line, E.1/2, S.E.1/4, Sec. 8

N 0°07'05" E 1176.65'

N 0°07'05" E 150.00'

N 89°28'55" W 490.00'

N 0°07'05" E 150.00'

N 89°28'55" W 490.00'

PLACE OF BEGINNING
PARCEL No.1

N 89°33'13" W 200.01'

Lot 27441

Lot 27440

Lot 27439

R.K. Sharp and C.A. Sharp
(Deed Vol. 795, Page 71)
(Tax Parcel Number 46-0804-01-01.001)

Lot 27438

Lot 27437

Lot 27436

Lot 27435

Lot 27434

Lot 27433

Lot 27432

Lot 27431

Lot 27430

EXISTING 50' R/W IN MAPLEWOOD ACRES #1 FORMERLY KNOWN AS MAP DRIVE NOW PART OF KARIF CIRCLE

N 90°00'00" E 170.00'

S 00°00'00" E 40.00'

S 90°00'00" W 170.00'

E. Line, S.E.1/4, Sec. 8

Wonderlick Road (60')

Centerline Ft. Amanda Road

Monument Box over an Iron Pin (Found)

RIVERBEND SUBDIVISION - PHASE III

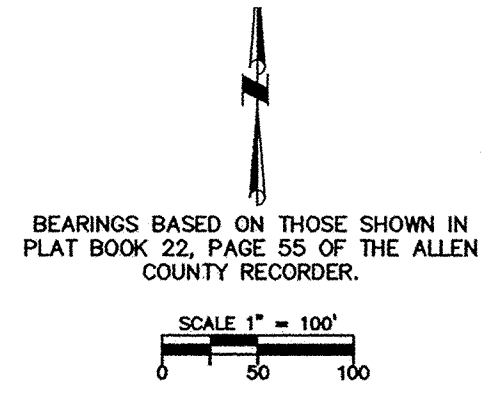
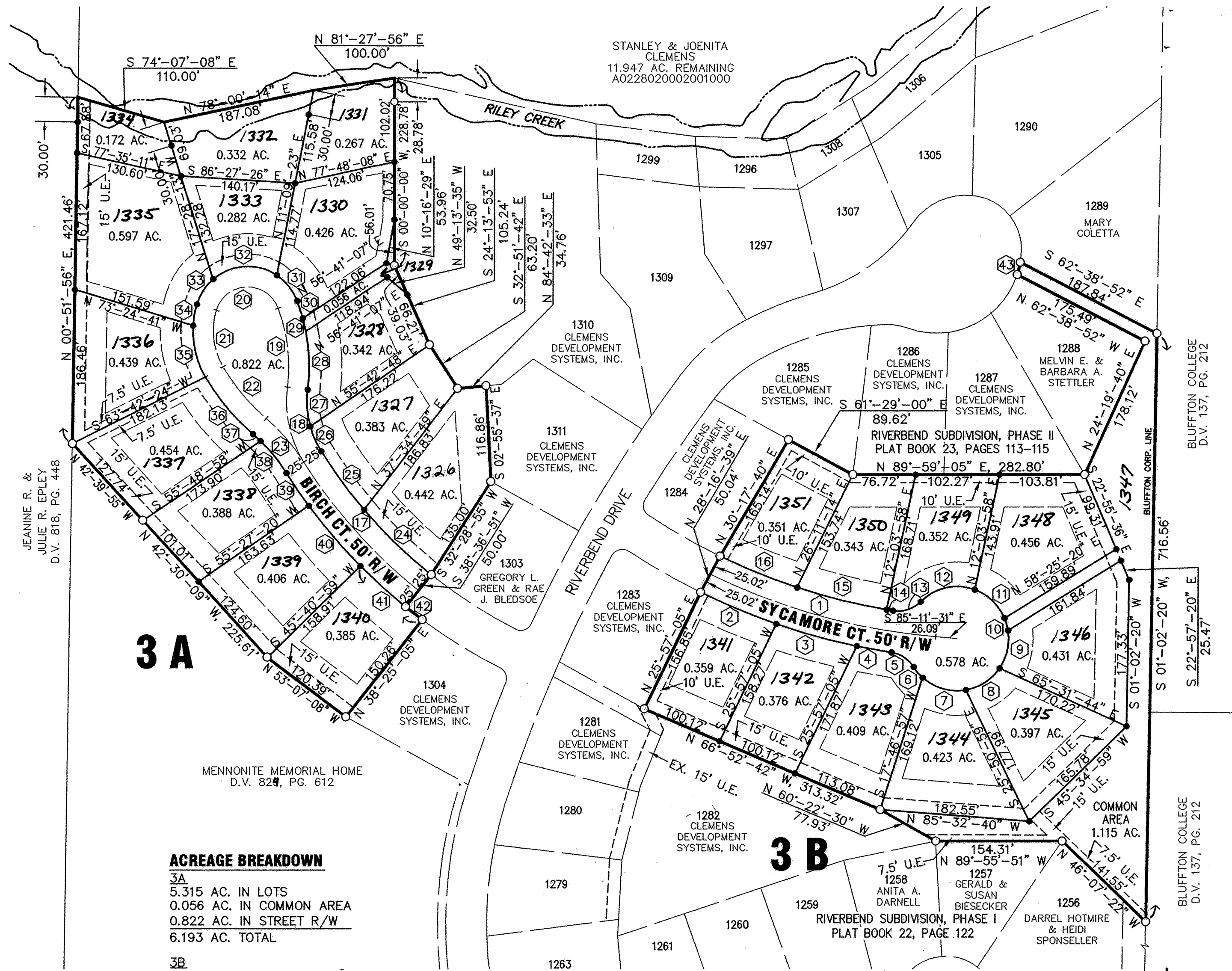
NORTHWEST QUARTER SECTION 2, TOWN 2 SOUTH, RANGE 8 EAST

VILLAGE OF BLUFFTON, RICHLAND TOWNSHIP, ALLEN COUNTY, STATE OF OHIO

PART OF PARCEL NUMBER 28-0200-02-001.000

200328167

Filed and Recorded Nov 14 2003 at 10:21 AM
 Vol 25 Pg 134. Edward P Kiker by fee
 MH \$ 124.22
 See Deed vol 918 Pg 512



| CURVE TABLE | | | | | |
|--------------|---------|--------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS | Δ | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| 1 | 776.03' | 21°-12'-01" | 287.14' | 285.50' | S 74°-35'-31" E |
| 2 | 801.03' | 07°-10'-14" | 100.25' | 100.18' | S 67°-30'-23" E |
| 3 | 801.03' | 07°-17'-02" | 101.83' | 101.76' | S 74°-44'-01" E |
| 4 | 801.03' | 03°-04'-50" | 43.07' | 43.06' | S 79°-54'-57" E |
| 5 | 39.00' | 48°-40'-41" | 33.13' | 32.15' | S 57°-07'-01" E |
| 6 | 63.00' | 15°-29'-45" | 17.04' | 16.99' | S 40°-31'-33" E |
| 7 | 63.00' | 51°-36'-46" | 56.75' | 54.85' | S 74°-04'-48" E |
| 8 | 63.00' | 45°-35'-15" | 50.13' | 48.81' | N 57°-19'-12" E |
| 9 | 63.00' | 43°-28'-11" | 47.80' | 46.66' | N 12°-47'-29" E |
| 10 | 63.00' | 14°-11'-44" | 15.61' | 15.57' | N 16°-02'-29" W |
| 11 | 63.00' | 46°-50'-40" | 51.51' | 50.09' | N 46°-33'-40" W |
| 12 | 63.00' | 64°-58'-24" | 71.44' | 67.67' | S 77°-31'-48" W |
| 13 | 39.00' | 53°-56'-04" | 36.71' | 35.37' | S 72°-00'-38" W |
| 14 | 751.03' | 00°-35'-50" | 7.83' | 7.83' | N 80°-43'-25" W |
| 15 | 751.03' | 08°-35'-51" | 112.70' | 112.59' | N 76°-07'-34" W |
| 16 | 751.03' | 07°-45'-35" | 101.72' | 101.64' | N 67°-56'-51" W |
| 17 | 628.42' | 19°-17'-49" | 211.65' | 210.65' | N 41°-44'-14" W |
| 18 | 139.00' | 39°-19'-39" | 95.41' | 93.55' | N 12°-25'-30" W |
| 19 | 197.47' | 28°-08'-29" | 96.99' | 96.02' | N 06°-49'-55" W |
| 20 | 40.00' | 142°-08'-25" | 99.23' | 75.67' | S 88°-01'-39" W |
| 21 | 85.00' | 47°-36'-56" | 70.64' | 68.62' | S 06°-51'-01" E |
| 22 | 249.00' | 19°-00'-08" | 82.58' | 82.20' | S 40°-09'-33" E |
| 23 | 230.00' | 17°-34'-17" | 70.54' | 70.26' | S 40°-52'-28" E |
| 24 | 603.42' | 10°-51'-02" | 114.27' | 114.10' | N 45°-57'-38" W |
| 25 | 603.42' | 08°-26'-47" | 88.96' | 88.87' | N 36°-18'-43" W |
| 26 | 114.00' | 16°-40'-37" | 33.18' | 33.06' | N 23°-45'-01" W |
| 27 | 114.00' | 22°-39'-03" | 45.07' | 44.77' | N 04°-05'-12" W |
| 28 | 222.47' | 18°-20'-43" | 71.23' | 70.93' | N 01°-56'-02" W |
| 29 | 222.47' | 04°-06'-58" | 15.98' | 15.98' | N 13°-09'-52" W |
| 30 | 222.47' | 05°-40'-48" | 22.05' | 22.04' | N 18°-03'-45" W |
| 31 | 65.00' | 35°-45'-39" | 40.57' | 39.91' | N 38°-46'-58" W |
| 32 | 65.00' | 73°-53'-44" | 83.83' | 78.14' | S 86°-23'-20" W |
| 33 | 65.00' | 32°-29'-01" | 36.85' | 36.36' | S 33°-11'-57" W |
| 34 | 110.00' | 13°-37'-43" | 26.16' | 26.10' | S 10°-08'-35" W |
| 35 | 110.00' | 33°-59'-13" | 65.25' | 64.30' | S 13°-39'-53" E |
| 36 | 274.00' | 19°-00'-08" | 90.87' | 90.46' | S 40°-09'-33" E |
| 37 | 205.00' | 03°-25'-35" | 12.26' | 12.26' | S 47°-56'-50" E |
| 38 | 205.00' | 14°-08'-43" | 50.61' | 50.48' | S 39°-09'-41" E |
| 39 | 653.42' | 04°-15'-30" | 48.56' | 48.55' | S 34°-13'-04" E |
| 40 | 653.42' | 08°-31'-33" | 97.23' | 97.14' | S 40°-36'-36" E |
| 41 | 653.42' | 08°-45'-06" | 99.81' | 99.71' | S 49°-14'-55" E |
| 42 | 653.42' | 02°-14'-20" | 25.53' | 25.53' | S 52°-30'-18" E |
| 43 | 102.13' | 08°-39'-49" | 15.44' | 15.43' | N 13°-49'-53" E |

ACREAGE BREAKDOWN

3A
 5.315 AC. IN LOTS
 0.056 AC. IN COMMON AREA
 0.822 AC. IN STREET R/W
 6.193 AC. TOTAL

3B
 3.897 AC. IN LOTS
 1.115 AC. IN COMMON AREA
 0.578 AC. IN STREET R/W
 5.590 AC. TOTAL

- LEGEND**
- 5/8" x 30" IP SET WITH CAP
 - IRON PIN FOUND
 - ☒ MONUMENT BOX WITH IP FOUND
 - BUILDING SETBACK
 - 40' FRONT SET BACK ON BIRCH COURT
 - 30' FRONT SET BACK ON SYCAMORE COURT
 - 40' REAR SET BACK
 - 14' SIDE YARD SETBACK EACH SIDE

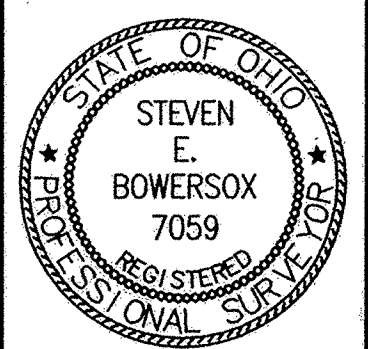
UTILITY EASEMENTS

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.

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.

Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059

11-07-2003
 DATE



CHOICE ONE ENGINEERING
 the choice that exceeds...

440 E. HOEWISHER ROAD
 SIDNEY, OHIO 45365
 (937) 497-0200 • FAX (937) 497-0300
 www.choiceoneengineering.com

date: 11-07-2003 drawn by: seb job number: ALL-BLU-0301FIN

for Affidavit to Amend Declaration
 See Deed Vol 954 Pg 787

LEGAL DESCRIPTION

TRACT 3B
5.590 ACRES

BEING A 5.590 ACRE TRACT, PART OF TAX PARCEL NUMBER 28-0200-02-001.000, 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 FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found in the southeast corner of the northwest quarter of said section 2;
thence, North 01°-02'-20" East, 903.60 feet, along the east line of said quarter section, to an iron pin found and being the principal place of beginning of the tract herein conveyed;
thence, North 46°-07'-22" West, 141.55 feet, along the north line of Riverbend Subdivision, Phase I, to an iron pin found;
thence, North 89°-55'-51" West, 154.31 feet, along the north line of Riverbend Subdivision, Phase I, to an iron pin found;
thence, North 60°-22'-30" West, 77.93 feet, to an iron pin found;
thence, North 66°-52'-42" West, 313.32 feet, to an iron pin found;
thence, North 25°-57'-05" East, 156.85 feet, to an iron pin found;
thence, North 28°-16'-39" East, 50.04 feet, to an iron pin found;
thence, North 30°-17'-40" East, 165.14 feet, to an iron pin found;
thence, South 61°-29'-00" East, 89.62 feet, to an iron pin found;
thence, North 89°-59'-05" East, 282.80 feet, to an iron pin found;
thence, North 24°-19'-40" East, 178.12 feet, to an iron pin found;
thence, North 62°-38'-52" West, 175.49 feet, to an iron pin found;
thence, Northerly, 15.44 feet, along the arc of a curve to the left having a radius of 102.13 feet, an internal angle of 08°-39'-49" and a chord 15.43 feet in length bearing North 13°-49'-53" East, to an iron pin found;
thence, South 62°-38'-52" East, 187.84 feet, to an iron pin found in the east line of the northwest quarter of section 2;
thence, South 01°-02'-20" West, 716.56 feet, along the east line of the northwest quarter of section 2, to the principal place of beginning.

Containing 5.590 acres more or less and being subject to all legal highways and easements of record.

Deed reference: D.V. 904, Pg. 525 and D.V. 904, Pg. 528

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction dated April 17, 2003 with the bearings used for same being based on those shown in Plat book 22, Page 55 of the Allen County Recorder's Plat Records.

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.

OWNERS: STANLEY & JOENITA CLEMENS

WITNESS Mitchell E. Kingsley 11-12-03
WITNESS Ruth E. Johnson DATE

Stanley Clemens
STANLEY CLEMENS
Joenita Clemens
JOENITA CLEMENS

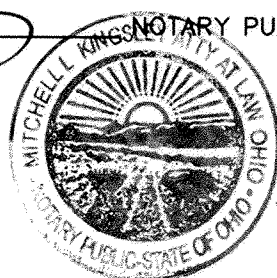
ACKNOWLEDGMENT

STATE OF OHIO, ALLEN COUNTY, SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November, 2003, BY STANLEY CLEMENS AND JOENITA CLEMENS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Bluffton OHIO, THIS 12th DAY OF November, 2003.

Mitchell E. Kingsley MY COMMISSION EXPIRES: No Expiration R.C. 147.03



LEGAL DESCRIPTION

TRACT 3A
6.193 ACRES

BEING A 6.193 ACRE TRACT, PART OF TAX PARCEL NUMBER 28-0200-02-001.000, 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 FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found in the southeast corner of the northwest quarter of said section 2;
thence, North 01°-02'-20" East, 2167.77 feet, along the east line of said quarter section, to an iron pin found, passing for reference an iron pin found at 903.60 feet and an iron pin found at 1620.16 feet;
thence, North 90°-00'-00" West, 67.17 feet, to a point in the center of Riley Creek, passing for reference an iron pin found at 42.17 feet;
thence, the following courses and distances along the center of Riley Creek:
South 49°-54'-03" West, 378.03 feet;
South 57°-54'-24" West, 125.06 feet;
North 88°-37'-12" West, 111.45 feet;
North 82°-43'-42" West, 122.15 feet;
North 77°-16'-40" West, 252.09 feet, to the principal place of beginning for the tract herein conveyed;
thence, South 00°-00'-00" West, 228.78 feet, to an iron pin found, passing for reference an iron pin found at 28.78 feet;
thence, South 24°-13'-53" East, 105.24 feet, to an iron pin found;
thence, South 32°-51'-42" East, 63.20 feet, to an iron pin found;
thence, North 84°-42'-33" East, 34.76 feet, to an iron pin found;
thence, South 02°-55'-37" East, 116.86 feet, to an iron pin found;
thence, South 32°-28'-55" West, 135.00 feet, to an iron pin found;
thence, South 38°-36'-51" West, 50.00 feet, to an iron pin found;
thence, Southeasterly, 25.53 feet, along the arc of a curve to the right having a radius of 653.42 feet, an internal angle of 02°-14'-20" and a chord 25.53 feet in length bearing South 52°-30'-18" East, to an iron pin found;
thence, South 38°-25'-05" West, 150.26 feet, to an iron pin found;
thence, North 53°-07'-08" West, 120.39 feet, to an iron pin found;
thence, North 42°-30'-09" West, 225.61 feet, to an iron pin found;
thence, North 42°-39'-55" West, 127.74 feet, to an iron pin found;
thence, North 00°-51'-56" East, 421.46 feet, to a point in the center of Riley Creek;
thence, South 74°-07'-08" East, 110.00 feet, along the center of Riley Creek, to a point;
thence, North 78°-00'-14" East, 187.08 feet, along the center of Riley Creek, to a point;
thence, North 81°-27'-56" East, 100.00 feet, along the center of Riley Creek, to the principal place of beginning.

Containing 6.193 acres more or less and being subject to all legal highways and easements of record.

Deed reference: D.V. 904, Pg. 525 and D.V. 904, Pg. 528

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction dated April 17, 2003 with the bearings used for same being based on those shown in Plat book 22, Page 55 of the Allen County Recorder's Plat Records.

FOR DECLARATION OF PROTECTIVE RESTRICTIONS, SEE DEED VOLUME 918 , PAGE 512

BLUFFTON PLANNING COMMISSION

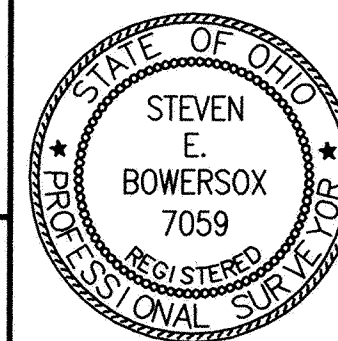
AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF BLUFFTON, OHIO, HELD THIS 21st DAY OF May, 2003 THIS PLAT WAS REVIEWED AND APPROVED.

Richard Rodabaugh PRESIDENT SECRETARY

VILLAGE OF BLUFFTON COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO, HELD THIS 23rd DAY OF June, 2003 THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-

Doris R. Steiner CLERK OF COUNCIL
Richard Rodabaugh MAYOR



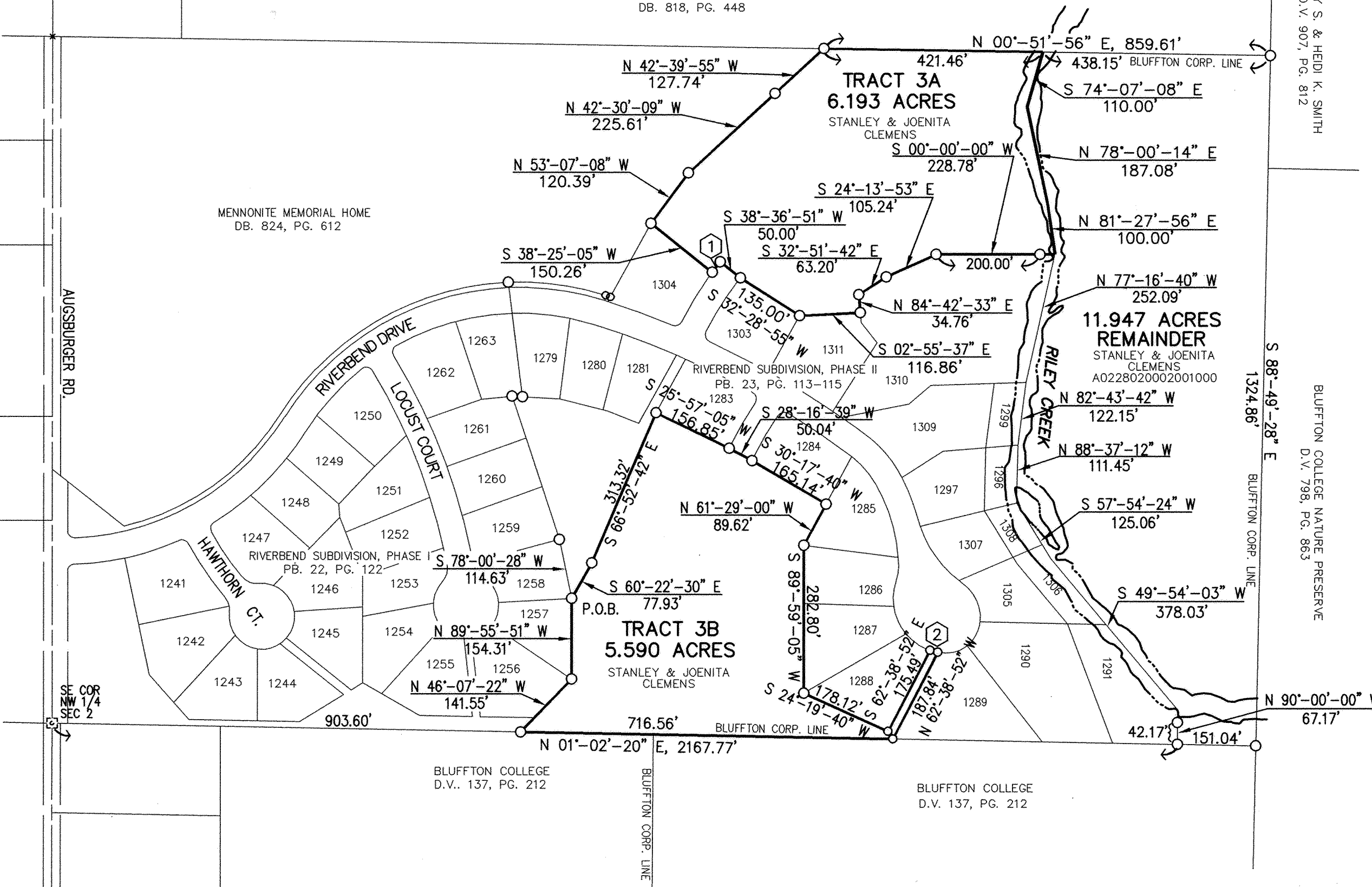
Steven E. Bowersox 11-07-2003
STEVEN E. BOWERSOX, P.S. #7059 DATE

CHOICE ONE ENGINEERING
the choice that exceeds ...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 11-07-2003 drawn by: seb job number: ALL-BLU-0301COV

**DEDICATOR'S PLAT
RIVERBEND SUBDIVISION - PHASE III
NORTHWEST QUARTER SECTION 2, TOWN 2 SOUTH, RANGE 8 EAST
VILLAGE OF BLUFFTON, RICHLAND TOWNSHIP, ALLEN COUNTY, STATE OF OHIO
PART OF PARCEL NUMBER 28-0200-02-001.000**

JEANINE R. & JULIE R. EPLEY
DB. 818, PG. 448



BEING A 18.139 ACRE TRACT, PART OF TAX PARCEL NUMBER 28-0200-02-001.000, 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 FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found in the southeast corner of the northwest quarter of said section 2;

thence, North 01°-02'-20" East, 2167.77 feet, along the east line of said quarter section, to an iron pin found and being the principal place of beginning, passing for reference an iron pin found at 903.60 feet and an iron pin found at 1620.16 feet;

thence, North 90°-00'-00" West, 67.17 feet, to a point in the center of Riley Creek, passing for reference an iron pin found at 42.17 feet;

thence, the following courses and distances along the center of Riley Creek:

South 49°-54'-03" West, 378.03 feet;

South 57°-54'-24" West, 125.06 feet;

North 88°-37'-12" West, 111.45 feet;

North 82°-43'-42" West, 122.15 feet;

North 77°-16'-40" West, 252.09 feet;

thence, South 00°-00'-00" West, 228.78 feet, to an iron pin found, passing for reference an iron pin found at 28.78 feet;

thence, South 24°-13'-53" East, 105.24 feet, to an iron pin found;

thence, South 32°-51'-42" East, 63.20 feet, to an iron pin found;

thence, North 84°-42'-33" East, 34.76 feet, to an iron pin found;

thence, South 02°-55'-37" East, 116.86 feet, to an iron pin found;

thence, South 32°-28'-55" West, 135.00 feet, to an iron pin found;

thence, South 38°-36'-51" West, 50.00 feet, to an iron pin found; thence, Southeasterly, 25.53 feet, along the arc of a curve to the right having a radius of 653.42 feet, an internal angle of 02°-14'-20" and a chord 25.53 feet in length bearing South 52°-30'-18" East, to an iron pin found;

thence, South 38°-25'-05" West, 150.26 feet, to an iron pin found;

thence, North 53°-07'-08" West, 120.39 feet, to an iron pin found;

thence, North 42°-30'-09" West, 225.61 feet, to an iron pin found;

thence, North 42°-39'-55" West, 127.74 feet, to an iron pin found;

thence, North 00°-51'-56" East, 859.61 feet, to an iron pin found;

thence, South 88°-49'-28" East, 1324.86 feet, to an iron pin found;

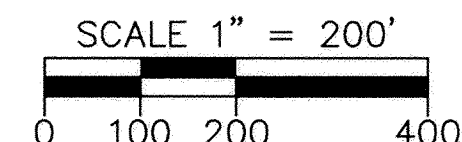
thence, South 01°-02'-20" West, 151.04 feet, along the east line of the northwest quarter of section 2, to the principal place of beginning.

Containing 18.139 acres more or less and being subject to all legal highways and easements of record.

Deed reference: D.V. 904, Pg. 525 and D.V. 904, Pg. 528

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction dated April 17, 2003 with the bearings used for same being based on those shown in Plat book 22, Page 55 of the Allen County Recorder's Plat Records.

BEARINGS BASED ON PB. 22, PG. 55



| CURVE TABLE | | | | | |
|--------------|---------|-------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS | Δ | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| 1 | 653.42' | 02°-14'-20" | 25.53' | 25.53' | S 52°-30'-18" E |
| 2 | 102.13' | 08°-39'-49" | 15.44' | 15.43' | S 13°-49'-53" W |

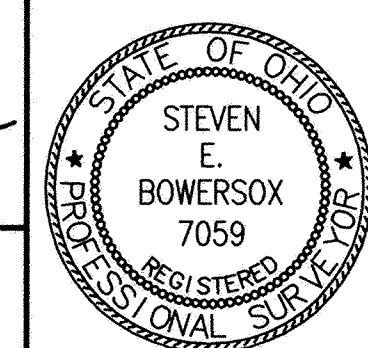
THIS PLAT WAS REVIEWED AND APPROVED
THIS 14 DAY OF NOVEMBER, 2003 BY THE
ALLEN COUNTY ENGINEER.

Wayne G. Lindeman
ALLEN COUNTY ENGINEER. M.H.

*Transferred Nov 14, 2003
Ben E. Dipenbrock, Co. Auditor
\$13.00 SMS*

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

11-07-2003
DATE

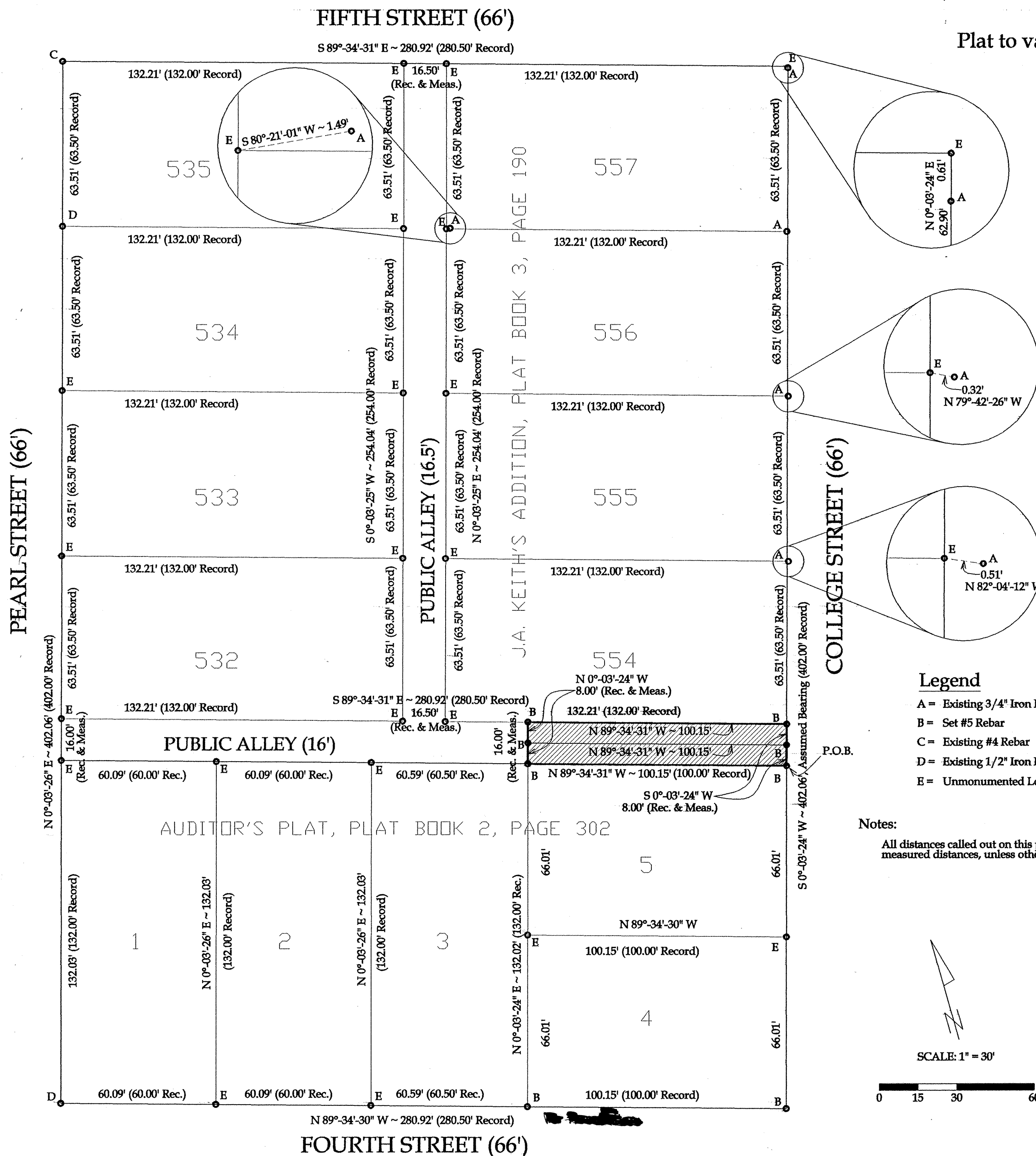


CHOICE ONE ENGINEERING
the choice that exceeds...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 11-07-2003
drawn by: seb
job number: ALL-BLU-0301DED

VACATION PLAT

Plat to vacate a portion of the Alley between J.A. Kieth's Addition Lot #554 and Auditor's Plat, Lot #5 Located in the Village of Spencerville, Ohio.



LEGAL

Being a portion of an alley to be vacated between lot #554 of J.A. Keith's Addition and lot #5 of the Auditor's Plat located in the SE 1/4 of the NW 1/4 of Section 12, T4S, R4E, Village of Spencerville, Allen County, Ohio, more particularly described as follows

Beginning at a #5 rebar set at the NE corner of lot #5 in the Auditor's Plat; thence the following courses:

- 1) N 89°-34'-31" W on the North line of said lot, 100.15' to a #5 rebar set at the NW corner of said lot;
- 2) N 0°-03'-24" E, 16.00' to a #5 rebar set on the South line of lot #554 of J.A. Keith's Addition, passing a set #5 rebar at 8.00';
- 3) S 89°-34'-31" E on said lot line, 100.15' to a #5 rebar set at the SE corner of said lot;
- 4) S 0°-03'-24" W, 16.00' to the POINT OF BEGINNING, passing a set #5 rebar at 8.00'.

The above-described parcel of land contains 0.037 acres, more or less, subject to all legal highways and easements of record.

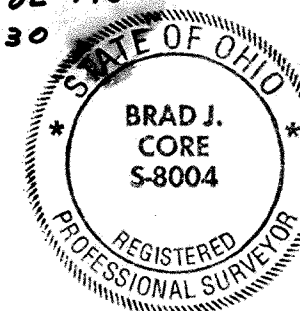
The system of bearings for this legal description assumes the East line to J.A. Keith's Addition to be S 0°-03'-24" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, #8004 on June 2, 2003. All markers called out for above are in place.

Area to be Vacated



#200328659
 RECORDED Nov 20, 2003
 AT 12:46 PM
 PLAT BK 25 PG 137
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 FEE \$41.90

DEED VOL 918
 PG 730



This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on June 2, 2003.

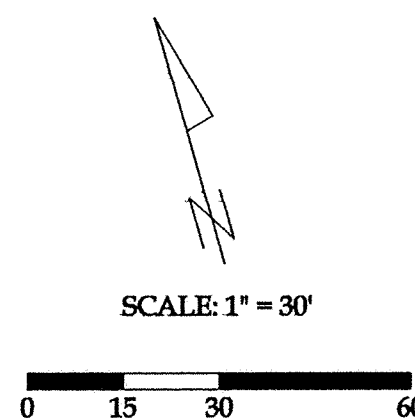
Brad J. Core
 Brad J. Core, P.S. # 8004

Legend

- A = Existing 3/4" Iron Pipe
- B = Set #5 Rebar
- C = Existing #4 Rebar
- D = Existing 1/2" Iron Pipe
- E = Unmonumented Lot Corner

Notes:

All distances called out on this plat are the measured distances, unless otherwise noted.



CORE CONSULTING
 A DIVISION OF MATERIALS TESTING, INC.
 1660 S. DEFIANCE TRAIL
 SPENCERVILLE, OHIO 45887
 (419) 647-6163

| | | | |
|----------------------------|-----------------|---------------------|-----------------|
| CLIENT: Chris & Missy Fast | | | |
| DRAWN BY: P.J.M. | DATE: 6-02-2003 | REVIEWED BY: B.J.C. | DATE: 6-02-2003 |
| SCALE: 1" = 30' | PAGE: 1 | OF: 1 | PAGES: 1 |

ESTABLISHMENT PLAT FOR PART OF FISHER ROAD

ALLEN COUNTY ENGINEER
WAYNE C. GERDEMAN P.E., P.S.
1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: OCTOBER 8, 2003 DRAWN BY: WLL
REV.: CHECKED BY:

SITUATED IN:
THE SE 1/4 AND NE 1/4 OF SECTION 30, THE SW 1/4 AND NW 1/4 OF SECTION 29,
THE SE 1/4 OF SECTION 19, AND THE SW 1/4 OF SECTION 20,
TOWN 3 SOUTH, RANGE 8 EAST, JACKSON TOWNSHIP,
ALLEN COUNTY, OHIO

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 30, THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHWEST QUARTER OF SECTION 20, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 8 EAST, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX, MARKING THE SOUTHEAST CORNER OF SECTION 30, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF RESERVOIR ROAD AND THE CENTERLINE OF FISHER ROAD,

THENCE WITH THE CENTERLINE OF FISHER ROAD, N.00°00'00"E., A DISTANCE OF 20.00 FEET TO A P.K. NAIL (SET) AND THE PLACE OF BEGINNING FOR THE PORTION OF THE ROAD TO BE ESTABLISHED,

THENCE S.89°40'53"W., A DISTANCE OF 20.00 FEET TO A P.K. NAIL (SET) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RESERVOIR ROAD AND THE WEST RIGHT-OF-WAY LINE OF FISHER ROAD,

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FISHER ROAD FOLLOWING THESE 3 COURSES:

THENCE N.00°00'00"E., A DISTANCE OF 2615.32 FEET TO AN IRON PIN (SET),

THENCE N.00°07'02"W., A DISTANCE OF 2637.16 FEET TO AN IRON PIN (SET), AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SECTION 30,

THENCE N.00°00'10"E., A DISTANCE OF 1249.96 FEET TO AN IRON PIN (SET), AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF FISHER ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ADA ROAD,

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF ADA ROAD, S.47°22'42"E., A DISTANCE OF 27.47 FEET TO A P.K. NAIL (FOUND),

THENCE CONTINUING WITH SAID RIGHT-OF-WAY N.38°36'04"E., A DISTANCE OF 31.71 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF FISHER ROAD,

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF FISHER ROAD FOLLOWING THESE 3 COURSES:

THENCE S.00°00'10"W., A DISTANCE OF 1256.14 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SECTION 20,

THENCE S.00°07'02"E., A DISTANCE OF 2637.16 FEET TO AN IRON PIN (SET),

THENCE S.00°00'00"W., A DISTANCE OF 2615.00 FEET TO AN P.K. NAIL (SET), AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY OF RESERVOIR ROAD,

THENCE S.89°32'16"W., A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING,

CONTAINING 5.963 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD, ALSO RESERVING THE RIGHTS FOR ANY EXISTING UTILITIES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN SEPTEMBER 2003. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON

Ben E. Diepenbrock 11-24-03
ALLEN COUNTY AUDITOR

200328895
COUNTY RECORDER

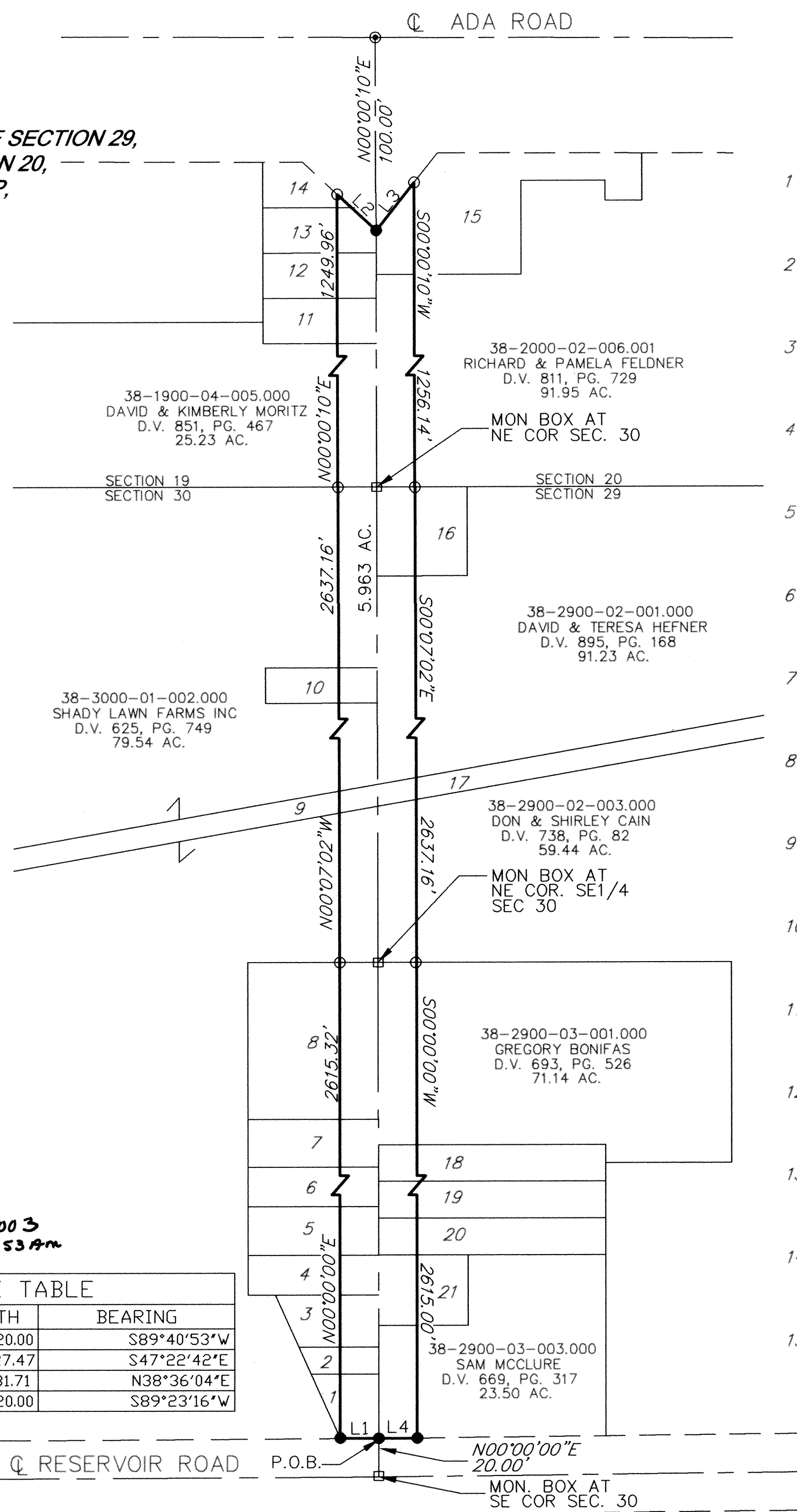
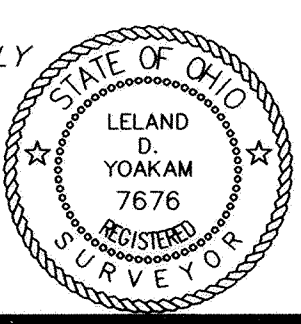
I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON, Nov 24, 2003
IN PLAT BOOK, 25, PAGE 138, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 41.40 AT 9:53 AM

Edward P. Knick by
ALLEN COUNTY RECORDER M#

Deed Vol 918 Pg 837
CERTIFICATION BY SURVEYOR

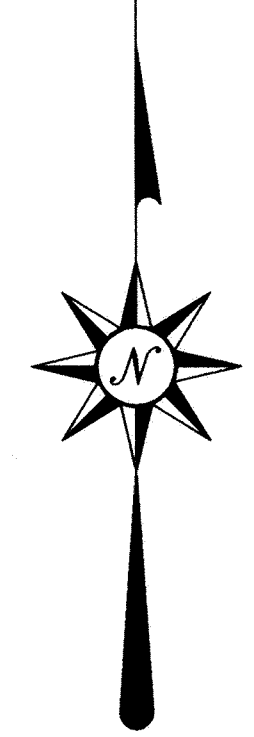
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER, 2003 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 20.00 | S89°40'53"W |
| L2 | 27.47 | S47°22'42"E |
| L3 | 31.71 | N38°36'04"E |
| L4 | 20.00 | S89°23'16"W |

- | | | | |
|----|--|----|--|
| 1 | 38-3000-08-008.000 R. & G. CORZINE TRUSTEE D.V. 753, PG. 249 0.63 AC. | 16 | 38-2900-02-002.000 DEREK & MARY WILLEKE D.V. 788, PG. 162 1.58 AC. |
| 2 | 38-3000-04-008.001 R. & G. CORZINE TRUSTEE D.V. 753, PG. 245 0.49 AC. | 17 | 38-2900-02-004.000 NEW YORK CENTRAL LINES D.V. 859, PG. 170 9.68 AC. |
| 3 | 38-3000-04-008.003 D. & B. WALTERMIRE D.V. 740, PG. 367 1.39 AC. | 18 | 38-2900-03-002.001 P. & C. SHAFER TRUSTEES D.V. 893, PG. 562 6.02 AC. |
| 4 | 38-3000-04-008.004 ROBERT & CONNIE MILLER D.V. 879, PG. 268 2.00 AC. | 19 | 38-2900-03-002.002 ROBERT & FREIDA DAVIS D.V. 792, PG. 280 6.02 AC. |
| 5 | 38-3000-04-008.005 MARC SHAFER D.V. 862, PG. 164 3.00 AC. | 20 | 38-2900-03-002.000 ROBERT & FREIDA DAVIS D.V. 699, PG. 571 5.96 AC. |
| 6 | 38-3000-04-008.007 D. COFFMAN & C. SHAFER TR. D.V. 882, PG. 2.00 AC. 2.00 AC. | 21 | 38-2900-03-003.001 KELLER CLARK PENNY LYNN D.V. 778, PG. 365 2.50 AC. |
| 7 | 38-3000-04-008.008 CHAD & DAWN SHAFER D.V. 861, PG. 556 3.00 AC. | | |
| 8 | 38-3000-04-001.000 WILLIAM CAUDILL D.V. 888, PG. 128 10.69 AC. | | |
| 9 | 38-3000-01-010.000 NEW YORK CENTRAL LINES D.V. 859, PG. 170 9.21 AC. | | |
| 10 | 38-3000-01-001.000 MARK MILLER D.V. 802, PG. 760 0.46 AC. | | |
| 11 | 38-1900-04-004.007 LISA GOSSARD D.V. 864, PG. 584 1.33 AC. | | |
| 12 | 38-1900-04-004.006 SUE & RALPH CASSESE D.V. 873, PG. 890 1.33 AC. | | |
| 13 | 38-1900-04-004.005 SUE & RALPH CASSESE D.V. 873, PG. 893 1.33 AC. | | |
| 14 | 38-1900-04-004.004 SUE & RALPH CASSESE D.V. 873, PG. 896 1.33 AC. | | |
| 15 | 38-2000-03-004.000 THOMAS & JOYCE WOTEN D.V. 759, PG. 3 5.00 AC. | | |



NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE FISHER RD. AS BEING N.00°00'00"E.

- LEGEND**
- 5/8" IRON PIN (SET)
 - P.K. NAIL (SET)
 - ⊙ P.K. NAIL (FOUND)



SCALE: 1" = 50'

ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: OCTOBER 10, 2003 DRAWN BY: WLL
REV.: CHECKED BY:

VACATION PLAT FOR PART OF MOWERY ROAD

SITUATED IN:
THE NE 1/4 OF SECTION 35,
TOWN 3 SOUTH, RANGE 7 EAST, BATH TOWNSHIP,
ALLEN COUNTY, OHIO

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BATH TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX, MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE CENTERLINE OF RESERVOIR ROAD;

THENCE WITH THE CENTERLINE OF RESERVOIR ROAD, N.90°00'00"E., A DISTANCE OF 439.18 FEET TO A CAP NAIL (SET) AT THE INTERSECTION OF RESERVOIR ROAD AND MOWERY ROAD,

THENCE WITH THE CENTERLINE OF MOWERY ROAD, S.63°52'39"E., A DISTANCE OF 56.78 FEET TO A P.K. NAIL (SET) AND THE PLACE OF BEGINNING FOR THE PORTION OF ROAD TO BE VACATED,

THENCE N.85°04'04"E., A DISTANCE OF 58.16 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RESERVOIR ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF MOWERY ROAD,

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MOWERY ROAD FOLLOWING THESE FIVE COURSES;

THENCE S.63°52'39"E., A DISTANCE OF 327.33 FEET TO A POINT OF CURVATURE,

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1076.00 FEET AND AN ARC LENGTH OF 356.79 FEET, ON A CHORD BEARING S.54°22'41"E., A DISTANCE OF 355.16 FEET TO A POINT OF TANGENCY,

THENCE S.44°52'43"E., A DISTANCE OF 771.79 FEET TO A POINT OF CURVATURE,

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 152.08 FEET, ON A CHORD BEARING S.66°39'47"E., A DISTANCE OF 148.45 FEET TO A POINT OF TANGENCY,

THENCE S.88°26'51"E., A DISTANCE OF 793.19 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MOWERY ROAD AND THE WEST RIGHT-OF-WAY LINE OF THAYER ROAD,

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF THAYER ROAD, S.00°25'35"W., A DISTANCE OF 60.01 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MOWERY ROAD,

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MOWERY ROAD FOLLOWING THESE FIVE COURSES;

THENCE N.88°26'51"W., A DISTANCE OF 794.36 FEET TO A POINT OF CURVATURE,

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET AND AN ARC LENGTH OF 197.71 FEET, ON A CHORD BEARING N.66°39'47"W., A DISTANCE OF 192.98 FEET TO A POINT OF TANGENCY,

THENCE N.44°52'43"W., A DISTANCE OF 771.79 FEET TO A POINT OF CURVATURE,

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1016.00 FEET AND AN ARC LENGTH OF 336.90 FEET, ON A CHORD BEARING N.54°22'41"W., A DISTANCE OF 335.36 FEET TO A POINT OF TANGENCY,

THENCE N.63°52'39"W., A DISTANCE OF 426.97 FEET TO AN IRON PIN (SET) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MOWERY ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF RESERVOIR ROAD,

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF RESERVOIR ROAD, N.85°04'04"E., A DISTANCE OF 58.16 FEET TO THE PLACE OF BEGINNING;

CONTAINING 3.395 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD, ALSO RESERVING THE RIGHTS FOR ANY EXISTING UTILITIES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN SEPTEMBER 2003. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

MONUMENT BOX
NW COR. NE1/4
SEC. 35

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON December 10th 2003

Ben E. Diepenbrock
ALLEN COUNTY AUDITOR

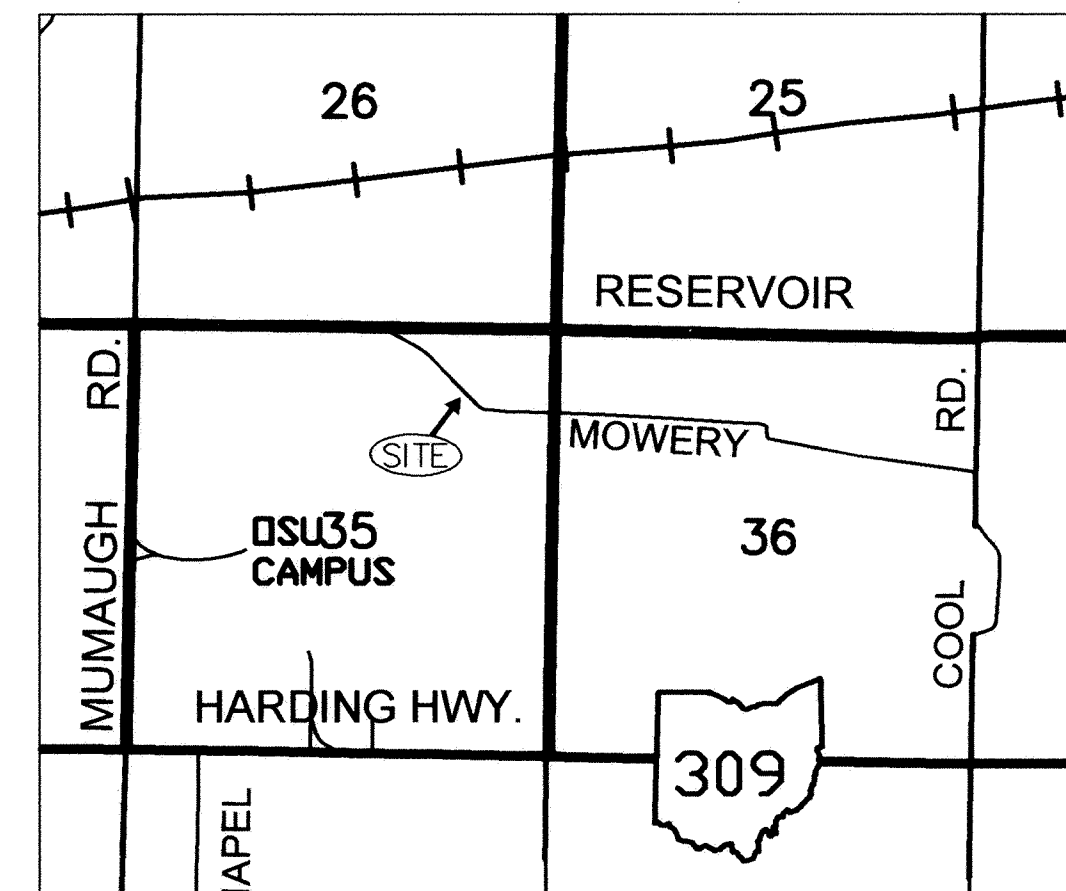
200329926
COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON 25, PAGE 137, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 41.40
DEC 10, 2003 AT 9:10 AM

Edward P. Kerby Jr
ALLEN COUNTY RECORDER

DEED VOL 919
Pg 579

VICINITY MAP



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 56.78 | S63°52'39"E |
| L2 | 58.16 | N85°04'04"E |
| L3 | 58.16 | N85°04'04"E |

| CURVE TABLE | | | | |
|-------------|---------|--------|---------------|--------|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 1076.00 | 356.79 | S54°22'41"E | 355.16 |
| C2 | 200.00 | 152.08 | S66°39'47"E | 148.45 |
| C3 | 260.00 | 197.71 | N66°39'47"W | 192.98 |
| C4 | 1016.00 | 336.90 | N54°22'41"W | 335.36 |

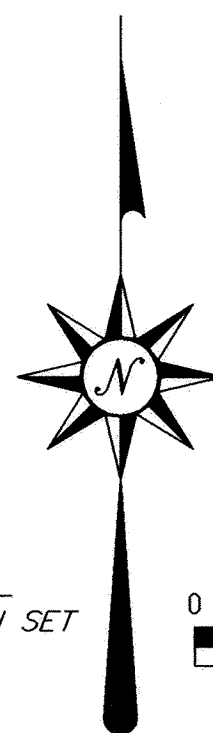
CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER, 2003 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



LEGEND
• 5/8" IRON PIN SET
○ CAP NAIL SET



NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE OF RESERVOIR RD AS BEING N90°00'00"E



SCALE: 1" = 200'

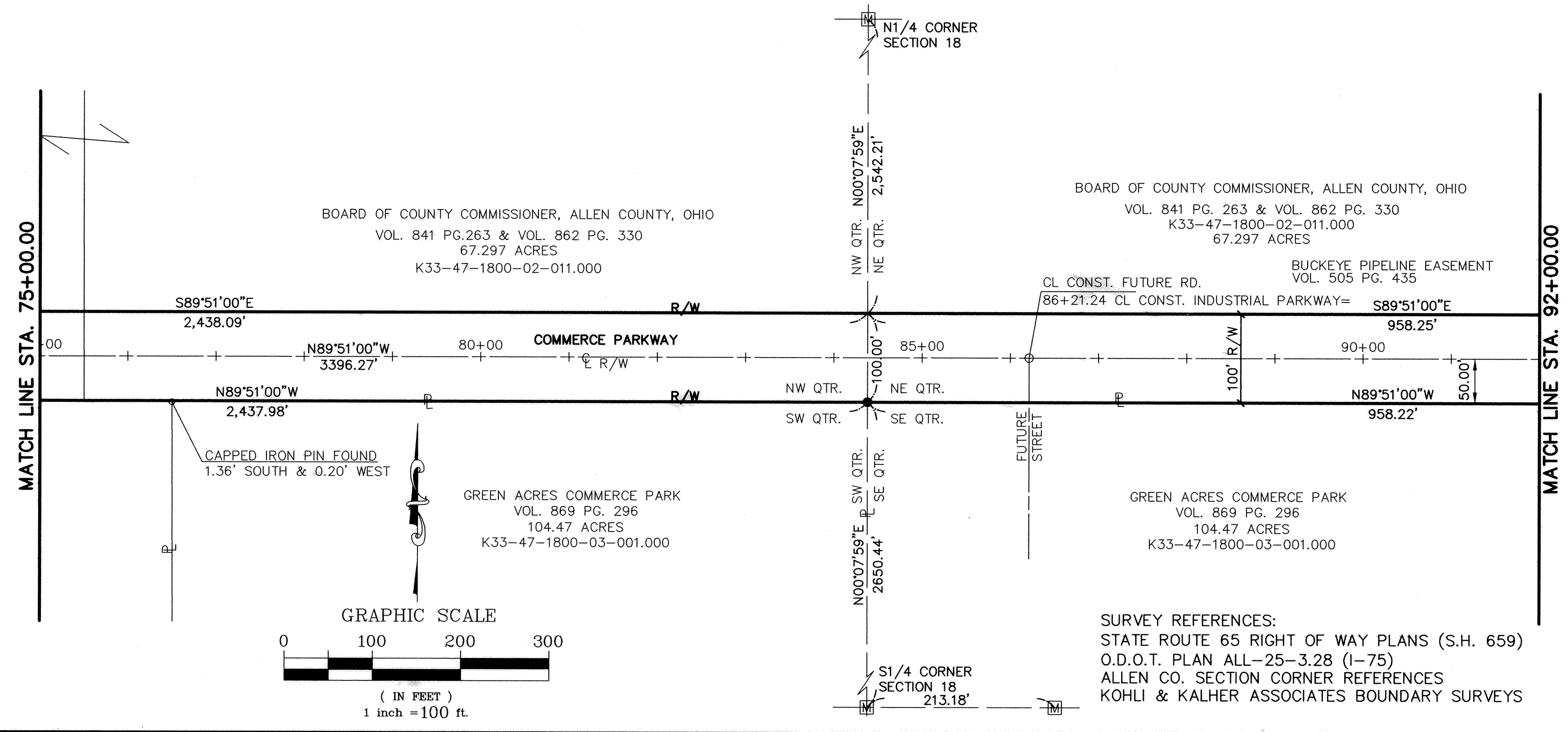
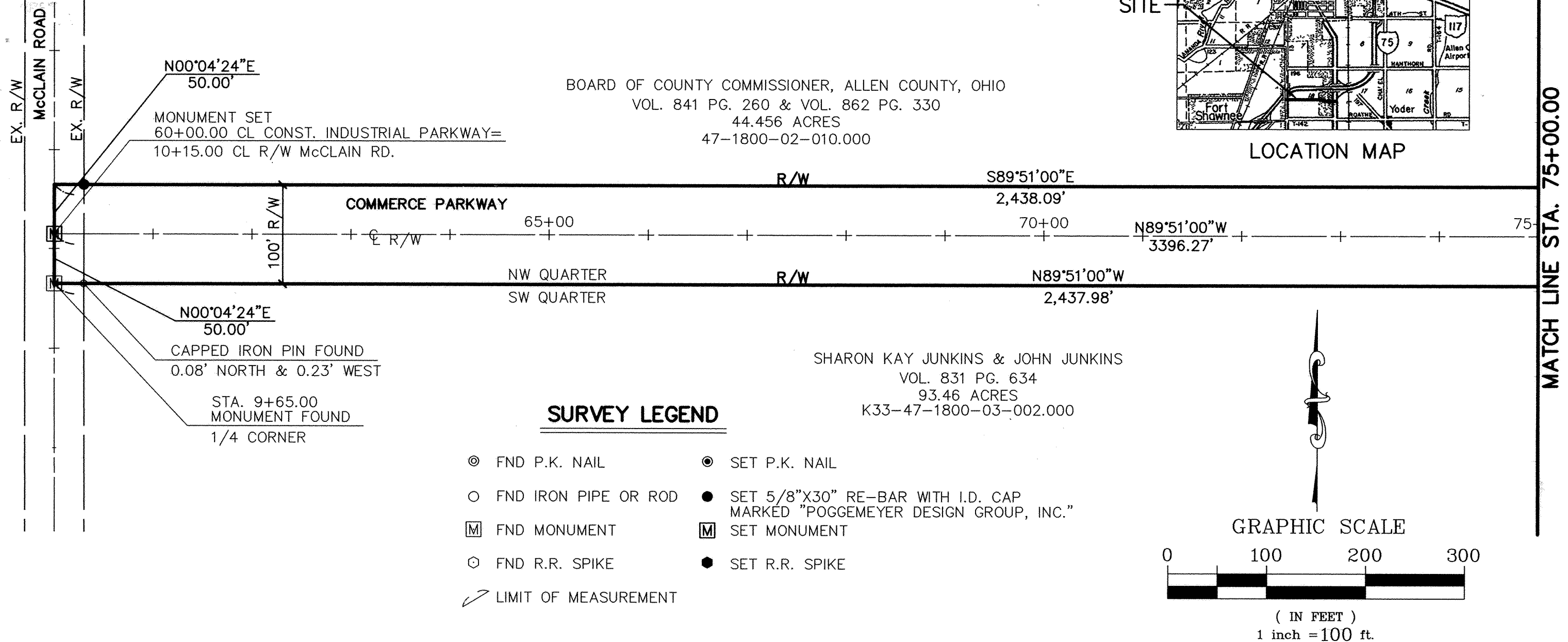
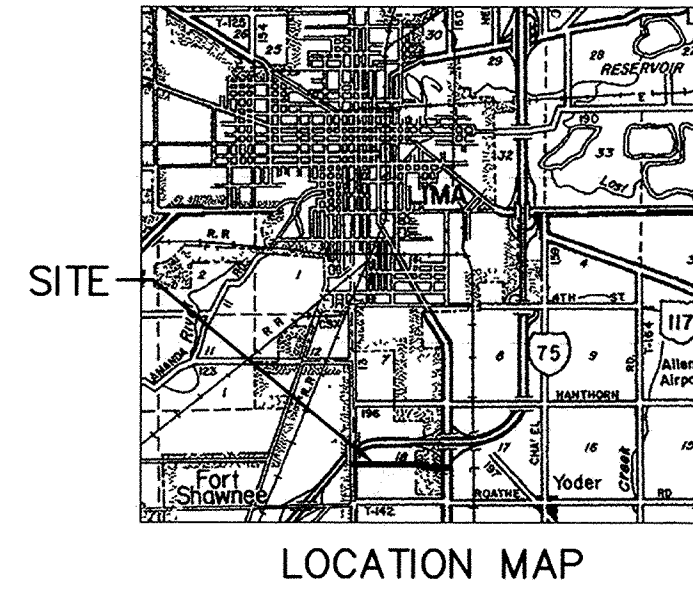
37-3500-02-001.000
OHIO STATE UNIVERSITY
D.V. 445, PG. 008
563.43 AC.

S00°25'35"W
60.01'

MONUMENT BOX
OVER STONE

S88°26'51"E
20.00'

**DEDICATION PLAN
INDUSTRIAL DRIVE
NW, NE, & SE QUARTERS OF SECTION 18, T-4S, R-7E
PERRY TOWNSHIP, ALLEN COUNTY, OHIO**



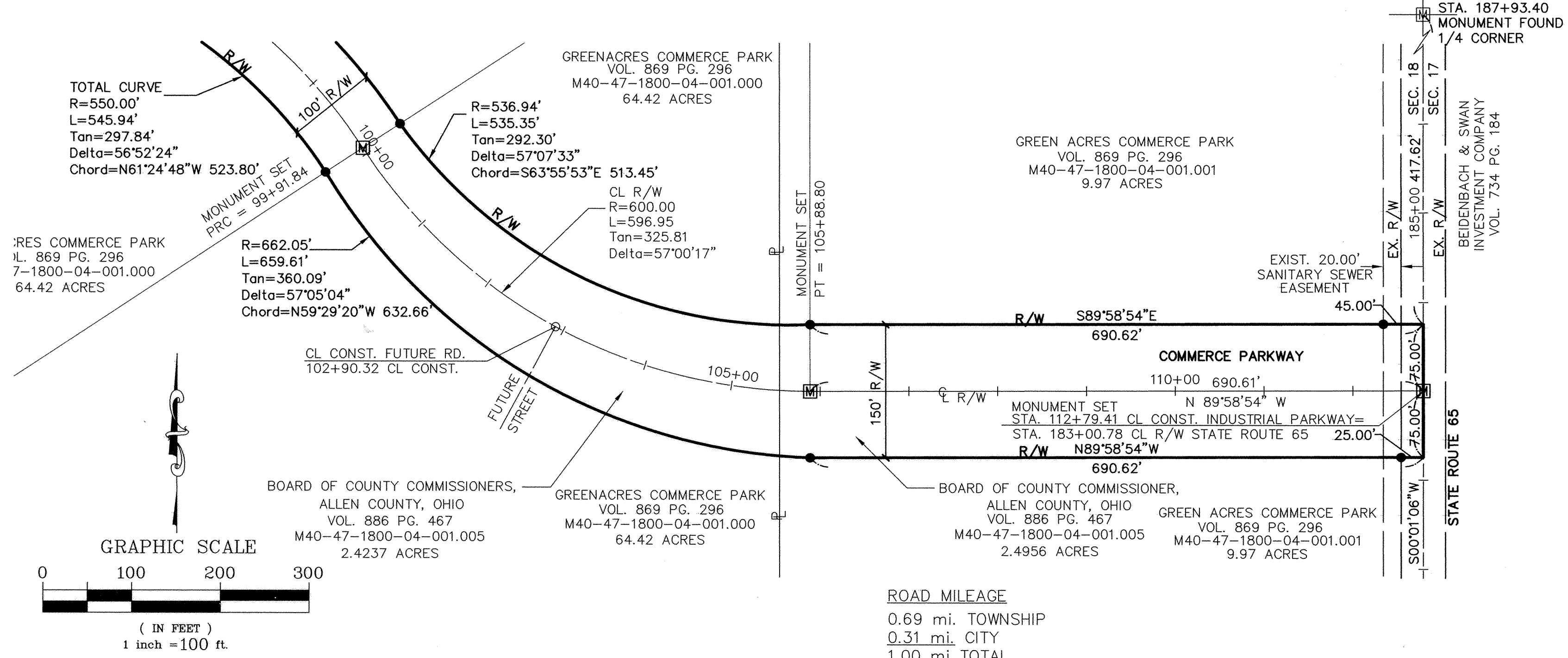
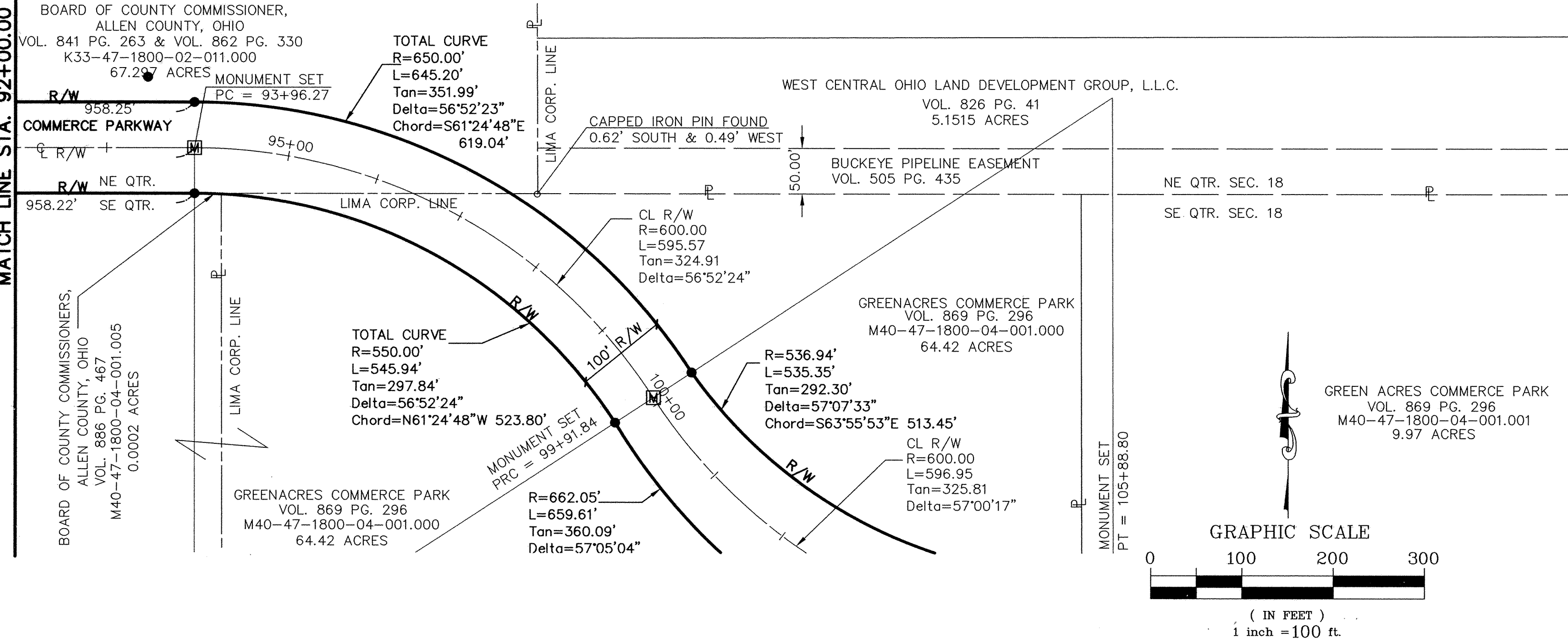
PLOTTED: FEBRUARY 4, 2003
R.A.P.
FILE NAME: I:\CLIENTS\1002\018\TRAN\ROW\INDUSED.DWG

**COMMERCE PARKWAY DEDICATION PLAN
NW, NE, & SE QUARTERS, SECTION 18, T-4S, R-7E**

**PERRY TOWNSHIP
ALLEN CO., OHIO**

1
3

MATCH LINE STA. 92+00.00



COMMERCE PARKWAY DEDICATION PLAT
NW, NE, & SE QUARTERS, SECTION 18, T-4S, R-7E

PERRY TOWNSHIP
ALLEN CO., OHIO

PLOTTED: FEBRUARY 4, 2003
R.A.P. FILE NAME: I:\CLIENTS\1002\018\TRAN\ROW\INDUSED.DWG

LEGAL DESCRIPTION

Being part of the Northwest, Northeast, and Southeast Quarters of Section 18, Town 4 South, Range 7 East, Perry Township, County of Allen, State of Ohio, and being more fully described as follows:

Commencing for boundary at an iron pin found in monument assembly at the southwest corner of the Northwest Quarter of said Section 18;

1. thence North 00deg 04min 24sec East, along the west line of the Northwest Quarter of said Section 18, 100.00 feet to a point;
2. thence South 89deg 51min 00sec East, parallel with the south line of the Northwest and Northeast Quarters of said Section 18, 3,396.34 feet to a point;
3. thence along a curve to the right 645.20 feet, said curve having a delta of 56deg 52min 23sec and a radius of 650.00 feet (chord South 61deg 24min 48sec East 619.04 feet) to an iron pin set;
4. thence along a non-tangent curve to the left 535.35 feet, said curve having a delta of 57deg 07min 33sec and a radius of 536.94 feet (chord South 63deg 55min 53sec East 513.45 feet) to an iron pin set;
5. thence South 89deg 58min 54sec East, passing through an iron pin set at 645.62 feet, a total distance of 690.62 feet to a point on the east line of the Southeast Quarter of said Section 18;
6. thence South 00deg 01min 06sec West, along the East line of the Southeast Quarter of said Section 18, 150.00 feet to a point;
7. thence North 89deg 58min 54sec West, passing through an iron pin set at 25.00 feet, a total distance of 690.62 feet to an iron pin set;
8. thence along a non-tangent curve to the right 659.61 feet, said curve having a delta of 57deg 05min 04sec and a radius of 662.05 feet (chord North 59deg 29min 20sec West 632.66 feet) to an iron pin set;
9. thence along a curve to the left 545.94 feet, said curve having a delta of 56deg 52min 23sec and a radius of 550.00 feet (chord North 61deg 24min 48sec West 523.80 feet) to an iron pin set on the south line of the Northeast Quarter of said Section 18;
10. thence North 89deg 51min 00sec West, along the south line of the Northeast Quarter of said Section 18, 958.22 feet to an iron pin set;
11. thence continuing North 89deg 51min 00sec West, along the south line of the Northwest Quarter of said Section 18, 2,437.98 feet to the place of beginning containing 13.2552 acres of land, more or less, of which 0.1550 acres is existing right of way subject to all legal highways and easements.

The bearings referred to herein are based upon the west line of the Southwest Quarter of Section 18, Township 4 South, Range 7 East as being North 00deg 00min 00sec East. Iron pins set are 5/8"x30" re-bar with plastic I.D. cap marked "Poggemeyer Design Group, Inc."

This description was prepared from a survey performed in June 1999 by Robert A. Priest Professional Surveyor No. 6924 and Poggemeyer Design Group, Inc., 1168 N. Main Street, Bowling Green, Ohio 43402.

The grantor claims title by instrument recorded in Deed Volume 886 Page 467, Volume 862 Page 330, and Volume 841 Pages 260 & 263 of the Allen County Deed Records.

The above described 13.2552 acre parcel consists of portions listed on the following Auditor's Tax Duplicates in the Allen County Auditor's Office:

- No. K33-47-1800-02-010.000 - 3.5588 acres part of a 44.456 acre parcel
- No. K33-47-1800-02-011.000 - 4.7769 acres part of a 67.297 acre parcel
- No. M40-47-1800-04-001.005 - 4.9193 acres part of a 4.9193 acre parcel

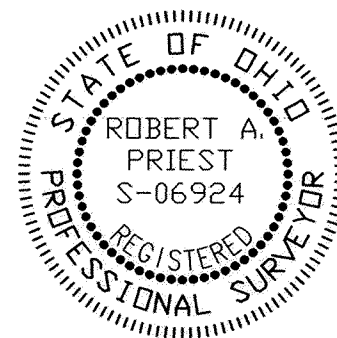
SURVEYOR'S DECLARATION

WE HEREBY DECLARE THAT DURING JUNE 1999, WE SURVEYED THE PROPERTY HEREON DESCRIBED. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BEARING REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

POGMEYER DESIGN GROUP, INC.
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

Robert A. Priest
ROBERT A. PRIEST, PROFESSIONAL SURVEYOR #6924 DATE 02/04/03

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



OWNER CERTIFICATION

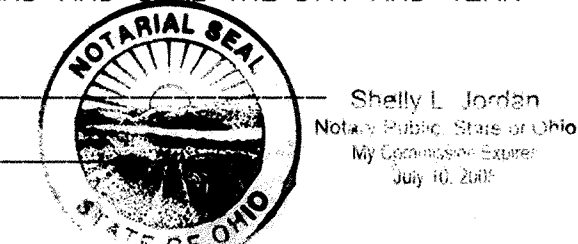
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY DEDICATE TO PUBLIC USE THE STREET AND RIGHT-OF-WAY AS SHOWN.

OWNERS:
Greg Sneary
GREG SNEARY COUNTY COMMISSIONER
Steve Diepenbrock
STEVE DIEPENBROCK COUNTY COMMISSIONER
Sam Bassitt
ROBERT R. CUPP COUNTY COMMISSIONER
STATE OF OHIO
COUNTY OF ALLEN

WITNESSES:
Shelly Jordan
Barbara L. Showalter
Shelly Jordan
Barbara L. Showalter
Shelly Jordan
Barbara L. Showalter

ON THIS 13th DAY OF February, 2003
BEFORE ME PERSONALLY APPEARED Greg Sneary, Steve Diepenbrock, Sam Bassitt
AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC Shelly L. Jordan
MY COMMISSION EXPIRES July 10, 2005
CITY OF LIMA PLANNING COMMISSION

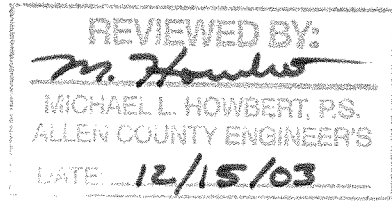


WE HEREBY CERTIFY THAT THIS PLAT IS APPROVED BY THE CITY OF LIMA PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS AS APPROVED BY THE CITY OF LIMA, OHIO.

SIGNED THIS 7th DAY OF August, 2003.
David Berger
MAYOR & CHAIRMAN OF THE CITY PLANNING COMMISSION

AUTHORIZED AND APPROVED BY THE CITY OF LIMA ORDINANCE NO. 013-03 PASSED January 27, 2003

APPROVED BY THE ALLEN COUNTY ENGINEER:
N/A
WAYNE C. GERDEMAN, P.E., P.S.
ALLEN COUNTY COMMISSIONERS



WE HEREBY CERTIFY THAT THIS PLAT IS APPROVED BY THE ALLEN COUNTY COMMISSIONERS AND IS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS AS APPROVED BY ALLEN COUNTY.

SIGNED THIS ___ DAY OF _____
N/A
CHAIRMAN ALLEN COUNTY COMMISSIONERS

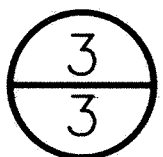
OFFICE OF THE ALLEN COUNTY AUDITOR
THIS PLAT HAS BEEN SUBMITTED FOR TRANSFER THIS 23rd DAY OF December, 2003.

Ben E. Diepenbrock
ALLEN COUNTY AUDITOR by SS
200330721

OFFICE OF THE ALLEN COUNTY RECORDER
RECEIVED FOR RECORD THIS 23rd DAY OF Dec 2003, AT 10:27 AM.
RECORDED IN VOLUME 25, PAGES 140, BOOK OF PLATS.

Edward P. Keisler
ALLEN COUNTY RECORDER #124.20
J. M. ...

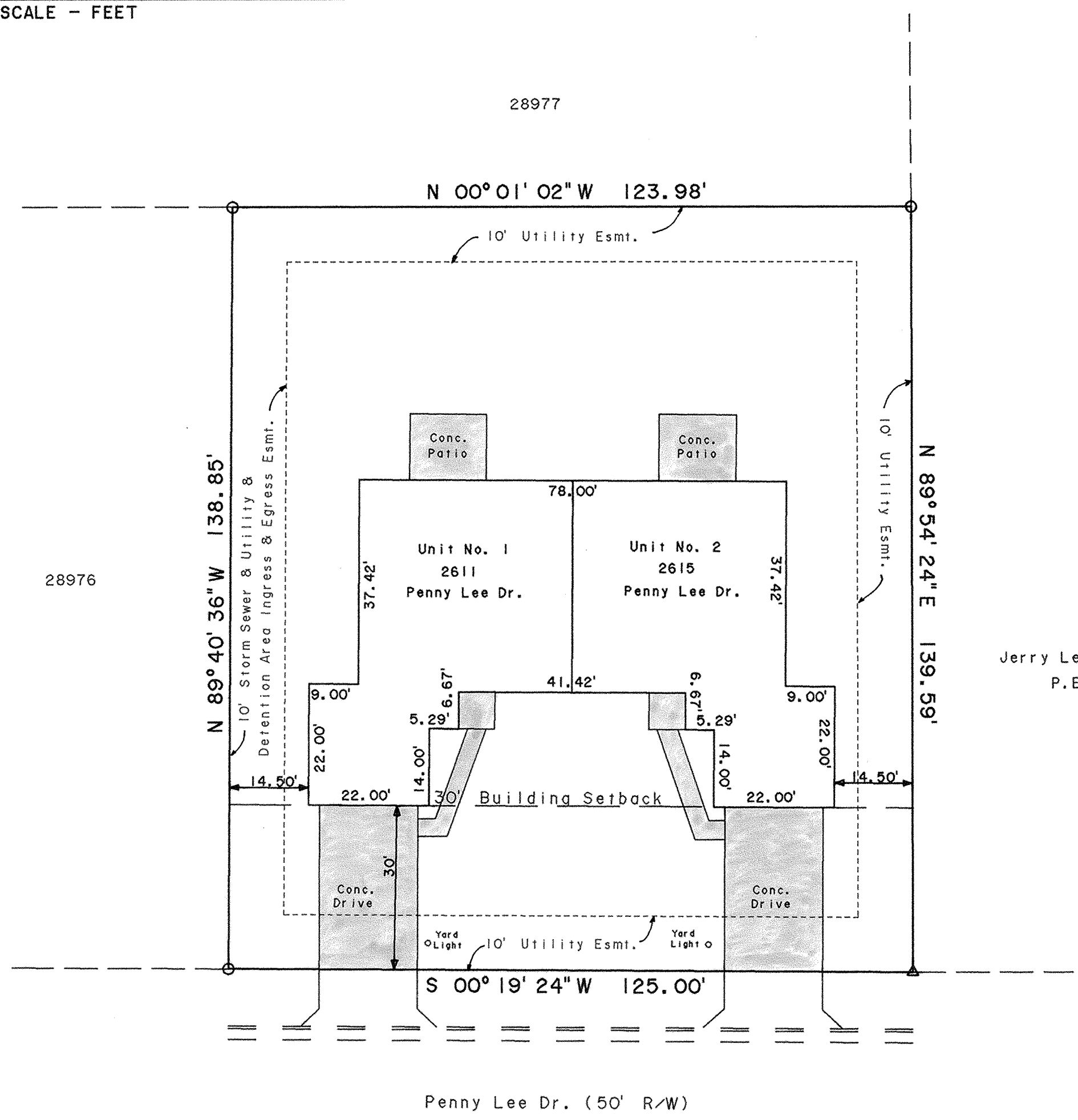
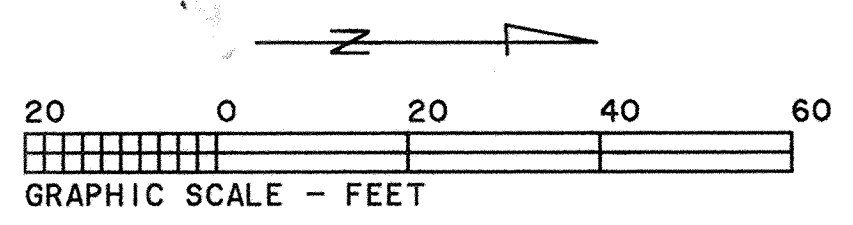
142
COMMERCE PARKWAY DEDICATION PLAT
NW, NE, & SE QUARTERS, SECTION 18, T-4S, R-7E
PERRY TOWNSHIP
ALLEN CO., OHIO



PLOTTED: REVISED FEBRUARY 04, 2003
R.A.P. FILE NAME: I:\CLIENTS\1002\018\TRAN\ROW\INDUSED.DWG

BROOKHAVEN CONDOMINIUM NO. 38

LOT NO. 28975 EDGEWOOD ESTATES NO. 17



BROOKHAVEN CONDOMINIUM NO. 38 consists of Lot No. 28975 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. 38**, 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.
R & A Engineers Inc.

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

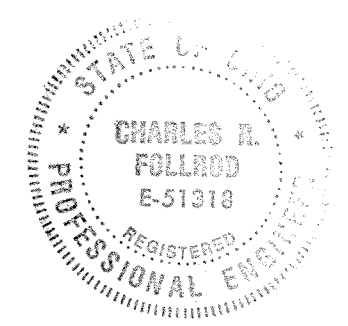
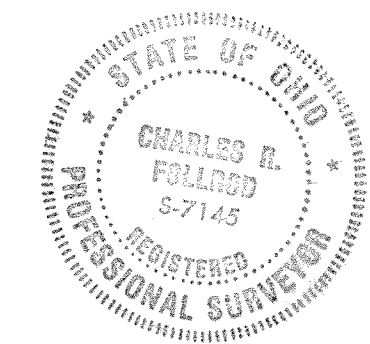
No. 200330735
Filed for record this 23rd day of December, 2003 at 11:03 o'clock A.M. in the office of the Allen County Recorder and recorded in Plat Book 25, on Page 143.

Fee: \$165.60

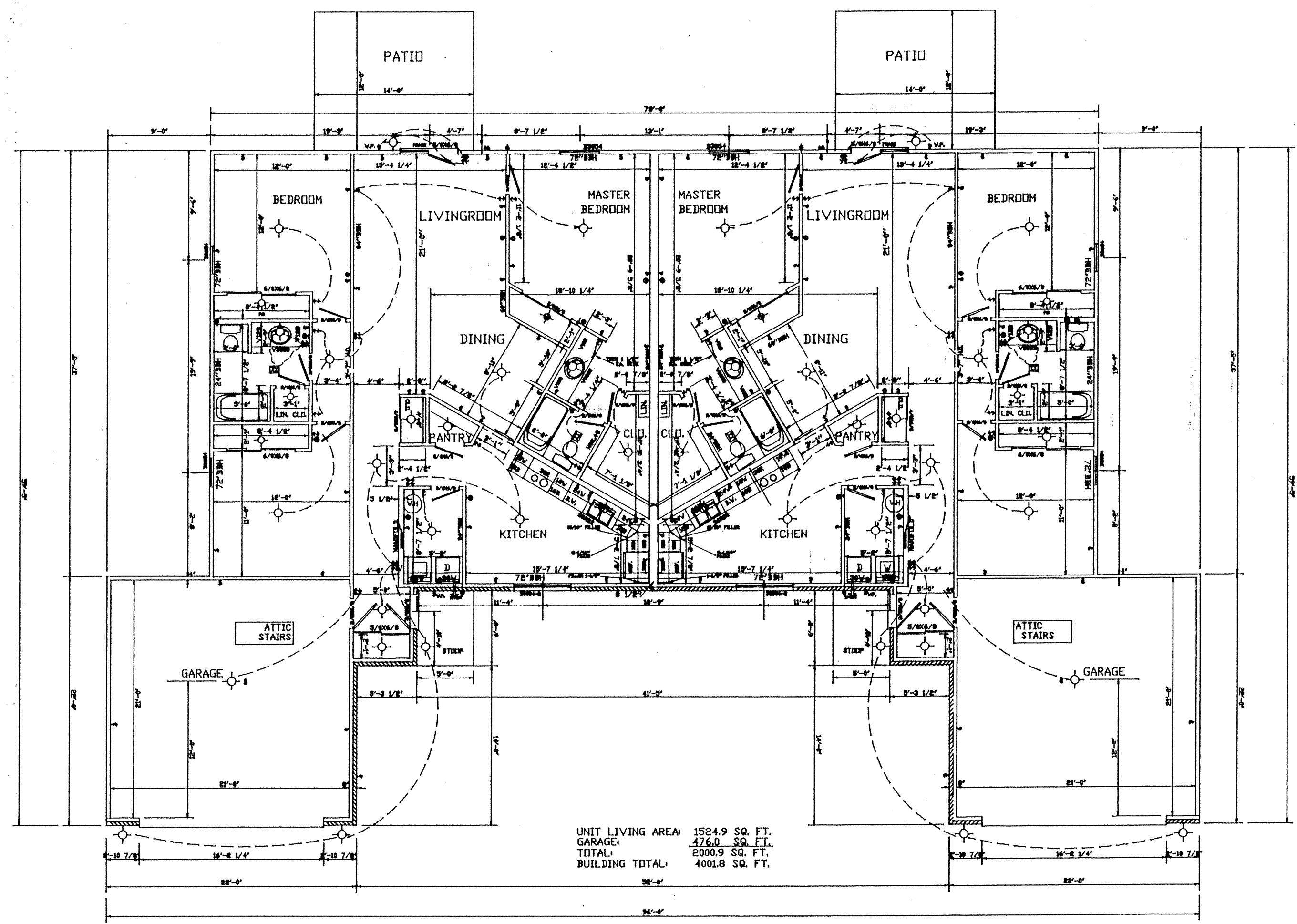
Edward P. Kink
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 920 Page 58

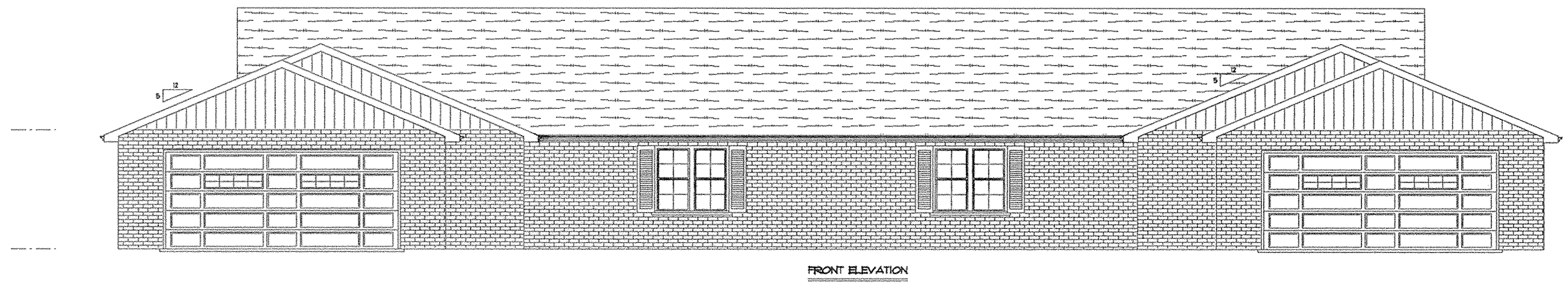
- △ - Found Conc. Mon.
- - Found #5 Rebar
- - Limited Common Area



BROOKHAVEN CONDOMINIUM NO. 38

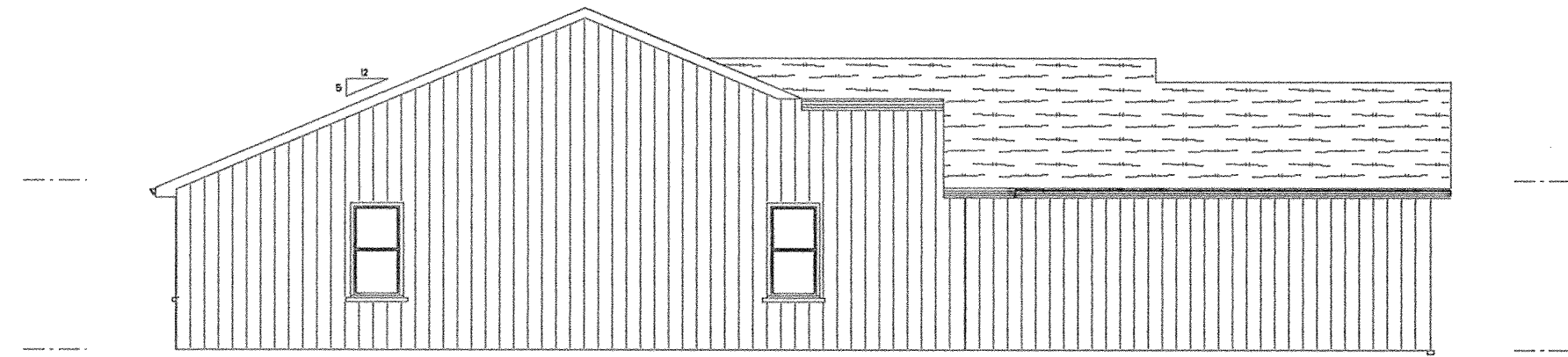


| | |
|------------------|----------------|
| UNIT LIVING AREA | 1524.9 SQ. FT. |
| GARAGE | 476.0 SQ. FT. |
| TOTAL | 2000.9 SQ. FT. |
| BUILDING TOTAL | 4001.8 SQ. FT. |



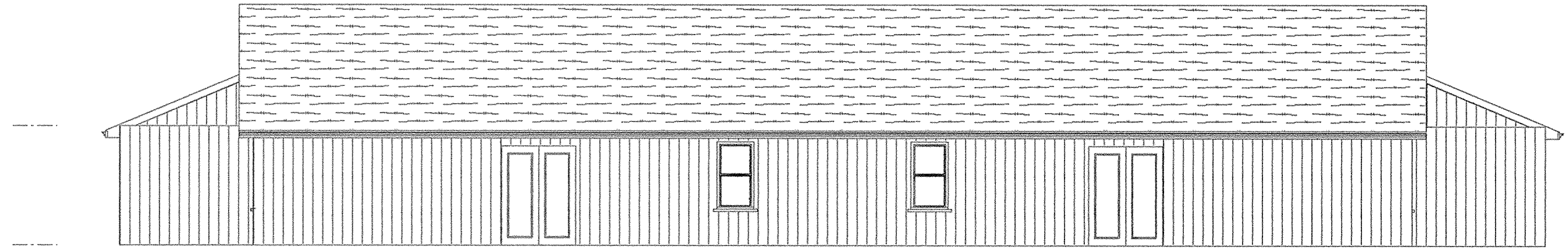
Elev. = 115.58
 Elev. = 113.20
 Elev. = 112.09
 Elev. = 107.51
 Fin. Flr. Elev. = 99.51

FRONT ELEVATION

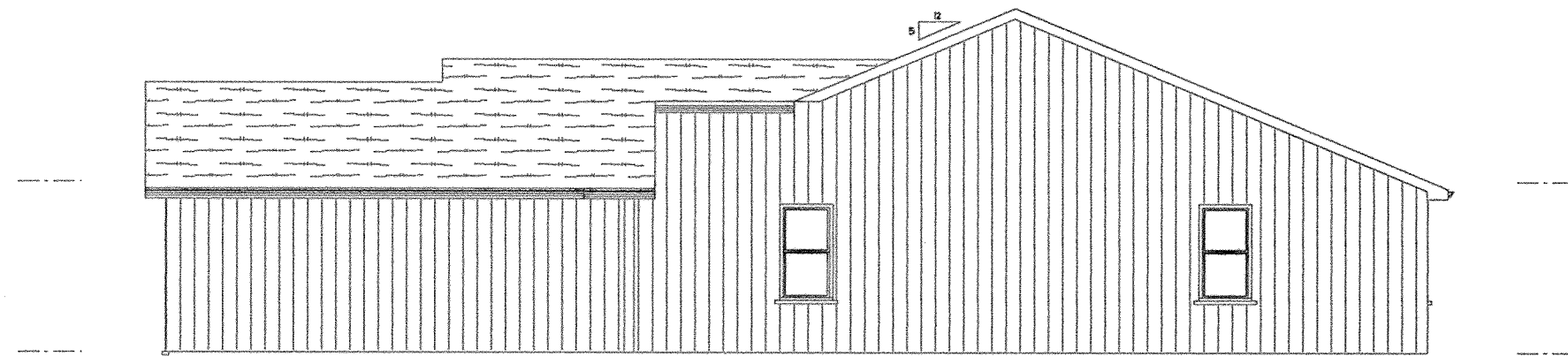


LEFT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located
 In Front of 2548 Perry Lee Dr. Elev. = 100.00



REAR ELEVATION

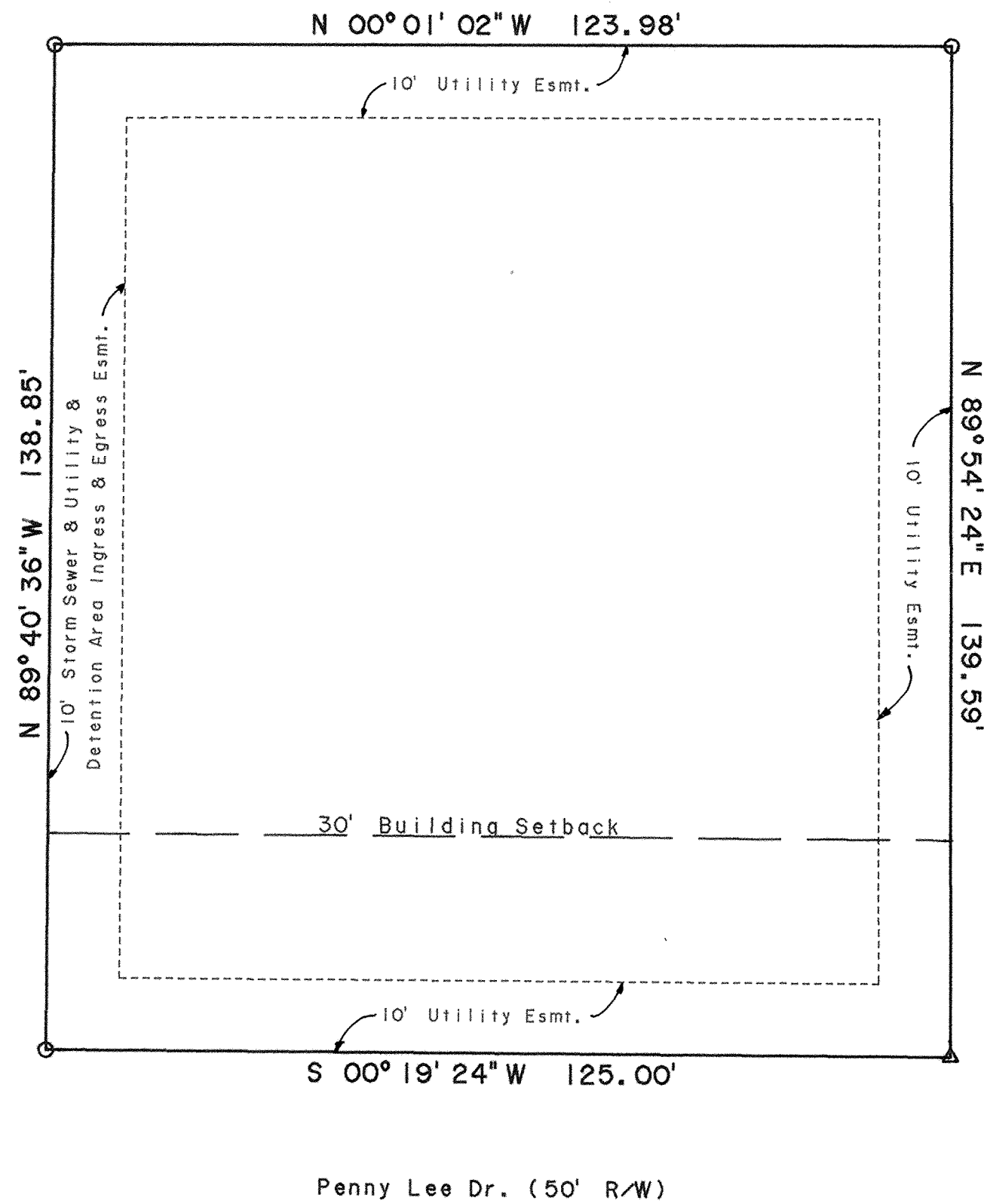
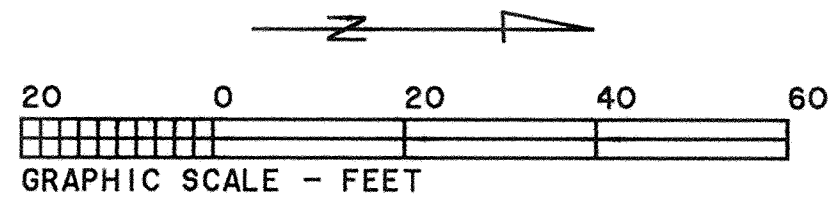


RIGHT ELEVATION

2611 - 2615 Perry Lee Dr.

BROOKHAVEN CONDOMINIUM NO. 38

SURVEY OF DEDICATOR'S LAND



DESCRIPTION

Being all of Lot No. 28975 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.

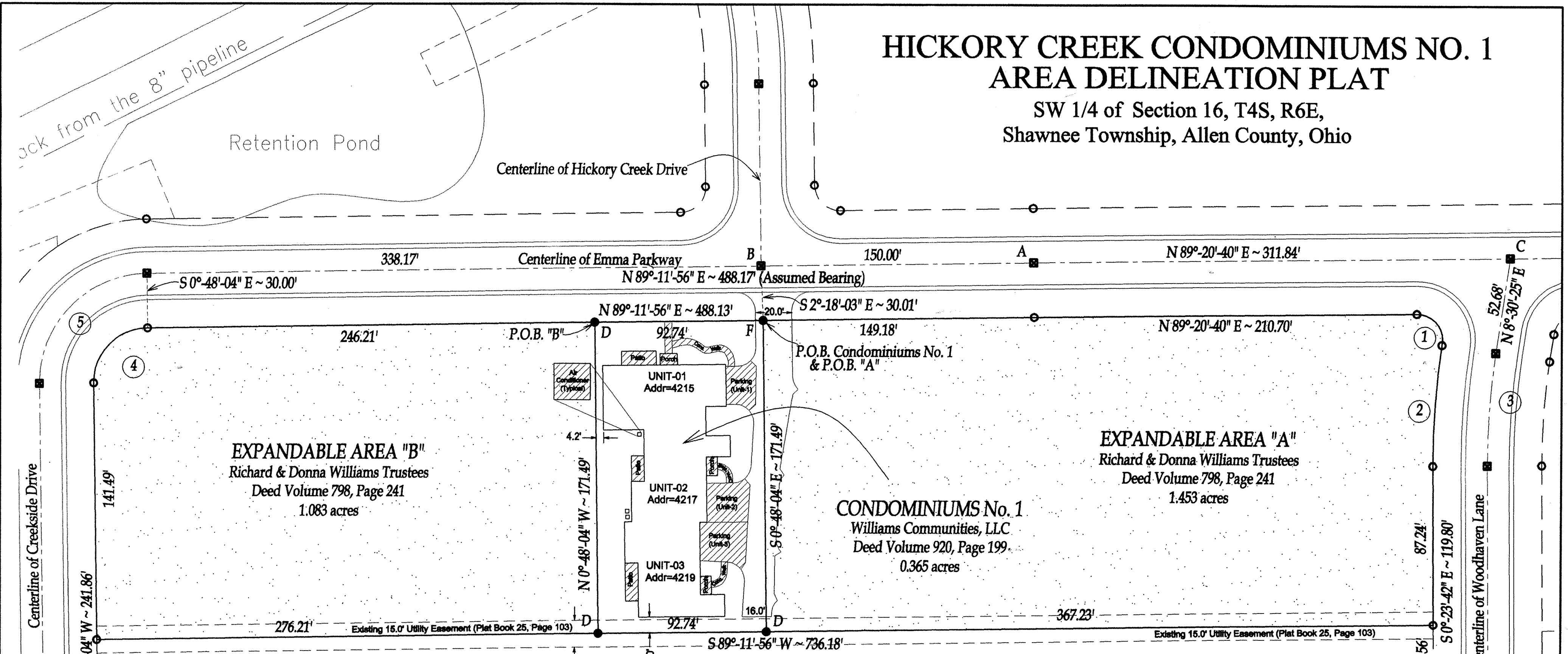
REVIEWED BY:
M. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 12/23/03

△ - Found Conc. Mon.

○ - Found #5 Rebar

HICKORY CREEK CONDOMINIUMS NO. 1 AREA DELINEATION PLAT

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio



EXPANDABLE AREA "B"
Richard & Donna Williams Trustees
Deed Volume 798, Page 241
1.083 acres

CONDOMINIUMS No. 1
Williams Communities, LLC
Deed Volume 920, Page 199
0.365 acres

EXPANDABLE AREA "A"
Richard & Donna Williams Trustees
Deed Volume 798, Page 241
1.453 acres

CURVE DATA FOR ROAD RIGHT-OF-WAY

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING & LENGTH |
|-------|---------|------------|------------------------|
| ① | 14.00' | 25.29' | S 39°-05'-24" E 21.98' |
| ② | 430.00' | 66.81' | S 4°-03'-22" W 66.74' |
| ③ | 400.00' | 47.31' | N 4°-03'-22" E 62.08' |
| ④ | 30.00' | 47.12' | N 44°-11'-56" E 42.43' |
| ⑤ | 60.00' | 94.25' | N 44°-11'-56" E 84.85' |

Richard & Donna Williams Trustees
Deed Volume 798, Page 241

Note:
All Unmonumented points of interest shown on this plat will be monumented in the future in conjunction with the corresponding condo plats.

Easements:
All existing easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, retention, sanitary sewer, gas, electric, telephone, cable television 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. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. All existing easements shown on this plat are recorded in the Allen County Courthouse, Plat Book 25, Page 103.
The existing easements upon, over, and under the designated areas of these properties are for public improvements and underground utility facilities as set forth in the Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions required to provide proper service for the Hickory Creek Condominium properties only.

COUNTY RECORDERS CERTIFICATE

No. 200331108
Filed for record in Allen County, Ohio Recorders Office this 30th day of Dec, 2003 at 4:09 O'Clock P.M. and recorded in Allen County, Ohio. Plat Book 25 on Page 147. Deed Vol. 920 Page 282. Fee \$ 248.00
Edward J. Keish
Allen Co Recorder

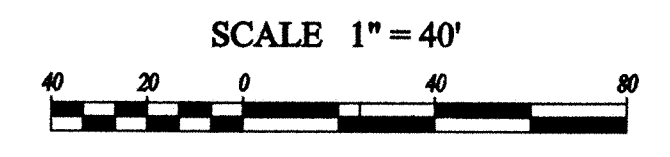
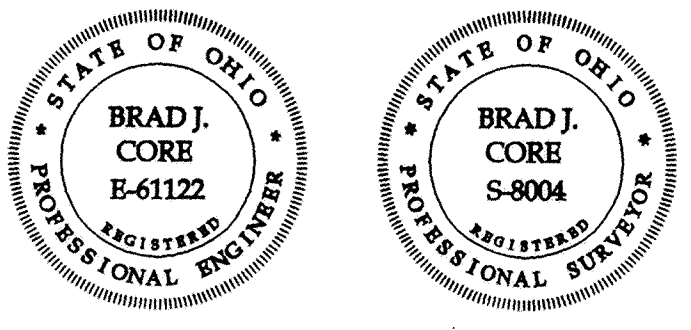
LEGEND

- A = Existing Monument Box at a deflection of the centerline of Emma Parkway.
- B = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Hickory Creek Drive.
- C = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane.
- D = #5 rebar set
- E = Existing #5 rebar
- F = Mag Nail set in Concrete
- = Point of Interest (Unmonumented)
- ⊠ = Existing Monument Box
- = Limited Common Area
- = Expandable Area (for future development)
- = Common Area

CERTIFICATION BY SURVEYOR

I hereby certify that this plat and accompanying sheets represent the true location and configuration of the improvements within the boundaries of Hickory Creek Condominiums No. 1 as they existed on the date shown on this drawing

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



| | | | |
|--|---|---------------------|-----------------------|
| REVISED 12-11-2003 P.J.M. | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | |
| DEVELOPER/OWNER Williams Communities, LLC | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | | |
| SURVEYED BY: B.J.C. | DATE: 11-24-2003 | DRAWN BY: P.J.M. | CHECKED BY: B.J.C. |
| SCALE: 1" = 40' | PAGE: 1 | OF 6 | PAGES |

HICKORY CREEK CONDOMINIUMS NO. 1 LEGAL DESCRIPTION

The following tract of land is part of parcel #46-1610-02-012.000 as situated in the SW ¼ of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio, described in Deed Volume 920, Page 199 and more particularly described as follows:


Commencing, for reference, from the monument box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane; thence S 89°-20'-40" W on the centerline of Emma Parkway, 311.84' to a monument box at a deflection in the centerline; S 89°-11'-56" W (assumed bearing) on said centerline, 150.00' to a monument box at the intersection of centerlines of Emma Parkway and Hickory Creek Drive; thence S 2°-18'-03" E, 30.01' to a Mag Nail set in concrete at the POINT OF BEGINNING; thence the following courses:

- 1) S 0°-48'-04" E, 171.49' to a set #5 rebar;
- 2) S 89°-11'-56" W, 92.74' to a set #5 rebar;
- 3) N 0°-48'-04" W, 171.49' to a set #5 rebar;
- 4) N 89°-11'-56" E, 92.74' to the POINT OF BEGINNING.

The above-described tract of land contains 0.365 acres, more or less, subject to all legal highways and easements of record.

This description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 24, 2003 and all markers called for above are in place.

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of Hickory Creek Condominiums #1, Phase #1.


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

HICKORY CREEK CONDOMINIUMS NO. 1 EXPANDABLE AREA "A" LEGAL DESCRIPTION

The following tract of land is part of parcel #46-1610-02-012.000 as situated in the SW ¼ of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio, described in Deed Volume 798, Page 241 and more particularly described as follows:

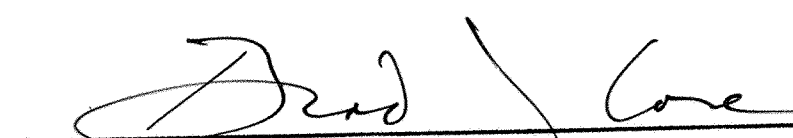
Commencing, for reference, from the monument box at the intersection of the centerlines of Emma Pkwy. and Woodhaven Lane; thence S 89°-20'-40" W on the centerline of Emma Parkway, 311.84' to a monument box at a deflection in the centerline; S 89°-11'-56" W (assumed bearing) on said centerline, 150.00' to a monument box at the intersection of centerlines of Emma Parkway and Hickory Creek Drive; thence S 2°-18'-03" E, 30.01' to a Mag Nail set in concrete at the POINT OF BEGINNING; thence the following courses:

- 1) N 89°-11'-56" E, 149.18' to a point;
- 2) N 89°-20'-40" E, 210.70' to the PC of a curve to the right, said curve having a radius of 14.00';
- 3) On said curve an arc length of 25.29' with a chord bearing of S 39°-05'-24" E and a chord length of 21.98' to the PCC of a curve to the left, said curve having radius of 430.00';
- 4) On said curve an arc length of 66.81' with a chord bearing of S 4°-03'-22" W and a chord length of 66.74' to the PT;
- 5) S 0°-23'-42" E, 87.24' to a point;
- 6) S 89°-11'-56" W, 367.23' to a set #5 rebar;
- 7) N 0°-48'-04" W, 171.49' to the POINT OF BEGINNING.

The above-described tract of land contains 1.453 acres, more or less, subject to all legal highways and easements of record.

This description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 24, 2003 and all markers called for above are in place.

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of Hickory Creek Condominiums #1, Expandable Area "A".


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

HICKORY CREEK CONDOMINIUMS NO. 1 EXPANDABLE AREA "B" LEGAL DESCRIPTION

The following tract of land is part of parcel #46-1610-02-012.000 as situated in the SW ¼ of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio, described in Deed Volume 798, Page 241 and more particularly described as follows:

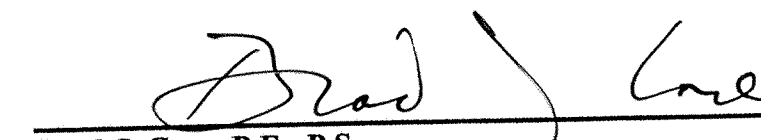
Commencing, for reference, from the monument box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane; thence S 89°-20'-40" W on the centerline of Emma Parkway, 311.84' to a monument box at a deflection in the centerline; S 89°-11'-56" W (assumed bearing) on said centerline, 150.00' to a monument box at the intersection of the centerlines of Emma Parkway and Hickory Creek Drive; thence S 2°-18'-03" E, 30.01' to a Mag Nail set in concrete; thence S 89°-11'-56" W, 92.74' to a #5 rebar set at the POINT OF BEGINNING; thence the following courses:

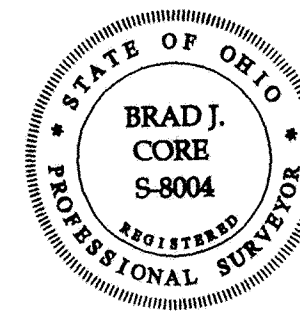
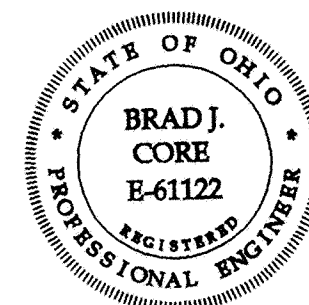
- 1) S 0°-48'-04" E, 171.49' to a set #5 rebar
- 2) S 89°-11'-56" W, 276.21' to a point;
- 3) N 0°-48'-04" W, 141.49' to the PC of a curve to the right, said curve having a radius of 30.00';
- 4) On said curve an arc length of 47.12' with a chord bearing of N 44°-11'-56" E and a chord length of 42.43' to the PT.
- 5) N 89°-11'-56" E, 246.21' to the POINT OF BEGINNING.

The above-described tract of land contains 1.083 acres, more or less, subject to all legal highways and easements of record.

This description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 24, 2003 and all markers called for above are in place.

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of Hickory Creek Condominiums #1, Expandable Area "B".

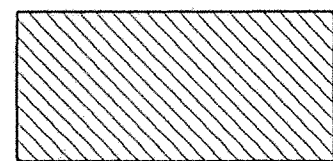

Brad J. Core, P.E., P.S.

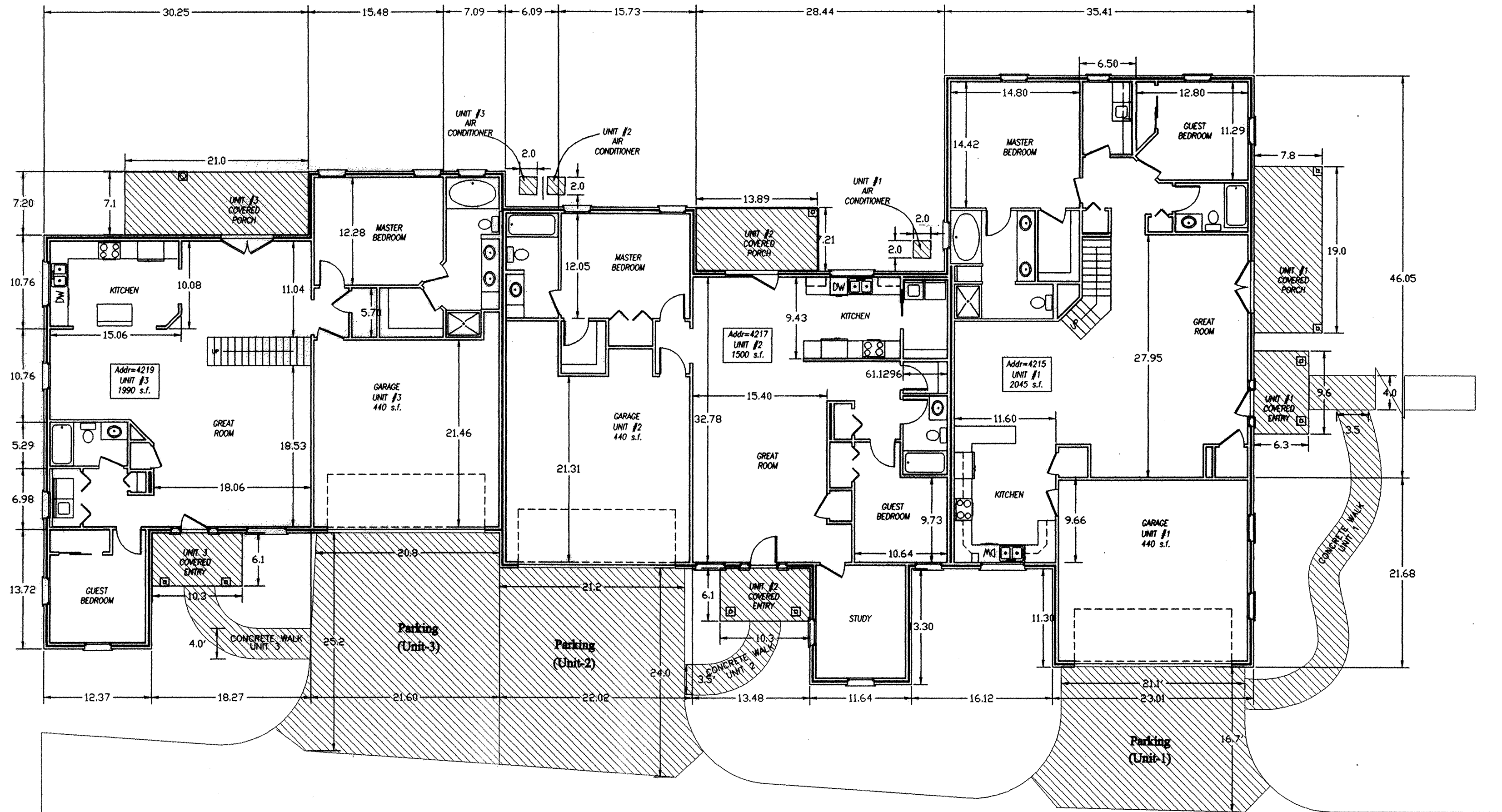


| | | | | |
|---------------------------|---|---------------------------------------|-------------|--|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| 12-11-2003 P.J.M. | | | | |
| DEVELOPER/OWNER | | DEVELOPER/OWNER ADDRESS | | |
| Williams Communities, LLC | | 9180 Parker Road, Harrod, Ohio, 45850 | | |
| SURVEYED BY: | DATE: | DRAWN BY: | CHECKED BY: | |
| B.J.C. | 11-24-2003 | P.J.M. | B.J.C. | |
| SCALE: | PAGE | OF | PAGES | |
| N/A | 2 | 6 | | |

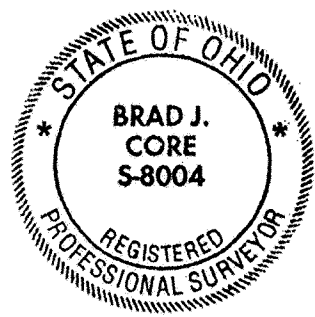
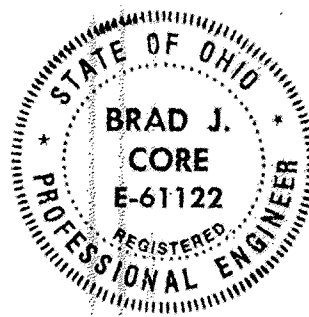
HICKORY CREEK CONDOMINIUMS NO. 1 FIRST FLOOR LAYOUT, BUILDING NO. 1

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio

 = Limited Common Areas



NOTE: All Dimensioning shown is to the
tenth of a foot or one-hundredth of
a foot.



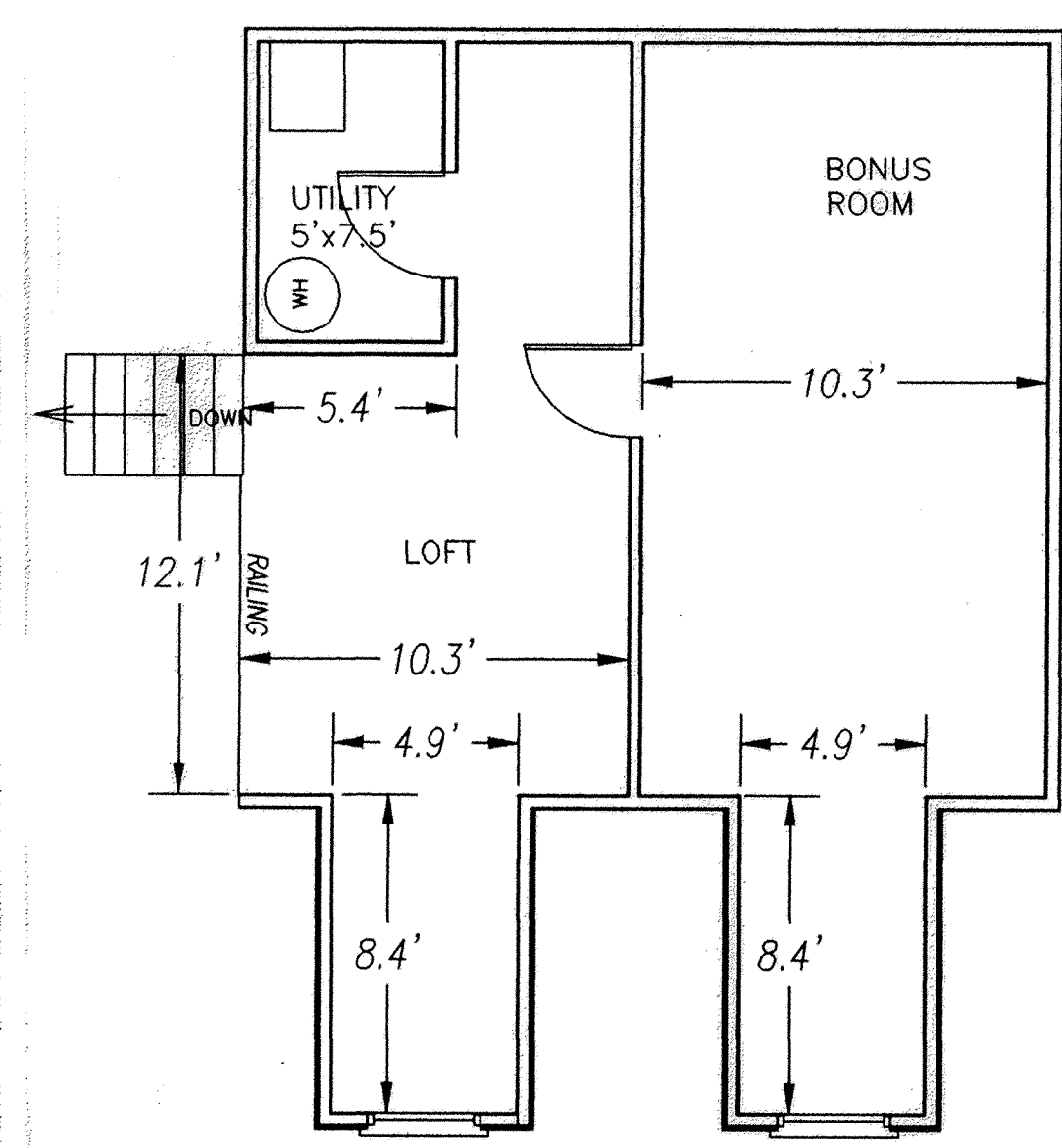
Brad J. Core
Brad J. Core, P.E., P.S.

SCALE: 1" = 10'

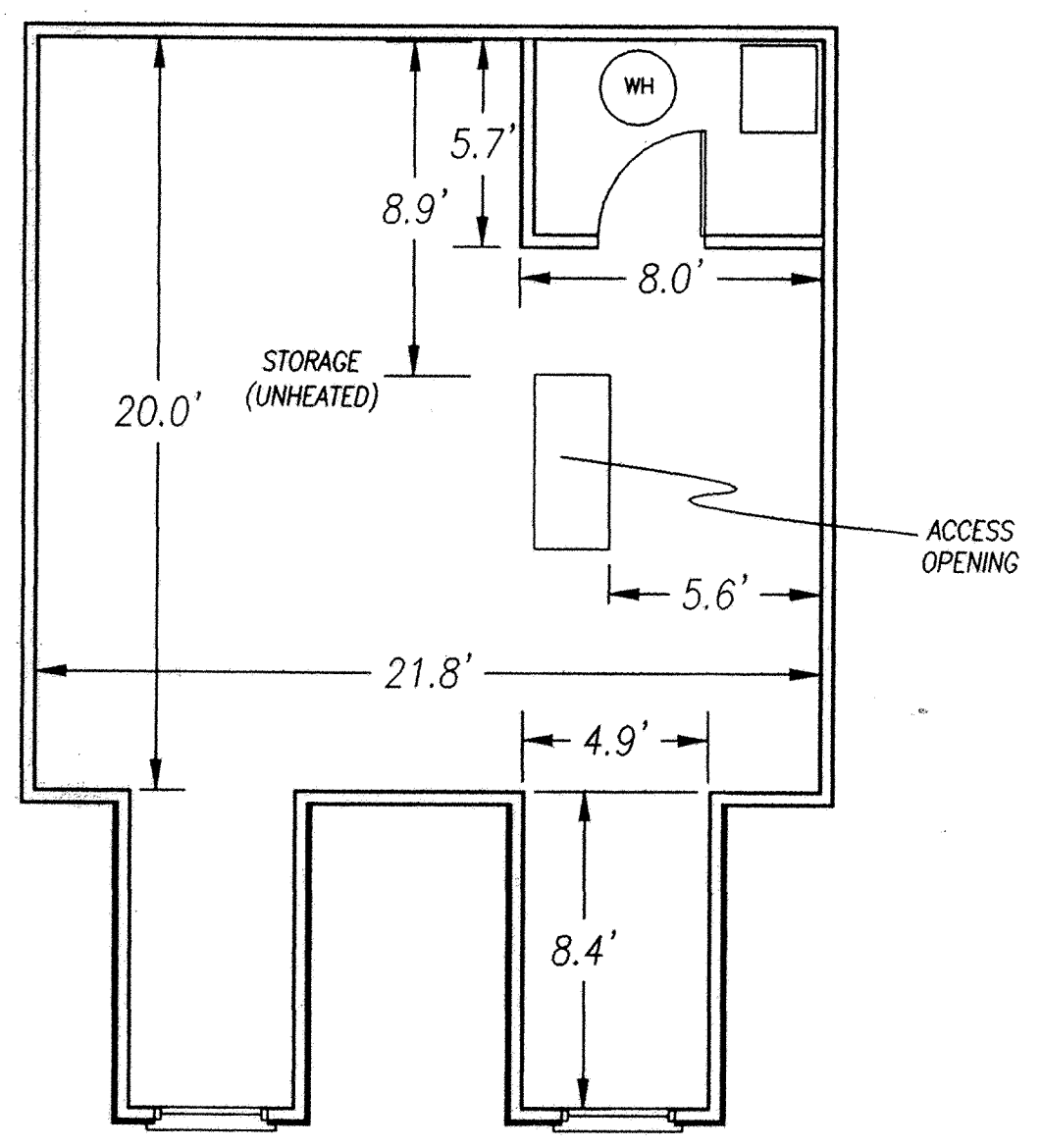
| | | | |
|------------------------|--|---------------------|-----------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | |
| 12-11-2003 P.J.M. | DEVELOPER/OWNER ADDRESS: Williams Communities, LLC 9180 Parker Road, Harrod, Ohio, 45850 | | |
| DESIGNED BY: B.J.C. | DATE: 11-24-2003 | DRAWN BY: P.J.M. | CHECKED BY: B.J.C. |
| SCALE: 1" = 10' | PAGE 3 | | OF 6 |

HICKORY CREEK CONDOMINIUMS NO. 1 SECOND FLOOR LAYOUT, BUILDING NO. 1

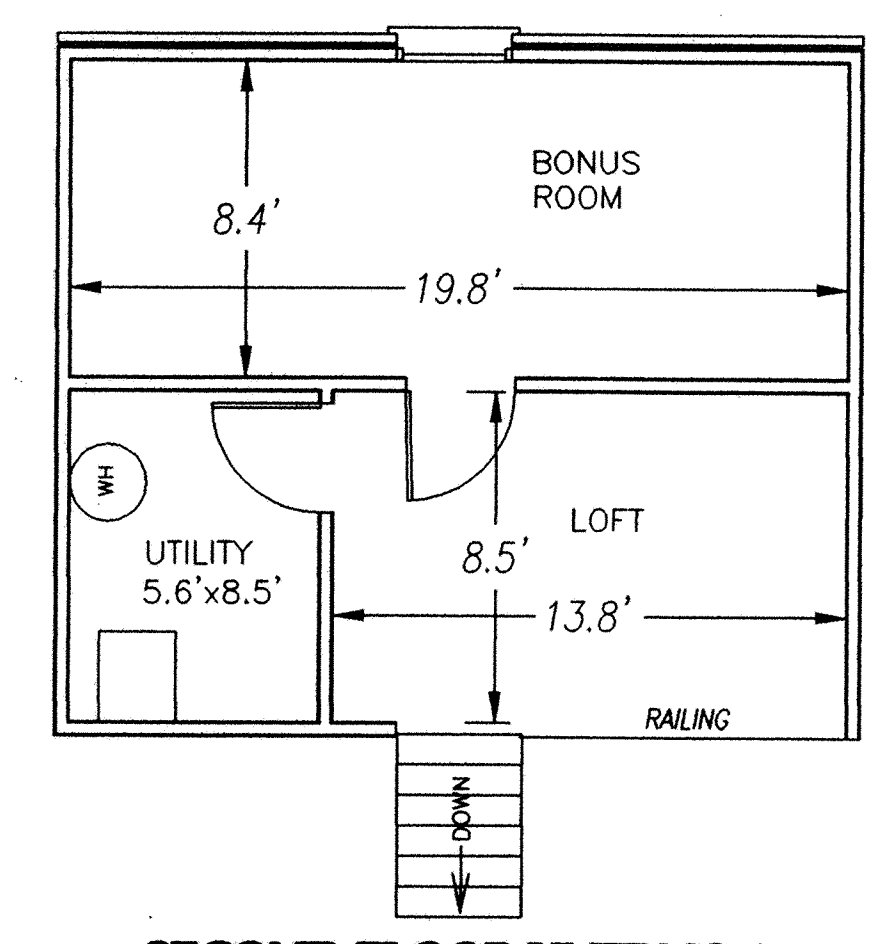
SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio



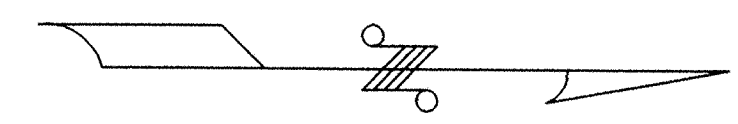
SECOND FLOOR UNIT NO.3
(Address 4219 Emma Parkway)



SECOND FLOOR UNIT NO.2
(Address 4217 Emma Parkway)

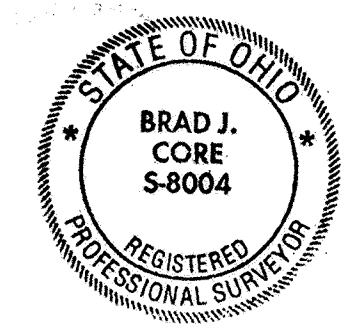
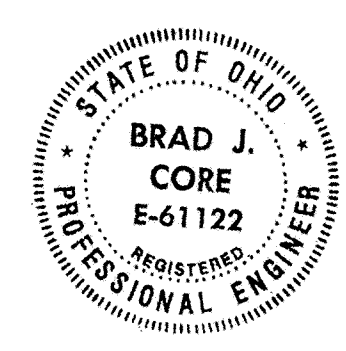


SECOND FLOOR UNIT NO.1
(Address 4215 Emma Parkway)



SCALE: 1" = 5'

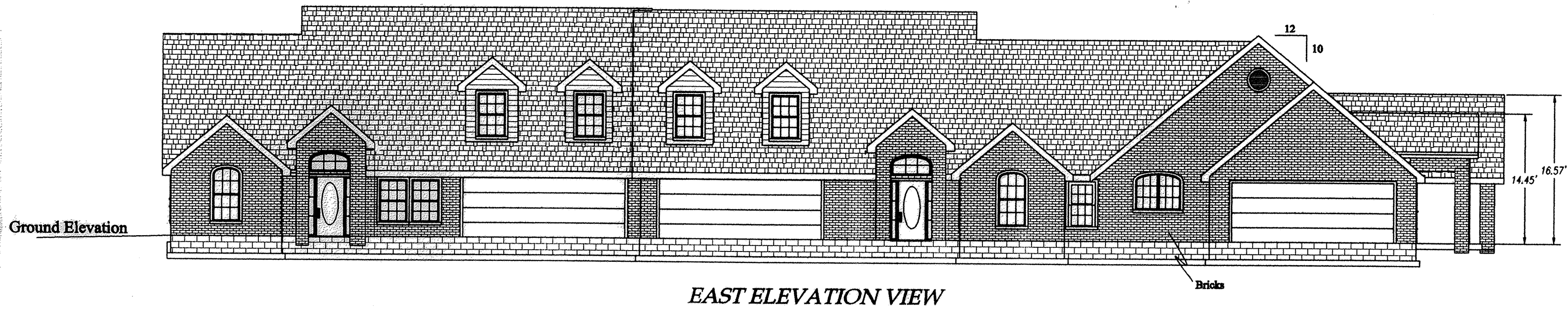
Brad J. Core
Brad J. Core, P.E., P.S.



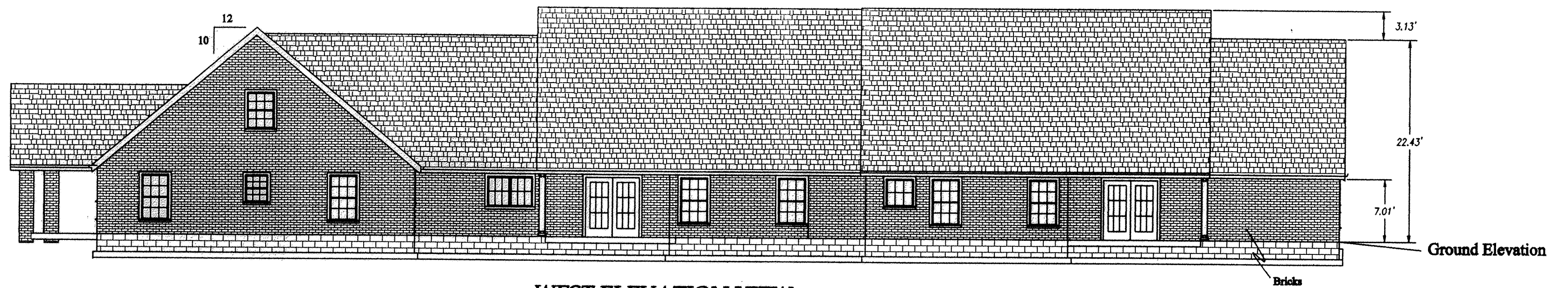
| | | | |
|--|---|---------------------|-----------------------|
| REVISED 12-11-2003 P.J.M. | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | |
| DEVELOPER/OWNER Williams Communities, LLC | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | | |
| SURVEYED BY: B.J.C. | DATE: 11-24-2003 | DRAWN BY: P.J.M. | CHECKED BY: B.J.C. |
| SCALE: 1" = 5' | | PAGE 4 OF 6 | |

HICKORY CREEK CONDOMINIUMS NO. 1 ELEVATION VIEWS, BUILDING NO. 1

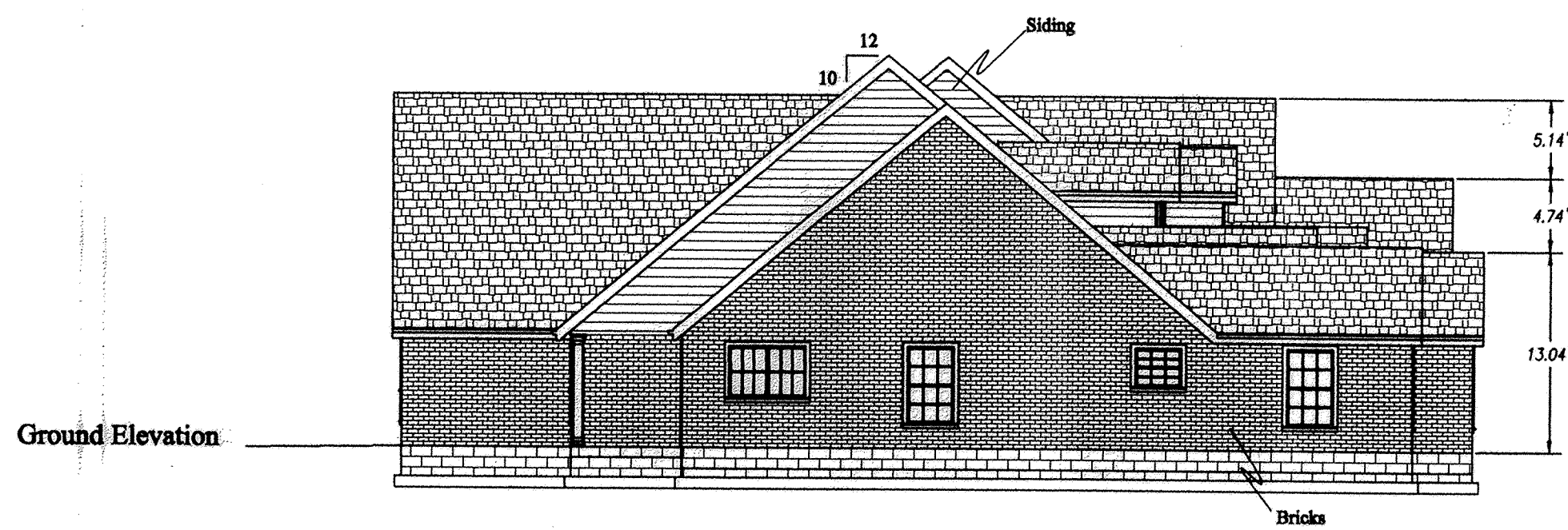
SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio



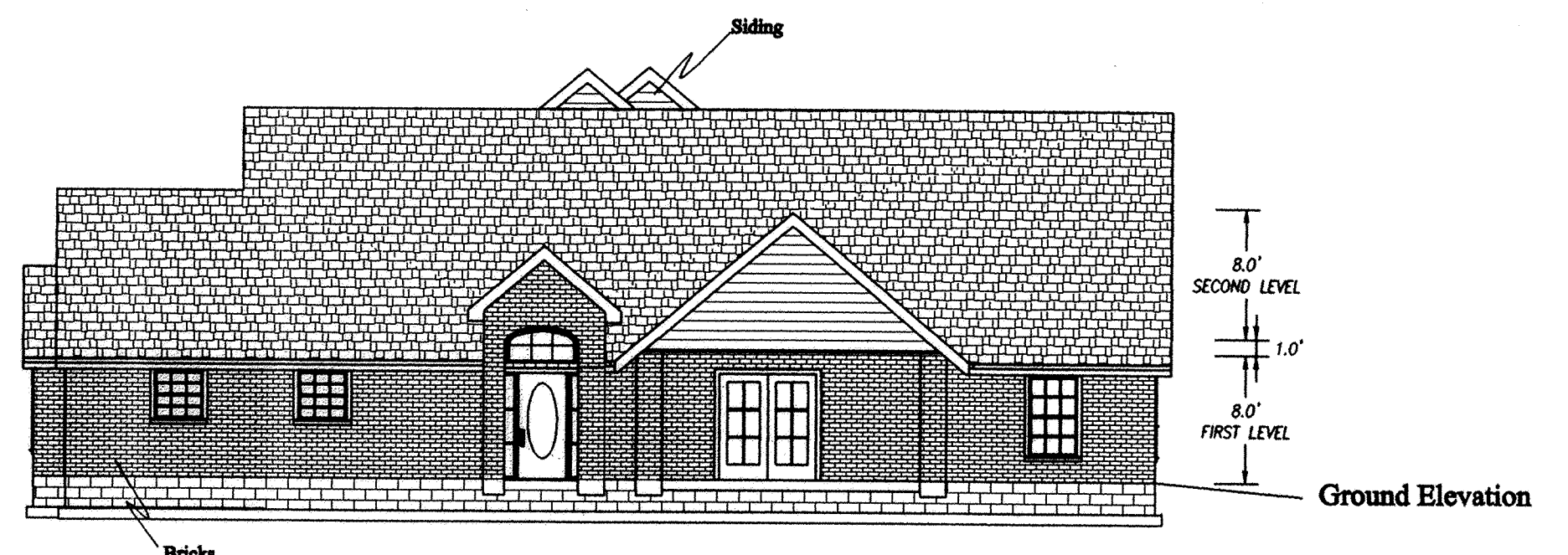
EAST ELEVATION VIEW



WEST ELEVATION VIEW

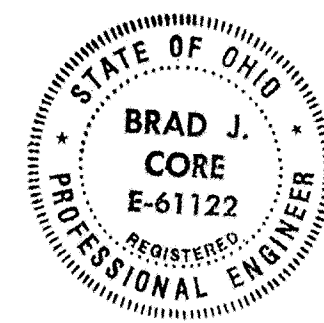


SOUTH ELEVATION VIEW



NORTH ELEVATION VIEW

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



| | | | | |
|-------------------|--|---------------------|--|-----------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| 12-11-2003 P.J.M. | DEVELOPER/OWNER Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | |
| | DRAWN BY: B.J.C. | DATE: 11-24-2003 | CHECKED BY: P.J.M. | DATE: B.J.C. |
| | SCALE 1" = 10' | | SHEET 5 OF 6 | |

HICKORY CREEK CONDOMINIUMS NO. 1, PLAT OF DEDICATOR'S LAND

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio

HICKORY CREEK CONDOMINIUMS NO. 1 LEGAL DESCRIPTION

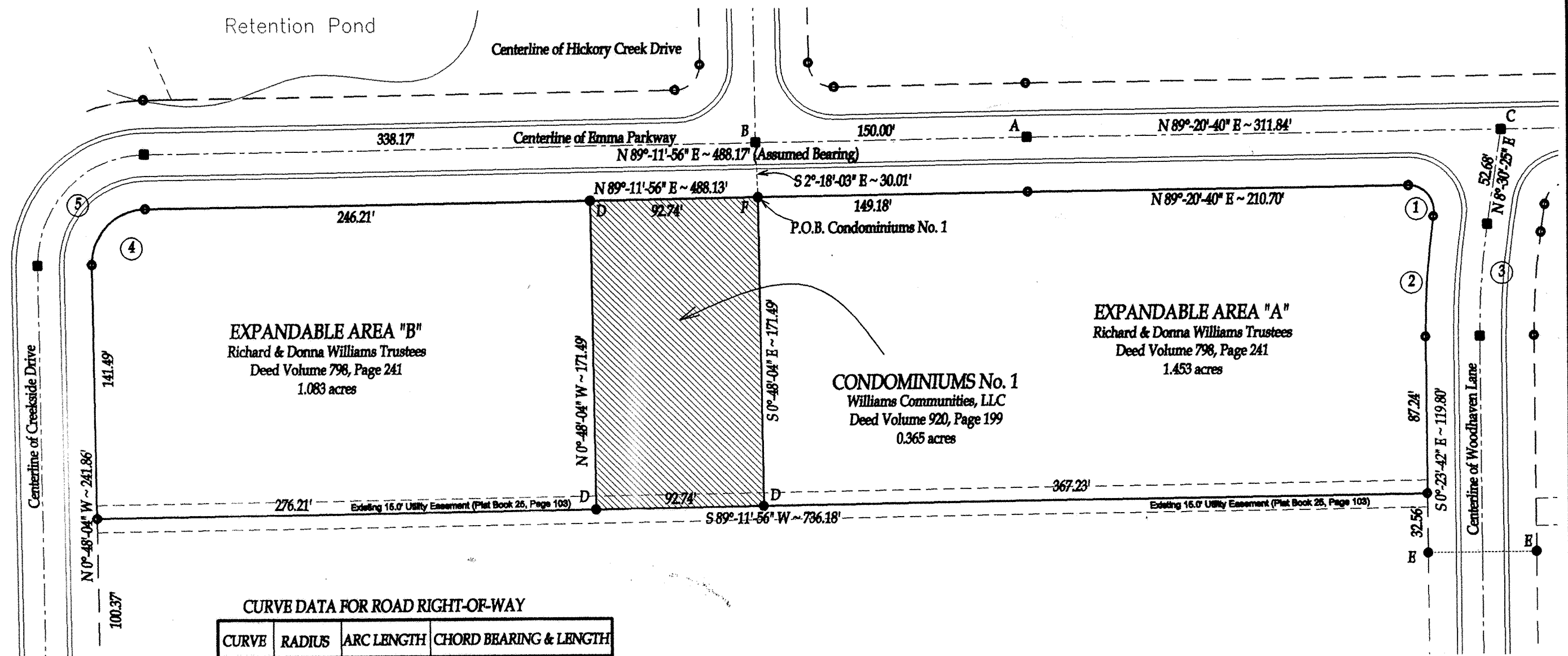
The following tract of land is part of parcel #46-1610-02-012.000 as situated in the SW 1/4 of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio, described in Deed Volume 920, Page 199 and more particularly described as follows:

Commencing, for reference, from the monument box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane; thence S 89°-20'-40" W on the centerline of Emma Parkway, 311.84' to a monument box at a deflection in the centerline; S 89°-11'-56" W (assumed bearing) on said centerline, 150.00' to a monument box at the intersection of centerlines of Emma Parkway and Hickory Creek Drive; thence S 2°-18'-03" E, 30.01' to a Mag Nail set in concrete at the POINT OF BEGINNING; thence the following courses:

- 1) S 0°-48'-04" E, 171.49' to a set #5 rebar;
- 2) S 89°-11'-56" W, 92.74' to a set #5 rebar;
- 3) N 0°-48'-04" W, 171.49' to a #5 rebar set;
- 4) N 89°-11'-56" E, 92.74' to the POINT OF BEGINNING.

The above-described tract of land contains 0.365 acres, more or less, subject to all legal highways and easements of record.

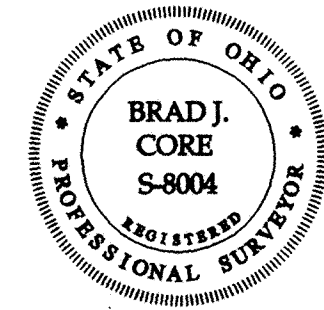
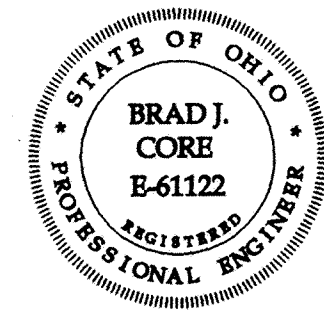
This description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 24, 2003 and all markers called for above are in place.



CURVE DATA FOR ROAD RIGHT-OF-WAY

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING & LENGTH |
|-------|---------|------------|------------------------|
| ① | 14.00' | 25.29' | S 39°-05'-24" E 21.98' |
| ② | 430.00' | 66.81' | S 4°-03'-22" W 66.74' |
| ③ | 400.00' | 47.31' | N 4°-03'-22" E 62.08' |
| ④ | 30.00' | 47.12' | N 44°-11'-56" E 42.43' |
| ⑤ | 60.00' | 94.25' | N 44°-11'-56" E 84.85' |

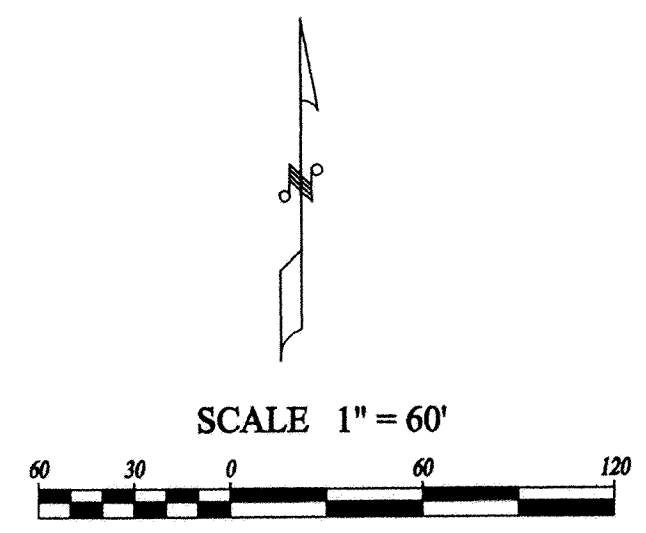
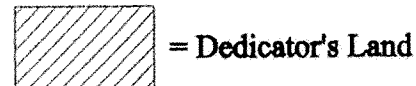
REVIEWED BY: *M. Howbert*
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 12-30-03



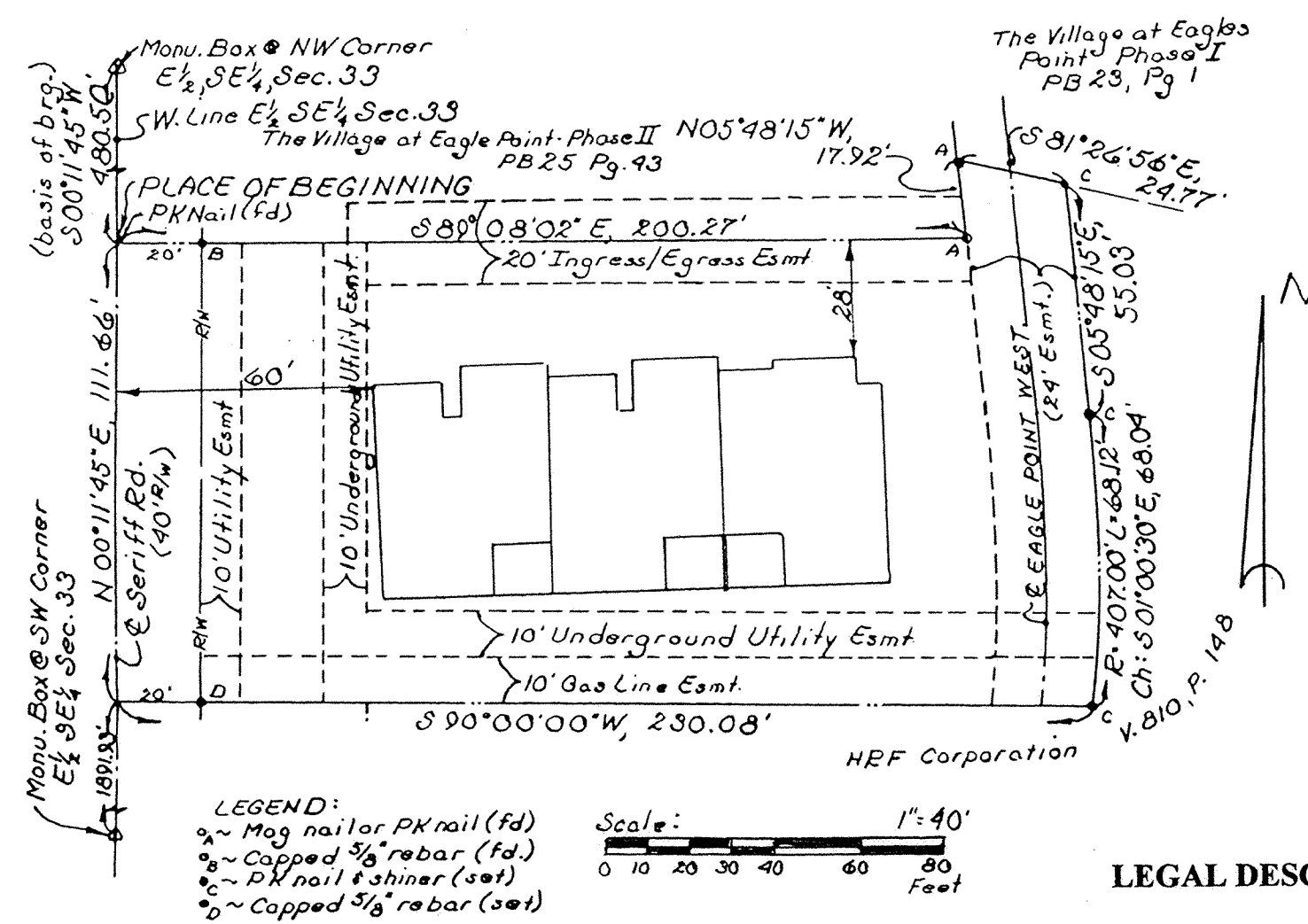
Brad J. Core
Brad J. Core, P.E., P.S.

LEGEND

- A = Existing Monument Box at a deflection of the centerline of Emma Parkway.
- B = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Hickory Creek Drive.
- C = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane.
- D = #5 rebar set
- E = Existing #5 rebar
- F = Mag Nail set in Concrete
- = Point of Interest (Unmonumented)
- ⊠ = Existing Monument Box



| | | | | |
|-------------------|---|----------------------------|--|------------------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| 12-11-2003 P.J.M. | DEVELOPER/OWNER Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS: 9180 Parker Road, Harrod, Ohio, 45850 | |
| | SURVEYED BY: B.J.C. | DATE: 11-24-2003 | DRAWN BY: P.J.M. | CHECKED BY: B.J.C. |
| | SCALE: 1" = 60' | PAGE 6 | OF 6 | PAGE 6 |



DESCRIPTION
THE VILLAGE AT EAGLES POINT - A CONDOMINIUM COMMUNITY - PHASE III

Being a 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-S, 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 Southwest quarter of said Section 33; thence S 00°11'45" W (basis of bearing - previous survey) with the west line of said east half (also the centerline of Sheriff Road), 480.50 feet to a PK nail found and the **PLACE OF BEGINNING** thence S 89°08'02" E with the south line of The Village at Eagles Point - Phase II (passing through a capped 5/8 inch rebar found at 20.00 feet), 200.27 feet to a PK nail and shiner found on the west edge of pavement of Eagles Point West; thence N 05°48'15" W with said west edge of pavement, 17.92 feet to a PK nail and shiner found; thence S 81°26'56" E, 24.77 feet to a PK nail and shiner set on the east edge of pavement of said Eagle Point West; thence S 05°48'15" E with said east edge of pavement, 55.03 feet to a PK nail and shiner set; thence southeasterly continuing with said east edge of pavement with a tangent curve to the right having a radius of 407.00 feet an arc length of 68.12 feet (chord S 01°00'30" E. 68.04 feet) to a PK nail and shiner set on the west line of said east half of said Southwest quarter; thence N 00°11'45" E with said west line (also the centerline of Sheriff Road), 111.66 feet to the **PLACE OF BEGINNING** containing 0.587 acre more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.051 acre. Deed Reference: Volume 810, Page 148. Part of Parcel 36-3304-01-004.001. Surveyed by: **KUCK and MORRISEY, Inc.**, Richard D. Morrisey, L.S. No. 6470 (Ohio).

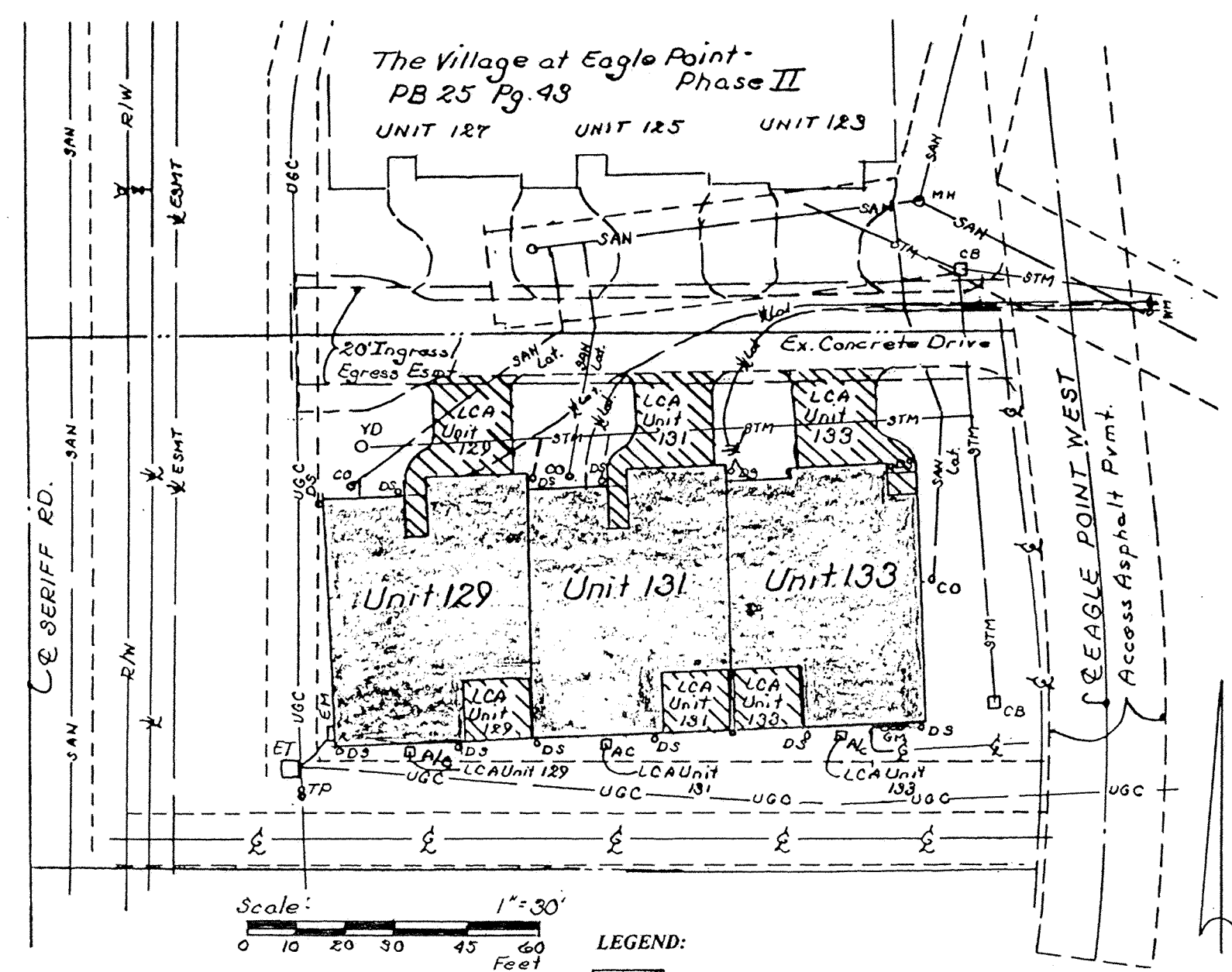
PREPARED BY:
KUCK and MORRISEY, INC.
 CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
 2807 Chapel Hill Drive, Lima, Ohio
 (419) 228-1735 Phone & Fax

PLOT PLAN, LEGAL DESCRIPTION AND CERTIFICATION

LEGEND:
 ~ Mag nail or PK nail (fd)
 ~ Capped 5/8" rebar (fd)
 ~ PK nail & shiner (set)
 ~ Capped 5/8" rebar (set)

Scale: 1" = 40'
 0 10 20 30 40 60 Feet

LEGAL DESCRIPTION



LIMITED COMMONS AREAS

The Concrete patios within the south side of the Condominium building are the size as detailed on the First Floor Plan (sheet 2 of 4). The concrete drives at the north end of each unit are 16.6 feet by 20 feet and the concrete walks including porch area are average 6 feet by 17 feet for units 129 and 131 and 8 feet by 12 feet for unit 133.

NOTE: Common area shall be all area within the Designated boundary area for Phase III not designated As Unit Area or Limited Common Area.

For Utility Easements Layout see Plat Book 22, Page 86, Allen County, Ohio Recorder's Office.

LEGEND:

- denotes Unit Area for Unit shown
- denotes Limited Common Area (LCA) for Unit shown. A/C - Air Conditioning Outside Unit.
- denotes Gas Lines
- denotes Watermain
- SAN denotes Sanitary Sewer
- STM denotes Storm Sewer
- UGC denotes Underground Cables (electric, telephone & Cablevision)
- o_{MH} denotes Manhole
- o_{CB} denotes Catch Basin
- o_{YD} denotes Yard Drain
- o_{TP} denotes Telephone Pedestal
- o_{ET} denotes Electric Transformer
- o_{EM} denotes Electric Meters
- denotes easement
- o_{GM} denotes Gas Meter
- Unit Utility Service Laterals
- SAN_{LAT} denotes Sanitary
- LAT denotes Water
- o_{CO} denotes Cleanout
- o_{WM} denotes Water Meter
- o_{DS} denotes Downspout

PLOT PLAN

No. 200400557
 Filed for recording this 9th day of January, 2004 at 3:09 o'clock P. M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 152.

Fee: 165.60
Edward P. Kuck, Inc.
 RECORDER, Allen County, Ohio.

For **DECLARATIONS** see Deed Volume 920 Page 719.

CERTIFICATION

This set of drawings attached hereto and entitled:

**THE VILLAGE AT EAGLES POINT
 A CONDOMINIUM COMMUNITY
 PHASE III**

consist of FOUR pages of drawings that shows:

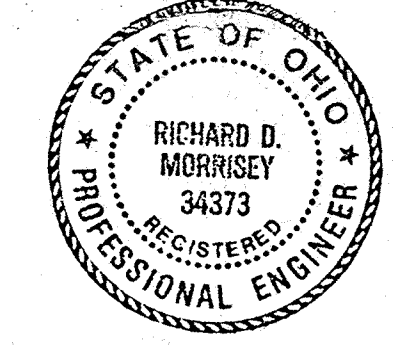
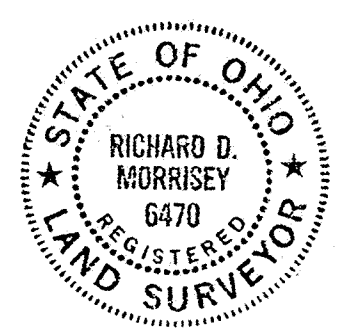
- one page showing the Plot Plan, Legal Description of Parcel and the certifications,
- one page of the floor plan of the units,
- one page of elevation views of the building,
- one page showing the Survey of Dedicator's Land also being the Expansion Area Delineation,

showing insofar as graphically possible (1) the particulars of the buildings in this condominium, including but not limited to the layout, location designation and dimensions of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being respectively a licensed Registered Surveyor and a licensed Professional Engineer hereby certify that said drawings show the building as constructed, as graphically as possible.

KUCK and MORRISEY, Inc.
 Consulting Engineers and Surveyors

Richard D. Morrisey
 Richard D. Morrisey, L.S.
 Registered Surveyor No. 6470

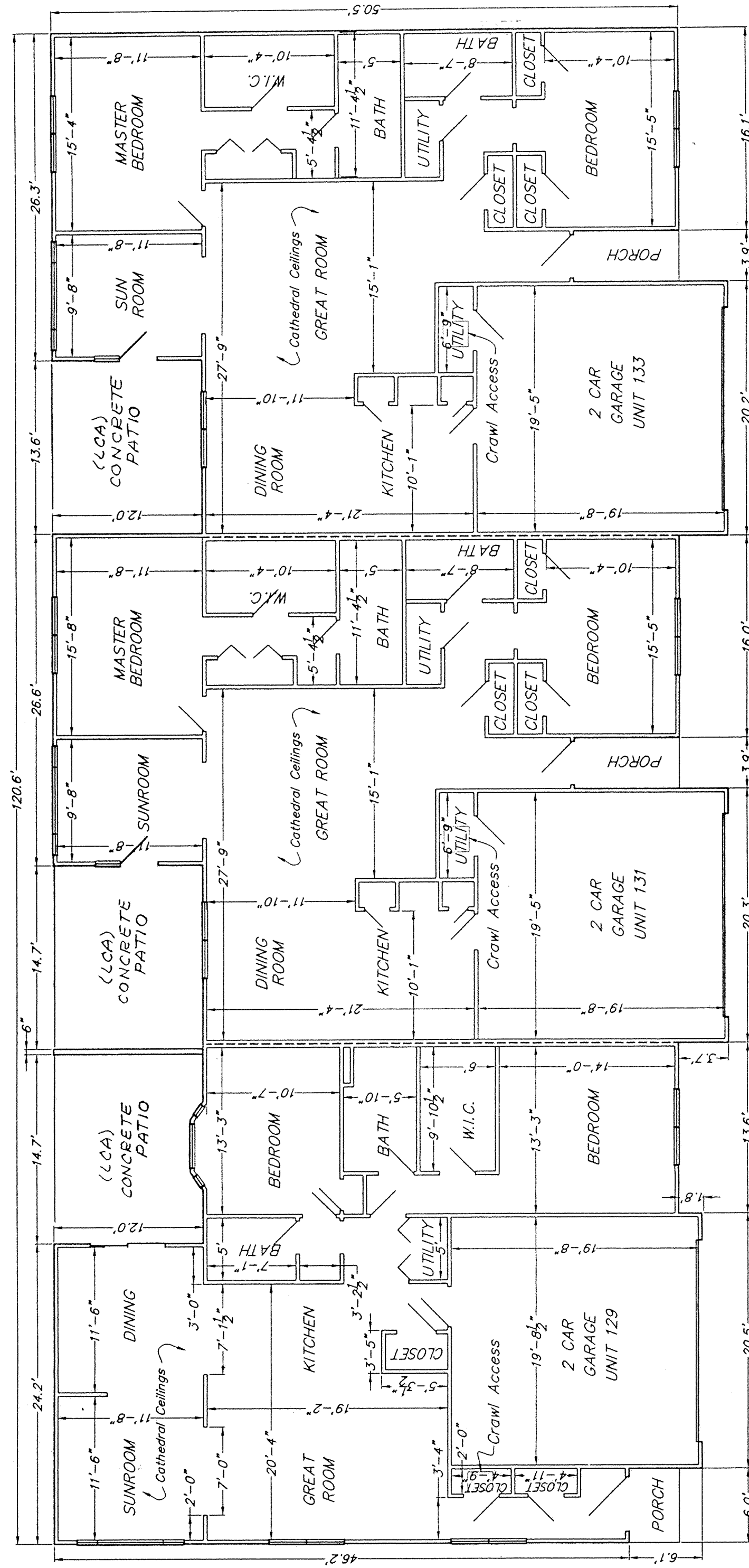
Richard D. Morrisey
 Richard D. Morrisey, P.E.
 Professional Engineer No. 34373



**THE VILLAGE AT EAGLES POINT
 A CONDOMINIUM COMMUNITY - PHASE III**

Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

SHEET
 1
 OF
 4



UNIT 133

UNIT 131

UNIT 129

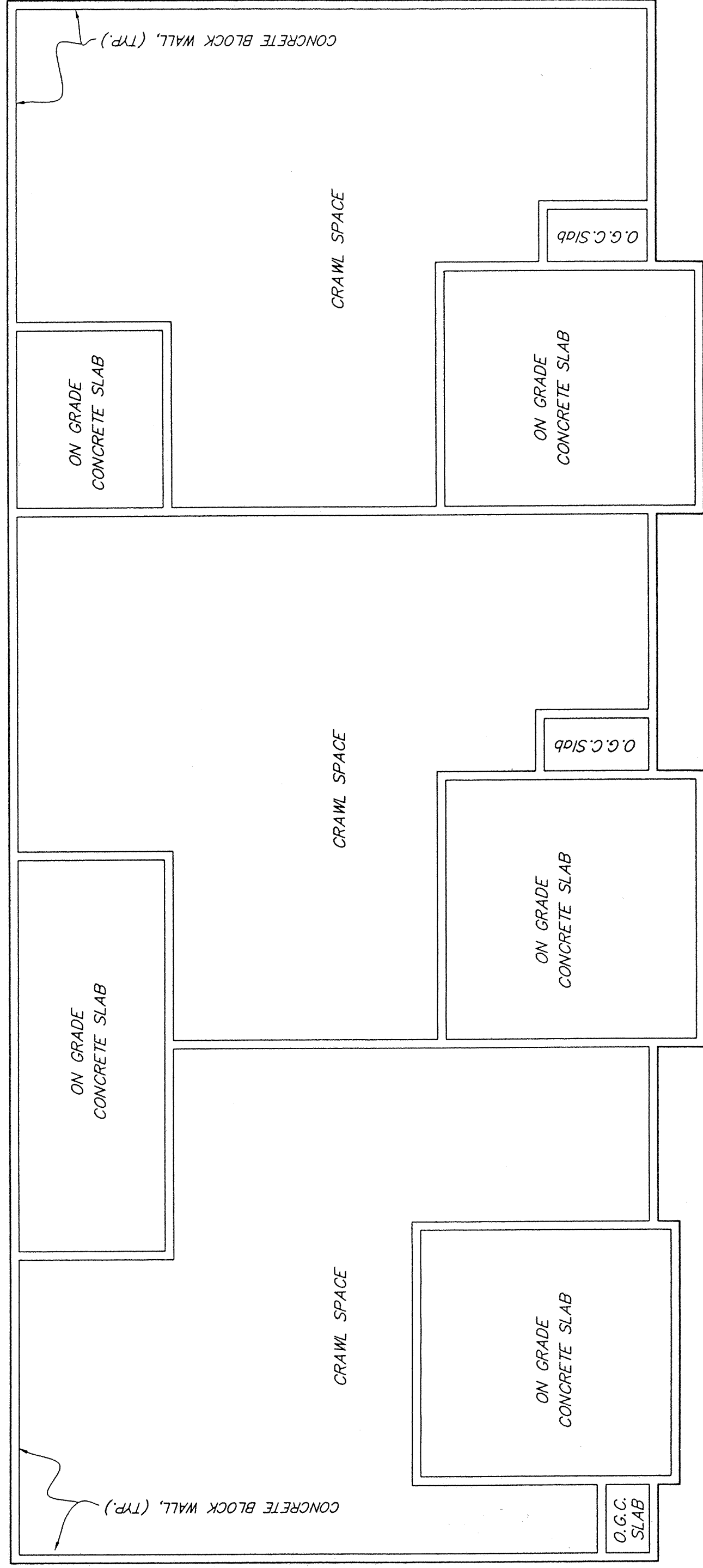
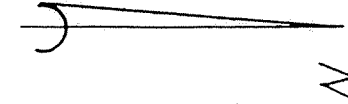
FIRST FLOOR

UNIT AREAS shown are those provided by the Developer and are based on overall outside to outside dimensions.

| UNIT No. | 129 | 131 | 133 |
|--------------|-------------|-------------|-------------|
| Unit Area | 1512 | 1512 | 1427 |
| Garage | 393 | 393 | 393 |
| TOTAL | 1905 | 1905 | 1820 |

All interior wall dimensions are 3 1/2" unless otherwise shown.

All interior dimensions are face to face of studs.



UNIT 133

UNIT 131

UNIT 129

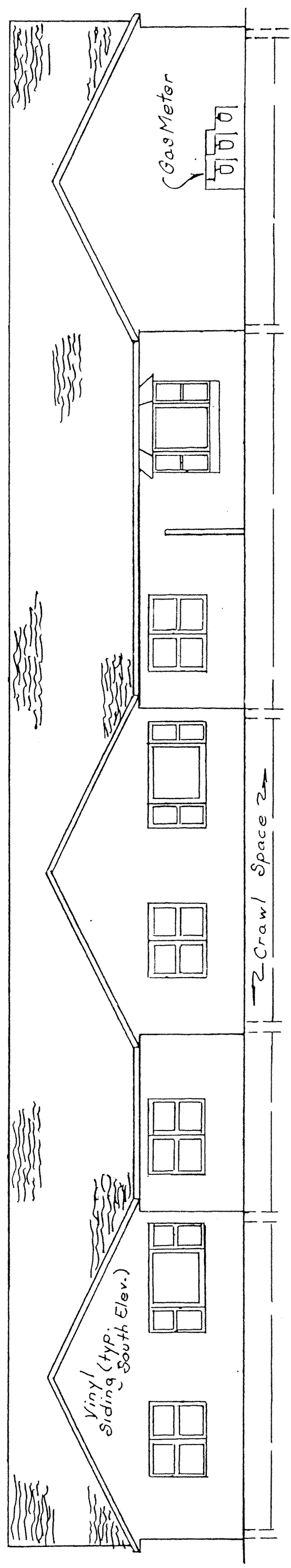
CRAWL SPACE

**THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE III**

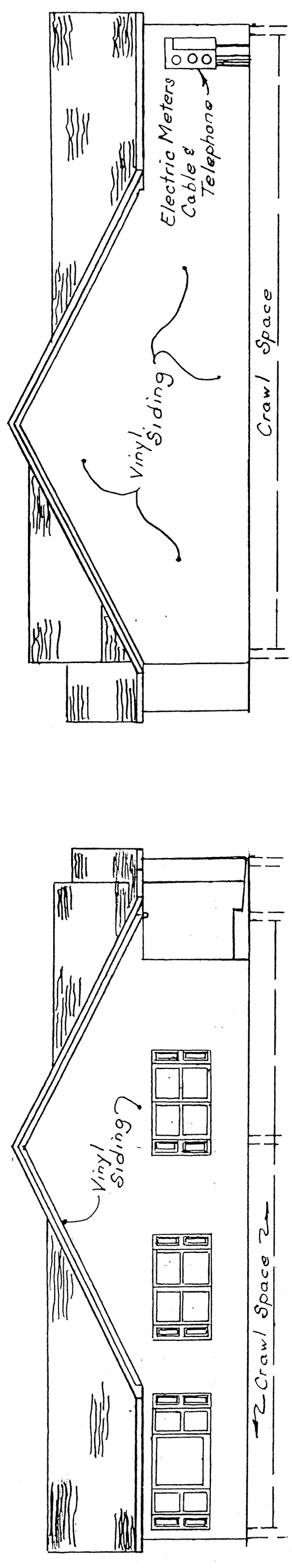
Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

FLOOR PLANS

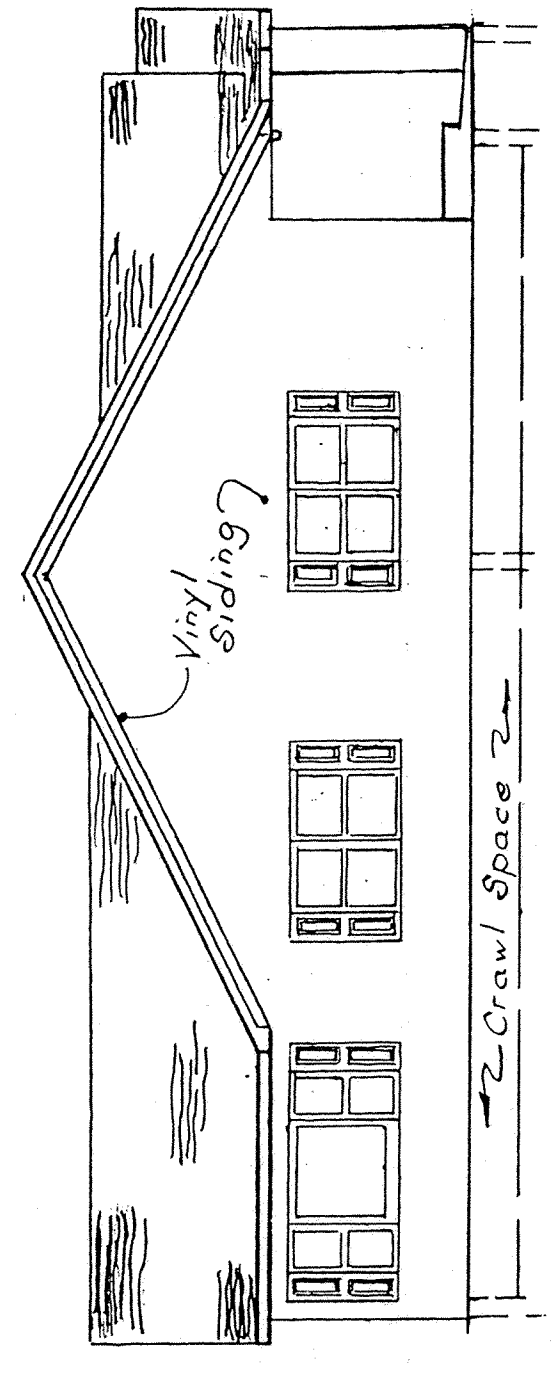
PREPARED BY:
KUCK and MORRISEY, INC.
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
2807 Chapel Hill Drive, Lima, Ohio
(419) 228-1735 Phone & Fax



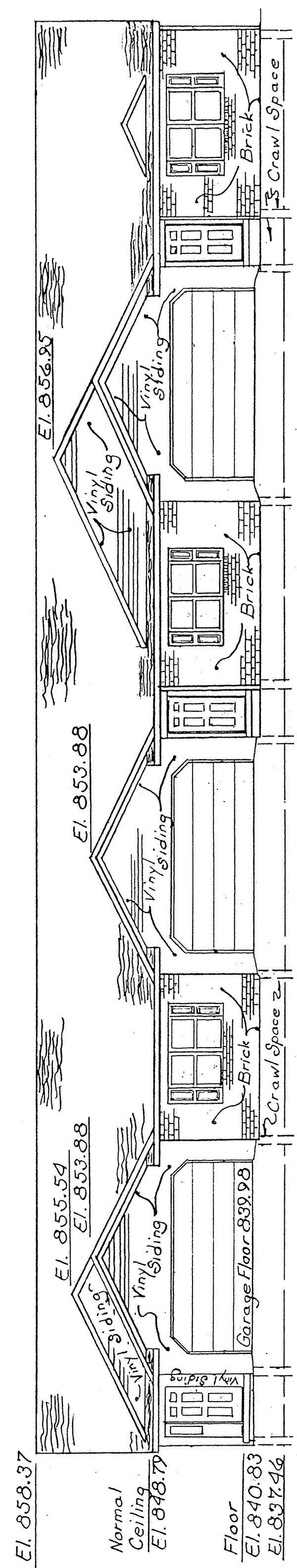
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Note: Elevations shown in the North Elevation are typical for all Elevation views.

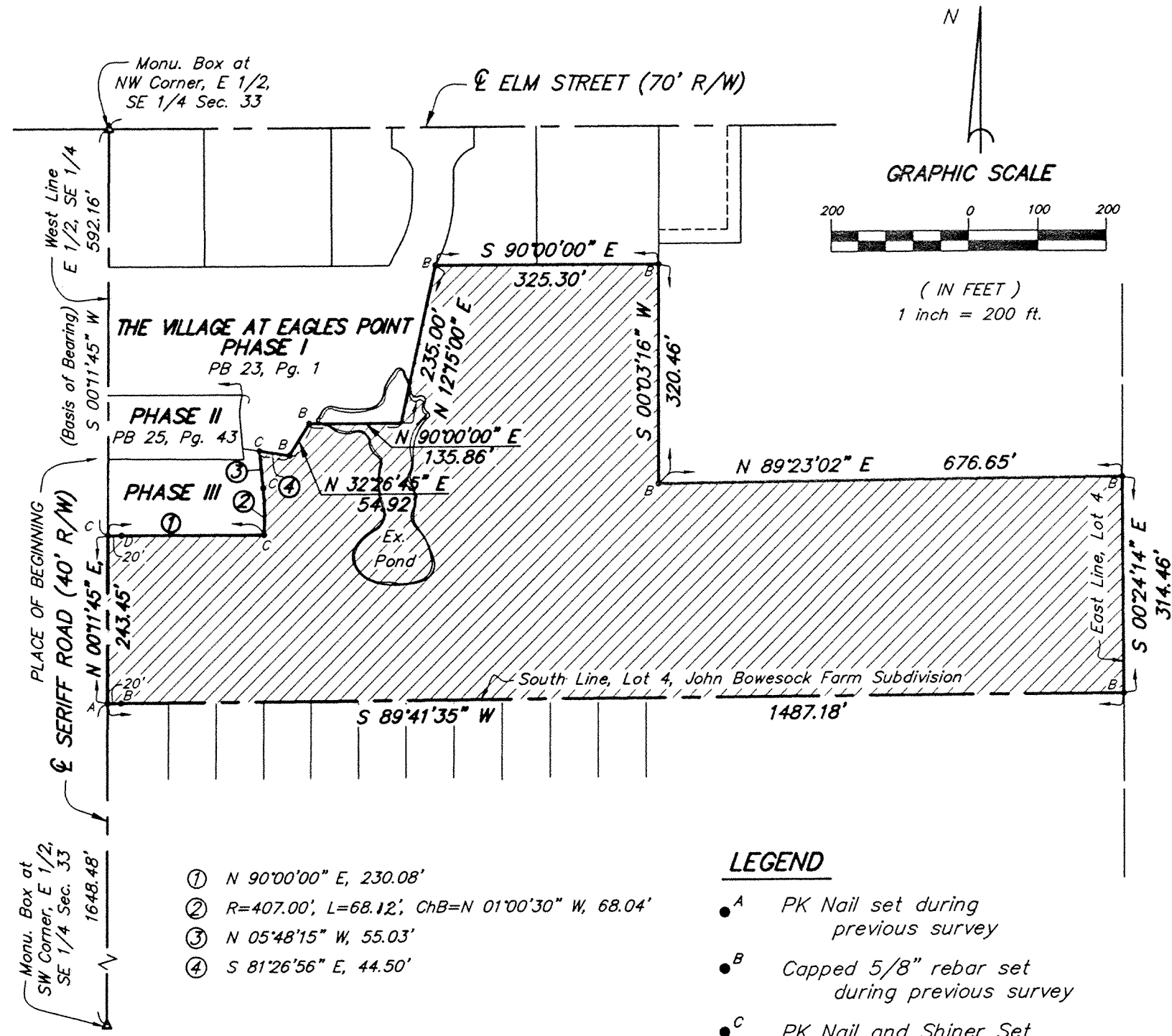
BENCH MARK:
 Top of steamer Nozzle of Fire Hydrant south side of Eagles Point West at the intersection with Eagles Point Blvd.
 Elev. 837.67

**THE VILLAGE AT EAGLES POINT
 A CONDOMINIUM COMMUNITY - PHASE III**
 Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4,
 Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

ELEVATIONS

PREPARED BY:
KUCK and MORRISEY, INC.
 CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
 2807 Chapel Hill Drive, Lima, Ohio
 (419) 228-1735 Phone & Fax

EXPANSION AREA DELINEATION



- ① N 90°00'00" E, 230.08'
- ② R=407.00', L=68.12'; ChB=N 01°00'30" W, 68.04'
- ③ N 05°48'15" W, 55.03'
- ④ S 81°26'56" E, 44.50'

LEGEND

- A PK Nail set during previous survey
- B Capped 5/8" rebar set during previous survey
- C PK Nail and Shiner Set
- D Capped 5/8" rebar set

DESCRIPTION

Being a 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 (basis of bearing - previous surveys) with the west line of said east half (also the centerline of Sheriff Road), 592.16 feet to a PK nail and shiner set and the PLACE OF BEGINNING; thence N 90°00'00" E (passing through a capped 5/8 inch rebar set at 20.00 feet), 230.08 feet to a PK Nail and Shiner set on the east edge of pavement of Eagle Point West; thence northerly with said east edge of pavement with a non-tangent curve to the left having a radius of 407.00 feet, an arc length of 68.12 feet (Ch: N 01°00'30" W, 68.04 feet) to a PK nail and shiner set; thence N 05°48'15" W continuing with said east edge of pavement, 55.03 feet to a PK Nail and Shiner set; thence S 81°26'56" E, 44.50 feet to a capped 5/8 inch rebar found; thence N 32°26'45" E, 54.92 feet to a capped 5/8 inch rebar found; thence N 90°00'00" E, 135.86 feet to a point that falls in an existing pond; thence N 12°15'00" E, 235.00 feet to a capped rebar found; thence N 90°00'00" E, 325.30 feet to a capped rebar found; thence S 00°03'16" W 320.46 feet to a capped 5/8 inch rebar found; thence N 89°23'02" E, 676.65 feet to a capped 5/8 inch rebar found on the east line of said Lot No. 4; thence S 00°24'14" E with said east line, 314.46 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 4; thence S 89°41'35" W with the south line of said Lot No. 4 (passing through a capped 5/8 inch rebar found at 1,467.18 feet), 1,487.18 feet to a PK nail found at the southwest corner of said Lot No. 4; thence N 00°11'45" E with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 243.45 feet to the PLACE OF BEGINNING containing 13.291 acres, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.112 acre. Deed Reference: Volume 810, Page 148. Part of Parcel Number 36-3304-01-004.001.

Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

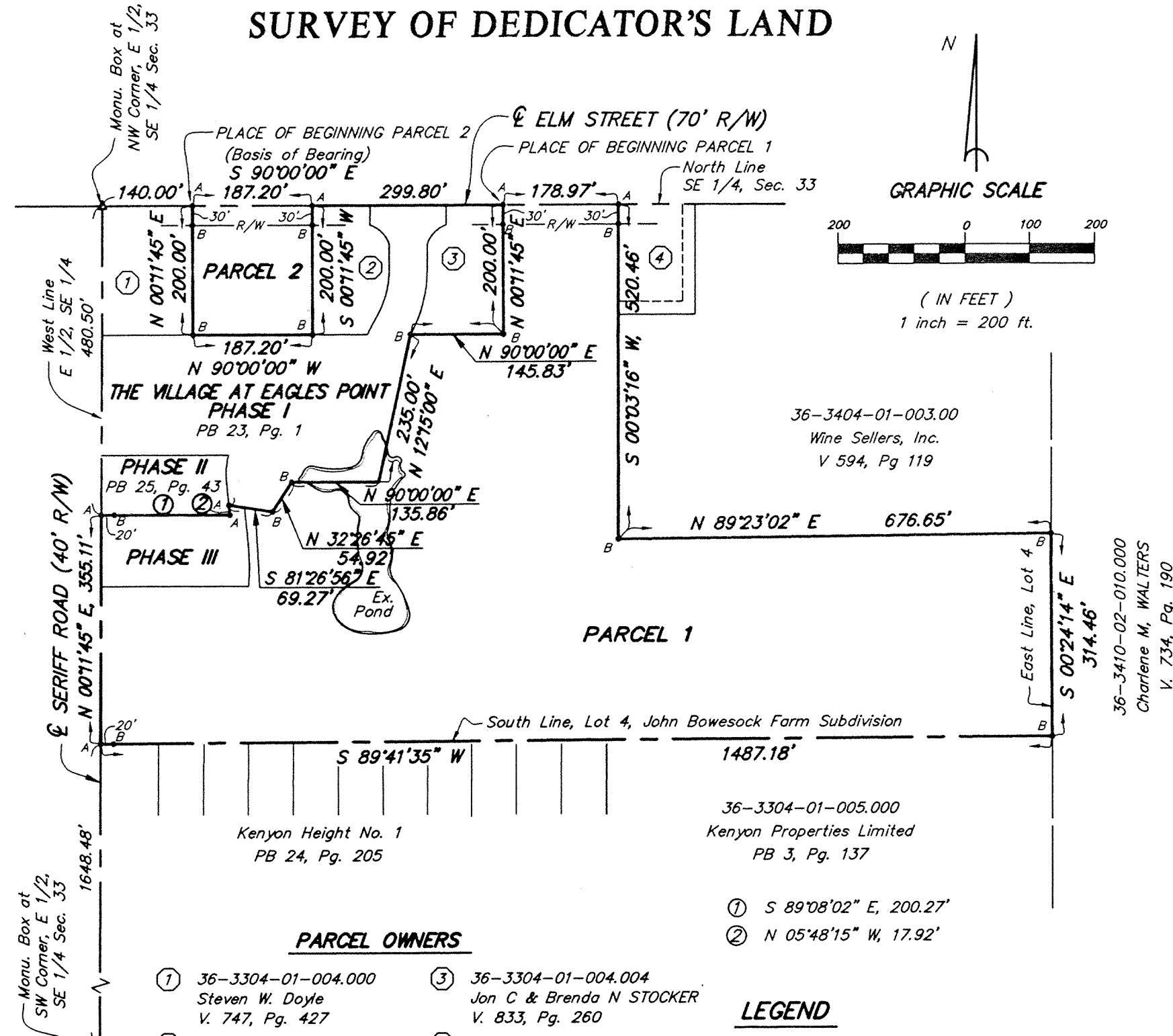
SURVEYOR'S CERTIFICATION:

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in December, 1997. A 5/8 inch rebar capped with a plastic Peramark cap stamped: KUCK & MORRISEY, L.S. 6470 have been placed at all corners shown on said plat.

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



SURVEY OF DEDICATOR'S LAND



- | | |
|--|---|
| ① 36-3304-01-004.000 Steven W. Doyle V. 747, Pg. 427 | ③ 36-3304-01-004.004 Jan C & Brenda N STOCKER V. 833, Pg. 260 |
| ② 36-3304-01-004.003 PPS Enterprises V. 887, Pg. 651 | ④ 36-3304-01-003.000 Sharon A. GROVE V. 689, Pg. 570 |

PARCEL OWNERS

- ① S 89°08'02" E, 200.27'
- ② N 05°48'15" W, 17.92'

LEGEND

- A PK Nail set during previous survey
- B Capped 5/8" rebar set during previous survey

DESCRIPTION - PARCEL 1

Being a 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 90°00'00" E (bearing from previous survey - basis of bearing) with the north line of said east half (also the centerline of Elm Street), 627.00 feet to a PK nail found and the PLACE OF BEGINNING; thence continuing S 90°00'00" E with said north line and centerline, 178.97 feet to a PK nail found; thence S 00°03'16" W (passing through a capped 5/8 inch rebar found at 30.00 feet), 520.46 feet to a capped 5/8 inch rebar found; thence N 89°23'02" E, 676.65 feet to a capped 5/8 inch rebar found on the east line of said Lot No. 4; thence S 00°24'14" E with said east line, 314.46 feet to a capped 5/8 inch rebar found at the southeast corner of said Lot No. 4; thence S 89°41'35" W with the south line of said Lot No. 4 (passing through a capped 5/8 inch rebar found at 1,467.18 feet), 1,487.18 feet to a PK nail found at the southwest corner of said Lot No. 4; thence N 00°11'45" E with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 355.11 feet to a PK nail found; thence S 89°08'02" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 200.27 feet to a PK Nail and shiner found on the west edge of pavement of Eagle Point West; thence N 05°48'15" W with said west edge of pavement, 17.92 feet to a PK Nail and shiner found; thence S 81°26'56" E, 69.27 feet to a capped 5/8 inch rebar found; thence N 32°26'45" E, 54.92 feet to a capped 5/8 inch rebar found; thence N 90°00'00" E, 135.86 feet to a point that falls in an existing pond; thence N 12°15'00" E, 235.00 feet to a capped rebar found; thence N 90°00'00" E, 145.83 feet to a capped rebar found; thence N 00°11'45" E (passing through a capped rebar found at 170.00 feet), 200.00 feet to the PLACE OF BEGINNING containing 14.700 acres, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.286 acre. Deed Reference: Volume 810, Page 148. Part of Parcel Number 36-3304-01-004.001.

Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

DESCRIPTION - PARCEL 2

Being a part of Lot Number Four (4) in the subdivision of John Bowersock Farm, situate in the Southeast quarter of Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio and more particularly described as follows:

Commencing at a monument box found at the northwest corner of the east half of said Southeast quarter of said Section 33; thence S 90°00'00" E (bearing from previous survey - basis of bearing) with the north line of said east half (also the centerline of Elm Street), 140.00 feet to a PK nail found and the PLACE OF BEGINNING; thence continuing S 90°00'00" E with said north line and centerline, 187.20 feet to a PK nail found; thence S 00°11'45" W (passing through a capped 5/8 inch rebar found at 30.00 feet), 200.00 feet to a capped 5/8 inch rebar found; thence N 90°00'00" W, 187.20 feet to a capped 5/8 inch rebar found; thence N 00°11'45" E (passing through a capped 5/8 inch rebar found at 170.00 feet), 200.00 feet to the PLACE OF BEGINNING containing 0.860 acre, more or less, and subject to all highway and other legal easements of record. Road right-of-way occupies 0.129 acre. Deed Reference: Volume 810, Page 148. Part of Parcel Number 36-3304-01-004.001.

Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).

THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE III

Part of Lot No. 4, Subdivision of John Bowersock's Farm, S.E. 1/4, Section 33, T-3-S, R-6-E, American Township, Allen County, Ohio.

PREPARED BY:
KUCK and MORRISEY, INC.
CONSULTING ENGINEERS & SURVEYORS - LIMA, OHIO
2807 Chapel Hill Drive, Lima, Ohio
(419) 228-1735 Phone & Fax

SURVEY OF DEDICATOR'S LAND &
EXPANSION AREA DELINEATION

SHEET
4
OF
4

**PLAT OF RIVER BIRCH
CONDOMINIUM PHASE I
IN THE S.W. 1/4 SECTION 27
T 4 S - R 7 E, PERRY TOWNSHIP
ALLEN COUNTY, OHIO**
RICKARD W. & SUSAN K. FRYMYER
VOL.908, P.355

RIVER BIRCH CONDOMINIUM
PHASE I
2.5004 ACRES

Being a parcel of land situated in the Southwest Quarter of Section 27, Township 4 South, Range 7 East, Perry Township, Allen County, Ohio, acquired by Rickard W. Frymyer and Susan K. Frymyer in instrument recorded in Volume 908, Page 355, of the deed records of Allen County and being more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southwest corner of the East Half of the Southwest Quarter of Section 27 and the intersection of the centerline of Ream Road with the centerline of Warsaw Road -

Thence South 89°-35'-38" East (bearing base) on and along the south line of said East Half of the Southwest Quarter and the centerline of said Warsaw Road for a distance of 1129.07 feet to a PK nail and shiner found marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described, passing at 906.67 feet a PK nail and shiner found -

Thence North 00°-04'-31" West for a distance of 522.92 feet to a point referenced by an "LS 5772"-capped 1/2-inch iron pin found North 16°-57'-48" West at 0.33 feet, passing at 30.00 feet an "LS 5772"-capped 1/2-inch iron pin found-

Thence North 73°-45'-00" East for a distance of 169.75 feet to a point in the centerline of the Auglaize River, passing at 119.59 feet an "LS 5772"-capped 1/2-inch iron pin found -

Thence on and along said centerline of the Auglaize River the following two (2) courses:

- 1) South 16°-15'-00" East for a distance of 31.20 feet -
- 2) South 31°-30'-00" East for a distance of 55.00 feet -

Thence South 00°-04'-28" East for a distance of 495.00 feet to a PK nail found marking the southeast corner of the Southwest Quarter of said Section 27 and the centerline of Warsaw Road, passing "LS 5772"-capped 1/2-inch iron pins found at 50.00 feet and at 465.00 feet -

Thence North 89°-35'-38" West on and along said centerline and the south line of said Southwest Quarter for a distance of 200.40 feet to the place of beginning

Containing in all 2.5004 acres of land subject, however, to all legal easements and rights of way.

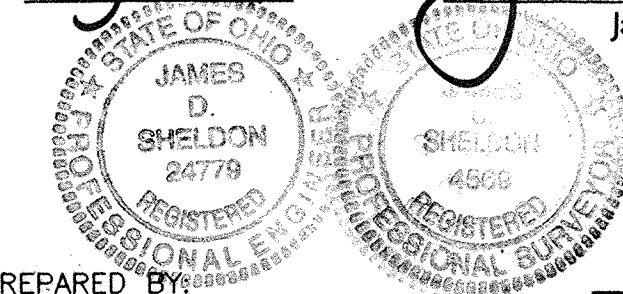
The foregoing description is based on a field survey completed November 21, 2003, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

CERTIFICATION

I, James D. Sheldon, Registered Engineer No. 24779, State of Ohio, and Registered Surveyor No. 4569, State of Ohio, do hereby certify that the drawings herein, consisting of Sheets 1 through 4, correctly represent the location, dimensions and configurations of River Birch Condominium Phase I as they existed on the date shown.

Date: 23 JAN 04

James D. Sheldon
James D. Sheldon, PE., P.S.



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

SHEET 1 OF 4

**SHELDON ENGINEERING
& SURVEYING, INC.**



LIMA, OHIO

| | | |
|------------|----------|----------------|
| 12-31-2003 | DATE | JOB |
| WSM | NO. | 22671 |
| JDS | CHECKED | |
| JDS | APPROVED | SCALE 1" = 40' |

LEGEND

- 1/2" IRON PIN CAPPED WITH A MARKER STAMPED "LS 5772" FOUND
- PK NAIL FOUND
- PK NAIL AND SHINER FOUND
- CHISELED "X" IN A MONUMENT BOX FOUND
- ⊙ 18" CONCRETE LID FOR SEPTIC TANK
- 10" CORR. PLASTIC TILE
- ⊗ TELEPHONE PEDESTAL
- ⊕ WATER WELL
- ⊖ TEMPORARY ELECTIC METER AND SERVICE
- ⊙ ELECTRIC METER (CURRENTLY NOT IN USE)
- ⊖ LINES FOR GAS METER
- ☆ 4" CLEAN OUT
- ⚡ INDICATES ELECTRIC LINES
- ⊖ UTILITY POLE
- ⊖ GUY WIRE
- ⊖ 1' SHRUB
- x - 8' WOOD PRIVACY FENCE
- - - TOP OF WESTERLY BANK OF AUGLAIZE RIVER
- - - CENTERLINE OF SWAIL
- ▨ LIMITED COMMON AREA
- COMMON AREA
- (M) MEASURED DISTANCE
- (D) DEEDED DISTANCE
- (S) DISTANCE ON WOOLLEY'S SURVEY PLAT
- (H) DISTANCE HELD

LOT SPLIT
Approved by the Lima-Allen County Regional Planning Commission. NO PLAT REQUIRED. This approval is void unless recorded within 90 days from this date: 1-23-04
David P. Reid Log #: 8-2004

GLENN V. & LORI A. JONES
VOL. 798, P. 84

COUNTY RECORDER'S CERTIFICATION

NO. 200401318

FILED FOR RECORD IN THE ALLEN COUNTY, OHIO, RECORDER'S OFFICE THIS 23rd DATE OF JANUARY, 2004, AT 4:08 O'CLOCK P.M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 25 ON PAGE 157.

FEE: \$ 165.60

DECLARATION: D.V. 921 PAGE 211

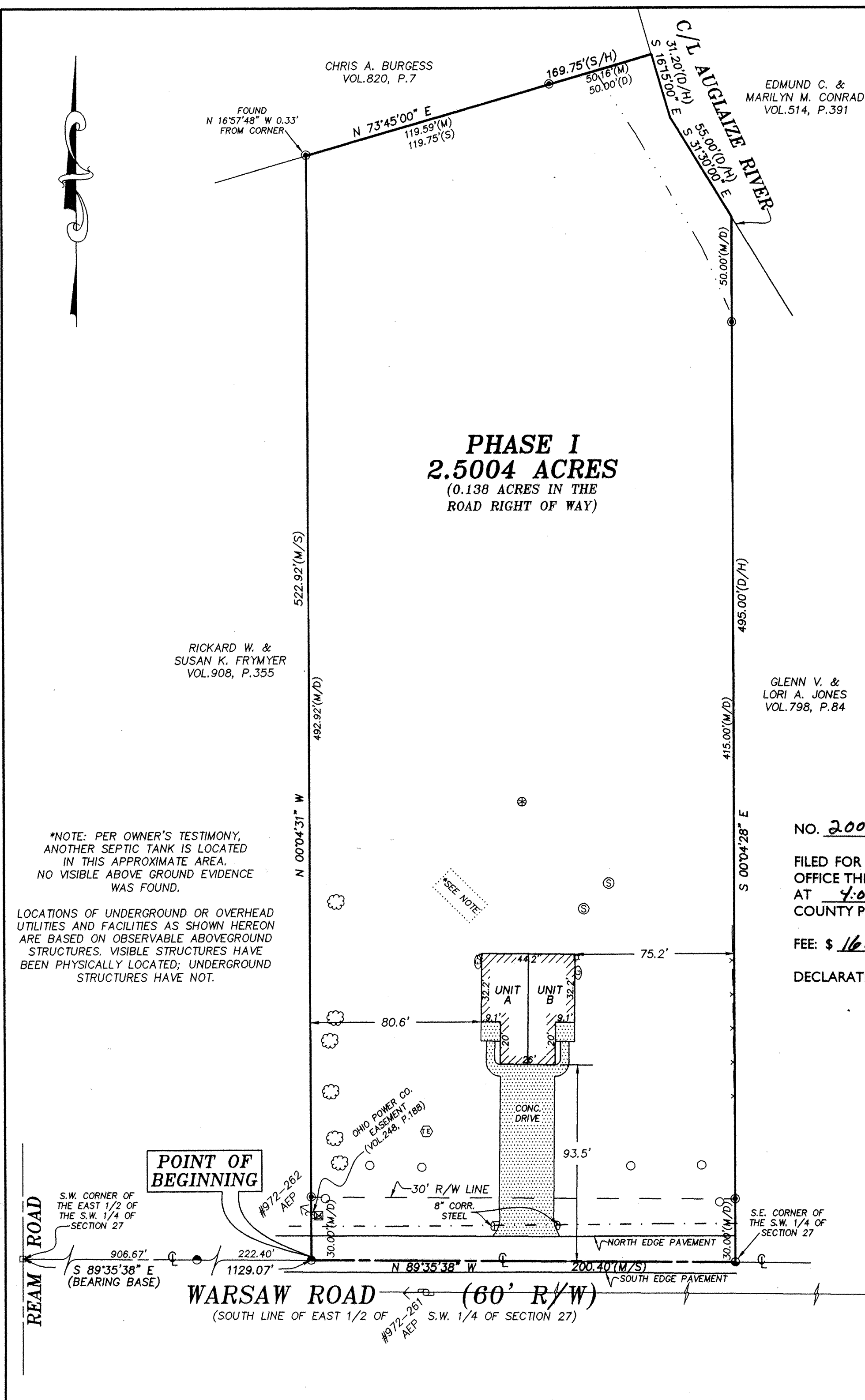
BY: *Edward P. Reid*
RECORDER OF ALLEN COUNTY, OHIO

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED NOVEMBER 21, 2003. REFERENCES INCLUDE DEEDS, TAX MAP, OFFICE RECORDS, AND A SURVEY BY ACCU-TRACE LAND SURVEYS INC. (WOOLLEY) OF TWO 2.500 ACRE TRACTS DATED 11-13-2002.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

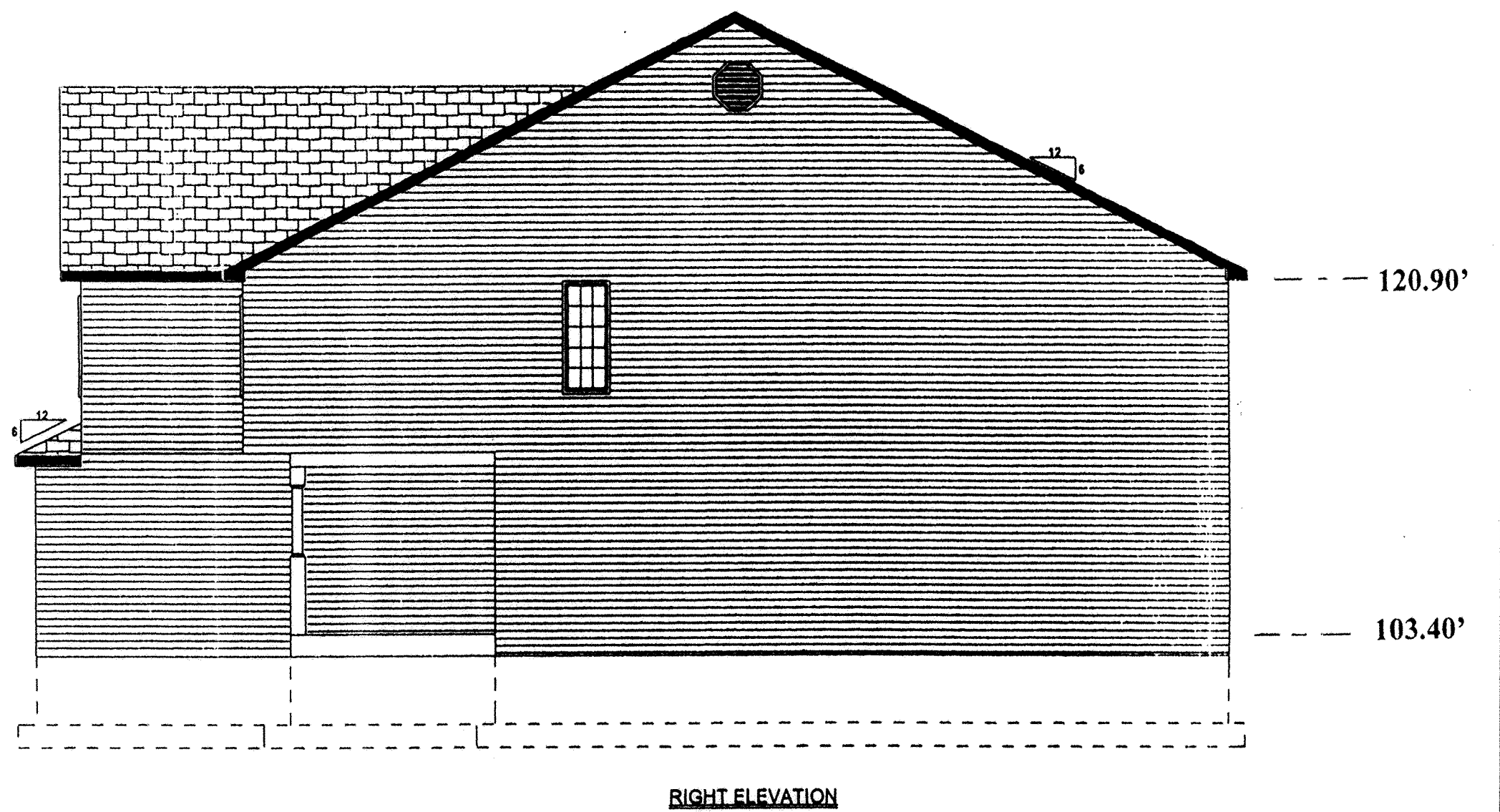
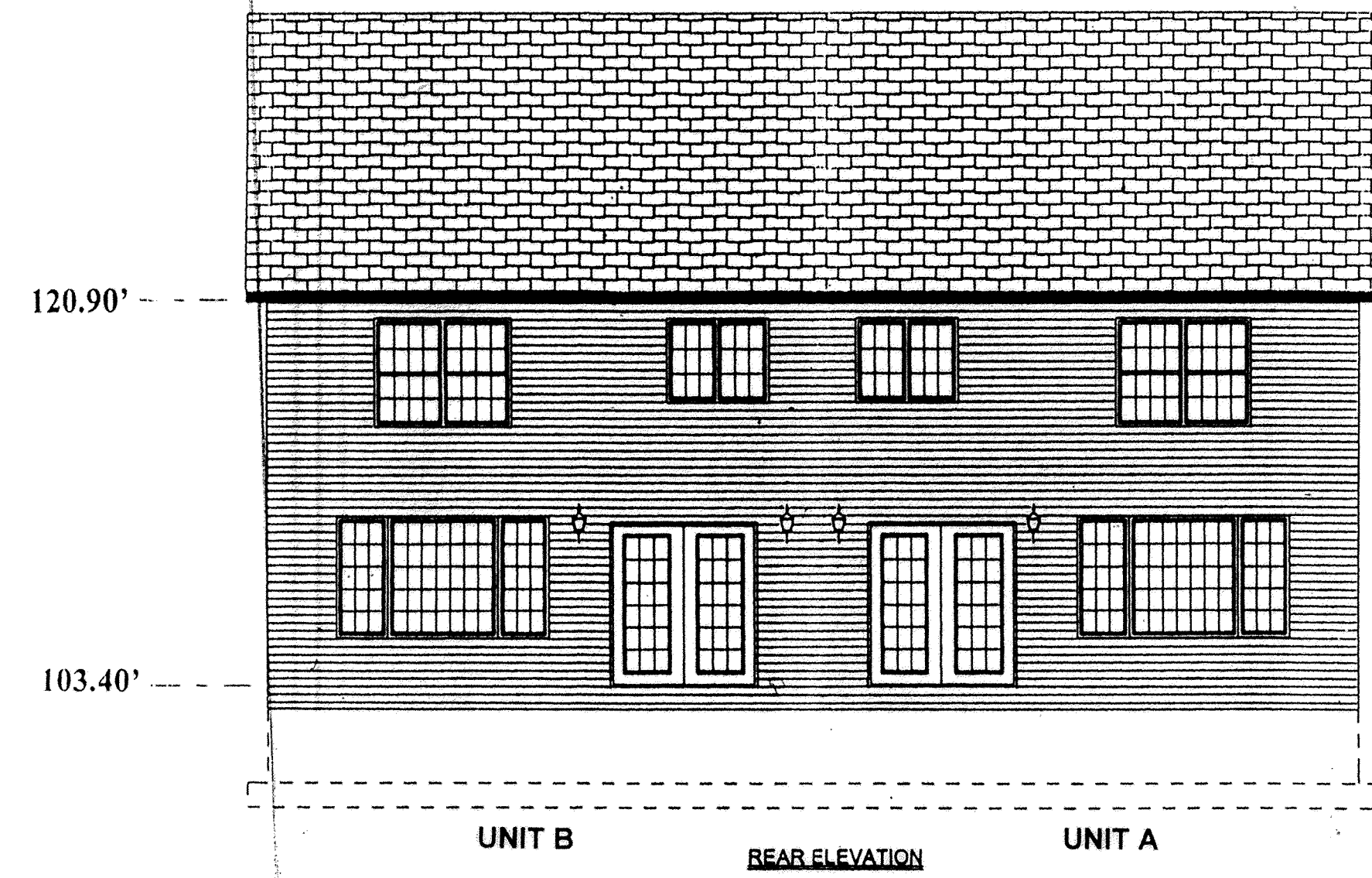
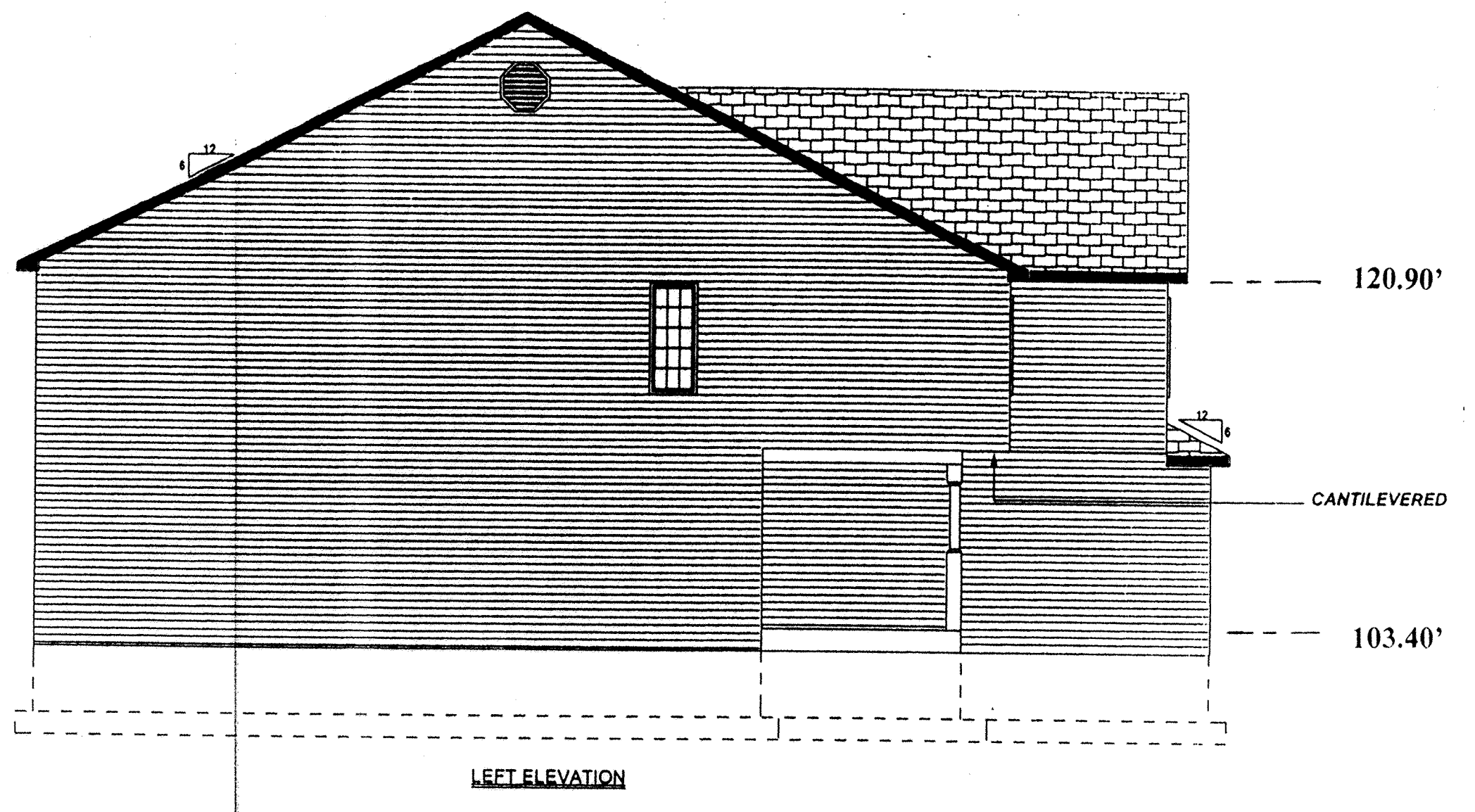
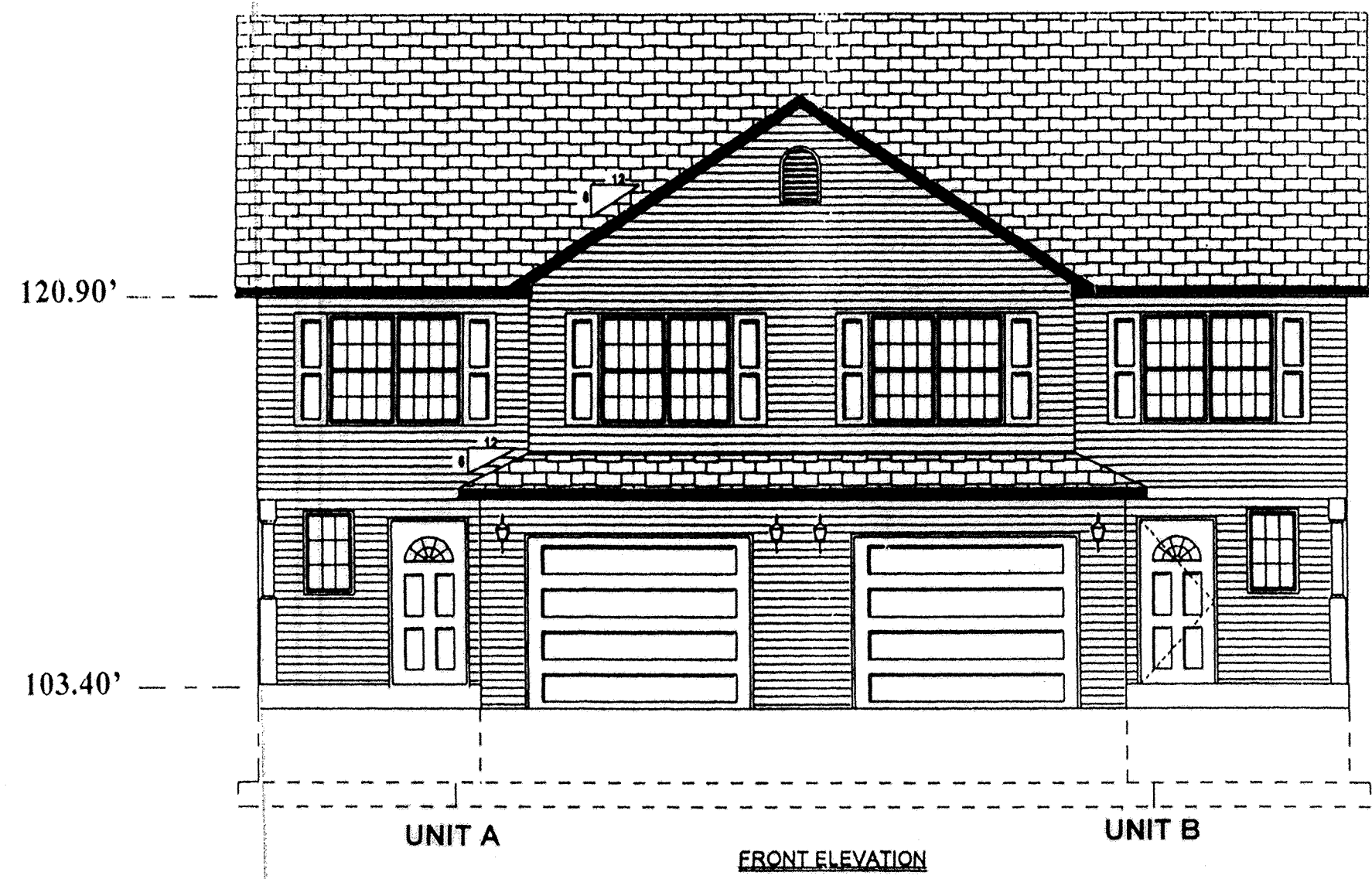


*NOTE: PER OWNER'S TESTIMONY, ANOTHER SEPTIC TANK IS LOCATED IN THIS APPROXIMATE AREA. NO VISIBLE ABOVE GROUND EVIDENCE WAS FOUND.

LOCATIONS OF UNDERGROUND OR OVERHEAD UTILITIES AND FACILITIES AS SHOWN HEREON ARE BASED ON OBSERVABLE ABOVEGROUND STRUCTURES. VISIBLE STRUCTURES HAVE BEEN PHYSICALLY LOCATED; UNDERGROUND STRUCTURES HAVE NOT.

SEE NOTE

UNIT A & B - BUILDING ELEVATIONS



SHEET 2 OF 4

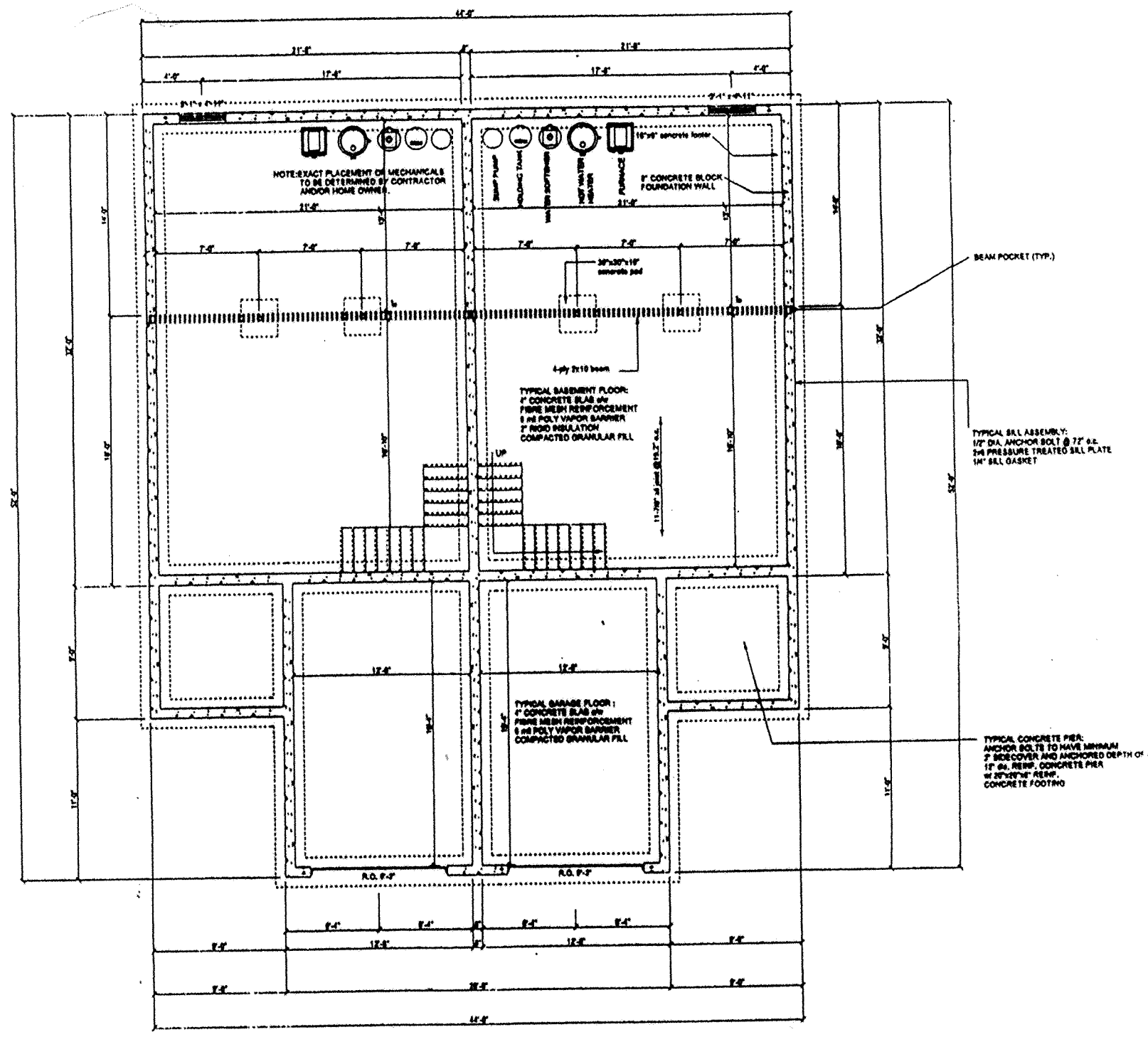
SHELDON ENGINEERING & SURVEYING, INC.



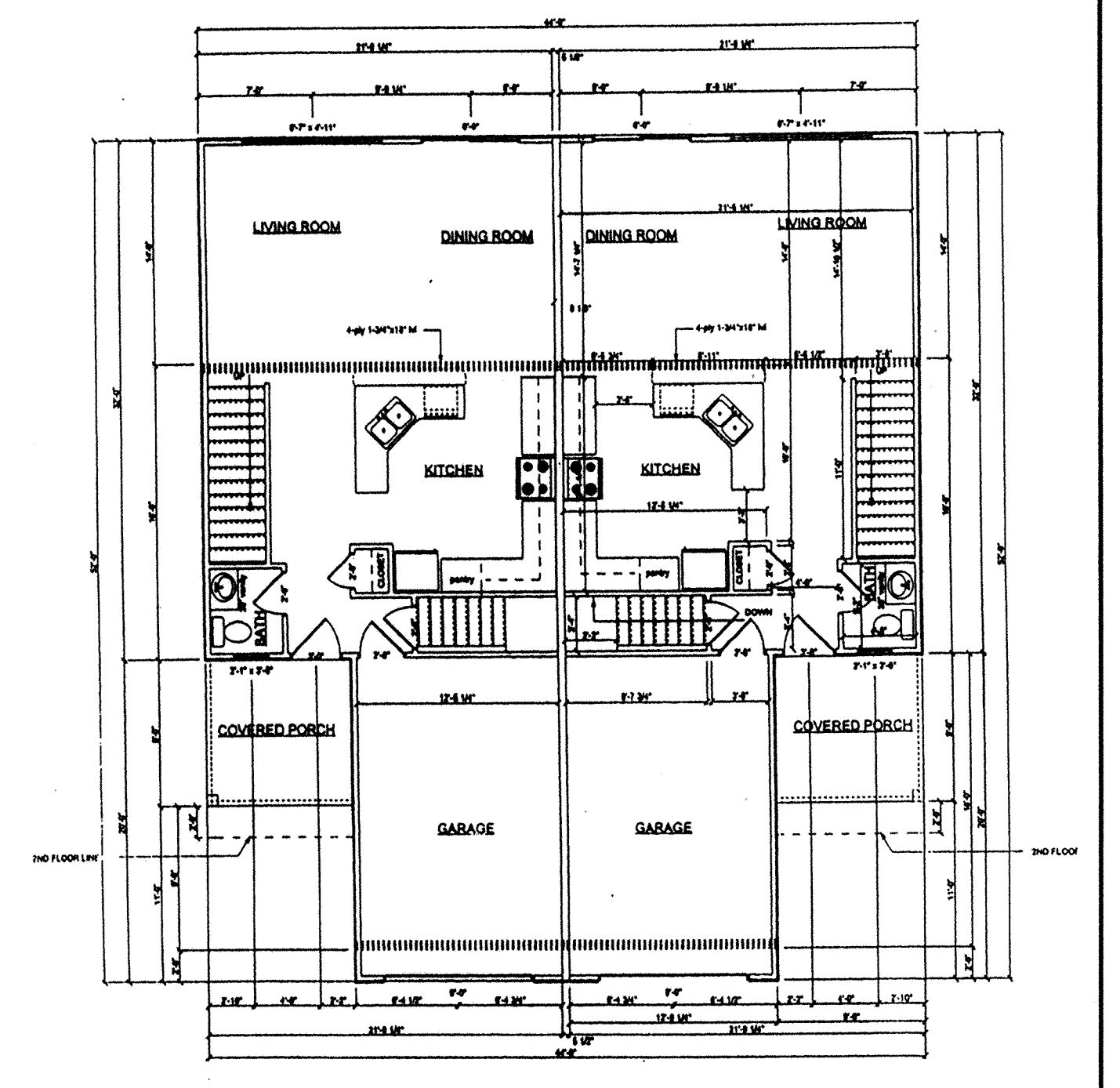
LIMA, OHIO

| | | |
|------------|----------|------------|
| 12-31-2003 | DATE | JOB |
| WSM | NO. | 22671 |
| JDS | CHECKED | |
| JDS | APPROVED | SCALE NONE |

UNIT A & B - FLOOR PLANS



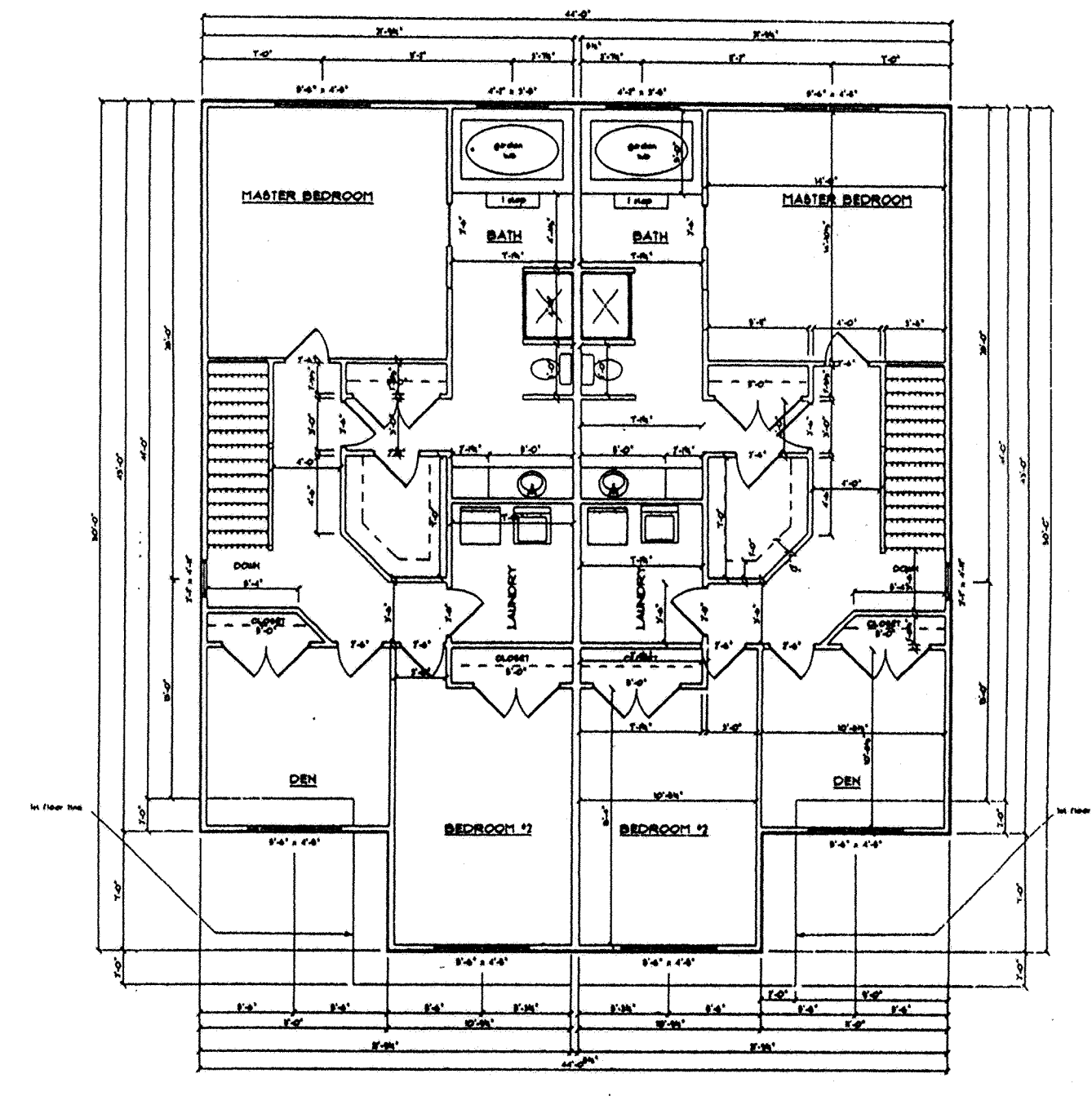
UNIT A
UNIT B
BASEMENT PLAN



UNIT A
UNIT B
1ST FLOOR PLAN

UNIT A
 Basement Living Area: 704 sq.ft.
 1st Floor Living Area: 704 sq.ft.
 2nd Floor Living Area: 1045 sq.ft.
 Total Living Area: 2453 sq.ft.
 Garage Area: 260 sq.ft.
 Porch Area: 81 sq.ft.

UNIT B
 Basement Living Area: 704 sq.ft.
 1st Floor Living Area: 704 sq.ft.
 2nd Floor Living Area: 1045 sq.ft.
 Total Living Area: 2453 sq.ft.
 Garage Area: 260 sq.ft.
 Porch Area: 81 sq.ft.



UNIT A
UNIT B
2ND FLOOR PLAN

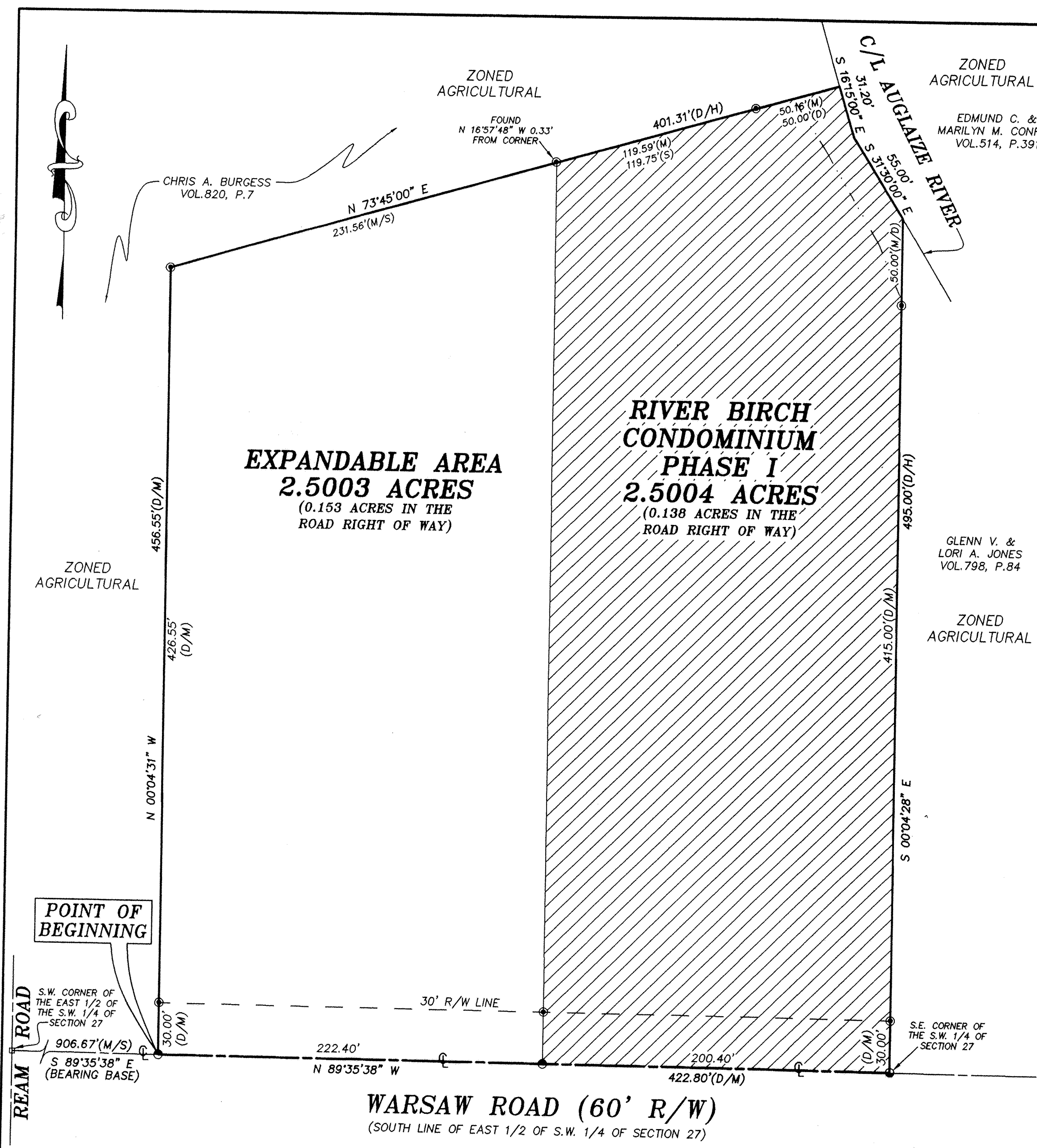
SHEET 3 OF 4

SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

| | | | |
|------------|------|---------|-------|
| 12-31-2003 | DATE | JOB NO. | 22671 |
| DRAWN | WSM | CHECKED | JDS |
| APPROVED | JDS | SCALE | NONE |



DEDICATORS' PLAT OF RIVER BIRCH CONDOMINIUM PHASE I IN THE S.W. 1/4 SECTION 27 T 4 S - R 7 E, PERRY TOWNSHIP ALLEN COUNTY, OHIO
RICKARD W. & SUSAN K. FRYMYER VOL. 908, P. 355

DEDICATORS' LAND RIVER BIRCH CONDOMINIUM PHASE I
5.0007 ACRES

Being a parcel of land situated in the Southwest Quarter of Section 27, Township 4 South, Range 7 East, Perry Township, Allen County, Ohio, acquired by Rickard W. Frymyer and Susan K. Frymyer in instrument recorded in Volume 908, Page 355, of the deed records of Allen County and being more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southwest corner of the East Half of the Southwest Quarter of Section 27 and the intersection of the centerline of Ream Road with the centerline of Warsaw Road -

Thence South 89°-35'-38" East (bearing base) on and along the south line of said East Half of the Southwest Quarter and the centerline of said Warsaw Road for a distance of 906.67 feet to a PK nail and shiner found marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described -

Thence North 00°-04'-31" West for a distance of 456.55 feet to an "LS 5772"-capped 1/2-inch iron pin found, passing at 30.00 feet an "LS 5772"-capped 1/2-inch iron pin found -

Thence North 73°-45'-00" East for a distance of 401.31 feet to a point in the centerline of the Auglaize River, passing an "LS 5772"-capped 1/2-inch iron pin found at 351.15 feet -

Thence on and along said centerline of the Auglaize River the following two (2) courses:

- 1) South 16°-15'-00" East for a distance of 31.20 feet -
- 2) South 31°-30'-00" East for a distance of 55.00 feet -

Thence South 00°-04'-28" East for a distance of 495.00 feet to a PK nail found marking the southeast corner of the Southwest Quarter of said Section 27 and the centerline of Warsaw Road, passing "LS 5772"-capped 1/2-inch iron pins found at 50.00 feet and at 465.00 feet -

Thence North 89°-35'-38" West on and along said centerline and the south line of said Southwest Quarter for a distance of 422.80 feet to the place of beginning, passing at 200.40 feet a PK nail and shiner found.

Containing in all 5.0007 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on a field survey completed November 21, 2003, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4566)

Date 23 Jan 04

James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor #4566

REVIEWED BY: *w/L M. Howbert*
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 1-23-04

OWNERS' DEDICATION AND ACKNOWLEDGMENT
THE UNDERSIGNED, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

Mark E. Davis
WITNESS

BY: *Rickard W. Frymyer*
RICKARD W. FRYMYER

Charlotte C. Bellini
WITNESS

BY: *Susan K. Frymyer*
SUSAN K. FRYMYER

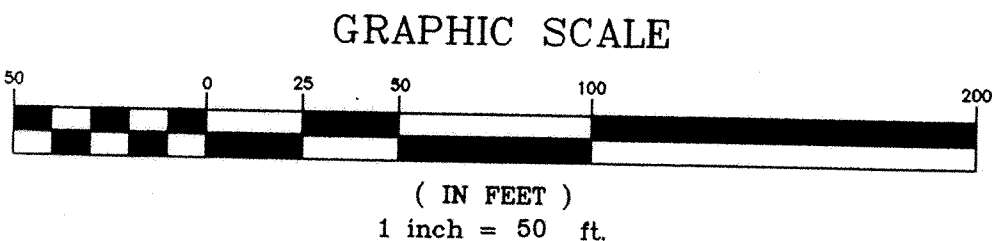
ACKNOWLEDGMENT

STATE OF OHIO SS:
COUNTY OF ALLEN
BE IT REMEMBERED THAT ON THIS 23 DAY OF January, 2004
PERSONALLY CAME THE SAID Rickard W. Frymyer and Susan K. Frymyer
TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MARK E. G. DAVIS
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Sec. 17, 118 C

Mark E. Davis
Notary Public, State of Ohio
my Commission has no
expiration date

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



SHEET 4 OF 4

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

| | | | |
|------------|------|---------|----------|
| 12-31-2003 | DATE | JOB NO. | 22671 |
| | WSM | | |
| | JDS | | |
| | JDS | SCALE | 1" = 50' |

VACATION OF RIGHT-OF-WAY

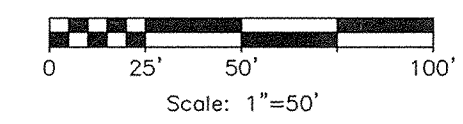
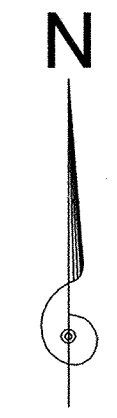
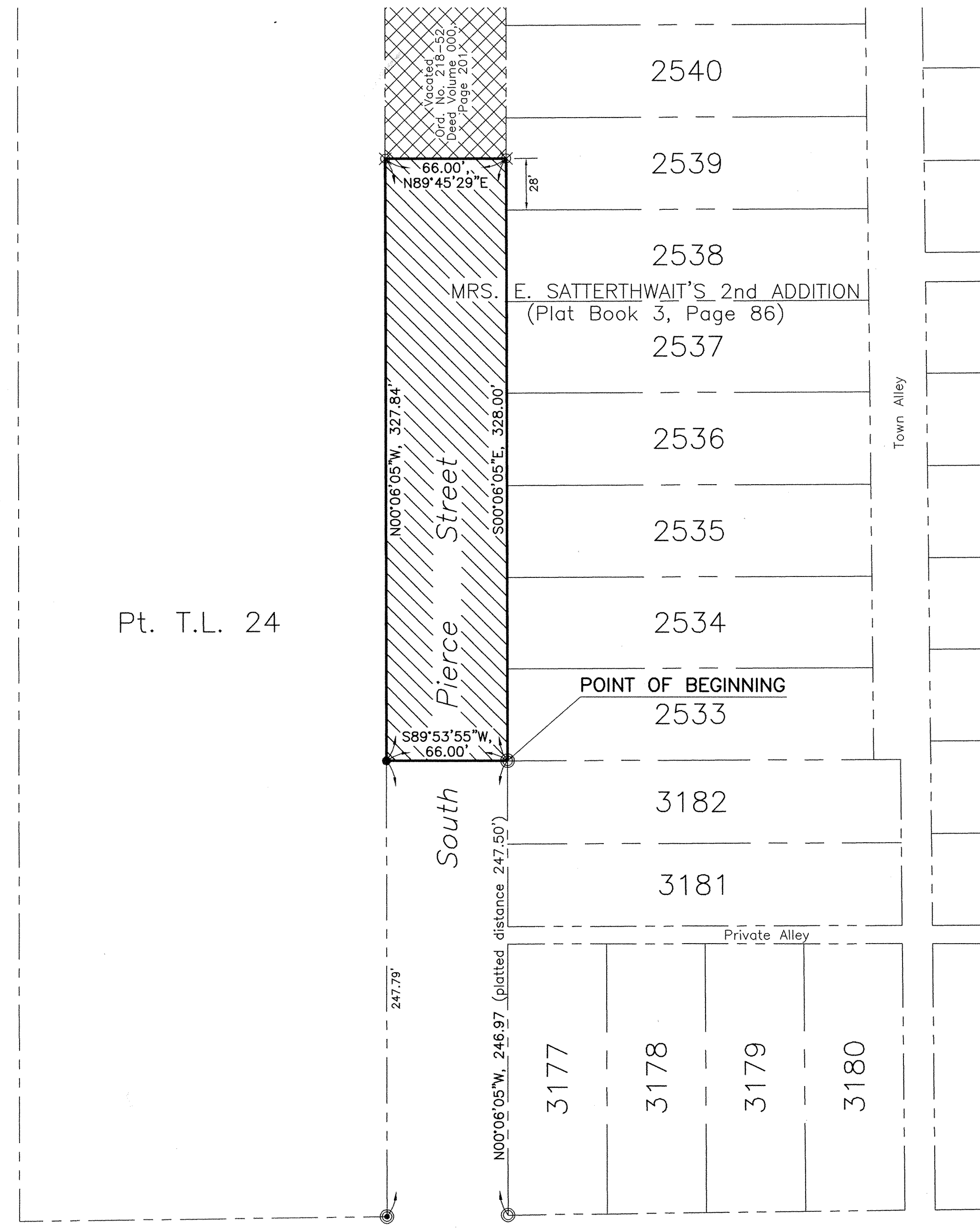
PART OF S. PIERCE STREET, MRS. E. SATTERTHWAIT'S 2nd ADDITION

Part of the Southeast Quarter of Section 36, Township-3-South, Range-6-East, American Township

CITY OF LIMA, ALLEN COUNTY, OHIO

200401683

Filed and recorded Jan 30, 2004
at 9:46 AM. In Plat vol 25 page 161
Edward P. Kuhn by M.H. Fee 41.40
See Deed Vol 921 Pg 432



- LEGEND**
- 5/8" IRON PIN CAPPED WITH A YELLOW MARKER STAMPED "CITY OF LIMA/P.S. 7365" (set)
 - ⊗ COTTON GIN SPINDLE (of record)
 - IRON PIPE (found)
 - ⊙ CAP INSIDE IRON PIPE (found)

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 10/15/03

Authorized and approved by City of Lima Ordinance No. 229-03,
passed December 15, 2003.

DESCRIPTION

Being part of S. Pierce Street as platted in Mrs. E. Satterthwait's 2nd Addition, recorded in Plat Book 3, Page 86, located in the southeast quarter of Section 36, Township-3-South, Range-6-East, American Township, now within the corporate limits of the City of Lima, Allen County, Ohio, and more particularly described as follows:

Commencing at an iron pipe found at the southwest corner of Lot 3177 in Leonard and Evans Subdivision (Plat Book 2, Page 310), also being the intersection of the north right-of-way line of W. Kibby Street and the east right-of-way line of S. Pierce Street; thence N00°06'05"W with the east right-of-way line of S. Pierce Street, 246.97 feet (platted distance is 247.50 feet) to an iron pipe found at the southwest corner of Lot 2533 in said Mrs. E. Satterthwait's 2nd Addition, being the POINT OF BEGINNING.

thence S89°53'55"W crossing S. Pierce Street, 66.00 feet to an iron pin set on the west right-of-way of S. Pierce Street;

thence N00°06'05"W with the west right-of-way line of S. Pierce Street, 327.84 feet to a cotton gin spindle of record at a point 28.00 feet north of the north line of Lot 2538 extended west, also being a point on the south line of that portion of S. Pierce Street vacated by Ordinance 218-52, recorded in Deed Volume 330, Page 201;

thence N89°45'29"E parallel with and 28.00 feet north of the extended north line of Lot 2538, also being the south line of said vacated S. Pierce Street, 66.00 feet to a cotton gin spindle of record on the west line of Lot 2539;

thence S00°06'05"E with the west line of Lots 2539, 2538, 2537, 2536, 2535, 2534, and 2533, also being the east right-of-way line of S. Pierce Street, 328.00 feet to the POINT OF BEGINNING.

The above described tract of land contains 21,642.72 square feet or 0.497 acres, and is subject to all easements of record.

Description of this tract of land is based on surveying work performed by the City of Lima, Ohio, Engineering Division, through August of 2003 under the supervision of Larry W. Stayonovich, P.S. #7365. Bearings are based on a survey performed by Kohli and Kaliher Associates, Inc. for the Lima City Schools, as indicated on Kohli Kaliher drawing No. T-907. All iron pins set are 5/8" x 30" rebar, capped with yellow marker stamped "City of Lima/P.S. 7365".

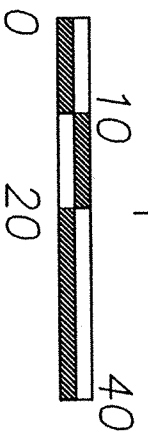
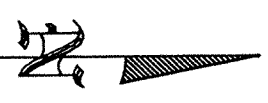


10-14-03
Date

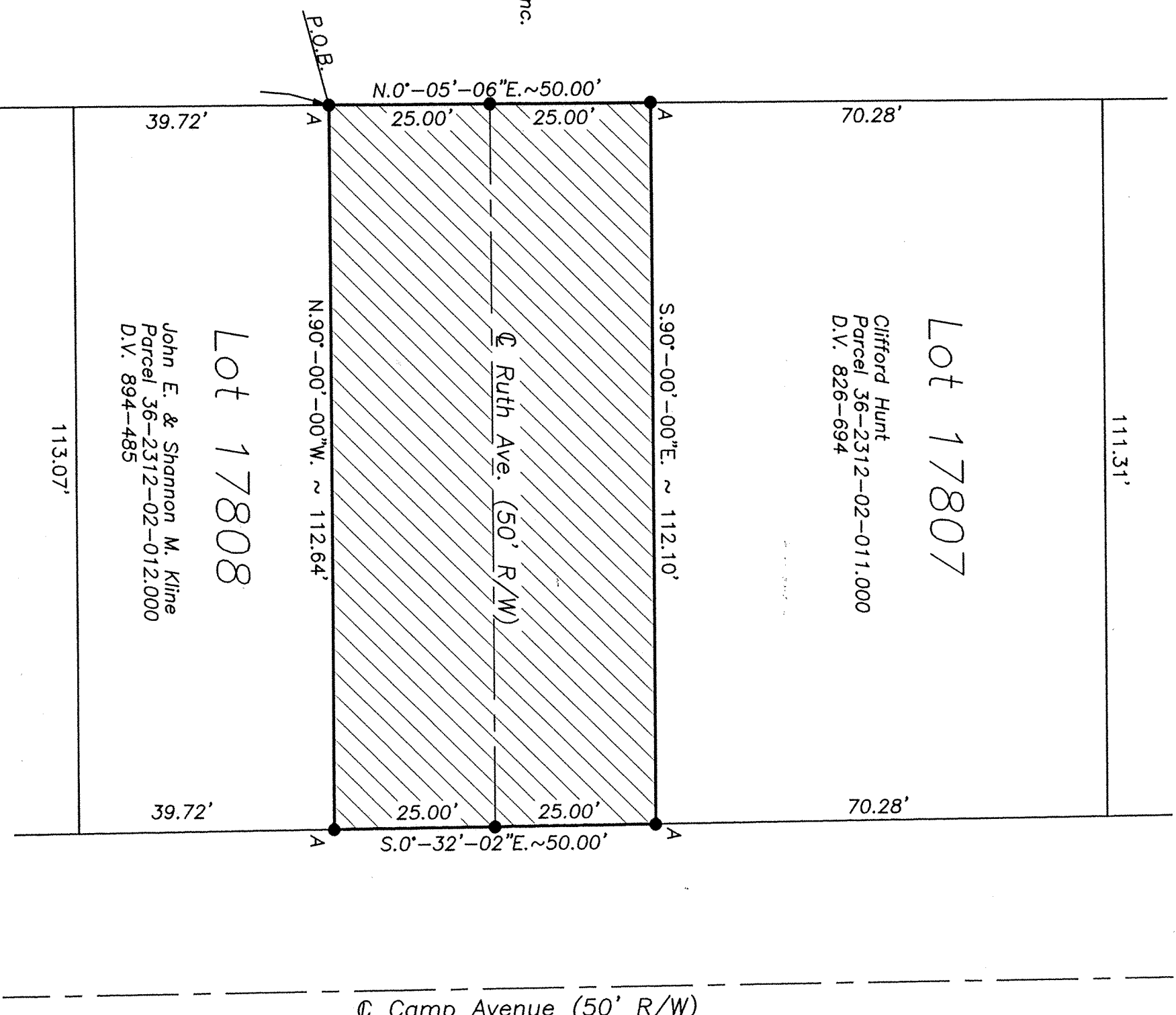
Larry W. Stayonovich
Larry W. Stayonovich, P.S. #7365

STREET VACATION

Ruth Ave. (50' R/W), West of Camp Ave.



Scale 1"=20'



200402864

Filed and Recorded

Feb 19, 2004 at 9:45 AM
in Plat Vol 25 page 162

Edward P Kisk
Recorder

My MH

See Plat Vol 922 page 151

Applesseed Ridge Girl Scout Council, Inc.
Parcel 36-2312-02-021.001
D.V. 634-813

DESCRIPTION

Being a 50' wide street to be vacated that runs east and west between Lots 17807 and 17808 in the Original Plat of William E. Metzgar's 1st Addition as recorded in Plat Book 7, Page 7 in the SE 1/4 of Section 23, T3S, R6E, American Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at the monument box at the S 1/4 Post of Section 23, thence S.90°-00'-00"E. (assumed bearing) on the south line of the SE 1/4 of Section 23 (centerline Robb Avenue), 831.25'; thence N.0°-05'-06"E. on the west line of William E. Metzgar's 1st Addition Subdivision, 604.72' to a set #5 rebar at the northwest corner of Lot 17808, the POINT OF BEGINNING of the street to be described, thence the following courses:

1. N.0°-05'-06"E., 50.00' to a set #5 rebar at the southwest corner of Lot 17807, passing over a set #5 rebar at 25.00';
2. S.90°-00'-00"E., 112.10' to a set #5 rebar at the southeast corner of Lot 17807;
3. S.0°-32'-02"E., 50.00' to a set #5 rebar at the northeast corner of Lot 17808, passing over a set #5 rebar at 25.00';
4. N.90°-00'-00"W., 112.64' to the POINT OF BEGINNING.

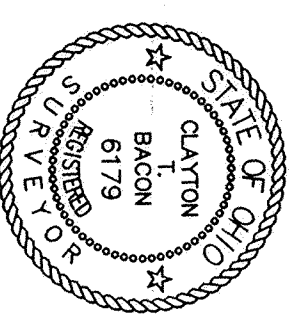
The above-described street contains 0.129 acres, more or less, subject to all legal easements of record at the time of survey.

A bearing of S.90°-00'-00"E. was assumed for the south line of the SE 1/4.

LEGEND

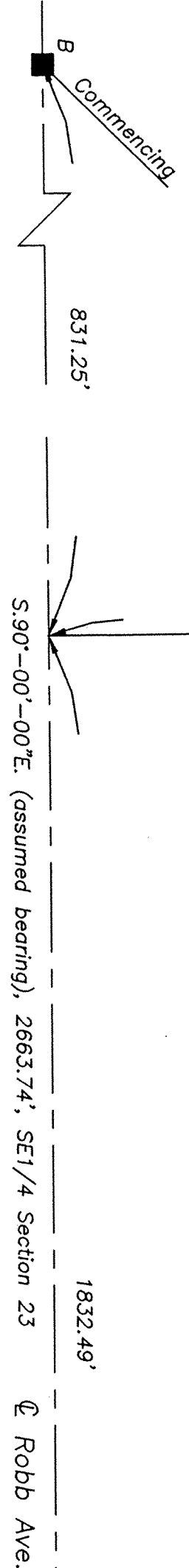
- A - Set #5 rebar
- B - MB at S1/4 Post Section 23
- C - MB at the southeast corner of Section 23

REVIEWED BY:
Michael L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEERS
DATE: 5/22/03



Carleton T. Bacon
Carleton T. Bacon
Cloyton, Bacon, Reg. P.S. #6179 5-21-03

This description and plat is based on an actual field survey performed on 4-28-03, by Bacon & Associates under the direction of Cloyton T. Bacon, P.S. #6179



Drawn: BTB
Date: 5-8-03
File: 1 0 4 0 4

John & Shannon Kline
Lots 17807 & 17808 (Original Plat of William E. Metzgar's 1st Add.)
SE 1/4, Sec. 23, T3S, R6E, American Township, Allen County, OH

Prepared By
Bacon & Associates, B.D.C.
750 N. Eastown Rd., Elida, Ohio 45807
Office: (419) 999-3756 - Fax: (419) 999-2523

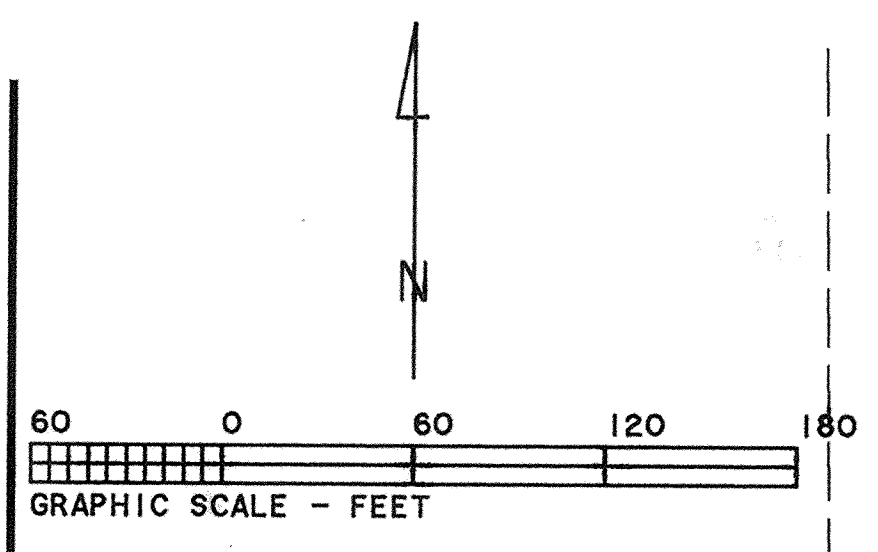
SPRINGBROOK GREENS CONDOMINIUMS NO. 10

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

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

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

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

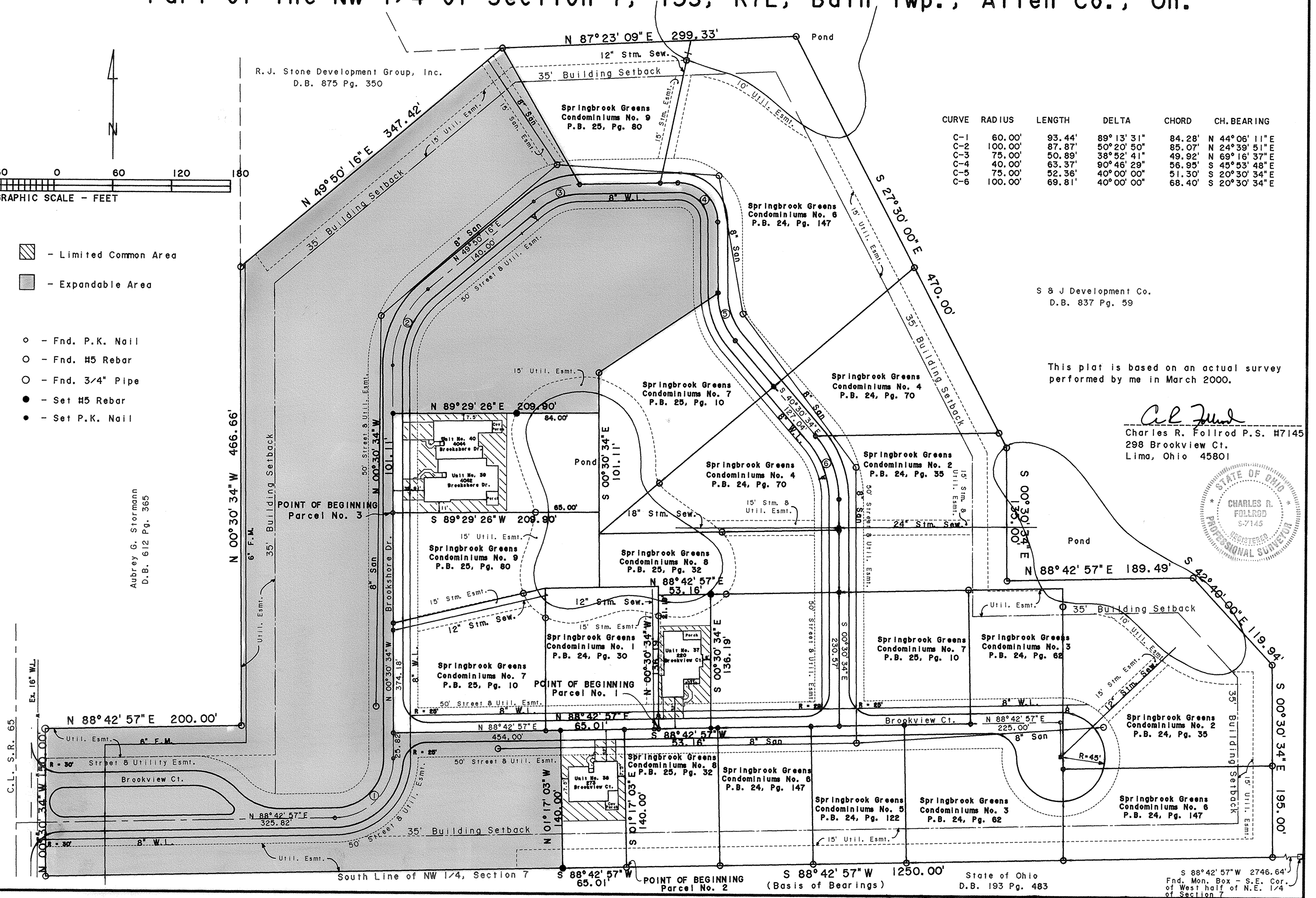
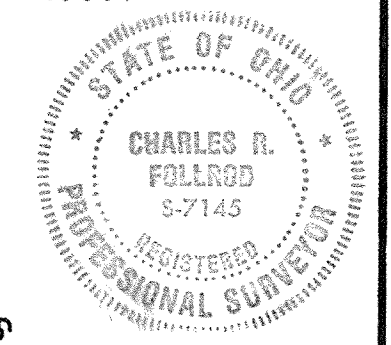


- Limited Common Area
- Expandable Area
- Fnd. P.K. Nail
- Fnd. #5 Rebar
- Fnd. 3/4" Pipe
- Set #5 Rebar
- Set P.K. Nail

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

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

Charles R. Follrod
 Charles R. Follrod P.S. H7145
 298 Brookview Ct.
 Lima, Ohio 45801



C.L. S.R. 65

State of Ohio
D.B. 193 Pg. 483

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

SPRINGBROOK GREENS CONDOMINIUMS NO. 10

SPRINGBROOK GREENS CONDOMINIUMS NO. 10, consists of a part of the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio.

This set of drawings attached hereto, consisting of a Plat Plan of SPRINGBROOK GREENS CONDOMINIUMS NO. 10, one page of descriptions, four pages of floor plans, three pages of elevation views of the buildings and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

Charles R. Follrod
Professional Engineer No. 7145
Charles R. Follrod, P.E.
R & A Engineers Inc.

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

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
CHARLES R. FOLLROD
E-51318

No. 200402924
Filed for record this 19th day of Feb, 2004 at 2:28 PM o'clock
M. in the office of the Allen County Recorder and recorded in Plat Book 25 on Page 163

Fee: 414.00
Edward P. Kwik
RECORDER, Allen County, Ohio
by *MH*

For DECLARATIONS see Deed Volume 922 Page 175

DESCRIPTION (Springbrook Greens Condominiums No. 10) (Parcel No. 1)

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

Beginning at a found P.K. nail at the Southeast corner of Springbrook Greens Condominiums No. 1 as recorded in P.B. 24, Pg. 30 in the Allen County Recorder's Office and being the POINT OF BEGINNING, thence the following courses:

1. N00°30'34"W with the east line of said Springbrook Greens Condominiums No. 1, 136.19' to a point passing over a found #5 rebar at 115.00';
2. N88°42'57"E with the south line of Springbrook Greens Condominiums No. 8 (Parcel No. 1), 53.16' to a set #5 rebar;
3. S00°30'34"E, 136.19' to a set P.K. nail;
4. S88°42'57"W with the north line of Springbrook Greens Condominiums No. 8 (Parcel No. 2), 53.16' to the POINT OF BEGINNING.

The above described parcel contains 0.166 acres more or less, subject to all legal highways and easements of record.
(Parcel No. 2)

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

Beginning at a found #5 rebar at the Southwest corner of Springbrook Greens Condominiums No. 8 (Parcel No. 2) as recorded in P.B. 25, Pg. 32 in the Allen County Recorder's Office and being the POINT OF BEGINNING, thence the following courses:

1. S88°42'57"W, 65.01' to a set #5 rebar;
2. N01°17'03"W, 140.00' to a set P.K. nail;
3. N88°42'57"E with the south line of Springbrook Greens Condominiums No. 1, 65.01' to a found P.K. nail;
4. S01°17'03"E with the west line of said Springbrook Greens Condominiums No. 8 (Parcel No. 2), 140.00' to the POINT OF BEGINNING.

The above described parcel contains 0.209 acres more or less, subject to all legal highways and easements of record.
(Parcel No. 3)

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

Beginning at a found P.K. nail at the Northwest corner of Springbrook Greens Condominiums No. 9 (Parcel No. 2) as recorded in P.B. 25, Pg. 80 in the Allen County Recorder's Office and being the POINT OF BEGINNING, thence the following courses:

1. N00°30'34"W, 101.11' to a set P.K. nail;
2. N89°29'26"E, 209.90' to a point passing over a set #5 rebar at 125.90';
3. S00°30'34"E with the west line of Springbrook Greens Condominiums No. 7 (Parcel No. 1), 101.11' to a point;
4. S89°29'26"W with the north line of said Springbrook Greens Condominiums No. 9 (Parcel No. 2), 209.90' to the POINT OF BEGINNING, passing over a found #5 rebar at 65.00'.

The above described parcel contains 0.487 acres more or less, subject to all legal highways and easements of record.

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

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

Parcel No.: 37-0702-01-019.001

DESCRIPTION

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

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

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

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

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

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

(Private Street & Utility Easement - Brookview Ct.)

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

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

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

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

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

Total Private Street & Utility Easement = 3.161 acres

DESCRIPTION (Springbrook Greens Condominiums No. 10 Dedicatory's Land)

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

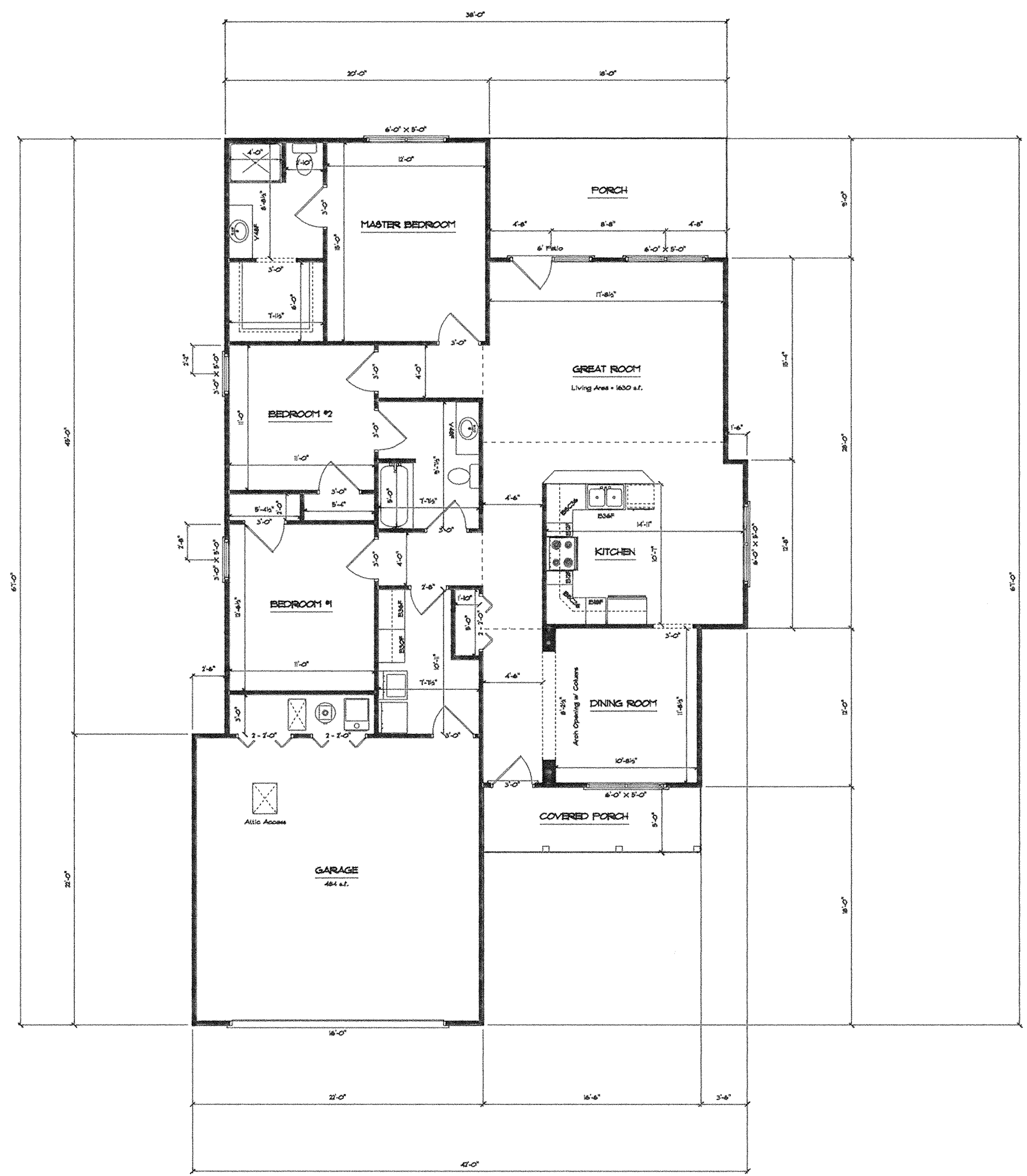
Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 2746.64' to a found #5 rebar and being the POINT OF BEGINNING, thence the following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

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

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

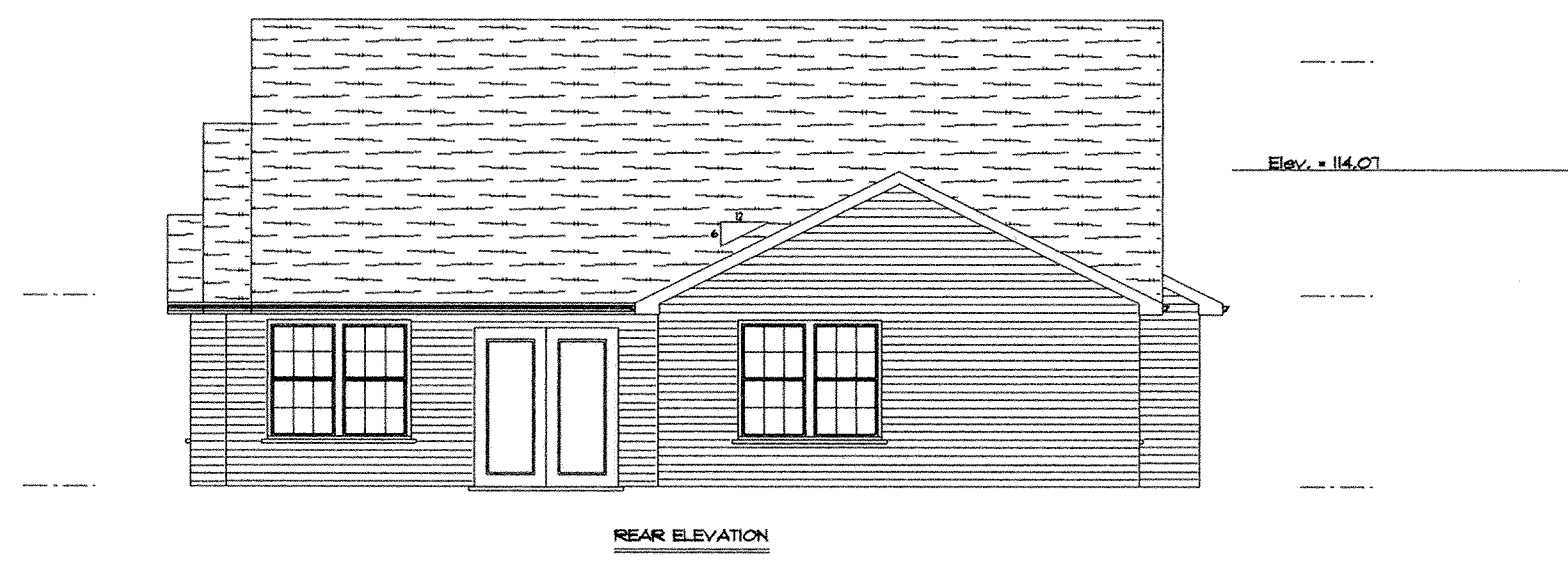
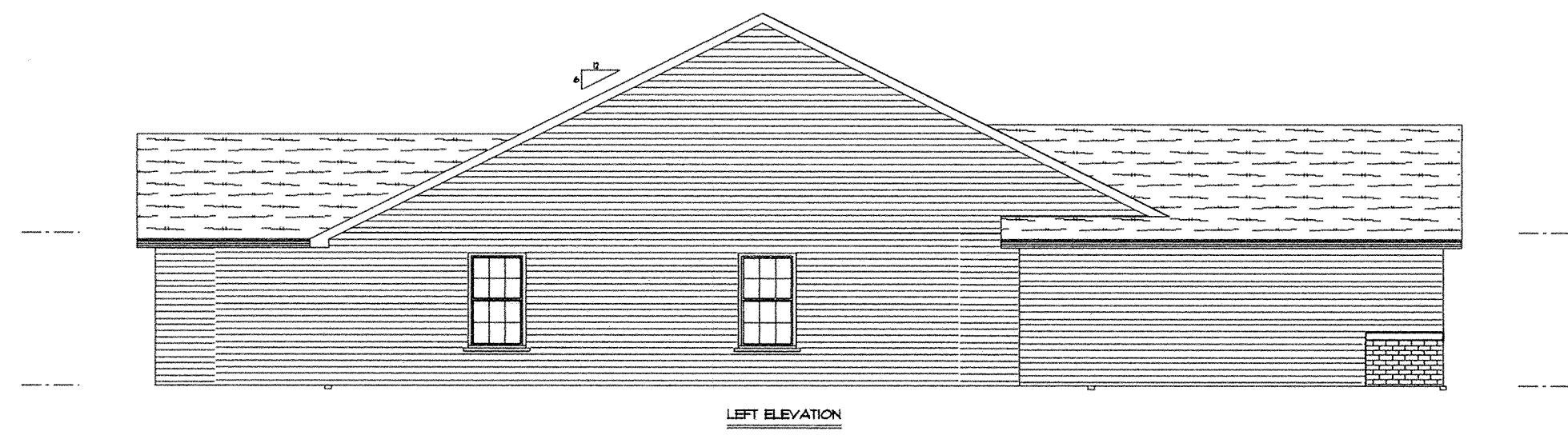
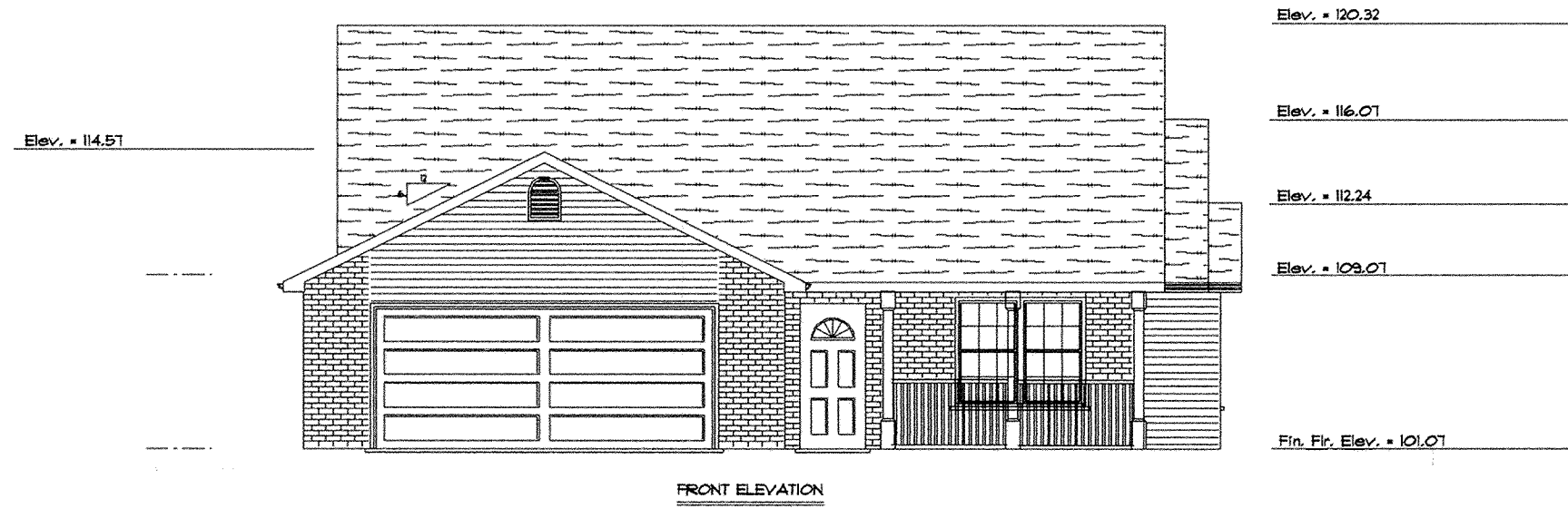
- #### SAVE AND EXCEPT
- (Springbrook Greens Condominiums No. 1 - Acreage = 0.383 ac.)
(For Description - See P.B. 24, Pg. 30)
 - (Springbrook Greens Condominiums No. 2 - Acreage = 1.502 ac.)
(For Description - See P.B. 24, Pg. 35)
 - (Springbrook Greens Condominiums No. 3 - Acreage = 0.814 ac.)
(For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

The total dedicatory's land contains 6.829 acres more or less subject to all legal highways and easements of record.

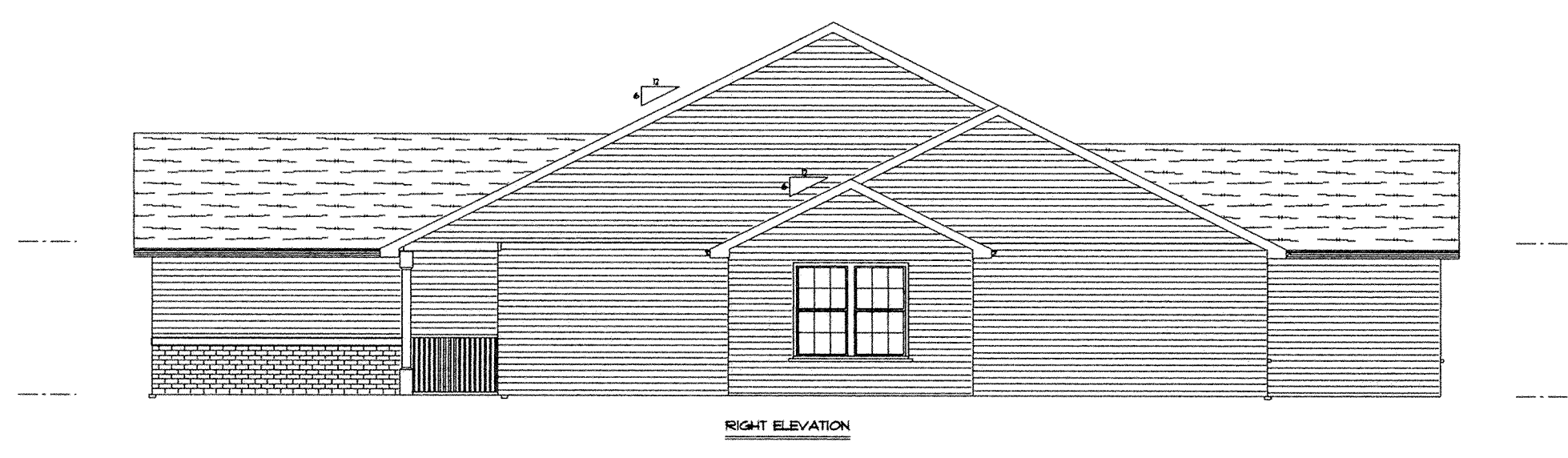


Unit No. 37
220 Brookview Ct.

Springbrook Greens Condominiums
Job 949
SCALE 1/8" = 1'-0"
9-28-09

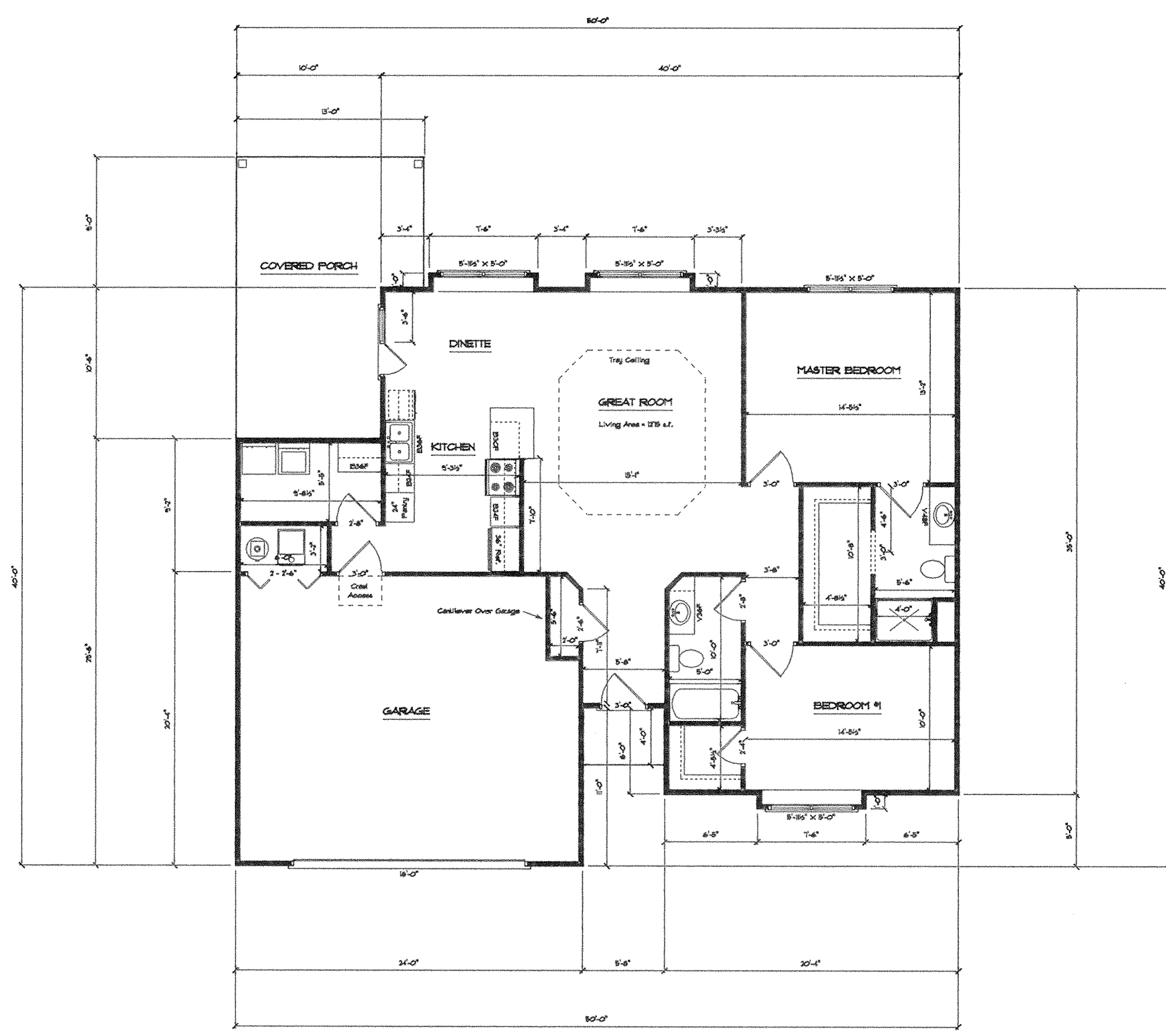


B.M. - Top of Steamer Nozzle on Fire Hydrant Located
In Front of 220 Brookview Ct. Elev. = 100.00



Unit No. 31
220 Brookview Ct.

Springbrook Greens Condominiums
Job 949
SCALE: 1/8" = 1'-0"
5-9-03



Unit No. 38
273 Brookview Ct.

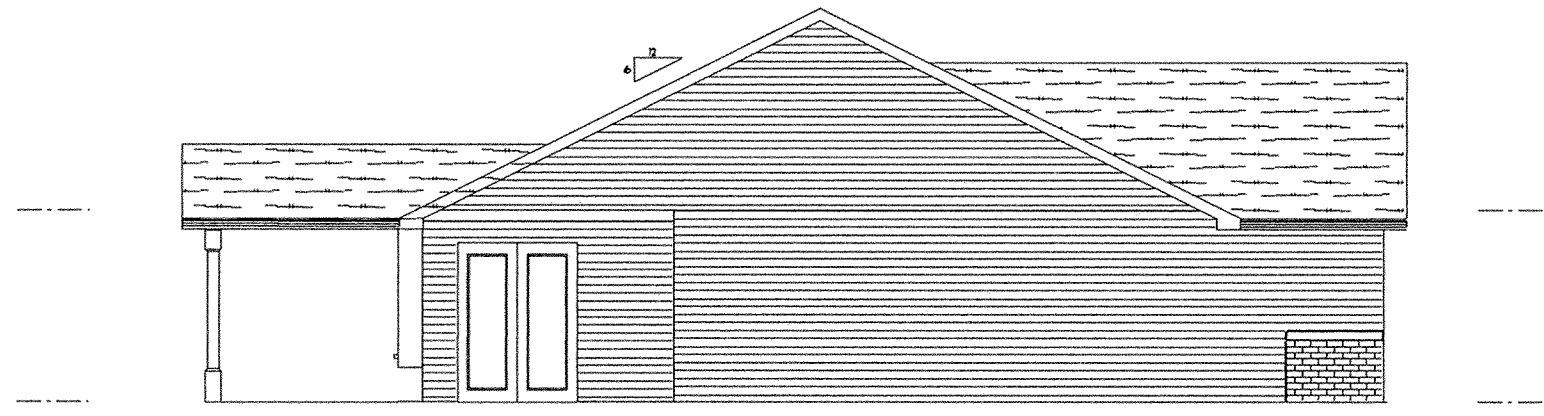
Notes: 1. Frame to install kitchen cabinet and curtain blocking.

Springbrook Greens Condominiums
Job 948
SCALE: 1/8" = 1'-0"
9-2003

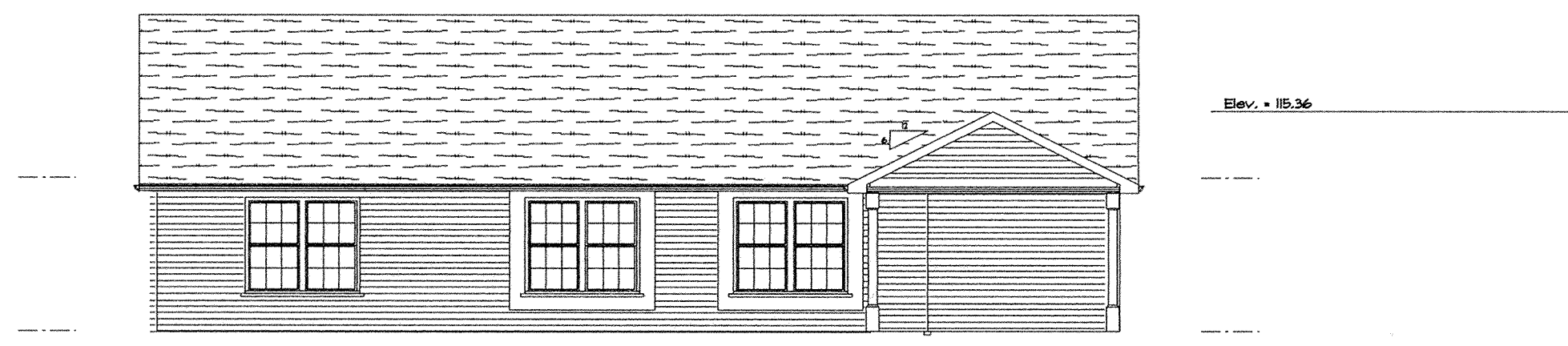


Elev. = 111.61
 Elev. = 114.44
 Elev. = 109.36
 Fin. Fr. Elev. = 101.36

FRONT ELEVATION

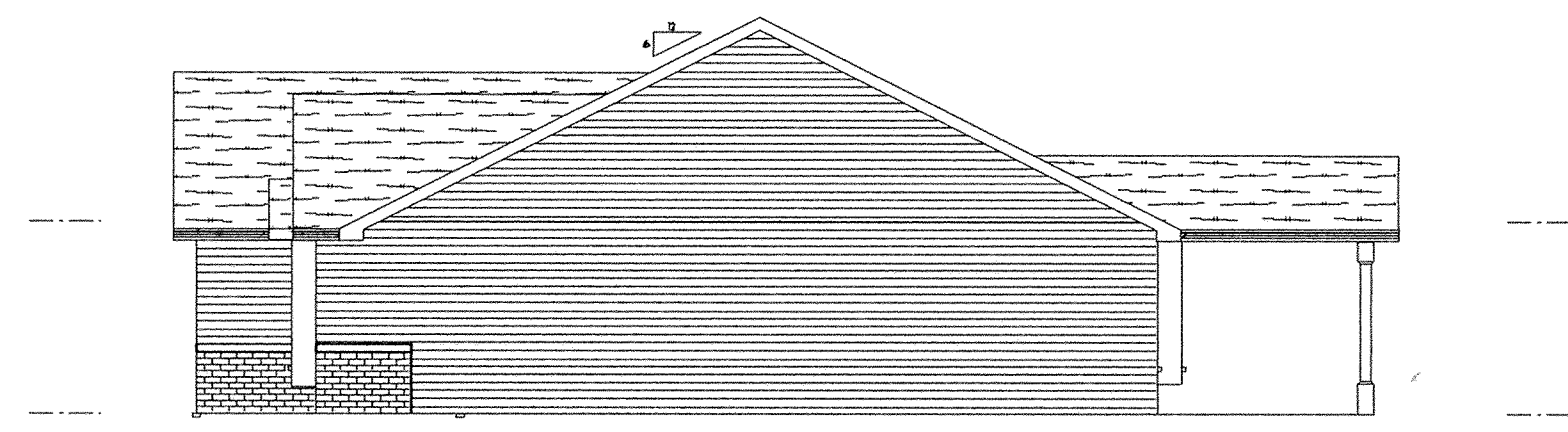


LEFT ELEVATION



Elev. = 115.36

REAR ELEVATION

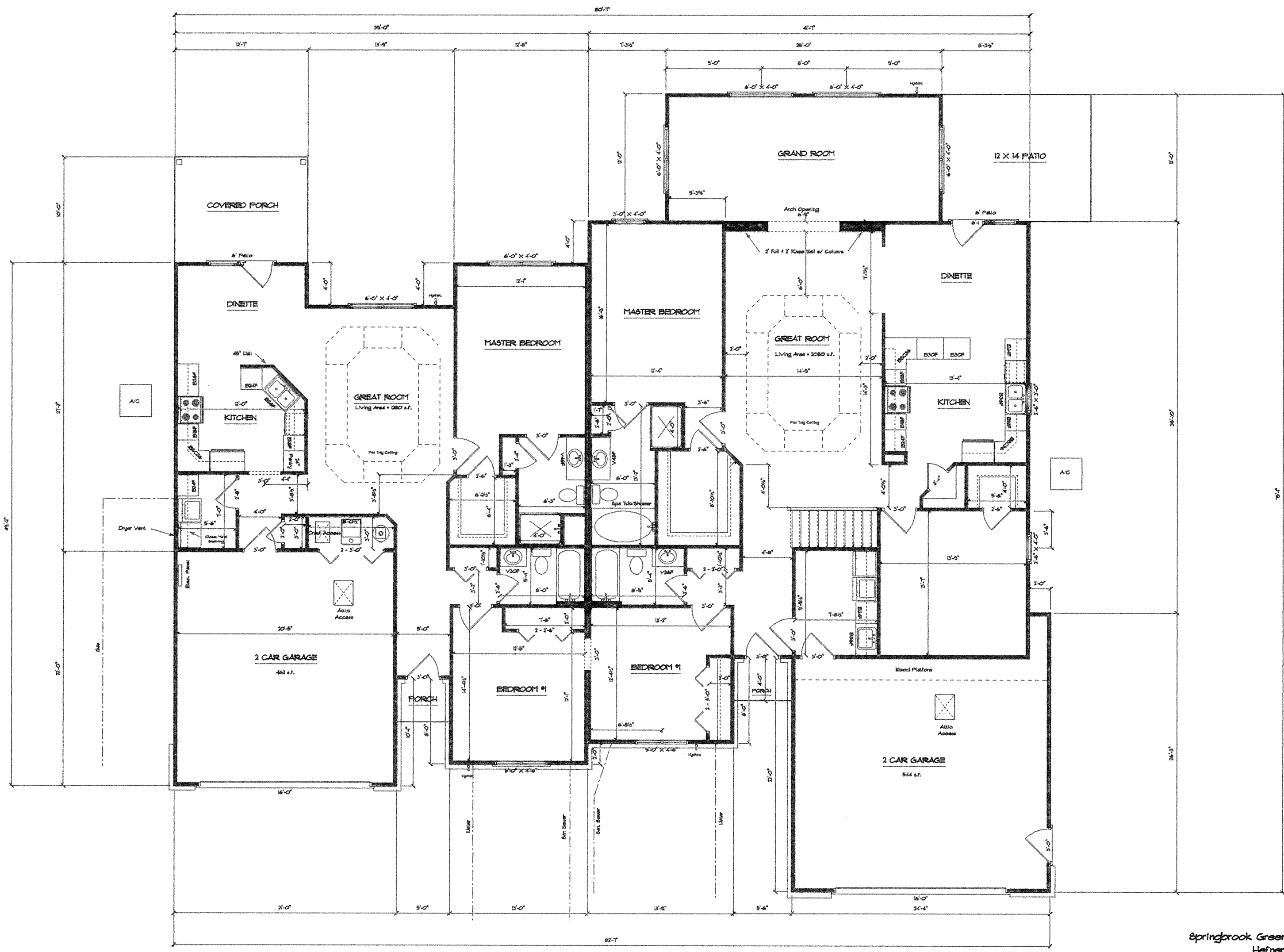


RIGHT ELEVATION

B.M. - Top of Steam Nozzle on Fire Hydrant in Front of 220 Brookview Ct. Elev. = 100.00

Springbrook Greens Condominiums
Job 948
SCALE: 1/8" = 1'-0"
9-5-09

Unit No. 38
213 Brookview Ct.

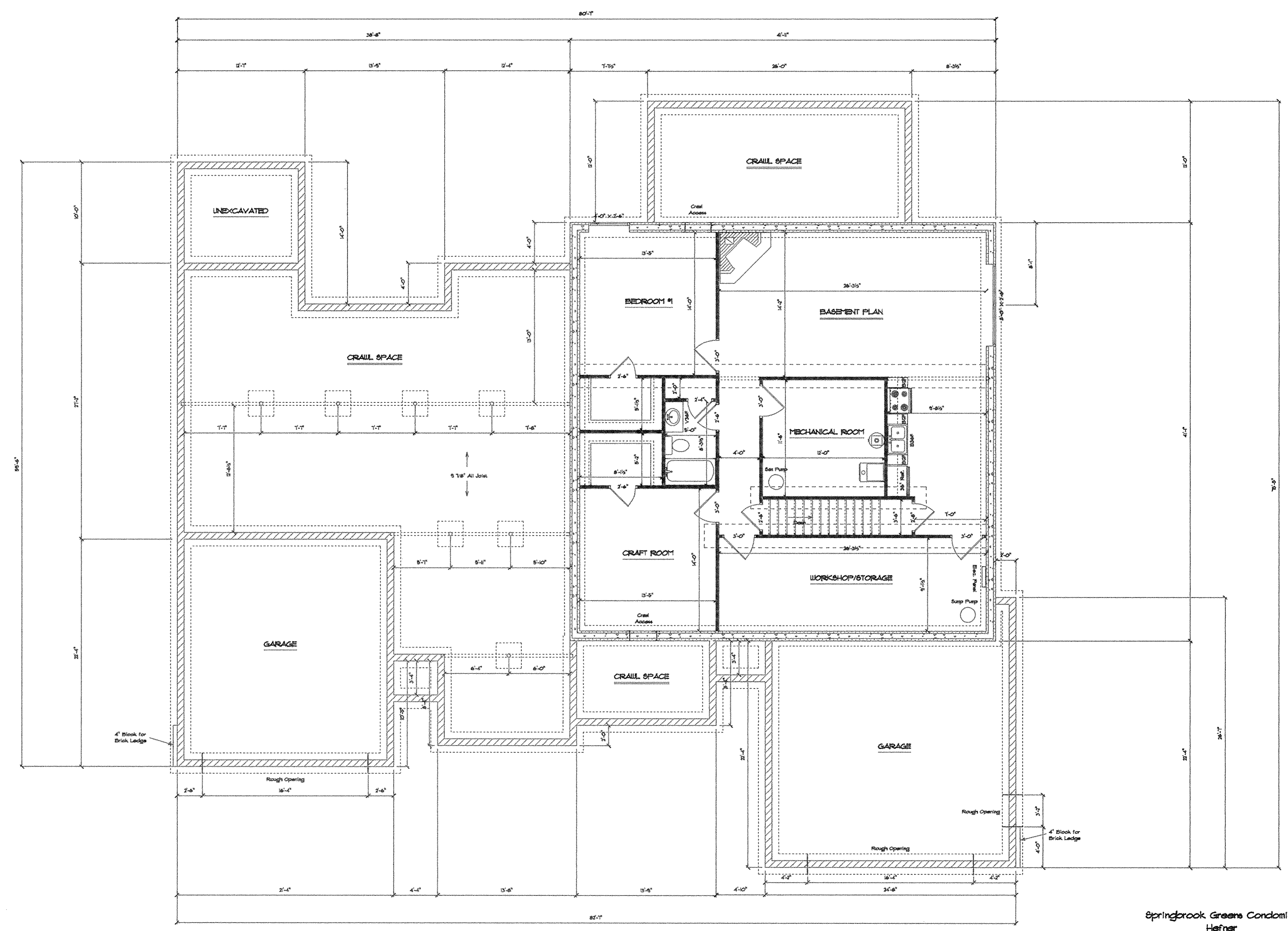


Unit No. 40
4044 Brookshore Dr.

Unit No. 39
4042 Brookshore Dr.

Springbrook Greens Condominiums
Hefner
SCALE: 1/8" = 1'-0"
8-04-03

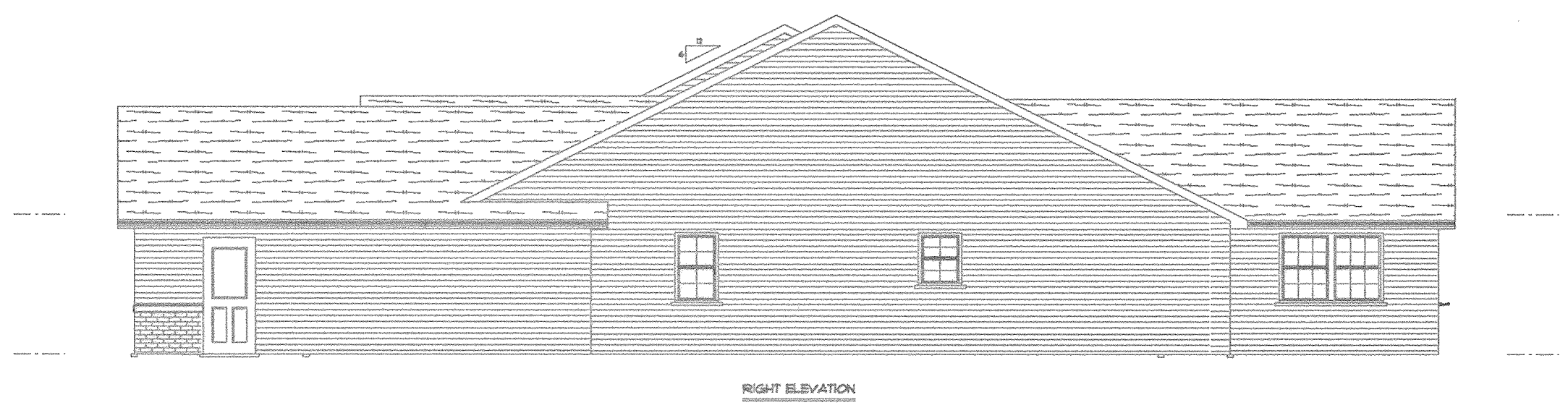
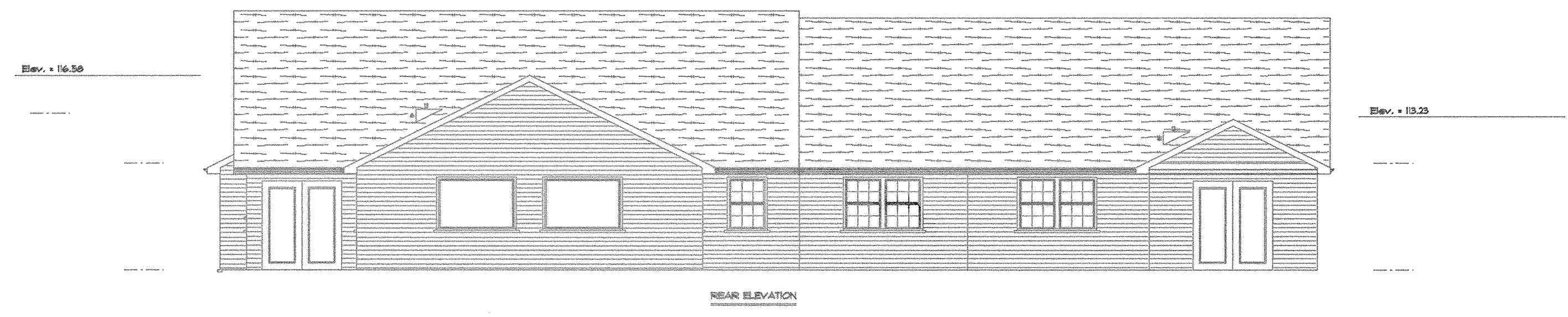
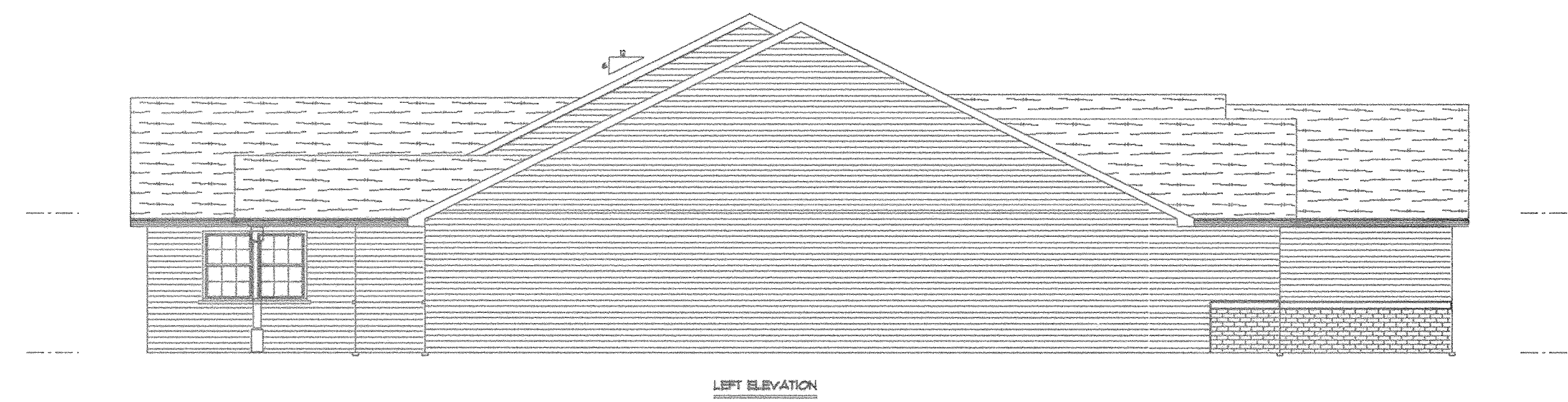
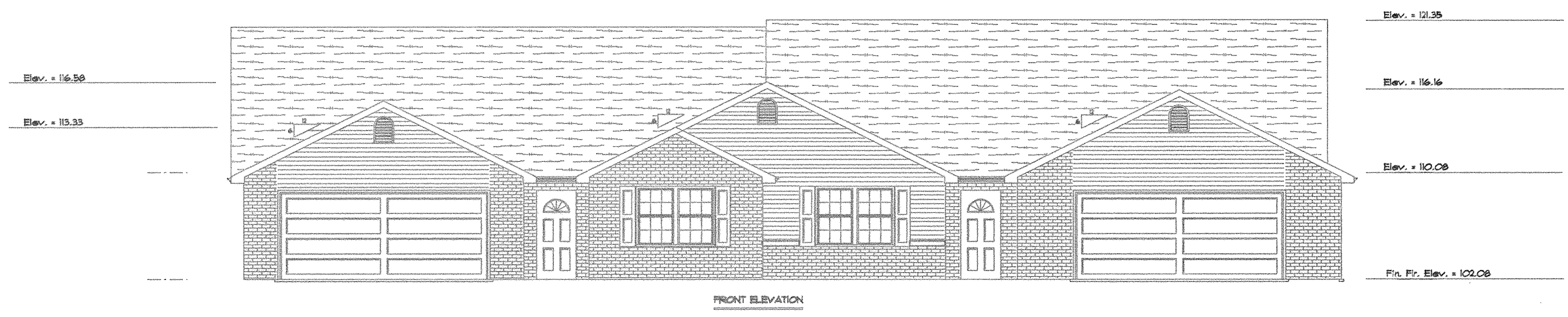
- Notes:
1. The framer is to install cabinet blocking.
 2. The framer shall install sheathing in the attic above garage.
 3. 2x6 walls shall be constructed between the bathroom walls and adjacent to the washer and dryer.



Unit No. 40
4044 Brookshore Dr.

Unit No. 39
4042 Brookshore Dr.

Springbrook Greens Condominiums
Hefner
SCALE: 1/8" = 1'-0"
8-18-05



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

Unit Nos. 39 & 40
4042 - 4044 Brookshore Dr.

Springbrook Greens Condominiums
Hefner
SCALE 1/8" = 1'-0"
8-04-03

SPRINGBROOK GREENS CONDOMINIUMS NO. 10

Survey of Dedicator's Land

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

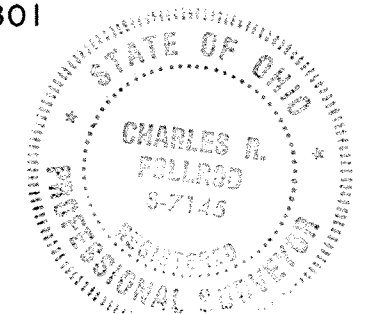
Springbrook Greens Condominiums No. 9
P.B. 25, Pg 80

Springbrook Greens Condominiums No. 6
P.B. 24, Pg. 147

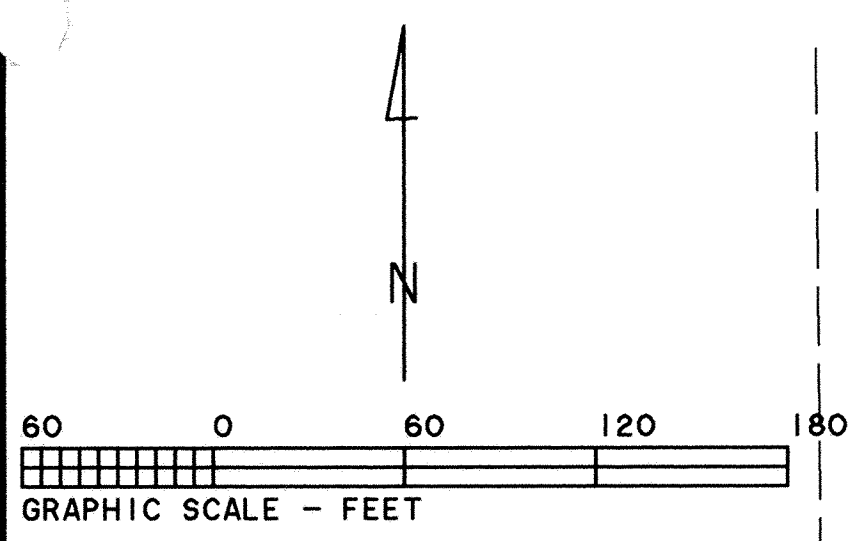
S & J Development Co.
D.B. 837 Pg. 59

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

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



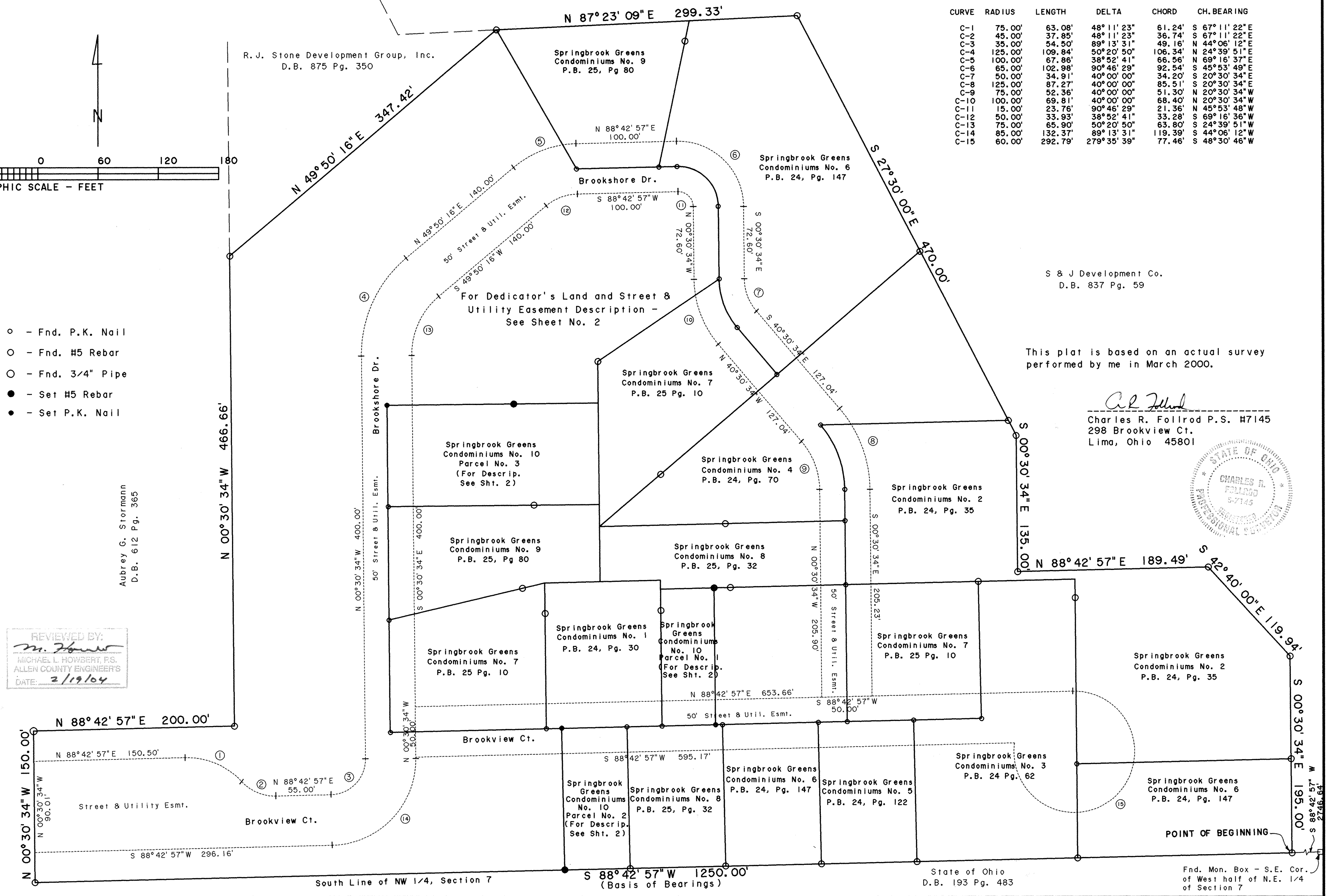
| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|---------|---------|--------------|---------|-----------------|
| C-1 | 75.00' | 63.08' | 48° 11' 23" | 61.24' | S 67° 11' 22" E |
| C-2 | 45.00' | 37.85' | 48° 11' 23" | 36.74' | S 67° 11' 22" E |
| C-3 | 35.00' | 54.50' | 89° 13' 31" | 49.16' | N 44° 06' 12" E |
| C-4 | 125.00' | 109.84' | 50° 20' 50" | 106.34' | N 24° 39' 51" E |
| C-5 | 100.00' | 67.86' | 38° 52' 41" | 66.56' | N 69° 16' 37" E |
| C-6 | 65.00' | 102.98' | 90° 46' 29" | 92.54' | S 45° 53' 49" E |
| C-7 | 50.00' | 34.91' | 40° 00' 00" | 34.20' | S 20° 30' 34" E |
| C-8 | 125.00' | 87.27' | 40° 00' 00" | 85.51' | S 20° 30' 34" E |
| C-9 | 75.00' | 52.36' | 40° 00' 00" | 51.30' | N 20° 30' 34" W |
| C-10 | 100.00' | 69.81' | 40° 00' 00" | 68.40' | N 20° 30' 34" W |
| C-11 | 15.00' | 23.76' | 90° 46' 29" | 21.36' | N 45° 53' 48" W |
| C-12 | 50.00' | 33.93' | 38° 52' 41" | 33.28' | S 69° 16' 36" W |
| C-13 | 75.00' | 65.90' | 50° 20' 50" | 63.80' | S 24° 39' 51" W |
| C-14 | 85.00' | 132.37' | 89° 13' 31" | 119.39' | S 44° 06' 12" W |
| C-15 | 60.00' | 292.79' | 279° 35' 39" | 77.46' | S 48° 30' 46" W |



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

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

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEERS
DATE: 2/19/04



South Line of NW 1/4, Section 7

State of Ohio
D.B. 193 Pg. 483

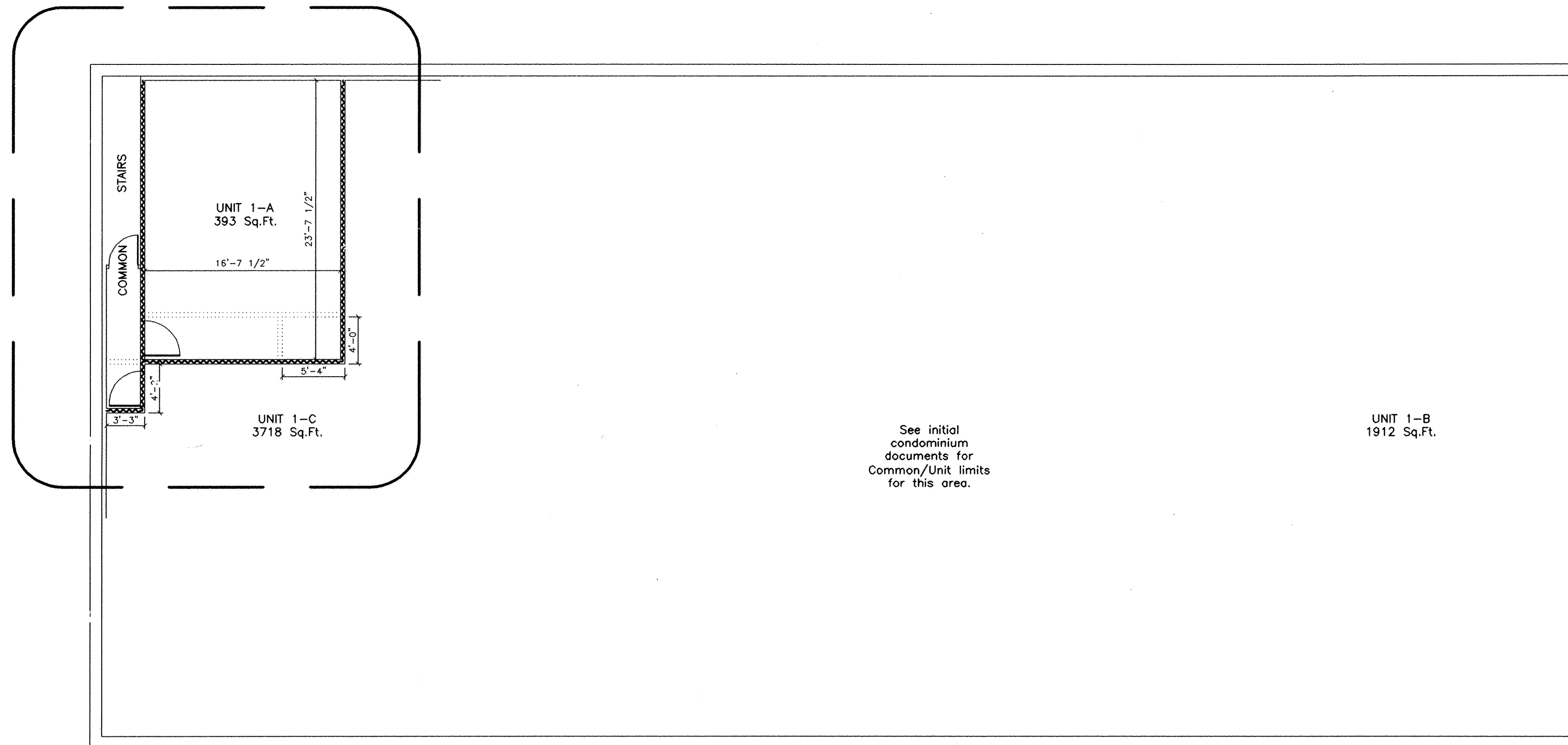
Fnd. Mon. Box - S.E. Cor.
of West half of N.E. 1/4
of Section 7

POINT OF BEGINNING

WEST MARKET STREET MEDICAL ASSOCIATES CONDOMINIUM PART OF LOTS No. 1617, 1618, 2240 & 8022 CITY OF LIMA, OHIO

SHEET 1 OF 2
EXHIBIT C

FIRST AMENDMENT



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

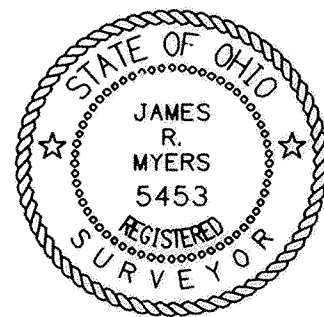
Dated at Lima, Ohio, February 17, 2004

KOHLI & KALIHER ASSOCIATES, INC.

By James R. Myers

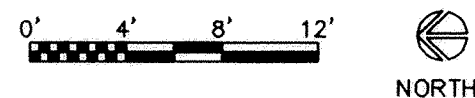


Registered Engineer
No. 32719



Registered Surveyor
No. 5453

BASEMENT FLOOR PLAN



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

200404376
COUNTY RECORDERS CERTIFICATE

No. _____
Filed for record in the Allen County, Ohio, Recorder's Office this 10th day
of March, 2004 at 2:41 o'clock P.M., and recorded in Allen County, Ohio,
Plat Book 25 on Page 173.
Fee: 22.80

Edward P. Knick
Recorder of Allen County, Ohio by MH

See Deed vol 923 Pg 122

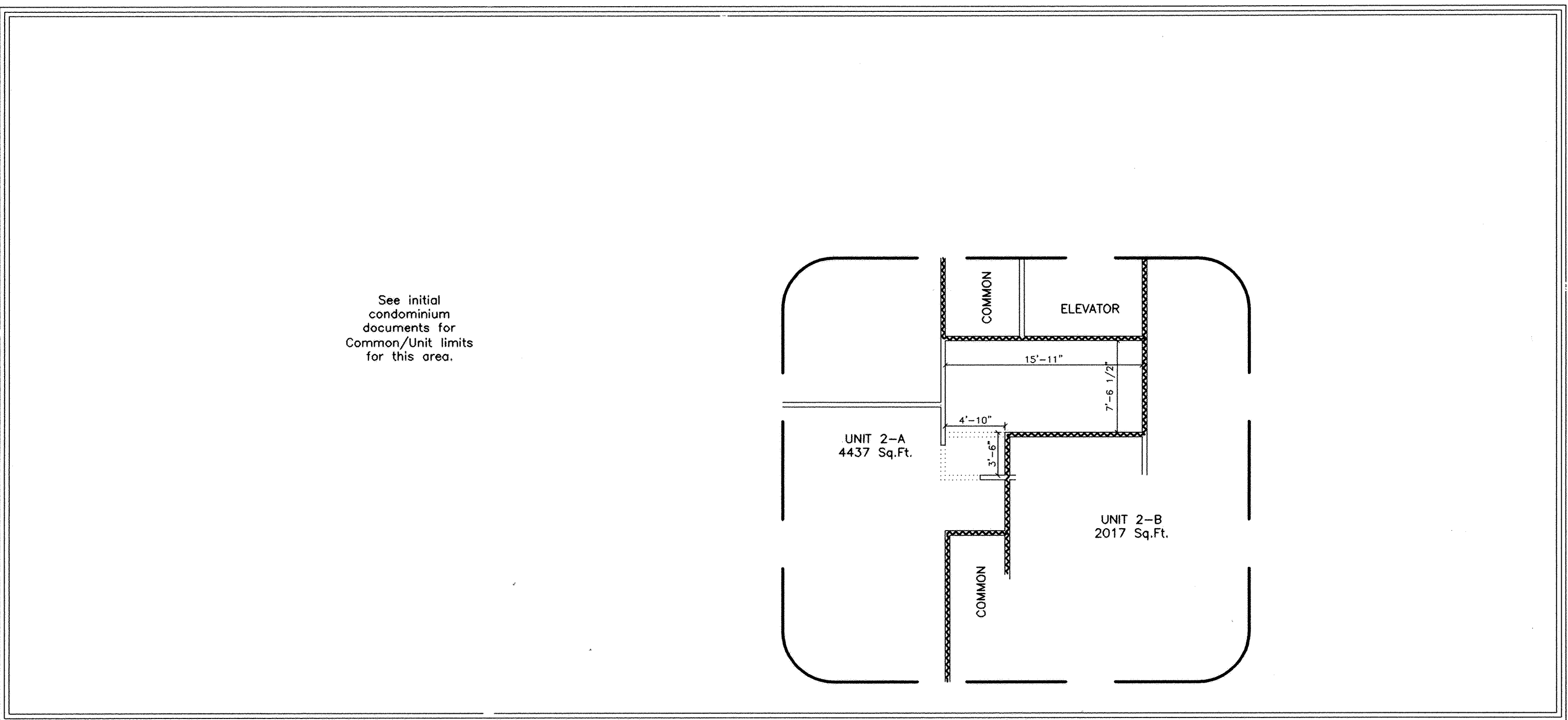
UNIT
PARTITION
WALL



WEST MARKET STREET MEDICAL ASSOCIATES CONDOMINIUM PART OF LOTS No. 1617, 1618, 2240 & 8022 CITY OF LIMA, OHIO

SHEET 2 OF 2
EXHIBIT C

FIRST AMENDMENT



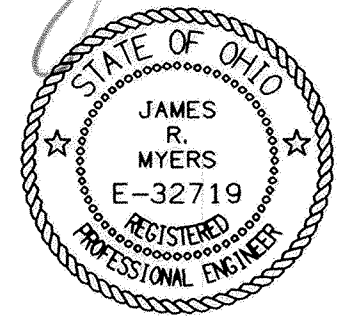
I, James R. Myers, Registered Engineer, State of Ohio No. 32719, and Registered Surveyor, State of Ohio No. 5453 do hereby certify that the drawings hereon, correctly represent the location, dimensions and configurations of the WEST MARKET STREET MEDICAL ASSOCIATES CONDOMINIUM, FIRST AMMENDMENT, as it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

Dated at Lima, Ohio, February 17, 2004

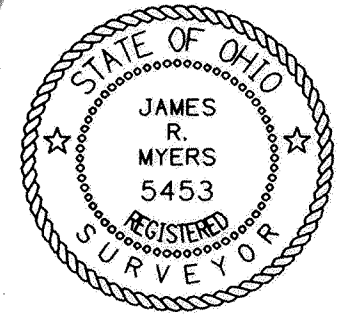
KOHLI & KALIHAR ASSOCIATES, INC.

By James R. Myers

UNIT PARTITION WALL

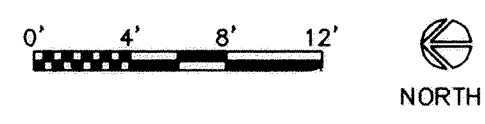


Registered Engineer
No. 32719



Registered Surveyor
No. 5453

FIRST FLOOR PLAN




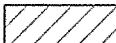
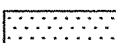
kk
KOHLI & KALIHAR ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
311 East Market Street, Lima, Ohio 45801 419-227-1135

For AFFIDAVIT OF Correction Regarding addresses (units 40 + 42)
See Deed Vol 927 Pg 717

1
7

AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE

LEGEND

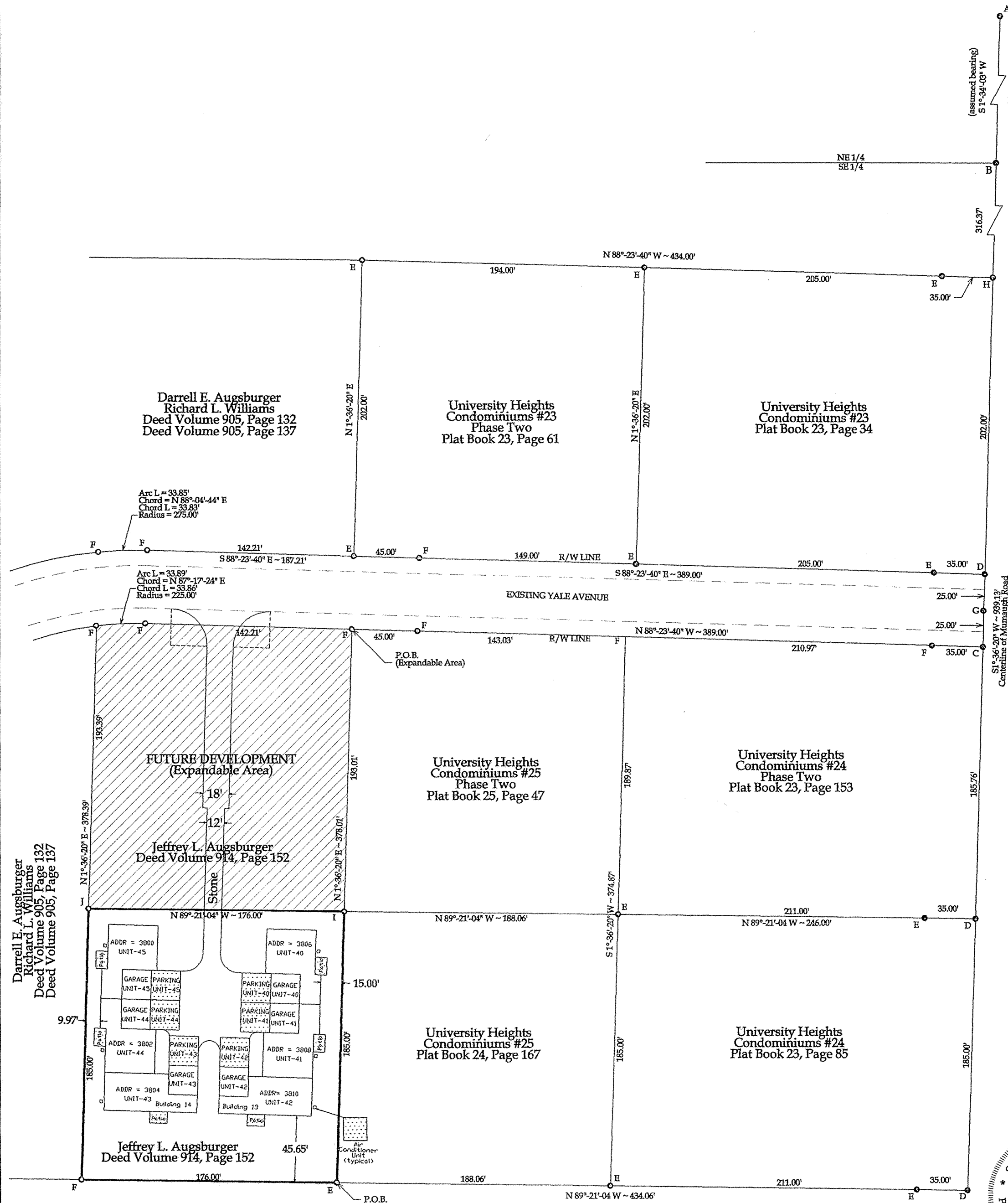
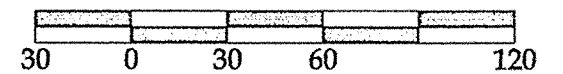
-  = Common Area
-  = Future Expandable Area
-  = Limited Common Area

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

Utility Easements:

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

SCALE: 1" = 60'



CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this sheet correctly represents the location and the configuration of the improvements within the boundaries of University Heights Condominiums #26 as they existed on the date shown on this drawing.

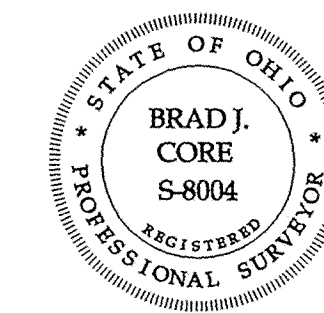
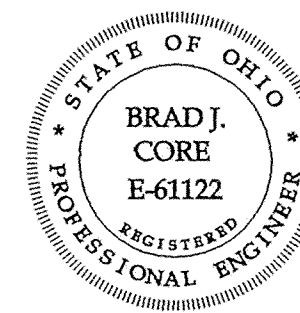
Brad J. Core
Brad J. Core, P.E., P.S.

Notes: Units 40, 41, & 42 make up Building No. 13
Units 43, 44, & 45 make up Building No. 14

Building No. 1 through Building No. 12 are not used due to the fact that they were used in previous plats

Units 1 through 36 are not used due to the fact that they were used in previous plats

Units 37 through 39 are not used due to the fact that they will be used in University Heights Condominium #26, Phase Two.



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

| | | | |
|----------|---|-----------|--------|
| REVISED | AREA DELINEATION SHEET | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE | | |
| | S.E. 1/4, SECTION 34, T33, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| DRAWN BY | CHECKED BY | DATE | |
| | | 2-19-2004 | |
| | | Z.J.G. | B.J.C. |

University Heights Development Company
Hampton Green Apartments
Deed Volume 556, Page 46

University Heights Condominiums #26 Phase One

LEGAL DESCRIPTION

Being a part of Parcel # 37-3409-01-002.000, situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 914, Page 152 and more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road; thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE 1/4 of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE 1/4 of Section 34, thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE 1/4 of Section 34, 568.37' to an existing PK Nail at the intersection of said fractional section line and the south line of Yale Avenue, thence N 88°-23'-40" W on the south line of Yale Avenue, 434.00' to an existing #5 rebar, thence S 1°-36'-20" W, 378.01' to an existing 1/2" rebar at the POINT OF BEGINNING, thence the following courses:

1. N 89°-21'-04" W, 176.00' to an existing #5 rebar;
2. N 1°-36'-20" E, 185.00' to a set #5 rebar;
3. S 89°-21'-04" E, 176.00' to a #5 rebar removed by a catch basin;
4. S 1°-36'-20" W, 185.00' to the POINT OF BEGINNING.

The above-described parcel contains 0.747 acres, more or less, of which 0.000 acres is occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE 1/4 of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on January 14, 2004. All markers called for above are in place.

CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #26.


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

COUNTY RECORDERS CERTIFICATE

No. 200404540

Filed for record in Allen County, Ohio Recorders Office
this 12th day of Mar, 2004 at 12:37 O'Clock P.M.
and recorded in Allen County, Ohio.
Plat Book 25 on Page 176.
Deed Vol. 923 Page 215.
Fee \$ 289.80

Edward P. Kirk, Recorder
by MH

University Heights Condominiums #26 Expandable Area

2
7

LEGAL DESCRIPTION

Being a part of Parcel # 37-3409-01-002.000 situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 914, Page 152 and more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road; thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE 1/4 of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE 1/4 of Section 34, thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE 1/4 of Section 34, 568.37' to an existing PK Nail at the intersection of said fractional section line and the south line of Yale Avenue, thence N 88°-23'-40" W on the south line of Yale Avenue, 434.00' to an existing #5 rebar at the POINT OF BEGINNING, thence the following courses:

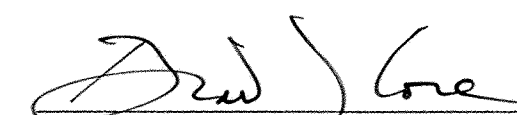
1. S 1°-36'-20" W, 193.01' to an existing #5 rebar;
2. N 89°-21'-04" W, 176.00' to a set #5 rebar;
3. N 1°-36'-20" E, 193.39' to a set #5 rebar;
4. Northeasterly on the arc of a curve to the right, 33.86' to a set #5 rebar, said curve having a radius of 225.00' and a chord bearing and distance of N 87°-17'-24" E, 33.86';
5. S 88°-23'-40" E, 142.21' to the POINT OF BEGINNING.

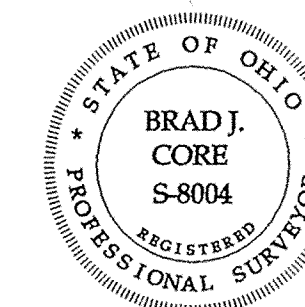
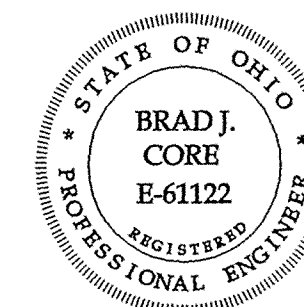
The above-described parcel contains 0.785 acres, more or less, of which 0.000 acres is occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE 1/4 of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on January 14, 2004. All markers called for above are in place.

CERTIFICATION

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #26 EXPANDABLE AREA.


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

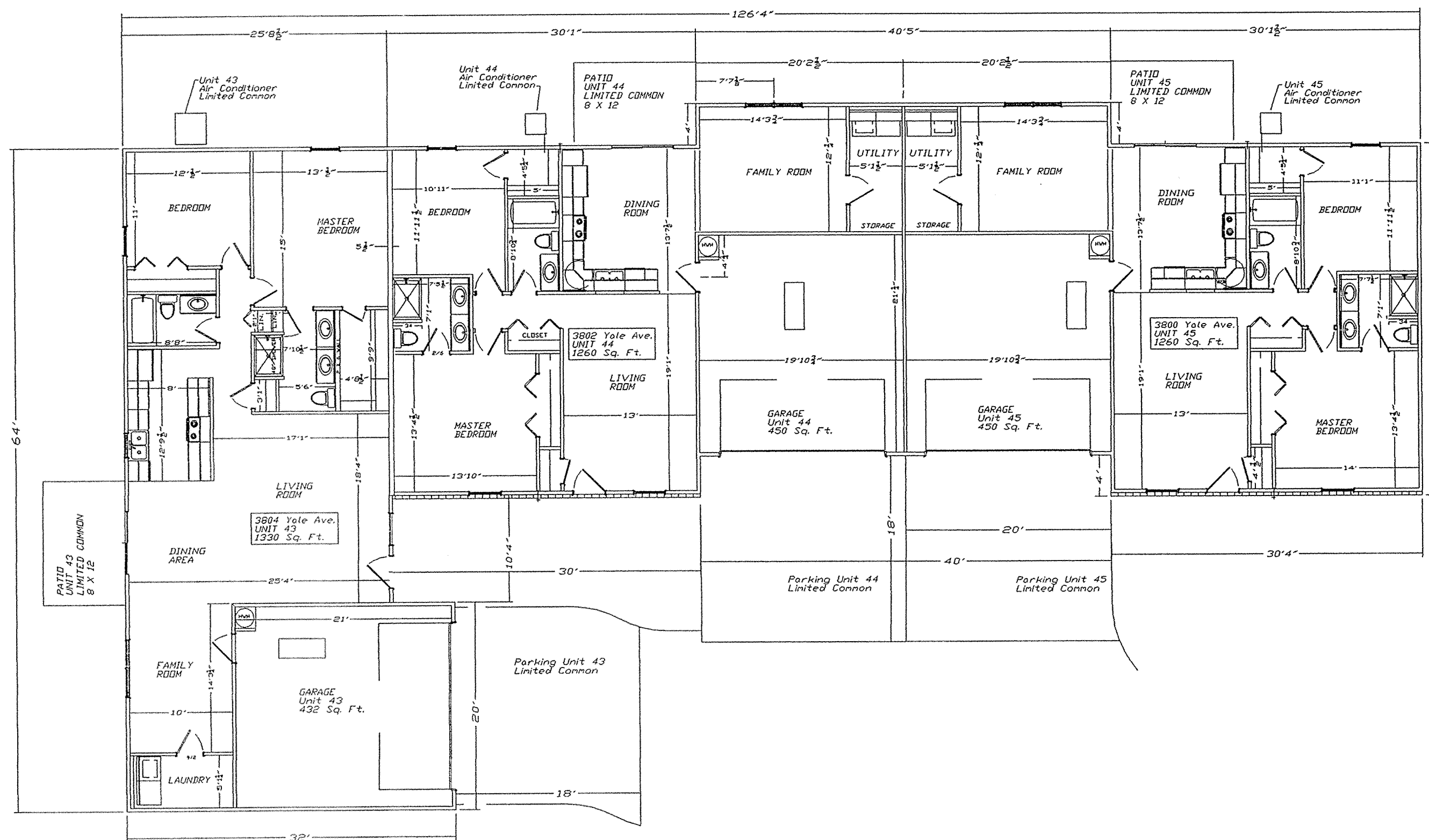


ENGINEER/SURVEYOR:

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

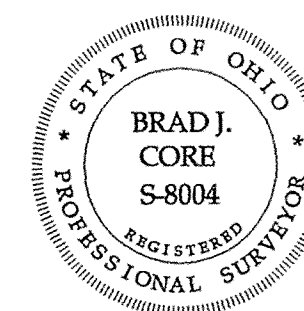
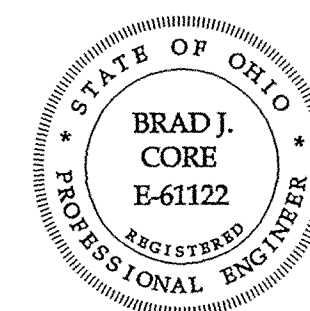
| | | |
|-----------|---|---------|
| REVISED | LEGAL DESCRIPTIONS | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 | |
| | SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | |
| DATE | BY | CHECKED |
| 2-19-2004 | Z.J.G. | B.J.C. |

University Heights Condominiums #26 Phase One



SCALE 1" = 10'

Floor Plan Layout Building No. 14

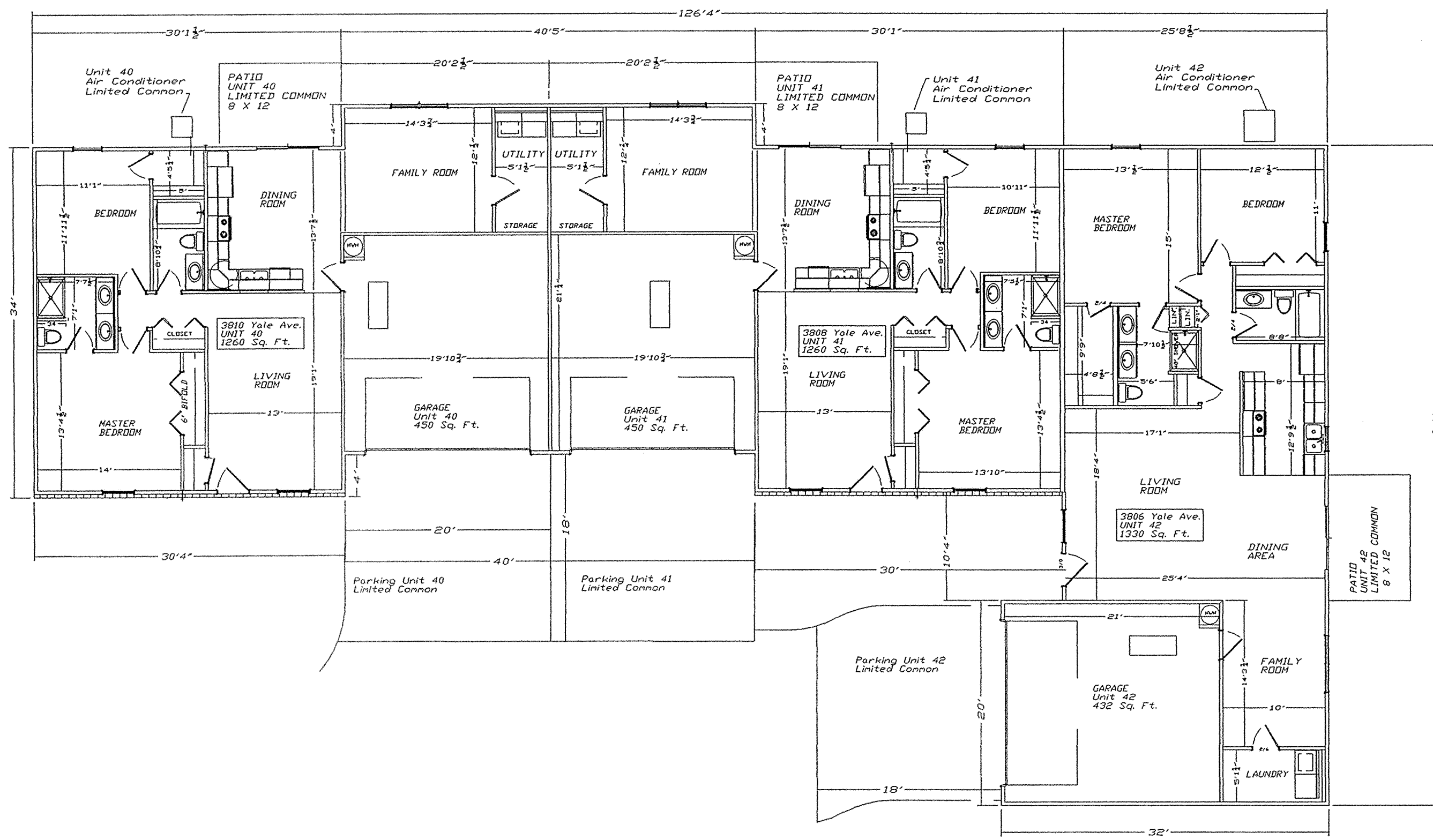


Brad J. Core

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

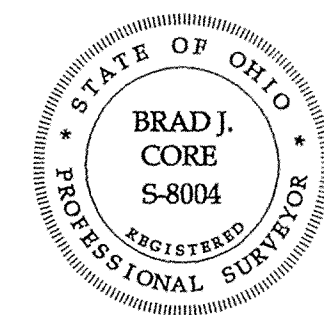
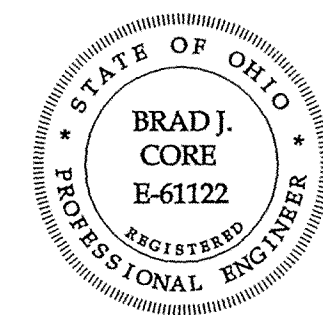
| | | | |
|-----------|---|---------|--|
| REVISED | FLOOR PLAN LAYOUT | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE | | |
| | SE 1/4 SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| DATE | BY | CHECKED | |
| 2-19-2004 | Z.J.G. | B.J.C. | |

University Heights Condominiums #26 Phase One



SCALE 1" = 10'

Floor Plan Layout Building No. 13



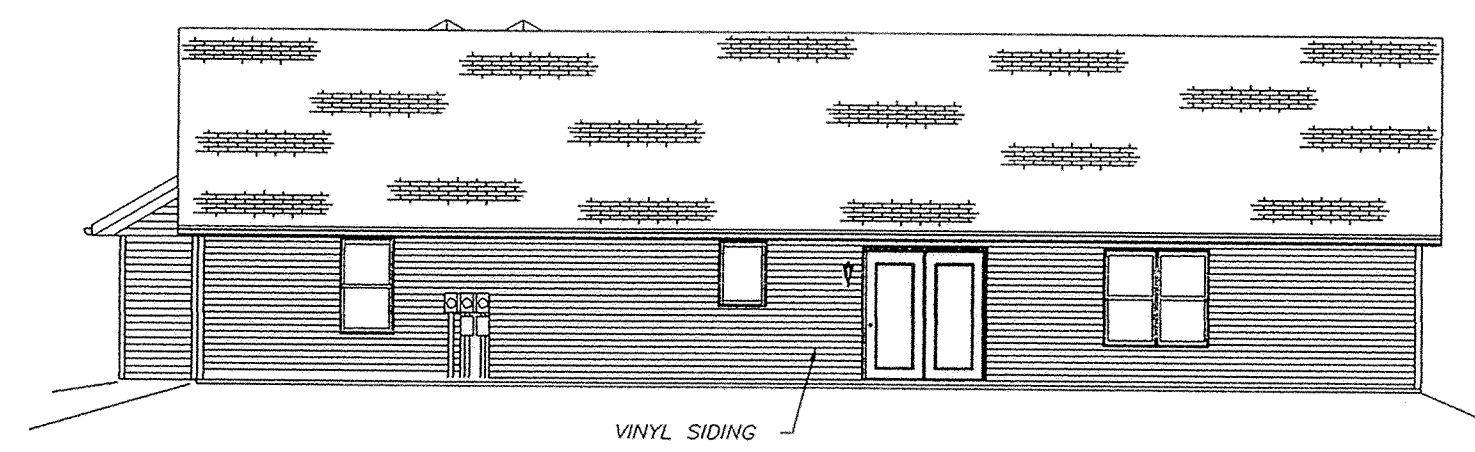
Brad J. Core

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

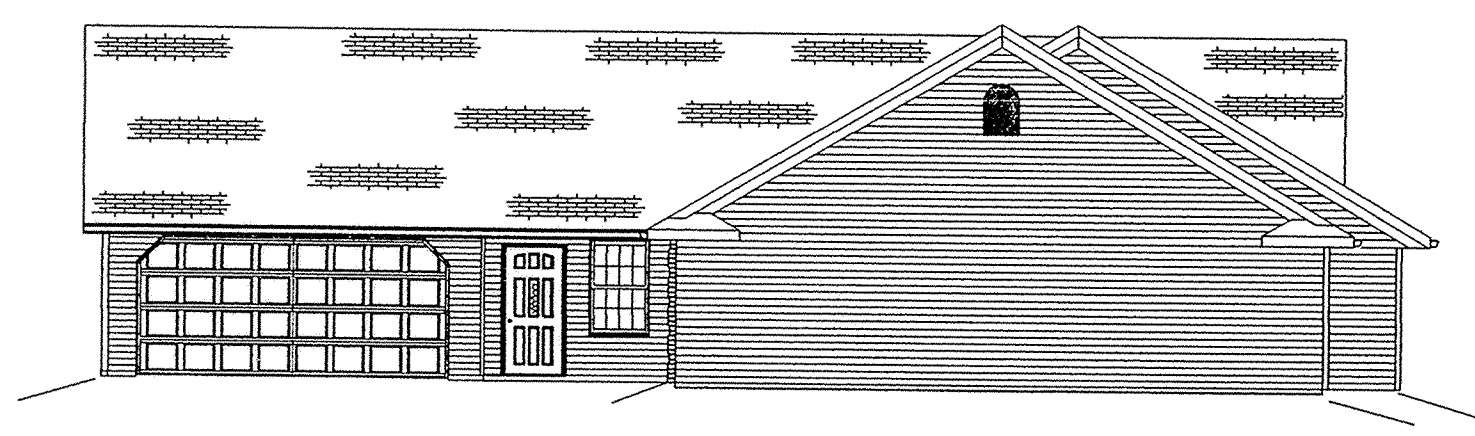
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| REVISED | FLOOR PLAN LAYOUT | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE | | |
| | S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| DATE | BY | CHECKED | |
| 2-19-2004 | Z.J.G. | B.J.C. | |

University Heights Condominiums #26 Phase One

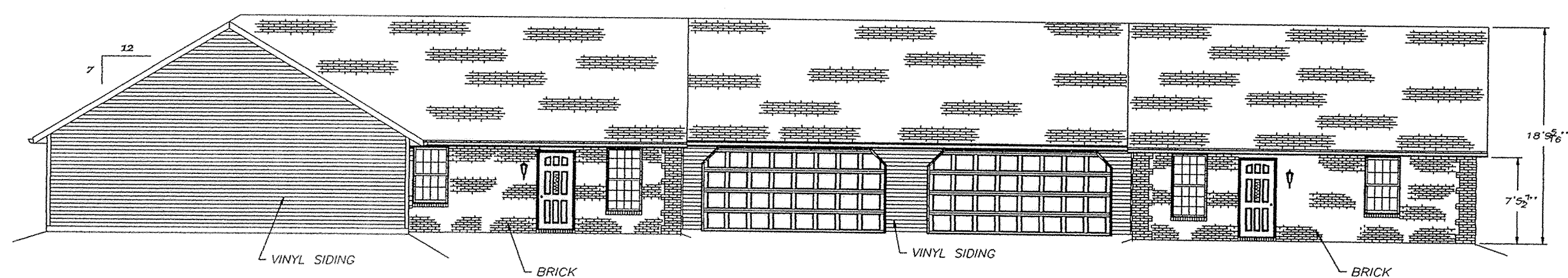
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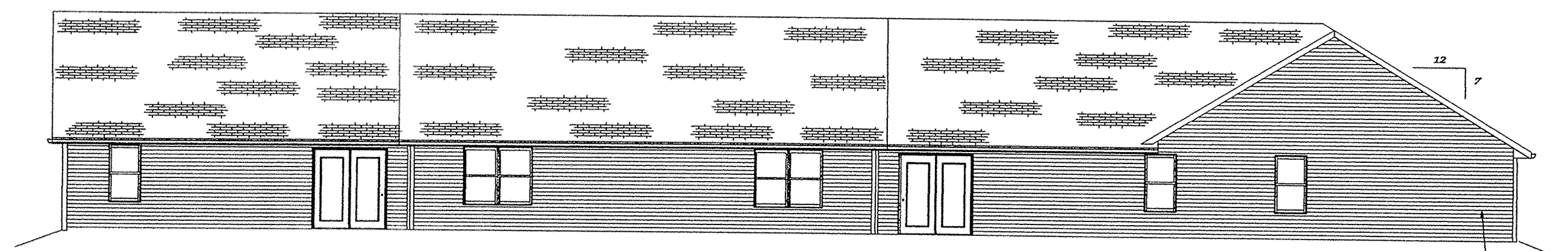
SOUTH END ELEVATION



NORTH END ELEVATION

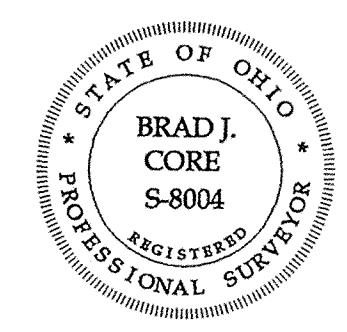
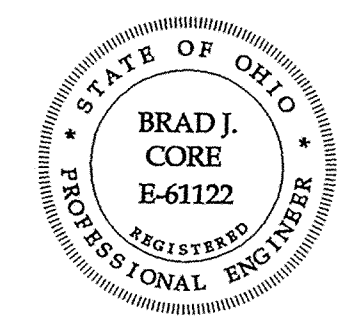


EAST SIDE ELEVATION



WEST SIDE ELEVATION

Scale: 1" = 10'



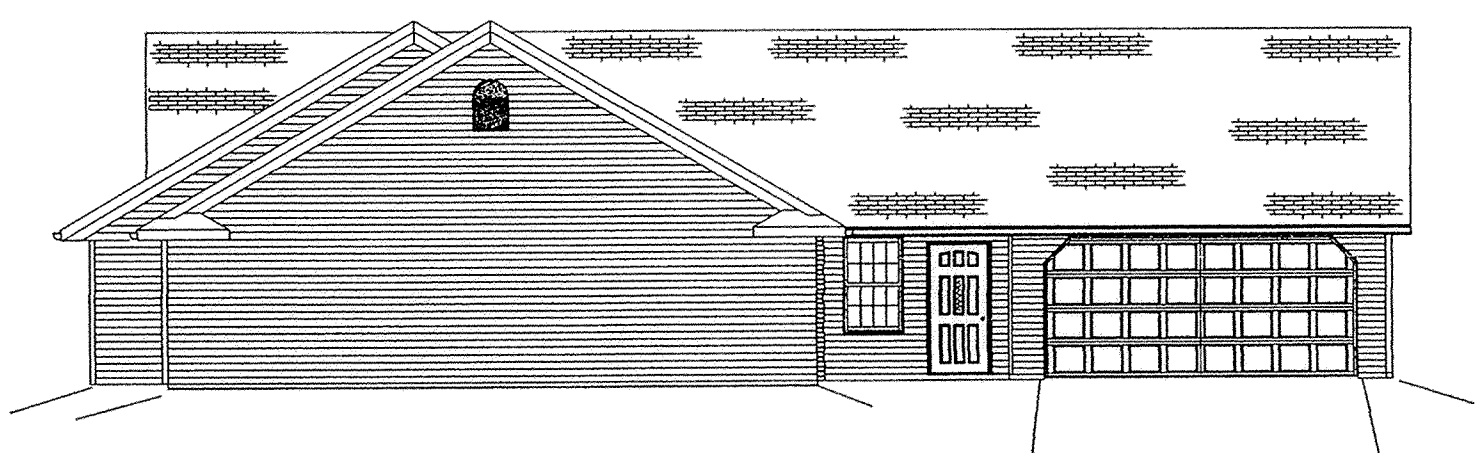
Brad J. Core

Elevations Building No. 14

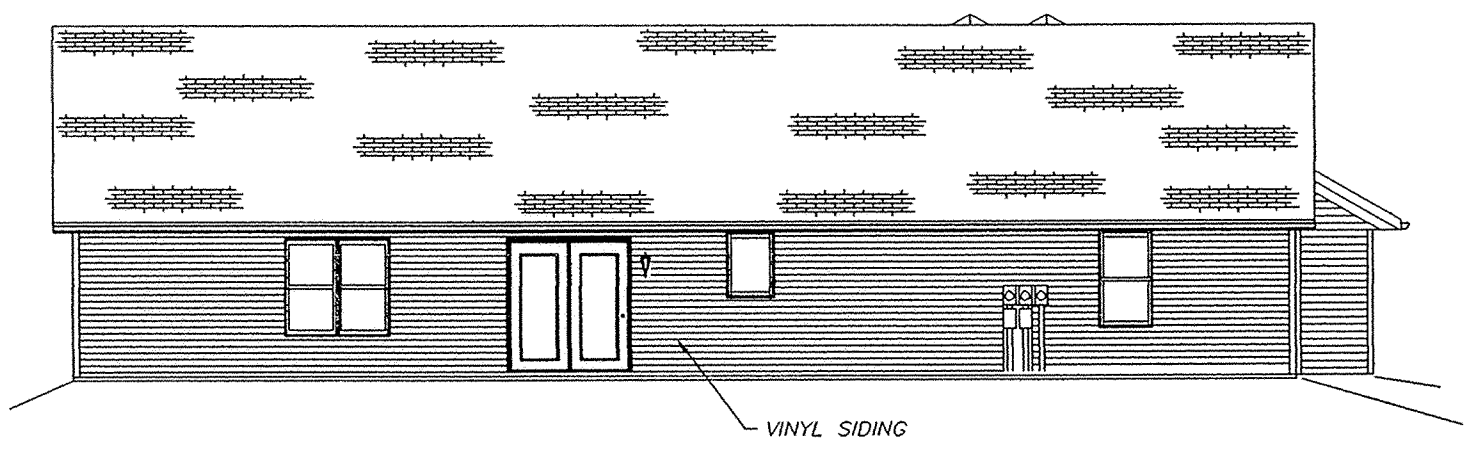
ENGINEER:
CORE CONSULTING
A Division of Materials Testing, Inc.
1660 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

| | | | |
|-----------|--|------------|------|
| REVISED | ELEVATIONS | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE | | |
| | S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| DATE | DRAWN BY | CHECKED BY | DATE |
| 2-19-2004 | Z.J.G. | B.J.C. | |

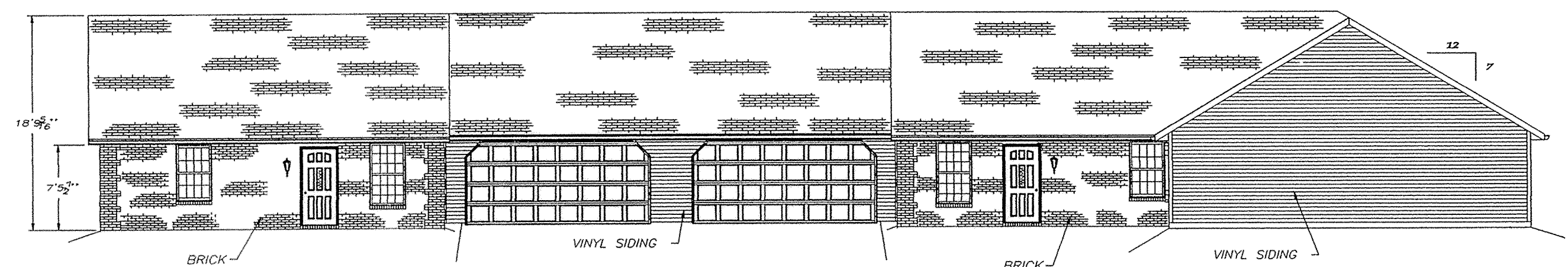
University Heights Condominiums #26 Phase One



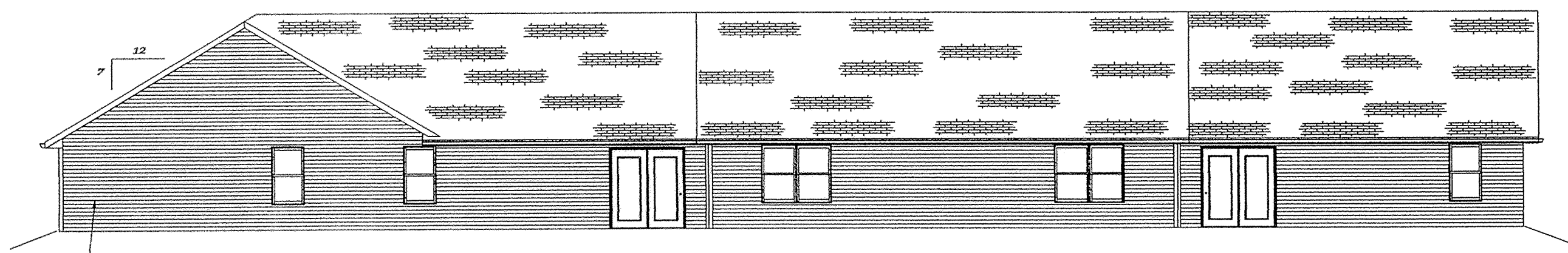
NORTH END ELEVATION



SOUTH END ELEVATION



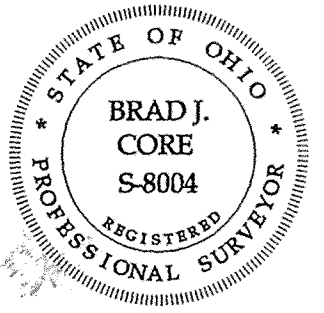
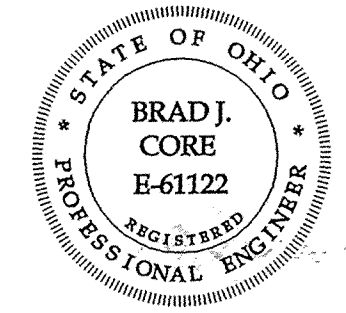
WEST SIDE ELEVATION



EAST SIDE ELEVATION

Scale: 1" = 10'

Elevations Building No. 13



Brad J. Core

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

| | | | |
|---------|--|------------------|--------------------|
| REVISED | ELEVATIONS | | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE | | |
| | S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | | |
| | DATE: 2-19-2004 | DRAWN BY: Z.J.G. | CHECKED BY: B.J.C. |

PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #26 Phase One LEGAL DESCRIPTION

Being a part of Parcel # 37-3409-01-002.000, situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio, as referenced in prior Deed Volume 914, Page 152 and more particularly described as follows:

Commencing at a monument box found at the NE corner of Section 34 (intersection of the centerlines of Reservoir Road and Mumaugh Road; thence S 1°-34'-03" W (assumed bearing) on the centerline of Mumaugh Road and the east line of the NE 1/4 of Section 34, 2,625.41' to an existing Railroad Spike at the NE corner of the SE 1/4 of Section 34, thence S 1°-36'-20" W, on the centerline of Mumaugh Road and the east line of the SE 1/4 of Section 34, 568.37' to an existing PK Nail at the intersection of said fractional section line and the south line of Yale Avenue, thence N 88°-23'-40" W on the south line of Yale Avenue, 434.00' to an existing #5 rebar, thence S 1°-36'-20" W, 378.01' to an existing 1/2" rebar at the POINT OF BEGINNING, thence the following courses:

1. N 89°-21'-04" W, 176.00' to an existing #5 rebar;
2. N 1°-36'-20" E, 185.00' to a set #5 rebar;
3. S 89°-21'-04" E, 176.00' to a #5 rebar removed by a catch basin;
4. S 1°-36'-20" W, 185.00' to the POINT OF BEGINNING.

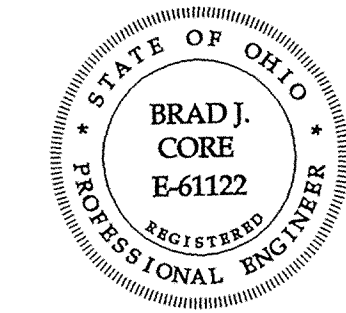
The above-described parcel contains 0.747 acres, more or less, of which 0.000 acres is occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the east line of the NE 1/4 of Section 34, also being the centerline of Mumaugh Road, as S 1°-34'-03" W. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on January 14, 2004. All markers called for above are in place.

LEGEND

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

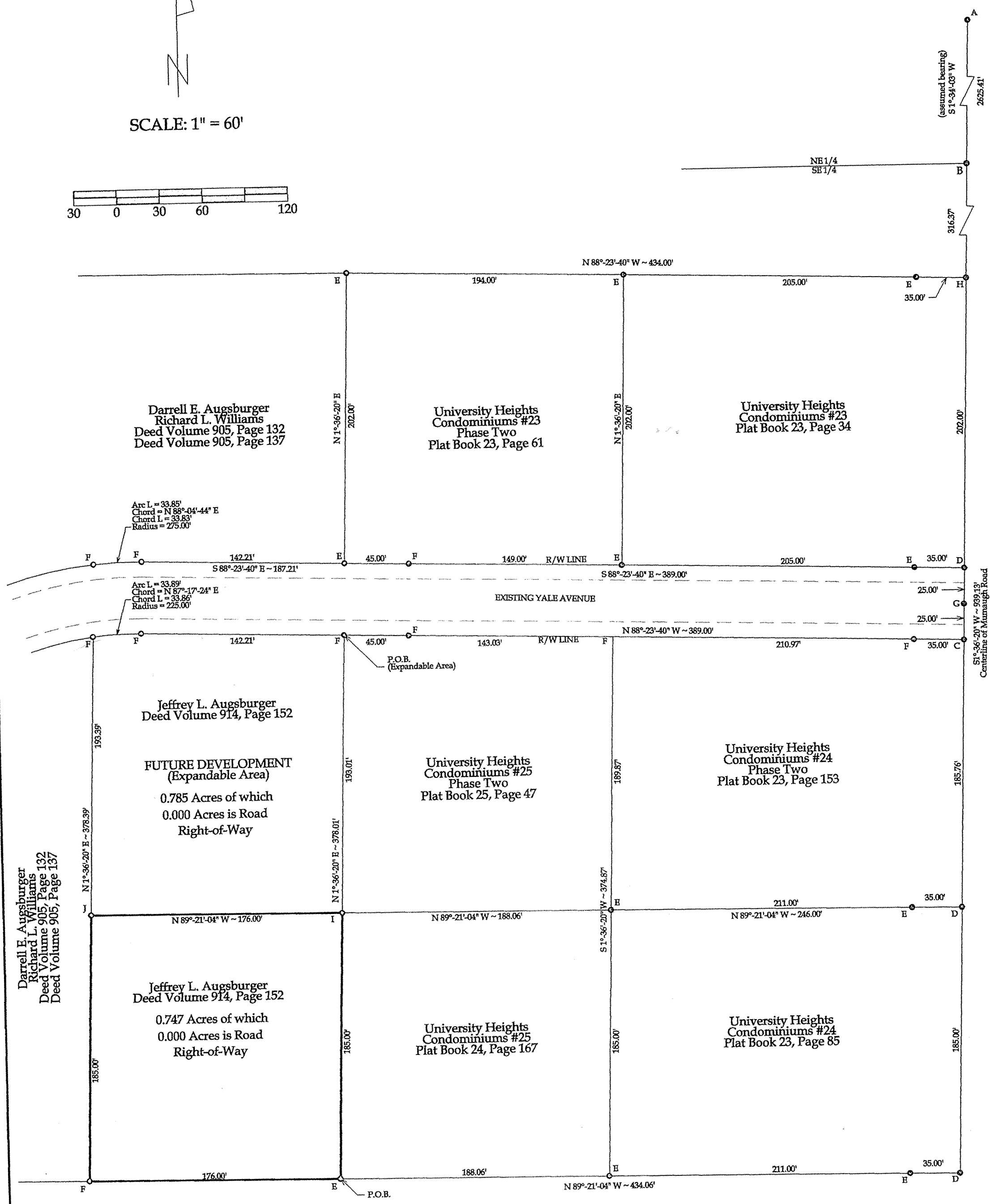
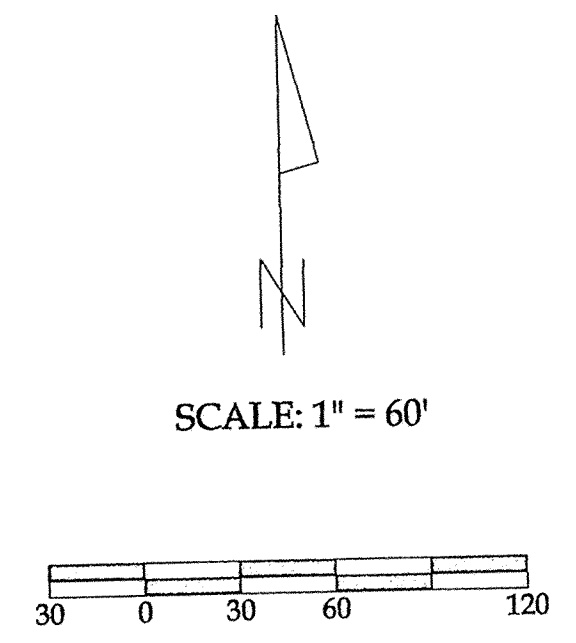
Brad J. Core
Brad J. Core, P.E., P.S.



REVIEWED BY:
Michael L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 3-12-04

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

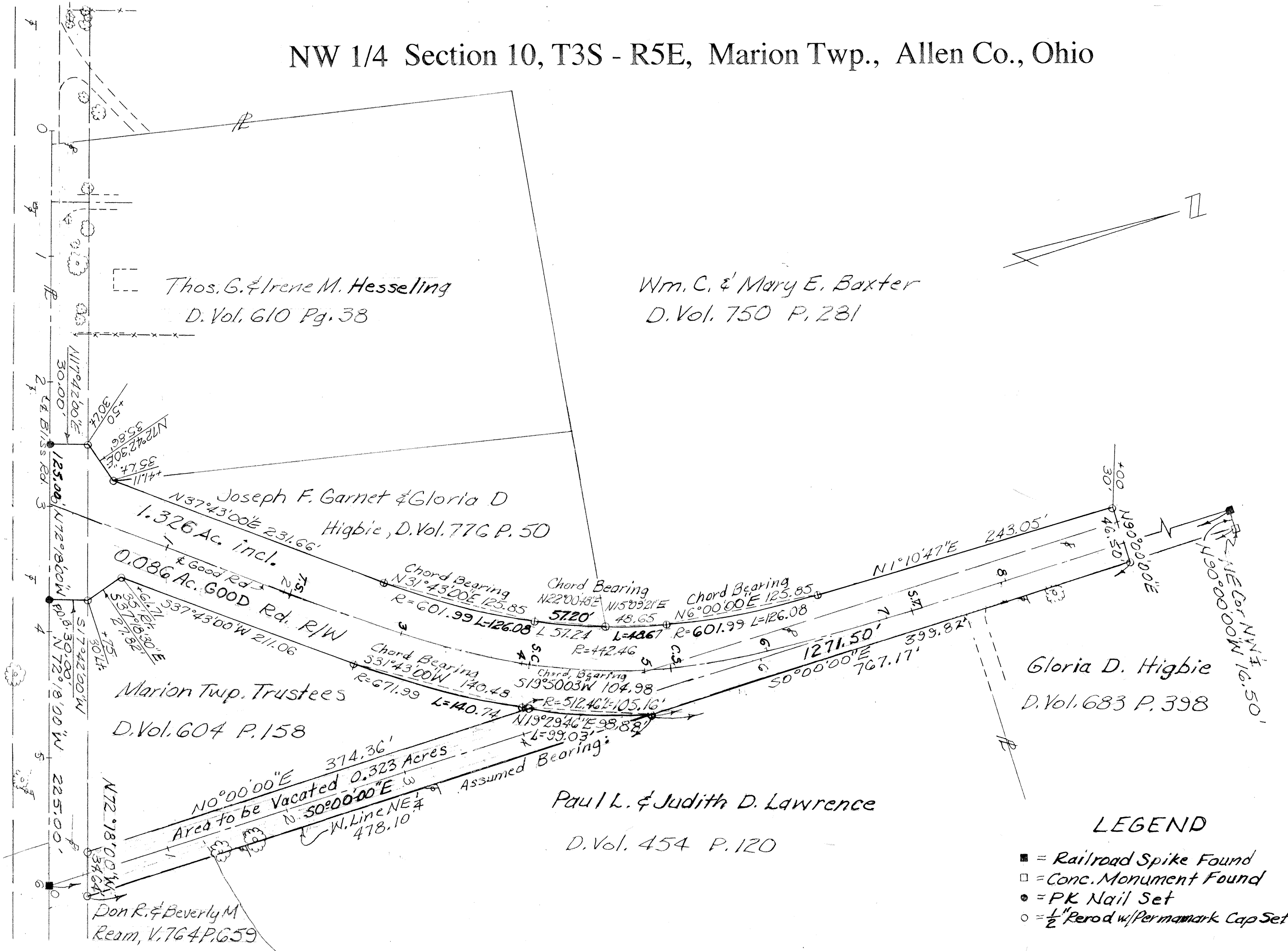
| | | |
|-----------------|---|--------------------|
| REVISED | DEDICATOR'S PLAT | |
| | UNIVERSITY HEIGHTS CONDOMINIUMS #26 PHASE ONE | |
| | SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO | |
| DATE: 2-19-2004 | DRAWN BY: J.I.G. | CHECKED BY: B.J.C. |



University Heights Development Company
Hampton Green Apartments
Deed Volume 556, Page 46

GOOD ROAD DEDICATION AND VACATION

NW 1/4 Section 10, T3S - R5E, Marion Twp., Allen Co., Ohio



RECEIVED
NOV 12 2003
ALLEN COUNTY CLERK OF COURTS
LMA DHC

GOOD ROAD

ACKNOWLEDGEMENT

State of Ohio, County of Allen, ss
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 22nd day of Sept, 1996.



JAMES D. POHLMAN
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION, ORC 147.03

James D. Pohlman
Notary Public

PARCEL TO BE DEDICATED

The following described parcel of land is part of Parcel No. 35-1000-02-008 as described in Deed Vol. 604 Page 158 and is situated in the northwest Quarter of Section ten, Township three South, Range Five East, Marion Township, Allen County, Ohio.

Commencing at the 6" concrete monument found at the northeast corner of said quarter in the east line of Good Road; thence West (N 90° 00' 00" W), in the north line of said quarter, sixteen and fifty hundredths (16.50) feet to a railroad spike found in the centerline of Good Road; thence South (S 0° 00' 00" E), along the centerline of said Road, assumed bearing, parallel with the east line of said quarter, one thousand two hundred seventy-one and fifty hundredths (1,271.50) feet to a railroad spike found in the centerline of Bliss Road; thence North seventy-two degrees eighteen minutes zero seconds West (N 72° 18' 00" W), along the centerline of said Road, two hundred twenty-five and zero hundredths (225.00) feet to a PK nail set at THE PLACE OF BEGINNING; thence North seventy-two degrees eighteen minutes zero seconds West (N 72° 18' 00" W), along the centerline of said Road, one hundred twenty-five and zero hundredths (125.00) feet to a PK nail set; thence North seventeen degrees forty-two minutes zero seconds East (N 17° 42' 00" E), perpendicular to the preceding course, thirty and zero hundredths (30.00) feet to a 1/2 inch re-rod set; thence North seventy-two degrees forty-two minutes thirty seconds East (N 72° 42' 30" E) thirty-five and eighty-six hundredths (35.86) feet to a 1/2 inch re-rod set; thence North thirty-seven degrees forty-three minutes zero seconds East (N 37° 43' 00" E) two hundred thirty-one and sixty-six hundredths (231.66) feet to a 1/2 inch re-rod set at the P. C. of a circular curve to the left whose radius is six hundred one and ninety-nine hundredths (601.99) feet; thence on the arc of said curve, [Chord Bearing: North thirty-one degrees forty-three minutes zero seconds East (N 31° 43' 00" E), Chord Length: one hundred twenty-five and eighty-five hundredths (125.85) feet] an arc length of one hundred twenty-six and eight hundredths (126.08) feet to a 1/2 inch re-rod set at the P. C. of a circular curve to the left whose radius is four hundred forty two and forty-six hundredths (442.46) feet; thence on the arc of said curve, [Chord bearing: North twenty-two degrees zero minutes forty-eight seconds East (N 22° 00' 48" E), Chord Length: fifty-seven and twenty hundredths (57.20) feet] an arc length of fifty-seven and twenty-four hundredths (57.24) feet to a 1/2 inch re-rod set; thence on the arc of said curve, [Chord bearing: North fifteen degrees nine minutes twenty-one seconds East (N 15° 09' 21" E), Chord length: forty-eight and sixty-five hundredths (48.65) feet] an arc length of forty-eight and sixty-seven hundredths (48.67) feet to a 1/2 inch re-rod set at the P. C. of a circular curve to the left whose radius is six hundred one and ninety-nine hundredths (601.99) feet; thence on the arc of said curve, [Chord bearing: North six degrees zero minutes zero seconds East (N 6° 00' 00" E), Chord Length: one hundred twenty-five and eighty-five hundredths (125.85) feet] an arc length of one hundred twenty-six and eight hundredths (126.08) feet to a 1/2 inch re-rod set at the P. T. of said curve; thence North one degree ten minutes forty-seven seconds East (N 1° 10' 47" E) two hundred forty-three and five hundredths (243.05) feet to a 1/2 inch re-rod set; thence East (N 90° 00' 00" E) forty-six and fifty hundredths (46.50) feet to a 1/2 inch re-rod set in the east line of said quarter; thence South (S 0° 00' 00" E), in the east line of said quarter, three hundred ninety-nine and eighty-two hundredths (399.82) feet to a 1/2 inch re-rod set at the P. C. of a circular curve to the right whose radius is five hundred twelve and forty-six hundredths (512.46) feet; thence on the arc of said curve [Chord bearing: South nineteen degrees fifty minutes three seconds West (S 19° 50' 03" W), Chord Length: one hundred four and ninety-eight hundredths (104.98) feet] an arc length of one hundred five and sixteen hundredths (105.16) feet to a 1/2 inch re-rod set at the P. C. of a circular curve to the right whose radius is six hundred seventy-one and ninety-nine hundredths (671.99) feet; thence on the arc of said curve [Chord Bearing: South thirty-one degrees forty-three minutes zero seconds West (S 31° 43' 00" W), Chord Length: one hundred forty and forty-eight hundredths (140.48) feet] an arc length of one hundred forty and seventy-four hundredths (140.74) feet to a 1/2 inch re-rod set at the P. T. of said curve; thence South thirty-seven degrees forty-three minutes zero seconds West (S 37° 43' 00" W) two hundred eleven and six hundredths (211.06) feet to a 1/2 inch re-rod set; thence South thirty-seven degrees eighteen minutes thirty seconds East (S 37° 18' 30" E) twenty-seven and eighty-two hundredths (27.82) feet to a 1/2 inch re-rod set; thence seventeen degrees forty-two minutes zero seconds West (S 17° 42' 00" W) thirty and zero hundredths (30.00) feet to the place of beginning containing one and three hundred twenty-six thousandths (1.326) acres, more or less, subject to legal highways and all easements and restrictions of record.

APPROVAL OF PLANNING COMMISSION

This plat having been approved by the Lima-Allen County Regional Planning Commission of Allen County, Ohio I, the undersigned, director of said Commission, on behalf of said Commission, hereby approve and accept this plat this _____ day of _____, 1996.

N/A
Director

AUDITOR'S CERTIFICATION

Filed for transfer this 2nd day of April, 2004 at 10:55 o'clock A M in the office of the Allen County Auditor.

Ben E. Dieperbrock
Allen County Auditor KH. no fee

RECORDER'S CERTIFICATION

No. 200406168 Filed for record this 2nd day of April, 2004 at 11:15 o'clock A.M. in the office of the Allen County recorder and recorded in Plat Book 25, Page 182.

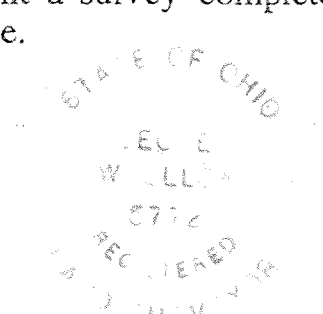
Edward P. Kish
Allen County Recorder mg MH
See Deed vol 924 Pg 71

PARCEL TO BE VACATED

The following described parcel of land is part of Parcel No. 35-1000-02-008 as described in Deed Vol. 604 Page 158 and is situated in the northwest Quarter of Section ten, Township three South, Range Five East, Marion Township, Allen County, Ohio.

Commencing at the 6" concrete monument found at the northeast corner of said quarter in the east line of Good Road; thence South (S 0° 00' 00" E), along the east line of said Road, assumed bearing, and the east line of said quarter, seven hundred sixty-seven and seventeen hundredths (767.17) feet to a 1/2 inch re-rod set in the east right-of-way line of the realigned Good Road at THE PLACE OF BEGINNING; thence South (S 0° 00' 00" E), along the east line of the old road, four hundred seventy-eight and ten hundredths (478.10) feet to a 1/2 inch re-rod set in the north line of Bliss Road; thence North seventy-two degrees eighteen minutes zero seconds West (N 72° 18' 00" W), in the north line of Bliss Road, thirty-four and sixty-four hundredths (34.64) feet to a 1/2 re-rod set; thence North (N 0° 00' 00" E), parallel with the east line of said quarter, in the west line of the old road, three hundred seventy-four and thirty-six hundredths (374.36) feet to a 1/2 inch re-rod set at the P. C. of a circular curve to the left, in the east line of the realigned Good Road, whose radius is five hundred twelve and forty-six hundredths (512.46) feet; thence on the arc of said curve [Chord bearing: North nineteen degrees twenty-nine minutes forty-six seconds East (N 19° 29' 46" E), Chord Length: ninety-eight and eighty-eight hundredths (98.88) feet] an arc length of ninety-nine and three hundredths (99.03) feet to the place of beginning containing zero and three hundred twenty-three thousandths (0.323) acres, more or less, subject to legal highways and all easements and restrictions of record.

All 1/2" re-rods set, as called for in these descriptions, are thirty (30) inches long, are set flush or below the surface, and are topped with a plastic Permapark® cap stamped "LS 5772". These descriptions and accompanying plat represent a survey completed under my supervision on March 27, 1996 and all markers called for above are in place.



George E. Woolley
George E. Woolley, Reg. Surveyor No. 5772

DEDICATION

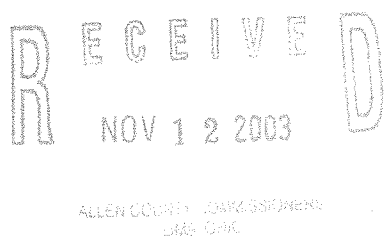
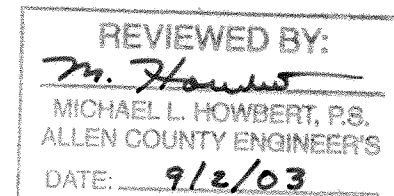
The Board of Trustees of Marion Township of Allen County, Ohio, the owner of the above described parcel of land, hereby dedicates the right-of-way as shown to the public for their use forever, signed this 22nd day of Sept, 1996.

WITNESSES:

Harold W. Heidlebaugh
James Pohlman

BOARD OF TOWNSHIP TRUSTEES
OF MARION TOWNSHIP:

Jim Wilder
Joseph Brugi
Joseph Youngster



MONTICELLO PHASE 1

IN THE S.E. 1/4 SECTION 9, THE S.W. 1/4 SECTION 10,
SHAWNEE TOWNSHIP
T 4 S - R 6 E
ALLEN COUNTY, OHIO

SHAWNEE DEVELOPMENT, LTD.
VOL.880, P.278
PART OF TAX PARCELS
46-0904-05-012.000 AND 46-1003-04-014.000
(8.195 ACRES) (2.838 ACRES)
OVERALL AREA = 11.033 ACRES
AREA IN RIGHT OF WAY = 1.888 ACRES

| CURVE TABLE | | | | |
|-------------|-----------------|--------------|------------|----------|
| CURVE | CHORD DIRECTION | CHORD LENGTH | ARC LENGTH | RADIUS |
| C1 | S 13°22'44" E | 137.20' | 138.61' | 281.00' |
| C2 | N 09°07'21" W | 100.22' | 101.07' | 225.00' |
| C3 | N 21°42'06" W | 57.68' | 57.78' | 285.00' |
| C4 | S 13°02'10" E | 107.47' | 108.62' | 215.00' |
| C5 | N 45°23'26" W | 43.76' | 49.04' | 30.00' |
| C6 | N 13°02'10" W | 124.96' | 126.30' | 250.00' |
| C7 | S 11°35'33" E | 118.64' | 119.84' | 244.00' |
| C8 | S 47°18'36" E | 45.12' | 51.06' | 30.00' |
| C9 | S 00°37'50" W | 108.47' | 108.48' | 3795.35' |
| C10 | N 72°44'32" E | 136.13' | 137.00' | 350.79' |
| C11 | S 57°29'39" W | 381.57' | 397.68' | 400.79' |
| C12 | S 45°12'33" W | 197.43' | 200.14' | 350.79' |
| C13 | N 07°21'11" W | 85.58' | 85.91' | 280.00' |
| C14 | S 01°56'15" W | 55.54' | 55.54' | 3765.35' |
| C15 | S 43°40'42" W | 40.34' | 44.24' | 30.00' |
| C16 | S 44°40'54" W | 41.00' | 45.13' | 30.00' |
| C17 | S 58°17'18" W | 367.98' | 384.54' | 375.79' |
| C18 | N 39°28'46" E | 263.66' | 270.30' | 350.79' |

| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 76.47' | S 01°38'48" W |
| L2 | 425.43' | S 01°26'13" W |
| L3 | 183.24' | S 87°46'54" W |
| L4 | 43.80' | S 87°36'13" W |
| L5 | 62.55' | N 87°44'54" E |
| L6 | 76.19' | N 46°38'48" E |
| L7 | 7.98' | S 01°26'13" W |
| L8 | 50.02' | S 59°30'06" E |
| L9 | 109.97' | S 87°46'54" W |
| L10 | 114.98' | N 87°46'54" E |

| LEGEND | |
|--------|--|
| ⊙ | CONCRETE MONUMENT W/ 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" |
| ○ | 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" |
| ⊙ | 3/4" IRON PIPE PLUGGED WITH A MARKER STAMPED "KOHLI & KALIHAR" FOUND |
| ○ | 3/4" IRON PIPE FOUND (NOT CAPPED) |
| △ | IRON PIN CAPPED WITH A MARKER STAMPED "PS 6920" FOUND |
| △ | 12" ROUND WOOD CORNER POST FOUND (DETERIORATED, HOLLOWED OUT, APPROX. 4' REMAINING) |
| ⊕ | STONE FOUND (ON NORTH SIDE OF WOOD POST) |
| ⊙ | PK NAIL SET |
| ⊕ | CHISELED "X" IN A MONUMENT BOX FOUND |
| ⊕ | BRASS MONUMENT ASSEMBLY SET |
| ▽ | MINE SPIKE FOUND |

DESCRIPTION
11.033 ACRES

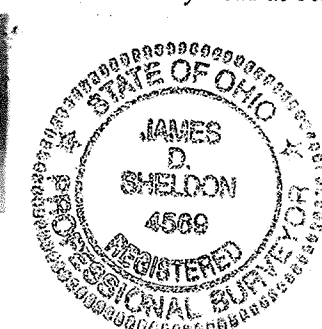
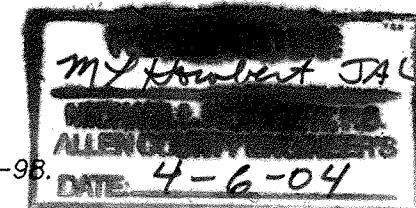
Being a parcel of land situated in the Southeast Quarter of Section 9 and in the Southwest Quarter of Section 10, Township 4 South, Range 6 East, Shawnee Township, Allen County, Ohio, and being more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southeast corner of the Northeast Quarter of Section 16 and the intersection of the centerline of Zurmehly Road with the centerline of Beeler Road -
Thence North 01°-36'-47" West on and along the east line of said Northeast Quarter of Section 16 for a distance of 2060.32 feet to a 12" round wood corner post found -
Thence North 88°-29'-53" East for a distance of 166.43 feet to a 5/8-inch iron pin set -
Thence North 02°-13'-06" West for a distance of 1292.44 feet to a concrete monument set on the south line of Potomac Drive marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described hereon -
Thence South 87°-46'-54" West on and along said south line for a distance of 127.11 feet to a concrete monument set;
Thence on and along a curve to the left having a radius of 30.00 feet, an arc length of 45.13 feet, and a chord bearing South 44°-40'-54" West for a distance of 41.00 feet to a concrete monument set on the east line of Alexandria Drive -
Thence South 83°-16'-22" West for a distance of 60.63 feet to a concrete monument set on the west line of said Alexandria Drive -
Thence on and along said Drive with a curve to the right having a radius of 3795.35 feet, an arc length of 108.48 feet, and a chord bearing South 00°-37'-50" West for a distance of 108.47 feet to a concrete monument set -
Thence South 87°-46'-54" West for a distance of 158.03 feet to a concrete monument set -
Thence South 02°-13'-06" East for a distance of 92.00 feet to a concrete monument set -
Thence South 87°-46'-54" West for a distance of 175.39 feet to a concrete monument set on the east line of Gaithersburg Drive -
Thence on and along said east line with a curve to the right having a radius of 350.79 feet, an arc length of 70.16 feet, and a chord bearing North 23°-08'-06" East for a distance of 70.04 feet to a concrete monument set -
Thence North 59°-30'-06" West for a distance of 106.01 feet to a concrete monument set, passing through a 5/8-inch iron pin set at 50.02 feet -
Thence South 87°-44'-54" West for a distance of 198.80 feet to a concrete monument set -
Thence North 02°-15'-06" West for a distance of 342.00 feet to a 3/4-inch iron pipe found -
Thence North 87°-00'-44" East for a distance of 362.00 feet to a 3/4-inch iron pipe found -
Thence North 01°-56'-25" West for a distance of 237.60 feet to a 3/4-inch iron pipe found -
Thence North 87°-00'-44" East for a distance of 150.00 feet to a 3/4-inch iron pipe found -
Thence North 01°-56'-25" West for a distance of 290.40 feet to a PK nail set on the centerline of Fort Amanda Road, passing at 260.39 feet a 3/4-inch iron pipe found -
Thence North 87°-00'-44" East on and along said centerline for a distance of 300.00 feet to a PK nail set, passing at 106.24 feet a PK nail set and at 139.00 feet a mine spike found on the east line of the Southeast Quarter of Section 9 -
Thence South 02°-13'-06" East for a distance of 768.26 feet to the **place of beginning**, passing through a concrete monument set at 30.00 feet.

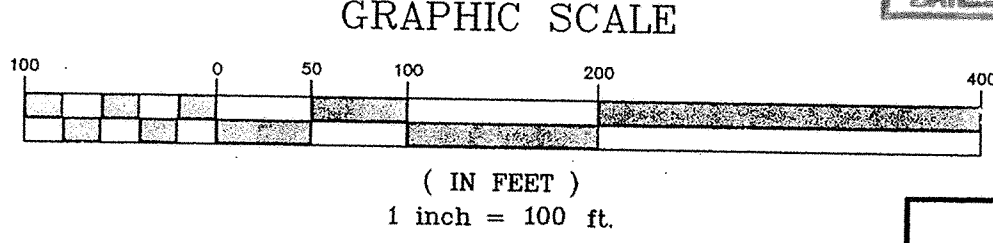
Containing in all 11.033 acres of land (of which 8.195 acres are in Section 9 and 2.838 acres are in Section 10) subject, however, to all legal easements and rights of way.

NOTE: Bearings are based on the south line of the Northeast 1/4 of Section 16 and the centerline of Zurmehly Road as being South 88°-20'-55" West.

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED IN NOVEMBER 2003. REFERENCES INCLUDE DEEDS, TAX MAPS, OFFICE RECORDS AND THE FOLLOWING SURVEYS: KUCK & MORRISSEY PLAT DATED 3-9-2001. KOHLI & KALIHAR PLAT OF 176.541 ACRES DATED 6-12-98.



PREPARED BY:
SHELDON ENGINEERING & SURVEYING, INC.
1280 N. COLE ST. LIMA, OHIO 45801
TELE: (419) 228-4421
JAMES D. SHELDON, P.E., P.S.
Date: 16 JAN 04
James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor # 4569



DEVELOPER:
SHAWNEE DEVELOPMENT, LTD
109 MILES AVENUE
CANTON, OHIO 44708
(330) 455-2672
ZONING: R-3 RESIDENTIAL AND
R-1 RESIDENTIAL

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

| | | | |
|----------|-------|-----------|----------|
| 12-15-03 | DATE | JOB NO. | 22074PS1 |
| | SSM | CHECKED | JDS |
| | JDS | APPROVED | JDS |
| | SCALE | 1" = 100' | |

DRAINAGE MAINTENANCE ASSESSMENT

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

OWNERS' DEDICATION AND ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN THEREON, COMPRISING A TOTAL OF 1.888 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 AS SET FORTH ON SHEET (3) OF THIS PLATTING.

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
AUTHORIZED AGENT -- SHAWNEE DEVELOPMENT CORPORATION
[Signature]
WITNESS

NOTARY PUBLIC

STATE OF OHIO
ss:
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 26 DAY OF March, 2004, PERSONALLY CAME THE SAID Authorized Agent, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO
STARK

MY COMMISSION EXPIRES: August 17, 2005

APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 4/6/04. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.

4/6/04
DATE

[Signature]
DIRECTOR OF THE LIMA-ALLEN COUNTY
REGIONAL PLANNING COMMISSION

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

4/8/04
DATE

[Signature]
DIRECTOR, ALLEN COUNTY
COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON April 6, 2004. FEE: \$ 3.50.

[Signature] SMS
ALLEN COUNTY AUDITOR

200406413

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON April 6, 2004 AND THAT IT WAS RECORDED ON April 6, 2004 IN VOL. 25, PAGE 184, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 207.00.

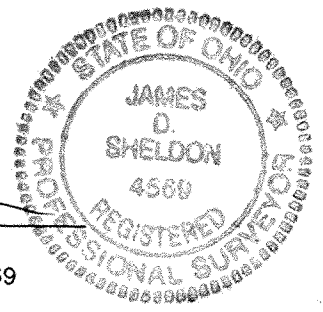
[Signature]
ALLEN COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN NOVEMBER, 2003 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE OR WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

16 JAN 04
DATE

[Signature]
JAMES D. SHELDON, P.E., P.S.
OHIO REGISTERED SURVEYOR #4569



COUNTY ENGINEER'S CERTIFICATION

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

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

3-29-04
DATE

[Signature]
COUNTY ENGINEER

APPROVAL OF COUNTY COMMISSIONERS

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

[Signature]
PRESIDENT OF THE BOARD OF ALLEN COUNTY COMMISSIONERS

MONTICELLO SUBDIVISION – PHASE 1

COVENANTS, CONDITIONS, AND RESTRICTIONS

1876

Whereas, the undersigned, Shawnee Development, Ltd., herein referred to as "Developer" being the Owner of certain real estate located in Shawnee Township, Allen County, Ohio, which it intends to develop into a single family residential development, hereinafter called Monticello Subdivision, containing at least three Phases is hereinafter referred to collectively as the "Development."

Now, therefore, Developer does hereby establish, for the seven (7) single family residential lots contained in Phase I of the Development (hereinafter collectively referred to as "Lots"), the following covenants, conditions, and restrictions (hereinafter collectively referred to as "Restrictions"), as covenants running with the land and covering the Lots as dedicated in the plat for Phase I, for the mutual benefit of any grantees and grantors, their heirs, successors, and assigns, and for the benefit and protection of all of the present and future owners of property in the Development.

1. No Lot or any part thereof shall be used for other than single family, private, residential purposes, and only one such residence shall be permitted on each Lot. No Lot shall be subdivided or any Lot sold except as a whole, except that the undersigned shall have the right to divide Lots for the purpose of adding parts thereof to other Lots or tracts in each case to be used for one single-family residence on the enlarged tracts.

No Lot shall be used as a hotel, rooming house, boarding house, group home, halfway house, or other type of group or communal living by persons not related by blood or marriage. A blood relative shall be defined to include only the following: parents and children or stepchildren; brother and sister; half-brother and half-sister; adopted children and children of a spouse, grandparents and grandchildren; aunts, uncles, nephews and nieces; and first cousins.

No structure of any kind shall be erected on any Lot, any part of which is in violation of any front, side, and/or rear setback lines and requirements as established by Shawnee Township Zoning Ordinance, establishing such setback requirements for real property situated within an R-1 zoning classification, as such requirements are in effect at the time of construction.

2. Any dwelling erected in Phase I of the Development shall adhere to and comply with the following requirements:

(A) Single family dwellings shall meet the following requirements:

(1) Type. Single family dwelling may be a one-story, a two-story, a split-level, or Cape Cod design:

- (a) One-story dwelling is a structure, the living area being the first floor, constructed with or without a basement and a space between the first floor ceiling and the roof of inadequate height to permit its use as a dwelling place.
- (b) Two-story dwelling is a structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement.
- (c) Split-level dwelling is a structure, the living area of which is one, two, or more levels connected by stairways constructed with or without a basement.
- (d) Cape Cod dwelling is a structure, the living area of which is on two levels connected by a stairway and constructed with or without a basement. The upper level is constructed within the gable portion of the roof, with window penetrations made by the use of dormers.

(2) Living Area. The living area of any dwelling shall be not less than the square footage hereinafter set forth. Living area shall not include garages, attics, basement, breezeways, patios, or any enclosed area not heated for year-round living.

(a) The area of any dwelling shall be computed on the outside foundation of the first floor and the exterior dimensions of the second floor. In the case of a Cape Cod design, a second floor area shall be computed from the outside dimensions of the knee walls.

In the case of open ceilings to the second floor, the upper open space may be computed as second floor footage. The minimum square footage for each of the above-described designs, computed as above shall be:

| | |
|------------------|---|
| (1) One-story: | 2200 square feet |
| (2) Two-story: | 2400 square feet |
| (3) Split-level: | 2400 square feet |
| (4) Cape Cod: | 2400 square feet with not less than 2000 square feet in the first floor area. |

(3) Garage. No garages shall be erected which are separate from the main building. All garages must be at least 484 square feet. Except upon express written consent of the undersigned, all garages shall be side load garages. Upon reasonable request of a Lot owner, the undersigned may permit a front load garage where, in the opinion of the undersigned, Lot configuration will not permit utilization of a side load garage.

(4) A hard surfaced driveway of concrete, brick or stone shall be constructed on the Lot no later than six (6) months from the time of occupancy of the Lot, and in no event later than one (1) year from the commencement of construction. Any driveway aprons and/or approaches shall be constructed in compliance with Shawnee Township and Allen County regulations.

3. The Developer will establish and appoint an initial Architectural Review Board (the "Review Board"), to serve until the Developer relinquishes its authority to the Association, as provided for herein, for the following purposes:

(A) To provide a staff of persons for reviewing, evaluating, approving and disapproving proposed plans.

(B) To establish, maintain and preserve specific architectural guidelines and standards as provided for herein and to carry out the intent of these Restrictions, which guidelines and standards from time to time in effect with respect to all or any portion of a Lot in Phase I, and shall hereinafter be referred to collectively as "Monticello Standards."

(C) To enforce the provisions of these Restrictions and Monticello Standards; Board Responsibilities: Effect of Actions; The Review Board shall exercise its best judgment to see that all improvements to Lots in Phase I conform to Monticello Standards and Restrictions as to external design, quality and types of construction, materials, colors, setting, height, grade, finished ground elevation, landscape, and tree removal. The actions of the Review Board, through its approval or disapproval of plans and other information submitted pursuant hereto, shall be conclusive and binding on all interested parties.

(D) Requirements of Plan Approval: No improvement, change, construction, addition, excavation, landscaping, tree removal, or other work or action which in any way alters the exterior appearance of Lots or residences placed thereon in Phase I from its theretofore natural or improved state (and no change, alteration or other modification of any of the foregoing previously approved hereunder), shall be commenced or continued until the same shall have first been approved in writing by the Review Board in accordance with Monticello Standards and Restrictions.

(E) Approval shall be acquired by submission to the Review Board of plans and specifications, in duplicate, showing the following:

- (1) Existing and proposed land contours and grades: Developer reserves the right to establish grades and slopes in the Development and to fix the grade at which any building or structure shall be hereafter erected or placed, so that the same may conform to a general plan wherein the established grade and slope of each Lot, as the grade of the Lots on either side; having due regard for natural contours and drainage of the land.
- (2) All Buildings, and other improvements, access drives, and other improved areas and the locations thereof on the site;
- (3) All landscaping, including existing and proposed tree locations and planting areas (and specie thereof), and ornamentation. Any tree, over four inches in diameter measured three feet from grade, which is to be removed must be identified and approved for removal.
- (4) Plans for all floors, cross sections and elevations, including projections and wing walls.
- (5) Exterior lighting plans;
- (6) Walls, fencing, and screening;
- (7) Patios, decks, pools, and porches;
- (8) Parking areas;
- (9) Complete exterior color scheme & color samples.

(10) Samples of all major materials to be used.

(11) Such other information, data, drawings as may be reasonably requested by the Review Board. Specifications shall describe types of construction and exterior materials to be used.

(F) Basis of Approval: Approval shall be based, among other things, upon conformity and harmony of the proposed plans with Monticello Standards and Restrictions and other structures in Phase I; the effect of the location and use of improvements on neighboring property; and conformity of the plans and specifications to the purpose and general intent of the Monticello Standards and Restrictions.

(G) Liability Relating to Approvals: Neither Developer, the Review Board, nor any member thereof, nor any of their respective heirs, personal representatives, successors or assigns, shall be liable to anyone submitting plans for approval by reason of mistakes in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans, that he or it will not bring any action or suit against the Review Board or Developer in law or equity or to recover any damages.

(H) Requirement for Approval: The owner of a Lot or his representative shall submit simultaneously with building drawings for approval, a completed copy of the checklist; labeled Exhibit A, checklist indicating compliance or non-compliance with the Restrictions and Monticello Standards as listed, and shall furnish reasons for non-compliance on a separate page. This is intended to reduce delays and expedite approval.

(I) Association Review Board: At such time as all of the lots in the Development have been sold to individuals or entities other than the undersigned, or an entity controlled by the undersigned, and plans approved for each dwelling, or at such earlier time as the Developer may elect, the right to approve all further construction or other items contained therein shall shift from the undersigned to the Association Review Board (consisting of three (3) members) established by either the Association or the undersigned, if the undersigned has not yet relinquished such control. The Association Review Board shall be nominated and elected by a majority of the homeowners in the Development. The lot owner receiving the most votes will have a three (3) year term, the lot owner receiving the second most votes will have a two (2) year term, and the lot owner receiving the third most votes will have a one (1) year term. Thereafter, the Association Review Board shall be comprised of said three (3) members or their successors. Notwithstanding the foregoing, the initial Review Board appointed by the Developer need not consist of lot owners from the Development. Nothing contained herein shall be construed as a diminution in the undersigned's authority to appoint the initial Review Board to make all review and approvals contemplated herein until the Association Review Board assumes said duties pursuant to the terms hereof or until the undersigned relinquishes authority as provided herein. It is the intent of the Developer that there shall be one Review Board and/or Association Review Board for all of the lots in the Development.

4. No building of any kind may be erected or maintained on any of the Lots in Phase I until the plans and specifications, elevation, location, materials and grade thereof have been submitted in writing and are approved in writing by the Review Board.

5. The Lot owners shall maintain a general good appearance of said premises and shall in no case allow weeds to grow on any part of said Lot, including easements reserved for public utilities and the land lying between the front Lot line and the road improvement. A lawn shall be planted and seeded within six (6) months after occupancy of the residence, and in no event later than one (1) year from the commencement of construction. Prior to installation, landscaping design to be submitted along with house plans to Review Board for approval.

6. The erection of any building on said Lot must be completed within one (1) year from the beginning of building operations. No structure of a temporary character, trailer, travel trailer, park trailer, recreational vehicle, tent, shack, mini-barn, storage shed, barn, or other outbuilding or commercial advertising signs or billboards shall be erected, located, or maintained on any Lot. Structures including, but not limited to, trailer, basement dwellings, mini-barns, storage sheds or incomplete houses, tents, shacks, garages or other buildings of any kind are prohibited; provided, however, that this restriction shall not prohibit trailers and temporary structures used in connection with the development of the property.

No manufactured home, industrialized unit, or mobile home of any kind shall be placed, erected, located, or maintained on any Lot. A manufactured home is defined as a building unit or assembly of closed construction that is fabricated in an off-site facility. An industrialized unit is defined as a building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site of intended use. An industrial unit includes units installed on a Lot as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. A mobile home is defined as a building unit or assembly of closed construction that is fabricated at an off-site facility, is built on a permanent chassis, and is transportable in one or more sections.

7. In the construction of improvements on said Lots, no activities or any action will be taken which will cause Developer to be in violation of the local authority's permit for the Development or any violation of the erosion and sediment control plans and any other relevant plans and more specifically will not permit sediment to be discharged on adjoining property, on paved surfaces, or into public storm sewer systems. A copy of all applicable plans are on the file in the office of The Shirkey Company at 1340 Market Avenue North, Canton, Ohio 44714. The Builder of a residence on a Lot agrees to submit an individual Lot notice of intent (NOI) to the Ohio Environmental Protection Agency, General Permit Program, P.O. Box 1049, Columbus, Ohio 43266-0149.

8. The following uses and activities shall be prohibited in Phase I of the Development as a whole unless specific written approval therefore is given by the Developer, the Review Board, or the Association, as applicable:

(A) Industrial or manufacturing uses of any kind;

(B) Commercial agricultural uses;

(C) Mining or extraction of any minerals, including the removal of sand or gravel; provided, however, this restriction should not limit or prohibit the extraction of minerals pursuant to leases or rights granted prior to the date of these restrictions. This restriction shall not prohibit the removal of any material in connection with development of the property for permitted use.

(D) The keeping, raising, and harboring of cattle, swine, fowl, livestock, other farm animals, or any other animals not normally kept as household pets; provided, however, that nothing in this restriction shall prohibit the keeping of household pets provided they are not kept, bred or maintained for commercial purposes, or kept in a manner as to constitute a nuisance or activity prohibited by law.

(E) There shall be no outbuildings constructed on any Lot separate from the residence.

(F) There shall be no above ground swimming pools, except small portable inflated pools for children.

(G) Any containers used in connection with trash or garbage, if placed outside the residence, must be concealed from view and protected from animals. Collection services must pickup trash and garbage at the house and at no time shall either be placed at the street.

(H) Temporary structures including but not limited to trailers, basements or incomplete houses, tents, shacks, garages or other buildings of any kind; provided, however, that this restriction shall not prohibit trailers and temporary structures used in connection with the construction of the Development.

(I) Erection or maintenance of any signs, billboards or advertising devices of any kind except (a) signs not larger than ten (10) square feet for offering a Lot or residence for sale shall be permitted on the Lot to be sold (one per Lot). (b) Home Builders and General Contractor signs, not larger than ten (10) square feet (one per Lot) and only until sold. The configuration of home builder and general contracting signs shall be at the sole discretion of Developer. Nothing herein contained shall limit Developer's right to place entry signs to the Development or signs designating the existence and location of model homes. The size and design of said sign shall be within the sole discretion of Developer. All signs, including, but not limited to, directional signs, political signs, and garage or yard sale signs are strictly prohibited from being placed in the right of way. There shall be no For Rent signs placed by anyone.

(J) Nuisances and noxious or offensive activities of any kind.

(K) Storage of motor homes, campers, travel trailers, recreational vehicles, commercial trucks and trailers, machinery, equipment, boats and un-working vehicles, unless such is not in view from any street or adjacent residence. Nothing herein contained shall limit use of trucks, trailers, or equipment during construction. Recreational vehicles owned by the homeowner or guests of the homeowner may be parked in the homeowner's driveway for a period of time not to exceed seven calendar days on two separate occasions but shall not exceed fourteen days within any one calendar year.

(L) Hanging of laundry outdoors.

JOB #22074PS1.DWG

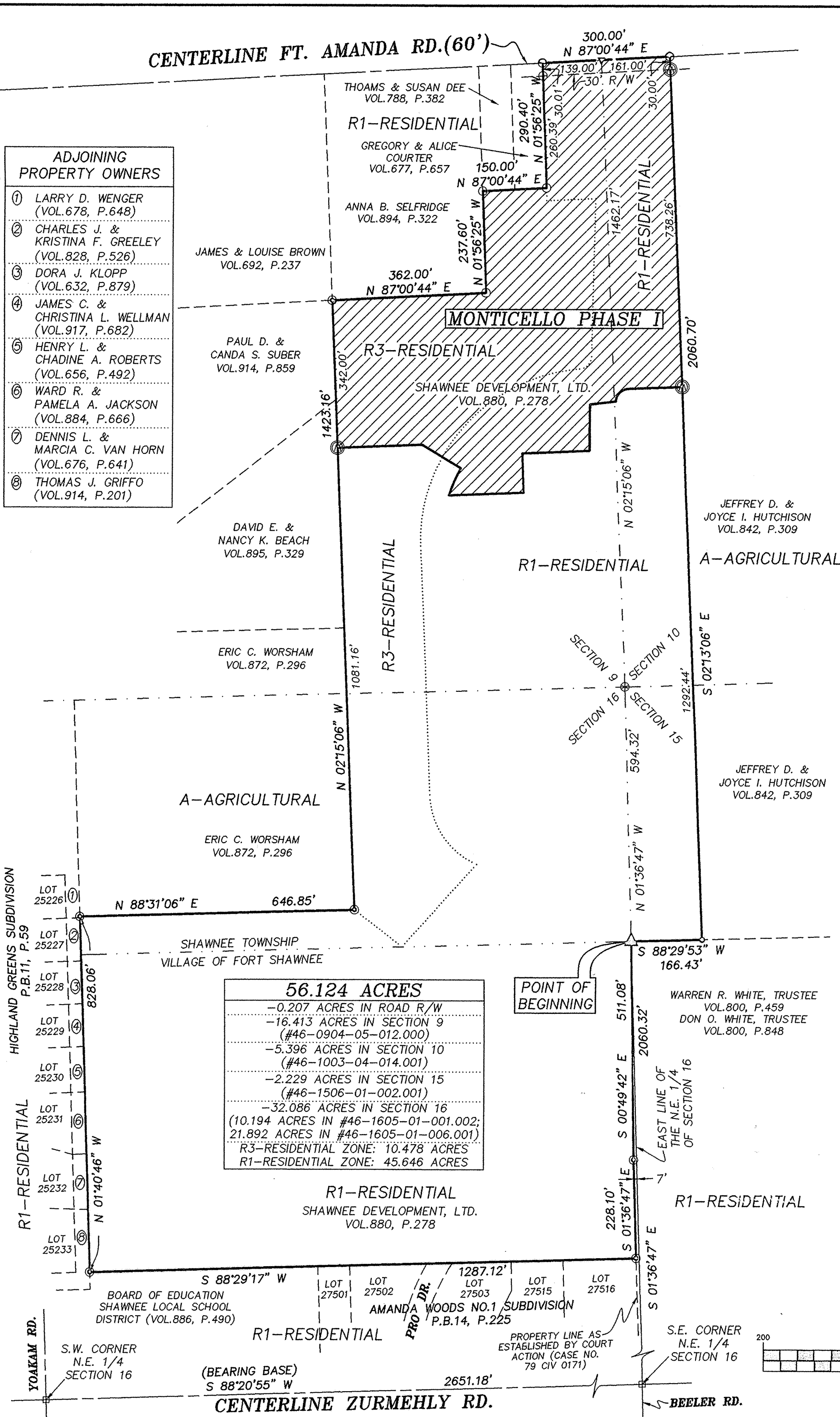
MONTICELLO SUBDIVISION – PHASE 1 COVENANTS, CONDITIONS, AND RESTRICTIONS (CONTINUED)

187

- (M) No fences may be erected or placed or permitted on any Lot or Lots from the house to the street. In the rear Lot, fences exceeding three (3) feet may be permitted only if allowed by the applicable zoning code and approved, prior to installation, by the Review Board for decorative and aesthetic value. Wire mesh type fences are strictly prohibited in all instances. Any fence approved must be erected not less than two feet from the property line.
- (N) Site lighting which interferes with the comfort, privacy or general welfare of adjacent or other Lot owners is prohibited. All site lighting, including security lighting, shall be approved by the Review Board prior to installation.
- (O) Any oil tanks, gas meters, and bottled gas tanks shall be placed underground or placed in screened areas so that they shall not be visible from the adjoining Lots.
- (P) No unsightly growth shall be permitted to grow or remain upon any Lot and no refuse, pipe or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.
- (Q) No satellite dishes shall be permitted, except those less than 20 inches in diameter and not visible from the street, and no TV or other antennas shall be erected.
- (R) No Lot in Phase I shall be subdivided or divided, unless or until the plat showing such proposed subdivision or division shall have been submitted to the Review Board and the written consent of same have been obtained.
- (S) No split face concrete block is permitted.
9. The following describes Start of Construction; Requirements of Completion; Notice of Completion; Non-completion or Non-compliance; Construction shall be completed no later than twelve months after construction was commenced. Landscaping shall be complete no later than 180 days after completion of construction. Upon nearing completion of the construction of a residence, the owner of a Lot or the builder should send a written notice to Developer or the Association, as applicable, advising of the expected date of completion and compliance. It is important that the expected date of completion be realistic to avoid unnecessary inspections and unnecessary notices of non-completion. Upon inspection by Developer or the Association, either a notification of non-completion or non-compliance, or a certificate of completion and compliance will be issued. If the residence is complete or nearly complete on the date projected, a notification of non-completion or non-compliance, or a certification of completion and compliance will be made available within several days of the actual completion date. Notice of non-compliance or non-completion will be considered delivered when it is posted on the residence in question. If time is of the essence to the builder or the owner of a Lot, or both, communication by telephone to Developer or the Association is encouraged to resolve any disputes. The certificate of completion and compliance shall be conclusive evidence that the residence is complete and is in compliance with the approved plans and Restrictions. Developer or the Association may make a reasonable charge for the issuance of such certification, which is to be paid at the time that the request for such certification is made. Repeated requests for certification, resulting from non-completion or non-compliance, may result in additional charges, due to the added inspection required.
10. Lots purchased, but on which construction has not commenced, are the sole responsibility of the Lot owner and must be mowed not less than once every thirty days during the growing season.
11. The following are additional Monticello Design Standards and Restrictions for the Lots in Phase I:
- (A) Houses should fit into sloped Lots as much as possible. Stepped plan arrangements are encouraged to minimize cut and fill in these areas.
- (B) Retaining wall in cut situations can be of stone or brick to match the house. All retaining wall designs must be approved by the Review Board.
- (C) The rear yard on wooded Lots must remain as much as possible in its natural state. Decks and patios are permitted.
- (D) Patios shall not be permitted in the front yard unless approved by Developer or the Review Board.
- (E) Exact garage location shall be varied and garage doors shall be of one color.
- (F) Yard lights to be of the approved design. Lights are designed to light walks and drives. Emergency floodlights for security are permitted provided they are located so as to not disturb adjacent owners.
- (G) No vents or exposed pre-fab fireplace flues shall be placed on the front half (50%) of the roof area, regardless of roof slope of shape. Fireplace flues and flashing shall be painted the same color as the roof.
- (H) No exposed concrete block foundation shall be permitted.
- (I) Mailboxes and newspaper boxes will be provided and installed by the Developer (to be paid for by owners). Mailbox location will be determined by the United States Post Office.
- (J) Roofs shall have a minimum pitch of 8/12.
- (K) Each residence is to be pre-wired for cable TV. Cable TV will be provided underground adjoining each Lot.
- (L) No more than two main wall colors and two main materials on any building unless approved in writing by the Review Board.
- (M) A minimum of three trees, at least 1-1/2 inches in trunk diameter, per Lot are required on non-wooded Lots, in addition to trees provided by Developer along streets.
- (N) Owners should select building sites and plans so as not to attempt to construct repetitious designs within close proximity. Furthermore, careful consideration must be given to rooflines of adjacent residences. An early discussion before design is encouraged if you have any question about approval regarding this point.
- (O) Repainting of any existing residence with a color other than previously approved shall require approval of the Review Board.
- (P) All builders are required to keep on record with Developer a 24-hour emergency phone number.
- (Q) Building Materials: All materials used (roofs, walls, etc.) should be compatible with each other and blend together with a common tone. Natural colors are the most appropriate and will relate together the easiest. Accent colors are acceptable if used carefully to add detail and highlight architectural features. The following materials are acceptable for use in Phase I:
- (1) Wood Siding: Four and eight inch clapboard, rough or smooth finish; channel rustic boards; v-joint tongue and groove boards; wood shingles; all with semi transparent stains are recommended. Paint is allowed, but does require more maintenance than stain and is not considered as desirable as stain.
 - (2) Brick: Natural sand molded brick is preferred. "Manufactured" sand mold and textured brick may also be used. Color ranges should be subtle with no dark brown, speckled or glazed brick permitted. Brick detail in chimneys, sills, entry steps is encouraged. Brick or stone is required for all exposed foundation concrete block or poured foundation walls around the entire perimeter of the residence.
 - (3) Stone: Natural stone laid in a natural horizontal bed is preferred. Rubble and roughly squared stone is felt to be aesthetically more pleasing because of its natural quality than square cut dimensional or ashlar stone. Native Ohio limestone in gray or buff is recommended over more exotic stone.
 - (4) Stucco: Natural, hand finished, or sand textured are the preferred finishes; scratches, splashes and artificial textures are discouraged. Stucco colors must blend with other colors.
 - (5) Front facade of house to be a minimum of 85% masonry (consisting of brick, stone or stucco materials) vinyl or aluminum siding is permitted on front facades provided its use is limited to "accent" areas, such as gables and small dormers. Termination of masonry front facade materials shall be at inside building corners, and at second floor roof overhangs. Where front facade masonry turns an outside corner to the side of the house, masonry must continue to the next break in the building façade, or no less than four feet (4'-0") in a flat plane; rear corner of side wall; or terminate to a carefully designed detail of architectural element (faux column, window bay, etc.). All material applications are subject to approval by the Review Board.
 - (6) Other Materials: Use of other man made materials is permitted if they are painted to blend with other natural materials.
 - (7) The use of wrought iron and other decorative ornamentation must be approved by the Review Board.
- (8) All left, right and backsides of the residence should be finished with the same materials, or with compatible materials that blend with one another.
- (9) Windows should be carefully selected and proportioned to enhance walls in which they are placed. Windows are required on all major walls. There are no restrictions for window type; however, the same window type must be used on all sides of the home. Metal windows should have a bronze colored finish or be clad in vinyl. No unpainted aluminum is acceptable. Muntins should only be used in traditional homes. On most homes, wide board trim on windows will add detail and will help integrate the window with the wall. Awnings are not acceptable unless they are cloth type and blend with the house.
- (10) Brick or stone masonry exterior construction is required for all chimneys.
- (11) On Lots which have steep front slopes the owners shall, within six (6) months of occupancy of their residences or within one year of transfer of title, whichever is earlier, plant at their expense, an appropriate ground cover on said slope which has been approved by Developer.
12. The undersigned, for itself, its successors, and assigns, reserves the right to form a homeowners association, hereinafter referred to as "Association," whose membership shall eventually consist of the owners of all lots in the Development. It is the intent of the Developer that one (1) Association shall be formed for the benefit of Phase I, Phase II, and Phase III of the Development and any other land that may be added to the Development in the future.
- (A) Each and every owner in the Development, by virtue of ownership of a lot therein, shall become and during the entire period of ownership of said lot shall remain a member of any such Association, which shall be a corporation not for profit organized for the protection and benefit of all such owners and shall possess certain voting and property rights, subject to and limited by the provisions of this declaration of Covenants, Conditions and Restrictions, and the rights and powers of, and the rules and regulations hereinafter established by said Association. The Association may elect an Association Board comprised of a President, Vice President, Secretary, and Treasurer ("Association Board").
- (B) The objectives of such Association Board shall be the enforcement of the Restrictions and Monticello Standards, the ownership and maintenance of property, the maintenance of unimproved property and easement areas, including but not limited to the wall located at the entrance of the Development, which shall be maintained along with the appropriate landscaping around said wall by the Association. The Association shall further be responsible for any maintenance necessary to the streets not paid for by the Township of Shawnee or the County of Allen, including the maintenance to the street lights and the payment for the use of the electric for said street lights and the lights at the entrance to the Development. Developer shall transfer to the Association the responsibility to pay for the costs associated with the street lighting and the lighting of the entrance wall at the discretion of the Developer. At such time, the Association Board shall be responsible for contacting the then electric supplier and taking any action that is necessary to remove the Developer as the obligor for purposes of paying the lighting bill and substitute the Association Board therein.
- In consideration for performing the tasks enumerated herein, the Association Board or Developer, as the case may be, may obligate each Lot owner in Phase I for the payment of an annual assessment of such amount as may be fixed by the Association Board. Said assessment shall be paid annually and in advance on the 1st day of April of each year. Assessments shall be prorated based upon the month of the sale date of each Lot. The funds thus obtained shall be used by the Association for the purposes enumerated herein, and for maintaining, planting, improving, or cleaning easement areas, vacant property and for otherwise benefiting the development as the Association Board may determine. Until seventy-five percent (75%) of the Lots have been sold in the Development or at such earlier time as decided by the Developer and said Association organized, the undersigned or its successors and assigns shall have the foregoing right of assessment and the use of the funds thus obtained for all of the aforementioned purposes.
- (C) By acceptance of the deed to a Lot or tract of land in Phase I, the grantees do grant to such Association, and until its formation, the undersigned, the rights to place a notice of lien against any Lot(s) or tract(s) owned by grantee in such Phase I upon the grantee becoming delinquent in the payment of any assessments levied against the Lots in Phase I pursuant to these Restrictions and any amendments or modifications thereto.
13. The Development receives water service from the City of Lima and Allen County. The Water District is subject to the Rules and Regulations of the Allen County Health Department. Said Rules and Regulations require, among other things, that all plumbing on the premises, to include original construction, be performed by a plumbing contractor licensed by Allen County, that materials and installation be in compliance with Allen County and applicable Allen County permits be obtained. Failure to comply with these and other regulations may result in the denial and/or shutoff of City of Lima water to the Development.
14. Each Lot owner shall be responsible for the repair, replacement, and maintenance, including snow removal, of the sidewalk lying in front of their residence running between each Lot's side boundary lines. If the owner of a Lot fails or refuses to maintain the sidewalk as enumerated herein, the Association Board may, but shall not be obligated to, have the repairs performed and assess the Lot owner with the charges incurred, as a special assessment.
15. The undersigned reserves the right for itself, its agents, employees, successors, and assigns to enter upon any Lot for the purpose of carrying out and completing the development of the property, including, but not limited to, the completion of any filling, grading, or installation of drainage facilities. Entry onto said property for such purposes shall not be deemed a trespass.
16. The provisions herein shall run in favor of and shall be enforceable by any person, and the heirs and assigns of such person, who is or becomes owner of any lot in the Development, as well as the Developer and its successors or assigns.
17. All of the provisions of this instrument shall be deemed as restrictive covenants running with the land, and shall be binding on all owners of any part of the Lots in Phase I and all persons claiming under them until January 1, 2025, and shall be automatically extended beyond that date for successive fifteen (15) year periods unless an appropriate instrument signed by the majority of the then homeowners in the Development has been recorded, agreeing to change said covenants in whole or in part.
18. The undersigned reserves for itself, its successors, and assigns the right to amend, change, cancel, or add to any or all of the aforementioned provisions when it deems such course of action advisable; provided, however, that no amendment, change, cancellation, or addition shall be made unless an appropriate instrument signed by the majority of the then homeowners in Phase I has been recorded, agreeing to such amendment, change, cancellation, or addition.
19. In the event that Developer and/or the Association takes any action, legally or otherwise, to enforce any provision of these Restrictions, the Lot owner(s) against whom the action is taken shall be assessed for and responsible to pay any and all costs and expenses (including, but not limited to, discovery, court costs and/or reasonable attorney's fees) incurred by Developer and/or Association related to the action.
20. 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 within the platted easements. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on plat.

CENTERLINE FT. AMANDA RD.(60')

| ADJOINING PROPERTY OWNERS | |
|---------------------------|---|
| ① | LARRY D. WENGER (VOL.678, P.648) |
| ② | CHARLES J. & KRISTINA F. GREELEY (VOL.828, P.526) |
| ③ | DORA J. KLOPP (VOL.632, P.879) |
| ④ | JAMES C. & CHRISTINA L. WELLMAN (VOL.917, P.682) |
| ⑤ | HENRY L. & CHADINE A. ROBERTS (VOL.656, P.492) |
| ⑥ | WARD R. & PAMELA A. JACKSON (VOL.884, P.666) |
| ⑦ | DENNIS L. & MARCIA C. VAN HORN (VOL.676, P.641) |
| ⑧ | THOMAS J. GRIFFO (VOL.914, P.201) |



| 56.124 ACRES | |
|--------------|---|
| - | 0.207 ACRES IN ROAD R/W |
| - | 16.413 ACRES IN SECTION 9 (#46-0904-05-012.000) |
| - | 5.396 ACRES IN SECTION 10 (#46-1003-04-014.001) |
| - | 2.229 ACRES IN SECTION 15 (#46-1506-01-002.001) |
| - | 32.086 ACRES IN SECTION 16 (10.194 ACRES IN #46-1605-01-001.002; 21.892 ACRES IN #46-1605-01-006.001) |
| - | R3-RESIDENTIAL ZONE: 10.478 ACRES |
| - | R1-RESIDENTIAL ZONE: 45.646 ACRES |

| LEGEND | |
|--------|--|
| ⊙ | CONCRETE MONUMENT W/ 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" |
| ○ | 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" |
| ⊙ | 3/4" IRON PIPE PLUGGED WITH A MARKER STAMPED "K & K / LIMA" FOUND |
| ○ | 3/4" IRON PIPE FOUND (NOT CAPPED) |
| △ | IRON PIN WITH A MARKER STAMPED "PS 6920" FOUND |
| △ | 12" ROUND WOOD CORNER POST FOUND (DETERIORATED, HOLLOWED OUT, APPROX. 4' REMAINING) |
| ⊙ | STONE FOUND (NORTH SIDE OF WOOD POST) |
| ⊙ | PK NAIL SET |
| ⊙ | CHISELED "X" IN A MONUMENT BOX FOUND |
| ▽ | MINE SPIKE FOUND |

**DEDICATOR'S LAND
MONTICELLO PHASE 1
IN THE S.E. 1/4 SECTION 9,
THE S.W. 1/4 SECTION 10,
THE N.E. 1/4 SECTION 16,
& THE N.W. 1/4 SECTION 15
T 4 S - R 6 E
VILLAGE OF FORT SHAWNEE
& SHAWNEE TOWNSHIP
ALLEN COUNTY, OHIO**

TAX PARCELS:
46-0904-05-012.000, 46-1605-01-001.002,
46-1003-04-014.001, 46-1506-01-002.001,
& 46-1605-01-006.001

**DEDICATOR'S LAND
MONTICELLO PHASE 1
56.124 ACRES**

Being a parcel of land situated in the Southeast Quarter of Section 9, the Southwest Quarter of Section 10, the Northeast Quarter of Section 16 and the Northwest Quarter of Section 15, Township 4 South, Range 6 East, Shawnee Township and the Village of Fort Shawnee, Allen County, Ohio, and being 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 of Section 16 and the intersection of the centerline of Zurmehly Road with the centerline of Beeler Road -

Thence North 01°-36'-47" West on and along the east line of said Northeast Quarter of Section 16 for a distance of 2060.32 feet to a 12" round wood corner post found marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described hereon -

Thence South 00°-49'-42" East for a distance of 511.08 feet to a 3/4-inch iron pipe with "Kohli & Kaliher" plug found -
 Thence South 01°-36'-47" East for a distance of 228.10 feet to a 3/4-inch iron pipe with "Kohli & Kaliher" plug found -
 Thence South 88°-29'-17" West for a distance of 1287.12 feet to a 3/4-inch iron pipe with "Kohli & Kaliher" plug found -
 Thence North 01°-40'-46" West for a distance of 828.06 feet to a 3/4-inch iron pipe with "Kohli & Kaliher" plug found -
 Thence North 88°-31'-06" East for a distance of 646.85 feet to a 3/4-inch iron pipe with "Kohli & Kaliher" plug found -
 Thence North 02°-15'-06" West for a distance of 1423.16 feet to a 3/4-inch iron pipe with "Kohli & Kaliher" plug found, passing through a concrete monument set at 1081.16 feet -
 Thence North 87°-00'-44" East for a distance of 362.00 feet to a 3/4-inch iron pipe found -
 Thence North 01°-56'-25" West for a distance of 237.60 feet to a 3/4-inch iron pipe found -
 Thence North 87°-00'-44" East for a distance of 150.00 feet to a 3/4-inch iron pipe found -
 Thence North 01°-56'-25" West for a distance of 290.40 feet to a PK nail set on the centerline of Fort Amanda Road, passing through a 3/4-inch iron pipe found at 260.39 feet -
 Thence North 87°-00'-44" East on and along said centerline for a distance of 300.00 feet to a PK nail set, passing at 139.00 feet a mine spike found on the east line of the Southeast Quarter of Section 9 -
 Thence South 02°-13'-06" East for a distance of 2060.70 feet to a 5/8-inch iron pin set, passing through concrete monuments set at 30.00 feet and at 768.26 feet -
 Thence South 88°-29'-53" West for a distance of 166.43 feet to the **place of beginning**.

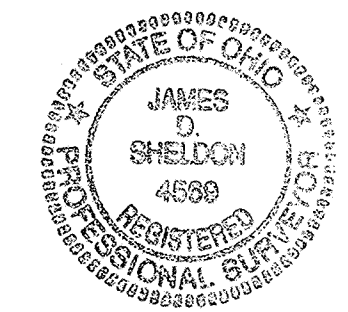
Containing in all 56.124 acres of land subject, however, to all legal easements and rights of way:
 16.413 acres in Section 9, Shawnee Township;
 5.396 acres in Section 10, Shawnee Township;
 2.229 acres in Section 15, Shawnee Township;
 10.194 acres in Section 16, Shawnee Township;
 21.892 acres in Section 16, Village of Fort Shawnee

The foregoing description is based on a field survey completed in November 2003, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

- NOTES:**
1. Bearings are based on the south line of the Northeast 1/4 of Section 16 and the centerline of Zurmehly Road as being South 88°-20'-55" West.
 2. All concrete monuments set contain an embedded 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.
 3. All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

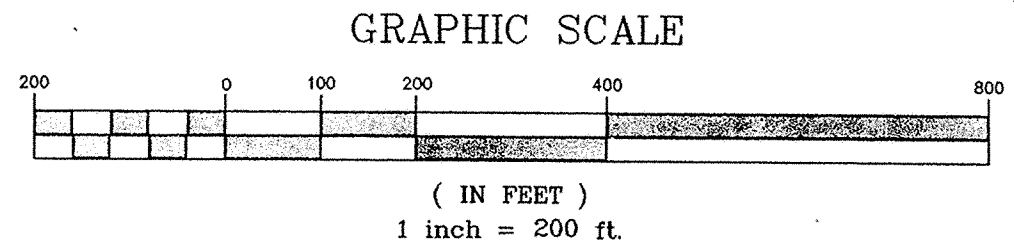
REVIEWED BY:
ML Howard
 MICHAEL L. HOWARD, P.S.
 ALLEN COUNTY ENGINEERS
 DATE: 4-6-04

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



Date: 16 Jan 04
James D. Sheldon
 James D. Sheldon, P.E., P.S.
 Registered Surveyor # 4569

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED IN NOVEMBER 2003. REFERENCES INCLUDE OFFICE RECORDS, DEEDS, TAX MAPS, AND THE FOLLOWING SURVEYS:
 -KUCK & MORRISEY SURVEY DATED 3-09-2001.
 -KOHLI & KALIHAR SURVEY OF 176.541.



SHELDON ENGINEERING & SURVEYING, INC.

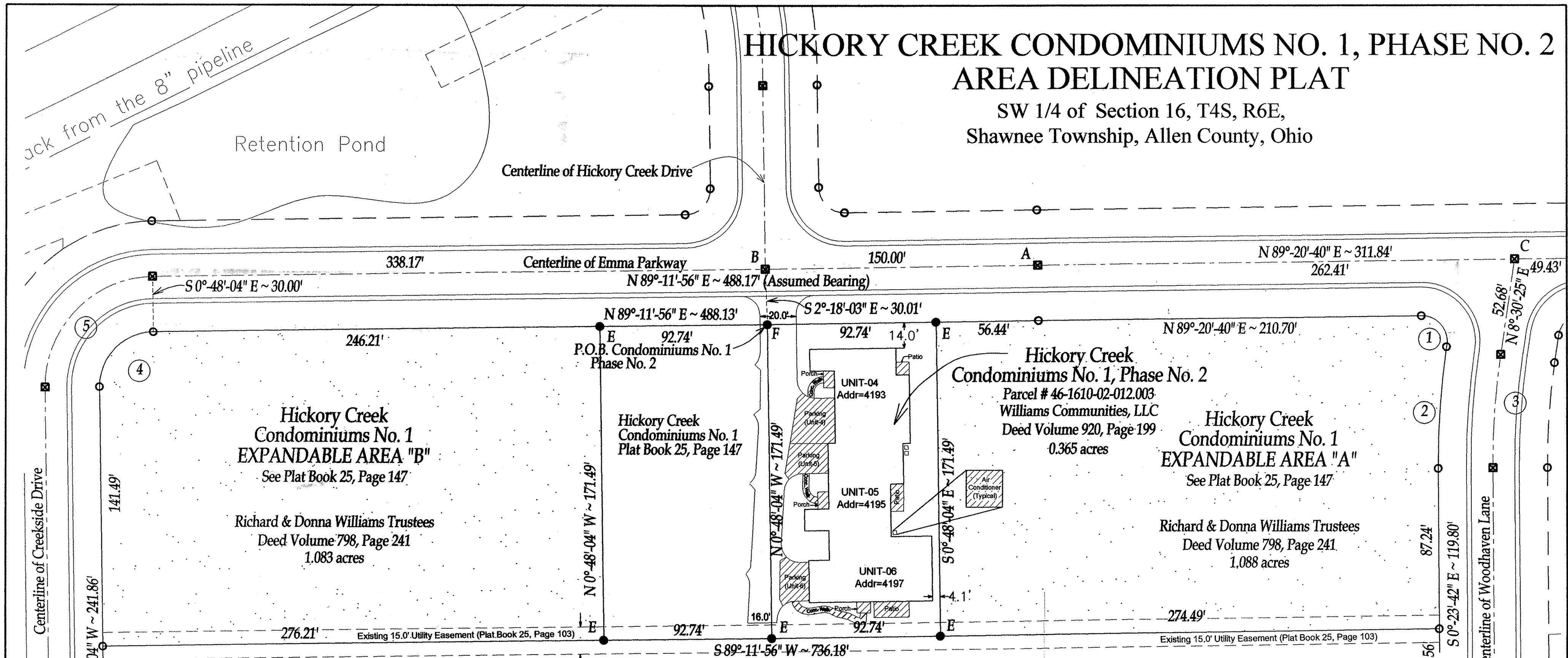


LIMA, OHIO

| | | | |
|------------|------|---------|-----------|
| 11-25-2003 | DATE | JOB NO. | 22074D1 |
| DRAWN | WSM | NO. | |
| CHECKED | JDS | SCALE | 1" = 200' |
| APPROVED | JDS | | |

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2 AREA DELINEATION PLAT

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio



CURVE DATA FOR ROAD RIGHT-OF-WAY

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING & LENGTH |
|-------|---------|------------|------------------------|
| ① | 14.00' | 25.29' | S 39°-05'-24" E 21.98' |
| ② | 430.00' | 66.81' | S 4°-03'-22" W 66.74' |
| ③ | 400.00' | 47.31' | N 4°-03'-22" E 62.08' |
| ④ | 30.00' | 47.12' | N 44°-11'-56" E 42.43' |
| ⑤ | 60.00' | 94.25' | N 44°-11'-56" E 84.85' |

Richard & Donna Williams Trustees
Deed Volume 798, Page 241

Note:
All Unmonumented points of interest shown on this plat will be monumented in the future in conjunction with the corresponding condo plats.

Easements:
All existing easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, retention, sanitary sewer, gas, electric, telephone, cable television 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. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. All existing easements shown on this plat are recorded in the Allen County Courthouse, Plat Book 25, Page 103.
The existing easements upon, over, and under the designated areas of these properties are for public improvements and underground utility facilities as set forth in the Ohio Revised Code Section 153.64. All utility facilities shall be installed underground except transformers, service pedestals, and junctions required to provide proper service for the Hickory Creek Condominium properties only.

COUNTY RECORDERS CERTIFICATE

No. ~~200~~ 406924
Filed for record in Allen County, Ohio Recorders Office this 12th day of April, 2004 at 3:52 O'Clock P.M. and recorded in Allen County, Ohio, Plat Book 25 on Page 189. Deed Vol. 924 Page 343. Fee \$ 248.40

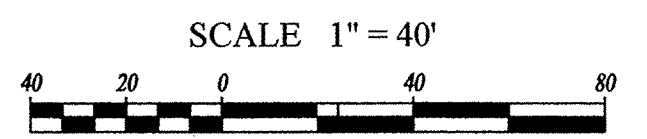
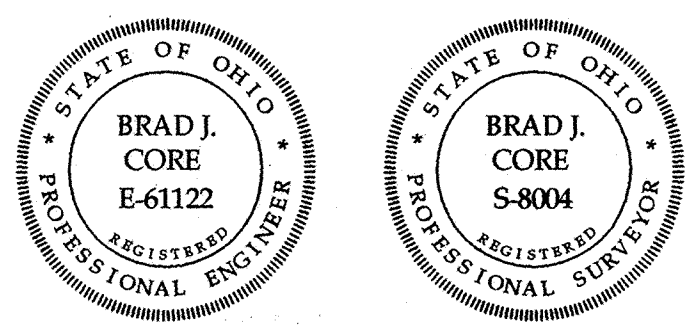
Edward P. Kish, Recorder
by MH

- LEGEND**
- A = Existing Monument Box at a deflection in the centerline of Emma Parkway.
 - B = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Hickory Creek Drive.
 - C = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane.
 - D = #5 rebar set
 - E = Existing #5 rebar
 - F = Existing Mag Nail in Concrete
 - = Point of Interest (Unmonumented)
 - ⊠ = Existing Monument Box
 - = Limited Common Area
 - = Expandable Area (for future development)
 - = Common Area

CERTIFICATION BY SURVEYOR

I hereby certify that this plat and the accompanying sheets represent the true location and configuration of the improvements within the boundaries of Hickory Creek Condominiums No. 1 as they existed on the date shown on this drawing

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



| | | | | | |
|---------------------------|--|--|--|---------------------|--|
| REVISOR | | <p>CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163</p> | | | |
| DEVELOPER/OWNER | | | | | |
| Williams Communities, LLC | | 9180 Parker Road, Harrod, Ohio, 45850 | | SURVEYED BY: J.L.S. | |
| DATE: 3-8-2004 | | DRAWN BY: D.J.D. | | CHECKED BY: B.J.C. | |
| SCALE: 1" = 40' | | PAGE 1 OF 6 | | PAGES | |

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2 LEGAL DESCRIPTIONS

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2, LEGAL DESCRIPTION

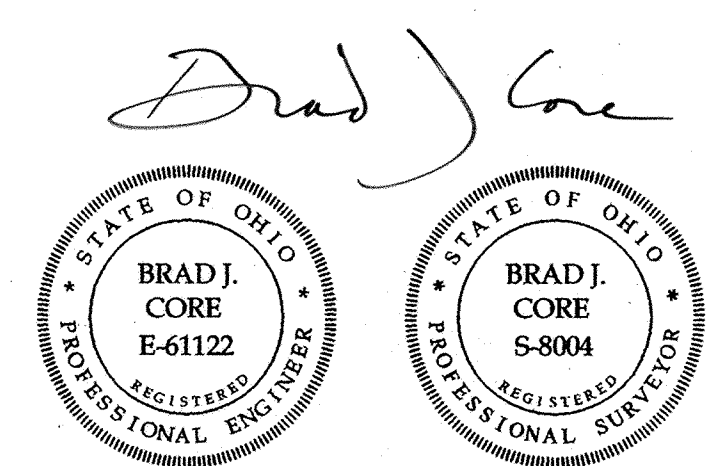
Being parcel #46-1610-02-012.003 and situated in the SW ¼ of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio, described in Deed Volume 798, Page 241
and more particularly described as follows:

Commencing, for reference, from the monument box at the intersection of the
centerlines of Emma Parkway and Woodhaven Lane; thence S 89°-20'-40" W on the
centerline of Emma Parkway, 262.41' to a monument box at the deflection of the
centerline; S 89°-11'-56" W (assumed bearing) on said centerline, 150.00' to a
monument box at the intersection of centerlines of Emma Parkway and Hickory
Creek Drive; thence S 2°-18'-03" E, 30.01' to a Mag Nail set in concrete at the
POINT OF BEGINNING; thence the following courses:

- 1) N 89°-11'-56" E, 92.74' to a set #5 rebar;
- 2) S 0°-48'-04" E, 171.49' to a set #5 rebar;
- 3) S 89°-11'-56" W, 92.74' to a set #5 rebar;
- 4) N 0°-48'-04" W, 171.49' to the POINT OF BEGINNING.

The above-described tract of land contains 0.365 acres, more or less, subject to all
legal highways and easements of record.

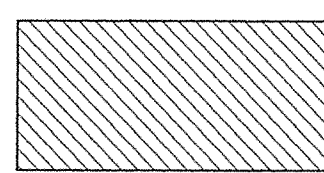
This description and accompanying plat represent an actual boundary survey
completed under the direct supervision of Brad J. Core, P.S. #8004 on November 24,
2003 and all markers called for above are in place.

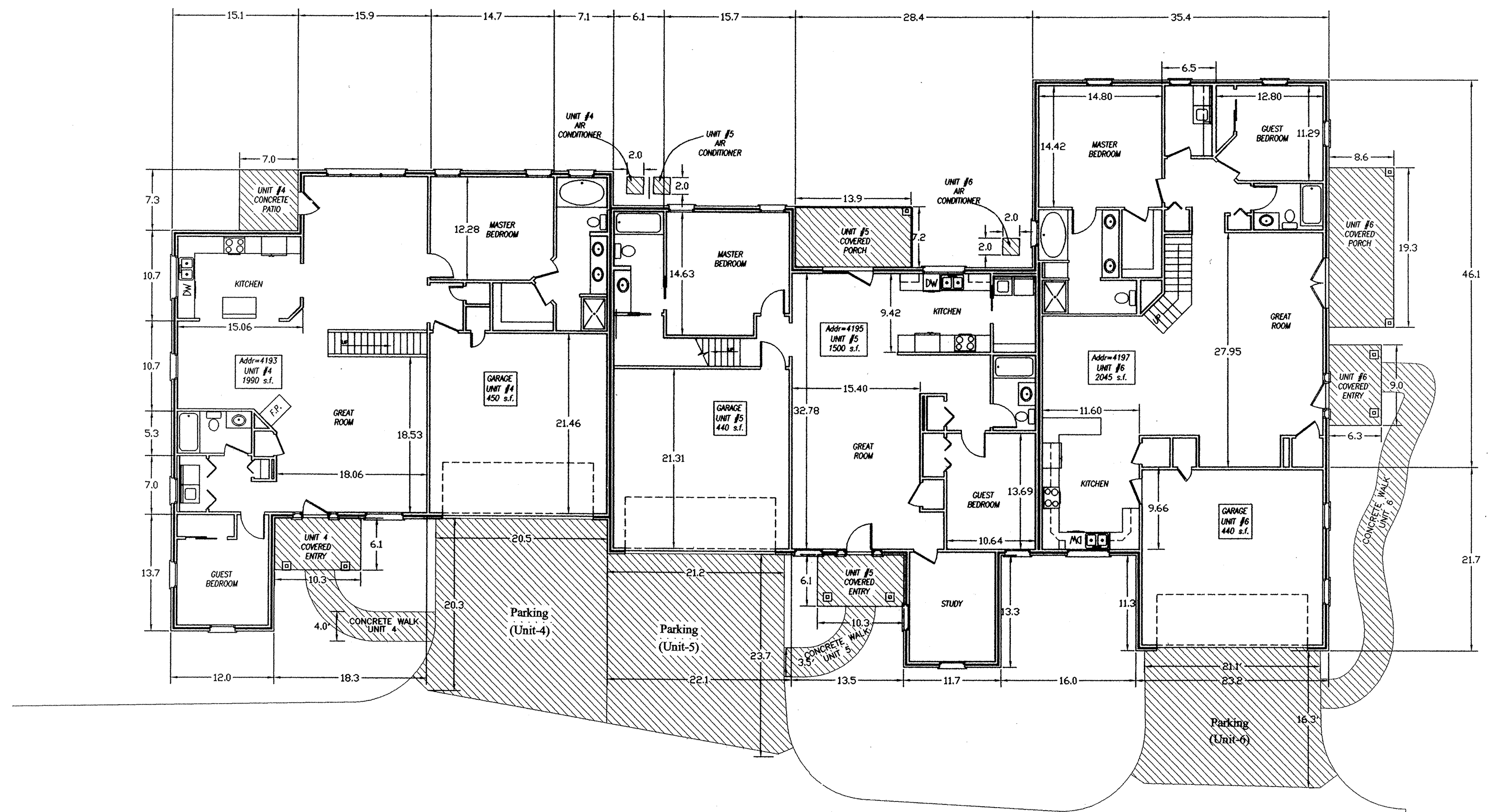


| | | | | |
|---------|---|-------------------|---|-----------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| | DEVELOPER/OWNER Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS: 9180 Parker Road, Harrod, Ohio, 45850 | |
| | SURVEYED BY: J.L.S. | DATE: 3-8-2004 | DRAWN BY: D.J.D. | CHECKED BY: B.J.C. |
| | SCALE: N/A | | PAGE 2 | OF 6 PAGES |

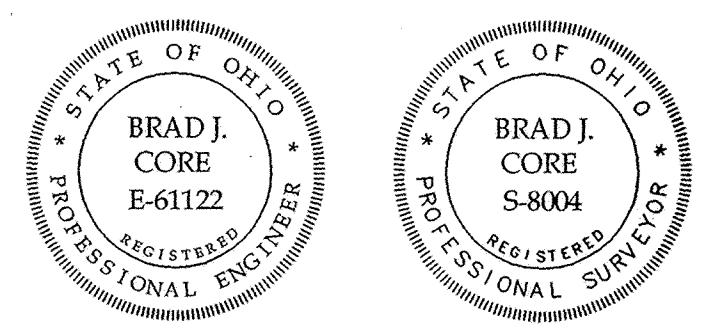
HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2 FIRST FLOOR LAYOUT, BUILDING NO. 2

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio

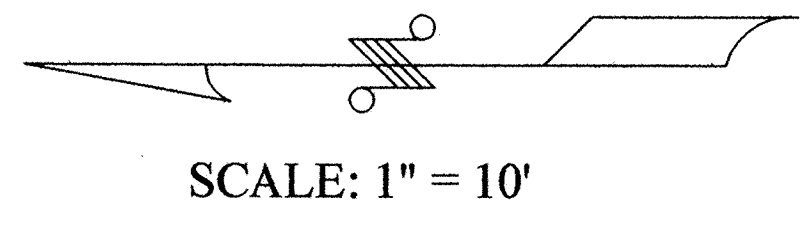
 = Limited Common Areas



NOTE: All Dimensioning shown is to the tenth of a foot or one-hundredth of a foot.



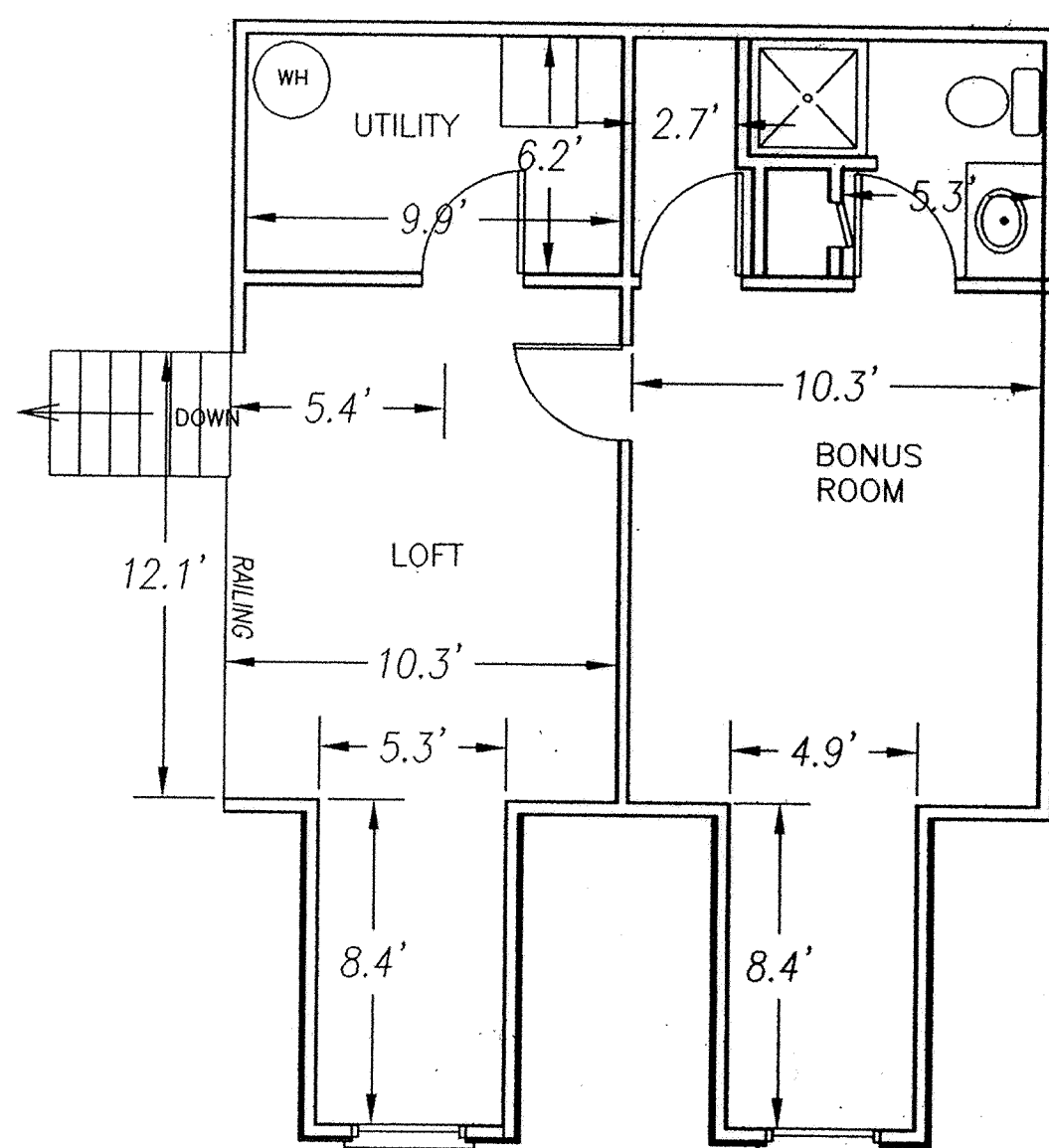
Brad J. Core
Brad J. Core, P.E., P.S.



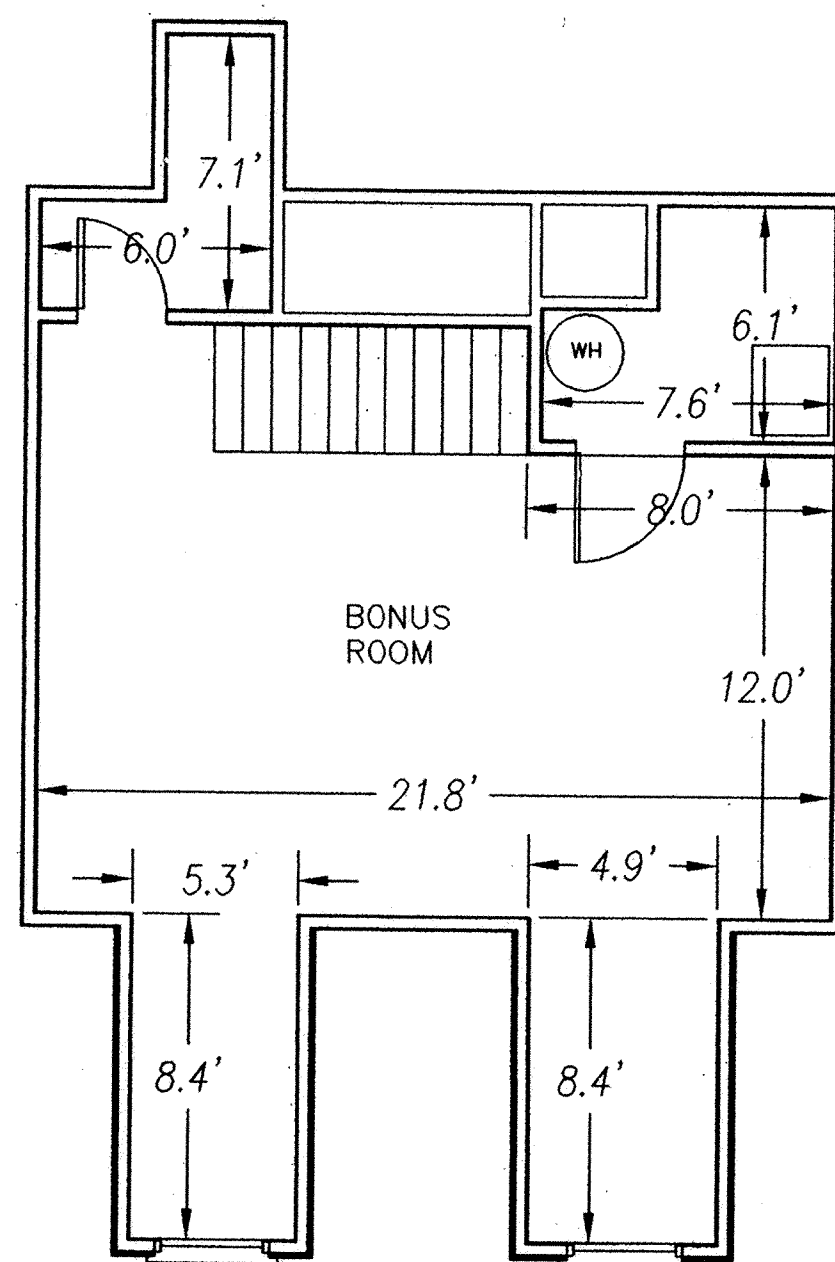
| | | | | |
|-----------------|---|-------------------|--|--------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| DEVELOPER/OWNER | Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | |
| SURVEYED BY: | J.L.S. | DATE: 3-8-2004 | DRAWN BY: | D.J.D. |
| | | | CHECKED BY: | B.J.C. |
| SCALE: | 1" = 10' | | PAGE | 3 OF 6 PAGES |

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2 SECOND FLOOR LAYOUT, BUILDING NO. 2

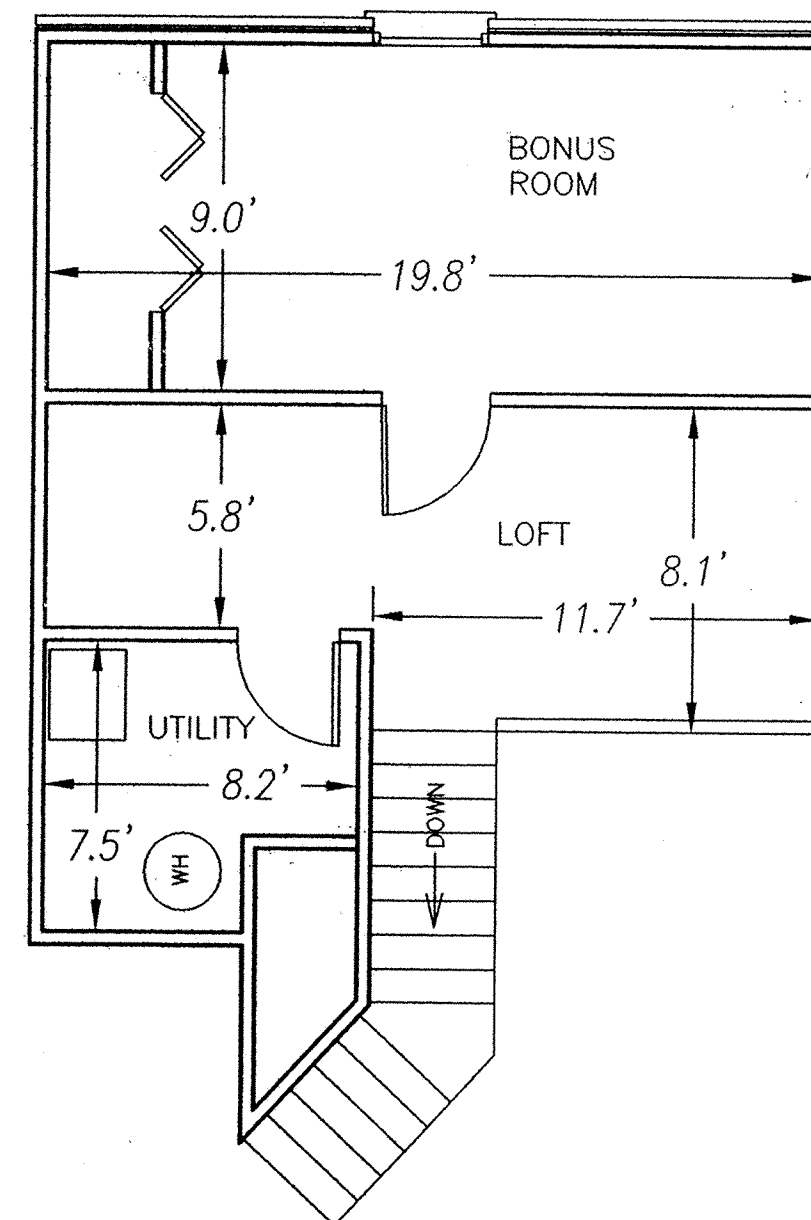
SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio



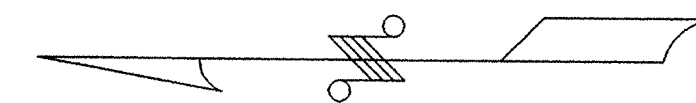
SECOND FLOOR UNIT NO. 4
(Address 4193 Emma Parkway)



SECOND FLOOR UNIT NO. 5
(Address 4195 Emma Parkway)

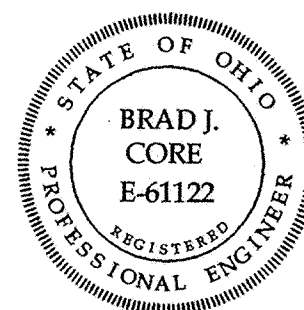


SECOND FLOOR UNIT NO. 6
(Address 4197 Emma Parkway)



SCALE: 1" = 5'

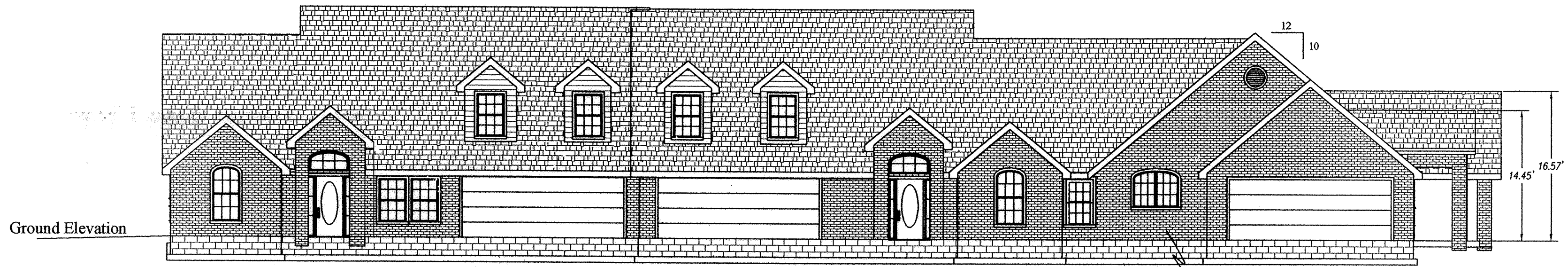
Brad J. Core
Brad J. Core, P.E., P.S.



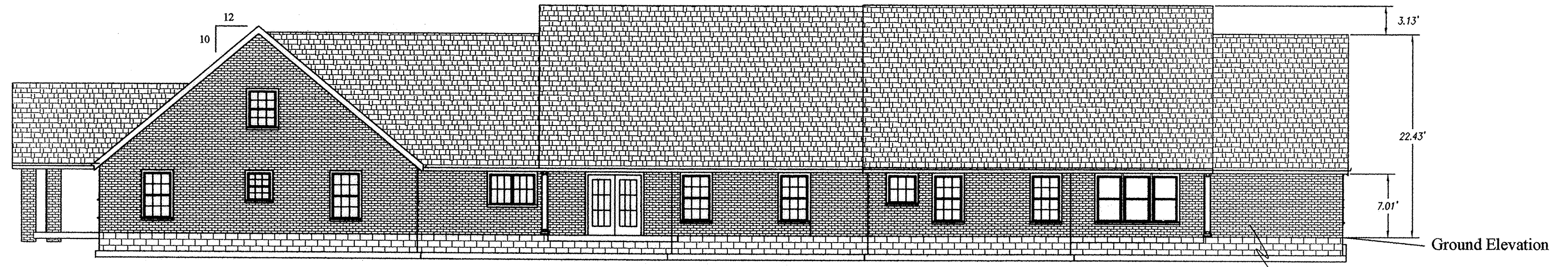
| | | | | |
|---------|---|-------------------|--|-----------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| | DEVELOPER/OWNER Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | |
| | SURVEYED BY: J.L.S. | DATE: 3-8-2004 | DRAWN BY: D.J.D. | CHECKED BY: B.J.C. |
| | SCALE: 1" = 5' | | PAGE: 4 | OF PAGES: 6 |

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2 ELEVATION VIEWS, BUILDING NO. 2

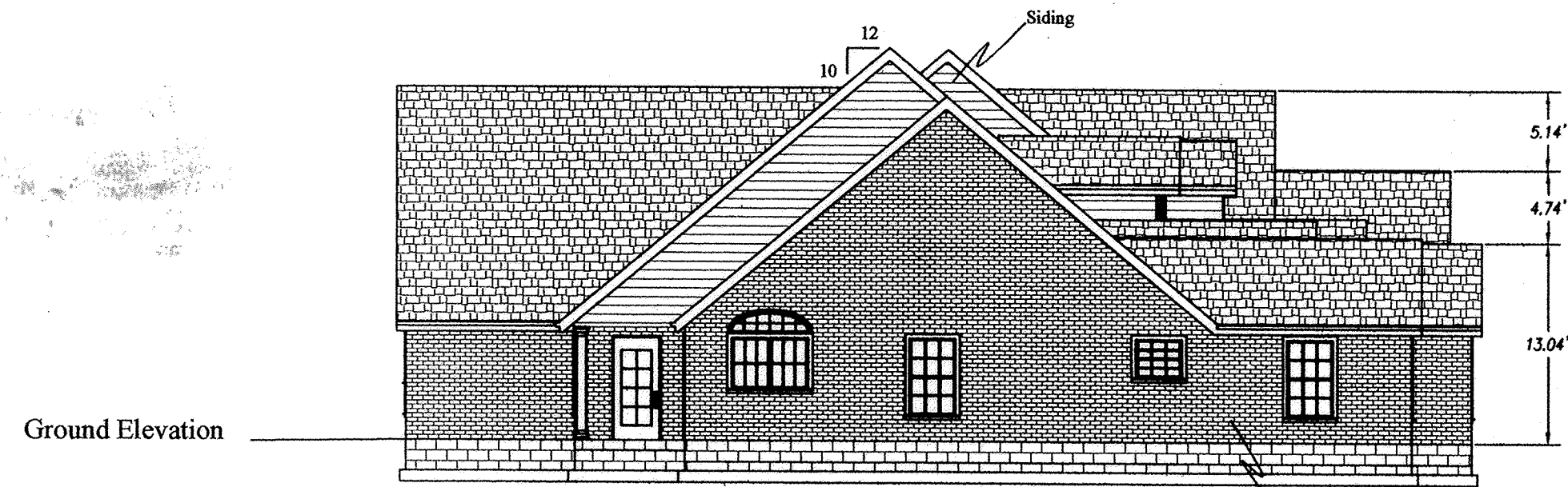
SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio



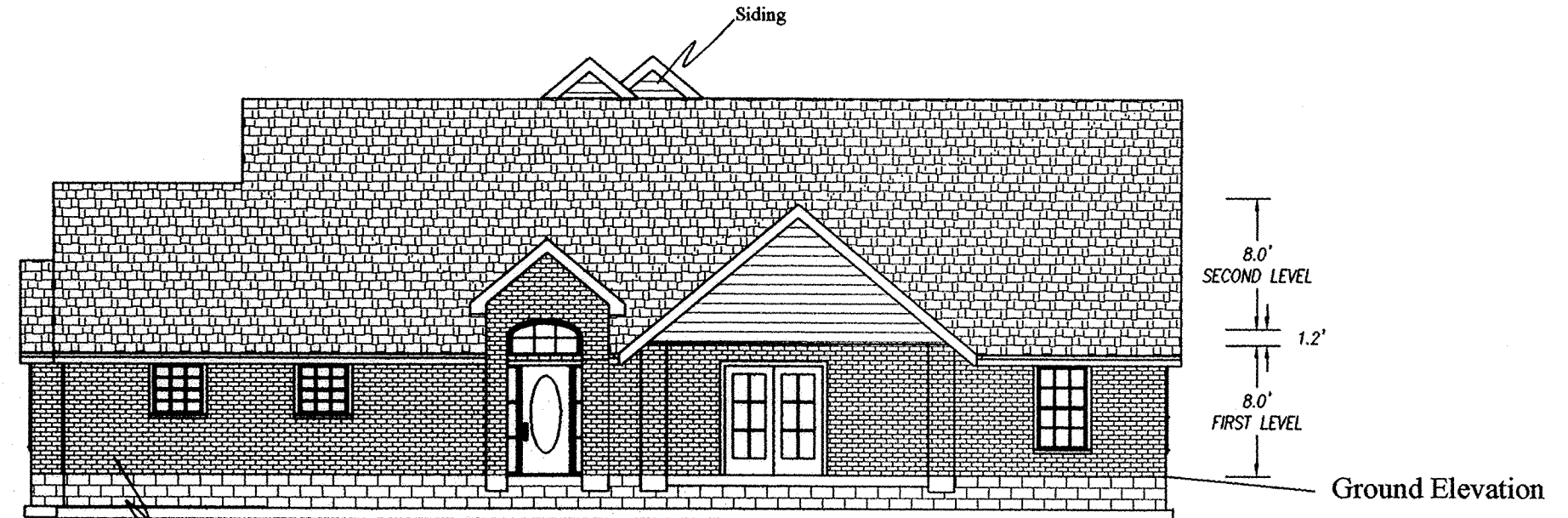
WEST SIDE ELEVATION VIEW



EAST SIDE ELEVATION VIEW

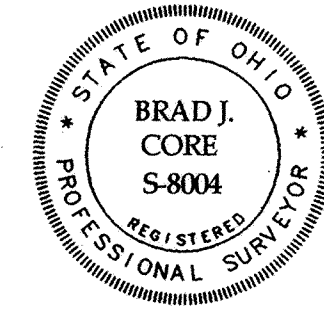
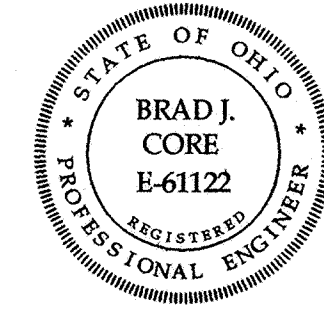


NORTH SIDE ELEVATION VIEW



SOUTH SIDE ELEVATION VIEW

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



| | | | | |
|---------|---|-------------------|--|-----------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| | DEVELOPER/OWNER Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | |
| | SURVEYED BY: J.L.S. | DATE: 3-8-2004 | DRAWN BY: D.J.D. | CHECKED BY: B.J.C. |
| | SCALE: 1" = 10' | | PAGE: 5 | OF 6 PAGES |

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2 PLAT OF DEDICATOR'S LAND

SW 1/4 of Section 16, T4S, R6E,
Shawnee Township, Allen County, Ohio

HICKORY CREEK CONDOMINIUMS NO. 1, PHASE NO. 2, LEGAL DESCRIPTION

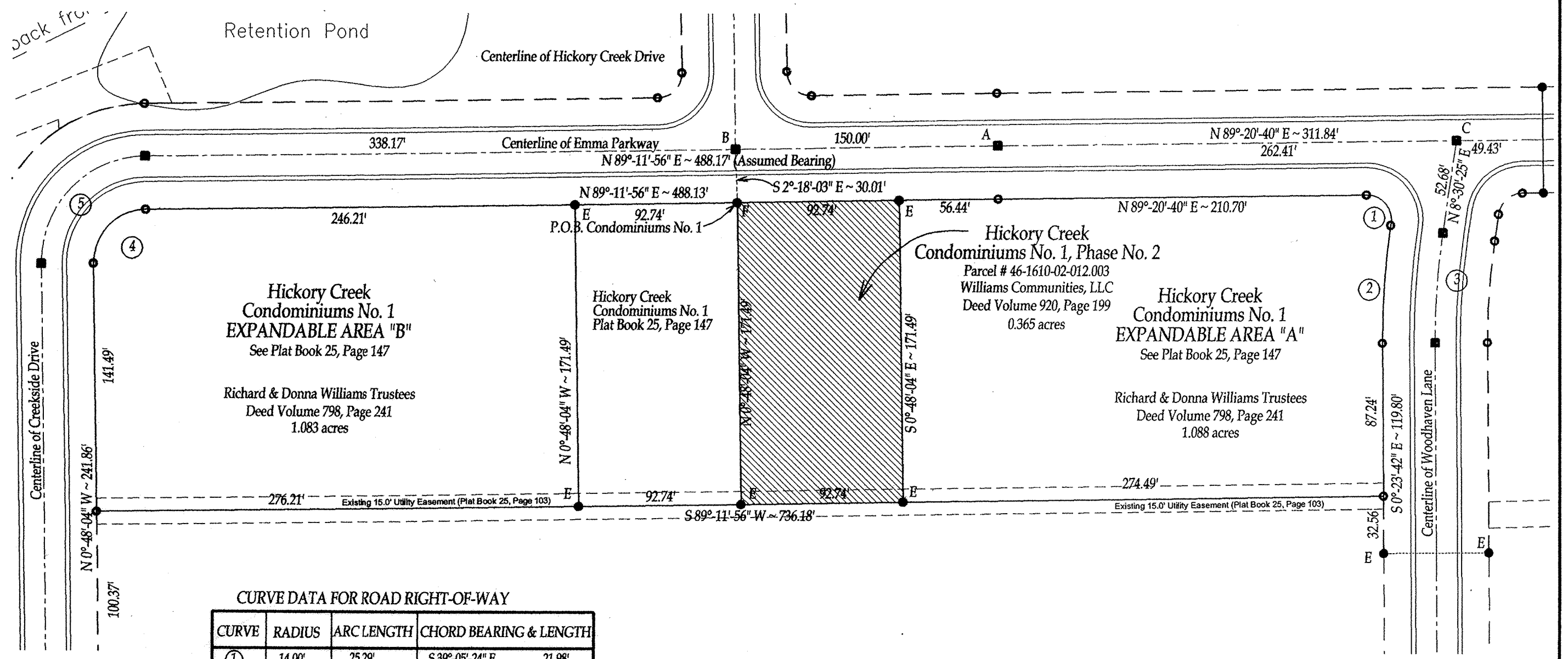
Being parcel #46-1610-02-012.003 and situated in the SW 1/4 of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio, described in Deed Volume 798, Page 241 and more particularly described as follows:

Commencing, for reference, from the monument box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane; thence S 89°-20'-40" W on the centerline of Emma Parkway, 262.41' to a monument box at the deflection of the centerline; S 89°-11'-56" W (assumed bearing) on said centerline, 150.00' to a monument box at the intersection of centerlines of Emma Parkway and Hickory Creek Drive; thence S 2°-18'-03" E, 30.01' to a Mag Nail set in concrete at the POINT OF BEGINNING; thence the following courses:

- 1) N 89°-11'-56" E, 92.74' to a set #5 rebar;
- 2) S 0°-48'-04" E, 171.49' to a set #5 rebar;
- 3) S 89°-11'-56" W, 92.74' to a set #5 rebar;
- 4) N 0°-48'-04" W, 171.49' to the POINT OF BEGINNING.

The above-described tract of land contains 0.365 acres, more or less, subject to all legal highways and easements of record.

This description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on November 24, 2003 and all markers called for above are in place.



CURVE DATA FOR ROAD RIGHT-OF-WAY

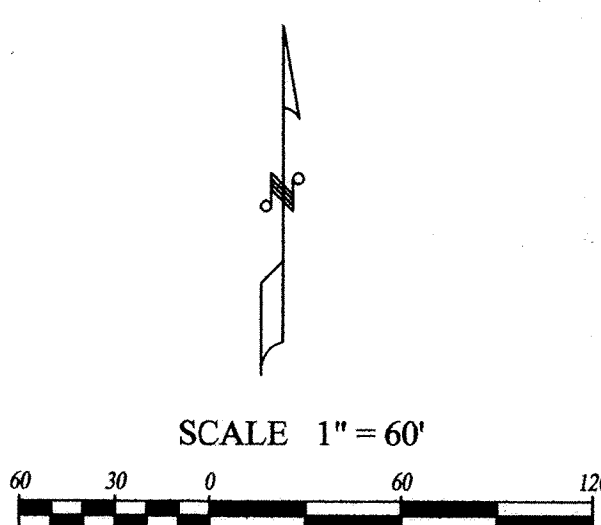
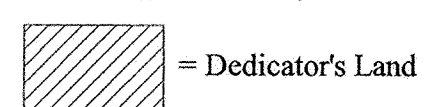
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING & LENGTH |
|-------|---------|------------|------------------------|
| ① | 14.00' | 25.29' | S 39°-05'-24" E 21.98' |
| ② | 430.00' | 66.81' | S 4°-03'-22" W 66.74' |
| ③ | 400.00' | 47.31' | N 4°-03'-22" E 62.08' |
| ④ | 30.00' | 47.12' | N 44°-11'-56" E 42.43' |
| ⑤ | 60.00' | 94.25' | N 44°-11'-56" E 84.85' |

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 4/13/04



LEGEND

- A = Existing Monument Box at a deflection in the centerline of Emma Parkway.
- B = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Hickory Creek Drive.
- C = Existing Monument Box at the intersection of the centerlines of Emma Parkway and Woodhaven Lane.
- D = #5 rebar set
- E = Existing #5 rebar
- F = Existing Mag Nail in Concrete
- = Point of Interest (Unmonumented)
- ⊠ = Existing Monument Box



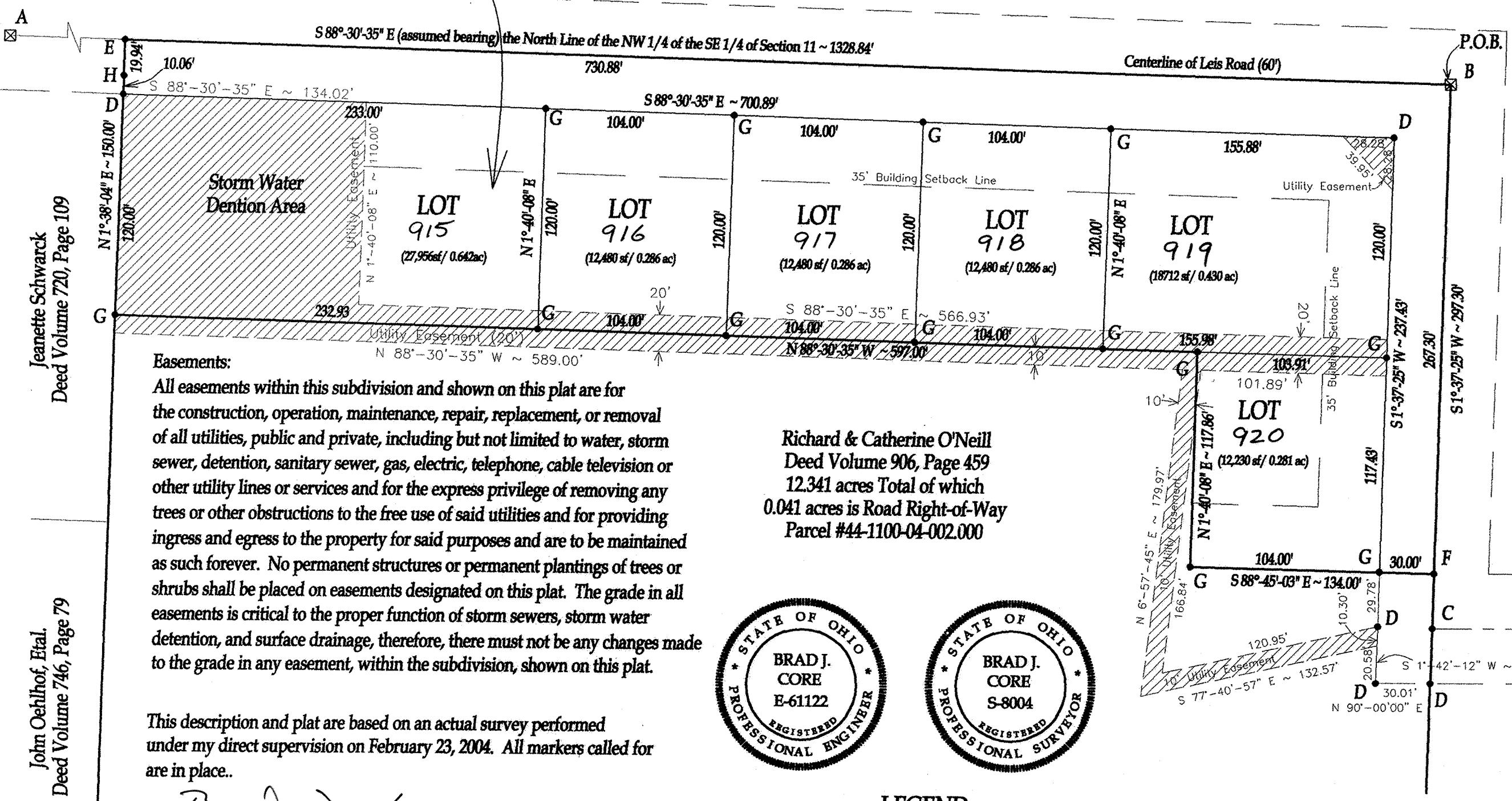
Brad J. Core
Brad J. Core, P.E., P.S.

| | | | | |
|---------|---|-------------------|--|-----------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 (419) 647-6163 | | | |
| | DEVELOPER/OWNER Williams Communities, LLC | | DEVELOPER/OWNER ADDRESS 9180 Parker Road, Harrod, Ohio, 45850 | |
| | SURVEYED BY: J.L.S. | DATE: 3-8-2004 | DRAWN BY: D.J.D. | CHECKED BY: B.J.C. |
| | SCALE: 1" = 60' | | PAGE 6 | OF 6 PAGES |

WEST PINES SUBDIVISION PHASE #1 FINAL PLAT

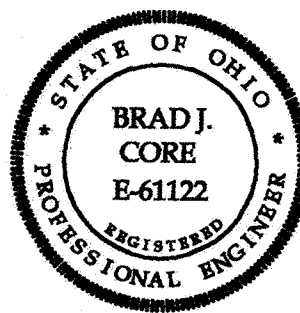
PART OF THE VILLAGE OF SPENCERVILLE LOCATED
IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T4S, R4E,
SPENCER TOWNSHIP, ALLEN COUNTY, OHIO

PHASE #1
Richard & Catherine O'Neill
Deed Volume 906, Page 459
2.878 acres Total of which
0.667 acres of Platted Street
2.211 acres of Lots



Easements:
All easements within this subdivision and shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of all utilities, public and private, including but not limited to water, storm sewer, detention, sanitary sewer, gas, electric, telephone, cable television 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. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on this plat. The grade in all easements is critical to the proper function of storm sewers, storm water detention, and surface drainage, therefore, there must not be any changes made to the grade in any easement, within the subdivision, shown on this plat.

Richard & Catherine O'Neill
Deed Volume 906, Page 459
12.341 acres Total of which
0.041 acres is Road Right-of-Way
Parcel #44-1100-04-002.000

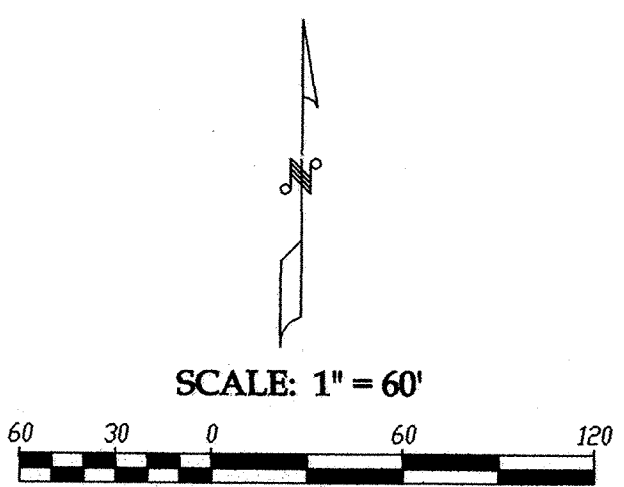


This description and plat are based on an actual survey performed under my direct supervision on February 23, 2004. All markers called for are in place.

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

LEGEND

- A = Existing Monument Box at the NW corner of the SE 1/4 of Section 11.
- B = Existing Monument Box at the NE corner of the NW 1/4 of the SE 1/4 of Section 11
- C = Set #5 rebar at the intersection of the centerlines of Leis Road and First Street (This #5 rebar replaces a monument box that was destroyed.)
- D = Existing #5 Rebar
- E = Existing Mag nail
- F = Set Mag nail
- G = Set #5 rebar
- H = Existing Concrete Corner Post
- = Utility Easement



DESCRIPTION OF PHASE #1

Being part of the Village of Spencerville located in the NW 1/4 of the SE 1/4 of Section 11, T4S, R4E, Spencer Township, Allen County, Ohio, recorded in prior Deed Volume 906, Page 459. More particularly described as follows:

Beginning at the Monument Box at the NE corner NW 1/4 of the SE 1/4 of Section 11; thence the following courses:

- 1) S 1°-37'-25" W on the East line of the NW 1/4 of the SE 1/4 of Section 11, 267.30 to set Mag nail;
- 2) N 88°-45'-03" W, 134.00' to a set #5 rebar, passing a #5 rebar set at 30.00';
- 3) N 1°-40'-08" E, 117.86' to a set #5 rebar;
- 4) N 88°-30'-35" W, 597.00' to a set #5 rebar;
- 5) N 1°-38'-04" E, 150.00' to an existing Mag nail on the North line of the SE 1/4 of Section 11 (centerline of Leis Road), passing an existing #5 rebar at 120.00' and an existing concrete corner post at 130.06';
- 6) S 88°-30'-35" E on said fractional section line and said centerline, 730.88' to the POINT OF BEGINNING.

The above described parcel of land contains 2.878 acres, more or less, of which 0.667 acres are occupied by existing road right-of-way. This parcel is subject to all legal highways and easments of record.

The basis of bearings for this survey is based on the assumption that the North Line of the SE 1/4 of Section 11 (centerline of Leis Road) is S 88°-30'-35" E. This legal description and accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on February 23, 2004.

VILLAGE OF SPENCERVILLE

We, The Council of the Village of Spencerville and the Mayor of the Village of Spencerville, Do hereby approve the creation of a residential subdivision according to this plat by Ordinance No. # 04-14, dated 4-19, 2004

Dawn R. Bailey
Clerk of Council for the Village of Spencerville

Edward P. Cummins
Mayor of Village of Spencerville

COUNTY AUITTOR'S CERTIFICATE

Filed for transfer on this 21st day of April, 2004.

Ben E. Diepenbrock Jr 3.00
Auditor, Allen County, Ohio KH

COUNTY RECORDER'S CERTIFICATE

200407451
Filed for record under file no. # on this 21st day of April, 2004, at a time of 11:03 AM in the County Recorder's Office for a fee of \$ 124.20 and recorded in Plat Book 25, on Page 195.

Edward P. Kuhn
Recorder, Allen County, Ohio mh

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 and easements as shown thereon 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.

| | |
|-----------------------------|---------|
| <i>Richard A. O'Neill</i> | 4-20-04 |
| Richard A. O'Neill | Date |
| <i>Susan H. Miller</i> | 4-20-04 |
| Witness | Date |
| <i>Catherine J. O'Neill</i> | 4-20-04 |
| Catherine J. O'Neill | Date |
| <i>Susan H. Miller</i> | 4-20-04 |
| Witness | Date |

State of Ohio
County of *Auguize*

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 20th day of April, 2004

Susan H. Miller
Notary Public My commission expires 6-30-07

| | | | | |
|---------------------|---|-----------------------|--|--|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFLANCE TRAIL SPENCERVILLE, OHIO 45887 419-647-6163 | | | |
| 4-20-2004 | DEVELOPER/OWNER Richard & Catherine O'Neill | | DEVELOPER/OWNER ADDRESS: 15452 Bay Rd., Wapakoneta, Ohio, 45895 | |
| DRAWN BY: P.J.M. | DATE: 2-23-2004 | CHECKED BY: B.J.C. | DATE: 2-23-2004 | |
| SCALE: 1" = 60' | PAGE 1 | OF 3 | PAGES | |

WEST PINES SUBDIVISION PHASE #1 COVENANTS AND RESTRICTIONS

WEST PINES SUBDIVISION

ARCHITECTURAL CONTROL AND REQUIREMENTS FOR PLAN APPROVAL FOR LOTS ONE (1) THROUGH SIX (6), INCLUSIVE

The following information regarding new home construction and elevations will be required to be submitted to O'Neill Construction Services for approval.

EXTERIOR

1. Complete Exterior Design
 - A. Front view
 - B. Side view
 - C. Rear view
 Exterior dimensions
2. Exterior Siding/Trim
 - A. Color
 - B. Type

INTERIOR

1. Complete Interior Floor Plan
 - A. Square footage of home
 - B. Dimensions of garage

SITE

1. Drawing of location of dwelling in reference to placement of lot
2. Drawing from front, back, both sides yard setbacks
3. Location of driveway.

ELEVATION AND DRAINAGE

1. Elevation- minimum top-of-foundation elevation of 831.50.
3. Drainage- a storm tile will be provided for all lots.

CONTRACTOR

Name, address, and phone number of your General Contractor.

ADDITIONAL ARCHITECTURAL CONTROLS

1. A final comprehensive site development plan for the West Pines Subdivision has been filed with and approved by the village of Spencerville, Ohio. The lot developer, O'Neill Construction Services and the home builder are required to abide by this plan. Therefore, all grades must be approved by O'Neill Construction Services before construction begins.
2. The owner or contractor of all lots shall be responsible for the removal of debris placed upon the streets in the subdivision being developed under the provisions of the appropriate ordinances of the village of Spencerville. The ordinances provide that penalties will be enforced against any person who litter the public ways of the village by placing unsightly material on the streets, such as dirt or other items that are unsightly, unsanitary, and damaging to the sewer system of the village. These ordinances provide penalties not only for littering, but also for damages to streets and curbing from the use of heavy equipment and heavy motor vehicles used by construction contractors in the area. You are advised of this contingency and will be required to remove and repair any damages occasioned by your equipment.
3. Upon completion of each home, all contractors must dispose of their rubbish or debris, including any debris pushed on an adjoining lot.
4. O'Neill Construction Services may authorize variances from compliance with the architectural guidelines when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate, as determined by O'Neill Construction Services and no variance shall (a) be effective unless in writing, or (b) preclude O'Neill Construction Services from denying a variance in other circumstances.
5. Front sidewalks are required on all lots and shall be constructed within one (1) year from the date of purchase of said lot.
6. All driveways are to be cemented and shall be completed within one (1) year from the date of purchase of said lot.
7. The lawn of each lot must be sown within one (1) year from the date of purchase of said lot.

MANUFACTURED HOMES

1. Defined as panelized or prefabricated house consisting of packaged, factory-built components and are site-assembled.

*Under some circumstances, these homes are accepted as long as the contractor and the home design conforms with the current homes and is approved by O'Neill Construction Services.

OTHER RESTRICTIONS

1. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except household pets, provided they are not used for any commercial purposes.
2. No outbuilding, garden houses, etc., independently built, not attached to the main house shall be approved by O'Neill Construction Services.
3. No fence, wall, or barrier of any kind (including shrubbery and hedges) may be erected, except as may be approved by O'Neill Construction Services.
4. No radio, satellite, dish, television, or other electronic antennae or aerial may be erected or maintained on any lot of the exterior of any improvement, without the prior written approval of O'Neill Construction Services.
5. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall be kept in an enclosed area. Trash and garbage containers shall not be permitted except on the day of trash collection.
6. The exterior of any home to be erected in this development shall be completed within a period of twelve (12) months from the beginning of construction.
7. Should any one or more of the foregoing restrictions or conditions, at any time in the future to be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions or conditions, all of which shall remain in full force and effect.
8. The minimum enclosed livable floor area of the residence to be constructed, exclusive of basement, garages, porches, and attics, shall not be less than thirteen hundred (1300) square feet.
9. A two (2) car garage with an inside width not less than twenty (20) feet and a door opening(s) totaling not less than sixteen (16) feet must be integrated with or attached to all residences.
10. No material of any kind, including but not limited to, stone, dirt, metal, brick, wood, glass, or refuse, shall be deposited, either temporarily or permanently, in the retention pond area.
11. No motorized vehicles of any nature, including but not limited to, boats and snowmobiles, shall be operated within the area containing the retention pond.
12. Each lot must contain and maintain a minimum of two (2) pine trees.

Note: All plans and specifications submitted will be kept for our records and will not be returned to you. Your general contractor must also be approved by O'Neill Construction Services.

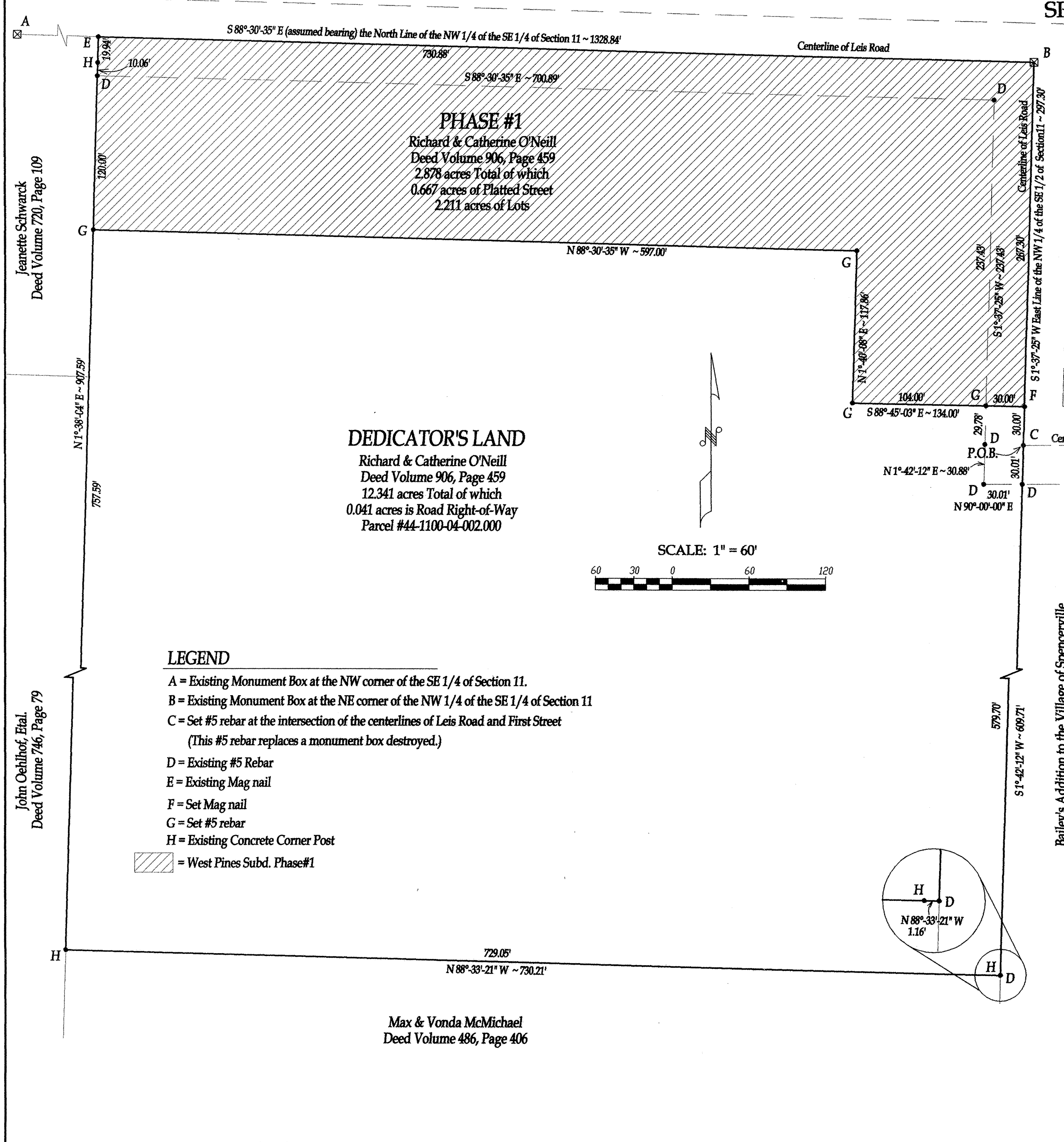
O'Neill Construction Services reserves the right to request further information separate from the above list, if deemed necessary.

NOTE: The information shown on this sheet is shown in an "as-received" form. Core Consulting did not alter this information, in any way, at the request of the developer.

| | | | | |
|-----------------------------|---|--|-----------|--|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 419-647-6163 | | | |
| 4-20-2004 | | | | |
| DEVELOPER/OWNER | | DEVELOPER/OWNER ADDRESS: | | |
| Richard & Catherine O'Neill | | 15452 Bay Rd., Wapakoneta, Ohio, 45895 | | |
| DRAWN BY: | DATE: | CHECKED BY: | DATE: | |
| P.J.M. | 2-23-2004 | B.J.C. | 2-23-2004 | |
| SCALE: | PAGE | OF | PAGES | |
| NONE | 2 | 3 | 3 | |

WEST PINES SUBDIVISION PHASE #1 SURVEY OF DEDICATOR'S LAND

PART OF THE VILLAGE OF SPENCERVILLE LOCATED
IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T4S, R4E,
SPENCER TOWNSHIP, ALLEN COUNTY, OHIO



DESCRIPTION OF DEDICATOR'S LAND

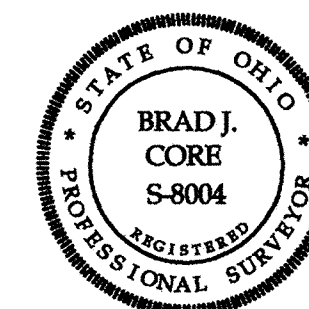
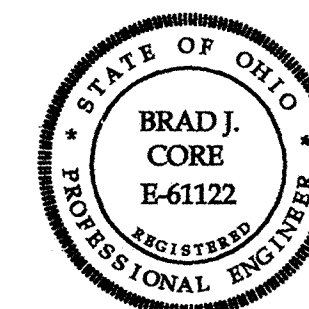
Being part of the Village of Spencerville parcel #44-1100-04-002.000 located in the NW 1/4 of the SE 1/4 of Section 11, T4S, R4E, Spencer Township, Allen County, Ohio, recorded in prior Deed Volume 906, Page 459. More particularly described as follows:

Beginning at #5 rebar set at the intersection of the centerlines of Leis Road and First Street; thence the following courses:

- 1) S 1°-42'-12" W on the East line of the NW 1/4 of the SE 1/4 of Section 11, 609.71' to an existing #5 rebar, Passing an existing #5 rebar at 30.01';
- 2) N 88°-33'-21" W, 730.21' to an existing concrete corner post, passing an existing concrete post at 1.16';
- 4) N 1°-38'-04" E, 757.59' to a #5 rebar set at the SW corner of West Pines Subdivision Phase #1;
- 5) S 88°-30'-35" E on the South line of Lots 1-5 of said subdivision, 597.00' to a #5 rebar set at the NW corner of Lot #6;
- 6) S 1°-40'-08" W to the SW corner of Lot #6, 117.86' to a set #5 rebar;
- 7) S 88°-45'-03" E, 134.00' to a Mag nail set at the SE corner of said subdivision, passing a #5 rebar set at the SE corner of Lot #6, 104.00';
- 8) S 1°-37'-25" W on the East line of NW 1/4 of the SE 1/4 of Section 11, 30.00' to the POINT OF BEGINNING.

The above described parcel of land contains 12.341 acres, more or less, of which 0.041 acres are occupied by existing road right-of-way. This parcel is subject to all legal highways and easments of record.

The basis of bearings for this survey is based on the assumption that the North Line of the SE 1/4 of Section 11 (centerline of Leis Road) is S 88°-30'-35" E. This legal description and accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on February 23, 2004.



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 4/21/04

This description and plat are based on an actual survey performed under my direct supervision on February 23, 2004. All markers called for are in place.

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

| | | | |
|--|---|--|--------------------|
| REVISED | CORE CONSULTING A DIVISION OF MATERIALS TESTING, INC. 1660 S. DEFIANCE TRAIL SPENCERVILLE, OHIO 45887 419-647-6163 | | |
| 4-20-2004 | DEVELOPER/OWNER ADDRESS: 15452 Bay Rd., Wapakoneta, Ohio, 45895 | | |
| DEVELOPER/OWNER Richard & Catherine O'Neill | | DEVELOPER/OWNER ADDRESS: 15452 Bay Rd., Wapakoneta, Ohio, 45895 | |
| DRAWN BY: P.J.M. | DATE: 2-23-2004 | CHECKED BY: B.J.C. | DATE: 2-23-2004 |
| SCALE: 1" = 60' | PAGE 3 | OF 3 | PAGES |

COUNTRY AIRE ESTATES PHASE 4-B
IN THE SOUTHWEST 1/4 OF SECTION 21
AND TAX LOTS 123 THROUGH 127 AND
PART OF TAX LOTS 120 THROUGH 122
FREYER'S SIXTH ADDITION (P.B. 7, PG. 124)
IN THE NORTHWEST 1/4 SEC. 28
T 3 S - R 6 E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO

TAX PARCELS #36-2802-01-017.000 THROUGH
 36-2802-01-021.000 AND PART OF TAX PARCELS
 36-2100-03-006.000 AND 36-2802-01-014.00 THROUGH
 36-2802-01-016.000

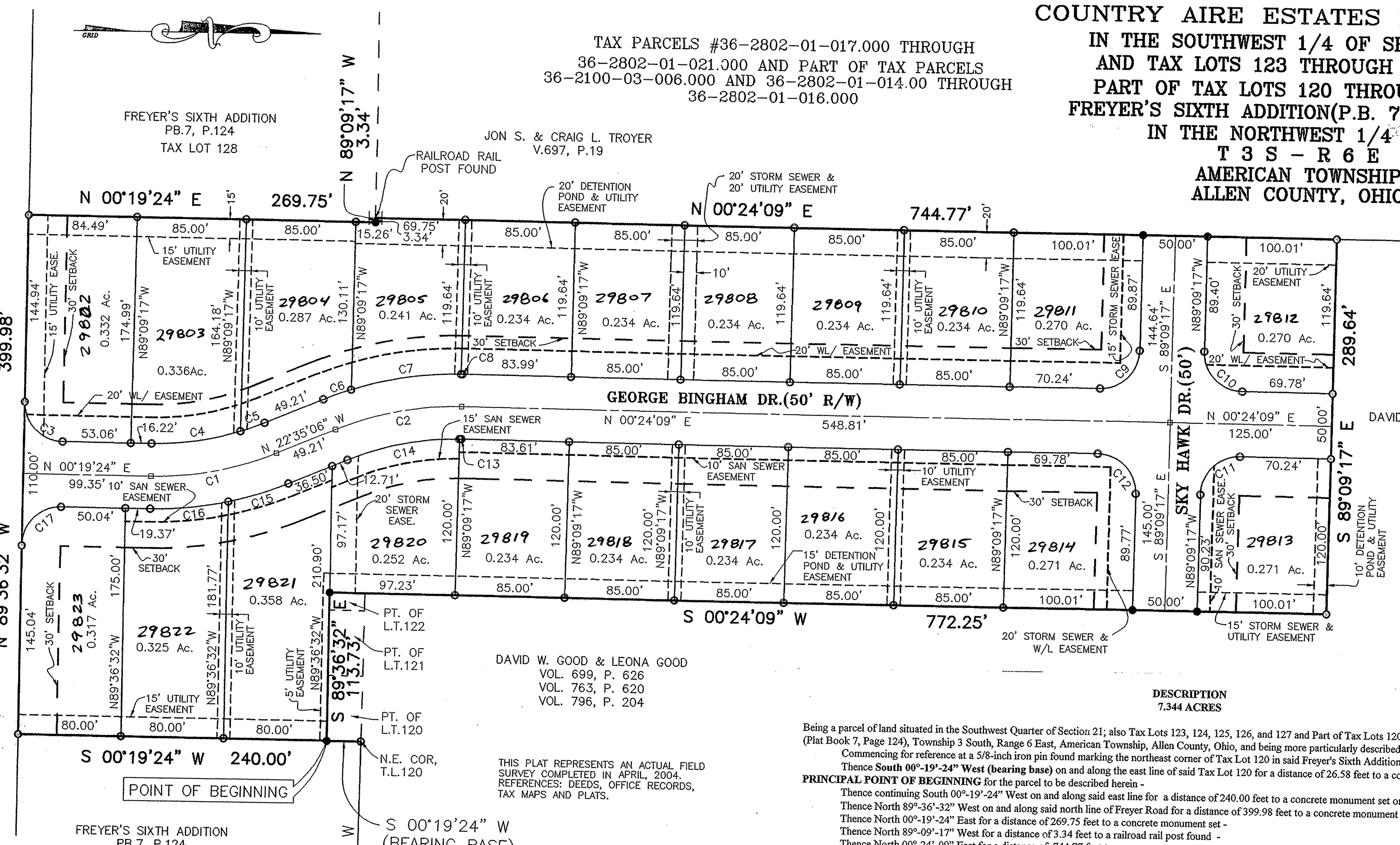
FREYER'S SIXTH ADDITION
 PB.7, P.124
 TAX LOT 128

JON S. & CRAIG L. TROYER
 V.697, P.19

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

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

THIS PLAT REPRESENTS AN ACTUAL FIELD
 SURVEY COMPLETED IN APRIL, 2004.
 REFERENCES: DEEDS, OFFICE RECORDS,
 TAX MAPS AND PLATS.



DESCRIPTION
 7.344 ACRES

Being a parcel of land situated in the Southwest Quarter of Section 21; also Tax Lots 123, 124, 125, 126, and 127 and Part of Tax Lots 120, 121 and 122, in Freyer's Sixth Addition (Plat Book 7, Page 124), Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:
 Commencing for reference at a 5/8-inch iron pin found marking the northeast corner of Tax Lot 120 in said Freyer's Sixth Addition -
 Thence South 00°-19'-24" West (bearing base) on and along the east line of said Tax Lot 120 for a distance of 26.58 feet to a concrete monument set marking the
PRINCIPAL POINT OF BEGINNING for the parcel to be described herein -
 Thence continuing South 00°-19'-24" West on and along said east line for a distance of 240.00 feet to a concrete monument set on the north line of Freyer Road -
 Thence North 89°-36'-32" West on and along said north line of Freyer Road for a distance of 399.98 feet to a concrete monument set -
 Thence North 00°-19'-24" East for a distance of 269.75 feet to a concrete monument set -
 Thence North 89°-09'-17" West for a distance of 3.34 feet to a railroad rail post found -
 Thence North 00°-24'-09" East for a distance of 744.77 feet to a concrete monument set, passing through concrete monuments set at 594.76 feet and at 644.79 feet -
 Thence South 89°-09'-17" East for a distance of 289.64 feet to a concrete monument set, passing through concrete monuments set at 119.64 feet and at 169.64 feet -
 Thence South 00°-24'-09" West for a distance of 772.25 feet to a concrete monument set, passing through concrete monuments set at 100.01 feet and at 150.01 feet -
 Thence South 89°-36'-32" East for a distance of 113.73 feet to the **place of beginning**.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 7.344 acres of land, of which 4.953 acres are in Section 21 and 2.391 acres are in Freyer's Sixth Addition in Section 28.

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

| CURVE TABLE | | | | | | | |
|--------------------|-------------|--------|--------|---------|---------------|-------|-----------|
| STREET | CURVE TABLE | LENGTH | RADIUS | TANGENT | BEARING | CHORD | DELTA |
| GEORGE BINGHAM DR. | C1 | 99.96 | 250.00 | 50.65 | N 11°07'51" W | 99.29 | 22°54'30" |
| | C2 | 100.30 | 250.00 | 50.83 | S 11°05'28" E | 99.63 | 22°59'15" |
| | C3 | 47.16 | 30.00 | 30.04 | S 45°21'26" W | 42.45 | 90°04'04" |
| | C4 | 70.01 | 225.00 | 35.29 | S 08°35'26" E | 69.73 | 17°49'41" |
| | C5 | 19.95 | 225.00 | 9.98 | S 20°02'41" E | 19.94 | 05°04'49" |
| | C6 | 22.74 | 275.00 | 11.38 | S 20°12'58" E | 22.73 | 04°44'16" |
| | C7 | 86.58 | 275.00 | 43.65 | S 08°49'39" E | 86.23 | 18°02'22" |
| | C8 | 1.01 | 275.00 | 0.50 | S 00°17'51" W | 1.01 | 00°12'37" |
| | C9 | 46.89 | 30.00 | 29.77 | S 44°22'34" E | 42.26 | 89°33'26" |
| | C10 | 47.36 | 30.00 | 30.23 | N 45°37'26" E | 42.59 | 90°26'34" |
| | C11 | 46.89 | 30.00 | 29.77 | S 44°22'34" E | 42.26 | 89°33'26" |
| | C12 | 47.36 | 30.00 | 30.23 | S 45°37'26" W | 42.59 | 90°26'34" |
| | C13 | 1.40 | 225.00 | 0.70 | N 00°13'30" E | 1.40 | 00°21'19" |
| | C14 | 88.88 | 225.00 | 45.03 | N 11°16'08" W | 88.30 | 22°37'56" |
| | C15 | 48.82 | 275.00 | 24.47 | N 17°29'58" W | 48.75 | 10°10'15" |
| | C16 | 61.14 | 275.00 | 30.69 | N 06°02'43" W | 61.01 | 12°44'15" |
| | C17 | 47.09 | 30.00 | 29.96 | N 44°38'34" W | 42.40 | 89°55'56" |

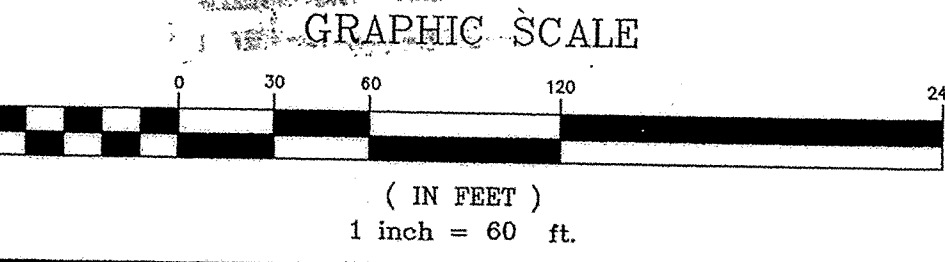
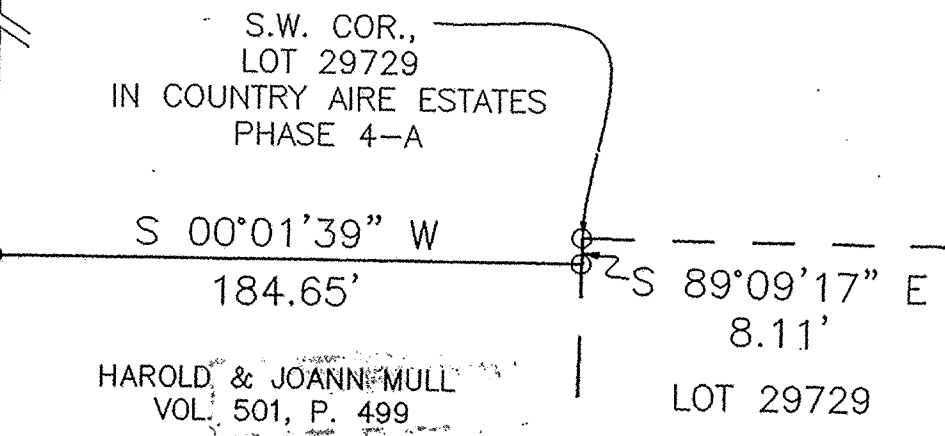
- LEGEND**
- CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" SET
 - CONCRETE MONUMENT W/ 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
 - 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
 - BRONZE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

AREA IN RIGHT OF WAY = 1.476 ACRES
 AREA IN RESIDENTIAL LOTS = 5.868 ACRES
 TOTAL AREA = 7.344 ACRES

ZONING: R-1 RESIDENTIAL DISTRICT

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

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



DRAINAGE MAINTENANCE ASSESSMENT

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

OWNERS' DEDICATION AND ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN THEREON, COMPRISING A TOTAL OF 1.476 ACRES, TO THE PUBLIC USE FOREVER.

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

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

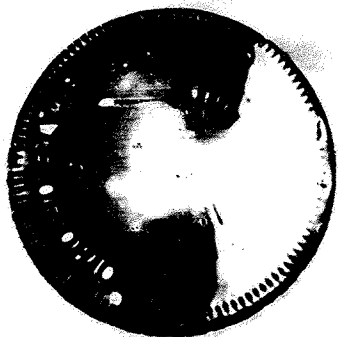
John Bauer
WITNESS
Jim Good
WITNESS

David W. Good
DAVID W. GOOD
Leona Good
LEONA GOOD

NOTARY PUBLIC

STATE OF OHIO
ALLEN COUNTY ss:

BE IT REMEMBERED THAT ON THIS 28th DAY OF April, 2004, 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: 9-19-06

APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 29 April 2004. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.

3 May 2004
DATE

John M. Meyer
DIRECTOR OF THE LIMA-ALLEN COUNTY
REGIONAL PLANNING COMMISSION

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

4/28/04
DATE

Bill Kelly
DIRECTOR, ALLEN COUNTY
COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON May 3, 2004. FEE: \$ 11.00.

Ben E. Diepenbrock
ALLEN COUNTY AUDITOR KH

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON May 3, 2004 AND THAT IT WAS RECORDED ON May 3, 2004 IN VOL. 25, PAGE 198, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 124.20.

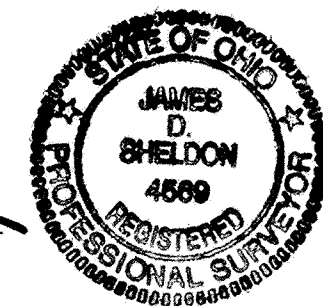
Edward P. Kiska
ALLEN COUNTY RECORDER by mh

SURVEYOR'S CERTIFICATION

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

28 APR 04
DATE

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



COUNTY ENGINEER'S CERTIFICATION

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

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

4-28-04
DATE

Wayne C. Greedeman
COUNTY ENGINEER

APPROVAL OF COUNTY COMMISSIONERS

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

[Signature]
PRESIDENT OF THE BOARD OF ALLEN COUNTY COMMISSIONERS

**PLAT OF A SURVEY
OF
DEDICATORS' LAND
COUNTRY AIRE ESTATES PHASE 4-B
IN THE S.W 1/4 & S.E. 1/4 OF SECTION 21
AND
TAX LOTS 120 THROUGH 127
FREYER'S SIXTH ADDITION (P.B.7, Pg.124)
IN THE NORTHWEST 1/4 SEC. 28
T3S - R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO
TAX PARCELS
36-2100-04-008.000, 36-2100-03-006.000 AND
36-2802-01-014.000 THRU 36-2802-01-021.000**

FRANKLIN E. & DOLORES N. SPIELES
V.819, P.435

DREW F. & REBECCA C. SPIELES
V.819, P.438

AMERICAN CHRISTIAN TV., INC.
V.689, P.118

AMERICAN CHRISTIAN TV., INC.
V.635, P.124

**DEDICATORS' LAND
146.922 ACRES**

Being a parcel of land situated in the Southwest and Southeast Quarters of Section 21 and Tax Lots Number 120, 121, 122, 123, 124, 125, 126, and 127 in Freyer's Sixth Addition (Plat Book 7, Page 124) in the Northwest Quarter of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

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

- L1. South 00°-24'-09" West (bearing base) for a distance of 120.00 feet to a concrete monument found -
- L2. South 89°-09'-17" East for a distance of 7.38 feet to a concrete monument found -
- L3. South 00°-24'-09" West for a distance of 170.12 feet to a concrete monument found -
- L4. South 89°-09'-17" East for a distance of 8.11 feet to a concrete monument found -
- L5. South 00°-01'-39" West for a distance of 184.65 feet to a 5/8-inch iron pin found -
- L6. North 89°-09'-17" West for a distance of 458.02 feet to a 5/8-inch iron pin found at the northeast corner of Tax Lot 120 -
- L7. South 00°-19'-24" West for a distance of 266.58 feet to a 5/8-inch iron pin found on the north right of way of Freyer Road marking the southeast corner of Tax Lot 120 -
- L8. North 89°-36'-32" West on and along said north right of way and the south line of Tax Lots 120 through 127 for a distance of 399.98 feet to a 5/8-inch iron pin found at the southwest corner of Tax Lot 127 -
- L9. North 00°-19'-24" East on and along the west line of Tax Lot 127 for a distance of 269.75 feet to a 5/8-inch iron pin found at the northwest corner of said Tax Lot -
- L10. North 89°-09'-17" West for a distance of 3.34 feet to a railroad rail post found -
- L11. North 00°-24'-09" East for a distance of 1429.12 feet to a railroad spike found -
- L12. South 88°-07'-00" West for a distance of 748.96 feet to a railroad spike found -
- L13. North 01°-52'-56" West for a distance of 65.01 feet to a 5/8-inch iron pin found -
- L14. South 88°-07'-50" West for a distance of 225.67 feet to a 5/8-inch iron pin found -
- L15. North 00°-00'-04" West for a distance of 949.07 feet to a 5/8-inch iron pin found -
- L16. South 88°-55'-43" East for a distance of 175.00 feet to a 5/8-inch iron pin found -
- L17. North 00°-00'-04" West for a distance of 250.00 feet to a railroad spike found on the centerline of Neely Road -
- L18. South 88°-55'-43" East on and along said centerline for a distance of 808.16 feet to a PK nail found -
- L19. South 00°-26'-50" West for a distance of 215.00 feet to a 5/8-inch iron pin found -
- L20. South 88°-55'-35" East for a distance of 1010.04 feet to a 1/2-inch iron pipe found -
- L21. North 00°-34'-25" East for a distance of 215.04 feet to a railroad spike found on the centerline of Neely Road -
- L22. South 88°-55'-43" East on and along said centerline for a distance of 114.41 feet to a railroad spike found -
- L23. South 00°-34'-09" West for a distance of 215.01 feet to a 5/8-inch iron pin found -
- L24. South 88°-55'-22" East for a distance of 202.00 feet to a 1/2-inch iron pipe found -
- L25. South 00°-32'-19" West for a distance of 466.20 feet to a 1/2-inch iron pipe found -
- L26. South 88°-42'-49" East for a distance of 1322.53 feet to an 8-inch cast iron post found -
- L27. South 00°-13'-53" West for a distance of 622.41 feet to an 8-inch cast iron post found -
- L28. South 00°-13'-10" West for a distance of 1127.47 feet to a concrete monument found at the northeast corner of Country Aire Estates Phase 1 Subdivision (Plat Book 22, Page 167) -
- L29. North 89°-46'-07" West for a distance of 180.59 feet to a concrete monument found -
- L30. North 00°-13'-53" East for a distance of 30.00 feet to a concrete monument found -
- L31. North 89°-46'-07" West for a distance of 95.91 feet to a concrete monument found -
- L32. North 70°-54'-05" West for a distance of 802.62 feet to a concrete monument found -
- L33. North 89°-09'-17" West for a distance of 769.67 feet to the place of beginning.

Containing in all 146.922 acres of land, of which 144.460 acres are in Section 21 and 2.462 acres are in Freyer's Sixth Addition in Section 28, subject, however, to all legal easements and rights of way.

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

- NOTES: 1. All concrete corner monuments found contain an imbedded 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.
2. All iron pins found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

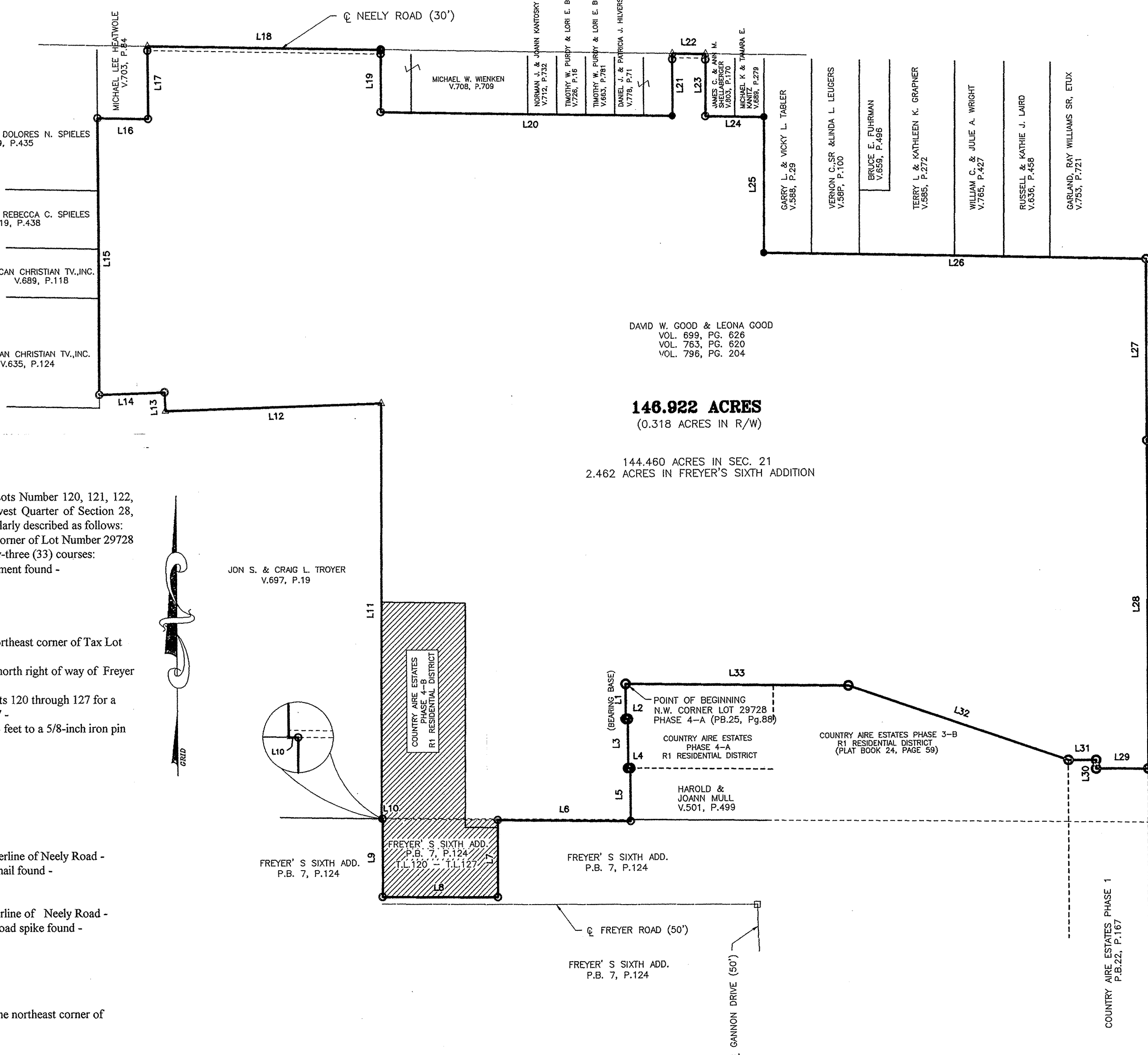
REVIEWED BY:
[Signature]
MICHAEL L. HONERT, R.S.
ALLEN COUNTY ENGINEERS
DATE: 5/3/04

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN APRIL, 2004.
REFERENCES: DEEDS, OFFICE RECORDS, TAX MAPS AND PLATS.

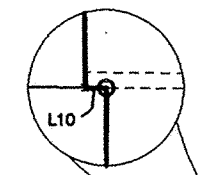


DAVID W. GOOD & LEONA GOOD
VOL. 699, PG. 626
VOL. 763, PG. 620
VOL. 796, PG. 204

146.922 ACRES
(0.318 ACRES IN R/W)

144.460 ACRES IN SEC. 21
2.462 ACRES IN FREYER'S SIXTH ADDITION

JON S. & CRAIG L. TROYER
V.697, P.19



| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 120.00 | S00°24'09"W |
| L2 | 7.38 | S89°09'17"E |
| L3 | 170.12 | S00°24'09"W |
| L4 | 8.11 | S89°09'17"E |
| L5 | 184.65 | S00°01'39"W |
| L6 | 458.02 | N89°09'17"W |
| L7 | 266.58 | S00°19'24"W |
| L8 | 399.98 | N89°36'32"W |
| L9 | 269.75 | N00°19'24"E |
| L10 | 3.34 | N89°09'17"W |
| L11 | 1429.12 | N00°24'09"E |
| L12 | 748.96 | S88°07'00"W |
| L13 | 65.01 | N01°52'56"W |
| L14 | 225.67 | S88°07'50"W |
| L15 | 949.07 | N00°00'04"W |
| L16 | 175.00 | S88°55'43"E |
| L17 | 250.00 | N00°00'04"W |
| L18 | 808.16 | S88°55'43"E |
| L19 | 215.00 | S00°26'50"W |
| L20 | 1010.04 | S88°55'35"E |
| L21 | 215.04 | N00°34'25"E |
| L22 | 114.41 | S88°55'43"E |
| L23 | 215.01 | S00°34'09"W |
| L24 | 202.00 | S88°55'22"E |
| L25 | 466.20 | S00°32'19"W |
| L26 | 1322.53 | S88°42'49"E |
| L27 | 622.41 | S00°13'53"W |
| L28 | 1127.47 | S00°13'10"W |
| L29 | 180.59 | N89°46'07"W |
| L30 | 30.00 | N00°13'53"E |
| L31 | 95.91 | N89°46'07"W |
| L32 | 802.62 | N70°54'05"W |
| L33 | 769.67 | N89°09'17"W |

EVA R. BRUBAKER, TRUSTEE
V.772, P.502

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

ZONING: R1 RESIDENTIAL DISTRICT

JOB #12012PS4B.DWG

| LEGEND | |
|--------|--|
| ▲ | - RAILROAD SPIKE FOUND |
| ● | - PK NAIL SET |
| ● | - PK NAIL FOUND |
| ○ | - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" FOUND |
| ⊠ | - MONUMENT BOX FOUND |
| ⊗ | - "X" IN THE LID OF STORM MANHOLE FOUND |
| ○ | - 5/8" IRON PIN FOUND (NO CAP) |
| ○ | - 1/2" IRON PIPE FOUND |
| ○ | - 8" CAST IRON POST FOUND |
| ⊕ | - RAILROAD RAIL POST FOUND |
| ○ | - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ "SHELDON E & S LIMA, OH" CAP FOUND |

ESTABLISHMENT PLAT FOR BLAIR ROAD

SITUATED IN:
THE SE 1/4 AND SW1/4 OF SECTION 5,
TOWN 4 SOUTH, RANGE 8 EAST, AUGLAIZE TOWNSHIP,
ALLEN COUNTY, OHIO

ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: APRIL 21, 2003 DRAWN BY: WLL
REV.: CHECKED BY:

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 EAST, AUGLAIZE TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX, MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF CLUM ROAD AND THE CENTERLINE OF BLAIR ROAD;

THENCE WITH THE CENTERLINE OF BLAIR ROAD, N.00°00'00"E., A DISTANCE OF 20.00 FEET TO A P.K. NAIL (SET) AND THE PLACE OF BEGINNING FOR THE PORTION OF THE ROAD TO BE ESTABLISHED;

THENCE S.89°21'49"W., A DISTANCE OF 20.00 FEET TO A 5/8" IRON PIN (SET) AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CLUM ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF BLAIR ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BLAIR ROAD, N.00°00'00"E., A DISTANCE OF 1946.48 FEET TO A 5/8" IRON PIN (SET) AT THE TERMINUS OF THE HEREIN DESCRIBED ESTABLISHED ROAD;

THENCE ALONG THE TERMINUS OF BLAIR ROAD N.90°00'00"E., A DISTANCE OF 40.00 FEET TO A 5/8" IRON PIN (SET), PASSING A P.K. NAIL (SET) AT 20.00 FEET;

THENCE S.00°00'00"W. WITH THE EASTERLY RIGHT-OF-WAY OF BLAIR ROAD, A DISTANCE OF 1946.03 FEET TO AN 5/8" IRON PIN (SET), AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BLAIR ROAD AND THE NORTH RIGHT-OF-WAY LINE OF CLUM ROAD;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLUM ROAD, S.89°21'49"W., A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING;

CONTAINING 1.787 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN APRIL 2004. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON May 5, 2004

Ben E. Dierkenroek
ALLEN COUNTY AUDITOR no fee KH

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON, May 5, 2004
IN PLAT BOOK 25, PAGE 201, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 41.40 Time 1:55 PM

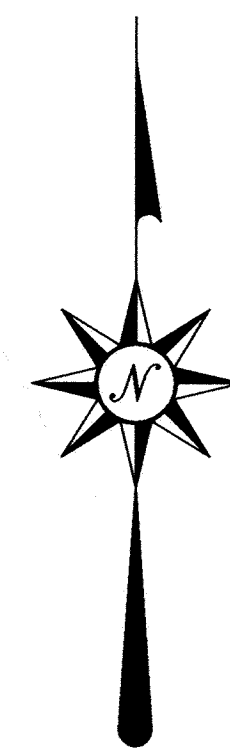
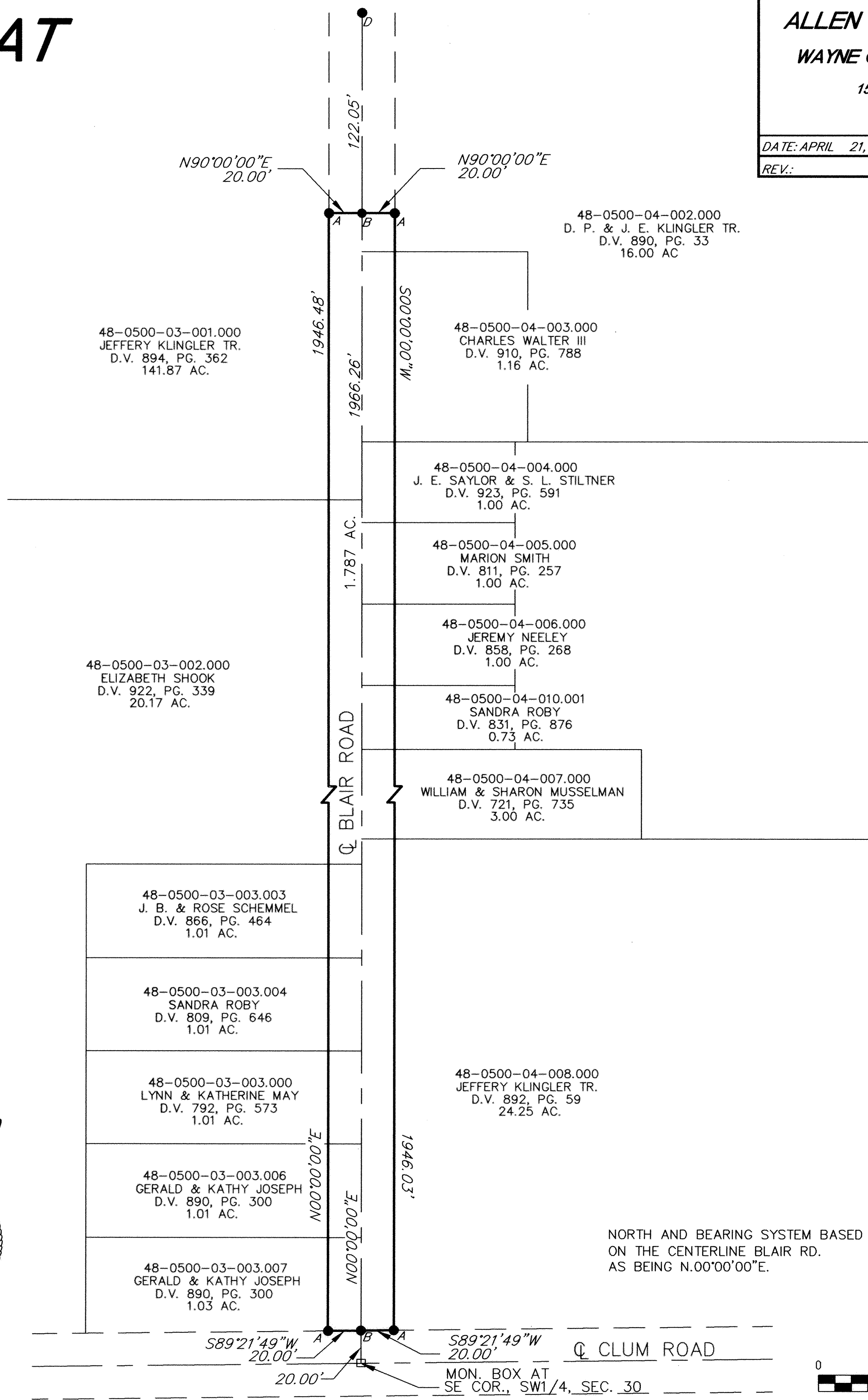
Edward P. Kaiba by
ALLEN COUNTY RECORDER MH

See Deed Vol 925 Pg 454
CERTIFICATION BY SURVEYOR



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN APRIL, 2004 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE BLAIR RD. AS BEING N.00°00'00"E.

LEGEND

- A 5/8" IRON PIN (SET)
- B P.K. NAIL (SET)
- C P.K. NAIL (FOUND)
- D 5/8" IRON PIN (FOUND)



SCALE: 1" = 50'

ANNEXATION PLAT

Annexation to the Village of Spencerville, Ohio
Two parcels of land situated in the SE 1/4 of Section 12,
T4S, R4E, Spencer Township, Allen County, Ohio

SPENCERVILLE LOCAL SCHOOLS
BOARD OF EDUCATION
D.V. 193, Pg. 516
D.V. 294, Pg. 577
D.V. 311, Pg. 47
D.V. 392, Pg. 122

JOHN & RUTH EVANS
D.V. 767, Pg. 80

Village of Spencerville
Corporation Line

N 89°-51'-53" E ~ 1340.79'
1266.97'

Village of Spencerville
Corporation Line

LEGAL DESCRIPTION

Being a part of the SE 1/4 of Section 12, T4S, R4E, Spencer Township, Allen County Ohio and being referred to for tax purposes as Parcels #44-1212-01-002.010 & 44-1212-01-002.014, as described in Deed Volume 819, Page 830; Deed Volume 830, Page 402; Deed Volume 844, Page 818; Deed Volume 854, Page 050; and Deed Volume 867, Page 684, and being more particularly described as follows:

Commencing at a monument box at the SW corner of the SE 1/4 of Section 12 (Intersection of Kolter Road and Wilkin Road); thence N 90°-00'-00" E (assumed bearing) on the South line of the SE 1/4 of Section 12 (centerline of Kolter Road), 1041.30' to an existing PK nail at the POINT OF BEGINNING; thence the following courses:

- N 1°-10'-53" W, 19.99' to an existing #5 rebar;
- N 0°-39'-37" W, 279.91' to an existing #5 rebar;
- N 89°-58'-24" W, 483.61' to an existing #5 rebar;
- N 3°-38'-24" W, 94.96' to an existing #5 rebar;
- N 5°-06'-47" W, 111.73' to an existing #5 rebar;
- N 5°-08'-58" W, 223.50' to an existing #5 rebar;
- N 5°-08'-46" W, 220.23' to an existing #5 rebar;
- N 5°-12'-04" W, 171.76' to an existing #5 rebar;
- N 25°-59'-16" W, 49.57' to an existing #5 rebar;
- N 25°-47'-51" W, 85.33' to an existing #5 rebar;
- N 34°-19'-25" W, 151.52' to an existing #5 rebar on the South Corporation Line of the Village of Spencerville;
- N 89°-51'-53" E on the South Corporation Line of the Village of Spencerville, 1340.79' to an existing #5 rebar, passing an existing 12" X 12" concrete post at 73.82';
- S 0°-40'-57" E, 202.40' to an existing #5 rebar;
- S 0°-39'-15" E, 215.66' to an existing #5 rebar;
- S 0°-41'-08" E, 214.35' to an existing #5 rebar;
- S 0°-39'-03" E, 227.74' to an existing #5 rebar;
- S 0°-41'-31" E, 208.77' to an existing #5 rebar;
- N 89°-59'-53" W, 583.96' to an existing #5 rebar;
- S 0°-40'-28" E, 280.05' to an existing #5 rebar;
- S 0°-45'-43" E, 19.98' to an existing PK nail on the centerline of Kolter Road;
- S 90°-00'-00" W on said centerline, 70.03' to the POINT OF BEGINNING.

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEERS
DATE: 5/7/04

The above described parcel of land contains 29.637 acres of land, more or less, of which 0.032 acres is occupied by the road right-of-way of Kolter Road. This parcel is subject to all legal highways and easements of record.

The system of bearings for this legal description assumes the South line of the SW 1/4 of Section 12 (centerline of Kolter Road) as N 90°-00'-00" E. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on August 4, 2003. All markers called for above are in place.

COUNTY COMMISSIONERS

The Board of Allen County Commissioners hereby accept this Plat of Annexation of Land to the Village of Spencerville

by Commission Resolution No. **287-04** dated **4/22/04**

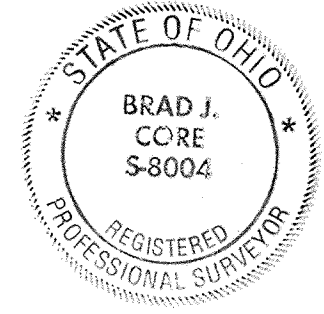
Alan R. Bailey
Vice-President of the Board of Allen County Commissioners

VILLAGE OF SPENCERVILLE

We, The Council of the Village of Spencerville and the Mayor of the Village of Spencerville, Do hereby acknowledge this plat and described property for annexation to the Village of Spencerville

by Ordinance No. **04-11** dated **3-15-04**

Dawn R. Bailey
Clerk of Council for the Village of Spencerville
Brad J. Core
Mayor of the Village of Spencerville



Brad J. Core
Brad J. Core, P. S. #8004

Parcel #44-1212-01-002.014
23.707 Acres
of which
0.000 Acres
is occupied by
right-of-way

SPENCERVILLE LOCAL SCHOOLS
BOARD OF EDUCATION
D.V. 819, Pg. 830
D.V. 830, Pg. 402
D.V. 844, Pg. 818
D.V. 854, Pg. 050
D.V. 867, Pg. 684
Total = 29.637 Acres
Right-of-Way = 0.032 Acres

COUNTY AUDITOR'S CERTIFICATE

Filed for transfer on this 7th day of May, 2004
Ben E. Diepenbrock JMS
Auditor, Allen County, Ohio

COUNTY RECORDER'S CERTIFICATE

200409083
Filed for record under file no. # 200409083 on this 7th day of May, 2004, at a time of 10:56 AM in the County of Allen.
Recorder's Office for a fee of \$41.40 and recorded in Plat Book 25 on Page 202
Edward P. Kuida JMS
Recorder, Allen County, Ohio

Parcel #44-1212-01-002.014

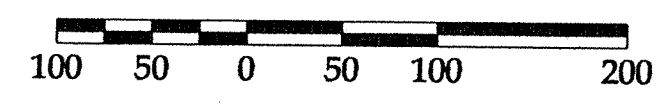
Parcel #44-1212-01-002.010

Parcel #44-1212-01-002.010
5.930 Acres
of which
0.032 Acres
is occupied by
right-of-way

RICHARD MILLER, TRUSTEE
D.V. 888, Pg. 831

RICHARD MILLER, TRUSTEE
D.V. 888, Pg. 831

RICHARD MILLER, TRUSTEE
D.V. 888, Pg. 831



CORE CONSULTING

A Division of Materials Testing, Inc.
1660 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163
CLIENT: SPENCERVILLE LOCAL SCHOOL DISTRICT
PROJECT: ANNEXATION PLAT
DRAWN BY: Z.J.C. DATE: 8-03-2003 CHECKED BY: B.J.C. DATE: 8-04-2003
SCALE: 1" = 100' PAGE 1 OF 1

N 90°-00'-00" E (Assumed Bearing) ~ 2656.78'

Centerline of Kolter Road

ESTABLISHMENT PLAT FOR SANTA FE ROAD

ALLEN COUNTY ENGINEER

WAYNE C. GERDEMAN P.E., P.S.

1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196

DATE: APRIL 23, 2003 DRAWN BY: WLL
REV.: CHECKED BY:

SITUATED IN:

THE SE 1/4 OF SEC 36, TOWN 4 SOUTH, RANGE 7 EAST,
PERRY TOWNSHIP AND THE SW 1/4 OF SEC 31, TOWN 4 SOUTH,
RANGE 8 EAST, AUGLAIZE TOWNSHIP, ALLEN COUNTY, OHIO

DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWN 4 SOUTH, RANGE 7 EAST, PERRY TOWNSHIP, AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 8 EAST, AUGLAIZE TOWNSHIP, ALLEN COUNTY, OHIO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX, MARKING THE SOUTHWEST CORNER OF SECTION 31, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF SANTA FE ROAD AND THE CENTERLINE OF AUGLAIZE COUNTY LINE ROAD;

THENCE WITH THE CENTERLINE OF SANTA FE ROAD, N.00°00'00"E., A DISTANCE OF 30.00 FEET TO A P.K. NAIL (SET) AND THE PLACE OF BEGINNING FOR THE PORTION OF THE ROAD TO BE ESTABLISHED;

THENCE S.89°29'00"W., A DISTANCE OF 30.00 FEET TO A 5/8" IRON PIN (SET) AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF AUGLAIZE COUNTY LINE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SANTA FE ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SANTA FE ROAD, N.00°00'00"E., A DISTANCE OF 2574.89 FEET TO A 5/8" IRON PIN (SET) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SANTA FE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AMHERST ROAD;

THENCE N.89°51'12"E., A DISTANCE OF 30.00 FEET TO A P.K. NAIL (SET), AT THE INTERSECTION OF THE CENTERLINE OF SANTA FE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AMHERST ROAD;

THENCE S.00°00'00"W. WITH THE CENTERLINE OF SANTA FE ROAD, A DISTANCE OF 4.62 FEET TO A P.K. NAIL (SET);

THENCE N.89°27'28"E., A DISTANCE OF 30.00 FEET TO A 5/8" IRON PIN (SET), AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SANTA FE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AMHERST ROAD;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SANTA FE ROAD, S.00°00'00"W., A DISTANCE OF 2570.20 FEET TO A 5/8" IRON PIN (SET) AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SANTA FE ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF AUGLAIZE COUNTY LINE ROAD;

THENCE S.89°41'31"W. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AUGLAIZE COUNTY LINE ROAD, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING;

CONTAINING 3.543 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN COUNTY ENGINEERS OFFICE IN APRIL 2004. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

R, 200410517

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON May 25, 2004

Ben E. Diepenbroek
ALLEN COUNTY AUDITOR KH no fee

COUNTY RECORDER

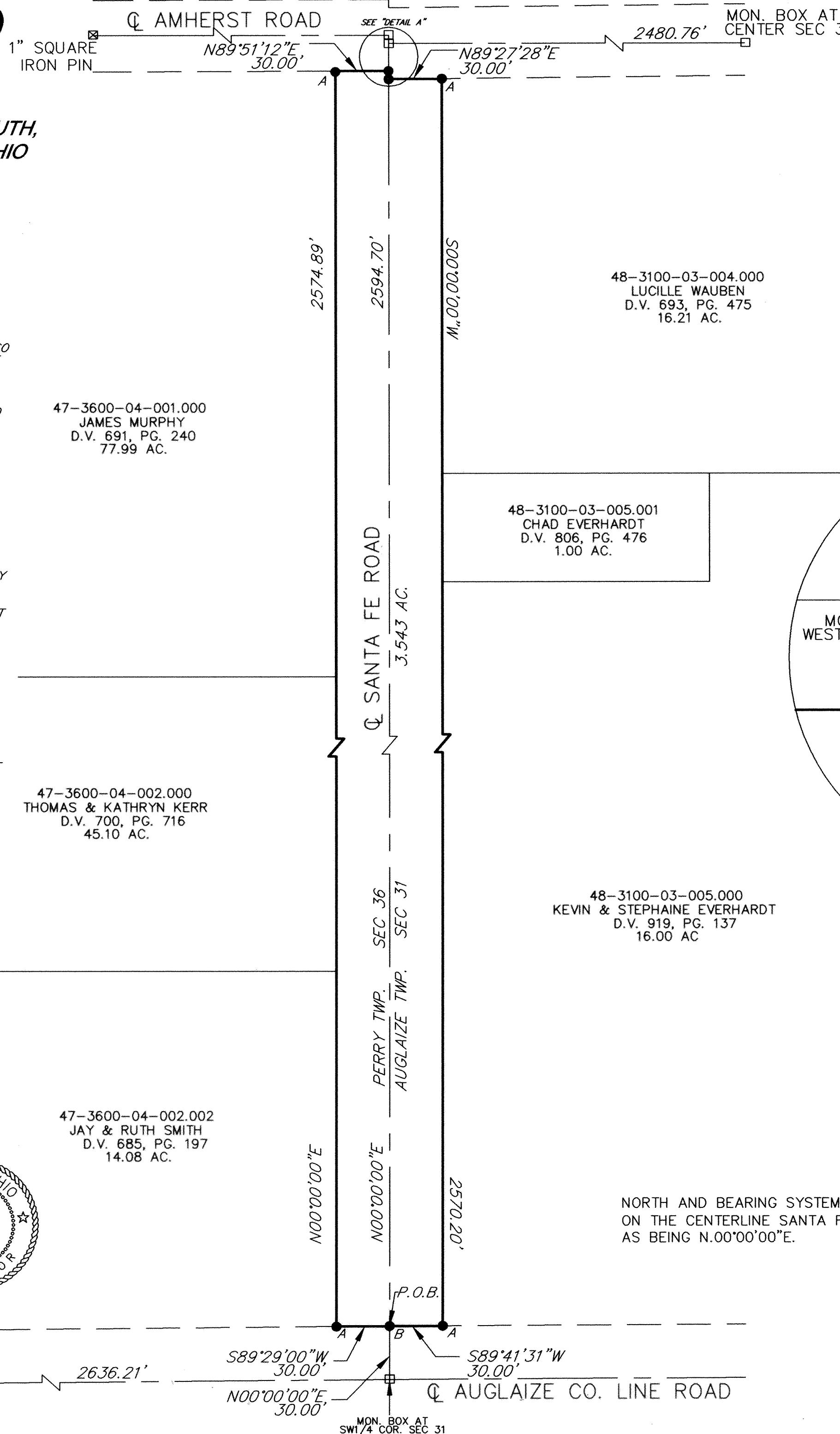
I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON, IN PLAT BOOK 25, PAGE 203, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 41.40

Edward P. Kirk
ALLEN COUNTY RECORDER

CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN APRIL, 2004 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE IN PLACE.

Leland D. Yoakam
ALLEN COUNTY ENGINEER'S
LELAND D. YOAKAM REG. SUR. # 7676



48-3100-03-004.000
LUCILLE WAUBEN
D.V. 693, PG. 475
16.21 AC.

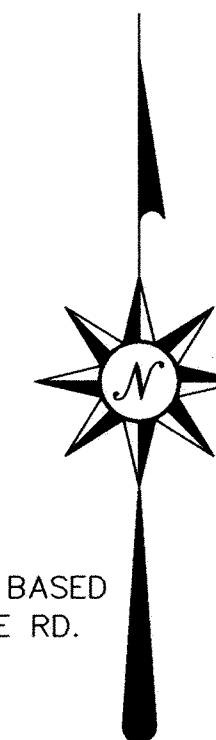
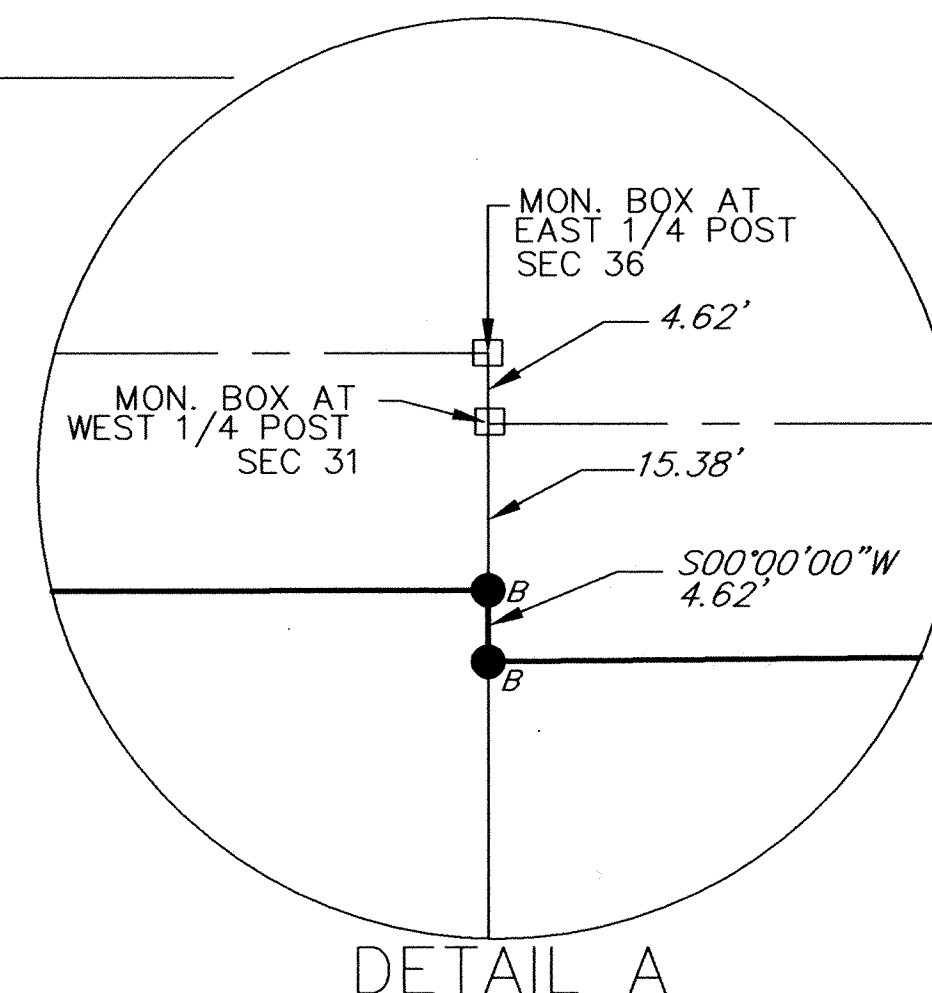
47-3600-04-001.000
JAMES MURPHY
D.V. 691, PG. 240
77.99 AC.

48-3100-03-005.001
CHAD EVERHARDT
D.V. 806, PG. 476
1.00 AC.

47-3600-04-002.000
THOMAS & KATHRYN KERR
D.V. 700, PG. 716
45.10 AC.

48-3100-03-005.000
KEVIN & STEPHANE EVERHARDT
D.V. 919, PG. 137
16.00 AC.

47-3600-04-002.002
JAY & RUTH SMITH
D.V. 685, PG. 197
14.08 AC.



NORTH AND BEARING SYSTEM BASED ON THE CENTERLINE SANTA FE RD. AS BEING N.00°00'00"E.

LEGEND

- A 5/8" IRON PIN (SET)
- B P.K. NAIL (SET)
- ⊠ 1" SQUARE IRON PIN (FOUND)
- MONUMENT BOX (FOUND)



SCALE: 1" = 50'