

S 90°00'00" E 416.99' N. Line NE 1/4 Sec. 33 S 90°00'00" E 120.00' ELM ST. (62.5' R/W EA., 70' R/W Prop.)

Manu. Box @ NW Corner E 1/2 SE 1/4 Sec. 33

N. Line NE 1/4 Sec. 33

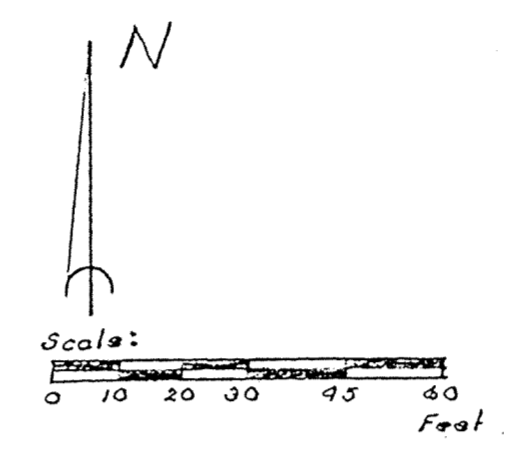
For Second Amendment to Declaration of Condominium Ownership See Deed Vol 920 Pg 719"

LEGEND:

- denotes Unit Area for Unit shown.
- denotes Limited Common Area (LCA) for Unit shown. A/C ~ Air Conditioning Outside Unit
- denotes Underground Utility Lines (Power, Telephone and Cablevision)
- denotes Gas Lines
- denotes Watermains & FM denotes Fire Hydrant
- denotes Sanitary Sewers
- denotes Storm Sewers
- denotes Manhole
- denotes Catch Basin QYD denotes Yard Drain
- Unit Utility Service Laterals
- denotes Sanitary
- denotes Water
- denotes Cleanout
- denotes Water Meter
- denotes Electrical Transformer
- denotes Telephone Pedestal

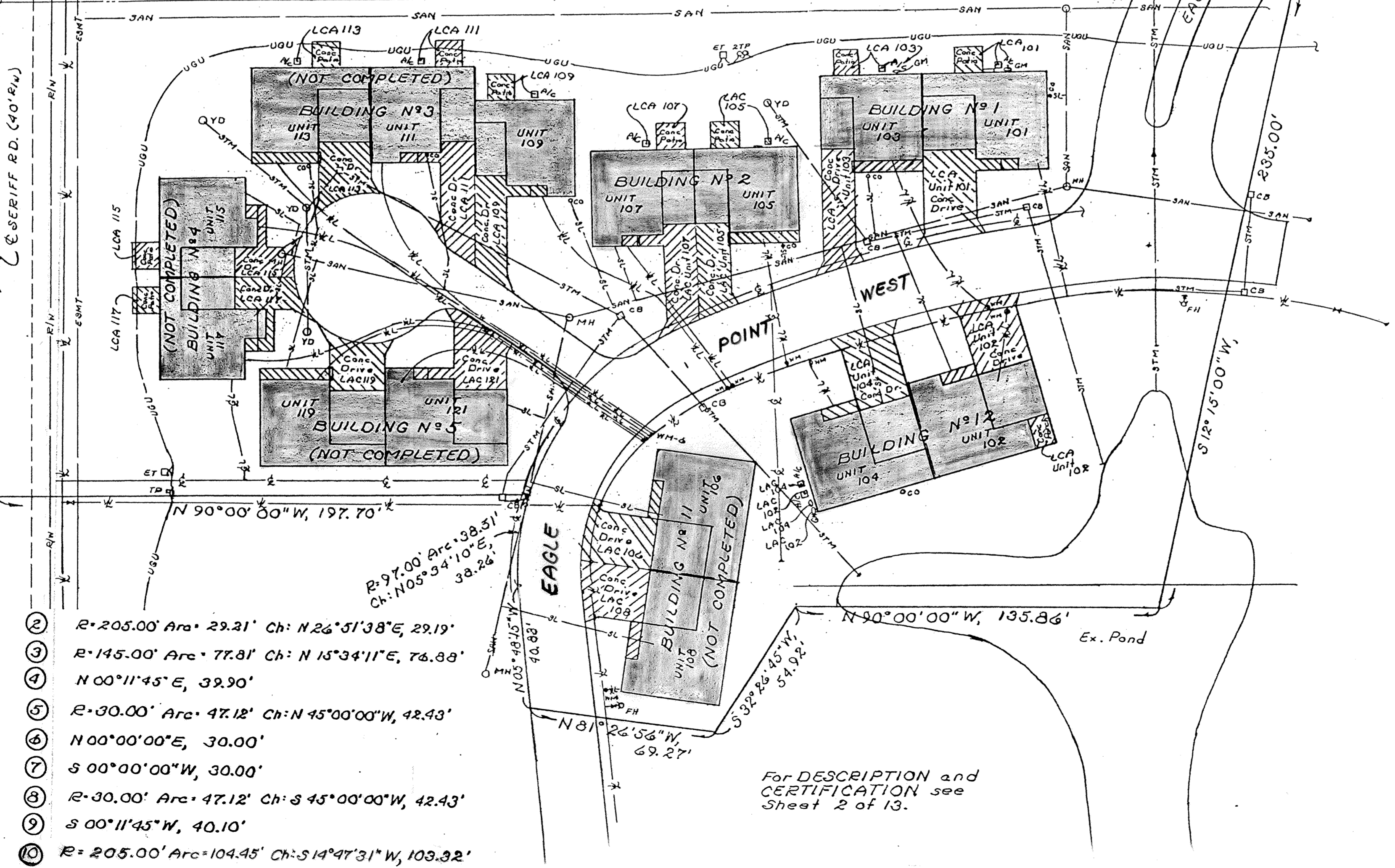
NOTE: Common Area shall be all area within the described boundary for Phase-I not designated as Unit Area or Limited Common Area.

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



S 00°11'45" W 200.00' W. Line E 1/2 SE 1/4, Sec. 33

N 00°11'45" E 167.00' Sheriff Rd. (40' R/W)



- ② R=205.00' Arc=29.21' Ch: N 26°51'38"E, 29.19'
- ③ R=145.00' Arc=77.81' Ch: N 15°34'11"E, 76.88'
- ④ N 00°11'45" E, 39.90'
- ⑤ R=30.00' Arc=47.12' Ch: N 45°00'00"W, 42.43'
- ⑥ N 00°00'00" E, 30.00'
- ⑦ S 00°00'00" W, 30.00'
- ⑧ R=30.00' Arc=47.12' Ch: S 45°00'00"W, 42.43'
- ⑨ S 00°11'45" W, 40.10'
- ⑩ R=205.00' Arc=104.45' Ch: S 14°47'31" W, 103.32'

For DESCRIPTION and CERTIFICATION see Sheet 2 of 13.

Prepared By:
KUCK and MORRISSEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805

PLOT PLAN

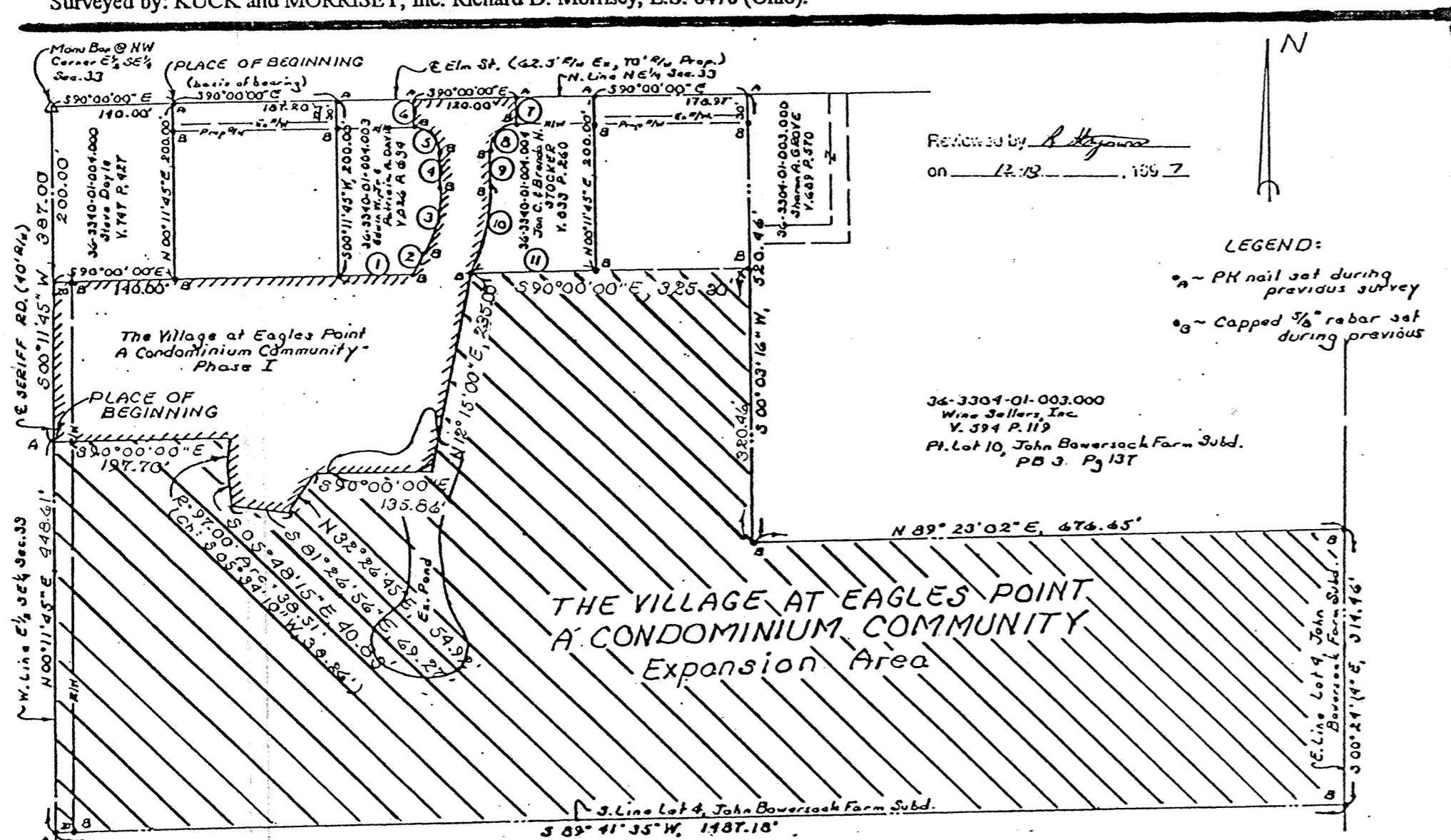
**THE VILLAGE AT EAGLES POINT
 A CONDOMINIUM COMMUNITY - PHASE I**

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.

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

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 (bearing from previous survey - basis of bearing) with the west line of said east half (also the centerline of Sheriff Road), 200.00 feet to a PK nail found and the PLACE OF BEGINNING thence S 90°00'00" E, 413.72 feet to a capped 5/8 inch rebar found; thence northeasterly with a non-tangent curve to the right having a radius of 205.00 feet an arc length of 29.21 feet to a capped 5/8 inch rebar found at a P.R.C. (chord being N 26°51'38" E, 29.19 feet); thence continuing northeasterly with a curve to the left having a radius of 145.00 feet an arc length of 77.81 feet to a capped 5/8 inch rebar found (chord being N 15°34'11" E, 76.88 feet); thence N 00°11'45" E, 39.90 feet to a capped 5/8 inch rebar found; thence north-westerly with a tangent curve to the left having a radius of 30.00 feet an arc length of 47.12 feet to a capped 5/8 inch rebar found (chord being N 45°00'00" W, 42.43 feet); thence N 00°00'00" E, 30.00 feet to a PK nail found on the north line of said east half (also the centerline of Elm Street); thence S 90°00'00" E with said north line and centerline, 120.00 feet to a PK nail found; thence S 00°00'00" W, 30.00 feet to a capped 5/8 inch rebar found; thence southwesterly with a non-tangent curve to the left having a radius of 30.00 feet an arc length of 47.12 feet to a capped 5/8 inch rebar found (chord being S 45°00'00" W, 42.43 feet); thence S 00°11'45" W, 40.10 feet to a capped 5/8 inch rebar found; thence southwesterly with a tangent curve to the right having a radius of 205.00 feet an arc length of 104.45 feet to a capped 5/8 inch rebar found (chord being S 14°47'31" W, 103.32 feet); thence S 12°15'00" W, 235.00 feet to a point that falls in an existing pond; thence N 90°00'00" W, 135.86 feet to a point; thence S 32°26'45" W, 54.92 feet to a point; thence N 81°26'56" W, 69.27 feet to a point on the west edge of pavement of Eagle Point West; thence N 05°48'15" W with said west edge of pavement, 40.83 feet to a point; thence northeasterly continuing with said west edge of pavement with a tangent curve to the right having a radius of 97.00 feet an arc length of 38.51 feet (chord being N 05°34'10" E, 38.26 feet); thence N 90°00'00" W, 197.70 feet to a PK nail found on the west line of said east half of said Southeast quarter; thence N 00°11'45" E with the west line of said east half of said Southeast quarter (also the centerline of Sheriff Road), 187.00 feet to the PLACE OF BEGINNING containing 2.633 acres more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.086 acre. Being Parcel: 36-3304-01-004.001. Deed Reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrisey, L.S. 6470 (Ohio).



EXPANSION AREA DELINEATION

DESCRIPTION
EXPANSION AREA for THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY

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 (bearing from previous survey - basis of bearing) with the west line of said east half (also the centerline of Sheriff Street), 387.00 feet to a PK nail found and the PLACE OF BEGINNING thence S 90°00'00" E, 197.70 feet to a point 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 capped 5/8 inch rebar found; thence S 05°48'15" E continuing with said west edge of pavement, 40.83 feet to a point; thence S 81°26'56" E, 69.27 feet to a point; thence N 32°26'45" E, 54.92 feet to a point; thence S 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 S 90°00'00" E, 325.30 feet to a capped 5/8 inch 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), 448.61 feet to the PLACE OF BEGINNING containing 14.305 acres more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.206 acre, Being part of Parcel: 36-3304-01-004.001. Deed Reference: Volume 810, Page 148.

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

For DECLARATIONS see Deed Volume 836 Page 276.

No: 9800079

Filed for record this 2nd day of Jan, 1998 at 3:21 o'clock P.M.

in the Allen County Recorder's Office and recorded in Plat Book 23 on Page 1.

Fee: \$269.10

Edward P. Keck by John
RECORDER, Allen County, Ohio

CERTIFICATION

This set of drawings attached hereto entitled:

THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY
PHASE I

consisting of one page showing the PLOT PLAN, one page containing the DESCRIPTION, CERTIFICATION and EXPANSION AREA DELINEATION; seven pages of the ELEVATION VIEWS of the buildings, three pages of the FLOOR PLANS of the three buildings completed at this time and one page containing the SURVEY OF DEDICATOR'S LAND, show insofar as graphically possible:

- (1) the particulars of the buildings in the condominium, including but not limited to the layout location designation and dimensions of each unit therein;
- (2) the layout, location and dimensions of the common areas and facilities.

Buildings Number 3, 4, 5 and 11 are not completed at the time of this platting.

The undersigned, being respectively a Registered Surveyor and a licensed Professional Engineer, hereby certify that said drawings accurately show the buildings as constructed.

KUCK and MORRISEY, INC.
Consulting Engineers and Surveyors

Richard D. Morrisey
Richard D. Morrisey, P.E.
Professional Engineer No. 34373 (Ohio)

Richard D. Morrisey
Richard D. Morrisey, L.S.
Registered Surveyors No. 6470 (Ohio)



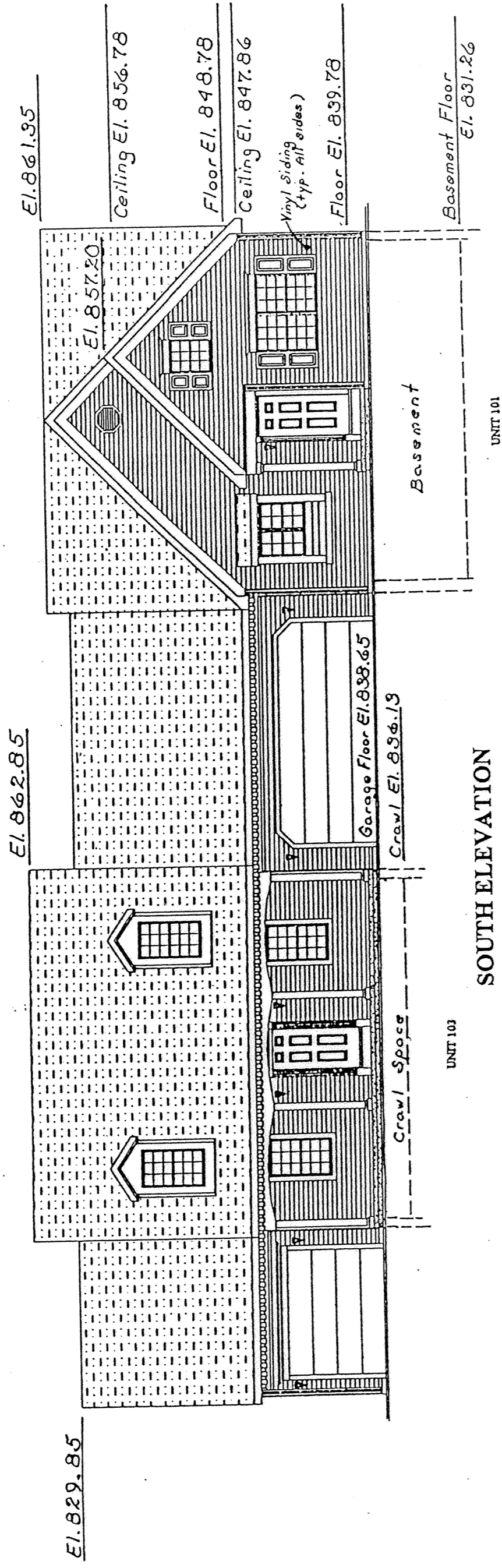
THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I

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.

DESCRIPTION,
CERTIFICATION and
EXPANSION AREA
DELINEATION

Prepared By:

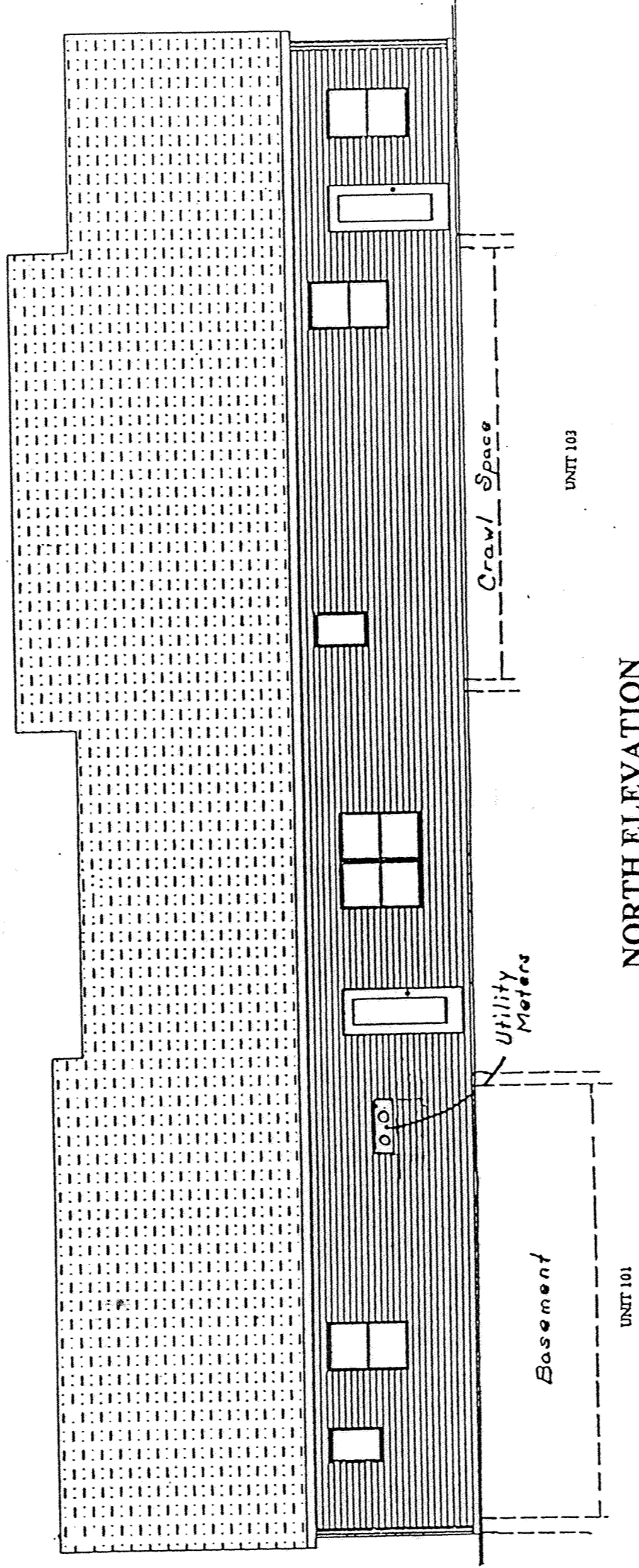
KUCK and MORRISEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805



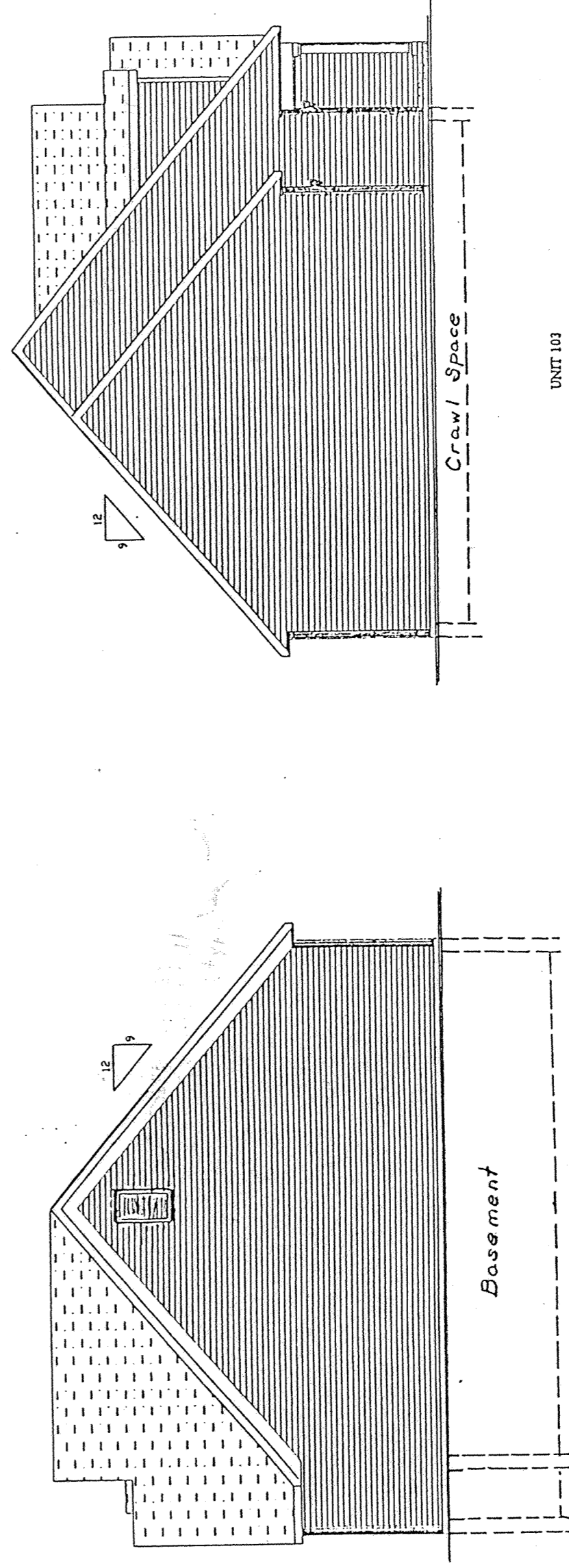
SOUTH ELEVATION

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

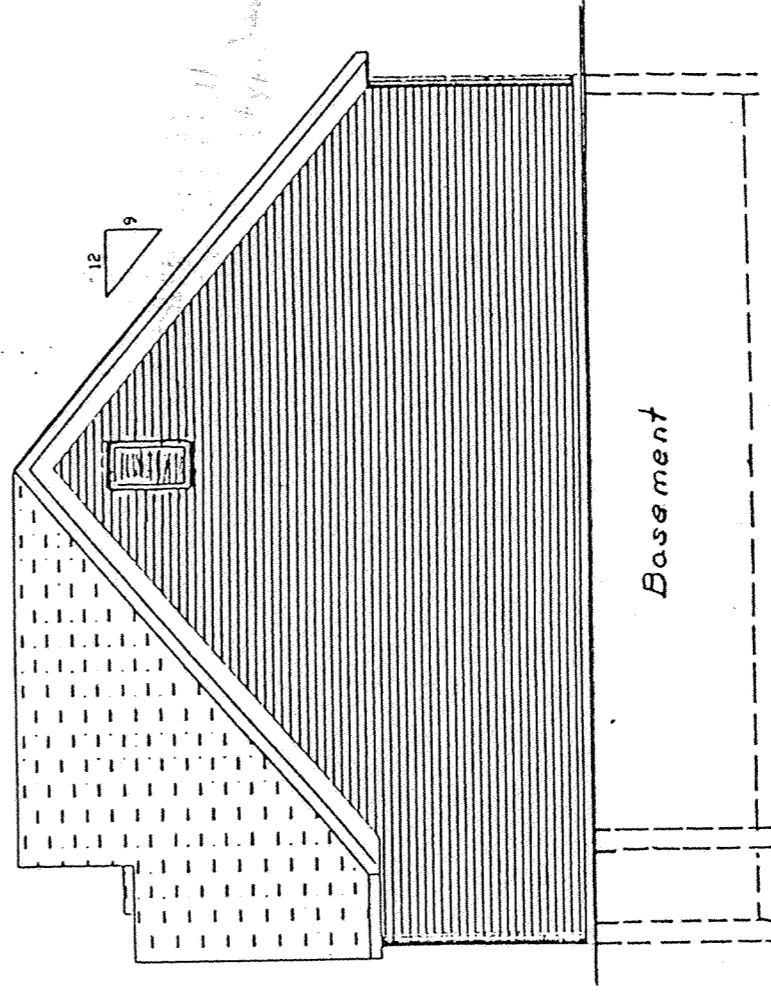
BENCHMARK: Top of Steamer Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67



NORTH ELEVATION



WEST ELEVATION



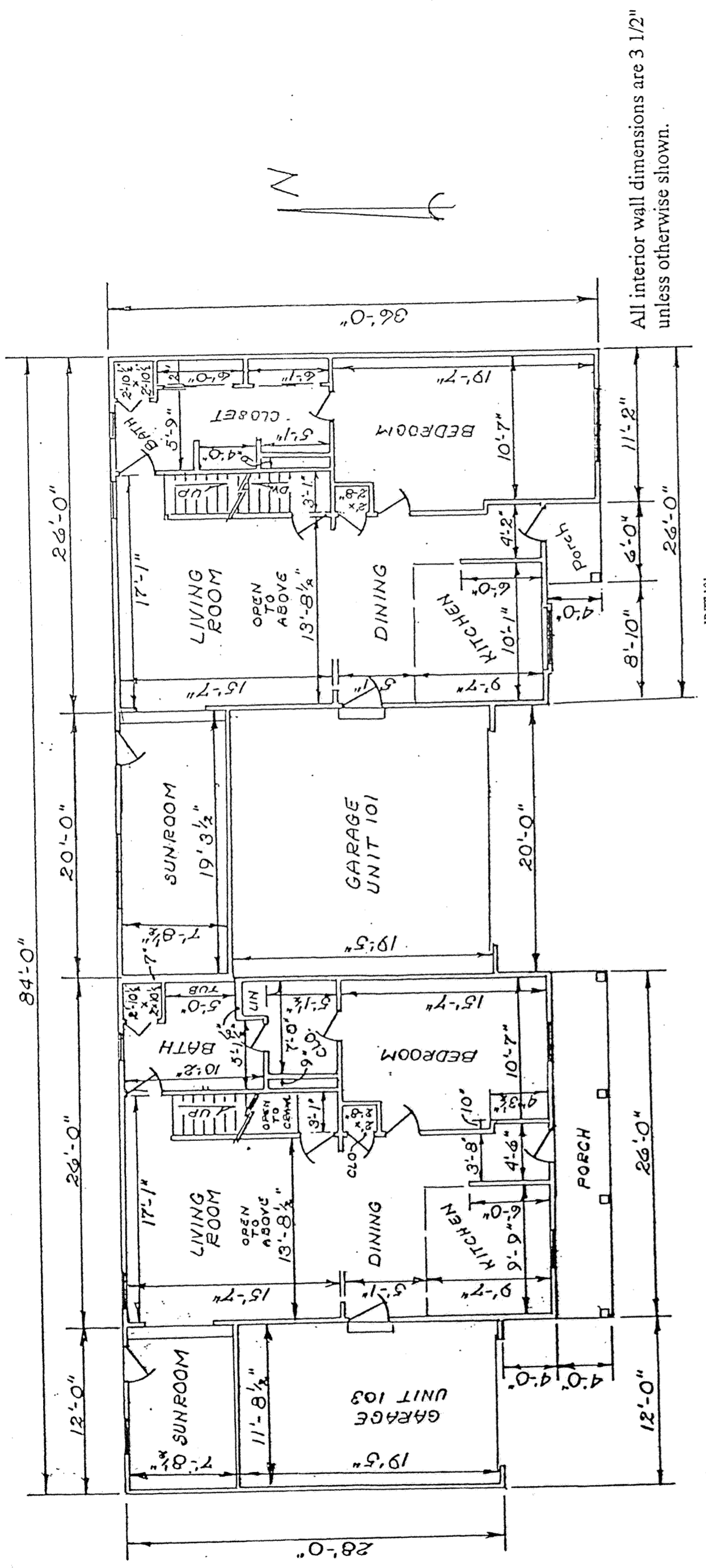
EAST ELEVATION

THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I

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.

ELEVATION VIEWS
FOR BUILDING No. 1

Prepared By:
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805

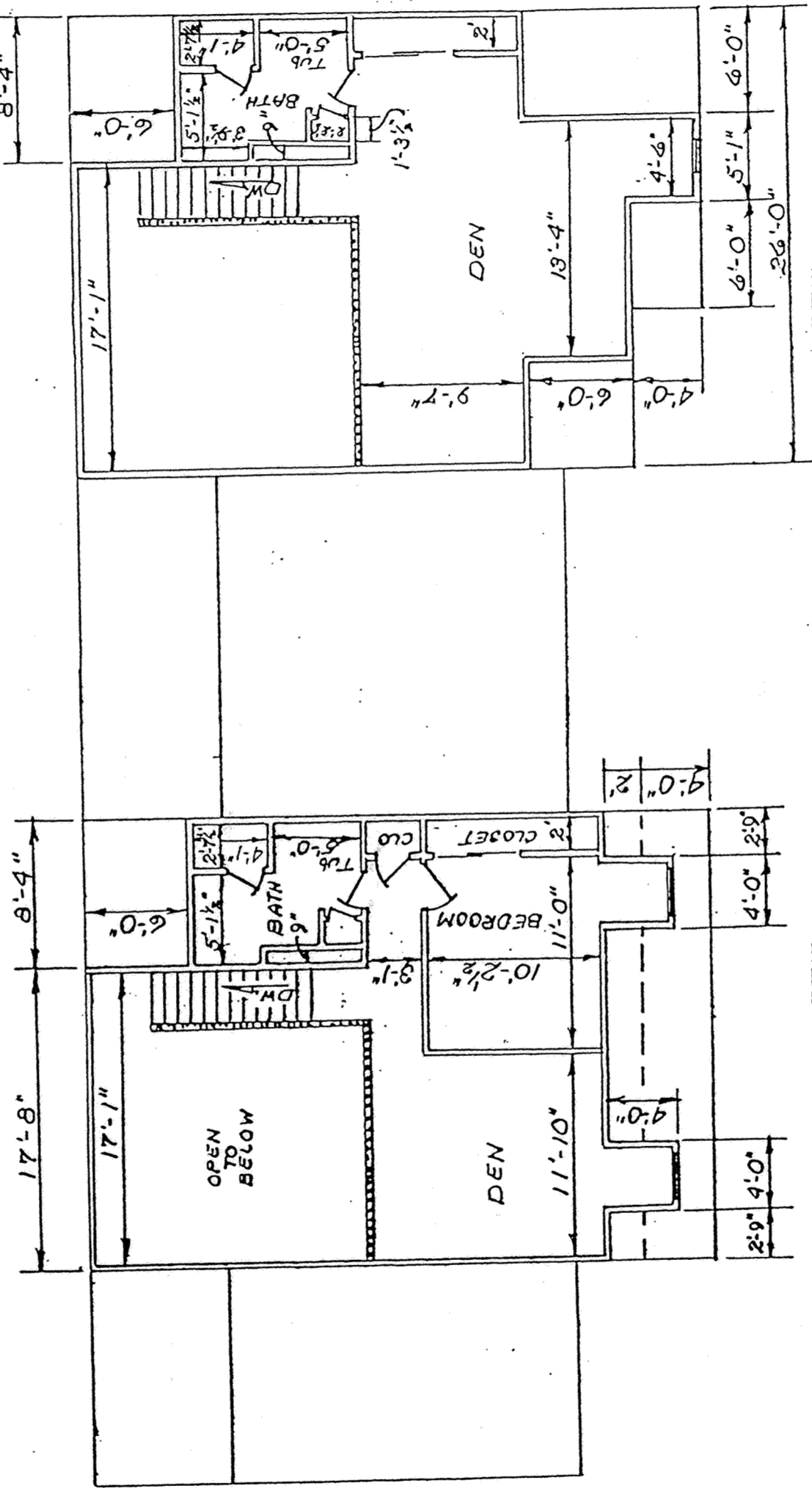


All interior wall dimensions are 3 1/2" unless otherwise shown.

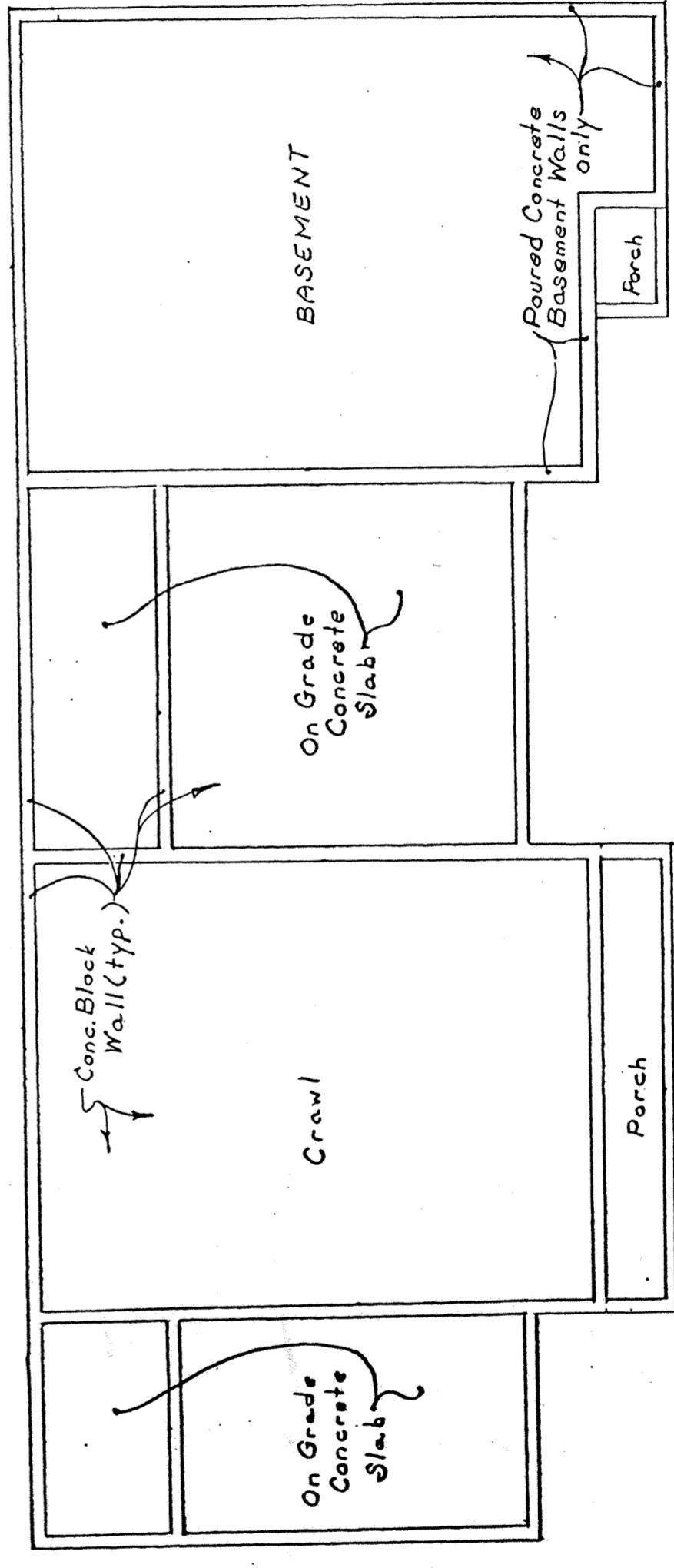
All interior dimensions are face to face of studs.

Unit Area:- 101	
First Floor	- 1,037 S.F.
Second Floor	- 486 S.F.
TOTAL	= 1,523 S.F.
Garage	= 394 S.F.
Unit Area:- 103	
First Floor	- 928 S.F.
Second Floor	- 518 S.F.
TOTAL	= 1,446 S.F.
Garage	= 236 S.F.

FIRST FLOOR



SECOND FLOOR



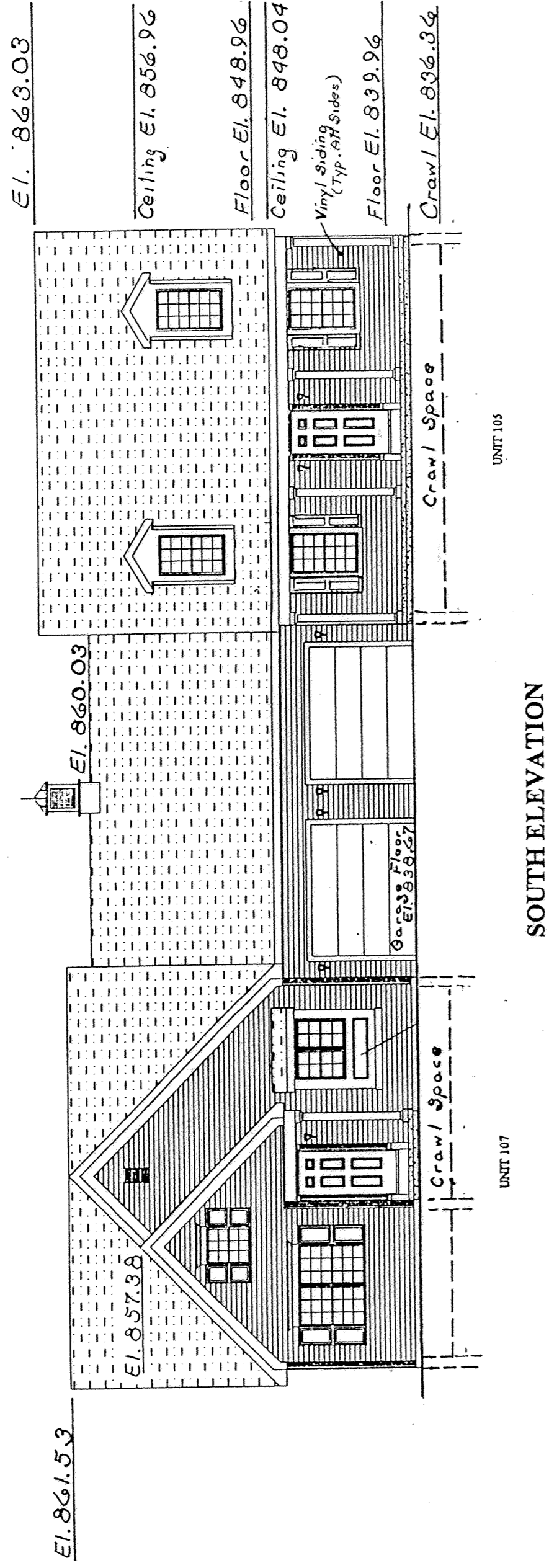
UNIT AREAS shown are those provided by the developer and are based on overall outside to outside dimensions.

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

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.

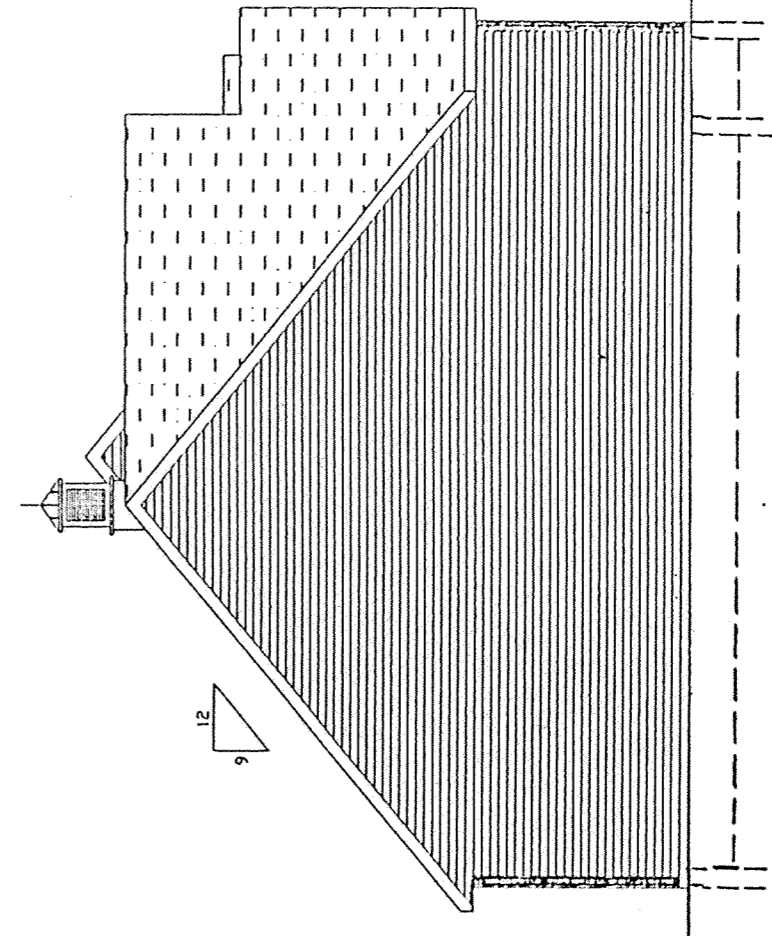
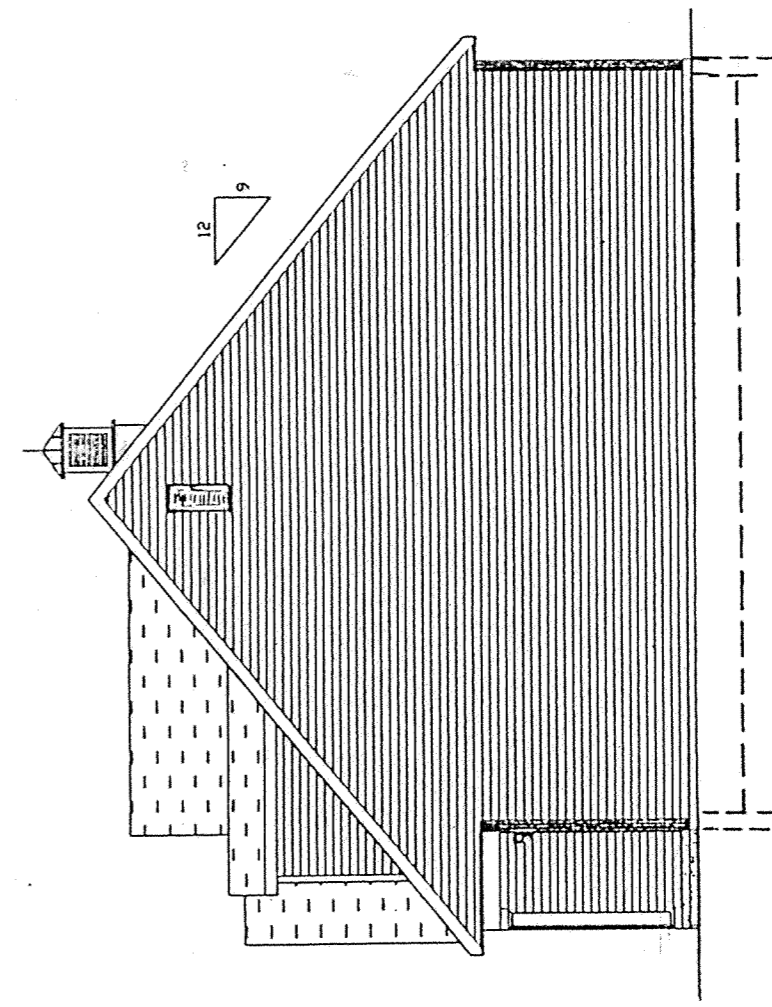
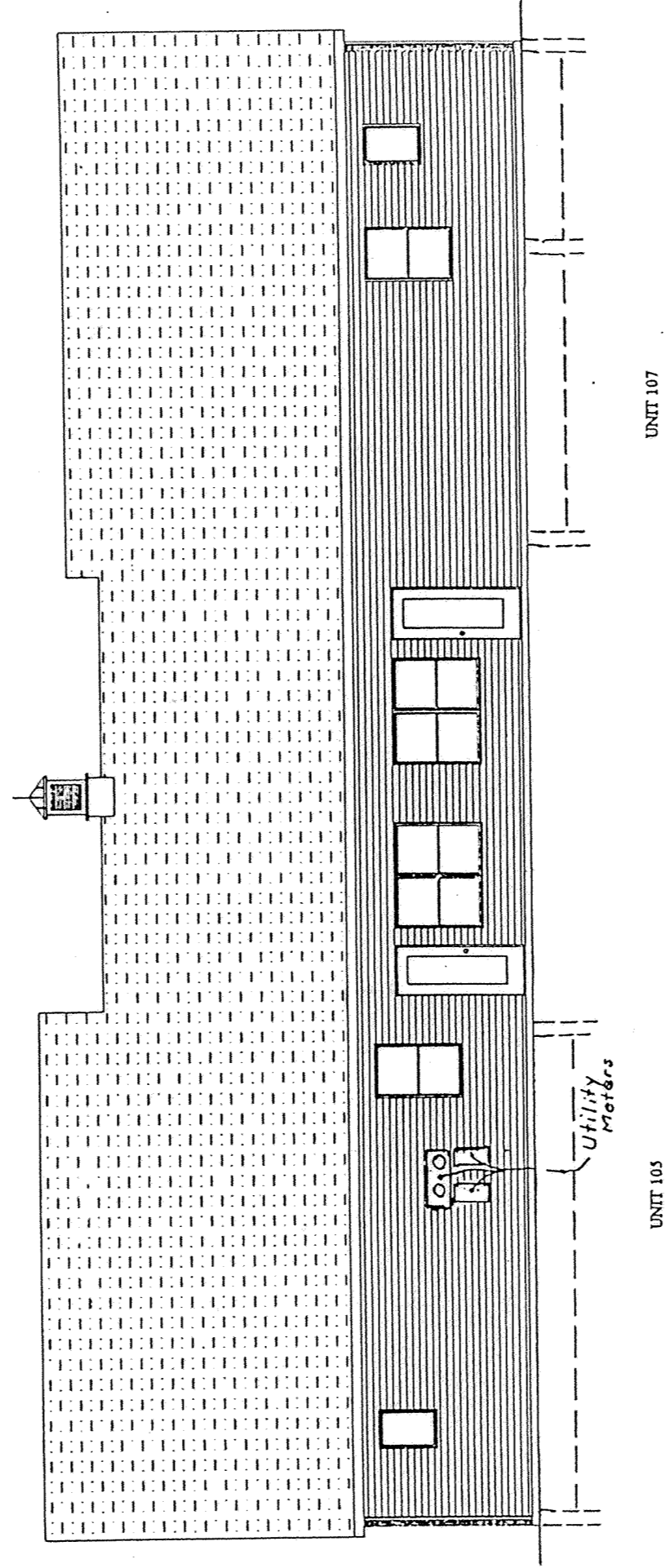
**FLOOR PLANS
FOR BUILDING No. 1**

Prepared By:
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805



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

BENCH MARK: Top of Steamer Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67

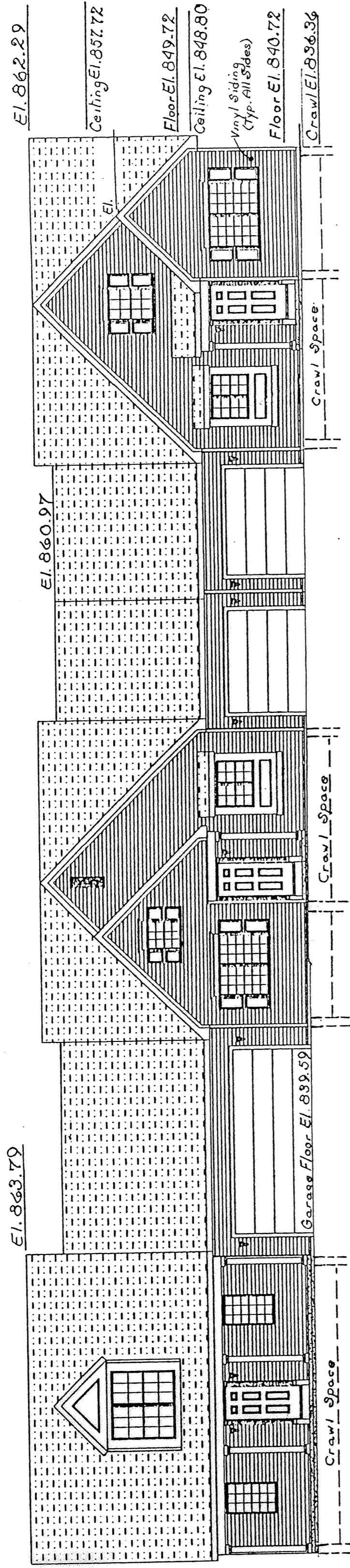


**THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I**

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.

**ELEVATION VIEWS
FOR BUILDING No. 2**

Prepared By:
KUCK and MORRISEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805



UNIT 113

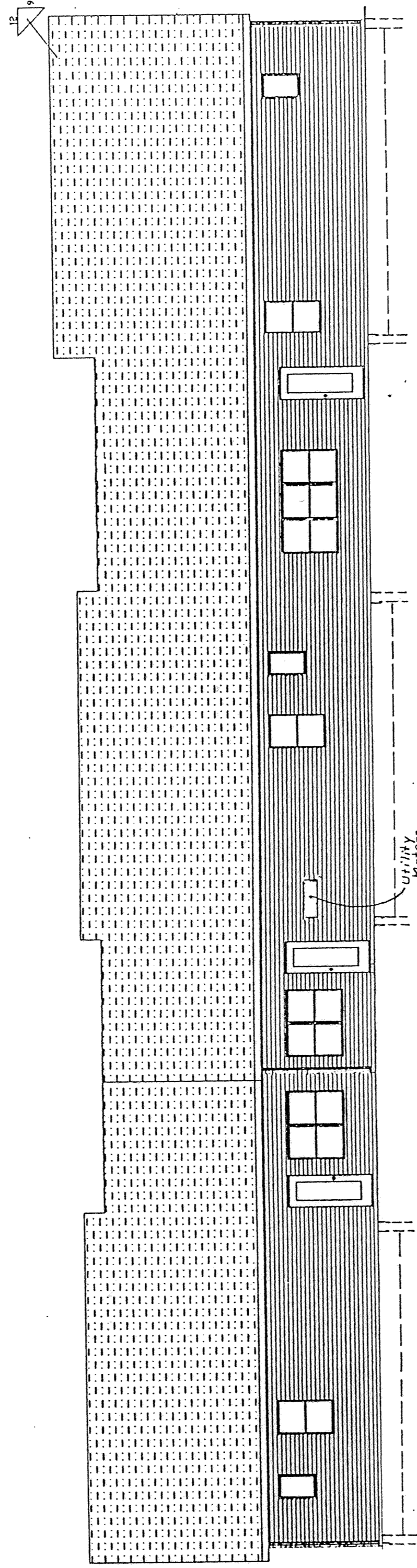
UNIT 111

UNIT 109

SOUTH ELEVATION

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

BENCHMARK: Top of Steamer Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67

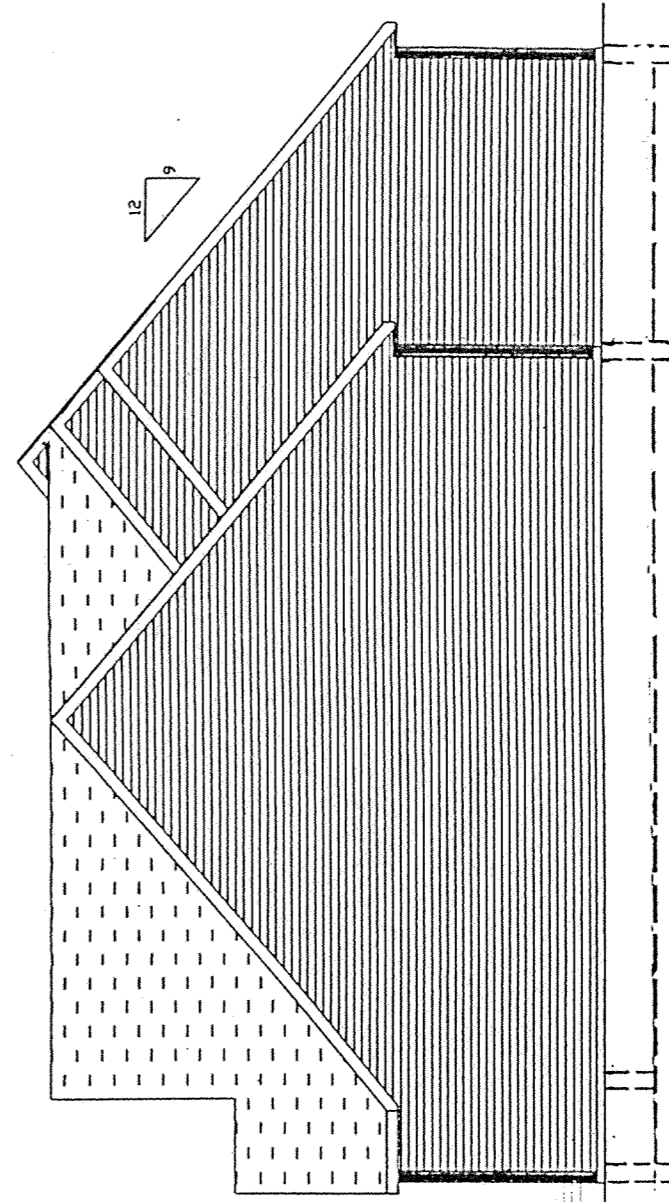


UNIT 109

UNIT 111

UNIT 113

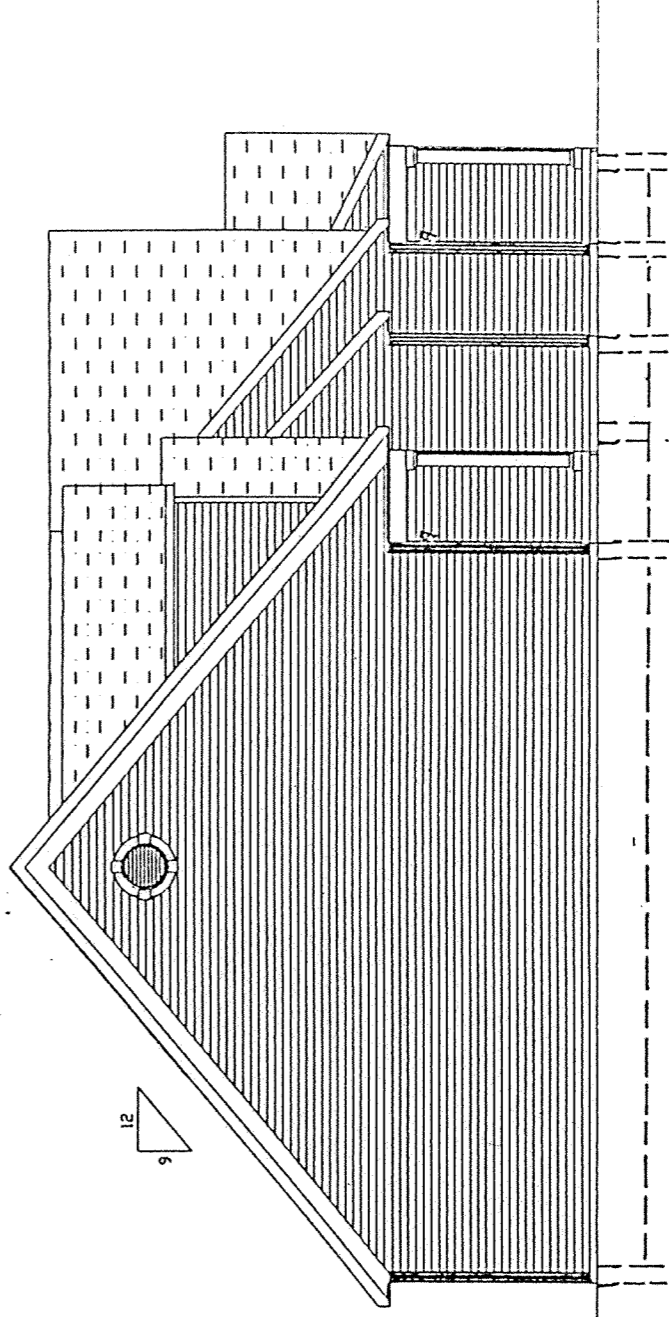
NORTH ELEVATION



UNIT 109

UNIT 111

EAST ELEVATION



UNIT 113

UNIT 111

WEST ELEVATION

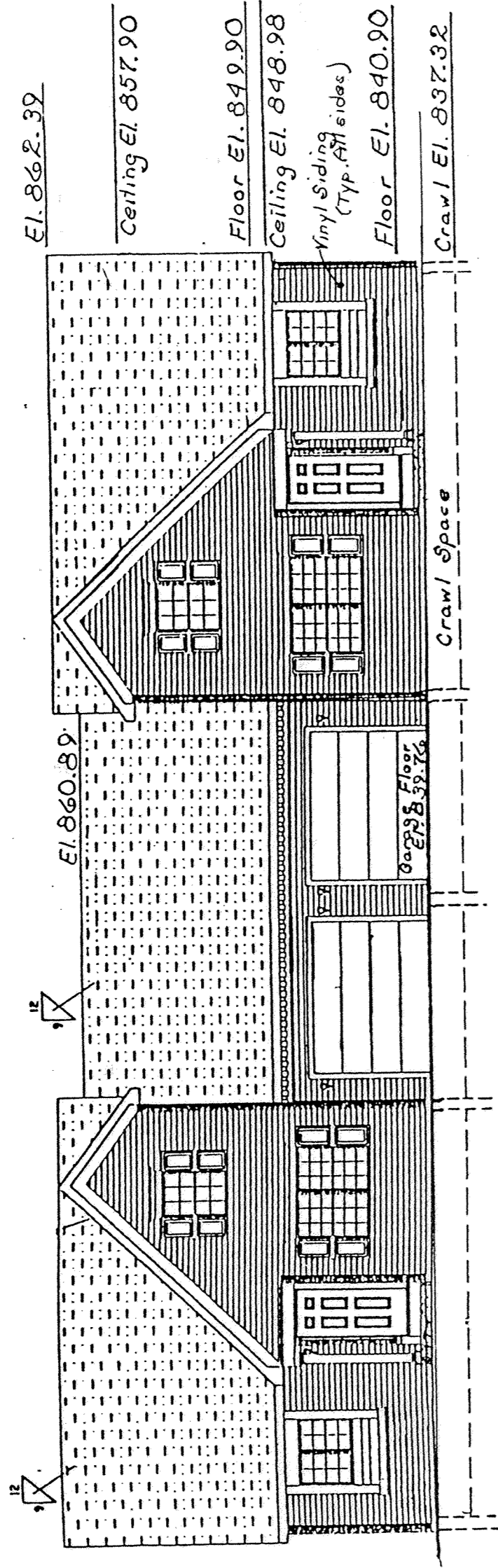
**THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I**

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.

**ELEVATION VIEWS
FOR BUILDING No. 3**

Prepared By:

KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805



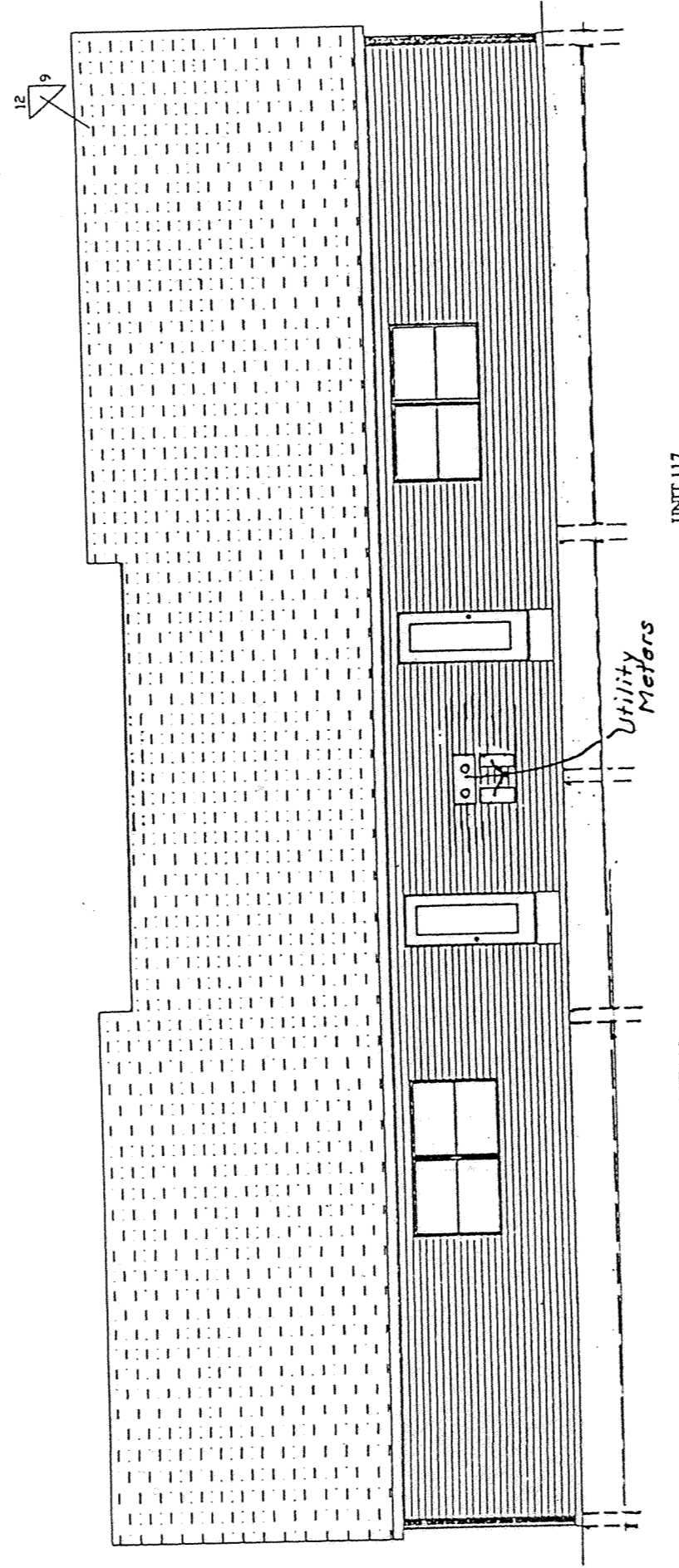
UNIT 117

UNIT 115

EAST ELEVATION

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

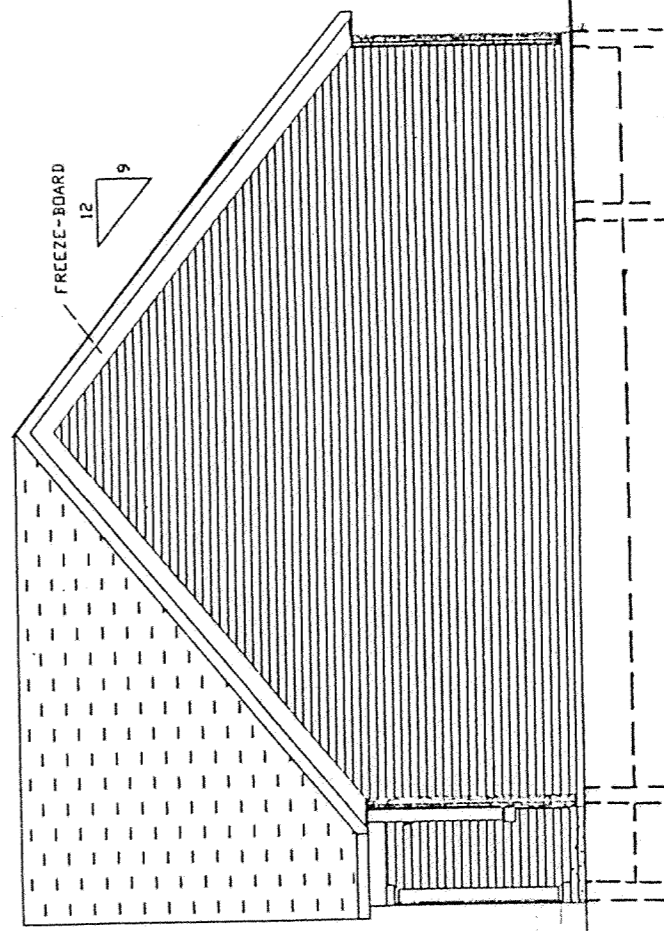
BENCH MARK: Top of Steamer Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67



UNIT 115

UNIT 117

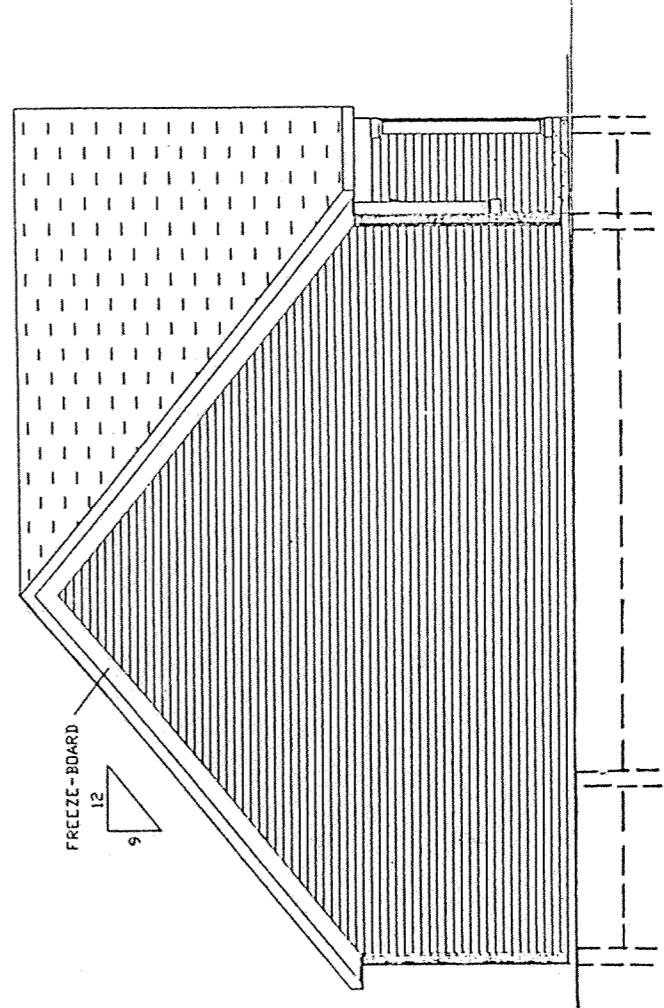
WEST ELEVATION



UNIT 115

UNIT 117

NORTH ELEVATION



SOUTH ELEVATION

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

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.

**ELEVATION VIEWS
FOR BUILDING No. 4**

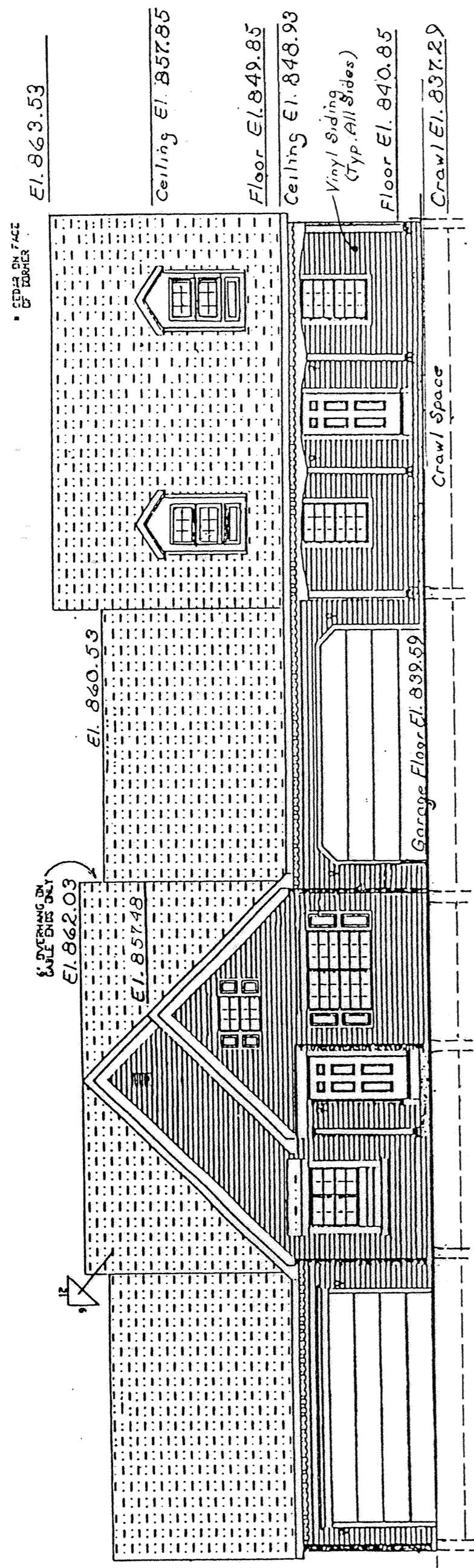
Prepared By:

KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805

SHEET

8

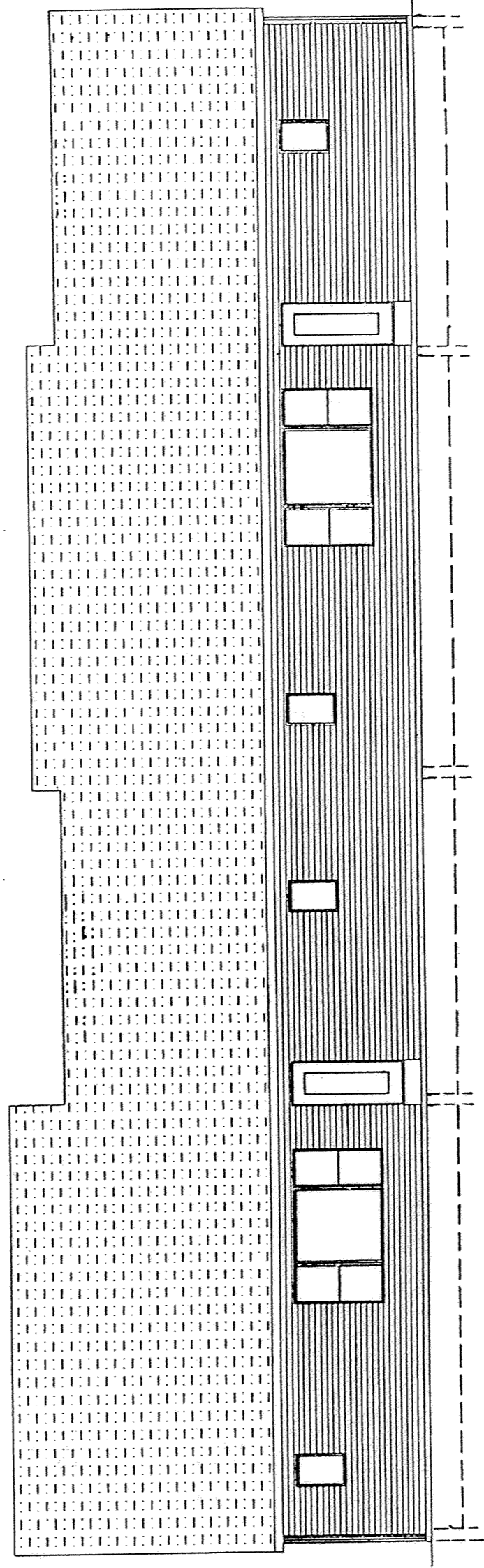
OF 13



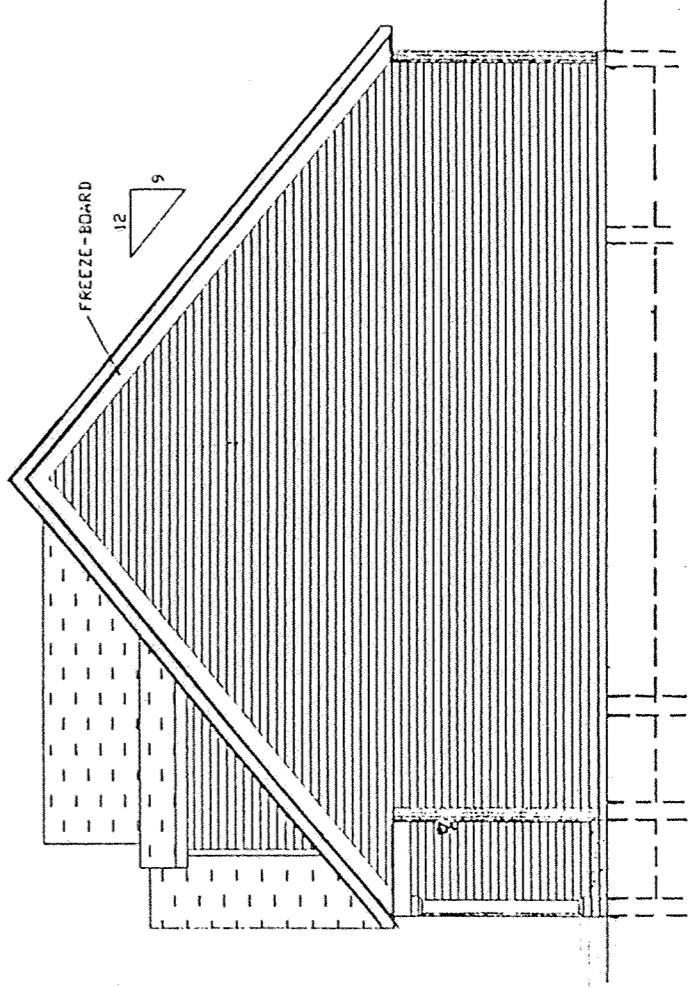
NOTE: Elevations shown in the NORTH ELEVATIONS view are typical for all ELEVATION views.

NORTH ELEVATION

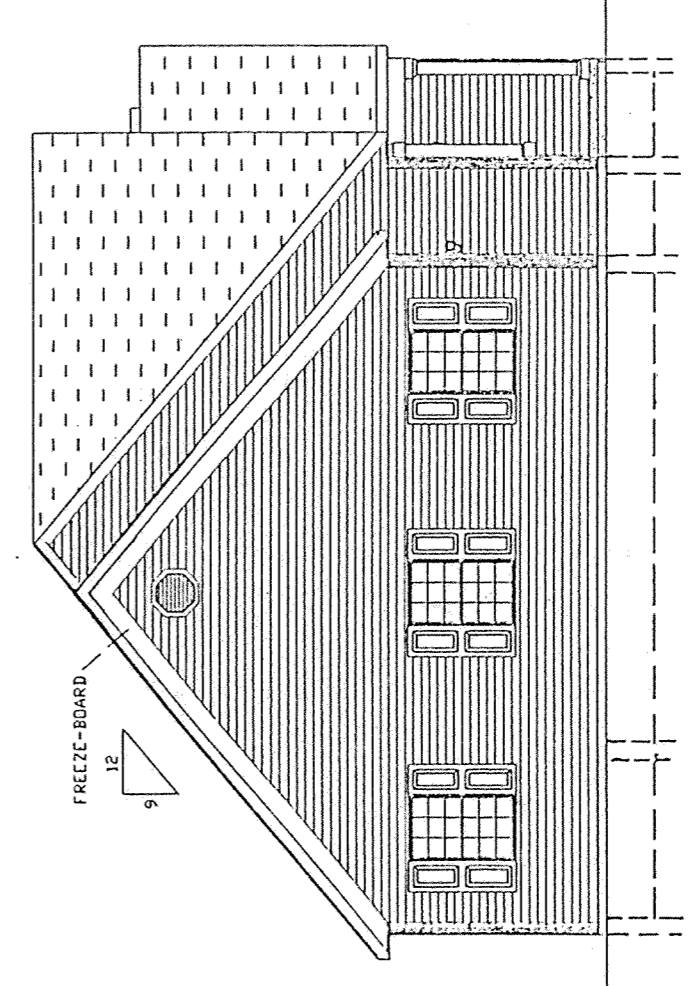
BENCH MARK: Top of Steamer Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67



SOUTH ELEVATION



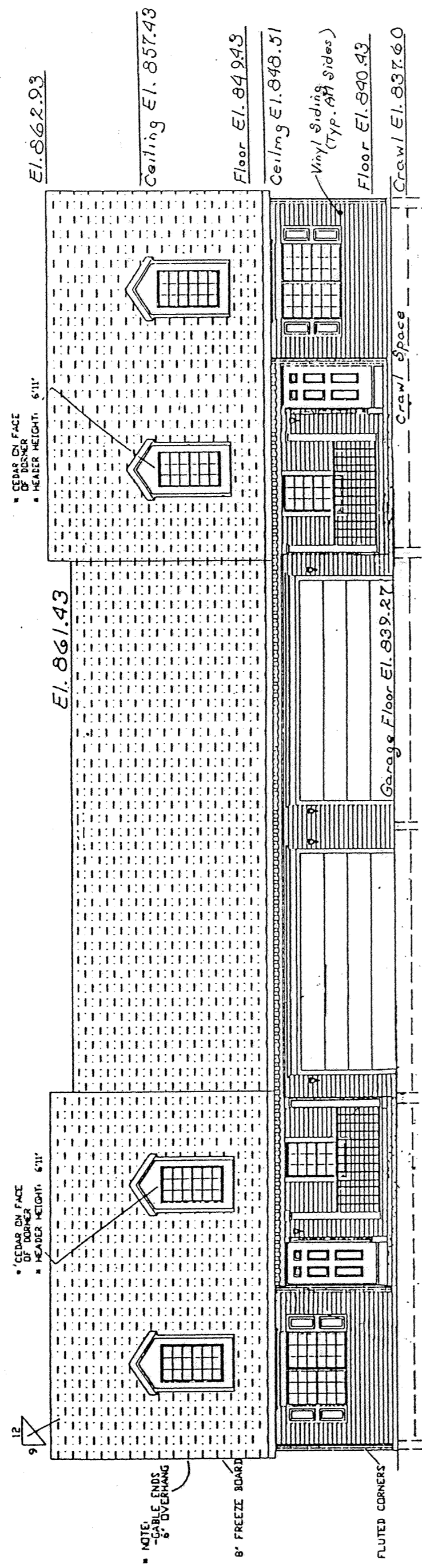
WEST ELEVATION



EAST ELEVATION

THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I

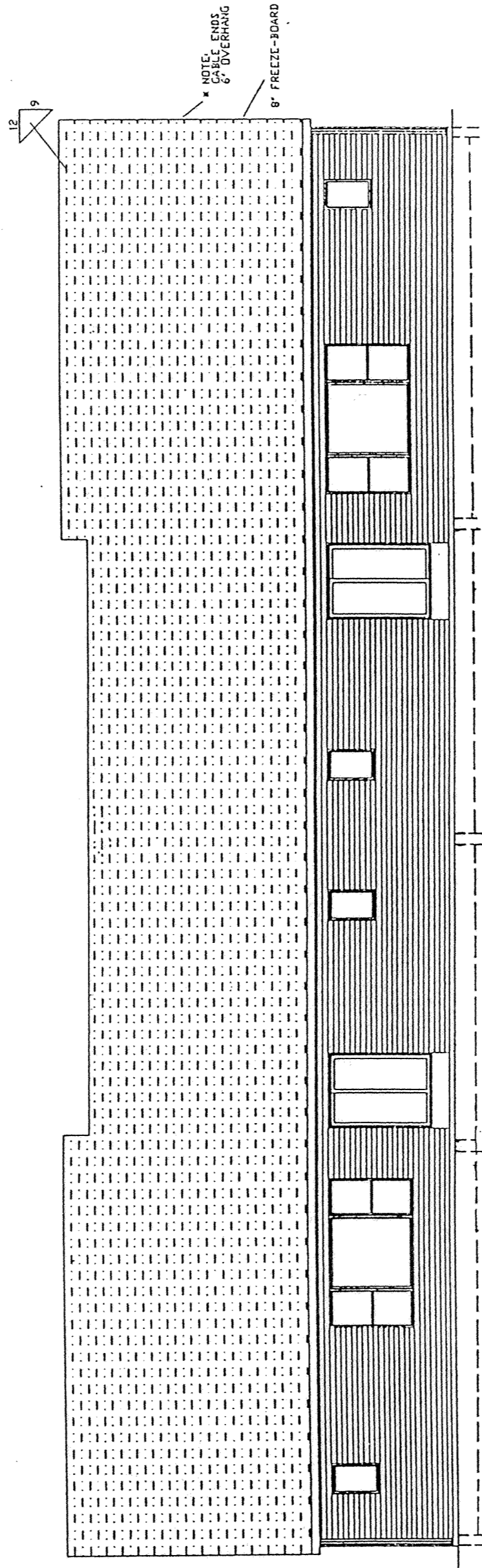
ELEVATION VIEWS
FOR BUILDING No. 5



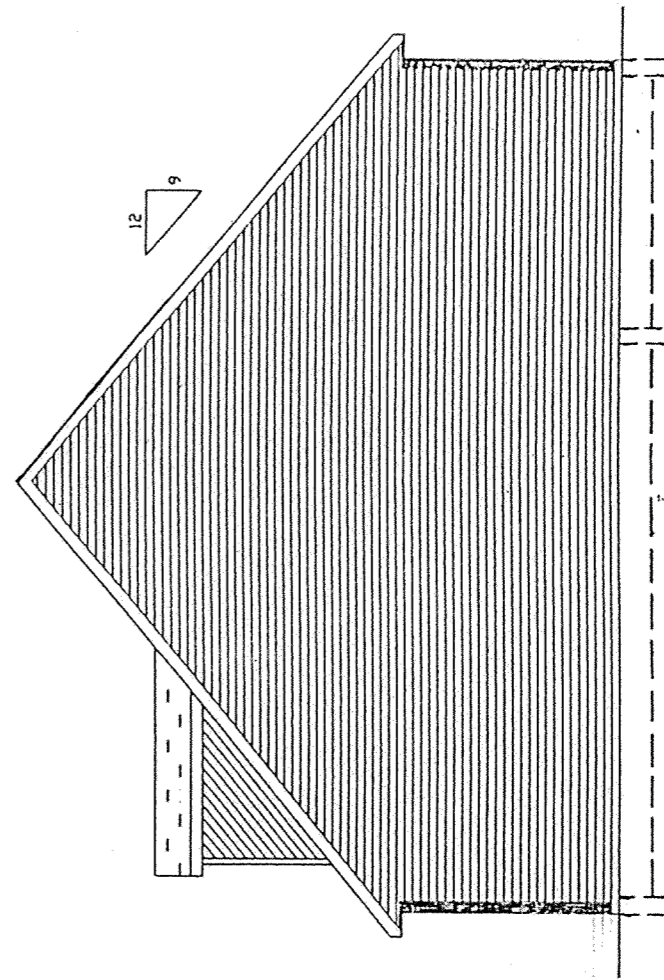
NOTE: Elevations shown in the WEST ELEVATIONS view are typical for all ELEVATION views.

WEST ELEVATION

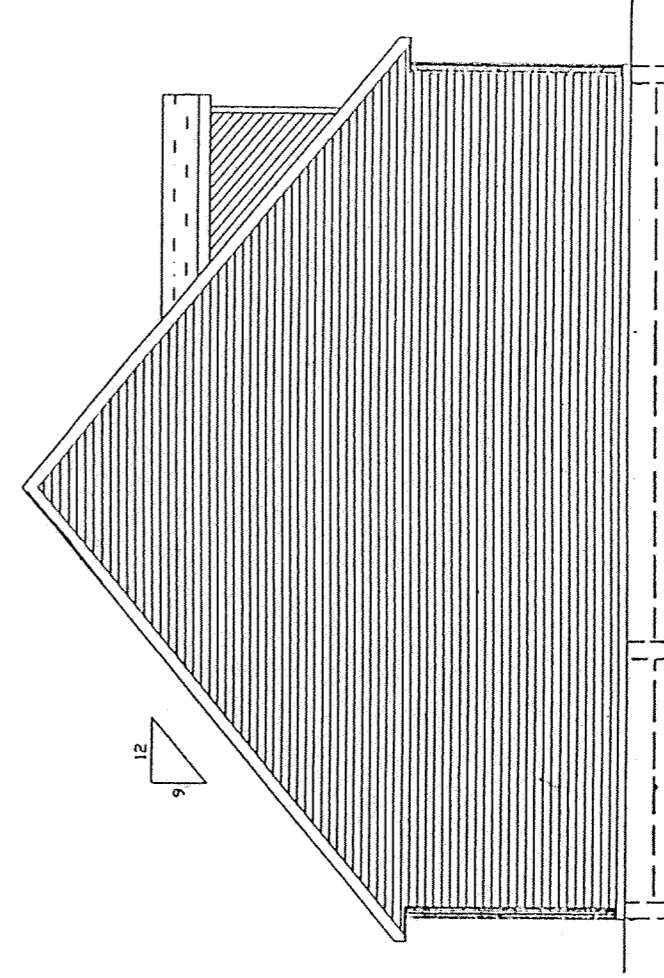
BENCH MARK: Top of Steam Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67



EAST ELEVATION



SOUTH ELEVATION



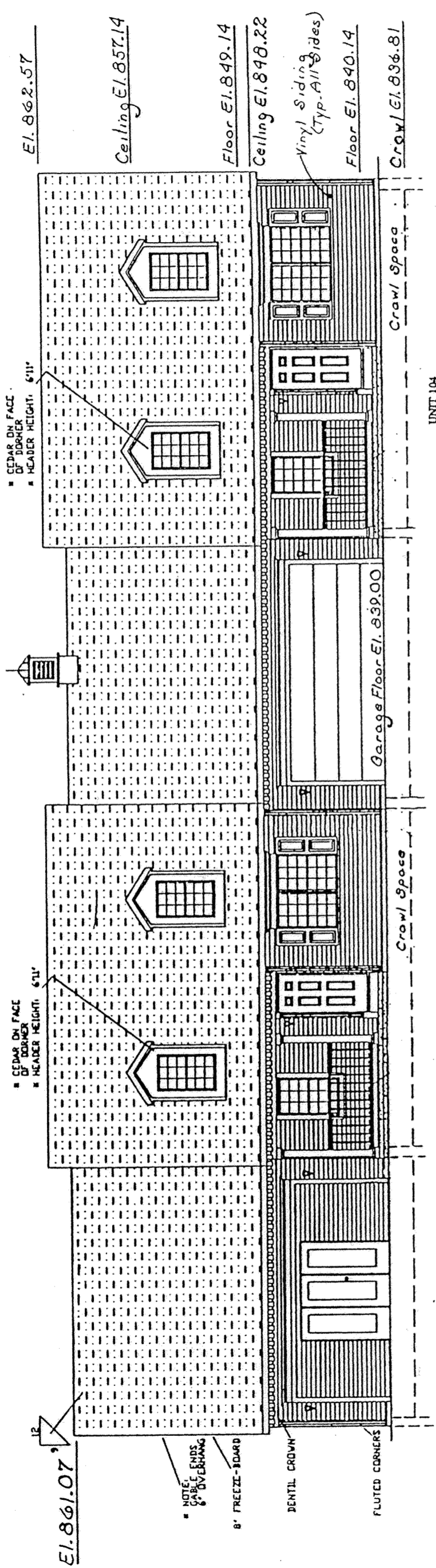
NORTH ELEVATION

THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I

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.

ELEVATION VIEWS
FOR BUILDING No. 11

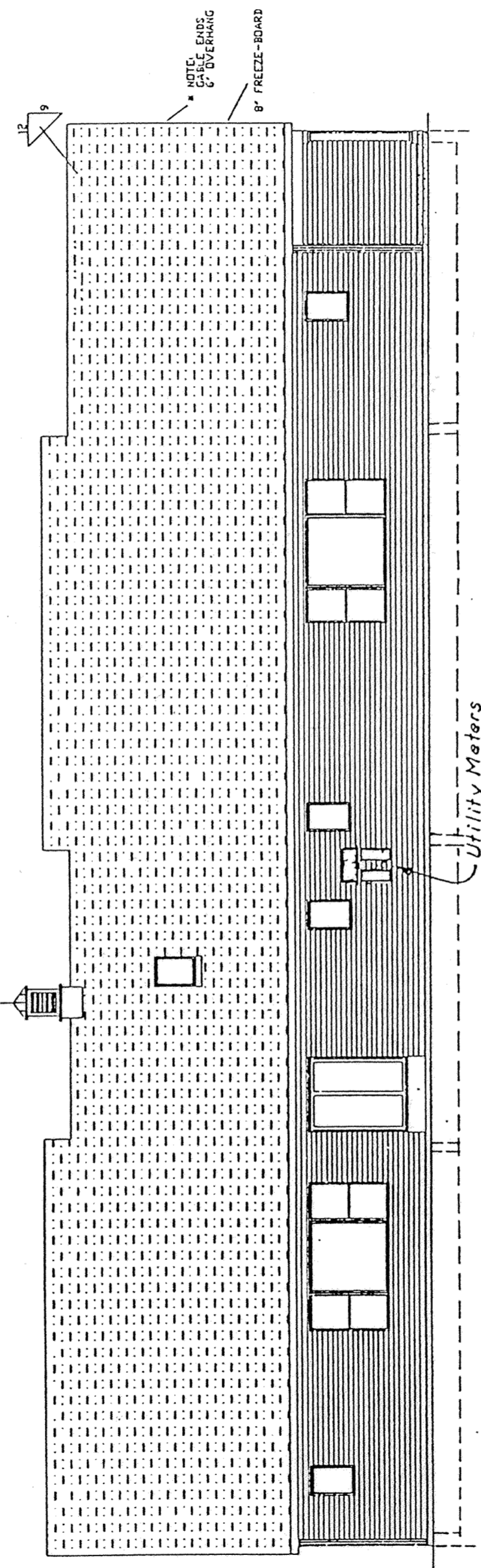
Prepared By:
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805



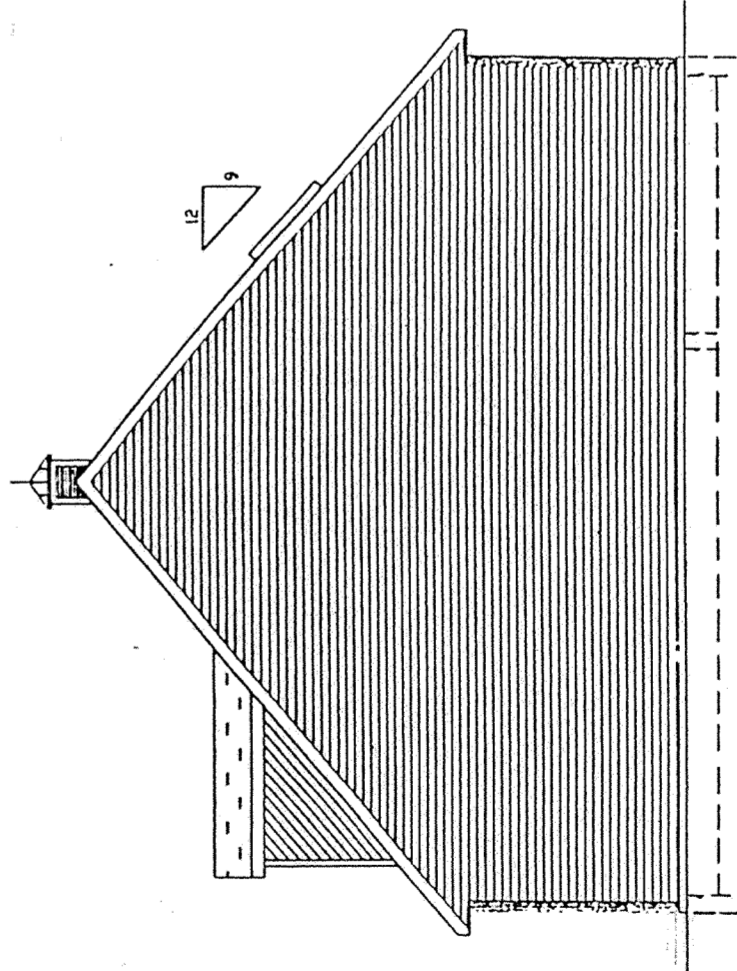
NORTH ELEVATION

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

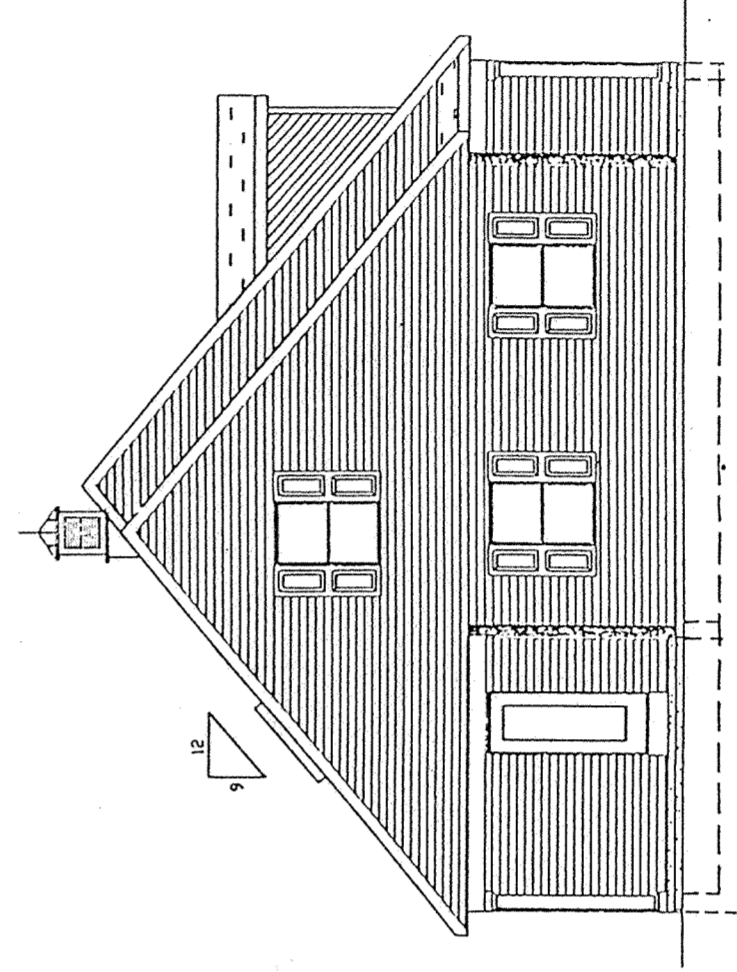
BENCH MARK: Top of Steamer Nozzle of Fire Hydrant south side of Eagle Point West at intersection with Eagle Point Blvd. Elev. 837.67



SOUTH ELEVATION



WEST ELEVATION



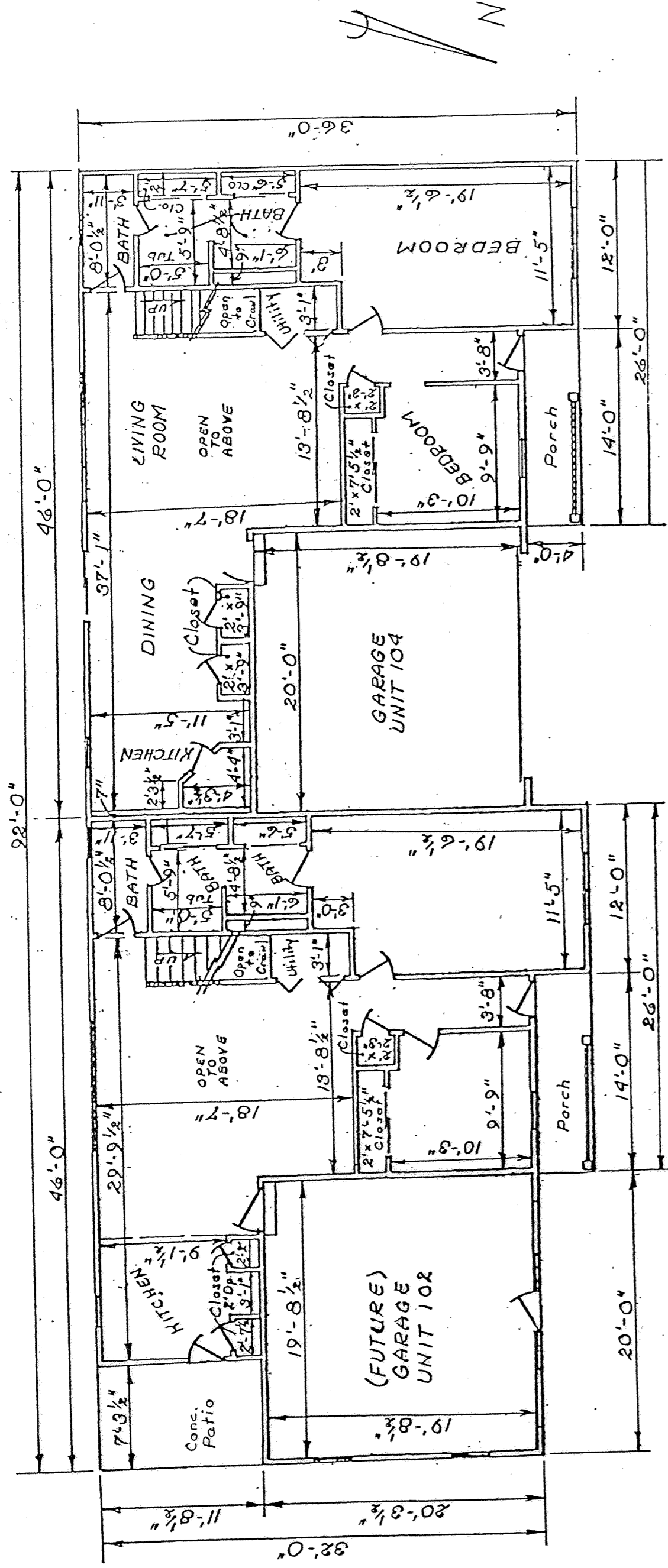
EAST ELEVATION

THE VILLAGE AT EAGLES POINT
A CONDOMINIUM COMMUNITY - PHASE I

ELEVATION VIEWS
FOR BUILDING No. 12

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

Prepared By:
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805



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

FIRST FLOOR

All interior dimensions are face to face of studs.

Unit Area:- 102
 First Floor - 1,032 S.F.
 Second Floor - 518 S.F.
 TOTAL = 1,550 S.F.

Space over garage = 240 S.F.
 (Unfinished)

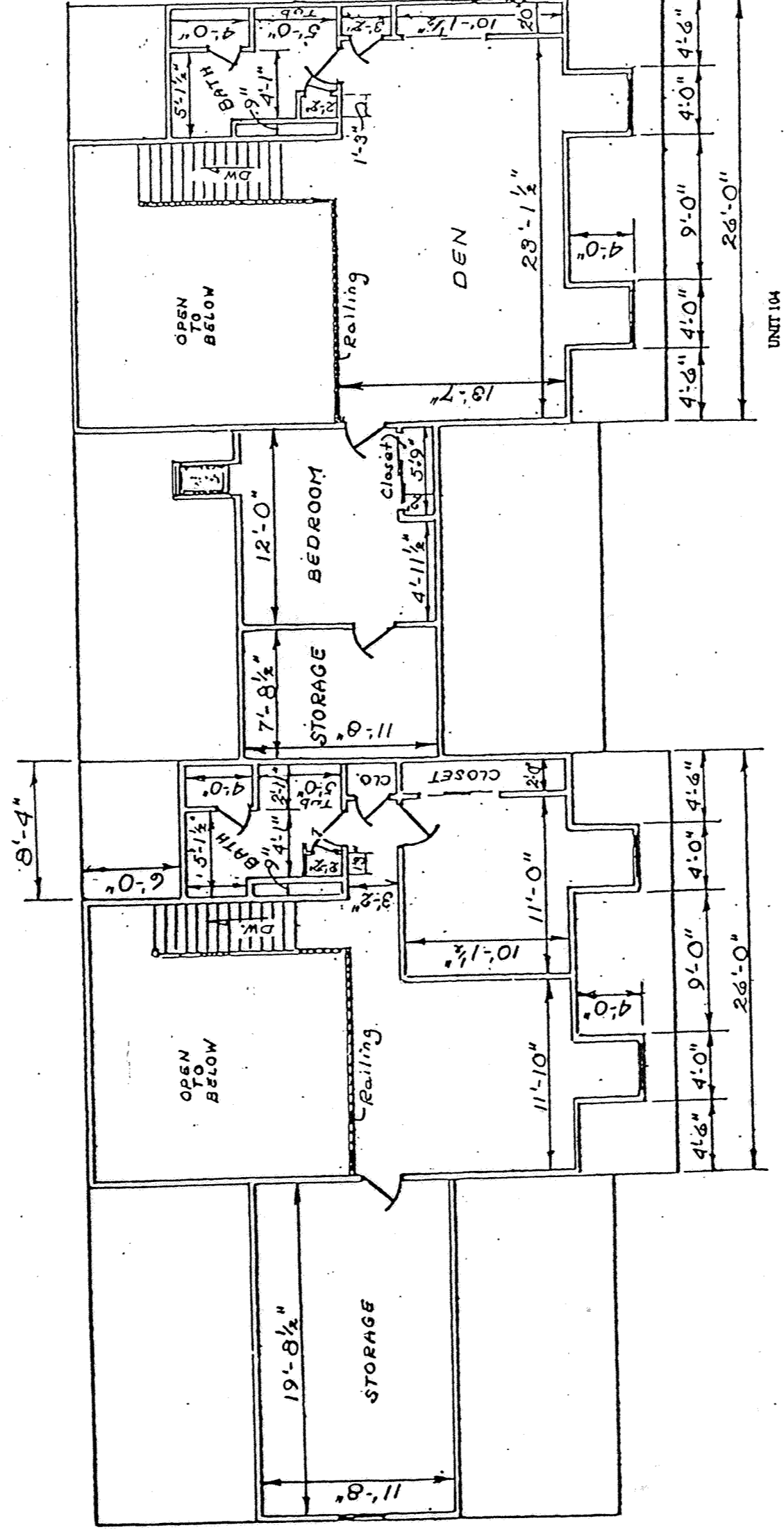
Garage = 400 S.F.

Unit Area:- 104
 First Floor - 1,120 S.F.
 Second Floor - 518 S.F.
 TOTAL = 1,638 S.F.

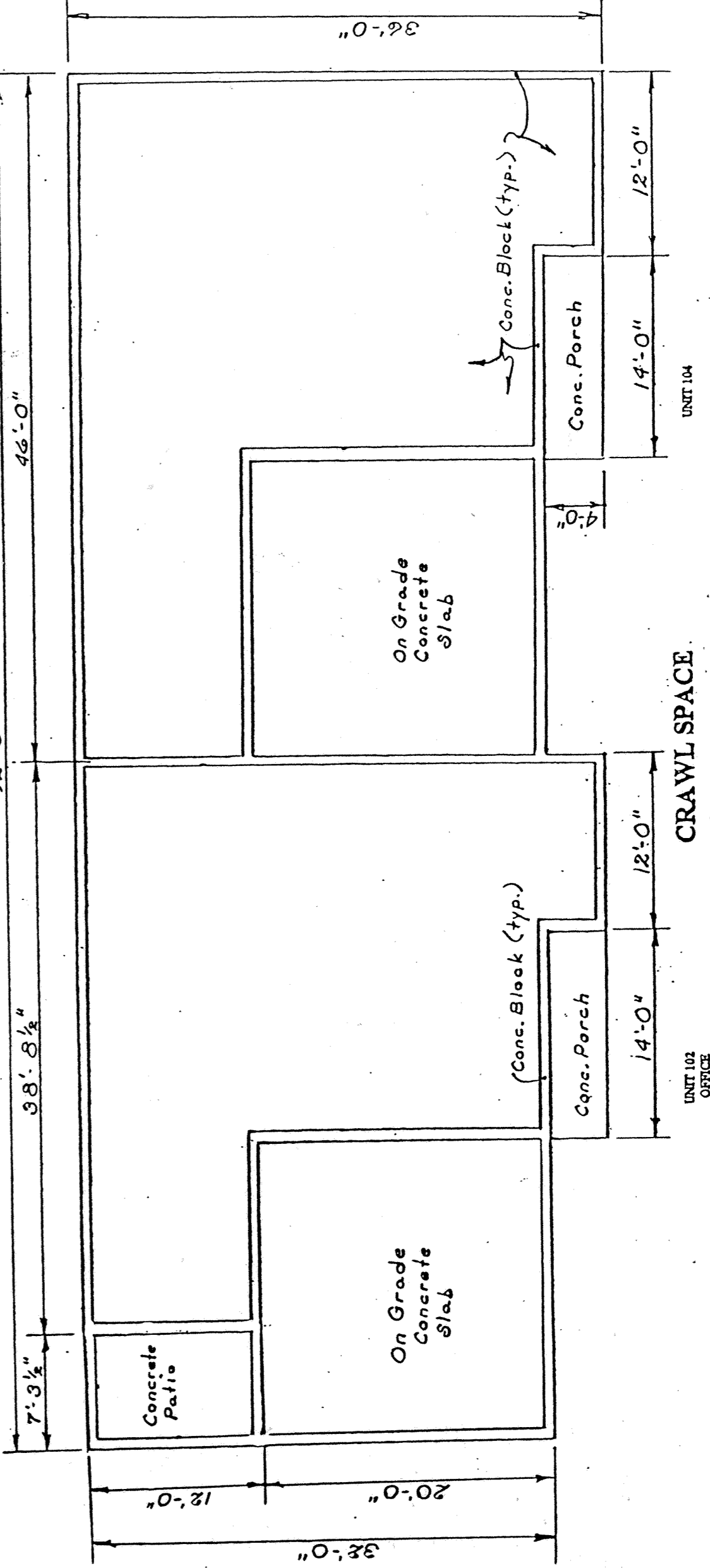
Space over garage = 250 S.F.
 (Partially finished)

Garage = 400 S.F.

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



SECOND FLOOR

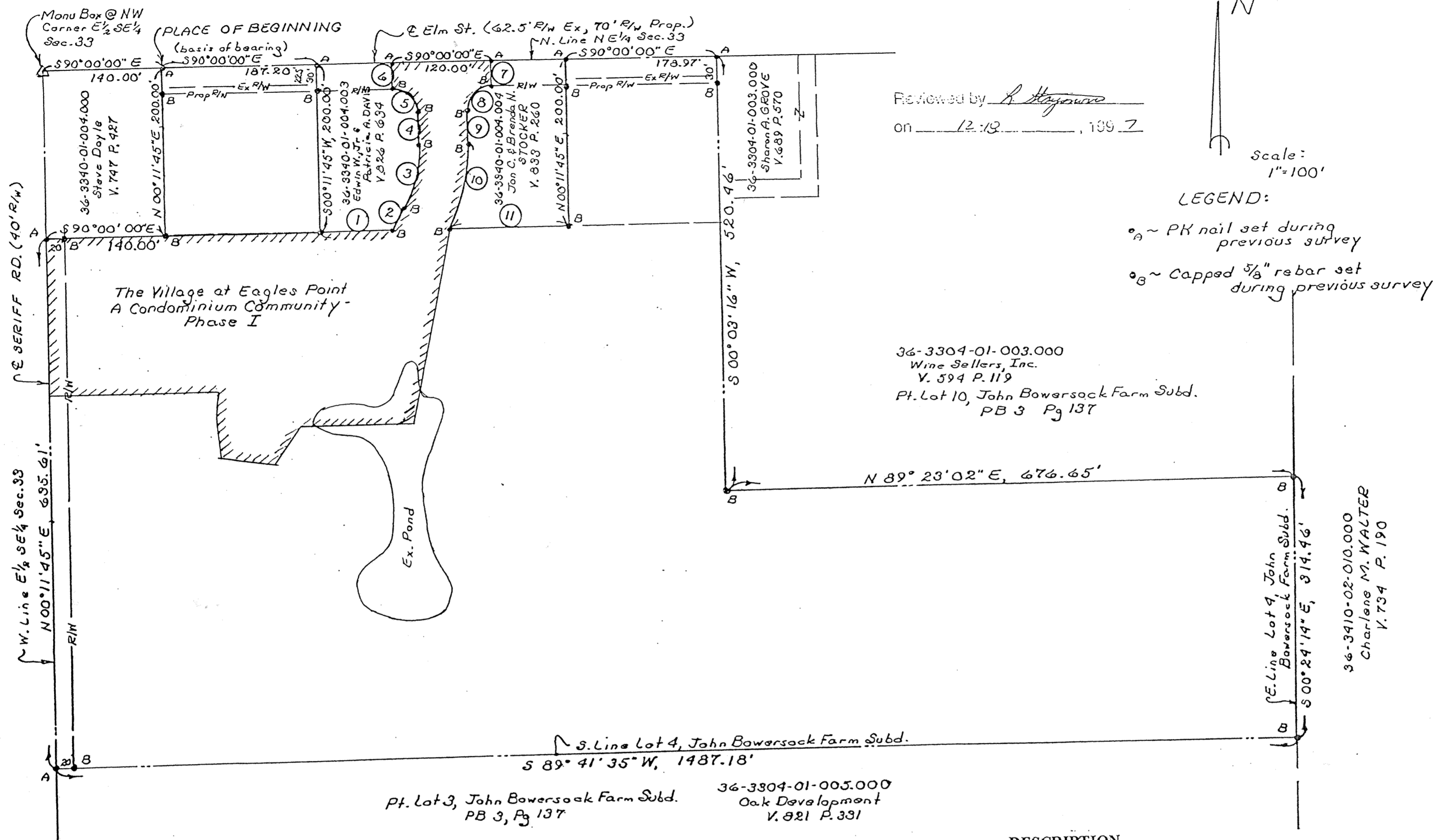


THE VILLAGE AT EAGLES POINT
 A CONDOMINIUM COMMUNITY - PHASE I

FLOOR PLANS
 FOR BUILDING No. 12

Prepared By:
 KUCK and MORRISSEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805

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.



Reviewed by A. Haywood
 on 12-19, 1997

Scale: 1"=100'
 LEGEND:
 a ~ PK nail set during previous survey
 b ~ Capped 5/8" rebar set during previous survey

36-3304-01-003.000
 Wine Sellers, Inc.
 V. 594 P. 119
 Pt. Lot 10, John Bowersock Farm Subd.
 PB 3 Pg 137

36-3410-02-010.000
 Charlene M. WALTER
 V. 734 P. 190

36-3304-01-005.000
 Oak Development
 V. 821 P. 331
 Pt. Lot 3, John Bowersock Farm Subd.
 PB 3, Pg 137

- ① S 90°00'00" E, 86.52'
- ② R=205.00' Arc= 29.21' Ch: N 26°51'38" E, 29.19'
- ③ R=145.00' Arc= 77.81' Ch: N 15°34'11" E, 76.88'
- ④ N 00°11'45" E, 39.90'
- ⑤ R=30.00' Arc= 47.12' Ch: N 45°00'00" W, 42.43'
- ⑥ N 00°00'00" E, 30.00'
- ⑦ S 00°00'00" W, 30.00'
- ⑧ R=30.00' Arc= 47.12' Ch: S 45°00'00" W, 42.43'
- ⑨ S 00°11'45" W, 40.10'
- ⑩ R=205.00' Arc= 104.45' Ch: S 14°47'31" W, 103.32'
- ⑪ S 90°00'00" E, 145.83'

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 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 S 90°00'00" E, 86.52 feet to a capped 5/8 inch rebar found; thence northeasterly with a non-tangent curve to the right having a radius of 205.00 feet an arc length of 29.21 feet to a capped 5/8 inch rebar found at a P.R.C. (chord being N 26°51'38" E, 29.19 feet); thence continuing northeasterly with a curve to the left having a radius of 145.00 feet an arc length of 77.81 feet to a capped 5/8 inch rebar found (chord being N 15°34'11" E, 76.88 feet); thence N 00°11'45" E, 39.90 feet to a capped 5/8 inch rebar found; thence north-westerly with a tangent curve to the left having a radius of 30.00 feet an arc length of 47.12 feet to a capped 5/8 inch rebar found (chord being N 45°00'00" W, 42.43 feet); thence N 00°00'00" E, 30.00 feet to a PK nail found on the north line of said east half (also the centerline of Elm Street); thence S 90°00'00" E with said north line and centerline, 120.00 feet to a PK nail found; thence S 00°00'00" W, 30.00 feet to a capped 5/8 inch rebar found; thence southwesterly with a non-tangent curve to the left having a radius of 30.00 feet an arc length of 47.12 feet to a capped 5/8 inch rebar found (chord being S 45°00'00" W, 42.43 feet); thence S 00°11'45" W, 40.10 feet to a capped 5/8 inch rebar found; thence southwesterly with a tangent curve to the right having a radius of 205.00 feet an arc length of 104.45 feet to a capped 5/8 inch rebar found (chord being S 14°47'31" W, 103.32 feet); thence S 90°00'00" E, 145.83 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 a PK nail found on the north line of said east half (also the centerline of Elm Street); thence 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 1,467.13 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), 635.61 feet to a PK nail found; thence S 90°00'00" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 140.00 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 18.620 acres more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.544 acre, Being Parcel: 36-3304-01-004.001. Deed Reference: Volume 810, Page 148. Surveyed by: KUCK and MORRISEY, Inc. Richard D. Morrissey, L.S. 6470 (Ohio).

I hereby certify the accompanying map and survey which it represents to be correct to the best of my knowledge and belief. All rebar set and called for are topped with a plastic Permark cap stamped:
 KUCK & MORRISEY L.S. 6470
 Date: 12/17/97
 Richard D. Morrissey, L.S. 6470
 KUCK and MORRISEY, Inc.



Prepared By:
 KUCK and MORRISEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805

SURVEY OF DEDICATOR'S LAND

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

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
13
 OF 13

PROPOSED ANNEXATION PLAT, 51.477 ACRES CITY OF LIMA, OHIO

DESCRIPTION

Parcel No. 1

Being a parcel of land in the NE 1/4 and the NW 1/4 of Section 12, T4S, R6E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a found iron pipe at the Southwest corner of the NE 1/4 of said Section 12, thence the following courses:

1. N89°56'25"W with the centerline of Buckeye Rd., 130.20' to a found P.K. nail on the centerline of S. Dixie Highway;
2. N1757°02'E with the centerline of S. Dixie Highway, 599.76' to a found P.K. nail;
3. N1755°44'E with the centerline of S. Dixie Highway, 910.87' to a found P.K. nail;
4. N18°17'12"E with the centerline of S. Dixie Highway, 231.64' to a set P.K. nail on the centerline of Seventh St.;
5. S88°33'40"W with the centerline of Seventh St., 521.83' to a set P.K. nail;
6. N21°15'23"E, 905.33' to a found #5 rebar on the North right-of-way line of Allen Avenue as platted in Zurnehly's Re-subdivision (P.B. 5, Page 56 in the Allen Co. Recorder's Office) also being the South right-of-way line of the former C. & S. W. Railroad, passing through a found #5 rebar at 27.10' on the South line of Lot No. 11299 in said subdivision;
7. Northeasterly on a curve to the right along said right-of-way, an arc distance of 513.68', said curve having a radius of 1432.50', a delta angle of 20°32'44", and an L.C. of N78°41'53"E, 510.93' to a found iron rod on the centerline of S. Dixie Highway;
8. N18°17'12"E with the centerline of S. Dixie Highway, 84.51' to a set P.K. nail on the north line of said NE 1/4 of Section 12;
9. N89°22'19"E with the north line of said NE 1/4, 565.75' to a set P.K. nail;
10. S01°56'05"E, 1246.93' to a found P.K. nail, passing over a found iron pipe (bent) at 67.87';
11. N89°28'45"W, 137.42' to a found iron pipe;
12. S47°34'09"E, 448.36' to a found iron rod;
13. S01°50'41"E, 139.26' to a found railroad spike (bent);
14. N47°34'09"W, 507.25' to a found 2" iron pipe (bent);
15. N89°28'25"W, 302.76' to a found iron rod (bent), passing over a found iron pipe at 102.55';
16. S01°04'47"E, 296.88' to a found iron pipe;
17. S43°54'08"W, 310.72' to a found iron pipe, passing over a found iron pipe at 204.59';
18. S89°19'02"W, 75.47' to a found iron pipe;
19. S18°07'15"W, 846.39' to a found iron rod on the centerline of Buckeye Rd., passing over a found iron rod at 393.34';
20. S88°47'04"W with the centerline of Buckeye Rd., 321.99' to the POINT OF BEGINNING.

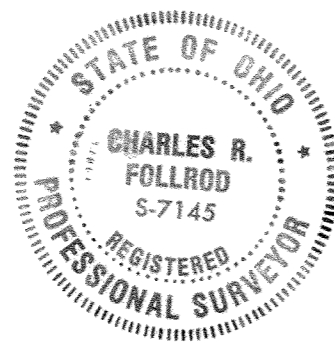
The above described parcel contains 51.477 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: South Line of the NW 1/4 of Section 12 (N90°00'00"W)

I hereby certify that the hereon plat and description is based on a boundary survey performed under my supervision in May 1996.

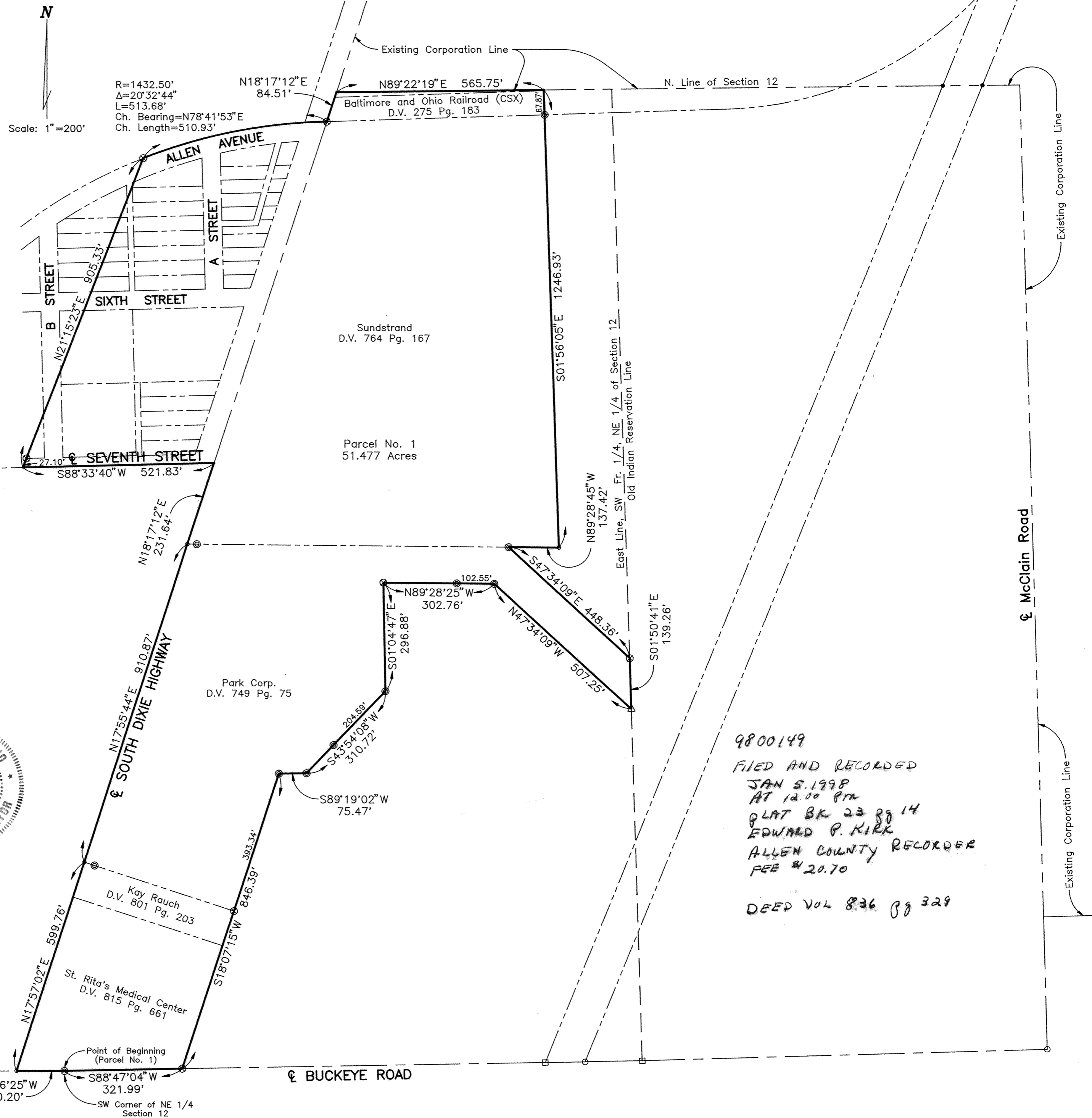
Charles R. Follrod
Charles R. Follrod
Professional Surveyor No. 7145

Reviewed by *Tim Piper*
on *Jan 5*, 1998



LEGEND

- PK Nail (found)
- Boat Spike (found)
- ⊙ Iron Pipe (found)
- ⊗ Iron Rod/#5 Rebar (found)
- △ Railroad Spike (found)
- Monument Box (found)
- PK Nail (set)
- #5 Rebar (set)



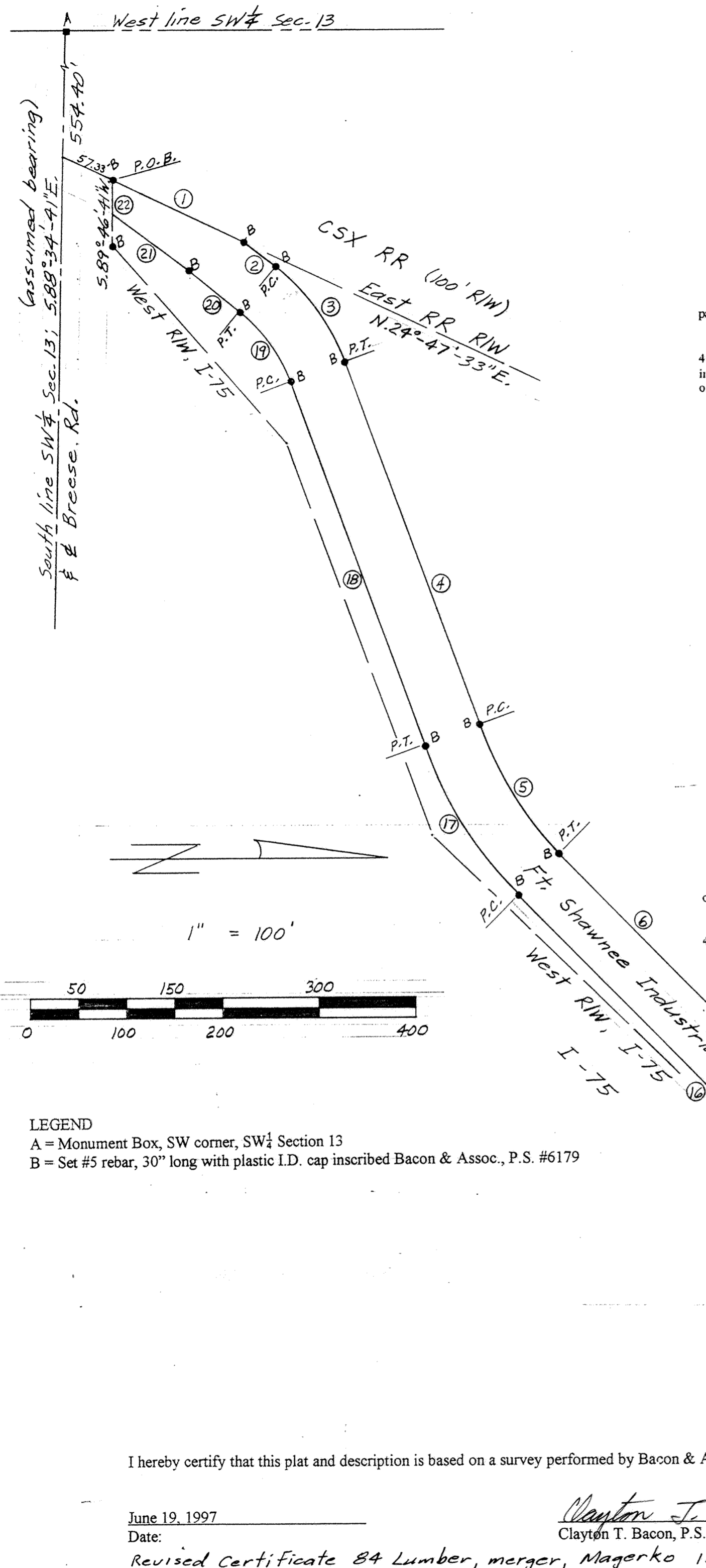
9800149
FILED AND RECORDED
JAN 5, 1998
AT 12:00 PM
PLAT BK 23 PG 14
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE \$20.70

DEED VOL 836 PG 329

DEDICATION PLAT

FT. SHAWNEE INDUSTRIAL DRIVE

Pt. SW¹/₄ of Section 13, T4S, R6E,
Ft. Shawnee, Allen County, Ohio



DESCRIPTION

Being a parcel of land in the SW¹/₄ of Section 13, T4S, R6E, Ft. Shawnee, Allen County, Ohio, more particularly described as follows:

Commencing for reference at the monument box at the southwest corner of Section 13, thence S.88°-34'-41"E. (assumed bearing) on the south line of the SE¹/₄ of Section 13 (centerline of Breese Rd.), 554.40' to the intersection of said south line with the east R/W line of the CSX RR; thence N.24°-47'-33"E. on the east R/W line of the RR, 57.33' to a set #5 rebar at the POINT OF BEGINNING, thence the following courses;

1. Continue N.24°-47'-33"E. on said east line, 153.49' to a set #5 rebar;
2. N.39°-40'-22"E., 40.53' to a set #5 rebar at the P.C. of a curve to the right;
3. Northeasterly on the arc of the curve, 122.39' to a set #5 rebar at the P.T., said curve having a radius of 230.00' and an L.C. of N.54°-55'-00"E., 120.95';
4. N.70°-09'-38"E., 398.80' to a set #5 rebar at the P.C. of a curve to the left;
5. Northeasterly on the arc of the curve, 157.82' to a set #5 rebar at the P.T., said curve having a radius of 370.00' and an L.C. of N.57°-56'-27"E., 156.63';
6. N.45°-43'-16"E., 479.47' to a set #5 rebar at the P.C. of a curve to the left;
7. Northeasterly on the arc of the curve, 270.81' to a set #5 rebar at the P.T., said curve having a radius of 370.00' and an L.C. of N.24°-45'-11"E., 264.81';
8. N.3°-47'-05"E., 220.25' to a set #5 rebar at the P.C. of a curve to the right;
9. Northeasterly on the arc of the curve, 202.27' to a set #5 rebar at the P.T., said curve having a radius of 430.00' and an L.C. of N.17°-15'-36"E., 200.41';
10. N.30°-44'-09"E., 224.37' to a set #5 rebar;
11. S.59°-15'-51"E., 60.00' to a set #5 rebar;
12. S.30°-44'-09"W., 224.37' to a set #5 rebar at the P.C. of a curve to the left;
13. Southwesterly on the arc of the curve, 174.04' to a set #5 rebar at the P.T., said curve having a radius of 370.00' and an L.C. of S.17°-15'-36"W., 172.44';
14. S.3°-47'-05"W., 220.25' to a set #5 rebar at the P.C. of a curve to the right;
15. Southwesterly on the arc of the curve, 314.73' to a set #5 rebar at the P.T., said curve having a radius of 430.00' and an L.C. of S.24°-45'-11"W., 307.75';
16. S.45°-43'-16"W., 479.47' to a set #5 rebar at the P.C. of a curve to the right;
17. Southwesterly on the arc of the curve, 183.42' to a set #5 rebar at the P.T., said curve having a radius of 430.00' and an L.C. of S.57°-56'-27"W., 182.03';
18. S.70°-09'-38"W., 398.80' to a set #5 rebar at the P.C. of a curve to the left;
19. Southwesterly on the arc of the curve, 90.46' to a set #5 rebar at the P.T., said curve having a radius of 170.00' and an L.C. of S.54°-55'-00"W., 89.40';
20. S.39°-40'-28"W., 68.90' to a set #5 rebar;
21. S.36°-52'-46"W., 98.86' to the north R/W line of Breese Rd.;
22. S.89°-46'-41"W., 33.10' to the POINT OF BEGINNING.

The above described parcel contains 3.061 acres, more or less, subject to all legal highways and easements of record.

Being 1.971 acres out of Parcel No. 46-1300-03-001.000, D.V. 455-510 and 0.594 acre out of Parcel No. 46-1300-03-001.002, D.V. 809-896 and 0.496 acre out of Parcel No. 46-1300-03-001.001, D.V. 675-723.

84 Lumber Company
Parcel No. 46-1300-03-001.000
D.V. 455-510

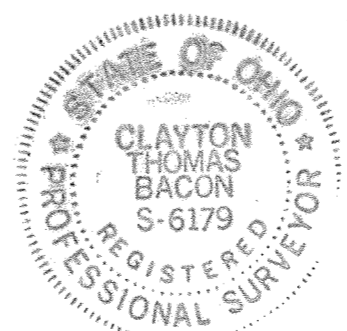
Lima Growth Association
Parcel No. 46-1300-03-001.002
D.V. 809-896

Lima Growth Association
Parcel No. 46-1300-03-001.001
D.V. 675-723

LEGEND
A = Monument Box, SW corner, SW¹/₄ Section 13
B = Set #5 rebar, 30" long with plastic I.D. cap inscribed Bacon & Assoc., P.S. #6179

I hereby certify that this plat and description is based on a survey performed by Bacon & Associates in May 1996.

June 19, 1997
Date: Clayton J. Bacon
Clayton T. Bacon, P.S. #6179
Revised Certificate 84 Lumber, merger, Magerko 12-18-97



DEDICATION

Lima Growth Association of Allen County, Ohio, the owners of land contained in the foregoing plat hereby dedicate the land described herein to the use and benefit of the public forever.

Lima Growth Association (Owner):
By James D. Grall President
WITNESS: Joseph J. Belch
Komljen

ACKNOWLEDGMENT

County of Allen, State of Ohio:
Before me, a Notary Public in and for said County and State, did personally appear the above signed owners who acknowledged the signing of this document to be their free act and deed. In testimony thereof, I affix my hand and seal this 5th day of Jan, 1997.

DEDICATION

That 84 Lumber Company, now by merger know as The Magerko Corporation of Washington County, Pennsylvania, the owner of land contained in the foregoing plat hereby dedicate the land described herein to the use and benefit of the public forever.

The Magerko Corporation (Owner):
By Joseph A. Hardy III President
WITNESS: Joseph P. Amar
Christy L. Silbough

ACKNOWLEDGMENT

County of Washington, State of Pennsylvania:
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 5th day of January, 1997.

APPROVAL - MAYOR Douglas C. Harter
I, the undersigned Mayor of the Village of Fort Shawnee, Ohio do hereby approve and accept this plat this 5th day of Jan, 1997. Fee: None

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 8th day of Jan, 1997.

H. Dean Trench
Auditor, Allen County, Ohio

COUNTY RECORDER'S CERTIFICATE

No. 9800342
Filed for record in the Allen County, Ohio Recorder's office this 8th day of Jan, 1997 at 9:22 o'clock PM and recorded in Allen County, Ohio, Plat Book 23 on Page 15 at 20.70

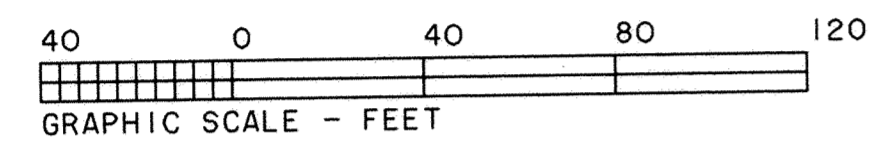
Edmund P. Reed
Recorder of Allen County, Ohio

Reviewed by Larry Stoyanovich
on Jan 8, 1997

REPLAT OF LOTS 27606-27607

SHAWNEE MEADOWS NO. 7

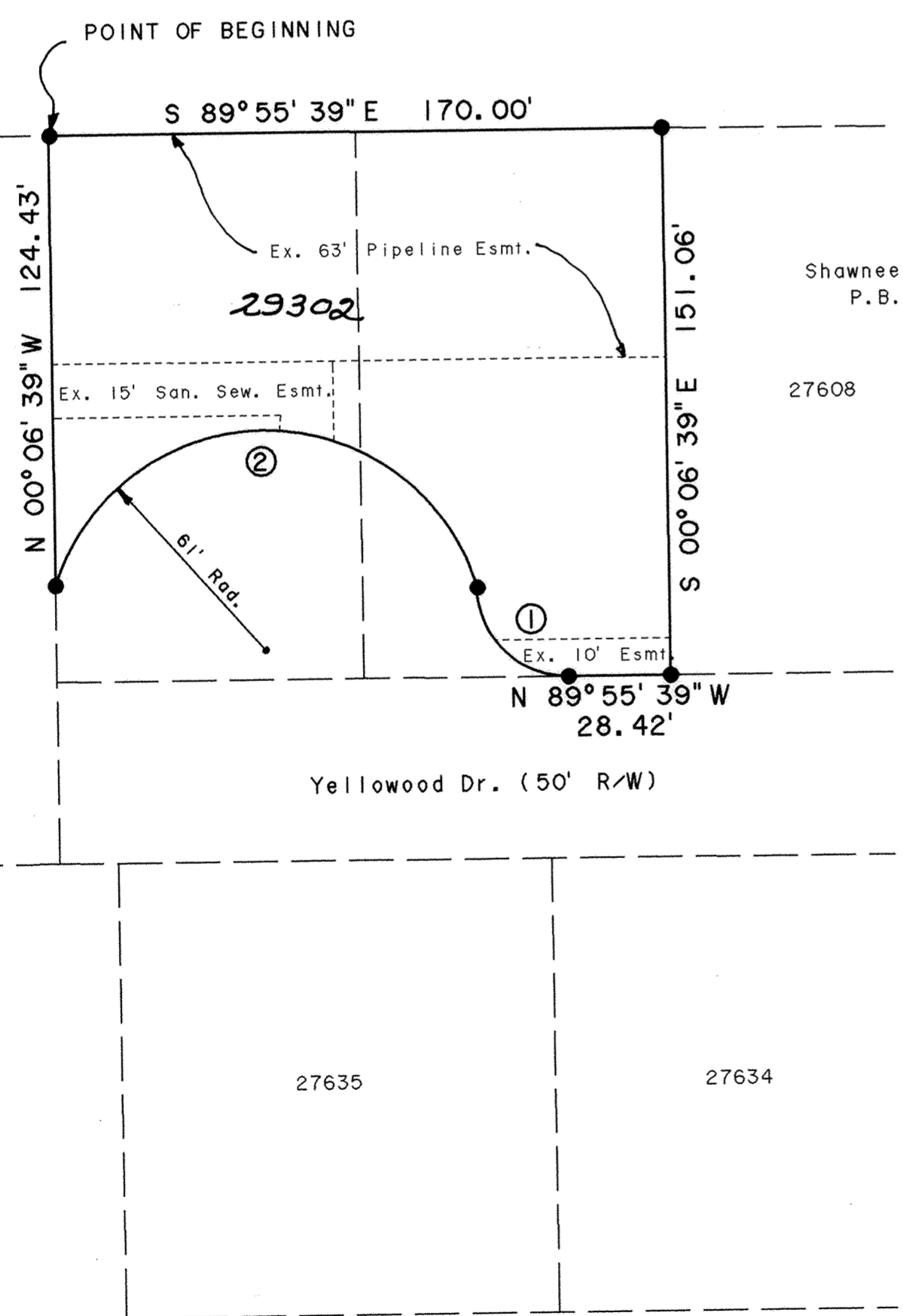
PART OF THE NW 1/4 OF SECTION 16, T4S, R6E SHAWNEE TWP., ALLEN CO., OHIO



Amanda Lakes No. 1
P.B. 19, Pg. 32

Glen D. & Sandra L. Lausa
D.B. 794, Pg. 628

Richard L. Williams
D.B. 527, Pg. 754



- - Found 1" Pipe
- - Set #5 Rebar

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	25.00'	39.27'	90° 00' 00"	35.36'	N 44° 55' 39" W
C-2	61.00'	155.48'	146° 02' 04"	116.68'	N 89° 07' 36" W

DESCRIPTION

Being a parcel of land in the NW 1/4 of Section 16, T4S, R6E, Shawnee Township, Allen County, Ohio and also being parts of Lot Nos. 27606 and 27607 in Shawnee Meadows No. 7 as recorded in Plat Book 15, Page 1 in the Allen County Recorder's Office and more particular described as follows:

Commencing at a found 1" pipe at the southeast corner of Amanda Lakes No. 1 as recorded in Plat Book 19, Page 32, thence S89°55'39"E, 81.16' to a set #5 rebar at the northwest corner of said Lot No. 27606 and being the POINT OF BEGINNING, thence the following courses:

- S89°55'39"E with the north line of said Lot Nos. 27606 and 27607, 170.00' to a set #5 rebar;
- S00°06'39"E with the east line of said Lot No. 27607, 151.06' to a set #5 rebar;
- N89°55'39"W with the north right-of-way line of Yellowwood Dr., 28.42' to a set #5 rebar;
- Northwesterly on a curve to the right an arc distance of 39.27', said curve having a radius of 25.00', a delta angle of 90°00'00", and an L.C. of N44°55'39"W, 35.36' to a set #5 rebar;
- Northwesterly on a curve to the left an arc distance of 155.48', said curve having a radius of 61.00', a delta angle of 146°02'04", and an L.C. of N89°07'36"W, 116.68' to a set #5 rebar;
- N00°06'39"W with the west line of said Lot No. 27606, 124.43' to the POINT OF BEGINNING.

The above described parcel contains 0.432 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 16 (N89°58'28"W)

Deedholders: Williams Excavating Inc. (Lot No. 27606, D.B. 652, Pg. 485)
James R. & Linda J. Wertz (Lot No. 27607, D.B. 697, Pg. 534)

Charles R. Follrod
Charles R. Follrod, P.S. #7145

DEDICATION

Williams Excavating Inc. and James R. & Linda J. Wertz being the owners of the described premises, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever, save and except pipeline easements owned by Magnolia, Marathon, Buckeye or any other transmission, products, or oil pipeline companies.

OWNERS

Richard L. Williams
Richard L. Williams
Williams Excavating Inc.

James R. Wertz
James R. Wertz

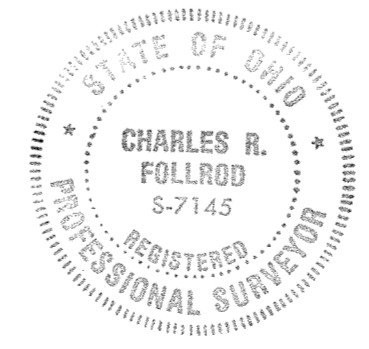
Linda J. Wertz
Linda J. Wertz

WITNESS

Virginia S.W. Pugh

Kendra D. Keener

9802854
FILED AND RECORDED
FEB 20, 1998 AT 4:13 PM
PLAT BK 20 PG 16
EDWARD P. KIRK
ALLEN COUNTY RECORDER
20.70



This plat is based on an actual field survey performed by me in May 1992.

Charles R. Follrod
Charles R. Follrod, P.S. #7145
2275 N. Cable Rd. #154
Lima, Ohio 45807

Transferred Feb 20, 1998
H. Dean French Collector
Fee 1.0055

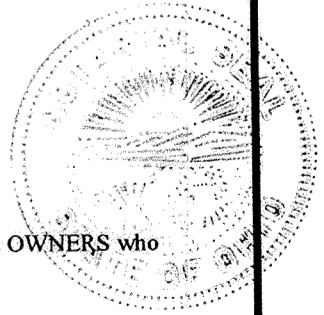
ACKNOWLEDGMENT

State of Ohio
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed. IN WITNESS thereof, I affix my hand and seal this 13th day of February, 1998.

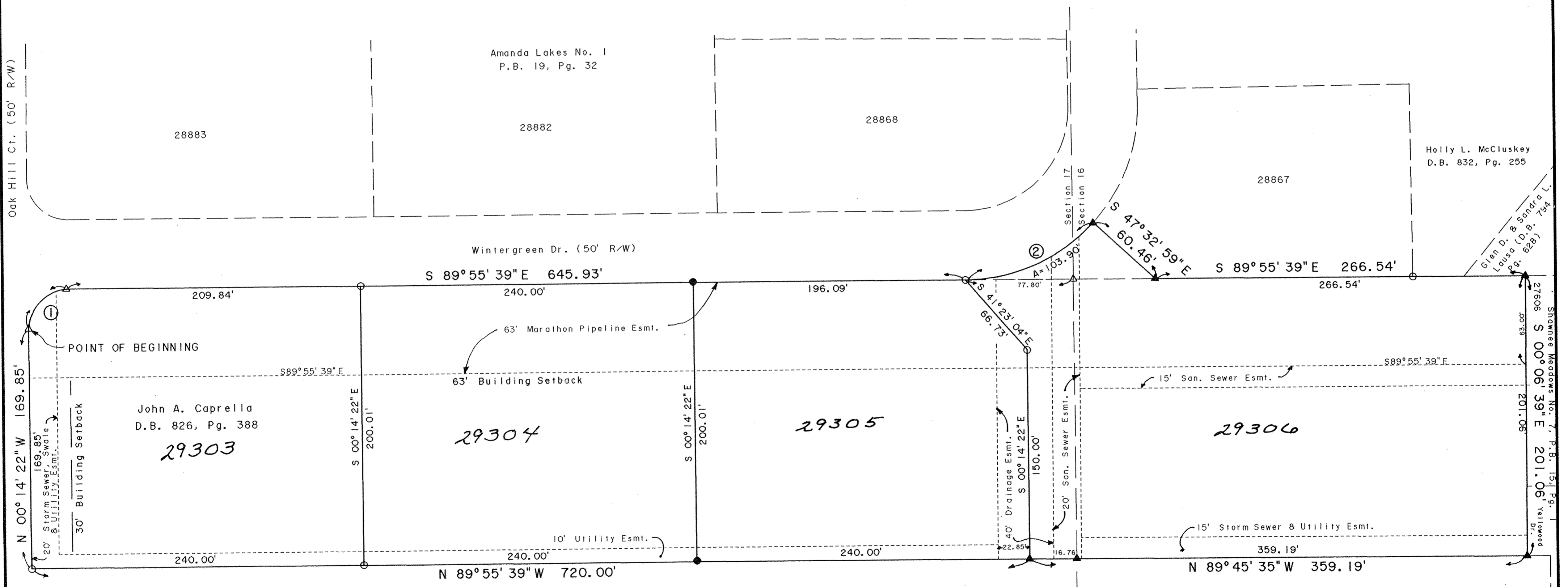
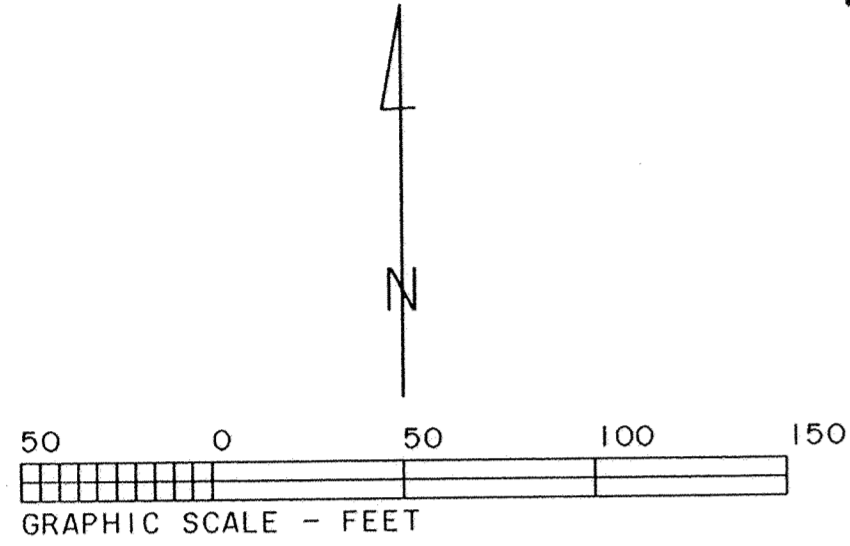
My Commission Expires
VIRGINIA S.W. PUGH
Notary Public, State of Ohio
My Commission Expires April 3, 2001

Virginia S.W. Pugh
Notary Public



AMANDA LAKES NO. 2

PART OF THE NW 1/4 SEC. 16 & NE 1/4 SEC. 17
T4S, R6E, SHAWNEE TWP., ALLEN CO., OHIO



- △ - Found Concrete Mon.
- - Found H5 Rebar
- ▲ - Set Concrete Mon.
- - Set H5 Rebar

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	30.00'	47.29'	90° 18' 43"	42.54'	N 44° 55' 00" E
C-2	125.00'	103.90'	47° 37' 21"	100.93'	N 66° 15' 40" E

Basis of Bearings: South line of the NW 1/4 of Section 16 (N89°58'28"W)

Richard L. Williams
D.B. 527, Pg. 754

Section 16 = 1.541 ac.
Section 17 = 3.472 ac.

A H5 rebar will be set at all lot corners within six months of recording.

AMANDA LAKES NO. 2

DESCRIPTION (Amanda Lakes No. 2)

Being a parcel of land in the NW 1/4 of Section 16 and the NE 1/4 of Section 17, T4S, R6E, Shawnee Township, Allen County, Ohio and part of Lot No. 28867 in Amanda Lakes No. 1 as recorded in Plat Book 19, Page 32 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found concrete monument on the right-of-way at the Southeast corner of Oak Hill Ct. (also being on the south line of said Amanda Lakes No. 1), thence the following courses:

- Northeasterly on a curve to the right an arc distance of 47.29', said curve having a radius of 30.00', a delta angle of 90°18'43", and an L.C. of N44°55'00"E, 42.54' to a found concrete monument on the south right-of-way of Wintergreen Dr.;
- S89°55'39"E with said right-of-way, 645.93' to a found #5 rebar at the southwest corner of said Lot No. 28867 passing over a found #5 rebar at 209.84';
- Northeasterly on a curve to the left with the west line of said Lot No. 28867 (also being the east right-of-way line of Amanda Lakes Dr.) an arc distance of 103.90', said curve having a radius of 125.00', a delta angle of 47°37'21", and an L.C. of N66°15'40"E, 100.93' to a set concrete monument;
- S47°32'59"E crossing the corner of said Lot No 28867, 60.46' to a set concrete monument;
- S89°55'39"E with the south line of said Lot No. 28867, 266.54' to a set concrete monument passing over a found #5 rebar at 185.38';
- S00°06'39"E with the west line of Shawnee Meadows No. 7, 201.06' to a set concrete monument;
- N89°45'35"W, 359.19' to a set concrete monument passing over a set concrete monument on the section line between Sections 16 and 17 at 325.29';
- N89°55'39"W, 720.00' to a found #5 rebar passing over a found #5 rebar at 480.00';
- N00°14'22"W, 169.85' to the POINT OF BEGINNING.

The above described parcel contains 5.004 acres more or less of which 1.532 acres are in Section 16 and 3.472 acres are in Section 17, subject to all legal highways and easements of record.

Prior Deedholders: Richard L. Williams (D.B. 527, Pg. 754)
Parcel Nos. 46-1701-01-001 & 46-1607-10-001
John A. Caprella (D.B. 826, Pg. 388)

Basis of Bearings: South line of the NW 1/4 of Section 16 (N89°58'28"W)

DEDICATION

Richard L. Williams and John A. Caprella being the owners of the described premises, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, storm water, open ditch, sanitary sewer, gas, electric, telephone, or other utility lines or services and for the express privilege of removing any trees or obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever, save and except pipeline easements owned by Magnolia, Marathon, Buckeye or any other transmission, products, or oil pipeline companies.

OWNERS

Richard L. Williams
Richard L. Williams

John A. Caprella
John A. Caprella

WITNESS

Debra Bechtolt

Virginia S.W. Pugh

ACKNOWLEDGMENT

State of Ohio
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.
IN WITNESS thereof, I affix my hand and seal this 20th day of February, 1998.

My Commission Expires
VIRGINIA S.W. PUGH
Notary Public, State of Ohio
My Commission Expires April 3, 2001

Virginia S.W. Pugh
Notary Public



APPROVAL OF THE REGIONAL PLANNING COMMISSION

This plat having been approved by the Regional Planning Commission of Allen County, Ohio and Executive Director of the Regional Planning Commission, hereby on behalf of said Commission, approve and accept this plat this 20th day of February, 1998.

Thomas M. Mauer
Exec. Director, Regional Planning Commission

9802855 COUNTY RECORDER'S CERTIFICATION

Filed for record this 20th day of Feb, 1998, at 4:15 PM o'clock in the office of the County Recorder and recorded in Plat Book 23, on Page 17.
Jan 4 82.80

Edward P. Kidd
Recorder, Allen County, Ohio

COUNTY AUDITOR'S CERTIFICATION

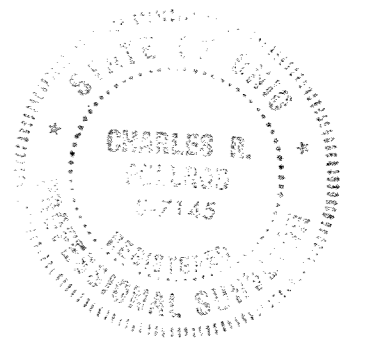
This plat filed for transfer this 20th day of February, 1998.

H. Dean French
Auditor, Allen County, Ohio fee 2.00 SS

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in May 1992. A 5/8 inch rebar topped with a plastic cap stamped CKF Engineers Inc., P.S. 7145 will be set at all lot corners. All markers are or will be in place within six (6) months from the date of recording.

Charles R. Follrod
Charles R. Follrod, P.S. #7145
CKF Engineers Inc.
2275 N. Cable Rd. #154
Lima, Ohio 45807



AMANDA LAKES NO. 2

DEED RESTRICTIONS

AMANDA LAKES SUBDIVISION NUMBER TWO PROTECTIVE COVENANTS

As part of a general plan for the development of the real estate shown on the foregoing plat, as a residential area, and for the common advantage and benefit of the purchasers of any of the lots shown said plat, the restrictions, covenants, reservations, 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 purchaser or purchasers of every other tract, lot or parcel and their successors in interest.

The tract, lots and parcels of real estate shown and described on this plat are and shall be held, transferred, sold and conveyed subject to the following conditions, restrictions, covenants, reservations, easements, liens and charges;

- 1.) The words "lots" or "building site" shall be construed to mean and shall refer to one or more lots shown on the foregoing plat.
- 2.) No buildings or structures other than one family residences not to exceed two and one half stories in height, together with customary out-buildings such as private garages, home workshops and home greenhouses, incidental to the residential use of such building sites shall be erected, maintained or permitted upon any building site. Any out-buildings must conform in style and architecture to the appearance of the house.
- 3.) All buildings shall be constructed of new material and no buildings or other structures whatsoever erected elsewhere shall be permitted to be moved upon any building site without the written permission of the Architectural Committee hereinafter referred to.
- 4.) No buildings, structures, pool, lakes or ponds of any kind shall be located on any building site nearer than thirty (30) feet from the front property line or nearer than ten (10) feet from the side or rear property line (except on corner lots where no structure shall be located nearer than thirty (30) feet from the street side property line). The restrictions as to the distance at which buildings shall be placed from the front, side, and rear lines shall apply to and include porches, port-cocheres, and other similar projections. All residential structures located on building sites must front on a street, excepting that structures on corner lots may be located diagonally thereon.
- 5.) No one or two floor residential structure shall be erected on any building site, where the habitable floor area of which exclusive of basement, open porches and garage shall be less than 2500 square feet. The same square footage shall be required on tri-level structures and the main floor plus the upper level plus one-half the finished lower level shall be added to obtain the square footage. The exterior of all structures, save and except for the rear exterior of all structures, shall consist of real wood and for masonry construction materials or approved equal. The roofing materials shall be wood, asphalt, or fiberglass asphalt shingles or approved equal. All gutters and downspouts shall be metal or plastic. All swimming pools shall be constructed in-ground. All chimneys shall consist of masonry construction.
- 6.) No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications and plot plan showing the location of such building have been approved in writing, as to conformity and harmony of external design and color, with the existing structures in the subdivision, as to the location of the building with reference to topography and finished ground elevation, by an Architectural Committee composed of three individuals appointed by Richard L. Williams. In the event of the death or resignation or 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 vacancies.
- 7.) No walls, fences or hedges, except retaining walls not extending above ground level, shall be erected or planted on any building site. Privacy fencing and deck railings shall be permitted where the same is installed around the immediate patio area, provided that said patio area is located to the rear of the residence. Said privacy fence shall not be erected or altered until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing as to the harmony of the external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by the architectural committee as herein referenced. The foregoing does not apply to tennis courts, vegetable gardens or swimming pools.
- 8.) No animals, livestock or poultry shall be kept or maintained on any or said building sites, except ordinary household pets which do not constitute an annoyance or nuisance, nor shall any house or travel trailers, campers or motor homes or boats or boat trailers or snow mobile or snow mobile trailers, or any other such type equipment be stored or permitted to remain upon any building site, except inside of garage.
- 9.) No oil, gas or water wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building site.
- 10.) Subject to the provisions of Article 2 of these Covenants, no trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or may become an annoyance or nuisance.
- 11.) Water used for air conditioning, from downspouts or from land tile drainage shall not be discharged into the sanitary effluent lines. All such water must be discharged into storm sewer or splash blocks.
- 12.) Off street parking must be provided at each home site for at least six (6) automobiles, two (2) of which can be in the garage and the balance of which can be in the driveway.
- 13.) An easement for utility purposes is hereby expressly reserved to Richard L. Williams, the present owner of all building sites and to his administrators, executors, successors and assigns and to the purchasers of any building sites, their heirs, executors, administrators and assigns as shown on the plat sheet for Amanda Lakes Subdivision Number Two.
- 14.) No house may be occupied until completed.
- 15.) Garbage and other wastes shall be kept only in sanitary containers which shall be kept in a clean and sanitary condition, and shall be so placed and screened by shrubbery, fencing or other appropriate means so as not to be visible from any road, or within sight distance of any lot boundary at any time except during refuse collection.
- 16.) Seeding and landscape work shall be completed within one (1) year from start of construction of dwelling to the satisfaction of developer. In the event the seeding and landscape work is not performed in the stipulated time period or to the satisfaction of the developer, the said work shall be performed by others and paid by buyer.
- 17.) By acceptance of a deed or other instrument conveying title to a lot or lots in Amanda Lakes Subdivision Number Two, the owner or grantee shall accept and be deemed to have accepted the obligation to participate physically or financially in the continued maintenance of the planted area located in the roadway at the entrance to the Subdivision. Hard surface material of macadam or concrete shall be installed in driveways and driveway aprons within three years from start of construction of dwelling.
- 18.) Owners of each lot shall be prohibited from filling roadway, roadway side ditches or drainage swales.
- 19.) The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites and all persons claiming under them until January 1, 2010, after which time said restriction, covenants and conditions shall be automatically extended for successive periods of ten (10) years each, provided that, following the initial sale of all of the lots in Amanda Lakes Subdivision Number Two, the owners of three fourths majority of the building sites may, in writing change modify, alter, amend or annul any of the restrictions, reservations or conditions at any time.
- 20.) Should any one or more of the foregoing restrictions, covenants or condition at any time in the future be held illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
- 21.) Each Lot Owner or Homeowner shall be a member of the Amanda Lakes Homeowner Association. For purposes of assessments and voting rights, the Developer, Richard L. Williams, is deemed as a single lot owner, regardless of the number of lots owned. All contractors shall be exempt from said obligation to membership until such time as either lot shall transfer or dwelling is occupied, at which time, the Transferee or occupant shall be subject to membership in the Amanda Lakes Homeowner Association.
- 22.) No resident shall construct or erect a satellite dish receiving device which is greater in diameter than 30 inches, or construct or cause to be erected any type of an exterior antenna.
- 23.) Easements and rights-of-way are reserved in and over lots shown on the plat for the construction, operation, and maintenance of poles, wires, or other facilities therewith for the transmission of electricity, telephone, drainage facilities, construction, operation and maintenance of drains, sewers, and pipe lines for supplying gas, water, heat, and for any other public or quasi-public utility or function maintained, furnished, or performed in any method above or beneath the surface of the ground. Easements shown upon the plat may be used by utility companies and public agencies as circumstances require without incurring any liability from property owners for damage to sod, shrubbery, trees or other surface improvements. No trees, buildings or permanent structures, except driveways and mailboxes, may be placed on any designated easements or rights-of-way. *Save & except pipeline easements owned by Magnolia, MacArthur, Buckeye or any other transmission, products, or oil pipeline companies*

AMANDA LAKES NO. 2

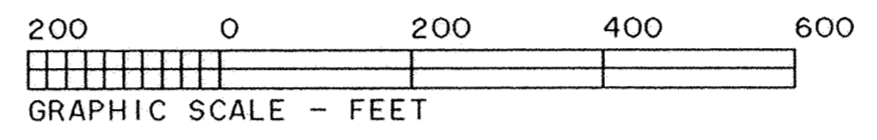
SURVEY OF DEDICATOR'S LAND

DESCRIPTION
(Amanda Lakes No. 2 Dedicator's Land)

Being a parcel of land in the NW 1/4 of Section 16 and the NE 1/4 of Section 17, T4S, R6E, Shawnee Township, Allen County, Ohio and part of Lot No. 28867 in Amanda Lakes No. 1 as recorded in Plat Book 19, Page 32 in the Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a found monument box at the southwest corner of the SE 1/4 of the NE 1/4 of said Section 17, thence the following courses:

- N00°37'37"W with the west line of the SE 1/4 of the NE 1/4 of said Section 17, 1297.88' to a found concrete monument;
- N89°45'38"E with the south line of Amanda Lakes No. 1, 558.78' to a found concrete monument;
- Northeasterly on a curve to the right an arc distance of 47.29', said curve having a radius of 30.00', a delta angle of 90°18'43", and an L.C. of N44°55'00"E, 42.54' to a found concrete monument on the south right-of-way of Wintergreen Dr.;
- S89°55'39"E with said right-of-way, 645.93' to a found #5 rebar at the southwest corner of said Lot No. 28867 passing over a found #5 rebar at 209.84';
- Northeasterly on a curve to the left with the west line of said Lot No. 28867 (also being the east right-of-way line of Amanda Lakes Dr.) an arc distance of 103.90', said curve having a radius of 125.00', a delta angle of 47°37'21", and an L.C. of N66°15'40"E, 100.93' to a set concrete monument;
- S47°32'59"E crossing the corner of said Lot No. 28867, 60.46' to a set concrete monument;
- S89°55'39"E with the south line of said Lot No. 28867, 266.54' to a set concrete monument passing over a found #5 rebar at 185.38';
- S00°06'39"E with the west line of Shawnee Meadows No. 7, 201.06' to a set concrete monument;
- S89°54'29"E, 16.19' to a set #5 rebar;
- S00°12'47"E, 125.67' to a found pinched pipe;
- N89°58'13"E, 1569.43' to a found pinched pipe;
- S00°16'45"E, 518.32' to a set #5 rebar;
- S24°29'49"E, 334.64' to a set #5 rebar;
- S00°11'28"E, 179.96' to a set P. K. nail on the south line of the NW 1/4 of Section 16 (also being the centerline of Zurmehly Rd.);
- N89°58'28"W with the south line of the NW 1/4 of Section 16 (also being said centerline), 2048.55' to a found monument box at the southwest corner of the NW 1/4 of said Section 16;
- S89°57'01"W with the south line of the SE 1/4 of the NE 1/4 of Section 17 (also being said centerline), 1303.90' to the POINT OF BEGINNING.



- - Found Mon. Box
- △ - Found Concrete Mon.
- - Found H5 Rebar
- - Found Iron Pipe
- × - Found Pinched Pipe
- ▲ - Set Concrete Mon.
- - Set H5 Rebar
- - Set P.K. Nail

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	30.00'	47.29'	90°18'43"	42.54'	N 44°55'00"E
C-2	125.00'	103.90'	47°37'21"	100.93'	N 66°15'40"E

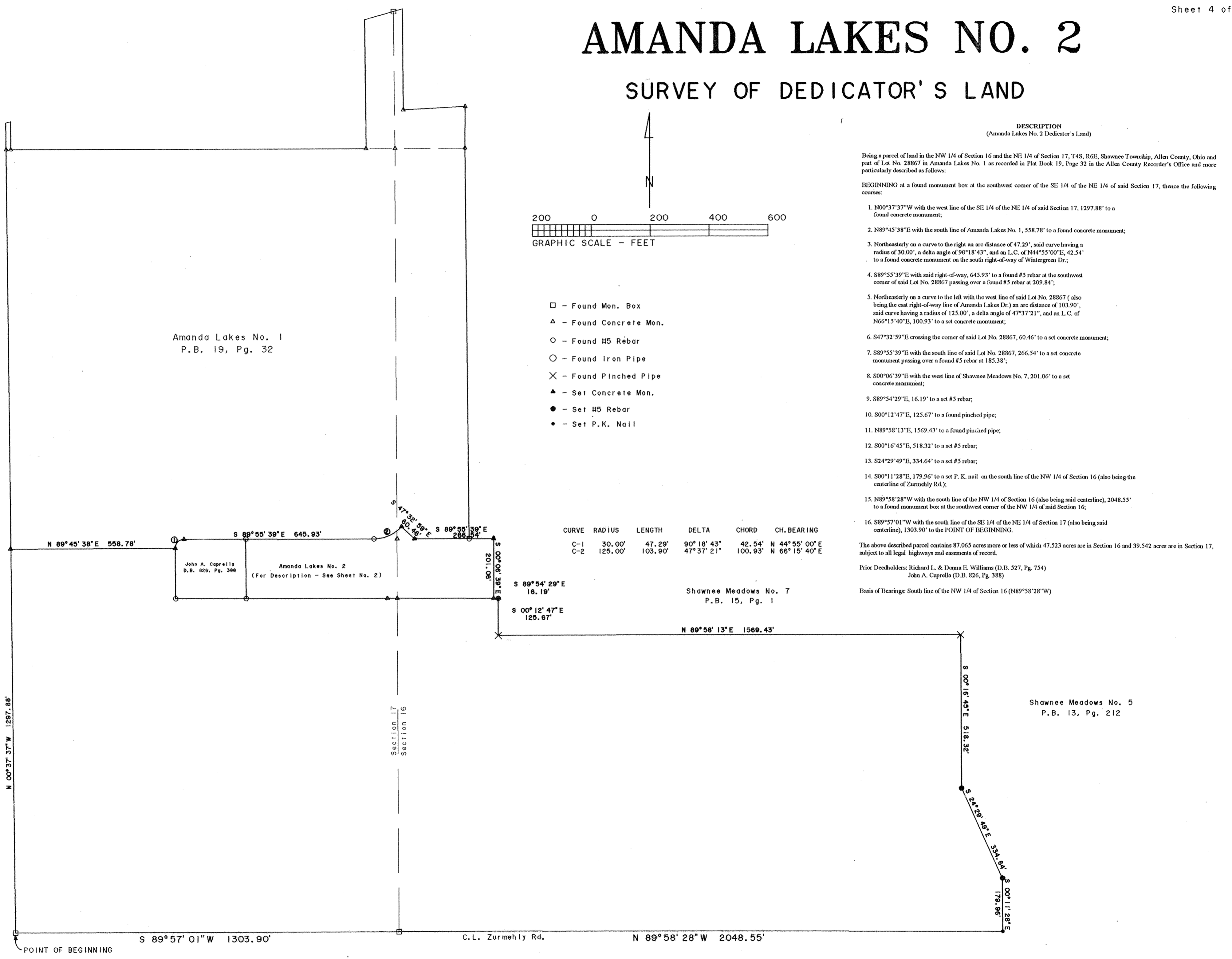
Amanda Lakes No. 1
P.B. 19, Pg. 32

John A. Caprella
D.B. 826, Pg. 388
Amanda Lakes No. 2
(For Description - See Sheet No. 2)

Shawnee Meadows No. 7
P.B. 15, Pg. 1

Shawnee Meadows No. 5
P.B. 13, Pg. 212

Carl & Jody Felitz
D.B. 729, Pg. 466



POINT OF BEGINNING

S 89°57' 01" W 1303.90'

C.L. Zurmehly Rd.

N 89°58' 28" W 2048.55'

Vacation Of A Portion Of Public Right-Of-Way

J. H. Eaton's 10 th Addition, Village Of Bluffton, Allen County, Ohio

VACATION

The Village of Bluffton, owner of the land contained in the J. H. Eaton's 10 th Addition hereon platted hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness where of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 23rd day of February 1998.

WITNESS Steve M. Fadden
N. Jill Caskie _____
James P. King
MAYOR OF THE VILLAGE OF BLUFFTON

ACKNOWLEDGEMENT

State of Ohio
Allen County, S.S.

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

In witness thereof, I have set my hand and seal this 23rd day of February 1998.

My commission expires 2/16 1998
Nancy L. Benroth
NOTARY PUBLIC ALLEN COUNTY, OHIO

APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission hereby, on behalf of said Village and Commission approve and accept this plat.

This 23rd day of February 1998.

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

COUNTY RECORDER'S CERTIFICATE

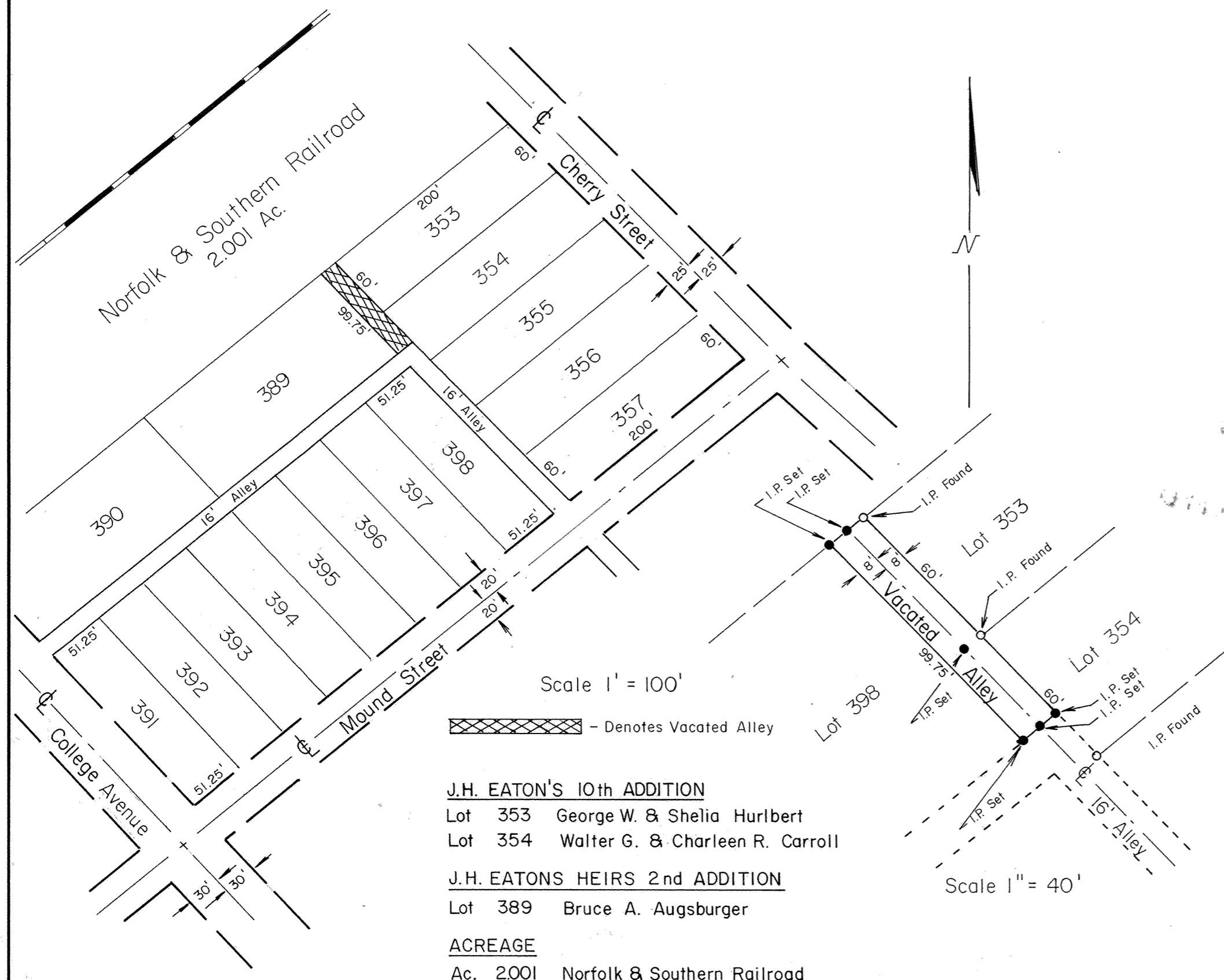
No. 9803447
File for record in the Allen County, Ohio Recorder's Office this 27th day of Feb 1998.
At 4:04 O' Clock, P M.
Fee 20.70 Plat Book No. 23 Page 21 Edward P. Keel
RECORDER OF ALLEN COUNTY, OHIO

Sheet Vol 838
Bg 217

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this _____ day of _____ 1998.

AUDITOR OF ALLEN COUNTY, OHIO



J.H. EATON'S 10th ADDITION
Lot 353 George W. & Shelia Hurlbert
Lot 354 Walter G. & Charleen R. Carroll

J.H. EATONS HEIRS 2nd ADDITION
Lot 389 Bruce A. Augsburger

ACREAGE
Ac. 2.001 Norfolk & Southern Railroad

LEGAL DESCRIPTION

Commencing at the Southwestern corner of lot 353, J. H. Eaton's 10 th Addition to the Village of Bluffton and the Southeasterly right-of-way line of the Norfolk and Southern Railroad, an iron pin found, thence; along the Northeasterly line of a 16 foot alley a distance of 99.75 feet to an iron pin set; thence, along the Northwesterly line of another 16 foot alley a distance of 16.04 feet to an iron pin set on the Southwesterly line of the first mentioned alley and the Southeasterly line of Lot 389, thence on the right-of-way line a distance of 99.75 feet to the Northwesterly corner of Lot 389 and the line of the Norfolk and Southern Railroad Company, thence along the Railroad property line a distance of 16.04 feet to the place of beginning.

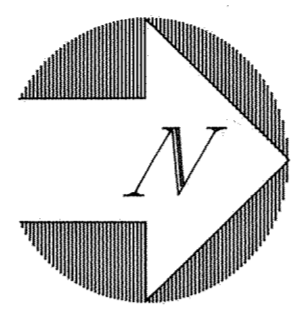
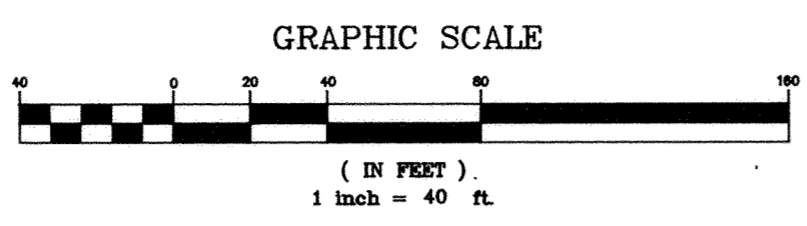
Note: Iron Pins were set at all property corners subsequent to vacation taking effect.

I hereby certify this to be a true and accurate plat of a survey made by me.
John E. Stutz Date Feb. 7, 1998
John E. Stutz Reg. Surveyor No.5990



MAIN LINE SEWER LEGEND

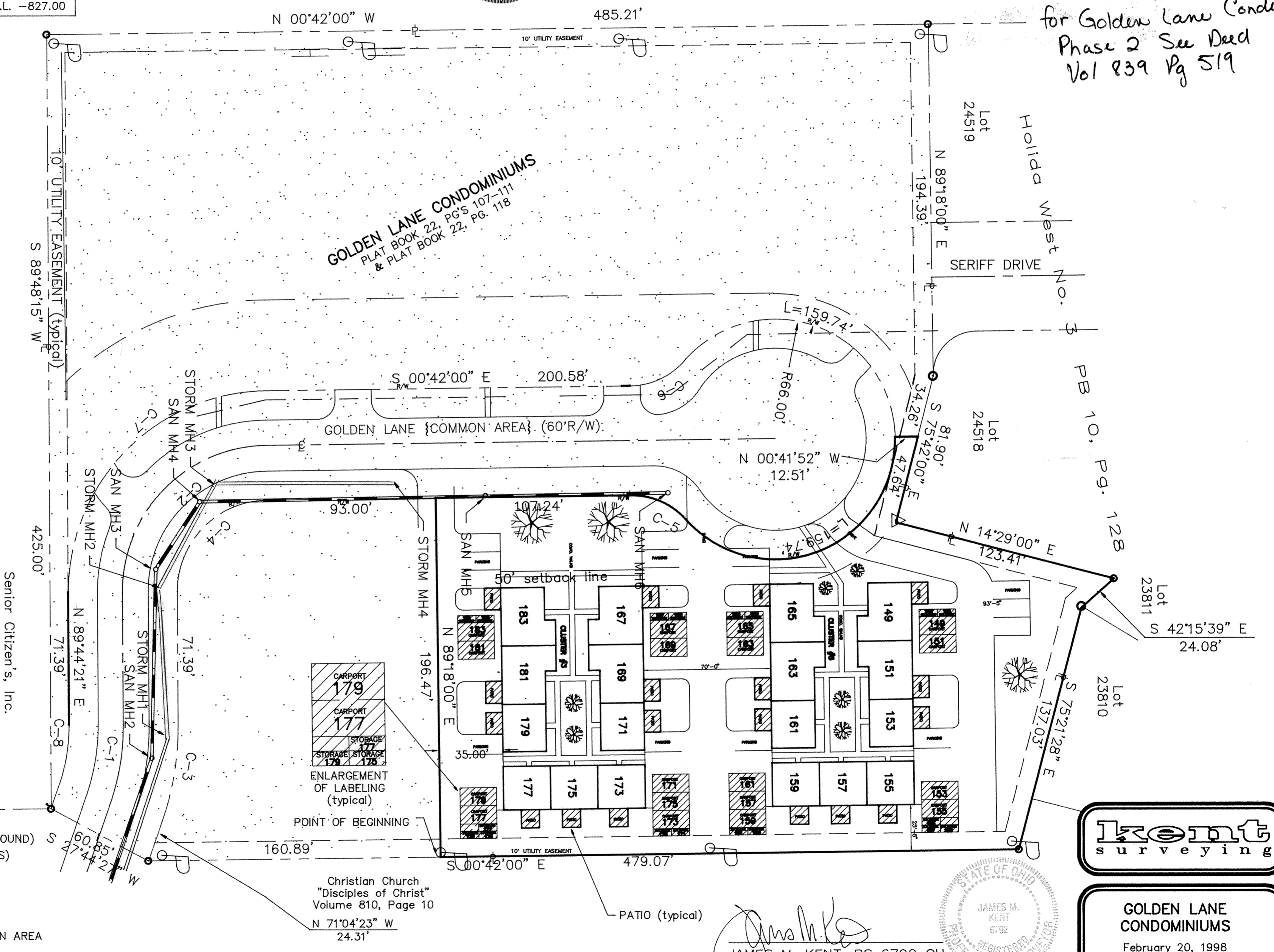
STORM MH1	TOP-835.28	INV O.L. -829.84
STORM MH2	TOP-835.00	INV O.L. -830.02
STORM MH3	TOP-834.69	INV O.L. -830.14
STORM MH4	TOP-834.33	INV O.L. -830.58
SAN MH2	TOP-835.37	INV O.L. -825.02
SAN MH3	TOP-835.00	INV O.L. -825.51
SAN MH4	TOP-834.74	INV O.L. -825.78
SAN MH5	TOP-834.18	INV O.L. -826.52
SAN MH6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



GOLDEN LANE CONDOMINIUMS PHASE TWO

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

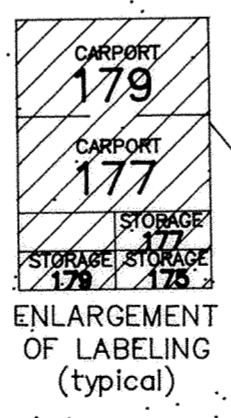
*For Amended Declaration
for Golden Lane Condo
Phase 2 See Deed
Vol 839 Pg 519*



GOLDEN LANE CONDOMINIUMS
PLAT BOOK 22, PG'S 107-111
& PLAT BOOK 22, PG. 118

LEGEND

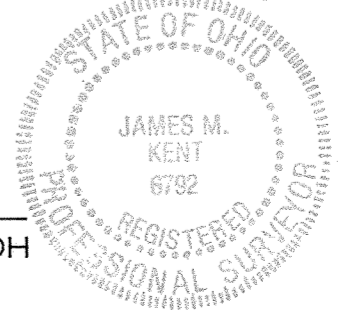
- △ CONCRETE MONUMENT (FOUND)
- RE-ROD (SET BY OTHERS)
- COMMON AREA
- ▨ LIMITED COMMON AREA



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



**GOLDEN LANE
CONDOMINIUMS**
February 20, 1998
Dwg # 2348-2
acad - skinner



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

NOTE: NUMBER ON STORAGE AREA COINCIDES WITH UNIT NUMBER

GOLDEN LANE CONDOMINIUMS PHASE TWO

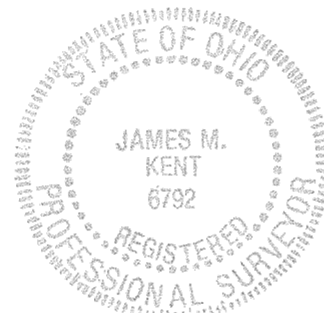
Part of the northeast quarter of Section 33,
Town-3-South, Range-6-East, American Township,
Allen County, Ohio.

Reviewed by L. Stayswick JAZ
on 3-6, 1998

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

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

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



CERTIFICATION

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

Kent Surveying:

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

COUNTY RECORDERS CERTIFICATE

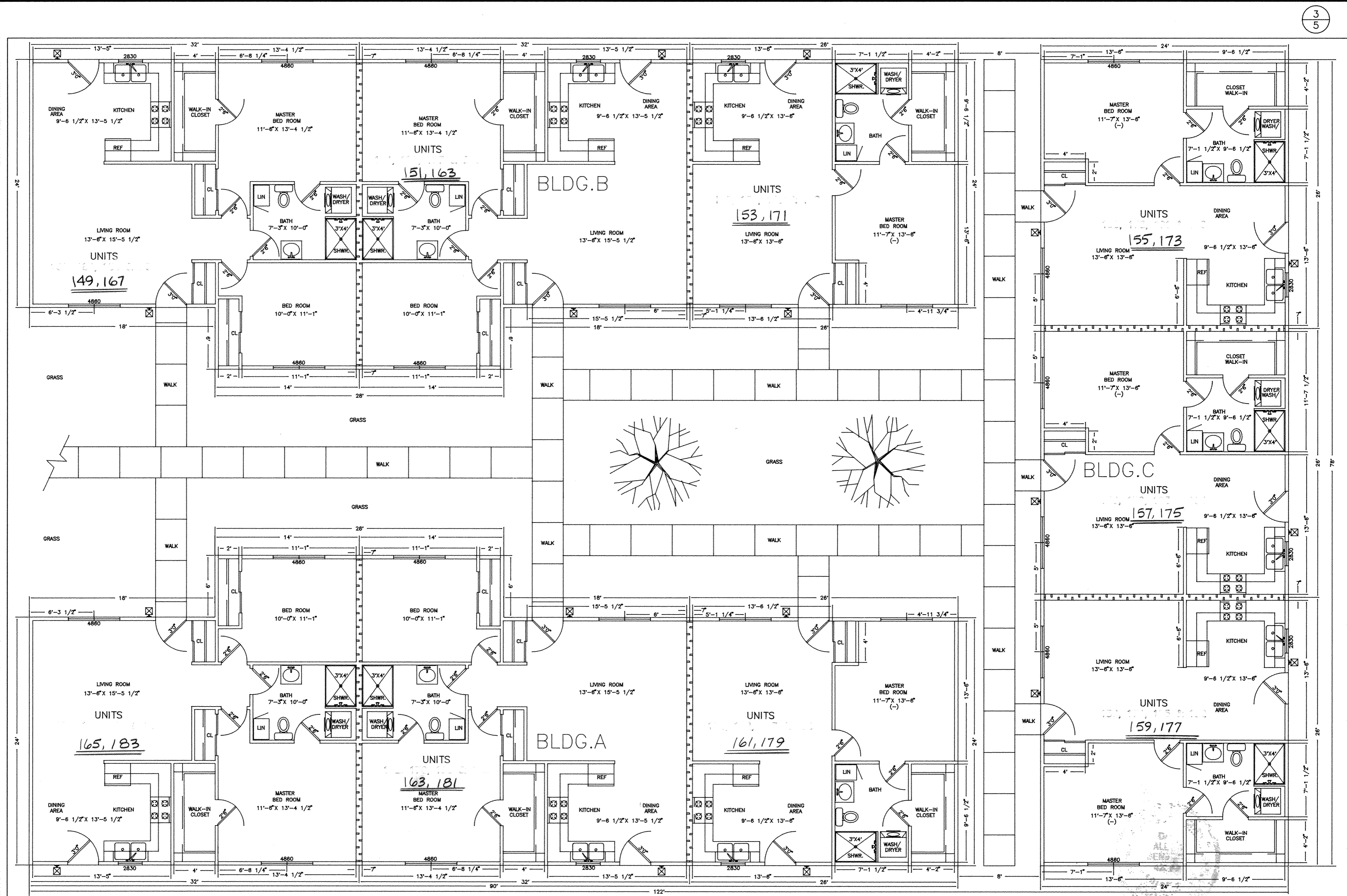
No. 9806413

Filed for record in Allen County, Ohio Recorders Office this 6th day of April, 1998 at 2:34 O'Clock P.m. and recorded in Allen County, Ohio. Plat Book 23 on Page 22. Fee: 10.550

Deed Vol 839 pg 519
Edward P. Keefe - Jr
ALLEN COUNTY AUDITOR Reasider



GOLDEN LANE
CONDOMINIUMS
February 21, 1998
Dwg # 2348-2
acad - skinner



SHEET NUMBER: 2
 CONTENTS:

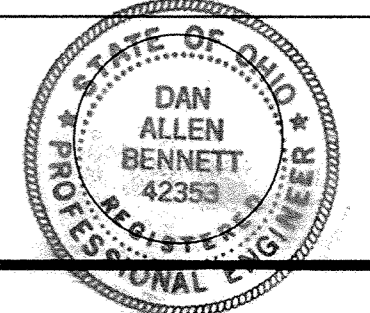
GOLDEN LANE CONDOMINIUMS

TYPICAL CLUSTER FLOOR PLAN LAYOUT

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

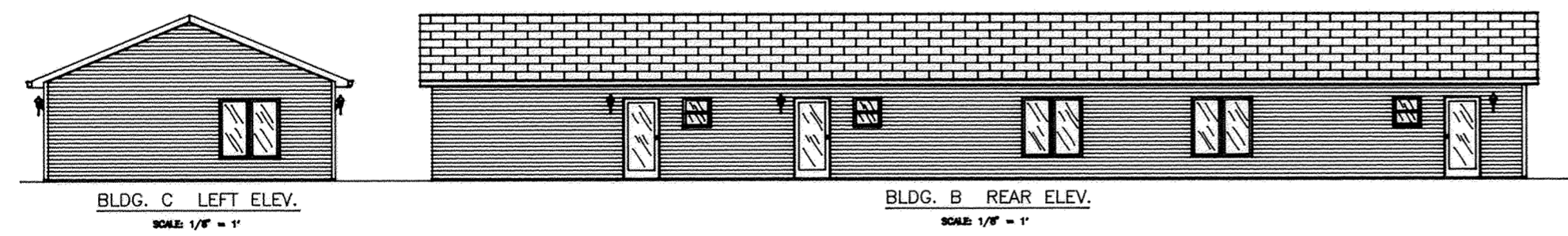
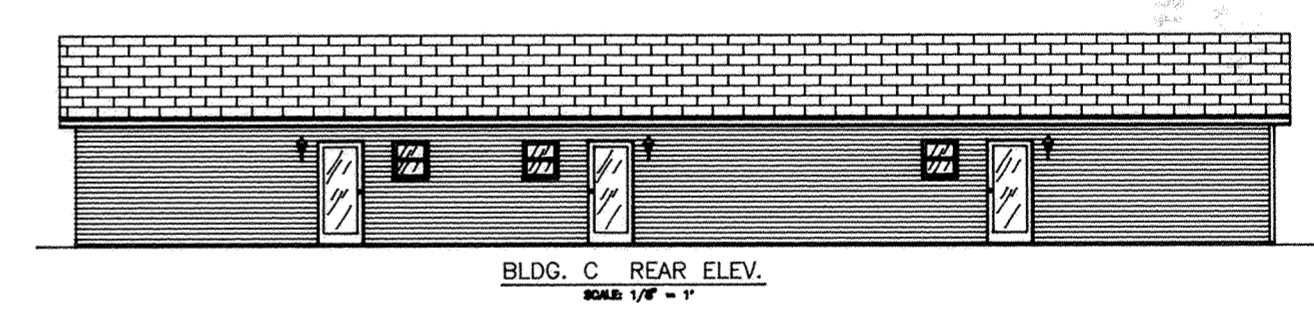
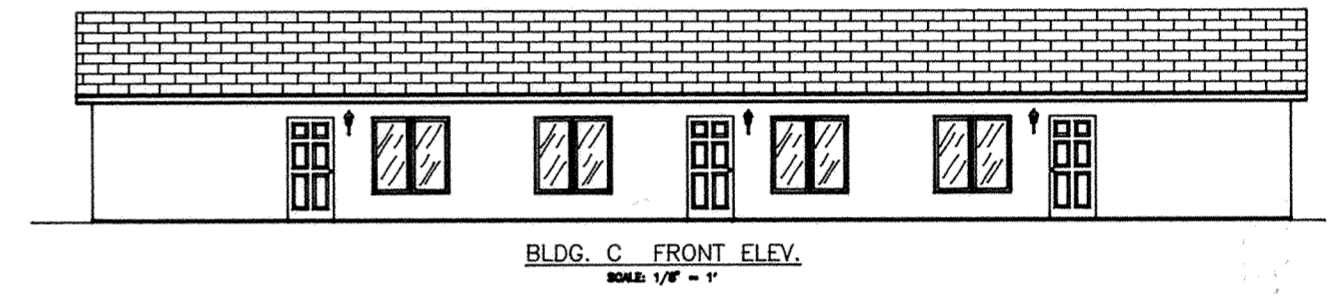
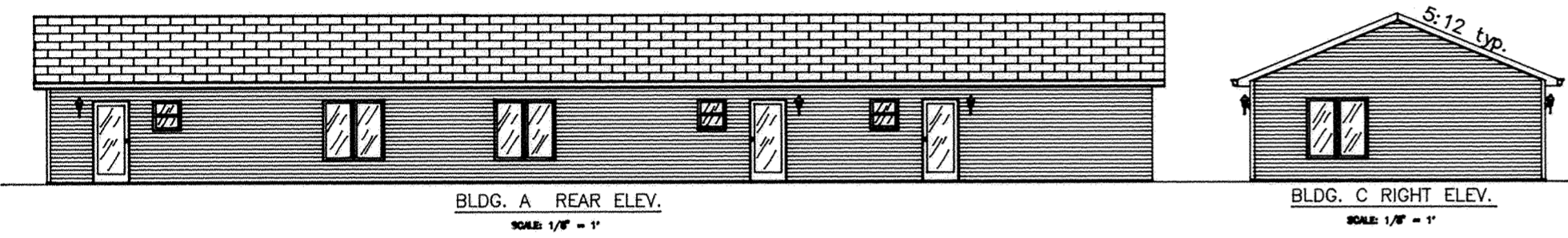
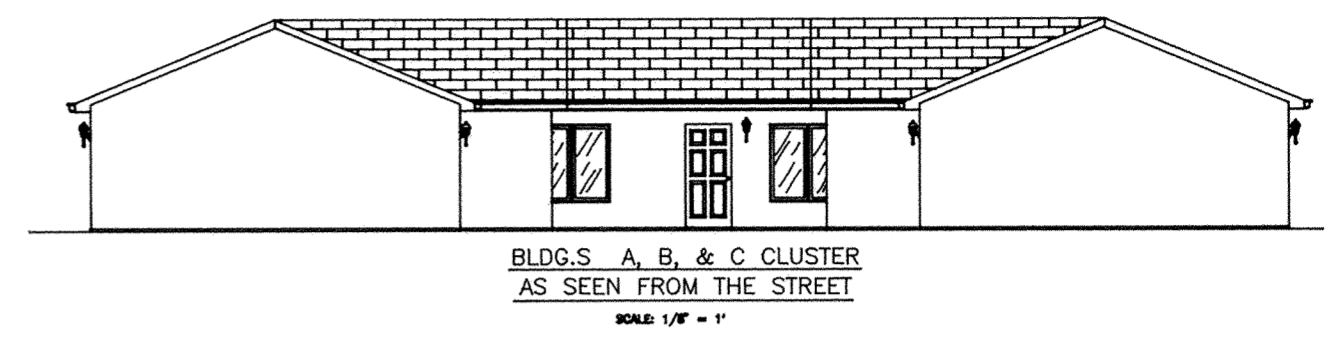
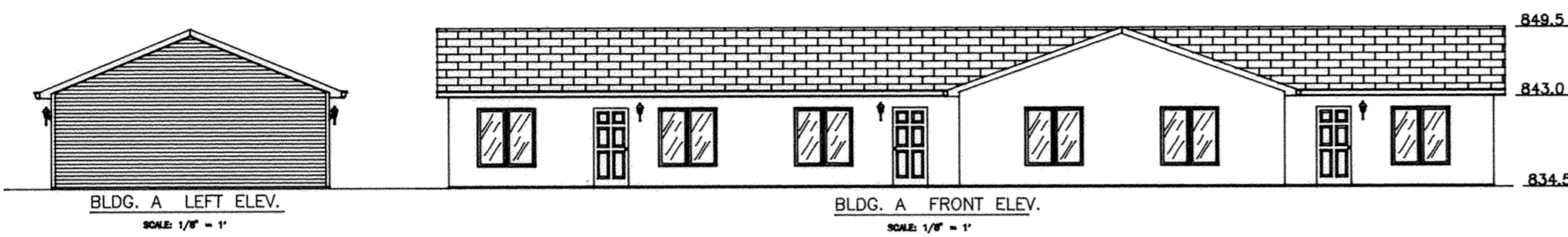
DATE: JULY 24, 1996
 SCALE: 1/4" = 1' (reduced)
 REVISIONS:
 JOB NO.:
 DRAWN BY: Larry J. McLean
 17037 State Route 198
 Wapakoneta, Ohio 45896-9487
 Phone (419) 738-8086

Dan Allen Bennett
 REGISTERED ENGINEER
 DATE: 2-23-98



SCALE REDUCED TO 66% OF ORIGINAL

REVISED (UNIT NUMBERS ADDED) 5/24/97



NOTE:
FINAL EXTERIOR FACADE MAY VARY

Dan Allen Bennett
REGISTERED ENGINEER

2-23-98
DATE

SHEET NUMBER	CONTENTS
00	
00	

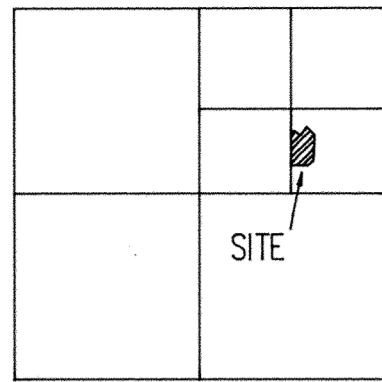
GOLDEN LANE CONDOMINIUMS

PHASE TWO — APARTMENT ELEVATIONS

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

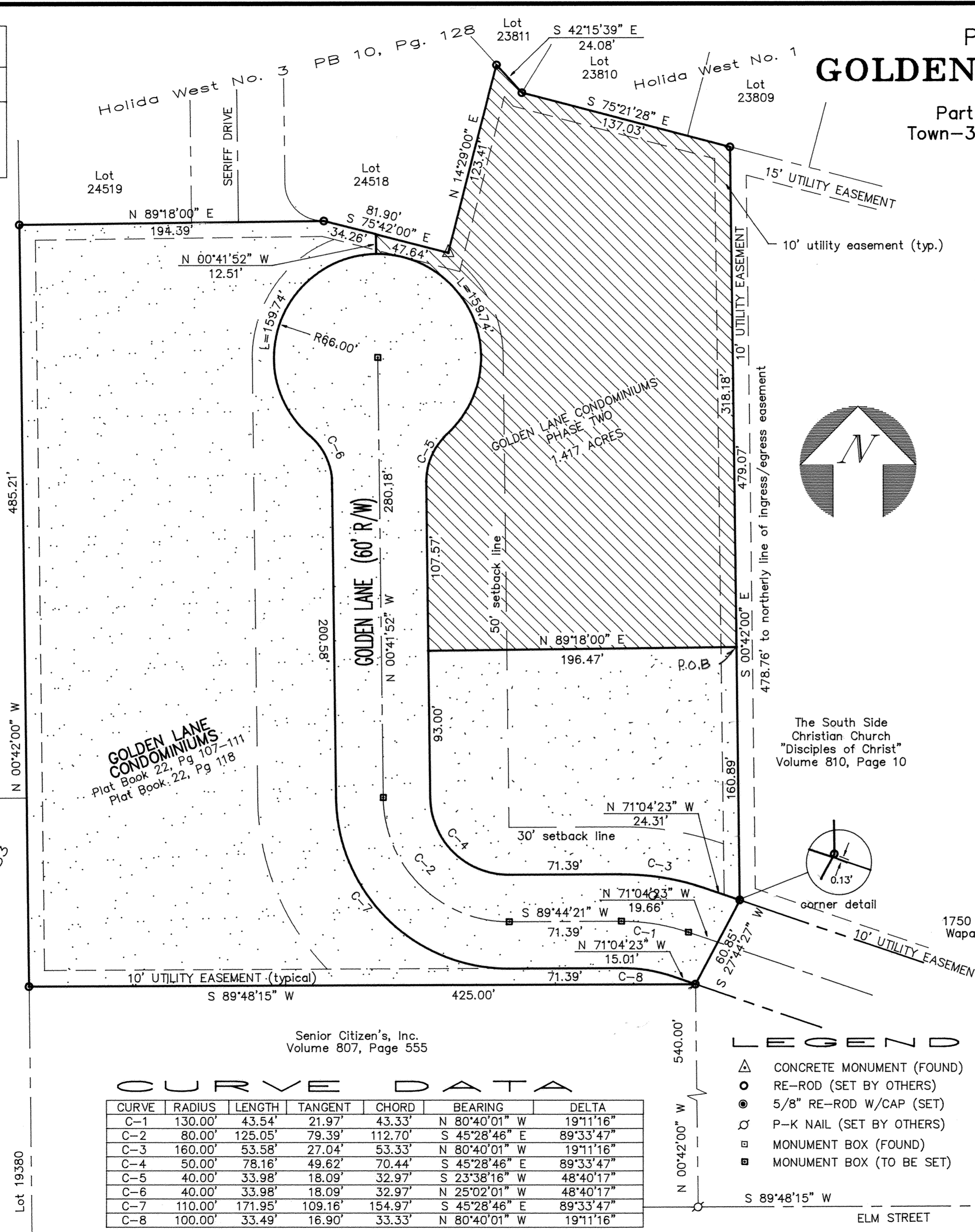
DATE:	JULY 28, 1996	DRAWN BY:
SCALE:	AS SHOWN	Larry L. McLean
REVISED:	SEPT. 30, 1996	17027 State Route 198 Wapakoneta, Ohio 45885-9487
JOB NO.		Phone (419) 738-8085

SCALE REDUCED TO 66% OF ORIGINAL



VICINITY MAP
SECTION 33
AMERICAN TWP.

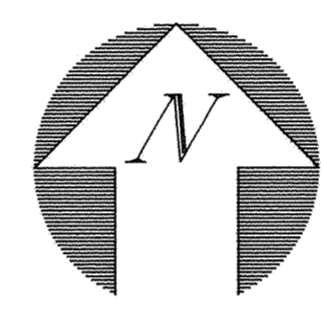
Marjorie Kruse
Volume 473, Page 370



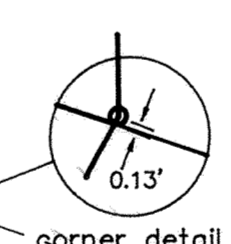
PLAT OF DEDICATOR'S LAND FOR
GOLDEN LANE CONDOMINIUMS
PHASE TWO
Part of the northeast quarter of Section 33,
Town-3-South, Range-6-East, American Township,
Allen County, Ohio.

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

1. S 89° 18' 00" W, for a distance of 196.47 feet to a point;
2. N 00° 41' 52" W, for a distance of 107.57 feet to a point;
3. Along a curve which is concave to the East, having a radius of 40.00 feet, a chord which bears N 23° 38' 16" E, and measures 32.97 feet, for a total arc distance of 33.98 feet to a point;
4. Along a curve which is concave to the West, having a radius of 66.00 feet, a chord which bears N 21° 21' 44" W, and measures 123.51 feet, for a total arc distance of 159.74 feet to a 5/8" re-rod w/cap (set);
5. N 00° 41' 52" W, 12.51 feet to a 5/8" re-rod w/cap (set);
6. S 75° 42' 00" E, 47.64 feet to a concrete monument (found);
7. N 14° 29' 00" E, 123.41 to a re-rod (found);
8. S 42° 15' 39" E, 24.08 feet to a 5/8" re-rod (found);
9. S 75° 21' 28" E, 137.03 feet to a 5/8" re-rod (found);
10. S 00° 42' 00" E, 318.18 feet to the POINT OF BEGINNING, containing therein 1.417 acres.



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



Reviewed by *[Signature]*
on 3-6-1998

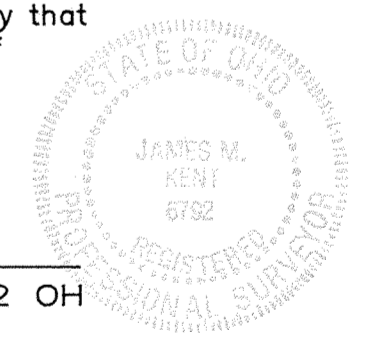
CERTIFICATION

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

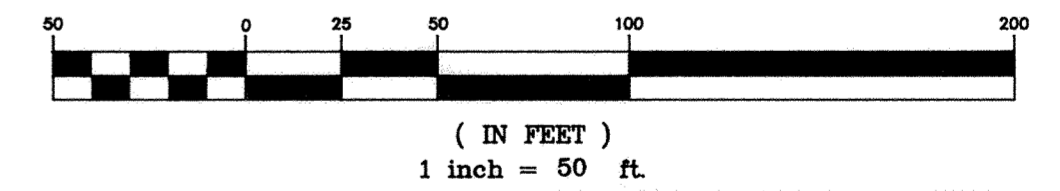
Kent Surveying:

[Signature]
JAMES M. KENT, PS 6792 OH

Prepared by
Kent Surveying
1750 Bellefontaine Street
Wapakoneta, OH 45895



GRAPHIC SCALE



LEGEND

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

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

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

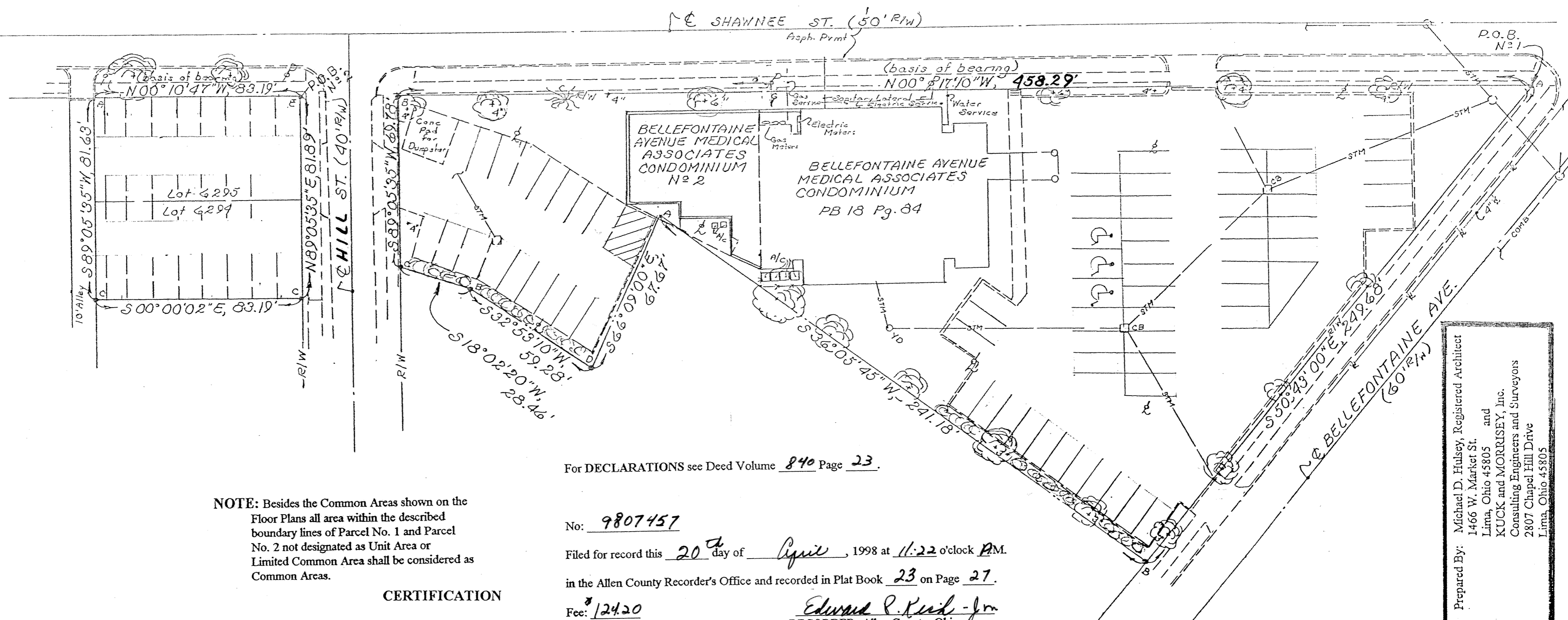


GOLDEN LANE CONDOMINIUMS
February 19, 1998
Dwg # 2348-2
acad - skinner

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

GOLDEN LANE CONDOMINIUMS
Plat Book 22, Pg 107-111
Plat Book 22, Pg 118

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



NOTE: Besides the Common Areas shown on the Floor Plans all area within the described boundary lines of Parcel No. 1 and Parcel No. 2 not designated as Unit Area or Limited Common Area shall be considered as Common Areas.

For DECLARATIONS see Deed Volume 840 Page 23.

No: 9807457
 Filed for record this 20th day of April, 1998 at 11:22 o'clock AM.
 in the Allen County Recorder's Office and recorded in Plat Book 23 on Page 27.
 Fee: 124.20
Edward P. Reed, Jr.
 RECORDER, Allen County, Ohio.

CERTIFICATION

This set of drawings attached hereto and entitled:

**BELLEFONTAINE AVENUE
 MEDICAL ASSOCIATES
 CONDOMINIUM EXPANSION**

consist of six pages of drawings that shows, insofar as graphically possible, the BUILDING ADDITION and the LAND ADDITION that has added to the BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM.

The drawings for the BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM are recorded in the Allen County, Ohio Recorder's Office in Plat Book 18 on page 84.

The BUILDING ADDITION and LAND ADDITION as shown on these drawing will be known as BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM EXPANSION. These drawings consist of:

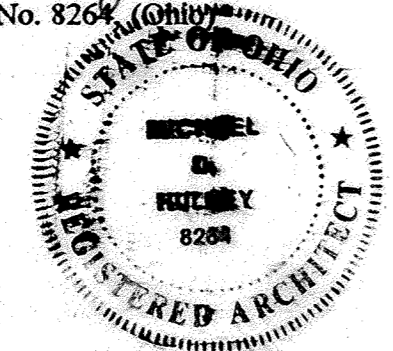
- a) one page showing the PLOT PLAN of the BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM as amended to show the BUILDING ADDITION and the LAND ADDITION;
- b) two pages of the ELEVATION VIEWS of the BUILDING ADDITION;
- c) two pages of FLOOR PLANS of the BUILDING ADDITION and the revisions made to the FLOOR PLANS of BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM and;
- d) one page containing the SURVEY OF DEDICATOR'S LAND

These drawings show, insofar as graphically possible, the particulars of the building in the condominium, including but not limited to the layout location designation and dimensions of each unit therein and the layout, location and dimensions of the common areas and facilities.

The undersigned, being respectively a Registered Architect and a Registered Surveyor, hereby certify that said drawings accurately show the BUILDING ADDITION as constructed and LAND ADDITION as purchased and surveyed.

Michael D. Hulsey
 Michael D. Hulsey
 Registered Architect No. 8264 (Ohio)

Richard D. Morrisey
 Richard D. Morrisey, L.S.
 Registered Land Surveyor No. 6470 (Ohio)



DESCRIPTION FOR PARCEL No. 1

Being a parcel of land situate in the northwest quadrant of the intersection of Bellefontaine Avenue and Shawnee Street within the City of Lima, Allen County, Ohio and being a part of the Southwest quarter of Section 32, T-3-S, R-7-E, Bath Township, now within the City of Lima, Ohio and part of Lot No. 6296 in W.C. Jacob's Second Addition to the City of Lima, Ohio and as defined as four separate parcels on the PLAT for BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM as recorded in Plat Book 18 on Page 84 and now combined into one description being more particularly described as follows:

BEGINNING at a capped 5/8 inch rebar set at the intersection of the northeast right-of-way of Bellefontaine Avenue and the west right-of-way of Shawnee Street in the City of Lima; thence N 00°17'10" W (basis of bearing - previous survey) with the west right-of-way line of said Shawnee Street, 458.29 feet to an iron pipe found at the intersection of said west right-of-way with the south right-of-way of Hill Street (also being the northeast corner of Lot 6296 in W.C. Jacob's Second Addition to the City of Lima, Ohio); thence S 89°05'35" W with said south right-of-way line (also being the north line of said Lot No. 6296), 69.78 feet to a capped 5/8 inch rebar set; thence S 18°02'20" W, 28.46 feet to a pinched iron pipe found; thence S 32°53'10" W, 59.28 feet to a six (6) inch diameter iron post found; thence S 66°09'00" E, 67.67 feet to a drilled hole set in a concrete sidewalk; thence S 36°05'45" W, 241.18 feet to an iron pipe found on the northeast right-of-way line of Bellefontaine Avenue; thence S 50°43'00" E with said northeast right-of-way line, 249.68 feet to the PLACE OF BEGINNING containing 1.096 acres more or less and subject to all legal easements of record. Being Parcel No. 37-3210-09-009.501, 37-3210-09-009.502 and 37-3210-09-009.503. Deed Reference: Plat Book 18, Page 84. Deed Volume 745, Page 334. Surveyed by: KUCK and MORRISEY, INC. Richard D. Morrisey, L.S. No. 6470 (Ohio).

DESCRIPTION FOR PARCEL No. 2

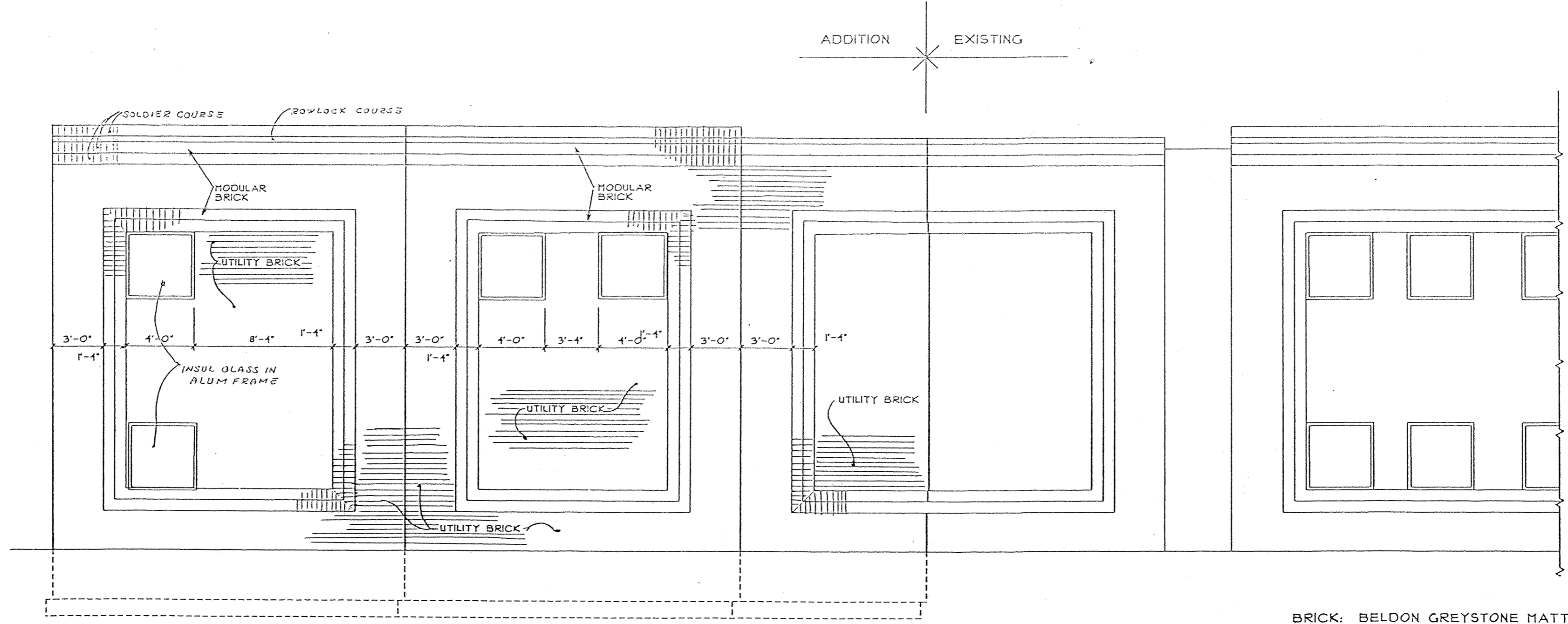
Being all of Lots No. 6294 and 6295 in W.C. Jacobs Second Addition to the City of Lima, Allen County, Ohio as recorded in Plat Book 4 on Page 105, Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a PK nail and shinner set at the southeast corner of said Lot No. 6295; thence N 00°10'47" W (basis of bearing - calculated from previous survey) with the east line of said Lot No. 6295 (also the west right-of-way line of Shawnee Street), 83.19 feet to a drilled hole set in a concrete curb; thence S 89°05'35" W with the north line of said Lots No. 6295 and 6294 (also the south line of a ten foot alley), 81.63 feet to a capped 5/8 inch rebar set at the northwest corner of said Lot No. 6294; thence S 00°00'02" E with the west line of said Lot No. 6294, 83.19 feet to a capped 5/8 inch rebar set at the southwest corner of said Lot No. 6294; thence N 89°05'35" E with the south line of said Lots No. 6294 and 6295 (also the north right-of-way line of Hill Street), 81.89 feet to the PLACE OF BEGINNING containing 0.156 acre more or less and subject to all legal easements of record. Being Parcel No. 37-3210-08-017.000. Deed Reference: Volume 806, Page 505 Surveyed by: KUCK and MORRISEY, INC. Richard D. Morrisey, L.S. No. 6470 (Ohio).

Prepared By: Michael D. Hulsey, Registered Architect
 1466 W. Market St.
 Lima, Ohio 45805
 and
 KUCK and MORRISEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805

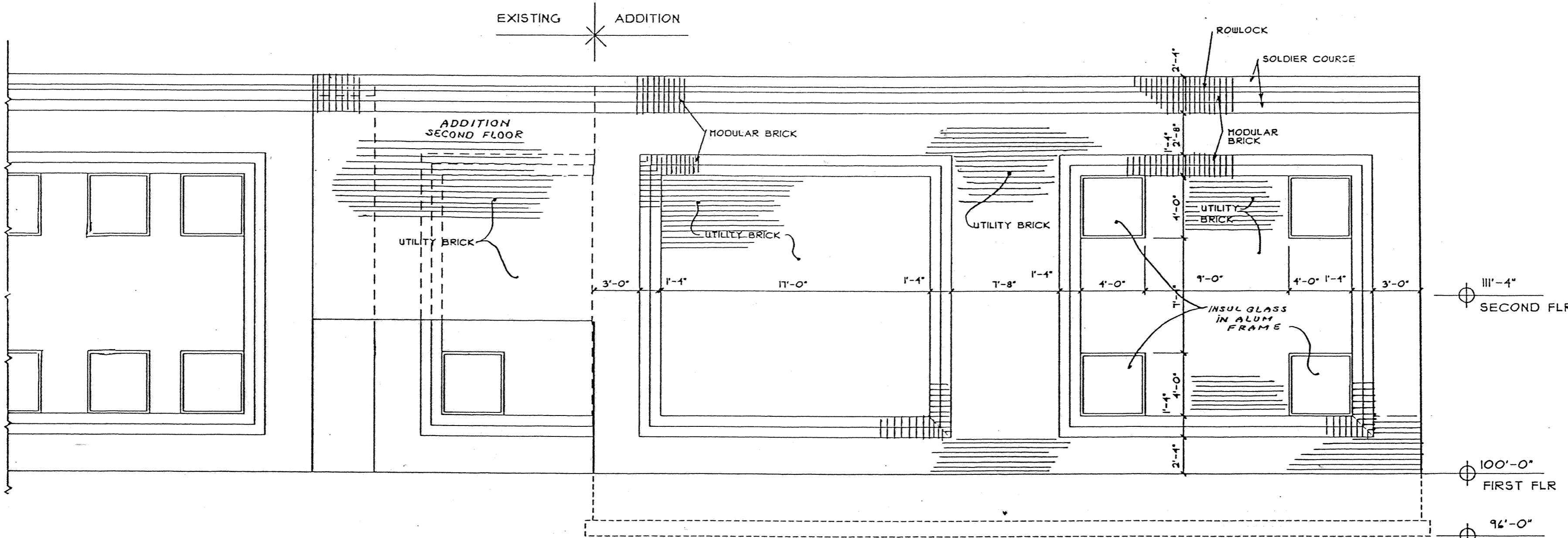
PLOT PLAN

**BELLEFONTAINE AVENUE
 MEDICAL ASSOCIATES
 CONDOMINIUM EXPANSION**



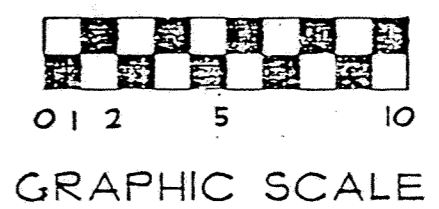
WEST ELEVATION

BRICK: BELDON GREYSTONE MATT
MODULAR AND UTILITY
MORTAR: MATCH EXISTING



EAST ELEVATION

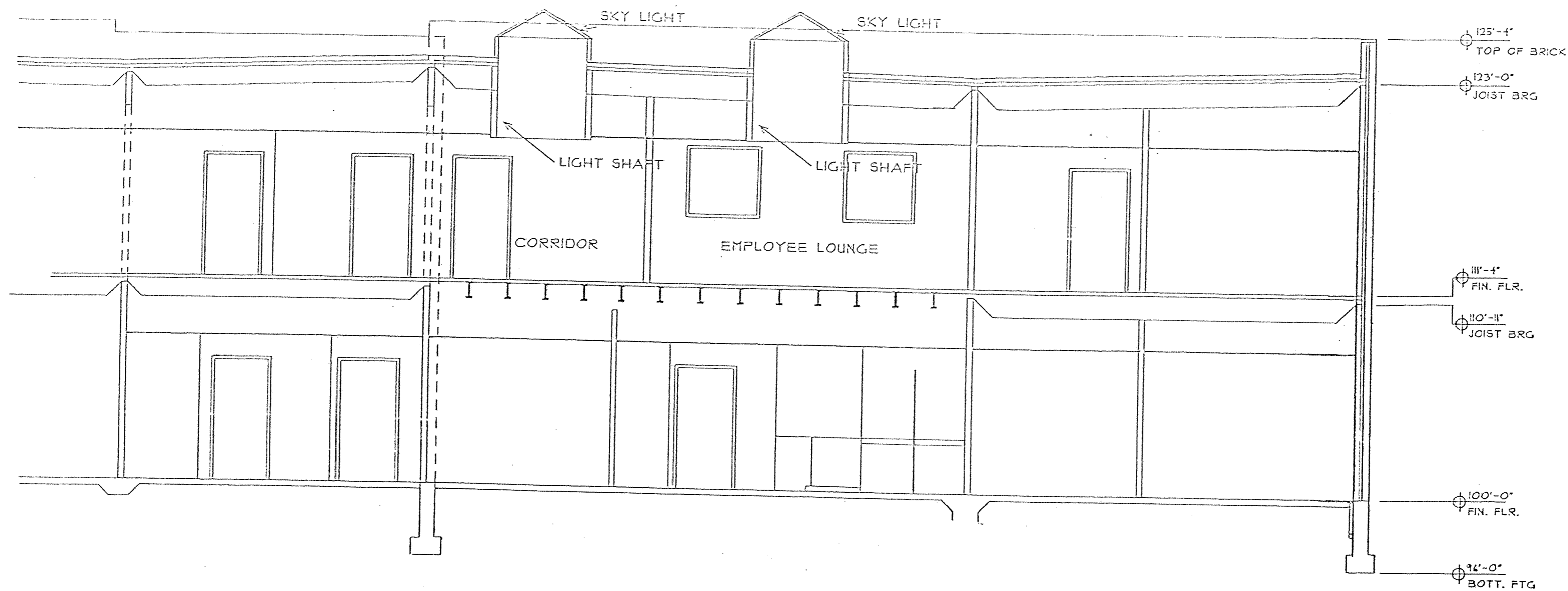
BENCH MARK: First Floor of Existing Building
Elevation 100.00. (This Floor Elevation is shown
as Elevation 101.50 on the drawing for Phase No. 1
Condominium, PB 18, Page 84)



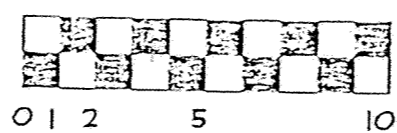
Prepared By: Michael D. Hulsey, Registered Architect
1466 W. Market St.
Lima, Ohio 45805 and
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805

ELEVATION VIEWS

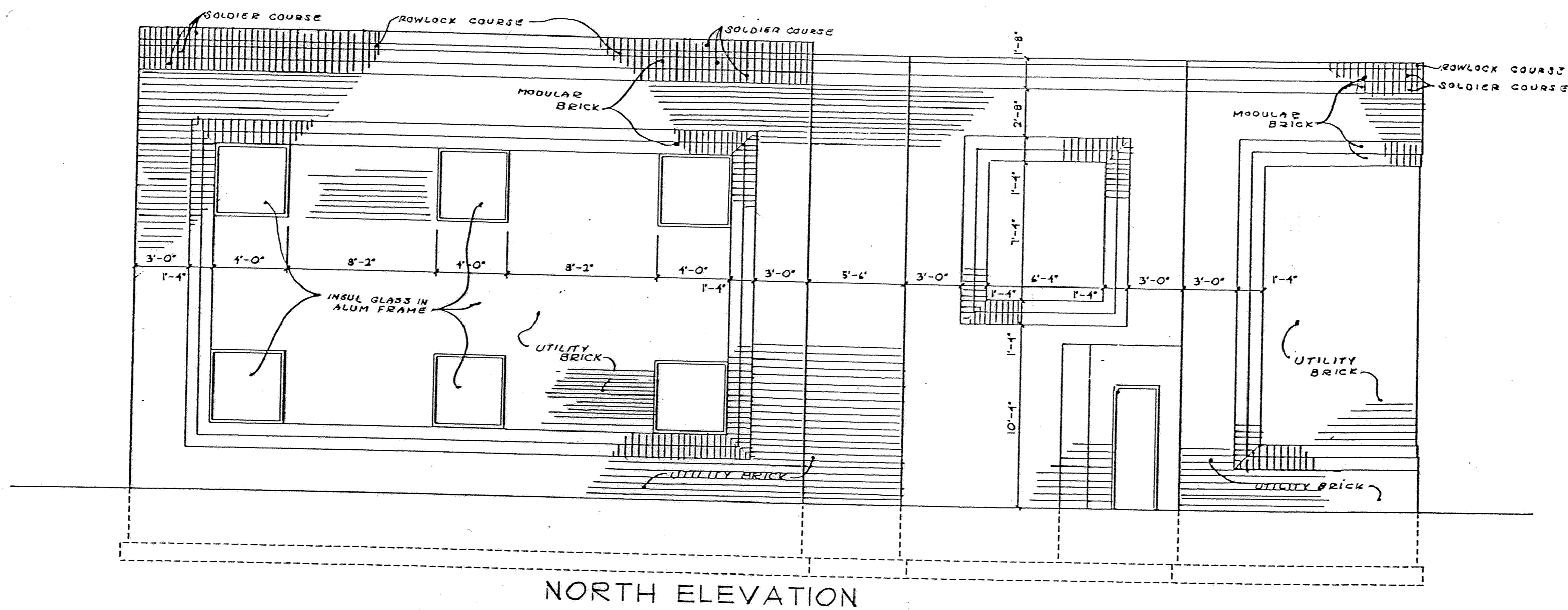
BELFONTAINE AVENUE
MEDICAL ASSOCIATES
CONDOMINIUM EXPANSION



BUILDING SECTION



GRAPHIC SCALE



NORTH ELEVATION

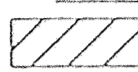
Prepared By: Michael D. Hulsey, Registered Architect
 1466 W. Market St.
 Lima, Ohio 45805
 and
 KUICK and MORRISSEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805


ELEVATION VIEWS

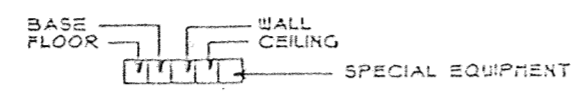
BELLEFONTAINE AVENUE
 MEDICAL ASSOCIATES
 CONDOMINIUM EXPANSION

ROOM FINISH SCHEDULE

LEGEND

 COMMON AREAS

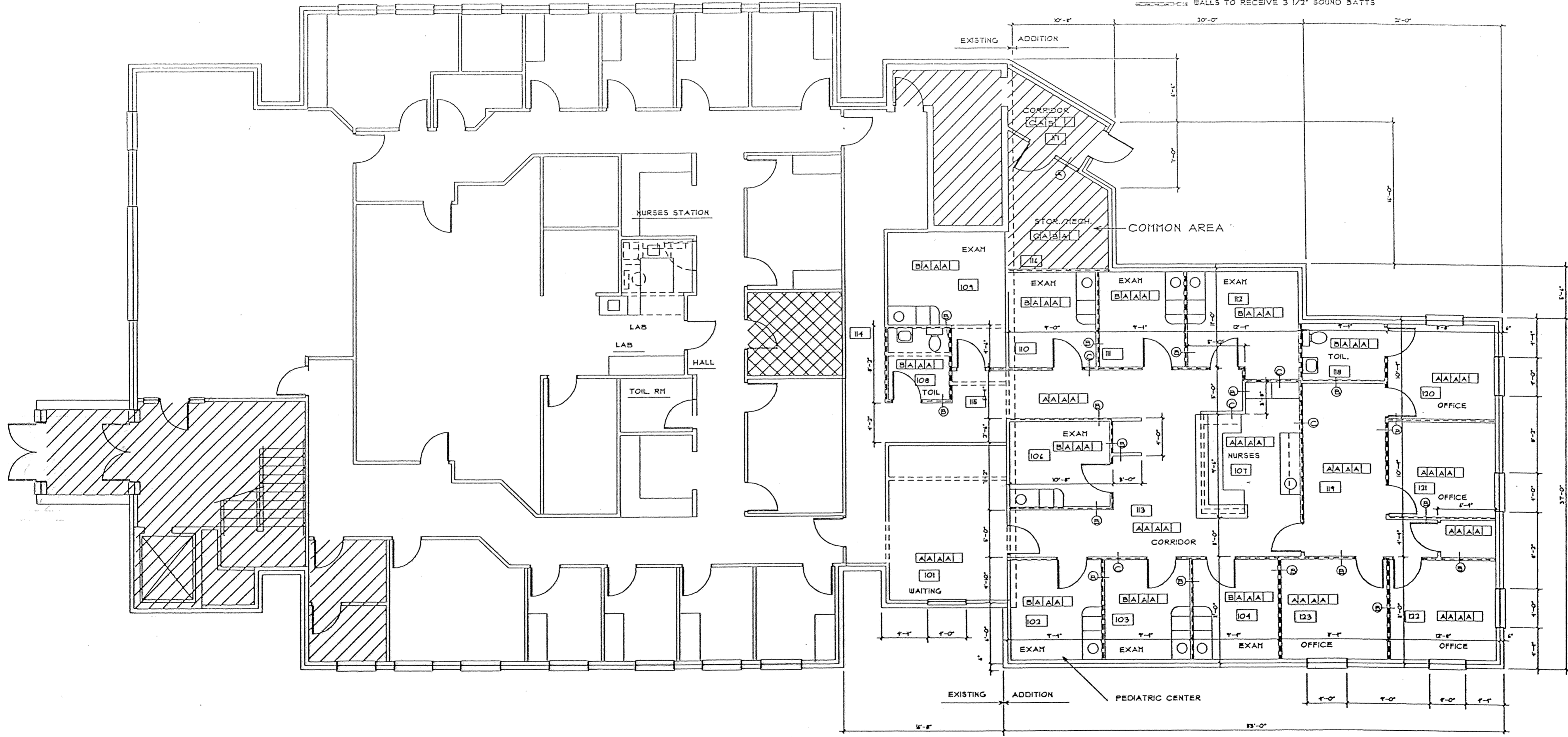
 LIMITED COMMON AREAS



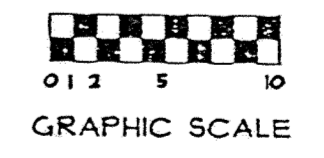
- | | |
|------------------------------|--|
| FLOOR | WALLS |
| A CARPET (BY OTHERS) | A PRIMED G.W.B. |
| B V.C.TILE (BY OTHERS) | B EG-SHELL ENAMEL PAINTED G.W.B. |
| C SEALED CONCRETE | CEILING |
| BASE | A 3/4 LAY-IN TILE ARMSTRONG OPEN PLAN ORTEGA OR APPROVED EQUAL |
| A 4" RUBBER COVE (BY OTHERS) | |

WALL TYPES

- | | |
|---|--|
| A | 3 1/2" STL STUDS • 1/2" c/c w/ 5/8" G.W.B. TIGHT TO DECK |
| B | 3 1/2" STL STUDS • 1/2" c/c w/ 5/8" G.W.B. |
| C | 4" STL STUDS • 1/2" c/c w/ 5/8" G.W.B. |
- EXISTING WALLS TO RECEIVE 3 1/2" SOUND BATTS



FIRST FLOOR PLAN 1/8"=1'-0"
SUITE I



Prepared By: Michael D. Hulsey, Registered Architect
1466 W. Market St.
Lima, Ohio 45805 and
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805

FIRST FLOOR PLAN

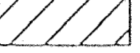

**BELLEFONTAINE AVENUE
MEDICAL ASSOCIATES
CONDOMINIUM EXPANSION**

SHEET
4
OF 6


ROOM FINISH SCHEDULE

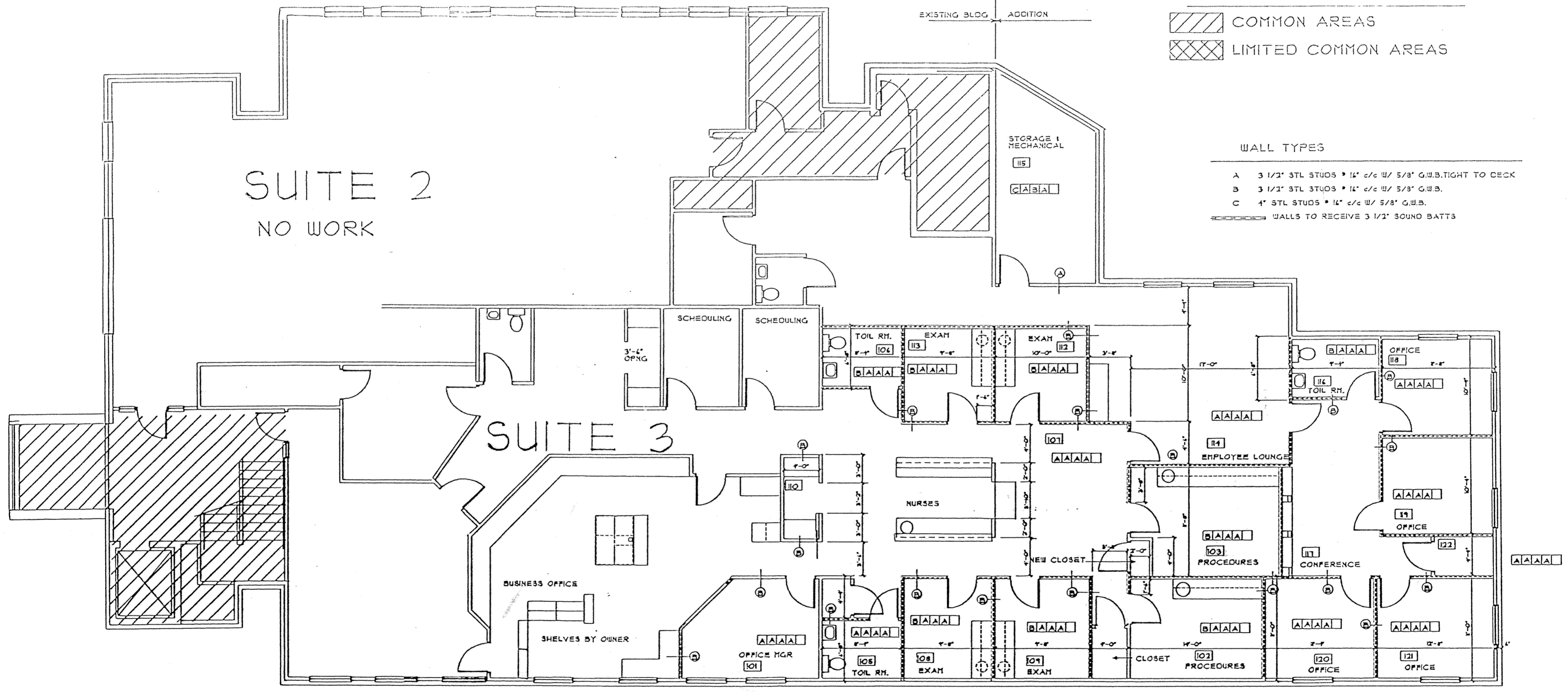
FLOOR	WALLS
A CARPET (BY OTHERS)	A PRIME G.W.B.
B V.C.TILE (BY OTHERS)	B EG-SHELL ENAMEL PAINTED G.W.B.
C SEALED CONCRETE	CEILING
BASE	A 2-4 LAY-IN TILE, ARMSTRONG OPEN PLAN ORTEGA OR APPROVED EQUAL
A 4" RUBBER COVE (BY OTHERS)	

LEGEND

-  COMMON AREAS
-  LIMITED COMMON AREAS

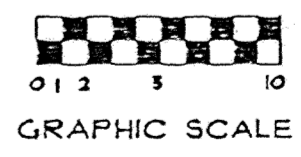
WALL TYPES

- A 3 1/2" STL STUDS * 1/2" c/c W/ 5/8" G.W.B. TIGHT TO CECK
- B 3 1/2" STL STUDS * 1/2" c/c W/ 5/8" G.W.B.
- C 4" STL STUDS * 1/2" c/c W/ 5/8" G.W.B.
-  WALLS TO RECEIVE 3 1/2" SOUND BATT



EXISTING BLDG ADDITION

2ND FLOOR PLAN 1/8"=1'-0"



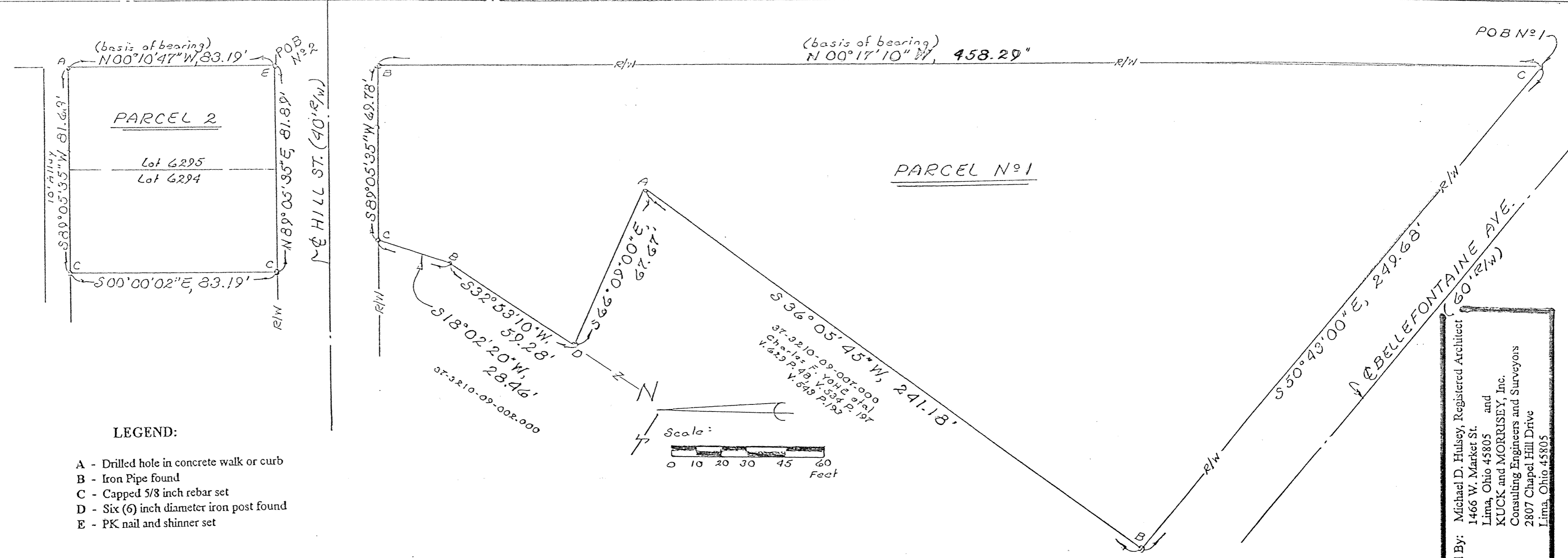
Prepared By: Michael D. Hulsey, Registered Architect
1466 W. Market St.
Lima, Ohio 45805

and
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Lima, Ohio 45805

SECOND FLOOR PLAN

BELLEFONTAINE AVENUE
MEDICAL ASSOCIATES
CONDOMINIUM EXPANSION

NE SHAWNEE ST. (50' R/W)



LEGEND:

- A - Drilled hole in concrete walk or curb
- B - Iron Pipe found
- C - Capped 5/8 inch rebar set
- D - Six (6) inch diameter iron post found
- E - PK nail and shinner set

DESCRIPTION FOR PARCEL No. 2

Being all of Lots No. 6294 and 6295 in W.C. Jacobs Second Addition to the City of Lima, Allen County, Ohio as recorded in Plat Book 4 on Page 105, Allen County Recorder's Office and more particularly described as follows:

BEGINNING at a PK nail and shinner set at the southeast corner of said Lot No. 6295; thence N 00°10'47" W (basis of bearing - calculated from previous survey) with the east line of said Lot No. 6295 (also the west right-of-way line of Shawnee Street), 83.19 feet to a drilled hole set in a concrete curb; thence S 89°05'35" W with the north line of said Lots No. 6295 and 6294 (also the south line of a ten foot alley), 81.63 feet to a capped 5/8 inch rebar set at the northwest corner of said Lot No. 6294; thence S 00°00'02" E with the west line of said Lot No. 6294, 83.19 feet to a capped 5/8 inch rebar set at the southwest corner of said Lot No. 6294; thence N 89°05'35" E with the south line of said Lots No. 6294 and 6295 (also the north right-of-way line of Hill Street), 81.89 feet to the PLACE OF BEGINNING containing 0.156 acre more or less and subject to all legal easements of record. Being Parcel No. 37-3210-08-017.000. Deed Reference: Volume 806, Page 505
 Surveyed by: KUCK and MORRISEY, INC. Richard D. Morrissey, L.S. No. 6470 (Ohio).

DESCRIPTION FOR PARCEL No. 1

Being a parcel of land situate in the northwest quadrant of the intersection of Bellefontaine Avenue and Shawnee Street within the City of Lima, Allen County, Ohio and being a part of the Southwest quarter of Section 32, T-3-S, R-7-E, Bath Township, now within the City of Lima, Ohio and part of Lot No. 6296 in W.C. Jacob's Second Addition to the City of Lima, Ohio and as defined as four separate parcels on the PLAT for BELLEFONTAINE AVENUE MEDICAL ASSOCIATES CONDOMINIUM as recorded in Plat Book 18 on Page 84 and now combined into one description being more particularly described as follows:

BEGINNING at a capped 5/8 inch rebar set at the intersection of the northeast right-of-way of Bellefontaine Avenue and the west right-of-way of Shawnee Street in the City of Lima; thence N 00°17'10" W (basis of bearing - previous survey) with the west right-of-way line of said Shawnee Street, 458.29 feet to an iron pipe found at the intersection of said west right-of-way with the south right-of-way of Hill Street (also being the northeast corner of Lot 6296 in W.C. Jacob's Second Addition to the City of Lima, Ohio); thence S 89°05'35" W with said south right-of-way line (also being the north line of said Lot No. 6296), 69.78 feet to a capped 5/8 inch rebar set; thence S 18°02'20" W, 28.46 feet to a pinched iron pipe found; thence S 32°53'10" W, 59.28 feet to a six (6) inch diameter iron post found; thence S 66°09'00" E, 67.67 feet to a drilled hole set in a concrete sidewalk; thence S 36°05'45" W, 241.18 feet to an iron pipe found on the northeast right-of-way line of Bellefontaine Avenue; thence S 50°43'00" E with said northeast right-of-way line, 249.68 feet to the PLACE OF BEGINNING containing 1.096 acres more or less and subject to all legal easements of record. Being Parcel No. 37-3210-09-009.501, 37-3210-09-009.502 and 37-3210-09-009.503. Deed Reference: Plat Book 18, Page 84. Deed Volume 745, Page 334.
 Surveyed by: KUCK and MORRISEY, INC. Richard D. Morrissey, L.S. No. 6470 (Ohio).

Reviewed by L. Stajnovich on 4-2, 1998

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

Date: 4/2/98
 Richard D. Morrissey, L.S. 6470
 Kuck and Morrissey, Inc.



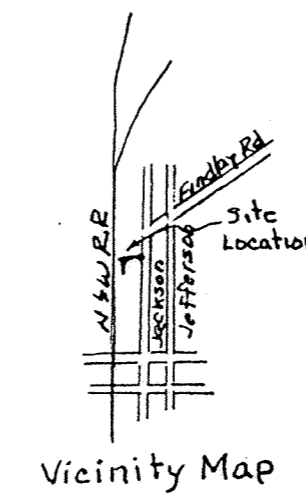
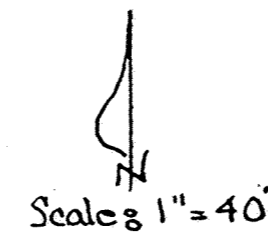
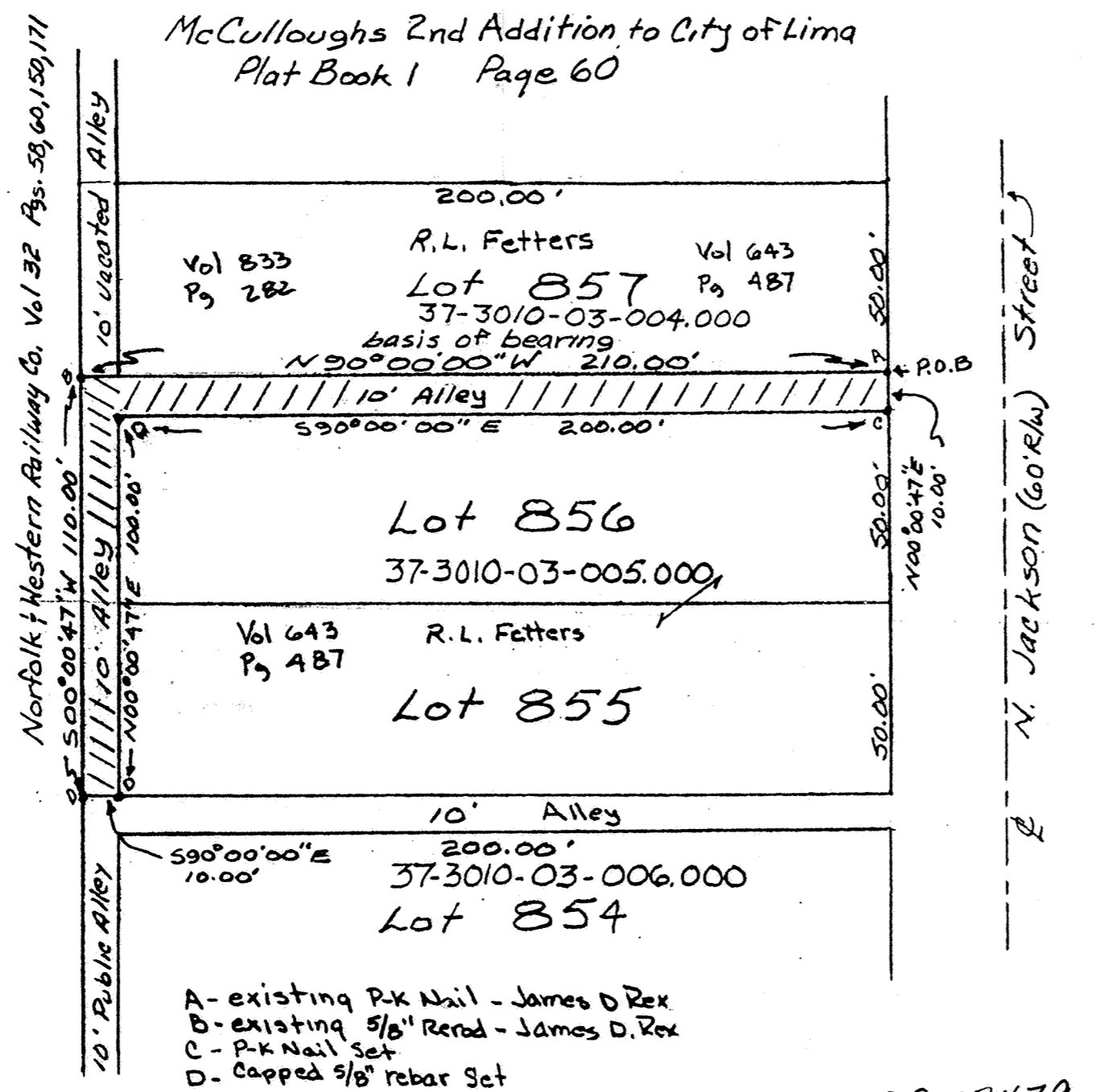
Prepared By: Michael D. Hulsey, Registered Architect
 1466 W. Market St.
 Lima, Ohio 45805
 and
 KUCK and MORRISEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805

**SURVEY OF
DEDICATOR'S LAND**

**BELLEFONTAINE AVENUE
MEDICAL ASSOCIATES
CONDOMINIUM EXPANSION**

SHEET
6
OF 6

ALLEY VACATION CITY OF LIMA, ALLEN COUNTY, OHIO.



DESCRIPTION

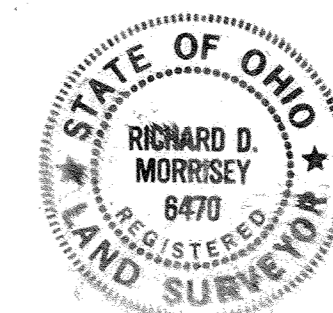
Being a Ten foot East-West Alley lying between Lot No. 857 and Lot No. 856 in the McCullough's 2nd Addition to Lima and a Ten foot North-South Alley lying between Lots No. 856 and 855 in said Addition and the Norfolk & Western Railway Co, City of Lima, Allen County, Ohio and more particularly described as follows:

BEGINNING at a P-K nail found at the Southeast corner of Lot Number 857 in said Addition; thence N 90°00'00" W (basis of bearing - previous survey) (with the south line of said Lot and also the north line of said ten foot alley), 210.00 feet to a capped 5/8" rebar found on the West line of a North South 10.00 foot Alley; thence S 00°00'47" W along said West line of said North-South Alley, 110.00 feet to capped 5/8" rebar set; thence S 90°00'00" E with the westerly extension of the South line of Lot Number 855, 10.00 feet to a capped 5/8" rebar set at the Southwest corner of said Lot; thence N 00°00'47" E, along the East line of the North-South Ten foot Alley and the West line of Lots Number 855 and 856 in said Addition, 100.00 feet to a capped 5/8" rebar set at the Northwest corner of Lot Number 856; thence S 90°00'00" E, along the South line of a ten foot alley (also being the north line of said Lot Number 856), 200.00' to a P-K nail set at the Northeast corner of said Lot Number 856 in said Addition and on the West Right of Way of Jackson Street; thence N 00°00'47" E along the extension of the East line of said lot and said West Right of Way, 10.00 feet to the PLACE OF BEGINNING.

98 07479
FILED AND RECORDED
APRIL 20, 1998
AT 2:15 PM
EDWARD R. KIRK
ALLEN COUNTY RECORDER
PLAT BK 23 P 33
FEE: \$ 20.70
DEED VOL 840 P 65

Richard D. Morrisey
Registered Surveyor, No. 6470
KUCK AND MORRISEY, INC. 11/26/97
Consulting Engineers and Surveyors

Reviewed by *Wayne Herdeman*
on *Nov. 26*, 1997



James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658

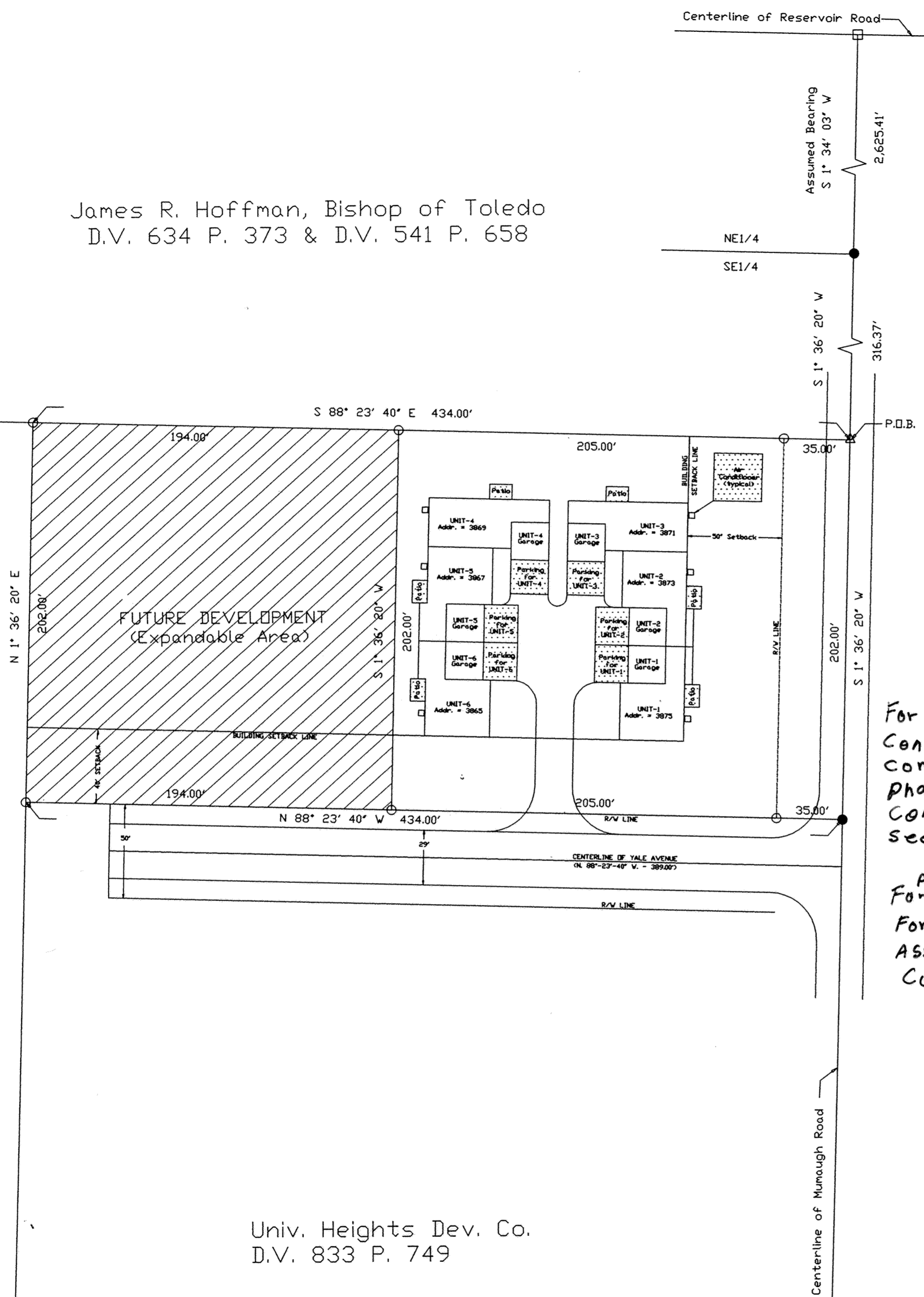
AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #23

LEGEND

- = Monu. Box at NE corner of the NE1/4
- △ = Railroad Spike Found
- = 1/2" Rerod with Permamark Cap Found
- = Magnail with Surveyor's Tag Found
- [] = Common Area
- [] = Limited Common Area
- [] = Future Expandable Area

Note: Units 1, 2, & 3 Make Up Building No. 1
Units 4, 5, & 6 Make Up Building No. 2

Williams & Augsburg
D.V. 556 P. 46



For Amended Declaration of
Condominium For university Hgts
Condominium Association #23
Phase Two AKA University Hgts
Condominiums #23
See Deed Vol 855 pg 291

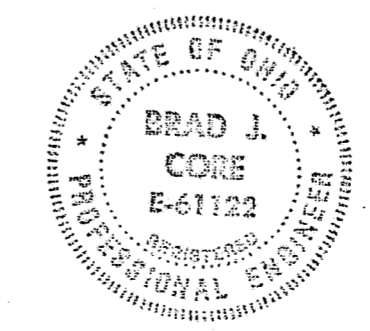
amended
For Declaration and ByLaws
For university Hgts Condominium
Association #23 AKA university Hgts
Condominiums #23 See Deed Vol 855 pg 302



CERTIFICATION

I, Brad J. Core, P.E. #61122, do hereby certify that this sheet correctly represents the location and configuration of the improvements within the boundaries of University Heights Condominiums #23 as they existed on the date shown on this drawing.

Brad J. Core
Brad J. Core, Ohio P.E. #61122



ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

Univ. Heights Dev. Co.
D.V. 833 P. 749

REVISED	AREA DELINEATION SHEET
	UNIVERSITY HEIGHTS CONDOMINIUMS #23
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
DATE DRAWN	DRAWN BY
4-14-98	B.J.C.

2/7

University Heights Condominiums #23

The following described tract of land is part of parcel number 37-3409-01-002 as described in Deed Vol. 556 Page 46 and is situated in the southeast Quarter of Section thirty-four Township three South, Range seven East, Bath Township, Allen County, Ohio.

Commencing at the monument box found at the northeast corner of the northeast quarter in the centerline of Mumaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), in the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41) feet to a Magnail set; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), in the centerline of said road, and the east line of the southeast quarter, three hundred sixteen and thirty-seven hundredths (316.37) feet to a railroad spike found at THE PLACE OF BEGINNING; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W) two hundred two and zero hundredths (202.00) feet to a railroad spike found; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) thirty-five and zero hundredths (35.00) feet to a 1/2 inch re-rod set; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) two hundred five and zero hundredths (205.00) feet to a 1/2 inch re-rod set; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E) two hundred two and zero hundredths (202.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) two hundred five and zero hundredths (205.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) thirty-five and zero hundredths (35.00) feet to the place of beginning containing one and one hundred thirteen thousandths (1.113) acres, more or less, subject to legal highways and all easements and restrictions of record.

All 1/2" re-rods set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a yellow plastic Permamark cap stamped "LS 5772". This description and accompanying plat represents a boundary survey completed under my supervision on September 23, 1997 and all markers called for above are in place.

CERTIFICATION

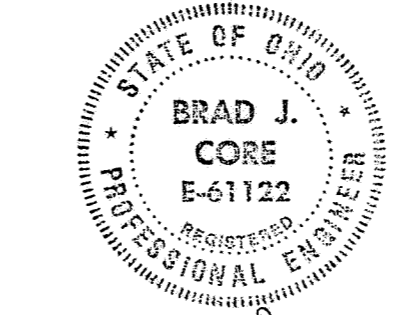
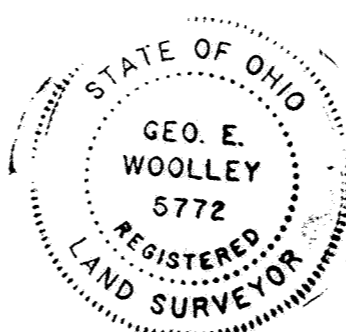
I, George E. Woolley, Reg. Surveyor No. 5772, do hereby certify that this description correctly represents the location of the boundary of University Heights Condominiums #23.

George E. Woolley
George E. Woolley, Reg. Surveyor No. 5772

COUNTY RECORDERS CERTIFICATE

No. 9807593

Filed for record in Allen County, Ohio Recorders Office this 21st day of April, 1998 at 11:10 O'Clock A.M. and recorded in Allen County, Ohio. Plat Book 23 on Page 34. Deed Vol. 870 Page 90. Fee \$ 144.90



Brad J. Core

ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

SURVEYOR:
ACCU-TRACE LAND SURVEYS, INC.
3083 Fort Amanda Road
P.O. Box 11
Lima, Ohio 45802
(419) 999-4455

Reviewed by *Larry Staryonovich*
on Apr. 21, 1998

REVISED	LEGAL DESCRIPTIONS UNIVERSITY HEIGHTS CONDOMINIUMS #23 S.E.1/4, SECTION 34, T.3S, R.7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
4-14-98	B.J.C. G.E.W.

University Heights Condominiums #23 Expandable Area

The following described tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the southeast Quarter of Section thirty-four Township three South, Range seven East, Bath Township, Allen County, Ohio.

Commencing at the monument box found at the northeast corner of the northeast quarter in the centerline of Mumaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), in the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41) feet to a railroad spike found at the southeast corner of said quarter; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), in the centerline of said road, and the east line of the southeast quarter, three hundred sixteen and thirty-seven hundredths (316.37) feet to a railroad spike found; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) two hundred forty and zero hundredths (240.00) feet to a 1/2 inch re-rod set at THE PLACE OF BEGINNING; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W) two hundred two and zero hundredths (202.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E) two hundred two and zero hundredths (202.00) feet to the place of beginning containing zero and nine hundred zero thousandths (0.900) acres, more or less, subject to legal highways and all easements and restrictions of record.

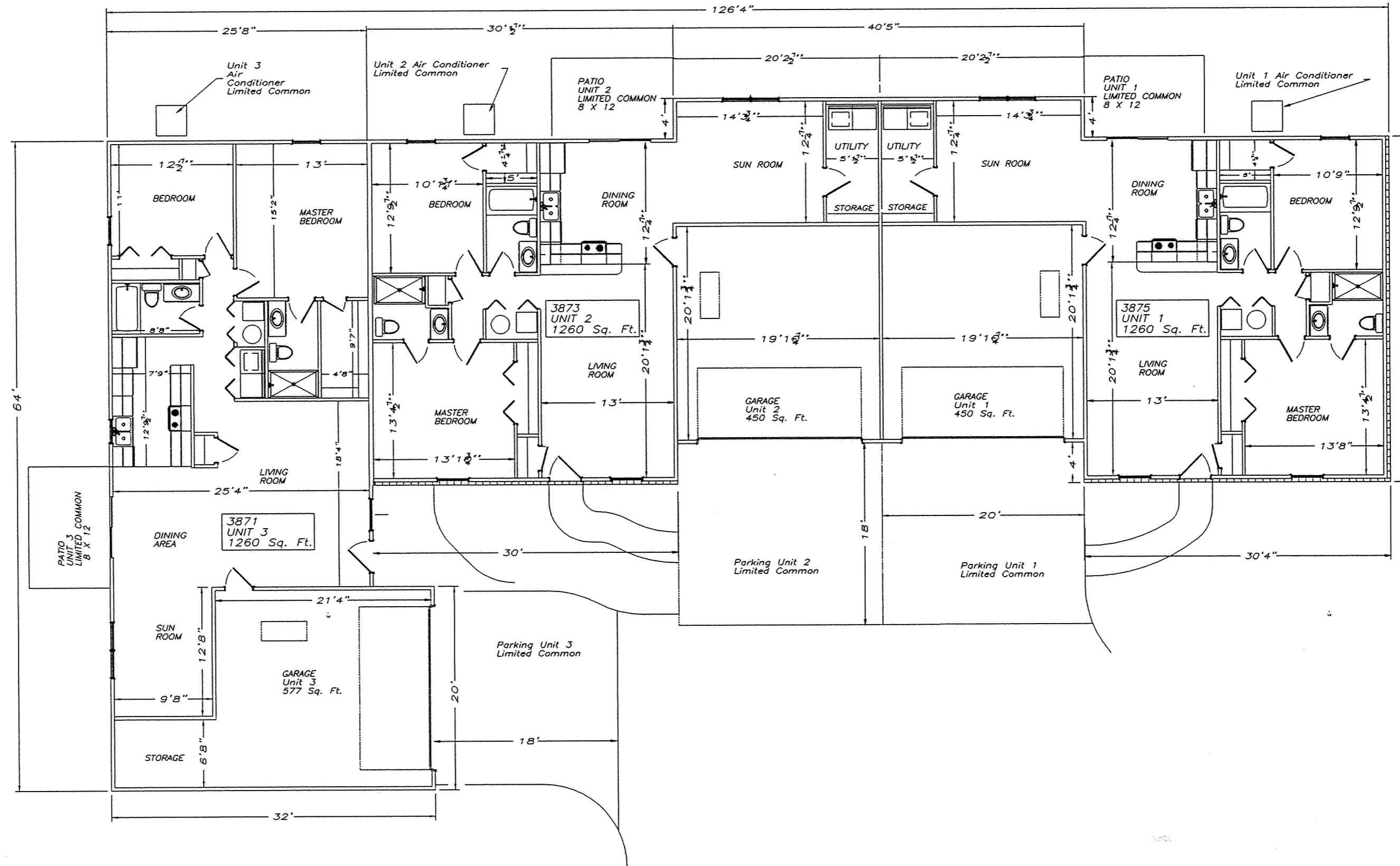
All 1/2" re-rods set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a yellow plastic Permamark cap stamped "LS 5772". This description and accompanying plat represents a boundary survey completed under my supervision on March 1, 1998 and all markers called for above are in place.

CERTIFICATION

I, George E. Woolley, Reg. Surveyor No. 5772, do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #23 EXPANDABLE AREA.

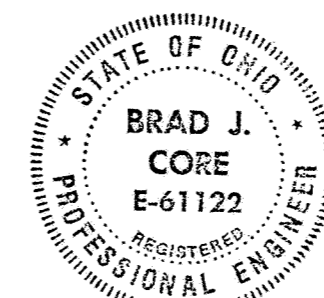
George E. Woolley
George E. Woolley, Reg. Surveyor No. 5772

University Heights Condominiums No. 23



SCALE 1" = 10'

Floor Plan Layout Building No. 1

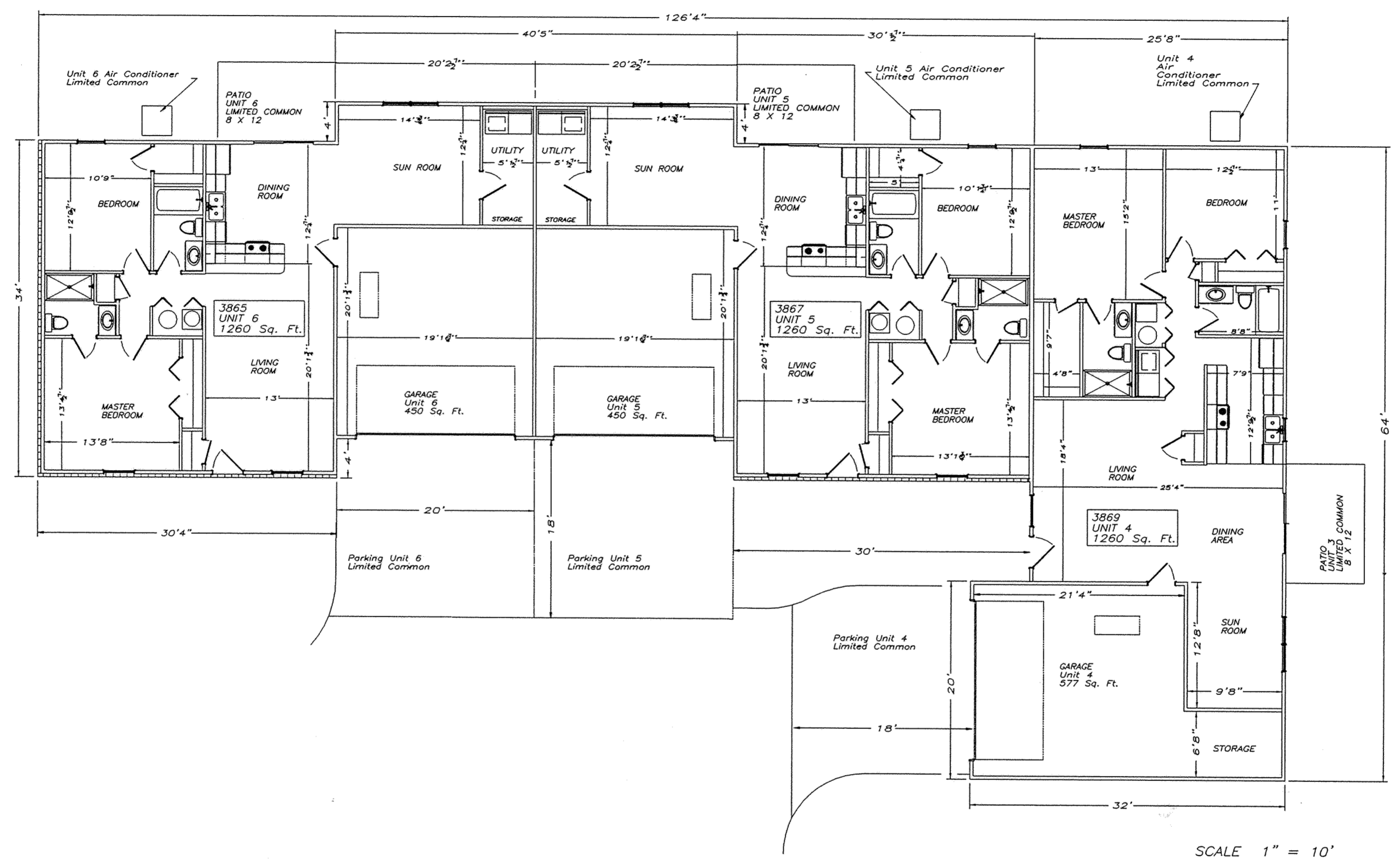


Brad J. Core

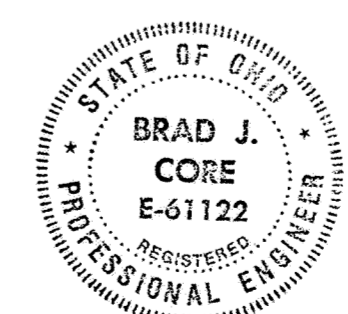
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT UNIVERSITY HEIGHTS CONDOMINIUMS #23 S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
DATE: 4-14-98	DRAWN BY: B.J.C. CHECKED BY:

University Heights Condominiums No. 23



Floor Plan Layout Building No. 2

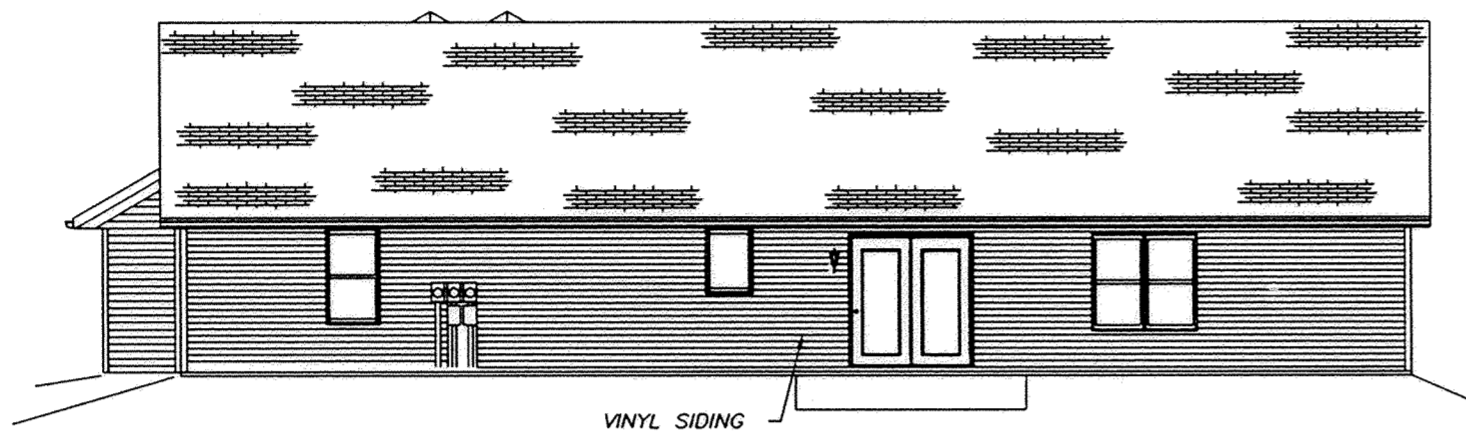


Brad J. Core

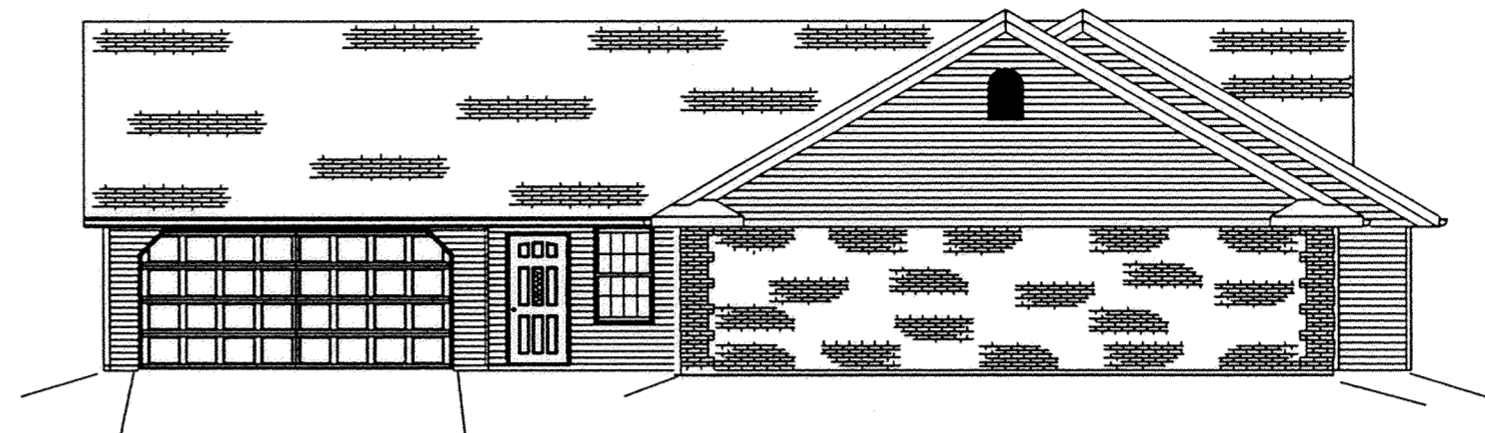
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT UNIVERSITY HEIGHTS CONDOMINIUMS #23 S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
DATE: 4-14-98	DRAWN BY: B.J.C.

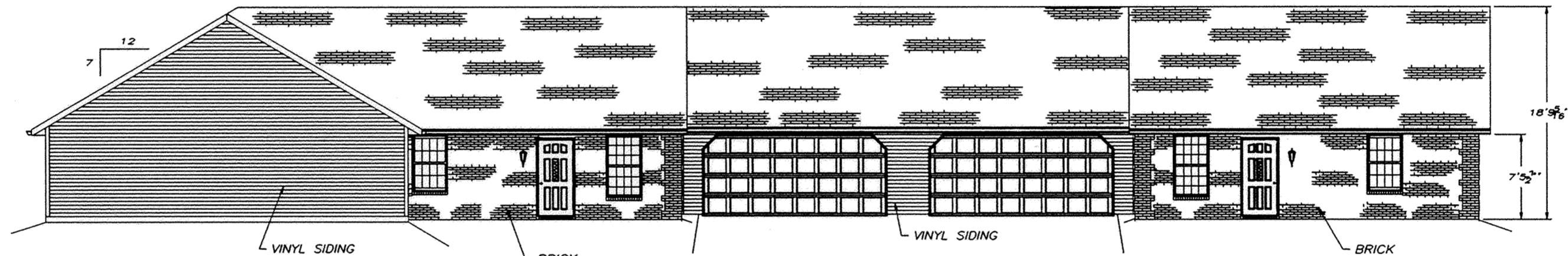
University Heights Condominiums No. 23



REAR ELEVATION



FRONT ELEVATION



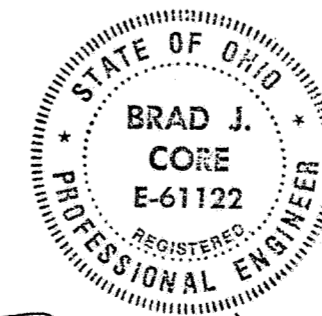
LEFT ELEVATION



RIGHT ELEVATION

Scale: 1" = 10'

Elevations Building No. 1



Brad J. Core

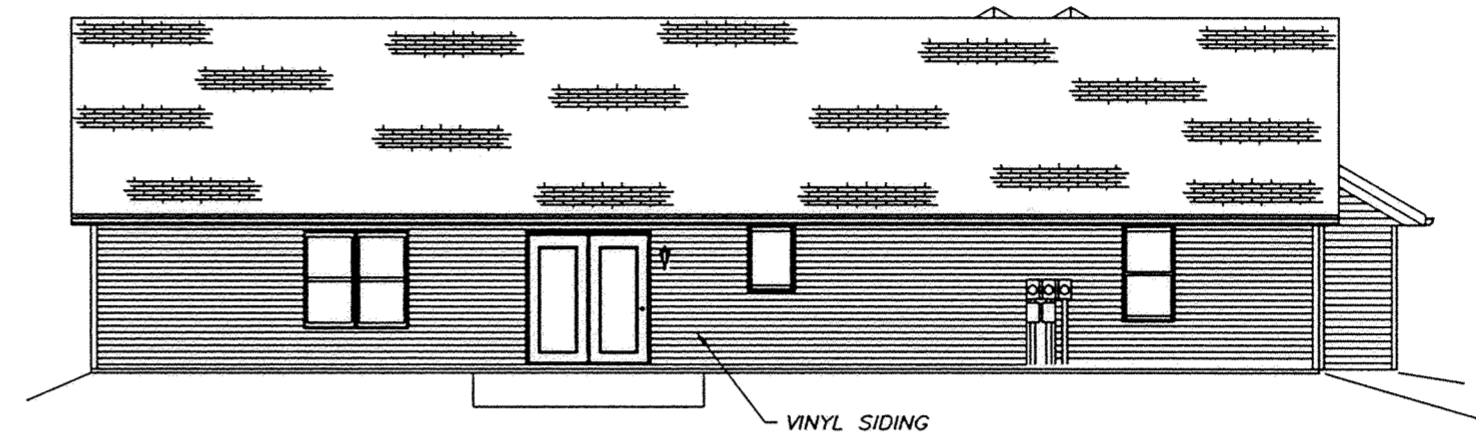
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #23	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 4-14-98	DRAWN BY: B.J.C.

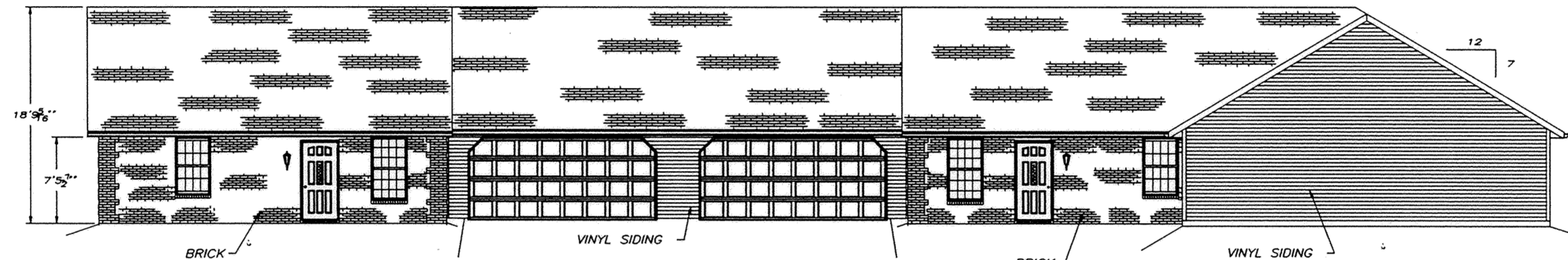
University Heights Condominiums No. 23



FRONT ELEVATION



REAR ELEVATION



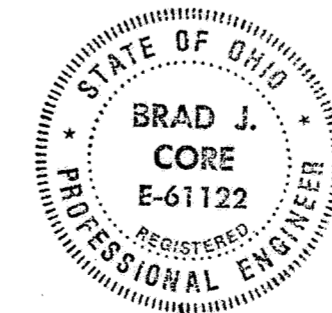
RIGHT ELEVATION



LEFT ELEVATION

Scale: 1" = 10'

Elevations Building No. 2



Brad Core

ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #23	
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 4-14-98	DRAWN BY: B.J.C.

PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #23

James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658

The following described tract of land is part of parcel number 37-3409-01-002.001 as described in Deed Vol. 834 Page 344 and Deed Vol. 839 Page 766 and is situated in the southeast quarter of Section thirty-four Township three South, Range seven East, Bath Township, Allen county, Ohio.

Commencing at the monument box found at the northeast corner of the northeast quarter in the centerline of Mumaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), in the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41) feet to a Magnail set; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), in the centerline of said road, and the east line of the southeast quarter, three hundred sixteen and seven hundredths (316.37) feet to a railroad spike found at THE PLACE OF BEGINNING; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W) two hundred two and zero hundredths (202.00) feet to a Magnail Set; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) thirty-five and zero hundredths (35.00) feet to a 1/2 inch re-rod set; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) two hundred five and zero hundredths (205.00) feet to a 1/2 inch re-rod set; thence North eight degrees twenty-three minutes forty seconds West (N 8° 23' 40" W) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E) two hundred two and zero hundredths (202.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) two hundred five and zero hundredths (205.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) thirty-five and zero hundredths (35.00) feet to the place of beginning containing two and thirteen thousandths (2.013) acres more or less, subject to legal highways and all easements and restrictions of record.

All 1/2" re-roads set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a yellow plastic Permark cap stamped "LS 5772". This description and accompanying plat represents a boundary survey completed under my supervision on March 1, 1998 and all markers called for above are in place.

George E. Woolley
George E. Woolley, Reg. Surveyor No. 5772

Williams & Augsburger
D.V. 556 P. 46

EXPANDABLE AREA
0.900 Ac.

1.113 Ac. including
0.162 Ac. of Road R/W

Univ. Heights Dev. Co.
D.V. 833 P. 749

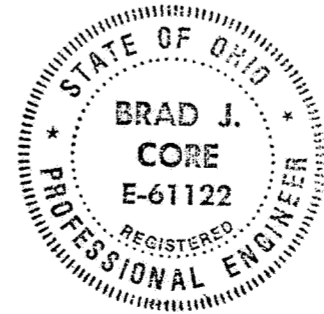
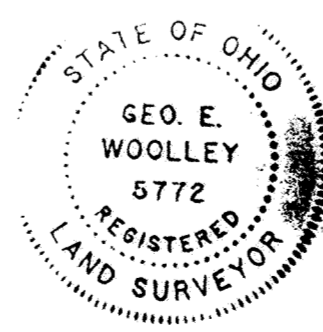
LEGEND

- = Monu. Box at NE corner of the NE1/4
- △ = Railroad Spike Found
- = 1/2" Rerod with Permark Cap Set
- = Magnail with Surveyor's Tag Set



SCALE: 1" = 50'

Reviewed by *Larry Stoyanovich*
on *April 21*, 1998



ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

SURVEYOR:
ACCU-TRACE LAND SURVEYS, INC.
3083 Fort Amanda Road
P.O. Box 11
Lima, Ohio 45802
(419) 999-4455

REVISED	DEDICATOR'S PLAT UNIVERSITY HEIGHTS CONDOMINIUMS #23	
	SE1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE DRAWN	DRAWN BY	CHECKED BY
4-14-98	B.J.C.	G.E.W.

VACATION PLAT
 OF A
 PART OF CAREY STREET
 BETWEEN LOTS 61, 62, 63 AND 64
 IN THE PLAT OF THE
 VILLAGE OF WESTMINSTER
 (VOLUME A, PAGES 109 & 417)
 T4S - R8E
 AUGLAIZE TOWNSHIP
 ALLEN COUNTY, OHIO

DESCRIPTION
 STREET VACATION
 JOB #18826
 0.200 ACRES

Being a part of Carey Street situated in the Village of Westminster in the Northeast 1/4 of Section 18, Township 4 South, Range 8 East, Auglaize Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin found marking the southeast corner of Lot Number 62 of the Plat of the Village of Westminster (Volume A, Pages 109 and 417) and the intersection of the north line of Katrina Road with the west line of Carey Street as platted -

Thence North 26°-14'-15" West (bearing basis) on and along the west line of Carey Street and the east line of Lots Number 62 and 61 for a distance of 132.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found marking the northeast corner of Lot Number 61 and the terminus of the west line of Carey Street -

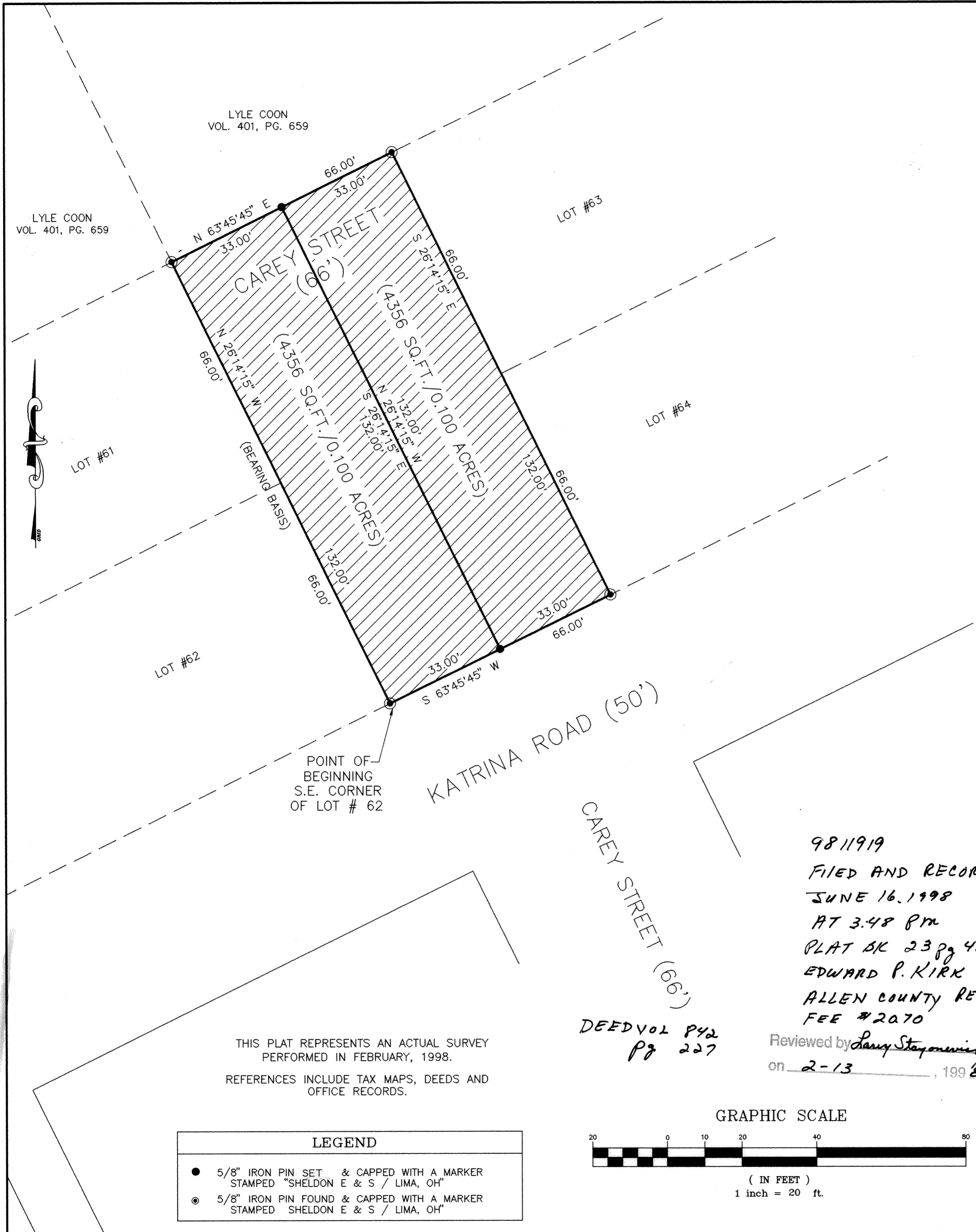
Thence North 63°-45'-45" East on and along the north line of Carey Street for a distance of 66.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" found marking the northwest corner of Lot Number 63 and the terminus of the east line of Carey Street, passing at 33.00 feet a 5/8-inch iron pin set -

Thence South 26°-14'-15" East on and along the east line of Carey Street and the west line of Lots Number 63 and 64 for a distance of 132.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found marking the southwest corner of Lot Number 64 and the intersection of the north line of Katrina Road with the east line of Carey Street -

Thence South 63°-45'-45" West through Carey Street for a distance of 66.00 feet to the point of beginning, passing at 33.00 feet a 5/8-inch iron pin set.

The foregoing description is based on a field survey performed February 13, 1998, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the parcel as described contains in all 8,712 square feet or 0.200 acres of land subject, however, to all legal easements and rights of way.

NOTE: All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.



POINT OF BEGINNING
 S.E. CORNER
 OF LOT # 62

KATRINA ROAD (50')

CAREY STREET (66')

9811919
 FILED AND RECORDED
 JUNE 16, 1998
 AT 3:48 PM
 PLAT BK 23 pg 41
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 FEE \$2070

DEED VOL P42
 pg 227

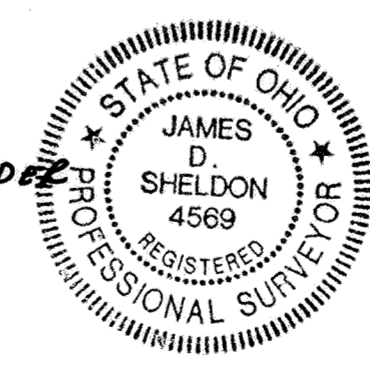
Reviewed by *Larry Stogornick*
 on 2-13, 1998

RECEIVED
 APR 03 1998
 ALLEN COUNTY COMMISSIONERS
 LIMA, OHIO

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

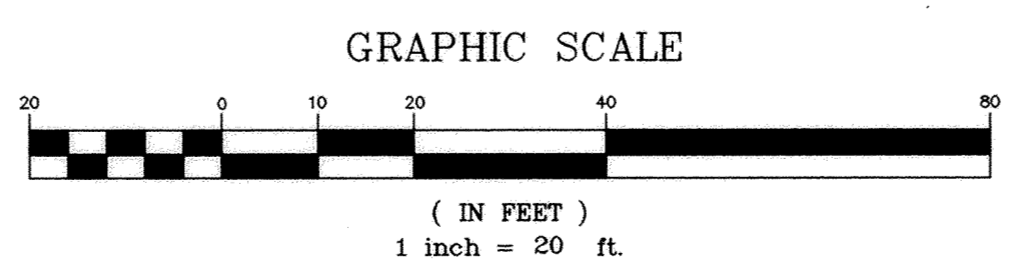
16 FEB 98
 DATE

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



THIS PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED IN FEBRUARY, 1998.
 REFERENCES INCLUDE TAX MAPS, DEEDS AND OFFICE RECORDS.

LEGEND	
●	5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
○	5/8" IRON PIN FOUND & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"



NO.	DATE	DESCRIPTION	BY

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

2/09/98	DATE	
	SKS	
	SES	
	JDS	

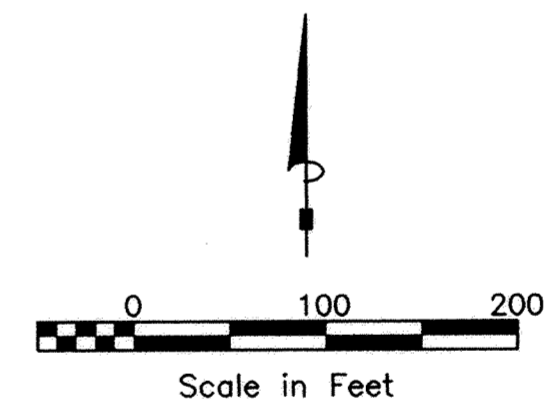
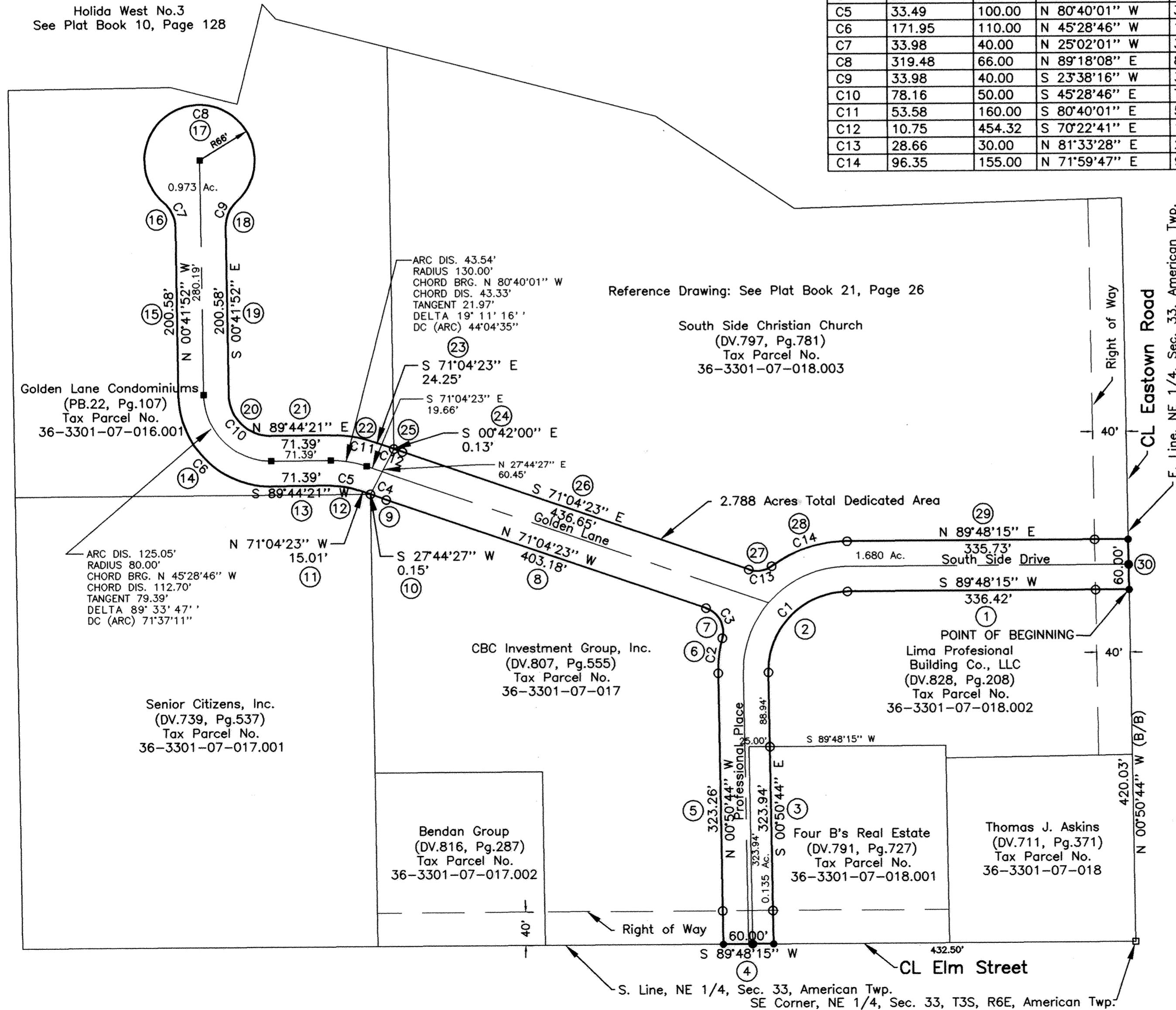
JOB NO. 18826A
 SCALE 1" = 20'

STREET DEDICATION PLAT

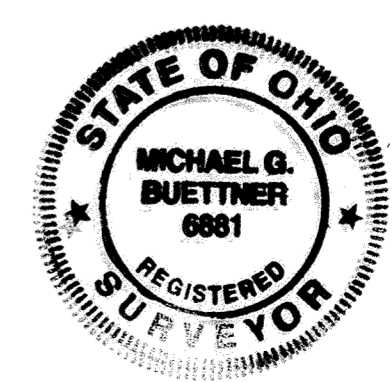
SOUTH SIDE DRIVE, PROFESSIONAL PLACE AND GOLDEN LANE, ALLEN COUNTY, OHIO

CURVE DATA:

NUMBER	ARC DIS. ' "	RADIUS'	CHORD BRG.	CHORD DIS. ' "	TANGENT ' "	DELTA	DC (ARC)
C1	150.30	95.00	S 44°28'45" W	135.11	96.08	90°39'01"	60°18'42"
C2	42.42	155.00	N 06°59'46" E	42.29	21.34	15°41'00"	36°58'10"
C3	44.99	30.00	N 28°07'06" W	40.89	27.94	85°54'44"	190°58'07"
C4	20.01	502.71	N 69°55'56" W	20.01	10.00	02°16'48"	11°23'51"
C5	33.49	100.00	N 80°40'01" W	33.33	16.90	19°11'16"	57°18'02"
C6	171.95	110.00	N 45°28'46" W	154.97	109.16	89°33'46"	52°05'12"
C7	33.98	40.00	N 25°02'01" W	32.97	18.09	48°40'17"	143°14'22"
C8	319.48	66.00	N 89°18'08" E	87.17	58.04	277°20'34"	86°48'42"
C9	33.98	40.00	S 23°38'16" W	32.97	18.09	48°40'17"	143°14'22"
C10	78.16	50.00	S 45°28'46" E	70.44	49.62	89°33'49"	114°35'27"
C11	53.58	160.00	S 80°40'01" E	53.33	27.04	19°11'16"	35°48'42"
C12	10.75	454.32	S 70°22'41" E	10.74	5.37	01°21'17"	12°36'40"
C13	28.66	30.00	N 81°33'28" E	27.58	15.53	54°44'18"	191°00'32"
C14	96.35	155.00	N 71°59'47" E	94.81	49.79	35°36'56"	36°57'48"



- Legend**
- #5 Rebar (of record)
 - PK Nail (of record)
 - Monument Box (fd)
 - RR Spike (of record)
 - Monument Box (of record)
 - B/B Basis of Bearing



STREET DEDICATION PLAT SOUTH SIDE DRIVE, PROFESSIONAL PLACE AND GOLDEN LANE, ALLEN COUNTY, OHIO

LEGAL DESCRIPTION

Being a parcel of land in the E 1/2 of the NE 1/4 of Section 33, T3S, R6E, American Township, Allen County, Ohio, more particularly described as follows:

Beginning at a PK nail of record on the east line of the NE 1/4 of Section 33 (Centerline of Eastown Rd.), that PK nail being N.0°-50'-44"W. (assumed bearing), 420.03' from the monument box at the S.E. corner of the NE 1/4 of Section 33, thence the following courses:

1. S.89°-48'-15" W., 336.42' to a #5 rebar of record at the P.C. of a curve to its left passing over a #5 rebar of record at 40.00';
2. Southwesterly on the arc of the curve 150.30' to a #5 rebar of record at the P.T., said curve having a radius of 95.00' and an L.C. of S.44°-28'-45"W., 135.11';
3. S.0°-50'-44"E., 323.94' to a PK nail of record on the south line of the NE 1/4 of Section 33 (centerline of Elm St.), passing over a #5 rebar of record at 283.94';
4. S.89°-48'-15"W. on the south line of the NE 1/4 of Section 33 (centerline of Elm St.), 60.00' to a PK nail, passing over a R.R. spike of record at 30.00';
5. N.0°-50'-44"W., 323.26' to a #5 rebar of record at the P.C. of a curve to the right passing over a #5 rebar of record at 40.00';
6. Northeasterly on the arc of the curve 42.42' to a #5 rebar of record at the P.R.C., said curve having a radius of 155.00' and an L.C. of N.6°-59'-46"E., 42.29';
7. Northwesterly on the arc of a curve to the left 44.98' to a #5 rebar of record at the P.T., said curve having a radius of 30.00' and an L.C. of N.28°-07'-06"W., 40.89';
8. N.71°-04'-23"W., 403.18' to a #5 rebar of record at the P.C. of a curve to the right;
9. Northwesterly on the arc of the curve 20.01' to a #5 rebar of record at the southwest corner of the South Side Christian Church property, said curve having a radius of 502.71' and L.C. of N.69°-55'-56"W., 20.01';
10. S.27°-44'-27"W., 0.15' with the east line of Golden Lane Condominiums;
11. N.71°-04'-23"W., 15.01' to the P.C. of a curve to the left;
12. Northwesterly on the arc of the curve 33.49' to the P.T., said curve having a radius of 100.00' and L.C. of N.80°-40'-01"W., 33.33';
13. S.89°-44'-21"W., 71.39' to the P.C. of a curve to the right
14. Northwesterly on the arc of the curve 171.95' to the P.T., said curve having a radius of 110.00' and L.C. of N.45°-28'-46"W., 154.97'
15. N.00°-41'-52"W., 200.58' to the P.C. of a curve to the left;
16. Northwesterly on the arc of the curve 33.98' to the P.R.C., said curve having a radius of 40.00' and L.C. of N.25°-02'-01"W., 32.97'
17. Northerly, easterly and southerly on the arc of the curve of a bulb cul-de-sac, 319.50' to the P.R.C., said curve having a radius of 66' and a delta angle of 277°-20'-34';
18. Southwesterly on the arc of the curve 33.98' to the P.T., said curve having a radius of 40.00' and L.C. of S.23°-38'-16"W., 32.97'
19. S.00°-41'-52"E., 200.58' to the P.C. of a curve to the left;
20. Southeastery on the arc of the curve 78.16' to the P.T., said curve having a radius of 50.00' and L.C. of S.45°-28'-46"E., 70.44'
21. N.89°-44'-21"E., 71.39' to the P.C. of a curve to the right
22. Southeastery on the arc of the curve 53.58' to the P.T., said curve having a radius of 160.00' and L.C. of S.80°-40'-01"E., 53.33'
23. S.71°-04'-23"E., 24.25' to the west line of the South Side Christian Church property;
24. S.00°-42'-00"E., 0.13' to a #5 rebar of record at a break on the west line of the South Side Christian Church property;
25. Southeastery on the arc of a curve to the left 10.75' to a #5 rebar of record at the P.T., said curve having a radius of 442.71' and an L.C. of S.70°-22'-41"E., 10.74';
26. S.71°-04'-23"E., 436.65' to a #5 rebar of record at the P.C. of a curve to the left;
27. Northeasterly on the arc of the curve 28.66' to a #5 rebar of record at the P.R.C., said curve having a radius of 30.00' and an L.C. of N.81°-33'-28"E., 27.58';
28. Northeasterly on the arc of a curve to the right 96.35' to a #5 rebar of record at the P.T., said curve having a radius of 155.00' and an L.C. of N.71°-59'-47"E., 94.81';
29. N.89°-48'-15"E., 335.73' to a PK nail of record on the east line of the NE 1/4 of Section 33 (centerline of Eastown Road), passing over a #5 rebar of record at 295.73';
30. S.0°-50'-44"E., 60.00' to the POINT OF BEGINNING, passing over a R.R. spike at 30.00'.

Reviewed by Tim Pipa gal
on 6-19, 1998

This area to be dedicated contains 2.788 acres, 1.680 acres are to be deducted from Allen County Tax Map Parcel No. 36-3301-07-018.003 and 0.135 acres from Parcel No. 36-3301-07-018.001 and 0.973 acres from Parcel No. 36-3301-07-016.001.

The above description and the basis of bearings herein are based on original boundary survey and legal descriptions prepared by Bacon & Associates as shown on a plat recorded at Plat Book 21, Page 26, and the plat of Golden Lane Condominiums prepared by Kent Surveying recorded at Plat Book 22, Page 107. No new survey has been performed by Kohli & Kaiher Associates, Inc.

June 11, 1998
Date

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



DEDICATION

The Trustees of South Side Christian Church, Four B's Real Estate and Golden Lane Condominiums, owners of the land contained in the hereon plat, hereby adopt the said plat and dedicate the land contained within the streets to the use and benefit of the public forever. In witness whereof, we have hereunto signed our names this 15th day of JUNE, 1998

Golden Lane Condominiums

Gary A. Staley
Gary A. Staley

Barbara L. Staley
Barbara L. Staley

Helena P. Boyd 164
Helena P. Boyd

Bernice B. Seward 182
Bernice B. Seward

Joyce J. Gilford-McConnell 185
Joyce J. Gilford-McConnell

Lois G. Fassel 197
Lois G. Fassel

Michael K. Skinner 186-202
Michael K. Skinner

Connie I. Skinner 186-202
Connie I. Skinner

William S. Lower
William S. Lower
witness

Partners of Four B's Real Estate:

James Jacob Brunner
James Jacob Brunner

Steven James Brunner
Steven James Brunner

Thomas William Brunner
Thomas William Brunner

Jonathon Edward Brunner
Jonathon Edward Brunner

Mary E. Kramer
Mary E. Kramer
witness

William S. Kramer
William S. Kramer
witness

Trustees of South Side Christian Church:

Miriam Adams, T.R.
Miriam Adams, Trustee

Bruce Ansley
Bruce Ansley, Trustee

Carl Corrello
Carl Corrello, Trustee

Gary McGinnis
Gary McGinnis, Trustee

Dale Roush
Dale Roush, Trustee

Dick Vermillion
Dick Vermillion, Trustee

Mary E. Kramer
Mary E. Kramer
witness

William S. Kramer
William S. Kramer
witness

ACKNOWLEDGEMENT

State of Ohio, Allen County, SS:
Before me, a Notary Public in and for the State and County, personally appeared Miriam Adams, Bruce Ansley, Carl Corrello, Gary McGinnis, Dale Roush and Dick Vermillion, Trustees for South Side Christian Church, and James Jacob Brunner, Steven James Brunner, Thomas William Brunner and Jonathon Edward Brunner, partners of Four B's Real Estate, and Gary A. Staley, Barbara L. Staley, Helena P. Boyd, Bernice B. Seward, Joyce J. Gilford-McConnell, Lois G. Fassel, Michael K. Skinner and Connie I. Skinner of Golden Lane Condominiums who acknowledged that they did sign the hereon Street Dedication Plat for South Side Drive, Professional Place and Golden Lane and that the signing thereof was their free act and deed.

In Witness Whereof, I have set my hand and seal this 15th day of JUNE, 1998.

Cynthia M. Cramer
Notary Public, Allen County, Ohio



COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 19th day of JUNE, 1998 Fee: NO FEE

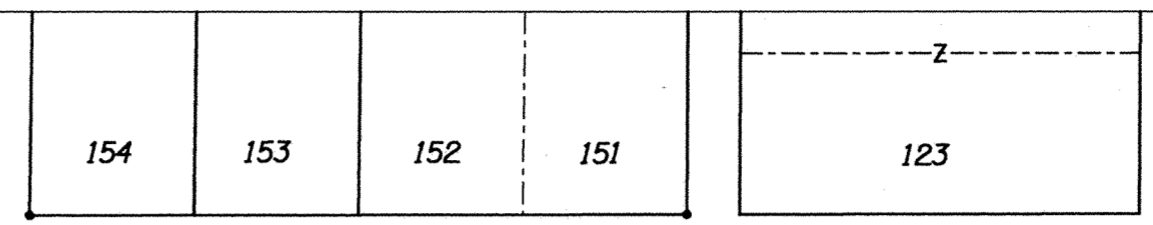
H. Dean French
Auditor of Allen County, Ohio K5

COUNTY RECORDER'S CERTIFICATE

No. 9812214
Filed for record in the Allen County, Ohio Recorder's Office this 19th day of June, 1998
at 2:47 o'clock PM and recorded in Allen County, Ohio, Plat Book 23 on Page 92
Fee: 7.70
Edward P. Reid by pm
Recorder of Allen County, Ohio

DEED VOL 842
Pg 363

VACATION OF CHERRY AND BUCKEYE ALLEYS BETWEEN ELIZABETH STREET AND CHERRY ALLEY BETWEEN MARKET STREET AND SPRING STREET



VACATION OF CHERRY AND BUCKEYE ALLEYS BETWEEN WEST MARKET STREET, WEST SPRING STREET, AND EAST OF SOUTH MARKET STREET

Situated in the State of Ohio, County of Allen, and in the City of Lima;

Being Two 16.5 foot wide alleys between Lots 115, 116, 117, 118, 119, 120, 121, 122 and 158, 159, 160, 161, 162, and also between Lots 155, 156, 157, 158 and 159 as shown and delineated upon the Recorded Plat of the City of Lima, as shown in Plat Book 4, Page 1, and being more particularly described as follows:

Beginning for Reference at a drill hole found in the concrete sidewalk at the point of intersection of the north right-of-way line of West Spring Street and the east right-of-way line of South Elizabeth Street, also being the Southwest corner of Lot 162;

Thence North 00°00'00" West, along the east right-of-way line of South Elizabeth Street and the west line of said Lots 162, 161, 160, and 159, (passing through a drill hole found in the concrete sidewalk at 39.96 feet), a distance of 201.05 feet to a point found at the Northwest corner of said Lot 159 and also being the Southwest corner of Buckeye Alley, said point being referenced by a p.k. nail found in the northerly direction at a distance of 0.09 feet and also being the TRUE POINT OF BEGINNING of the herein described tract of land;

Thence North 00°00'00" West, along the said easterly right-of-way line of South Elizabeth Street and the west line of Buckeye Alley, a distance of 16.50 feet to a point found at the Southwest corner of said Lot 155 and also being the Northwest corner of Buckeye Alley, said point being referenced by an iron pin found in the Southeasterly direction at a distance of 0.87 feet;

Thence North 89°48'53" East, along the said north line of Buckeye Alley and the south line of said Lots 155, 156, 157, and 158, a distance of 205.04 feet to a point found at the southeast corner of said Lot 158 and also being the northwest corner of the intersection of Buckeye Alley and Cherry Alley, said point being referenced by an iron pin found in the Southwesterly direction at a distance of 0.81 feet;

Thence North 00°12'21" East, along the said west line of Cherry Alley and the east line of said Lot 158, a distance of 201.77 feet to an iron pin set at the northeast corner of said Lot 158 and being the northwest corner of Cherry Alley and also being the southerly right-of-way line of West Market Street;

Thence North 89°53'07" East, along the said southerly right-of-way line of West Market Street and north line of Cherry Alley, a distance of 16.50 feet to an iron pin set at the northwest corner of said Lot 122 and also being the northeast corner of Cherry Alley;

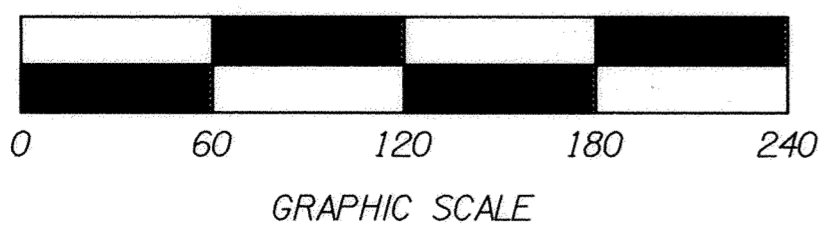
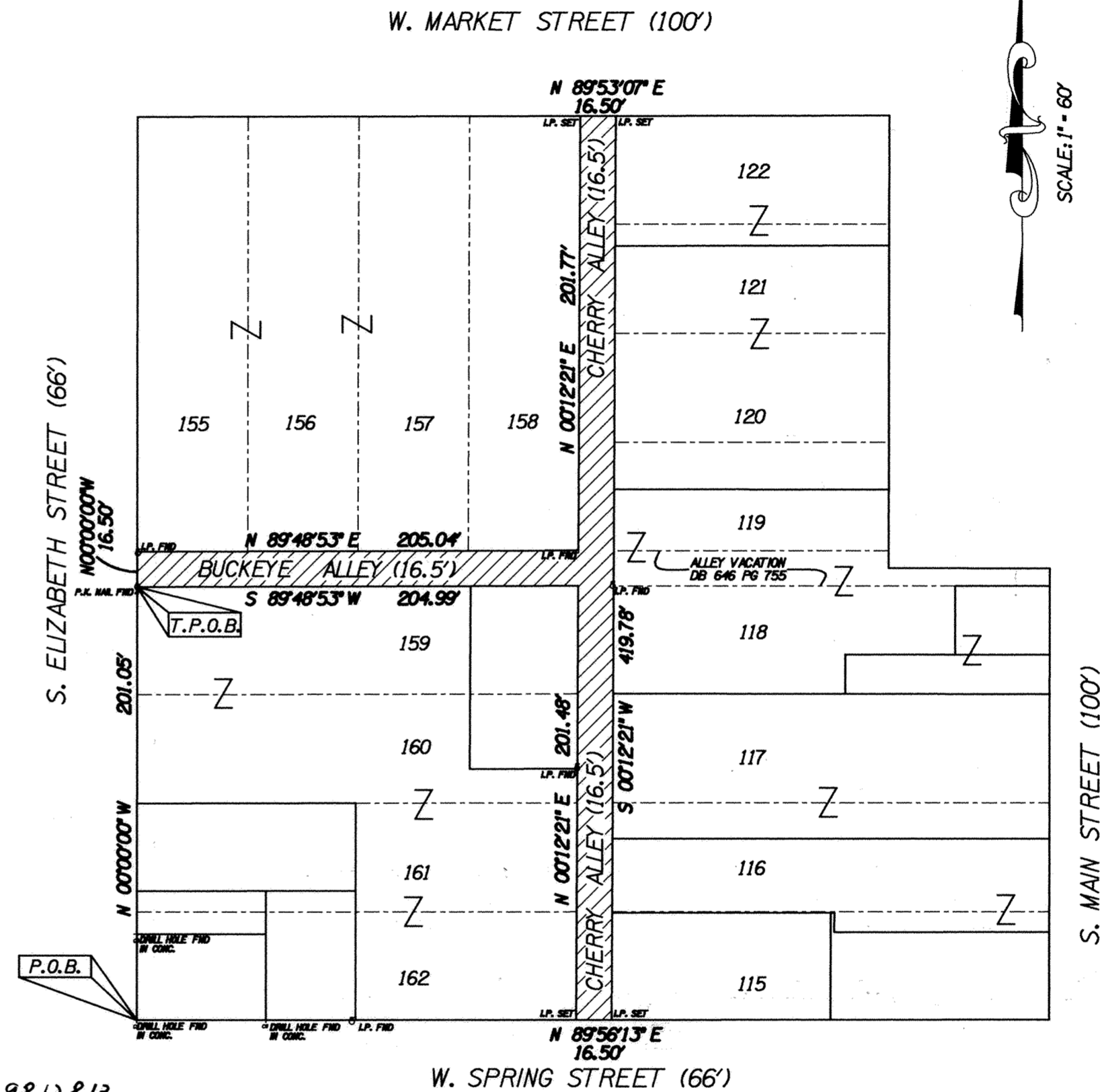
Thence South 00°12'21" West, along the east line of Cherry Alley and the west line of said Lots 122, 121, 120, 119, the vacation of Buckeye Alley as found in Deed Book 646, Page 755, and said Lots 118, 117, 116, and 115, a distance of 419.78 feet to an iron pin set at the southeast corner of Cherry Alley and at the southwest corner of said Lot 115 and also being in the north right-of-way line of West Spring Street;

Thence South 89°56'13" West, along the said northerly right-of-way line of West Spring Street and the south line of Cherry Alley, a distance of 16.50 feet to an iron pin set at the southeast corner of said Lot 162 and also being the southwest corner of Cherry Alley;

Thence North 00°12'21" East, along the west line of Cherry Alley and the east line of said Lots 162, 161, 160, and 159, (passing through an iron pin found at 116.68 feet), a distance of 201.48 feet to an iron pin set at the northeast corner of said Lot 159 and also being the southwest corner of the intersection of Cherry Alley and Buckeye Alley;

Thence South 89°48'53" West, along the south line of Buckeye Alley and the north line of said Lot 159, a distance of 204.99 feet to the PLACE OF BEGINNING and containing 10,311.85 square feet or 0.237 acres of land more or less;

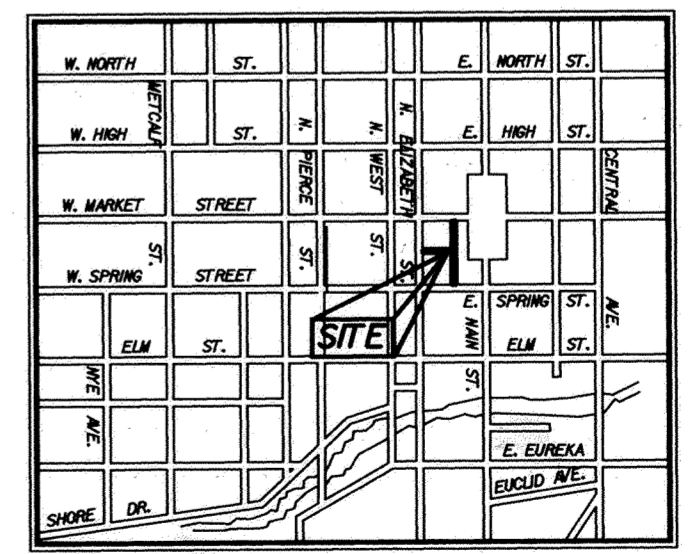
Subject to all easements and right-of-ways of record, and is based on an actual field survey performed by Lockwood, Jones, and Beals Inc. on January 30, 1998;



9812813
FILED AND RECORDED DEED VOL 842
JUNE 26, 1998 PG 604
AT 11:40 Am
PLAT BK 23 PG 44
EDWARD P. KIRK
ALLEN COUNTY RECORDER
20.70
CERTIFICATION

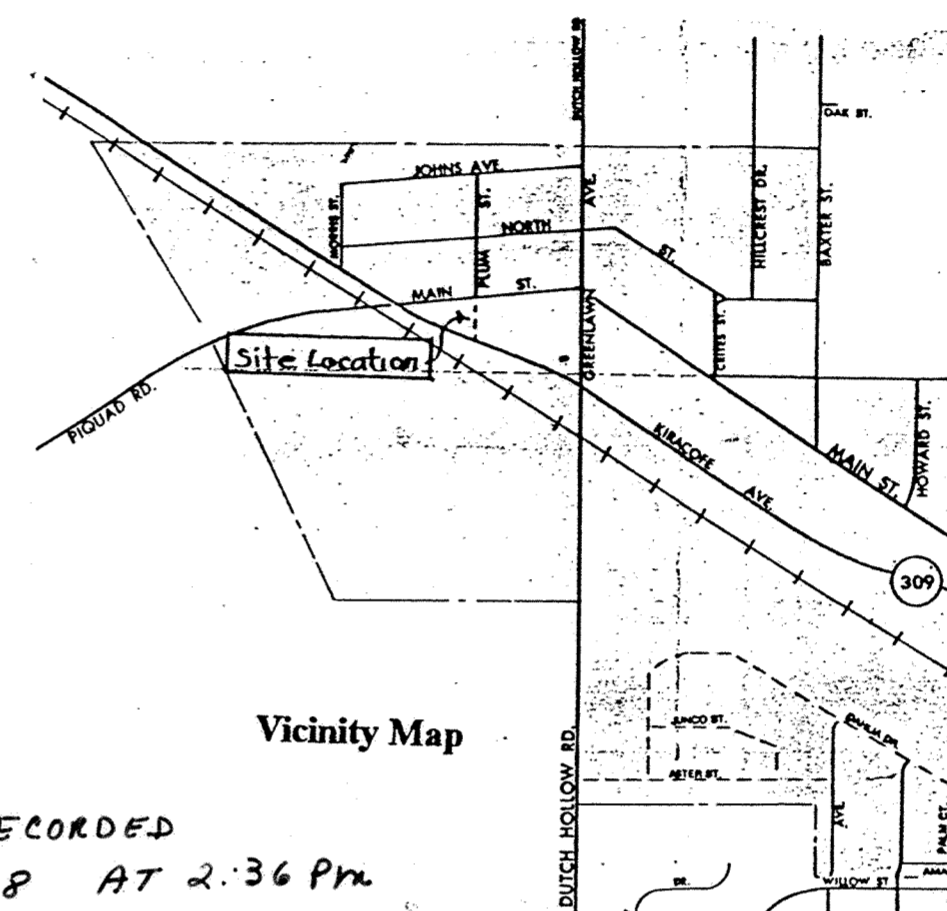
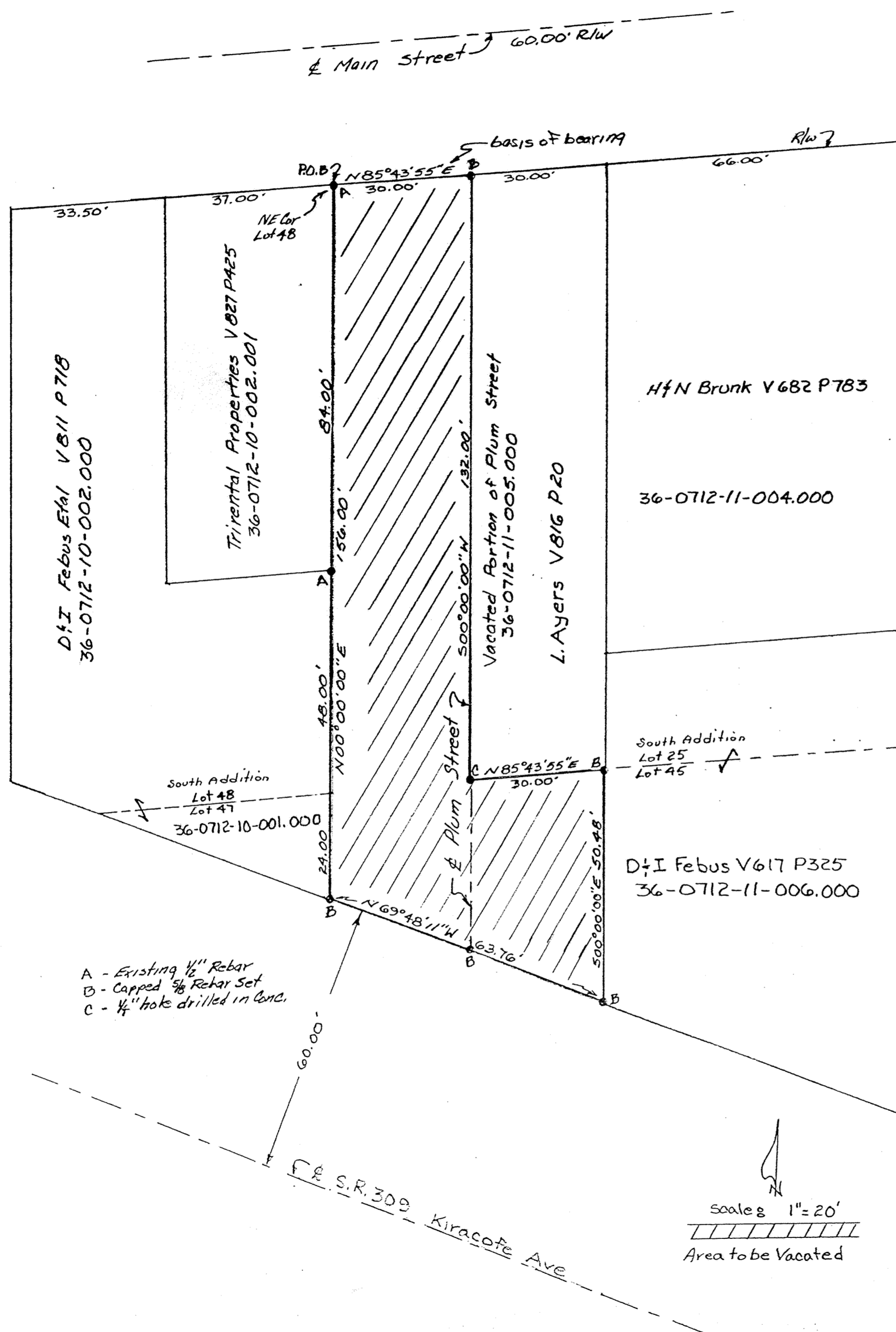
I hereby certify that the above description is based on an actual field survey performed by Lockwood, Jones and Beals on January 30, 1998. Monuments were set or found as called for on this plat. Bearings are based on the East right-of-way line of South Elizabeth Street, as recorded in Deed Book 720, Page 680.

Ronald John Yarano 5/1/98
RONALD J. YARANO REGISTERED SURVEYOR NO. 7169 DATE



VICINITY MAP (NOT TO SCALE)

STREET VACATION VILLAGE OF ELIDA ALLEN COUNTY, OHIO



9812854
 FILED AND RECORDED
 JUNE 26, 1998 AT 2:36 PM
 PLAT BK 23 Pg 45
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 FEE \$ 2070
 DEED VOL 842 Pg 628

LEGAL DESCRIPTION

Being part of a 60 foot Street known as Plum Street located between West Main Street and State Route 309 (Kiracofe Avenue) as shown on the Plat for the South Addition to the Village of Elida, Allen County, Ohio recorded in Plat Book 1 on Page 24 in the Recorder's Office of said Allen County and more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the Northeast corner of Lot Number 48 in said South Addition to said Village; thence N 85°43'55" E, (basis of bearing-previous survey) with the easterly projection of the northerly line of said lot (also being the south right-of-way of West Main Street), 30.00 feet to a capped 5/8 inch rebar set at the intersection of said projected line with the centerline of Plum Street; thence S 00°00'00" W with said centerline of said Street (also being the west line of a previously vacated portion of said Plum Street), 132.00 feet to a 1/4 inch hole drilled into a concrete foundation found; thence N 85°43'55" E, 30.00 feet to a capped 5/8 inch rebar set on the east right-of-way of said Plum Street (also being the west line of Lot Number 45 in said South Addition to said Village); thence S 00°00'00" E, with said east right-of-way line and west lot line 50.48 feet to a capped 5/8 inch rebar set on the northerly right-of-way of S.R. 309 (Kiracofe Avenue); thence N 69°48'11" W with said northerly right-of-way (passing through a capped 5/8 inch rebar set at 31.88 feet), 63.76 feet to a capped 5/8 inch rebar set on the west right-of-way of said Plum Street; thence N 00°00'00" E with said west right-of-way (also being the east line of Lots Number 47 and 48 in said South Addition to said Village passing through a 1/2 inch rebar found at 72.00 feet), 156.00 feet to the PLACE OF BEGINNING containing 0.142 acre more or less and subject to all legal easements of record

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

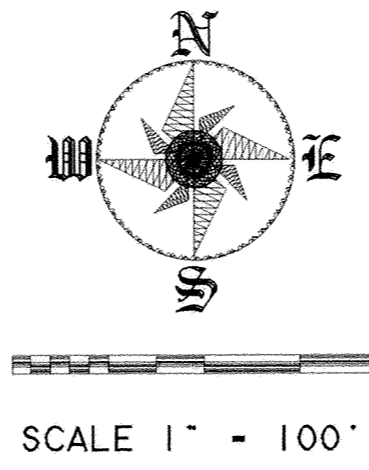
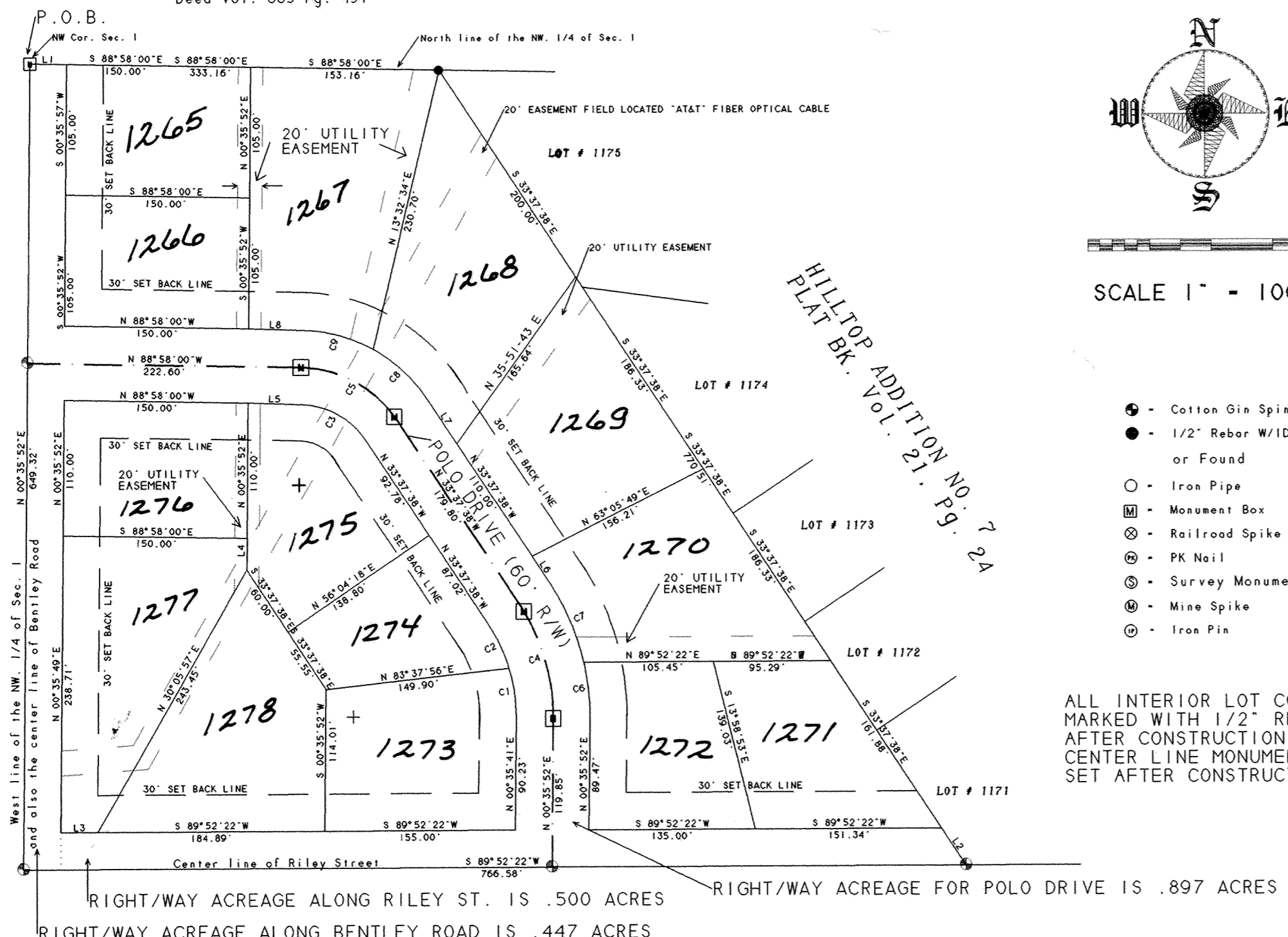
Richard D. Morrissey
 Richard D. Morrissey, L.S. 6470 (Ohio)
 Kuck and Morrissey, Inc.



Reviewed by *Larry Hayward*
 on 1-13, 1998

HILLTOP ADDITION NO. 8

Marilyn Diller
Deed Vol. 665 Pg. 491



- - Cotton Gin Spindle
- - 1/2" Rebar W/ID Cap Set or Found
- - Iron Pipe
- ⊠ - Monument Box
- ⊞ - Railroad Spike
- ⊙ - PK Nail
- ⊕ - Survey Monument
- ⊖ - Mine Spike
- ⊗ - Iron Pin

ALL INTERIOR LOT CORNERS TO BE MARKED WITH 1/2" REBAR WITH ID CAPS AFTER CONSTRUCTION.
CENTER LINE MONUMENT BOXES TO BE SET AFTER CONSTRUCTION.

RIGHT/WAY ACREAGE ALONG RILEY ST. IS .500 ACRES
RIGHT/WAY ACREAGE FOR POLO DRIVE IS .897 ACRES
RIGHT/WAY ACREAGE ALONG BENTLEY ROAD IS .447 ACRES

Being a parcel of land situated in the Village of Bluffton, Allen County, Ohio in the Northwest Quarter of Section 1, Township 2 South, Range 8 East and more particularly described as follows:

Commencing at a monument box found marking the Northwest Corner of Section 1 and the POINT OF BEGINNING; thence South eighty eight degrees fifty eight minutes zero seconds East along the North line of the Northwest Quarter of Section 1, a distance of 333.16 feet to an 1/2 inch rebar with ID cap found; thence South thirty three degrees thirty seven minutes thirty eight seconds East, a distance of 770.51 feet to a cotton gin spindle found on the center line of Riley Street; thence South eighty nine degrees fifty two minutes twenty two seconds West along the center line of Riley Street, a distance of 766.58 feet to a cotton gin spindle found at the intersection of the center line of Riley Street and the West line of the Northwest Quarter of Section 1 (also being the center line of Bentley Road); thence North zero degrees thirty five minutes fifty two seconds East along the West line of the Northwest Quarter and the center line of Bentley Road, a distance of 649.32 feet to the POINT OF BEGINNING; said described tract containing 8.137 acres, more or less. Tax parcel number A02-28-0106-02-050.000. Previous Deed recorded in Vol. 774, page 505

Subject to all legal highways, easements, and restrictions of use now on record.

Note: The bearings used in this description are on an assumed meridian assuming the North line of Section 1 to be South 88 Degrees 58 minutes 00 Seconds East and are for the purpose of angle determination only.

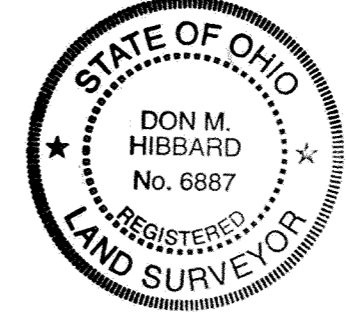
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	17°35'05"	132.40'	40.63'	20.48'	40.48'	N 08°11'48"W
C 2	16°38'25"	132.40'	38.45'	19.36'	38.32'	N 25°18'17"W
C 3	55°20'22"	65.36'	63.13'	34.27'	60.70'	N 61°17'49"W
C 4	34°13'30"	162.40'	97.01'	50.00'	95.57'	N 16°30'53"W
C 5	55°20'22"	95.36'	92.10'	50.00'	88.56'	N 61°17'49"W
C 6	13°40'02"	192.40'	45.90'	23.06'	45.79'	N 06°14'16"W
C 7	20°33'28"	192.40'	69.03'	34.89'	68.66'	N 23°20'50"W
C 8	27°23'25"	125.36'	59.93'	30.55'	59.36'	N 47°19'15"W
C 9	27°56'57"	125.36'	61.15'	31.20'	60.55'	N 74°59'37"W

LINE	BEARING	DISTANCE
L 1	S 88°58'00"E	30.00'
L 2	S 33°37'38"E	35.98'
L 3	S 89°52'22"W	30.11'
L 4	S 00°35'52"W	42.49'
L 5	N 88°08'27"W	26.27'
L 6	N 33°37'38"W	43.53'
L 7	N 33°37'38"W	43.53'
L 8	N 88°09'07"W	42.84'

I hereby certify this to be a true return of a survey made by me and that the monuments are found and/or set as indicated.
Dec. 12, 1998
Dora

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

Reviewed by Tim Piper Jr
on June 30, 1998



ALLEN COUNTY AUDITOR

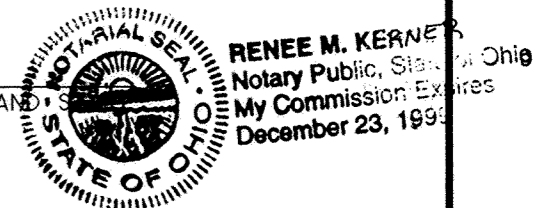
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 30th day of June, 1998. FEE: 7.00

W. Dean French ALLEN COUNTY AUDITOR

NOTARY PUBLIC, STATE OF OHIO

Be it remembered that on this 30th day of June, 1998 personally came the said owners, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

Renée M. Kerner NOTARY PUBLIC IN AND FOR SAID COUNTY AND



9813065 ALLEN COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THE 30th day of June, 1998 and THAT IT WAS RECORDED ON THE 30th day of June, 1998 at 11:36 AM IN VOLUME 23 PAGE 46 IN THE PLAT RECORDS OF ALLEN, COUNTY, OHIO.

Edward P. Keil ALLEN COUNTY RECORDER

OWNERS DEDICATION AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER, EASEMENTS AS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS Lisa M. Beiring OWNER Donald Kimmet
Renée M. Kerner Shirley A. Kimmet

APPROVAL BY THE VILLAGE OF BLUFFTON

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF BLUFFTON THIS 22ND DAY OF JUNE, 1998.

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

James P. Bing MAYOR [Signature] COUNCIL PRESIDENT

FILE NAME - DKWEST02

SURVEY FOR DON KIMMET
NORTHWEST QUARTER OF SECTION ONE
TOWNSHIP 2 SOUTH, RANGE 8 EAST,
VILLAGE OF BLUFFTON,
ALLEN COUNTY, OHIO

D. M. HIBBARD & ASSOCIATES
127 SOUTH WALNUT STREET
OTTAWA, OHIO 45875
419-523-5789

13

RESTRICTIONS

1. Said lots shall be used for residence purposes only, and shall not be used for any trade, business or industrial purposes, except for home work shops and home greenhouses incidental to the residential use.
2. No residential building shall be erected, altered, placed or permitted to remain on any lot which shall have living space exclusive of basement, porches, garage, etc., of less than 1,600 square feet.
3. No residential building plot shall be created and used as a home site which has a frontage less than shown on the recorded plat.
4. No old buildings or structures shall be moved onto any of the building plots in said Addition, and no structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. All construction of any kinds shall be of new materials.
5. No construction shall be permitted without prior approval by Don Kimmert, Developer. This applies even if lot is resold. A picture and description of planned construction must be approved prior to construction.
6. Set back lines for construction and permanent easements for utility purposes are hereby created and reserved as shown on the recorded plat. Copies of the plat are available from the developer, village officials, or the Court House.
7. No animals, livestock or poultry shall be kept or maintained on any part of this said Addition except that ordinary household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes, and do not constitute an annoyance or nuisance.
8. No nuisance, advertising signs, billboards and/or other advertising devices except such as pertain to the sale of the land upon which said sign is located shall be permitted on said lots, nor shall said lots be used in any way which may endanger the health, or unreasonably distract the quiet of any other of the adjacent lots.
9. Mailboxes will be of similar construction and will be available from the developer when needed.
10. Nothing shall be permitted on said lots which may be or become detrimental to a good neighborhood as determined by the Village elected officials.
11. Each lot shall construct sidewalks within two years of construction. Construction details for sidewalks will be determined by village administrators.
12. Enforcement of the within conditions and/or restrictions shall be by proceedings at law in equity against any person or persons violating or attempting to violate the same, either to restrain violation or to recover damage.
13. Invalidation of any of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
14. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all buildings sites, and all persons claiming under them until January 1, 2009, after which time covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each; provided that the owners of a three-fourths majority of the building sites may, in writing, change, alter, amend and annul any of the other restrictions, reservations or conditions at any time.

DEVELOPER: DON KIMMET
 211 Chestnut Drive
 Ottawa, OH 45875
 Phone (419)523-6773

BLUFFTON VILLAGE OFFICES: Phone (419)358-2066

LEGAL DESCRIPTION

Being a parcel of land situated in the Village of Bluffton, Allen County, Ohio in the Northwest Quarter of Section 1, Township 2 South, Range 8 East and more particularly described as follows:

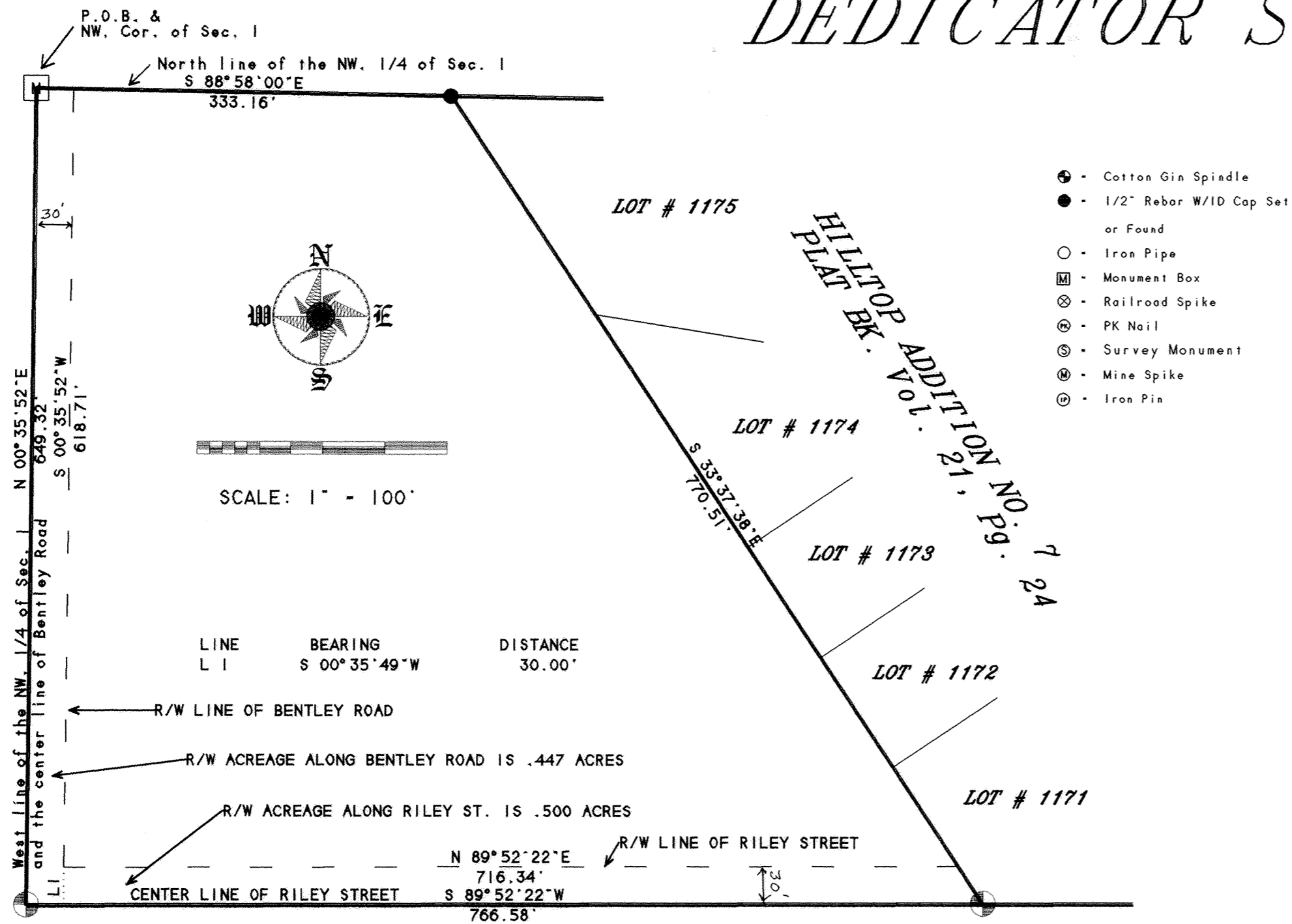
Commencing at a monument box found marking the Northwest Corner of Section 1, and the POINT OF BEGINNING: thence South eighty eight degrees fifty eight minutes zero seconds East along the North line of the Northwest Quarter of Section 1, a distance of 333.16 feet to an 1/2 inch rebar with ID cap found; thence South thirty three degrees thirty seven minutes thirty eight seconds East, a distance of 770.51 feet to a cotton gin spindle found on the center line of Riley Street; thence South eighty nine degrees fifty two minutes twenty two seconds West along the center line of Riley Street, a distance of 766.58 feet to a cotton gin spindle found at the intersection of the center line of Riley Street and the West line of the Northwest Quarter of Section 1 (also being the center line of Bently Road); thence North zero degrees thirty five minutes fifty two seconds East along the West line of the Northwest Quarter and the center line of Bently Road, a distance of 649.32 feet to the POINT OF BEGINNING; said described tract containing 8.137 acres, more or less. Tax parcel number A02-28-0106-02-050.000. Previous Deed recorded in Vol. 774, page 505

Subject to all legal highways, easements, and restrictions of use now on record.

Note: The bearings used in this description are on an assumed meridian assuming the North line of Section 1 to be South 88 Degrees 58 minutes 00 Seconds East and are for the purpose of angle determination only.

DKRES	
HILLTOP ADDITION NO. 8	
Part of Section 8, Township 2 South, Range 8 East, Village of Bluffton, Allen County, Ohio	
DM HEBBARD & ASSOCIATES 127 SOUTH WALNUT STREET OTTAWA, OHIO 45875 419-523-5789	2 3

HILLTOP ADDITION NO. 8 DEDICATOR'S PLAT



Being a parcel of land situated in the Village of Bluffton, Allen County, Ohio in the Northwest Quarter of Section 1, Township 2 South, Range 8 East and more particularly described as follows:

Commencing at a monument box found marking the Northwest Corner of Section 1, and the POINT OF BEGINNING: thence South eighty eight degrees fifty eight minutes zero seconds East along the North line of the Northwest Quarter of Section 1, a distance of 333.16 feet to an 1/2 inch rebar with ID cap found; thence South thirty three degrees thirty seven minutes thirty eight seconds East, a distance of 770.51 feet to a cotton gin spindle found on the center line of Riley Street; thence South eighty nine degrees fifty two minutes twenty two seconds West along the center line of Riley Street, a distance of 766.58 feet to a cotton gin spindle found at the intersection of the center line of Riley Street and the West line of the Northwest Quarter of Section 1 (also being the center line of Bentley Road); thence North zero degrees thirty five minutes fifty two seconds East along the West line of the Northwest Quarter and the center line of Bentley Road, a distance of 649.32 feet to the POINT OF BEGINNING: said described tract containing 8.137 acres, more or less. Tax parcel number A02-28-0106-02-050.000, Previous Deed recorded in Vol. 774, page 505

Subject to all legal highways, easements, and restrictions of use now on record.

Note: The bearings used in this description are on an assumed meridian assuming the North line of Section 1 to be South 88 Degrees 58 minutes 00 Seconds East and are for the purpose of angle determination only.

OWNERS DEDICATION AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER, EASEMENTS AS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS _____ OWNER _____

ALLEN COUNTY AUDITOR
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS _____ day of _____, 199____. FEE: _____

Allen County Auditor

ALLEN COUNTY RECORDER
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THE _____ day of _____, 199____, and THAT IT WAS RECORDED ON THE _____ day of _____, 199____ at _____ m. IN VOLUME _____ PAGE _____ IN THE PLAT RECORDS OF ALLEN, COUNTY, OHIO.

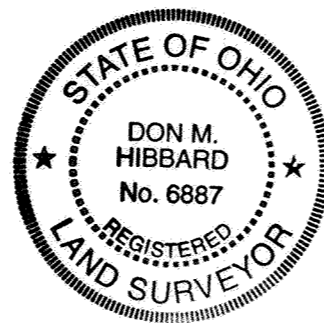
ALLEN COUNTY RECORDER

APPROVAL BY THE VILLAGE OF BLUFFTON
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF BLUFFTON THIS _____ DAY OF _____, 199____.
THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN 90 DAYS OF THIS APPROVAL.

MAYOR _____ COUNCIL PRESIDENT _____

NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY
Be it remembered that on this _____ day of _____, 199____ personally came the said owners, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



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

Dec. 12, 1996
Date

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

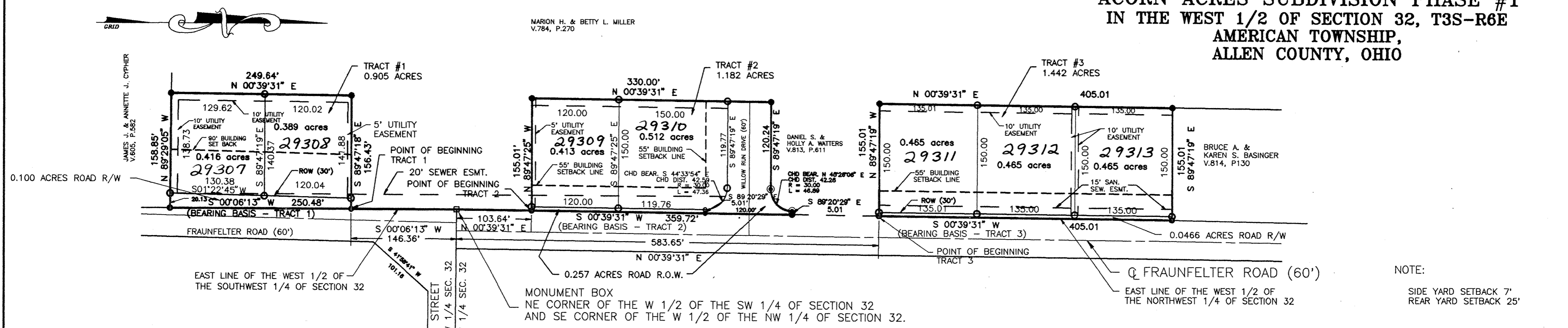
FILE NAME - DKWEST03
SURVEY FOR DON KIMMET

NORTHWEST QUARTER OF SECTION ONE
TOWNSHIP 2 SOUTH, RANGE 8 EAST,
VILLAGE OF BLUFFTON,
ALLEN COUNTY, OHIO

D.M. HIBBARD & ASSOCIATES
127 SOUTH WALNUT STREET
OTTAWA, OHIO 45875
419-523-5789

3
3

ACORN ACRES SUBDIVISION PHASE #1 IN THE WEST 1/2 OF SECTION 32, T3S-R6E AMERICAN TOWNSHIP, ALLEN COUNTY, OHIO



For Affidavit clarifying set back
Lines see Deed Vol 859 pg 528

NOTE:
SIDE YARD SETBACK 7'
REAR YARD SETBACK 25'

- LEGEND**
- - MONUMENT BOX FOUND W/ CHISELED "X" IN THE LID FOUND
 - - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ "SHELDON E&S LIMA, OH" CAP SET
 - - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" SET
 - ⊙ - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" FOUND

ACORN ACRES SUBDIVISION PHASE #1 TRACT 1 0.905 ACRES

Being a parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 32, Township 3 South, Range 6 East, American Township, Allen County, Ohio, split from Tax Parcel #36-3202-03-001.000 described in a Warranty Deed to Marion H. Miller and Betty L. Miller recorded in Volume 784, Page 270, of the Allen County, Ohio deed records, and more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the northeast corner of the West 1/2 of the Southwest 1/4 of Section 32 -

Thence South 00°-06'-13" West (bearing basis) on and along the east line of the West 1/2 of said Southwest 1/4 for a distance of 146.36 feet to a 5/8-inch iron pin in concrete set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described -

Thence continuing South 00°-06'-13" West on and along said east line for a distance of 250.48 feet to a 5/8-inch iron pin in concrete set -

Thence North 89°-29'-05" West for a distance of 158.85 feet to a 5/8-inch iron pin in concrete set, passing at 20.13 feet a 5/8-inch iron pin set -

Thence North 00°-39'-31" East for a distance of 249.64 feet to a 5/8-inch iron pin in concrete set, passing at 129.62 feet a 5/8-inch iron pin set -

Thence South 89°-47'-18" East for a distance of 156.43 feet to the point of beginning, passing at 141.88 feet a 5/8-inch iron pin set.

The foregoing description is from a current field survey performed in July, 1998, under the supervision of Ohio Registered Surveyor James D. Sheldon (#4569) and the tract as described contains in all 0.905 acres of land, of which 0.100 acres are road right of way, subject, however, to all legal easements and rights of way.

Note: All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

Reviewed by L. Stajonovich
on 7-31, 1998 Jax

ACORN ACRES SUBDIVISION PHASE #1 TRACT 2 1.182 ACRES

Being a parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 32, Township 3 South, Range 6 East, American Township, Allen County, Ohio, split from Tax Parcel #36-3202-03-001.000 described in a Warranty Deed to Marion H. Miller and Betty L. Miller recorded in Volume 784, Page 270, of the Allen County, Ohio deed records, and more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southeast corner of the West 1/2 of the Northwest 1/4 of Section 32 -

Thence North 00°-39'-31" East (bearing basis) on and along the east line of the West 1/2 of said Northwest 1/4 for a distance of 103.64 feet to a 5/8-inch iron pin in concrete set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described -

Thence North 89°-47'-25" West for a distance of 155.01 feet to a 5/8-inch iron pin in concrete set, passing at 5.01 feet a 5/8-inch iron pin set -

Thence North 00°-39'-31" East for a distance of 330.00 feet to a 5/8-inch iron pin in concrete set, passing at 120.00 feet and at 270.00 feet 5/8-inch iron pins set -

Thence South 89°-47'-19" East for a distance of 120.24 feet to a 5/8-inch iron pin found -

Thence on and along a curve to the left having a radius of 30.00 feet, an arc length of 46.89 feet, and a chord bearing North 45°-26'-06" East for a distance of 42.26 feet to a 5/8-inch iron pin found -

Thence South 89°-20'-29" East for a distance of 5.01 feet to a 5/8-inch iron pin in concrete set on the east line of the West 1/2 of said Northwest 1/4 -

Thence South 00°-39'-31" West on and along said east line for a distance of 359.72 feet to the point of beginning, passing at 120.00 feet a 5/8-inch iron pin set.

The foregoing description is from a current field survey performed in July, 1998, under the supervision of Ohio Registered Surveyor James D. Sheldon (#4569) and the tract as described contains in all 1.182 acres of land, of which 0.257 acres are road right of way, subject, however, to all legal easements and rights of way.

Note: All iron pins set or found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

ACORN ACRES SUBDIVISION PHASE #1 TRACT 3 1.442 ACRES

Being a parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 32, Township 3 South, Range 6 East, American Township, Allen County, Ohio, split from Tax Parcel #36-3202-03-001.000 described in a Warranty Deed to Marion H. & Betty L. Miller recorded in Volume 784, Page 270, of the Allen County, Ohio deed records, and more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found marking the southeast corner of the West 1/2 of the Northwest 1/4 of Section 32 -

Thence North 00°-39'-31" East (bearing basis) on and along the east line of the West 1/2 of said Northwest 1/4 for a distance of 583.65 feet to a 5/8-inch iron pin in concrete set marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described -

Thence North 89°-47'-19" West for a distance of 155.01 feet to a 5/8-inch iron pin in concrete set, passing at 5.01 feet a 5/8-inch iron pin set -

Thence North 00°-39'-31" East for a distance of 405.01 feet to a 5/8-inch iron pin in concrete set, passing at 135.01 feet and at 270.01 feet 5/8-inch iron pins set -

Thence South 89°-47'-19" East for a distance of 155.01 feet to a 5/8-inch iron pin in concrete set on the east line of the west 1/2 of said Northwest 1/4, passing at 150.00 feet a 5/8-inch iron pin set -

Thence South 00°-39'-31" West on and along said east line for a distance of 405.01 feet to the point of beginning.

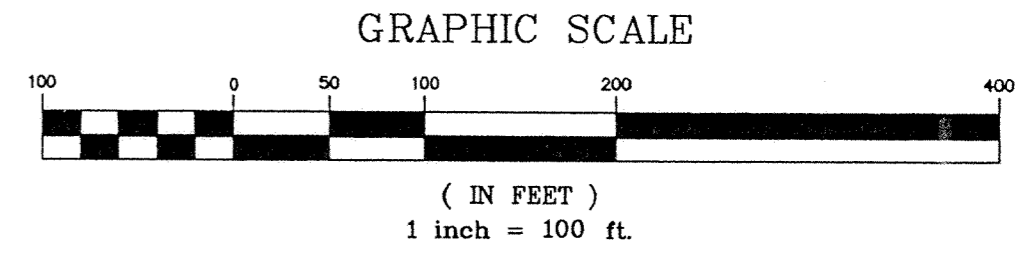
The foregoing description is from a current field survey performed in July, 1998, under the supervision of Ohio Registered Surveyor James D. Sheldon (#4569) and the tract as described contains in all 1.442 acres of land, of which 0.047 acres are road right of way, subject, however, to all legal easements and rights of way.

Note: All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

NOTE: ALL UTILITY, STORM AND SANITARY SEWER EASEMENT LINES RUNNING EAST AND WEST ALONG THE INTERIOR LOT LINES IN PHASE #1, ARE CENTERED AROUND SAID LOT LINES, WITH AN EQUAL SPLIT ON EITHER SIDE OF THE LOT LINES.

NOTE: THE SEWER EASEMENT RUNNING ALONG FRAUNFELTER RD. (20' IN WIDTH ON THE SOUTH END AND 15' IN WIDTH ON THE NORTH END) SHALL BE A SANITARY AND A STORM SEWER EASEMENT.

ZONING : R1 - RESIDENTIAL DISTRICT.



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 ROAD RIGHT-OF-WAY AS SHOWN THEREON, COMPRISING A TOTAL OF 0.2234 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 4 OF 4 ".

Craig Mesch
WITNESS

Marion H. Miller
MARION H. MILLER

Shirley Dawn
WITNESS

Betty L. Miller
BETTY L. MILLER

NOTARY PUBLIC

STATE OF OHIO
ss:
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 10 DAY OF March, 1998, PERSONALLY CAME THE SAID MARION H. MILLER AND BETTY L. MILLER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Dawn
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

MY COMMISSION EXPIRES: 9/19/01

APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION ON JULY 21, 1998.

THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAY OF THIS APPROVAL.

Thomas M. Morgan
DIRECTOR OF THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

COUNTY AUDITOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR TRANSFER ON THE 31st DAY OF July, 1998. FEE: \$ 3.50.

H. Dean French
AUDITOR OF ALLEN COUNTY, OHIO
KS

9815703

COUNTY RECORDER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 31st DAY OF July, 1998, AT 2:07 O'CLOCK P.M. AND RECORDED IN ALLEN PLAT BOOK 23 ON PAGE 49. FEE: \$ 82.80.

Edward P. Keel, Jr.
RECORDER OF ALLEN COUNTY, OHIO

COUNTY ENGINEER'S CERTIFICATION

THIS ENDORSEMENT SHALL CONSTITUTE ACCEPTANCE FOR PUBLIC USE OF THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT.

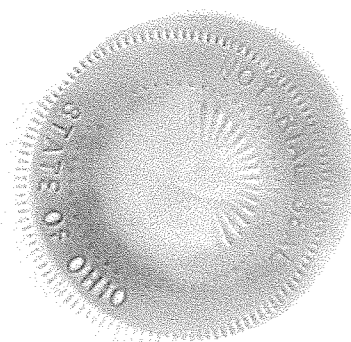
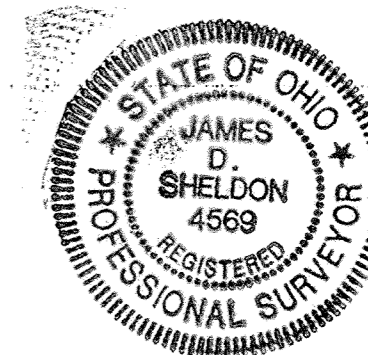
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN MAY 1996 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

James D. Sheldon 31 July 1998
JAMES D. SHELDON
REG. SURVEYOR #4569
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.

OWNER: MARION H. & BETTY L. MILLER
331 S. WAPAK ROAD
ELIDA, OHIO 45807
(419) 999-5894



**PLAT OF A SURVEY
OF
DEDICATORS LAND
ACORN ACRES SUBDIVISION PHASE #1
IN THE WEST 1/2 OF SECTION 32, T3S-R6E
AMERICAN TOWNSHIP,
ALLEN COUNTY, OHIO**

DESCRIPTION
DEDICATORS' LAND
44.861 ACRES

Being a parcel of land situated in the West 1/2 of Section 32, Township 3 South, Range 6 East, American Township, Allen County, Ohio, split from Tax Parcel #36-3202-03-001.000 described in a Warranty Deed to Marion H. Miller and Betty L. Miller recorded in Volume 784, Page 270, of the Allen County, Ohio deed records and more particularly described as follows:

BEGINNING FOR THE SAME at a chiseled "X" in the lid of a monument box found marking the West 1/8 Post of the Northwest 1/4 of Section 32 and the intersection of the centerline of Wapak Road with the centerline of Cotner Road -
 Thence South 89°-47'-19" East (bearing basis) on and along the north line of the Southwest 1/4 of the Northwest 1/4 of said Section and the centerline of Cotner Road (30' right of way) for a distance of 1028.31 feet to a PK nail found -
 Thence South 00°-39'-31" West for a distance of 175.00 feet to a 5/8-inch iron pin found, passing at 15.00 feet a 5/8-inch iron pin set -
 Thence South 89°-47'-19" East for a distance of 150.00 feet to a 5/8-inch iron pin found -
 Thence South 00°-39'-31" West for a distance of 150.00 feet to a 5/8-inch iron pin found -
 Thence South 89°-47'-19" East for a distance of 155.01 feet to a 5/8-inch iron pin set on the east line of the West 1/2 of the Northwest 1/4 of Section 32 -
 Thence South 00°-39'-31" West on and along said east line for a distance of 405.01 feet to a 5/8-inch iron pin found -
 Thence North 89°-47'-19" West for a distance of 155.01 feet to a 5/8-inch iron pin found -
 Thence South 00°-39'-31" West for a distance of 150.00 feet to a 5/8-inch iron pin found -
 Thence South 89°-47'-19" East for a distance of 120.24 feet to a 5/8-inch iron pin found -
 Thence on and along a curve to the left having a radius of 30.00 feet, an arc length of 46.89 feet, and a chord bearing North 45°-26'-06" East for a distance of 42.26 feet to a 5/8-inch iron pin found -
 Thence South 89°-20'-29" East for a distance of 5.01 feet to a 5/8-inch iron pin found on the east line of the West 1/2 of the Northwest 1/4 of Section 32 -
 Thence South 00°-39'-31" West on and along said east line for a distance of 463.36 feet to a chiseled "X" in the lid of a monument box found marking the northeast corner of the West 1/2 of the Southwest 1/4 of Section 32 -
 Thence South 00°-06'-13" West on and along the east line of the West 1/2 of said Southwest 1/4 for a distance of 396.84 feet to a 5/8-inch iron pin set -
 Thence North 89°-29'-05" West for a distance of 1127.45 feet to a 5/8-inch iron pin set -
 Thence North 00°-30'-55" East for a distance of 439.00 feet to a 5/8-inch iron pin set -
 Thence South 89°-29'-05" East for a distance of 182.15 feet to a 5/8-inch iron pin set -
 Thence North 00°-37'-31" East for a distance of 335.00 feet to a 5/8-inch iron pin set -
 Thence North 89°-29'-05" West for a distance of 390.00 feet to a PK nail found on the west line of Section 32 and centerline of Wapak Road (60' right-of-way), passing at 360.00 feet a 5/8-inch iron pin set -
 Thence North 00°-37'-31" East on and along said west line and said centerline for a distance of 929.42 feet to the point of beginning.

The foregoing description is based on a current field survey performed in July, 1998, under the supervision of Ohio Registered Surveyor James D. Sheldon (14569) and the tract as described contains in all 44.861 acres of land, of which 1.235 acres are road right of way, subject, however, to all legal easements and rights of way.

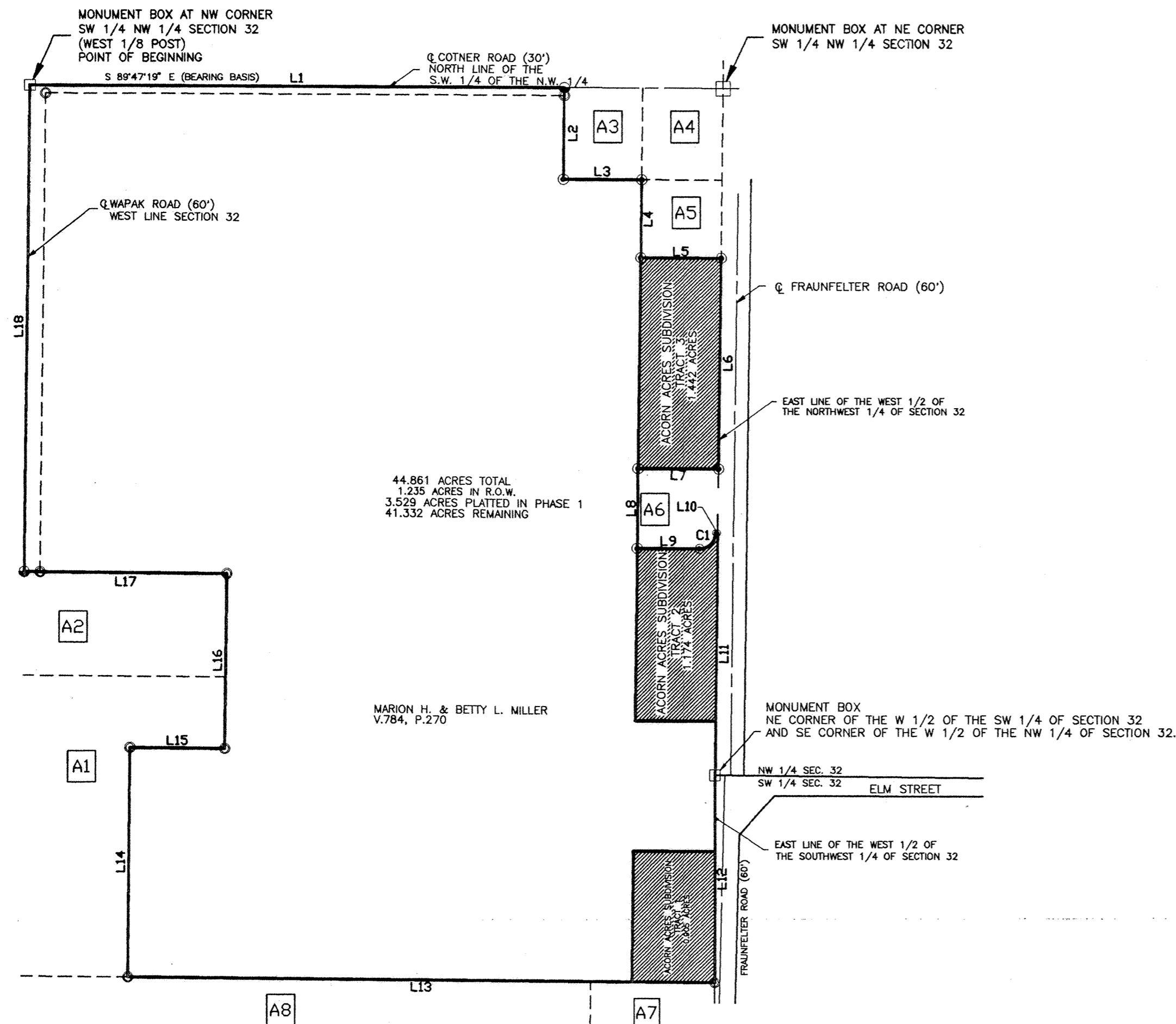
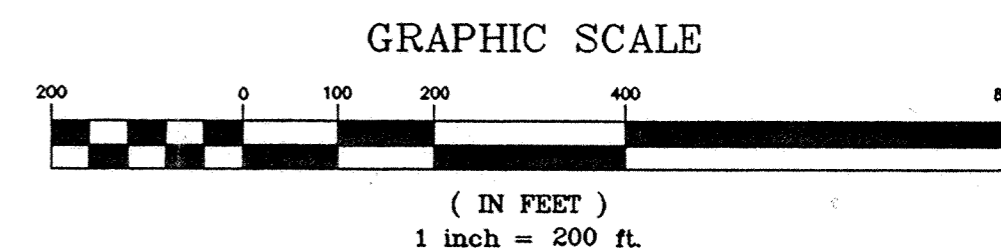
Note: Iron pins set or found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

Reviewed by *S. Hayward Jay*
on 7-31, 1998

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

LEGEND

- - MONUMENT BOX W/ CHISELED "X" IN THE LID FOUND
- - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" SET
- - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" FOUND
- ⊙ - 5/8" IRON PIN FOUND (NOT CAPPED)
- ⊙ - PK NAIL FOUND



ADJOINERS TABLE

KEY	OWNER	VOLUME	PAGE
A1	MARION H. AND BETTY L. MILLER	784	270
A2	C. GENE MORGRET AND CLAIRE A. MORGRET	727	83
A3	RONALD A. AND LORI K. CLIPPINGER	804	559
A4	GENE W. AND JULIE M. STEMEN	806	718
A5	BRUCE A. AND KAREN S. BASINGER	814	130
A6	DANIEL S. AND HOLLY A. VATTERS	813	611
A7	JAMES J. AND ANNETTE J. CYPHER	605	582
A8	BETHEL E. CYPHER	800	776

A1 SYMBOL INDICATING PROPERTY ADJOINER AS SHOWN IN CHART ABOVE

ACTUAL FIELD SURVEY PERFORMED IN JULY, 1998

CURVE TABLE				
CURVE	CHD DIRECTION	CHD DIST.	LENGTH	RADIUS
C1	N45°26'06" E	42.26'	46.89	30.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	1028.31	S 89°47'19" E
L2	175.00	S 00°39'31" W
L3	150.00	S 89°47'19" E
L4	150.00	S 00°39'31" W
L5	155.01	S 89°47'19" E
L6	405.01	S 00°39'31" W
L7	155.01	N 89°47'19" W
L8	150.00	S 00°39'31" W
L9	120.24	S 89°47'19" E
L10	5.01	S 89°20'29" E
L11	463.36	S 00°39'31" W
L12	396.84	S 00°06'13" W
L13	1127.45	N 89°29'05" W
L14	439.00	N 00°30'55" E
L15	182.15	S 89°29'05" E
L16	335.00	N 00°37'31" E
L17	390.00	N 89°29'05" W
L18	929.42	N 00°37'31" E

RESTRICTIONS ACORN ACRES SUBDIVISION PHASE 1

1. Said lots shall be used for residence purposes only, and shall not be used for any trade, business or industrial purposes, except for home workshop and home greenhouses incidental to the residential use.
2. No residential one-story dwelling shall be erected, altered, placed or permitted to remain on any lot which shall have a ground floor area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage of less than 1,800 square feet. No residential two-story or bi-level dwelling shall be erected, altered, placed or permitted to remain on any lot which shall have an area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage of less than 1,500 square feet for the first floor and 1900 square feet total.
3. No structure other than a single-family dwelling with an attached two-car minimum garage shall be erected, maintained or permitted to remain on the premises. No old buildings or structures shall be moved onto any of the building plots in said subdivision and no structure of a temporary character, trailer, recreational vehicles, basement, tent, shack, garage or other outbuilding shall be on any lot any time as a residence, either temporarily or permanently.
4. Any such dwelling erected on these premises shall be constructed of conventional dimensional lumber. All construction of any kind shall be new material. No log-style structures shall be permitted. No outbuilding shall be erected unless approved by the Architecture Committee.
5. No wall, fence or hedge shall be planted or erected on any building site which shall exceed six feet in height from ground level. No fences of any kind shall be placed in front of the residence. The only fences permitted will be cedar fences (built with 2 x 4 bracing and 4 x 4 corner posts) placed around pools and patios in the rear of the property. All fences must be maintained or removed by the owner or at the owner's expense.
6. No animals, livestock or poultry shall be kept or maintained on any part of this subdivision except that ordinary household pets may be kept provided they are not kept, bred or maintained for any commercial purpose, and do not constitute an annoyance or nuisance.
7. No nuisance, advertising signs, billboards and/or other advertising devices except such as pertain to the sale of land upon which said sign is located shall be permitted on said lots, nor shall said lots be used in any way which may endanger the health or unreasonably distract the quiet of any other adjacent lots.
8. No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall commercial gambling be permitted in said subdivision.
9. Satellite dishes may not exceed 20 inches in diameter.
10. Nothing shall be permitted on said lots which may be or become detrimental to a good residential neighborhood.
11. All driveways shall be constructed of concrete or asphalt concrete. If an alternate surface is to be used it must have prior written approval of the Architecture committee.
12. Enforcement of the within conditions or restrictions shall be by proceeding at law in equity against any person or persons violating or attempting to violate the same, either to restrain violation or to recover damage.
13. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. Architecture Committee formed by Marion H. and Betty L. Miller and Don Belville - majority vote rules. This committee approves all plans, building sizes and elevations. Plans and Plot Plans must be submitted. If any member of the committee chooses to resign or is unable to fulfill their duties, a replacement member will be selected by the remaining members.
15. No parking of unlicensed vehicles, commercial vehicles or equipment shall be permitted.
16. Lots must be maintained by the owner, mowed and kept clear of any and all brush and refuse.
17. One Utility building shall be permitted for the housing of lawn furniture and/or lawn care equipment. The utility building shall be constructed of wood - no metal buildings shall be permitted. The utility building shall not exceed 10' x 12' or 120 square feet in size and shall be adequately maintained and be conducive with the character of the other homes and buildings in the area. Building may be constructed on a sled type foundation, or on a permanent foundation.
18. Construction of the house shall begin within 24 months of the purchase of the lot. The exterior construction shall be completed within 6 months of the start of construction and the lawn and the basic landscaping shall be completed within a year, weather permitting.
19. Variances may be granted to any and all of the restrictions if just cause can be shown to the Architectural Committee.
20. Easements and right-of-ways 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, waterlines and cablevision. Easements shown on the plat may be used by public and private utilities as circumstances require without incurring any liability from property owners for damage to sod, shrubbery or other surface improvements. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on the plat.

STRUTHMORE SHORES CONDOMINIUMS NO. 1

PHASE 5

9818584

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

John D. & Natalie R. Lord
D.V. 805 Pg. 770

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

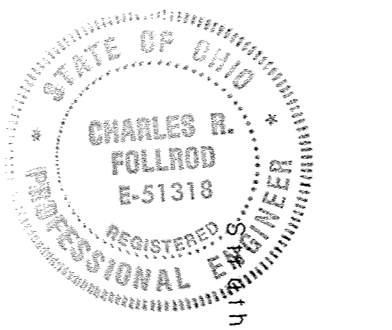
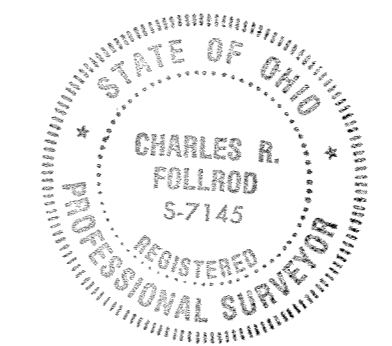
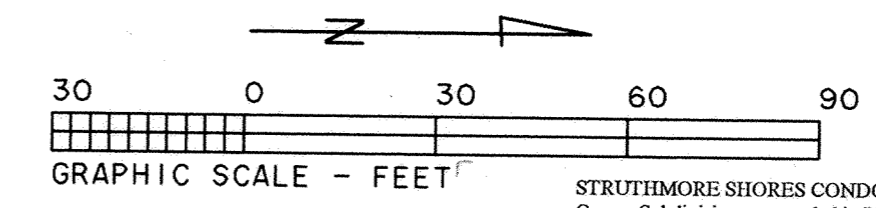
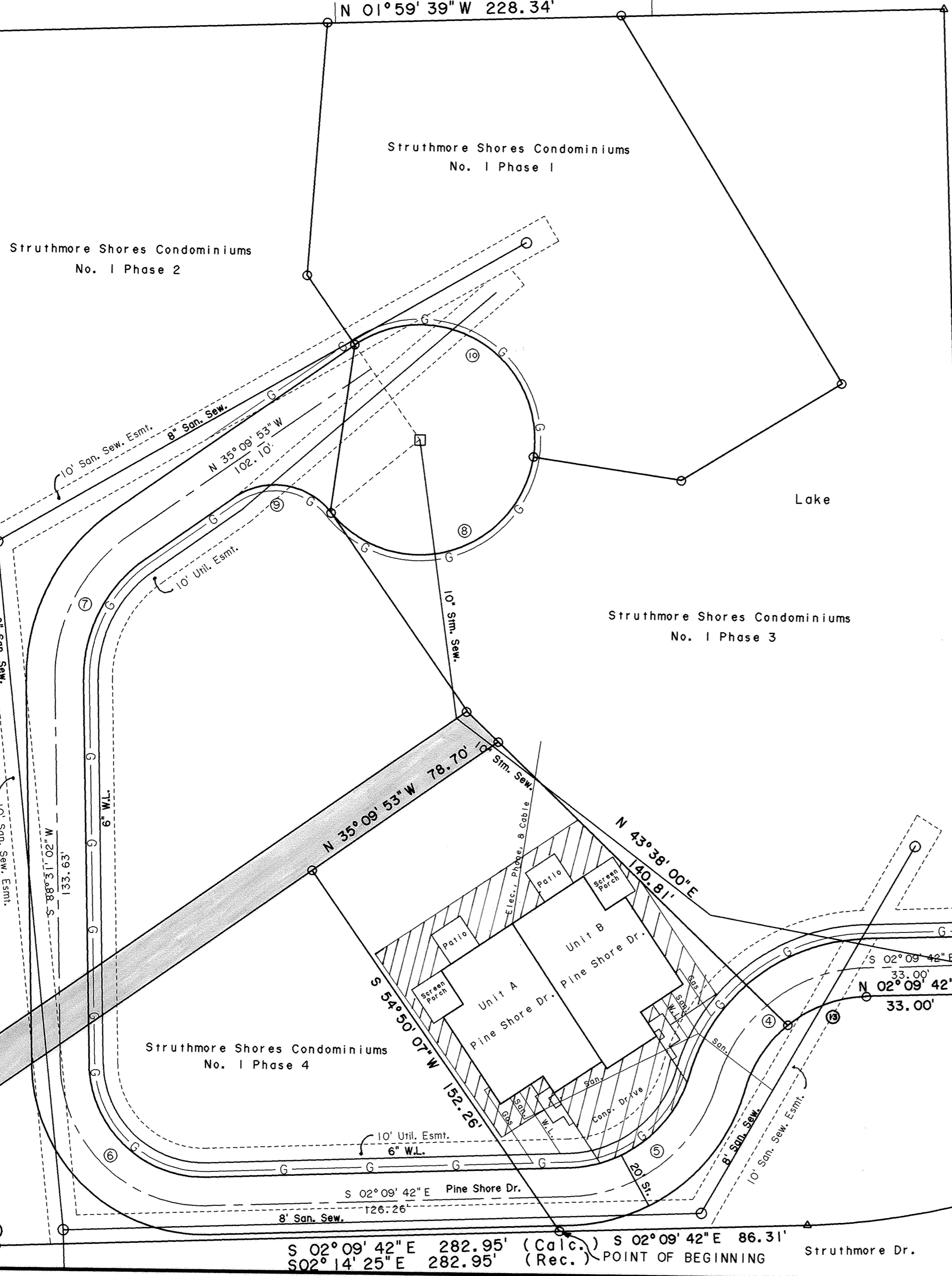
Delmor L. & Nancy S. Kennedy
D.V. 524 Pg. 264

Highland Greens Sub.
P.B. 11 Pg. 59

25261

25262

25263



STRUTHMORE SHORES CONDOMINIUMS NO. 1 PHASE 5 consists of a part of Lot No. 25221 in the Highland Greens Subdivision as recorded in Plat Book 11, Page 59 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of STRUTHMORE SHORES CONDOMINIUMS NO. 1 PHASE 5, one page of floor plans, two pages of elevation views of the building and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
CKF Engineers Inc.
2275 N. Cable Rd. #154
Lima, Ohio 45807

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
CKF Engineers Inc.
2275 N. Cable Rd. #154
Lima, Ohio 45807

No. Filed for record this 31st day of August, 1998 at 4:05 o'clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 23 on Page 54.

Fee: 103.50

Edward P. Kirk
RECORDER, Allen County, Ohio
by *ET*

For DECLARATIONS see Deed Volume 845 Page 363

DESCRIPTION
(Struthmore Shores Condominiums No. 1 Phase 5)

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

BEGINNING at a found #5 rebar at the northeast corner of Struthmore Shores Condominiums No. 1 Phase 4 (also being on the west right-of-way line of Struthmore Dr.), thence the following courses:

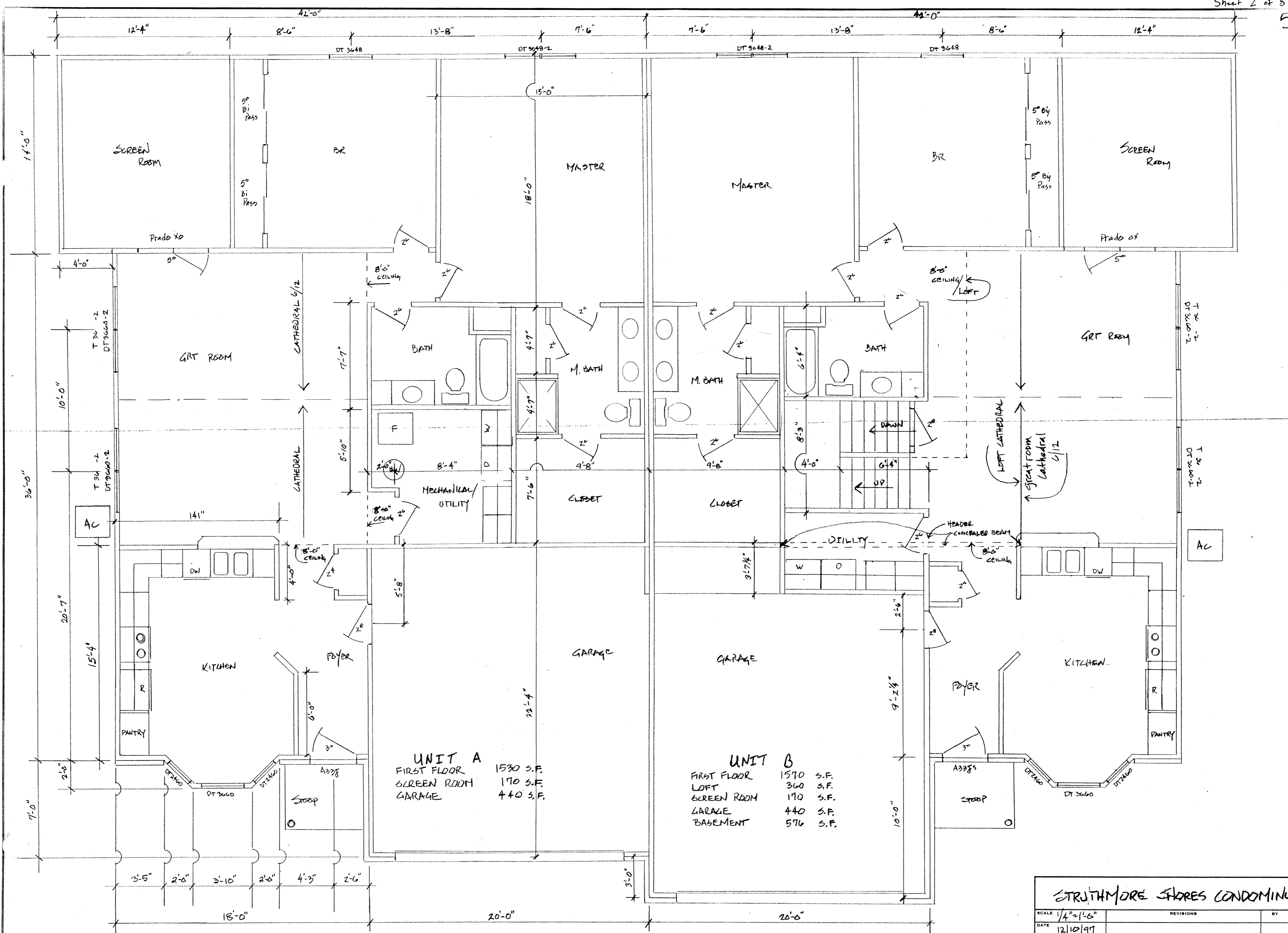
- S54°50'07"W with the north line of said No. 1 Phase 4, 152.26' to a found #5 rebar;
- N35°09'53"W with the south line of No. 1 Phase 2 replat, 78.70' to a found #5 rebar;
- N43°38'00"E with the south line of Struthmore Shores Condominiums No. 1 Phase 3, 140.81' to a found #5 rebar;
- Northwesterly on a curve to the right an arc distance of 29.58', said curve having a radius of 45.00', a delta angle of 37°40'07", and an L.C. of 29.05' at N20°59'46"W to a found #5 rebar;
- N02°09'42"W, 33.00' to a found #5 rebar;
- Northwesterly on a curve to the left an arc distance of 13.26', said curve having a radius of 110.00', a delta angle of 06°54'23", and an L.C. of 13.25' at N05°36'54"W to a found #5 rebar;
- Northeasterly on a curve to the right an arc distance of 17.68', said curve having a radius of 15.00', a delta angle of 67°33'01", and an L.C. of 16.68' at N24°42'25"E to a found #5 rebar;
- N58°28'56"E, 54.37' to a found #5 rebar on the west right-of-way line of Struthmore Dr.;
- Southeasterly on a curve to the right an arc distance of 113.90', said curve having a radius of 256.48' a delta angle of 25°26'37", and an L.C. of 112.96' at S14°53'01"E to a found concrete monument;
- S02°09'42"E with said right-of-way, 86.31' to the POINT OF BEGINNING.

The above described parcel contains 0.543 acres more or less subject to all legal highways and easements of record.
Basis of Bearings: South line of the SE 1/4 of Section 9 (N88°31'02"E)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	256.48'	163.99'	36°38'05"	161.21'	S 20°28'44"E
C-2	256.48'	4.55'	1°00'59"	4.55'	S 01°39'13"E
C-3	100.00'	67.27'	38°32'33"	66.01'	S 21°25'59"E
C-4	95.00'	69.64'	72°32'32"	65.08'	S 38°25'58"E
C-5	55.00'	69.64'	72°32'33"	65.08'	S 38°25'59"E
C-6	50.00'	79.13'	90°40'44"	71.13'	S 43°10'40"W
C-7	60.00'	58.98'	96°19'09"	56.63'	N 63°19'26"W
C-8	40.00'	92.34'	132°15'50"	73.15'	N 15°42'30"W
C-8	25.00'	37.34'	85°35'18"	33.97'	N 07°37'46"E
C-10	40.00'	93.08'	133°19'28"	73.45'	S 31°29'51"W
C-11	256.48'	50.10'	11°11'28"	50.02'	S 33°12'03"E
C-12	15.00'	17.68'	67°33'01"	16.68'	S 24°42'25"W
C-13	45.00'	29.58'	37°40'07"	29.05'	S 20°59'46"E
C-14	110.00'	13.26'	6°54'23"	13.25'	S 05°36'54"E

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

- Limited Common Area
- Expandable Area
- Found Conc. Mon.
- Found #5 Rebar
- Set #5 Rebar

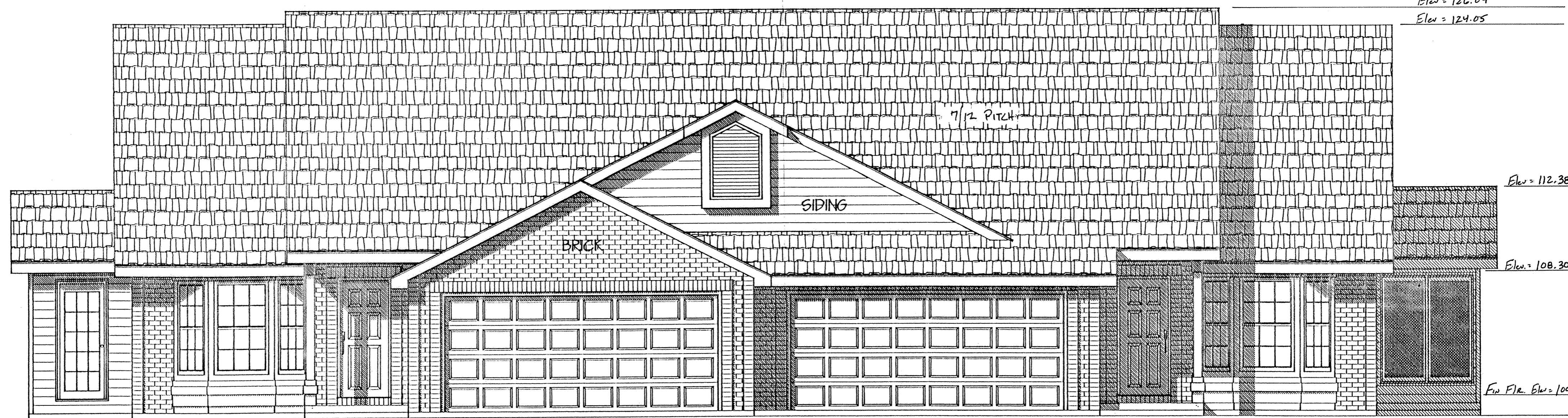


UNIT A
 FIRST FLOOR 1530 S.F.
 SCREEN ROOM 170 S.F.
 GARAGE 440 S.F.

UNIT B
 FIRST FLOOR 1570 S.F.
 LOFT 360 S.F.
 SCREEN ROOM 170 S.F.
 GARAGE 440 S.F.
 BASEMENT 576 S.F.

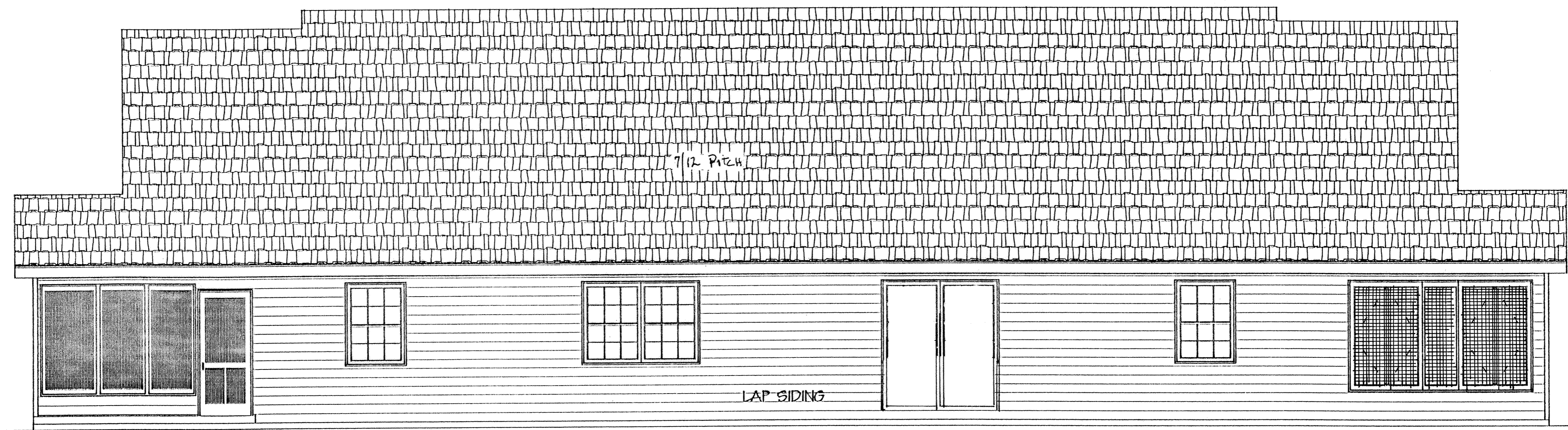
STURTHMORE STORES CONDOMINIUM			
SCALE	REVISIONS	BY	DATE
1/4" = 1'-0"			
DATE			
12/10/97			
DR. N.	CKD.		
AP. VD.			
TITLE		NO.	
FIRST FLOOR			

Elev = 126.09
Elev = 124.05



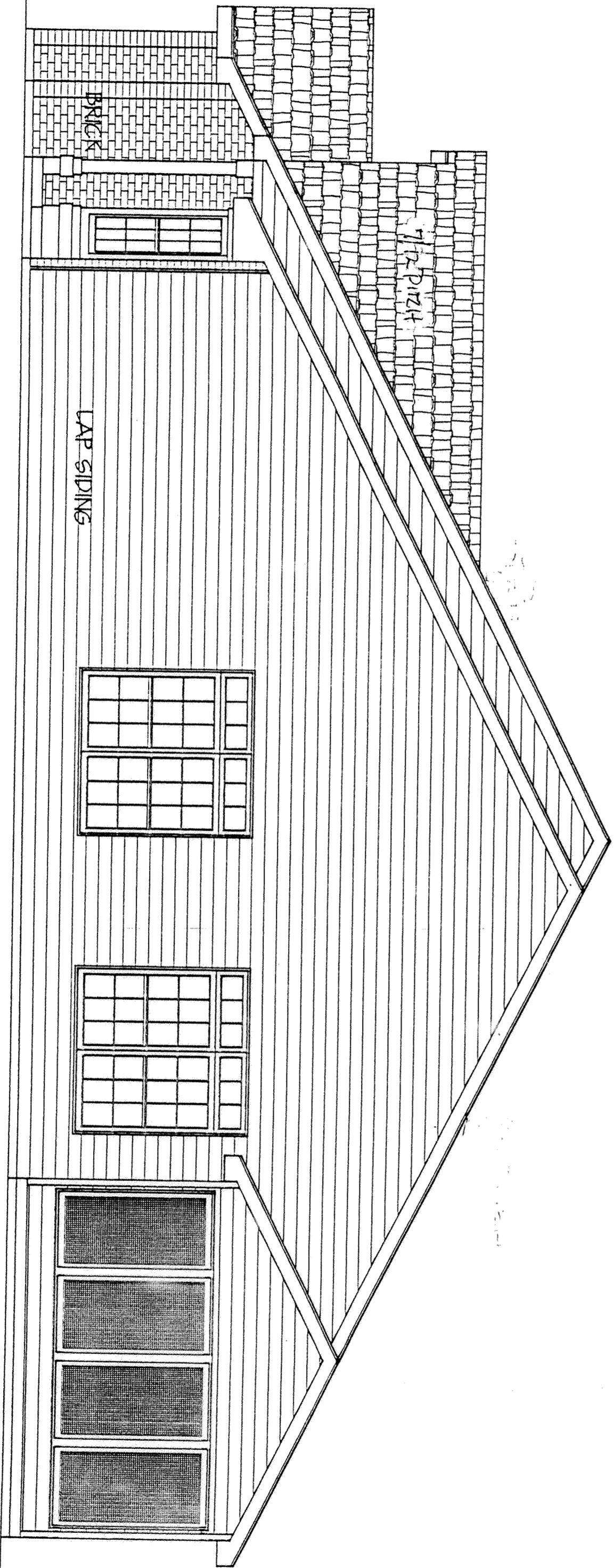
FRONT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant located
in front of 2680 Pine Shore Dr. Elev. = 100.00

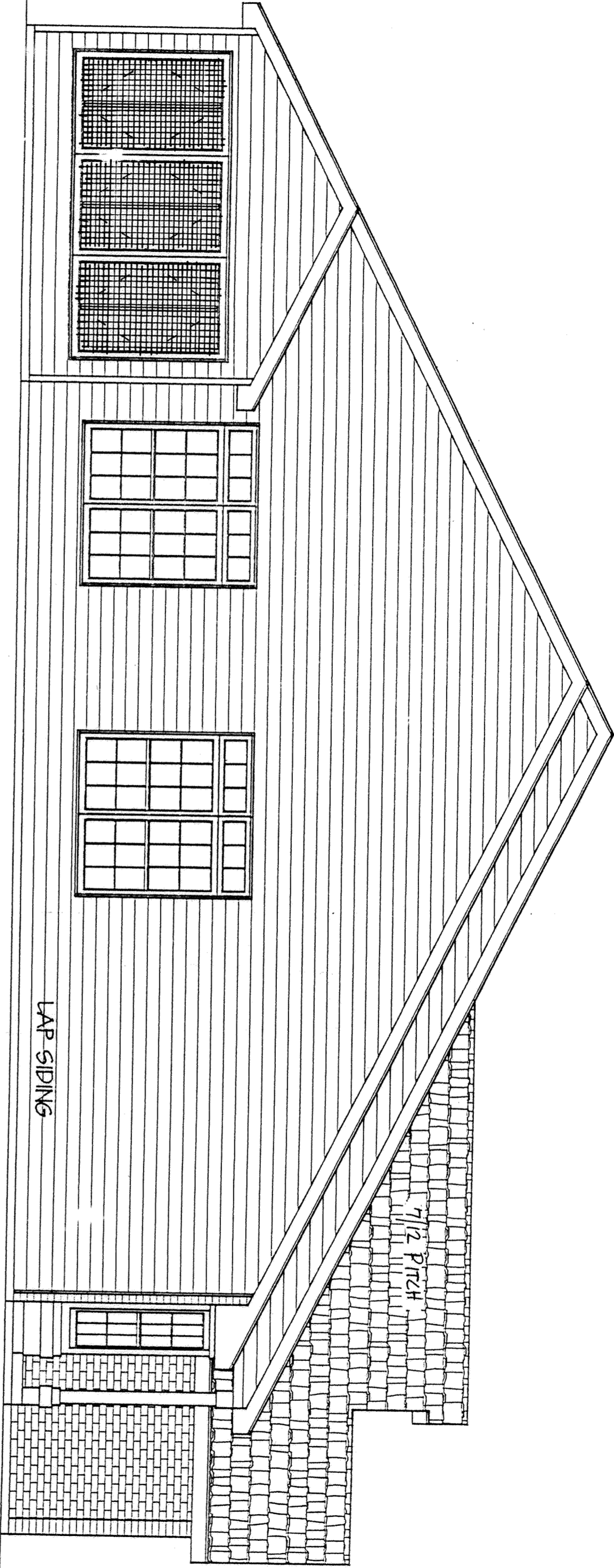


REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION



STRUTHMORE SHORES CONDOMINIUMS NO. 1 PHASE 5

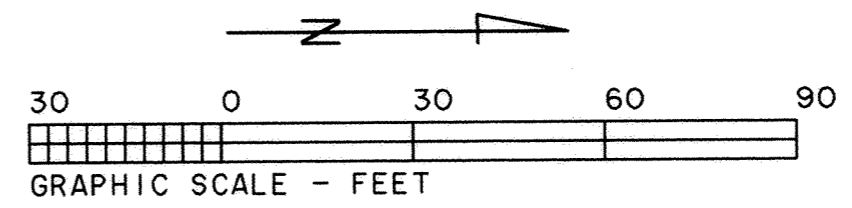
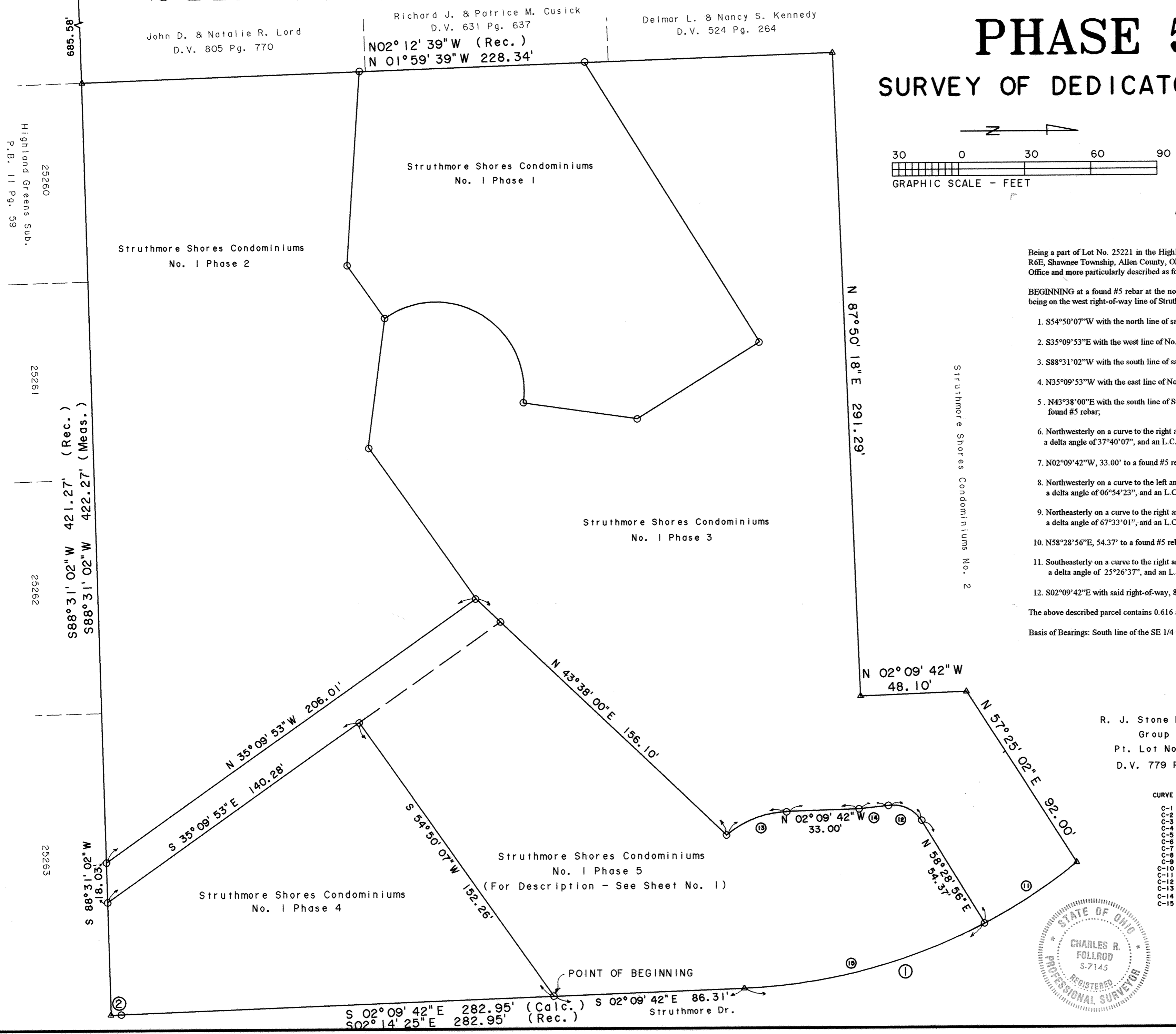
SURVEY OF DEDICATOR'S LAND

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

John D. & Natalie R. Lord
D.V. 805 Pg. 770

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

Delmar L. & Nancy S. Kennedy
D.V. 524 Pg. 264



DESCRIPTION
(Survey of Dedicator's Land)

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

BEGINNING at a found #5 rebar at the northeast corner of Struthmore Shores Condominiums No. 1 Phase 4 (also being on the west right-of-way line of Struthmore Dr.), thence the following courses:

1. S54°50'07"W with the north line of said No. 1 Phase 4, 152.26' to a found #5 rebar;
2. S35°09'53"E with the west line of No. 1 Phase 4, 140.28' to a found #5 rebar;
3. S88°31'02"W with the south line of said SE 1/4, 18.03' to a found #5 rebar;
4. N35°09'53"W with the east line of No. 1 Phase 2, 206.01' to a found #5 rebar;
5. N43°38'00"E with the south line of Struthmore Shores Condominiums No. 1 Phase 3, 156.10' to a found #5 rebar;
6. Northwestly on a curve to the right an arc distance of 29.58', said curve having a radius of 45.00', a delta angle of 37°40'07", and an L.C. of 29.05' at N20°59'46"W to a found #5 rebar;
7. N02°09'42"W, 33.00' to a found #5 rebar;
8. Northwestly on a curve to the left an arc distance of 13.26', said curve having a radius of 110.00', a delta angle of 06°54'23", and an L.C. of 13.25' at N05°36'54"W to a found #5 rebar;
9. Northeastly on a curve to the right an arc distance of 17.68', said curve having a radius of 15.00', a delta angle of 67°33'01", and an L.C. of 16.68' at N24°42'25"E to a found #5 rebar;
10. N58°28'56"E, 54.37' to a found #5 rebar on the west right-of-way line of Struthmore Dr.;
11. Southeastly on a curve to the right an arc distance of 113.90', said curve having a radius of 256.48' a delta angle of 25°26'37", and an L.C. of 112.96' at S14°53'01"E to a found concrete monument;
12. S02°09'42"E with said right-of-way, 86.31' to the POINT OF BEGINNING.

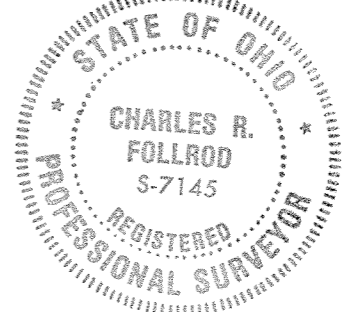
The above described parcel contains 0.616 acres more or less subject to all legal highways and easements of record.

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

Charles R. Follrod
Charles R. Follrod, P.S. #7145

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

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	256.48'	163.99'	36°38'05"	161.21'	S 20°28'44"E
C-2	256.48'	4.55'	1°00'59"	4.55'	S 01°39'13"E
C-3	100.00'	67.27'	38°32'33"	66.01'	S 21°25'59"E
C-4	55.00'	69.64'	72°32'32"	65.08'	S 38°25'58"E
C-5	55.00'	69.64'	72°32'33"	65.08'	S 38°25'59"E
C-6	50.00'	79.13'	90°40'44"	71.13'	S 43°10'40"W
C-7	60.00'	58.98'	56°19'05"	56.63'	N 63°19'26"W
C-8	40.00'	92.34'	132°15'50"	73.16'	N 15°42'30"W
C-9	25.00'	37.34'	89°39'18"	33.97'	N 07°37'46"E
C-10	40.00'	93.08'	133°19'28"	73.45'	S 31°29'51"W
C-11	256.48'	50.10'	11°11'28"	50.02'	S 33°12'03"E
C-12	15.00'	17.88'	67°33'01"	16.68'	S 24°42'25"W
C-13	45.00'	29.58'	37°40'07"	29.05'	S 20°59'46"E
C-14	110.00'	13.26'	6°54'23"	13.25'	S 05°36'54"E
C-15	256.48'	113.90'	25°26'37"	112.96'	S 14°53'01"E



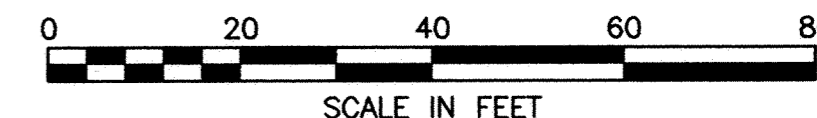
- △ - Found Conc. Mon.
- - Found #5 Rebar
- - Set #5 Rebar

9818584

VACATION PLAT

16' 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)

DESCRIPTION

Being a 16-foot alley platted between Lots 876, 877, 878, plus part of Lot 879 of Haller and Baxter's Addition (Plat Book 1, Page 65) on the north, and Lots 869 and 870 of said Haller and Baxter's Addition plus Lot 2046 of Orson Cook Addition (Plat Book 2, Page 224) on the south, all in the City of Lima, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at an iron pipe (found) at the southeast corner of said Lot 877, which point is in the north line of said 16-foot alley;

thence easterly with the north line of said alley, being also the south lines of said Lots 878 and 879, at S 89°53'18"E, 71.81 feet to a point in an extension of the east line of lands described in a deed to St. Ritas Medical Center by Deed Volume 833, Page 111;

thence southerly through said existing alley on said extension line at S 00°14'14"E, 16.00 feet to an iron pipe (set February 1998) in the south line of said alley at the northeast corner of said lands described in Deed Volume 833, Page 111, being also the northeast corner of said Lot 2046 [this course passes an iron pipe (set) in the centerline of said alley at 8.00 feet;

thence westerly with said south line of alley, and with the north lines of said Lots 2046 and 869, at N 89°56'10"W, 99.41 feet to an iron pipe of record at the northwest corner of said lands described in Deed Volume 833, Page 111;

thence continuing westerly with said south line of alley, also with the north line of said Lots 869 and 870, at S 89°56'24"W, 72.00 feet to a railroad spike of record (found February 1998) at the northwest corner of said Lot 870;

thence northerly with the west end line of said existing 16-foot alley, also with the west line of said Haller and Baxter's Addition, at N 00°36'01"W, 16.00 feet to a railroad spike (set February 1998) at the southwest corner of said Lot 876;

thence easterly with said north line of 16-foot alley, also with the south lines of said Lots 876 and 877 at N 89°56'24"E, 99.71 feet to the POINT OF BEGINNING.

This parcel contains 2746 square feet, or 0.063 acres.

This description is based on surveying work performed in this block in February 1998 by Kohli & Kaliher Associates, Inc., under my supervision. Bearings are based on an assumed cardinal bearing for the north right-of-way line of W. High Street in the block between Collett Street and Baxter Street, as shown on K&K Drawing No. L-1084.

Michael G. Buettner

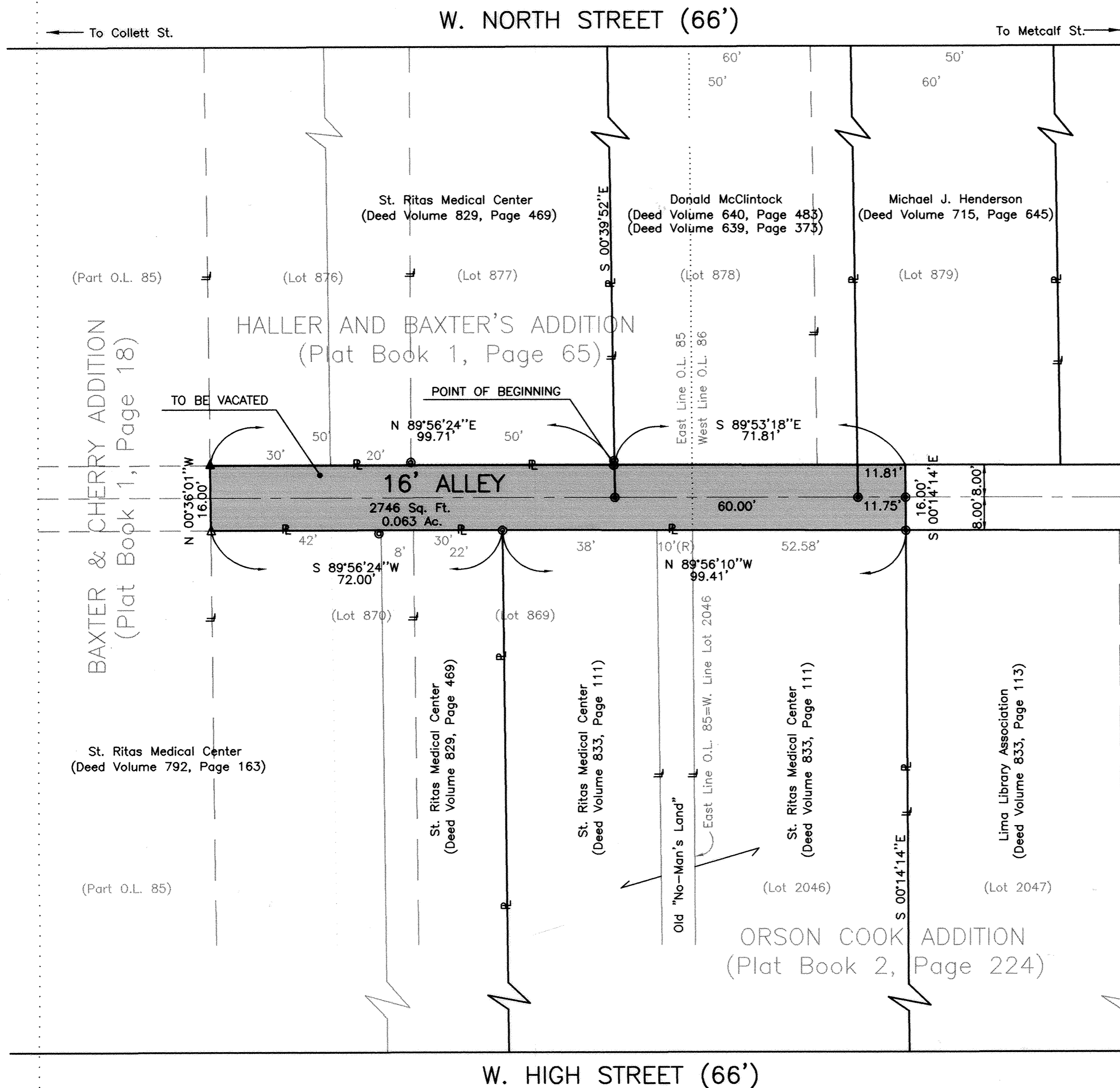
Michael G. Buettner
Ohio Registered Surveyor No. 6881

August 20, 1998

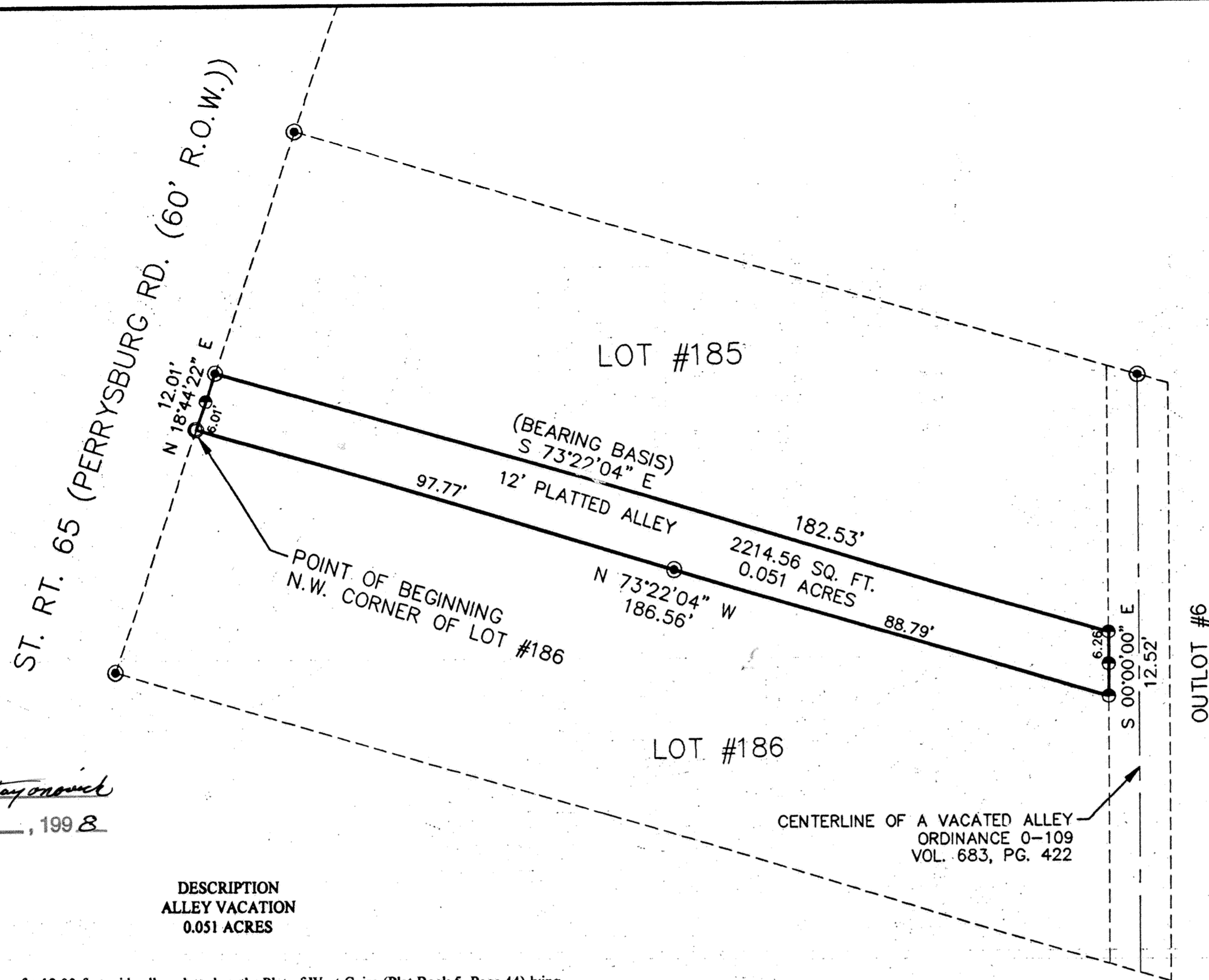
(SEAL)



9820489
FILED AND RECORDED
Sept 28 1998 AT 10:35 AM
PLAT BK 23 PG 59
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE: \$20.70
DEED VOL 846 PG 385



**ALLEY VACATION PLAT
BETWEEN LOTS #185 & 186
IN THE PLAT OF WEST CAIRO
P.B. 5, PG. 44
VILLAGE OF CAIRO
ALLEN COUNTY, OHIO**



VILLAGE OF CAIRO
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF CAIRO
ON THIS 3rd DAY OF August 1998.

THE APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN NINETY
(90) DAYS OF THIS APPROVAL

J. Spivey Meyer MAYOR
Michael K. Egan PRESIDENT OF COUNCIL

ALLEN COUNTY AUDITOR
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED
ON THIS _____ DAY OF _____, 1998. FEE: \$ _____

ALLEN COUNTY AUDITOR

9821137 ALLEN COUNTY RECORDER
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 6th
DAY OF October, 1998, AT 11:05 O'CLOCK A.M.
AND RECORDED IN ALLEN COUNTY PLAT BOOK 23 ON PAGE 6D

Edward P. Kirch
ALLEN COUNTY RECORDER *by EK*
FEE: \$ 20.70

Reviewed by *Larry Stegmann*
on Aug 17, 1998

DESCRIPTION
ALLEY VACATION
0.051 ACRES

Being that portion of a 12.00-foot wide alley platted on the Plat of West Cairo (Plat Book 5, Page 44) lying between Lots Number 185 and 186 of Snyder's Addition in the Village of Cairo, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at an uncapped 3/4-inch iron pipe found on the east right of way of State Route 65 (Perrysburg Road) marking the northwest corner of Lot Number 186 of said Snyder's Addition -

Thence North 18°-44'-22" East on and along said east right of way for a distance of 12.01 feet to a 5/8-inch iron pin found marking the southwest corner of Lot Number 185 of said Addition, passing at 6.01 feet a PK nail set -

Thence South 73°-22'-04" East (bearing basis) on and along the south line of Lot Number 185 for a distance of 182.53 feet to a PK nail set marking the southeast corner of said Lot and the west line of a vacated north-south alley (Ordinance 0-109, Volume 683, Page 422) -

Thence South 00°-00'-00" East on and along the west line of said vacated alley for a distance of 12.52 feet to a PK nail set marking the northeast corner of Lot Number 186, passing at 6.26 feet a PK nail set -

Thence North 73°-22'-04" West on and along the north line of Lot Number 186 for a distance of 186.56 feet to the point of beginning, passing at 88.79 feet a 5/8-inch iron pin found.

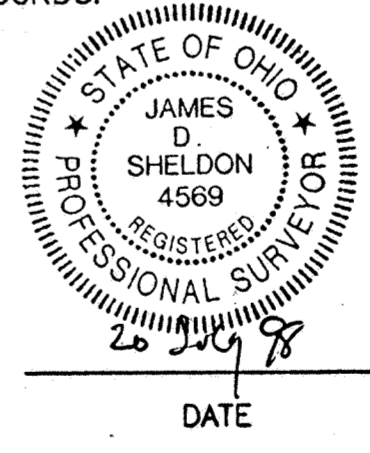
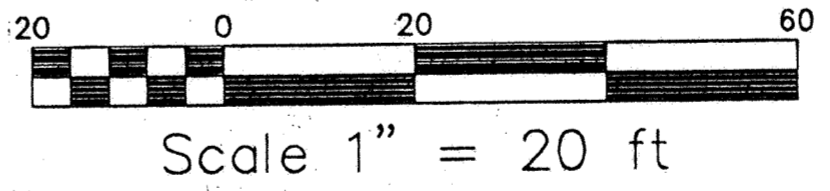
Containing in all 2,215 square feet or 0.051 acres of land.

The foregoing description is based on a survey performed in July, 1998, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

NOTE: All iron pins set or found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

PLAT REPRESENTS AN ACTUAL SURVEY
PERFORMED IN JULY, 1998.

REFERENCES: TAX MAP, DEEDS, AND 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.

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

LEGEND	
⊙	5/8" IRON PIN FOUND WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
○	3/4" IRON PIPE FOUND
●	PK NAIL SET
△	CONC. MONU. FOUND W/ A 5/8" IP IN THE CENTER
●	PK NAIL FOUND

SHELDON ENGINEERING & SURVEYING INC.		
1280 NORTH COLE STREET LIMA, OHIO (419) 228 - 4421		
7-17-98	DATE	JOB NO. 18855A
DRAWN	CWM	
CHECKED	JDS	
APPROVED	JDS	
		SCALE 1" = 20'

AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO

James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658

LEGEND

- = Monu. Box at NE corner of the NE1/4
- △ = Railroad Spike Found
- = 1/2" Rerod with Permamark Cap Found
- = Magnail with Surveyor's Tag Found
- [] = Common Area
- [] = Limited Common Area

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

Notes: Units 7, 8, & 9 Make Up Building No. 3
Units 10, 11, & 12 Make Up Building No. 4
Building No. 1 & Building No. 2 are not used due to the fact that they were used in phase one
Units 1 through 6 are not used due to the fact that they were used in phase one

SCALE: 1" = 50'

CERTIFICATION

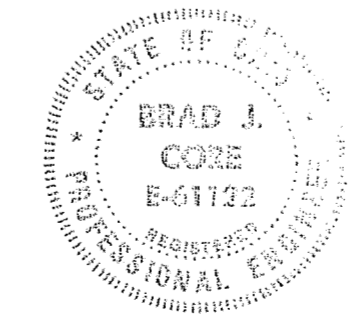
I, Brad J. Core, P.E. #61122, do hereby certify that this sheet correctly represents the location and configuration of the improvements within the boundaries of University Heights Condominiums #23 Phase Two as they existed on the date shown on this drawing.

Brad J. Core
Brad J. Core, Ohio P.E. #61122

9821886
FILED AND RECORDED
OCT 15, 1998 AT 1:13PM
PLAT BK 23 8861
EDWARD P. KIRK
ALLEN COUNTY RECORDER
FEE \$ 144.90
DEED VOL 847
89 88

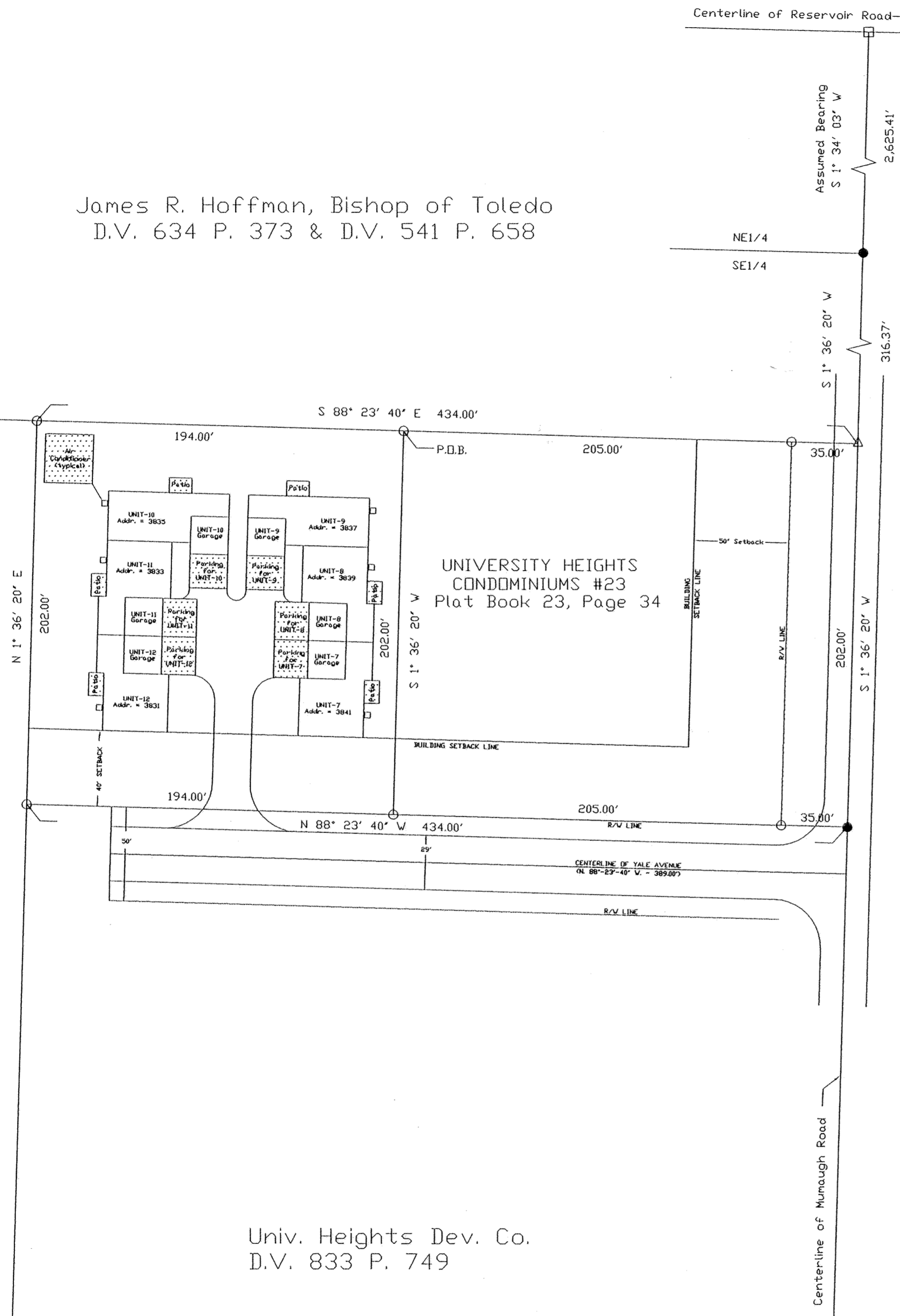
Williams & Augsburger
D.V. 556 P. 46

Univ. Heights Dev. Co.
D.V. 833 P. 749



ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	AREA DELINEATION SHEET
10/8/98	UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
DATE PLOTTED	DATE BY
9-30-98	B.J.C.



University Heights Condominiums #23 Phase Two

The following described tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the southeast Quarter of Section thirty-four Township three South, Range seven East, Bath Township, Allen County, Ohio.

Commencing at the monument box found at the northeast corner of the northeast quarter in the centerline of Mummaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), in the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41) feet to a railroad spike found at the southeast corner of said quarter; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), in the centerline of said road, and the east line of the southeast quarter, three hundred sixteen and thirty-seven hundredths (316.37) feet to a railroad spike found; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) two hundred forty and zero hundredths (240.00) feet to a 1/2 inch rerod set at THE PLACE OF BEGINNING; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W) two hundred two and zero hundredths (202.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E) two hundred two and zero hundredths (202.00) feet to the place of beginning containing zero and nine hundred zero thousandths (0.900) acres, more or less, subject to legal highways and all easements and restrictions of record.

Reviewed by R. Higgins
on 10-14 1998

All 1/2" re-rods set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a yellow plastic Permapark cap stamped "LS 5772". This description and accompanying plat represents a boundary survey completed under my supervision on March 1, 1998 and all markers called for above are in place.

CERTIFICATION

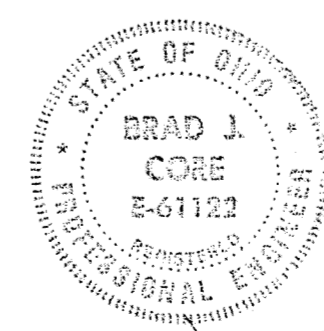
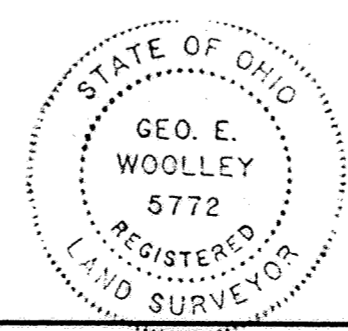
I, George E. Woolley, Reg. Surveyor No. 5772, do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO.

George E. Woolley
George E. Woolley, Reg. Surveyor No. 5772

COUNTY RECORDERS CERTIFICATE

No. _____

Filed for record in Allen County, Ohio Recorders Office
this _____ day of _____, 1998 at _____ O'Clock ____ M.
and recorded in Allen County, Ohio.
Plat Book _____ on Page _____
Deed Vol. _____ Page _____
Fee \$ _____



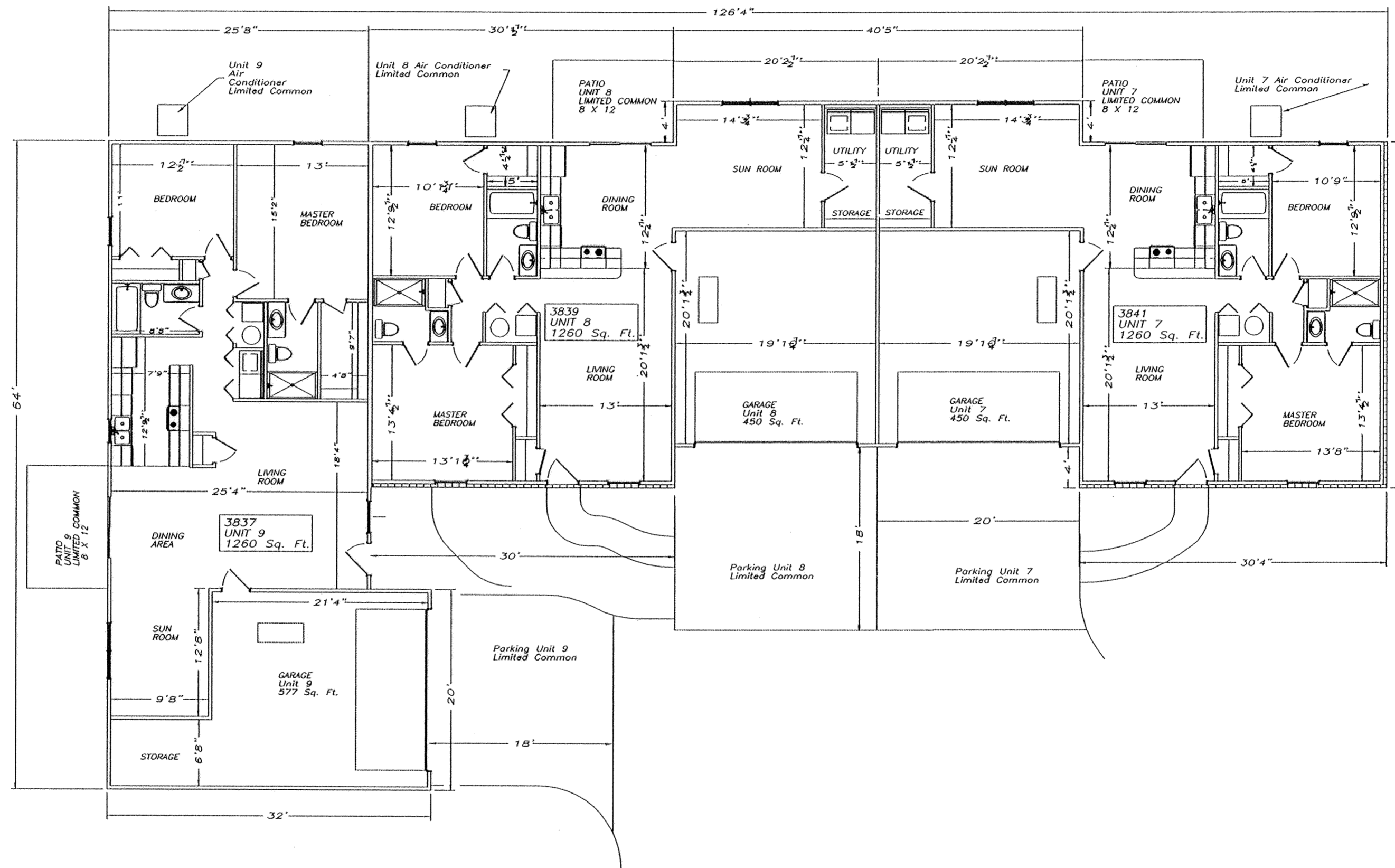
Brad J. Core

ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

SURVEYOR:
ACCU-TRACE LAND SURVEYS, INC.
3083 Fort Amanda Road
P.O. Box 11
Lima, Ohio 45802
(419) 999-4455

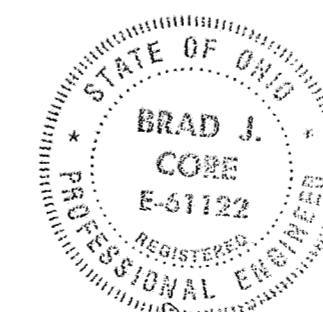
REVISED	LEGAL DESCRIPTIONS UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO <small>S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO</small>
9-30-98	B.J.C. G.E.W.

University Heights Condominiums No. 23 Phase Two



SCALE 1" = 10'

Floor Plan Layout Building No. 3

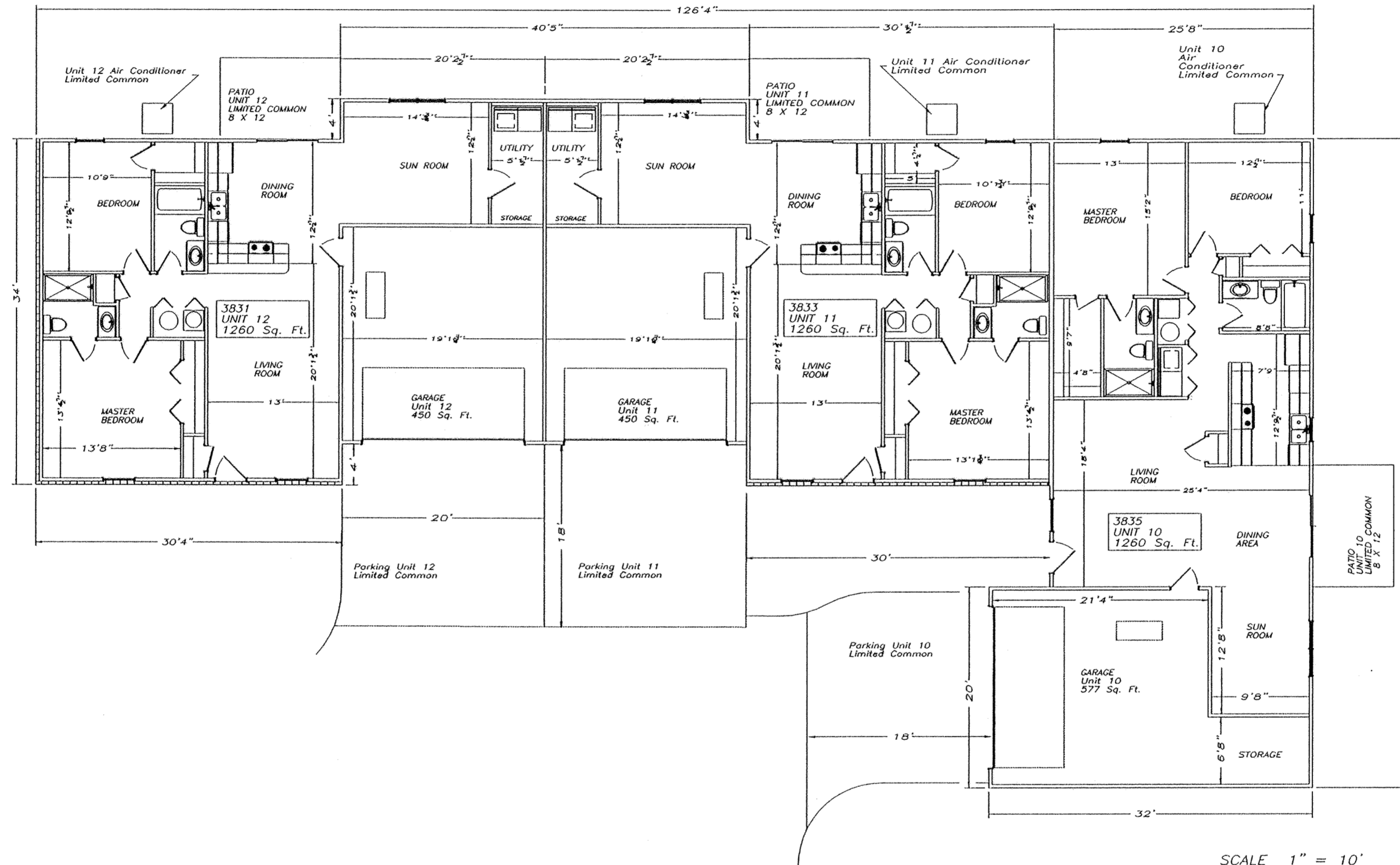


Brad Core

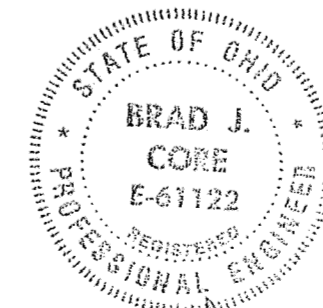
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED 10-8-98	FLOOR PLAN LAYOUT UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO S.E.1/4, SECTION 34, T35, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
9-30-98	B.J.C.

University Heights Condominiums No. 23 Phase Two



Floor Plan Layout Building No. 4

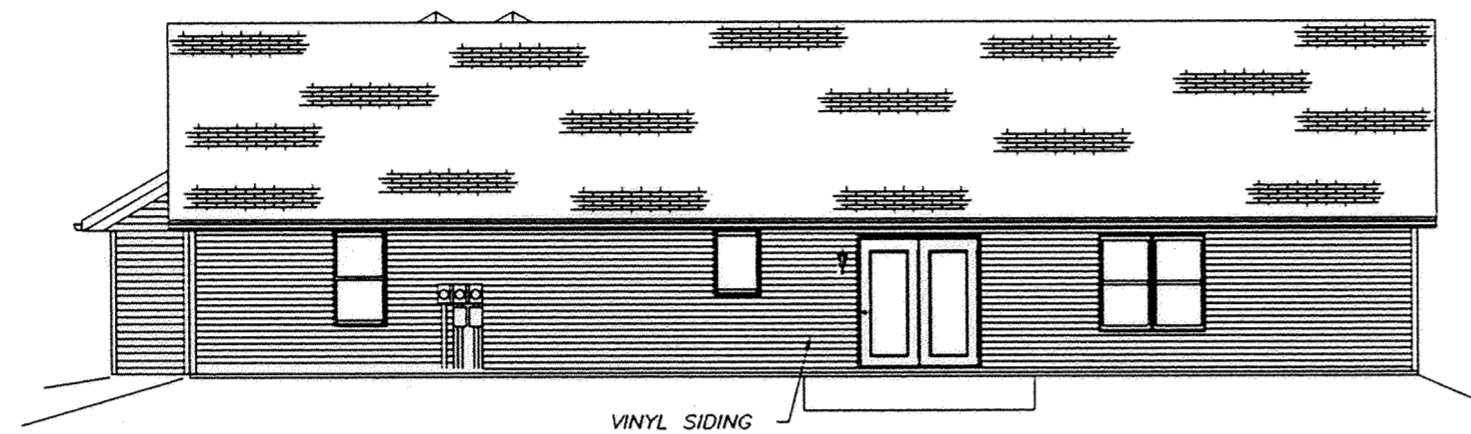


Brad J. Core

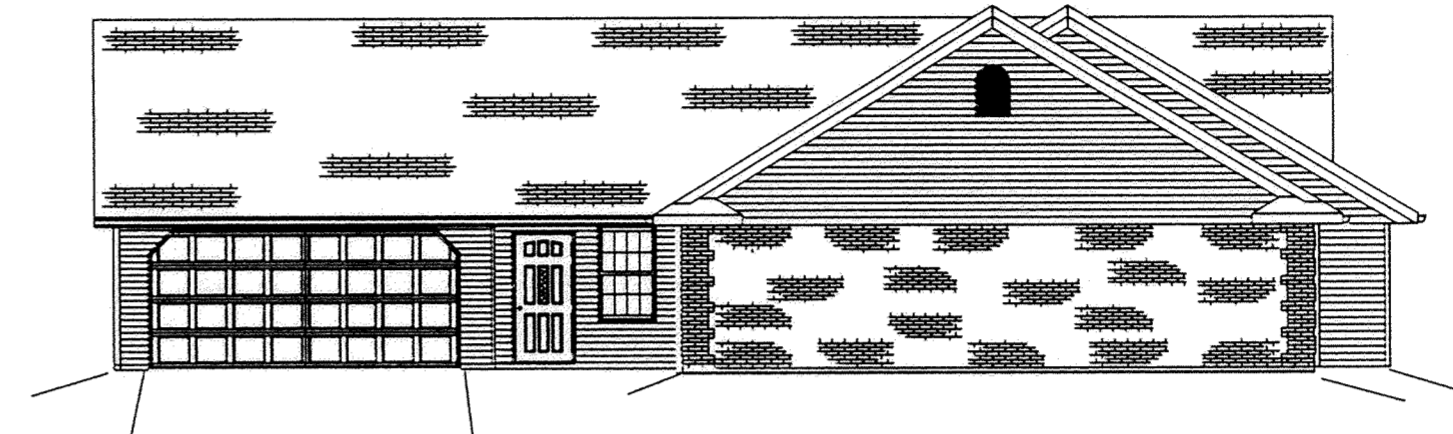
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT
10-8-98	UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
DATE DRAWN: 9-30-98	DRAWN BY: B.J.C.

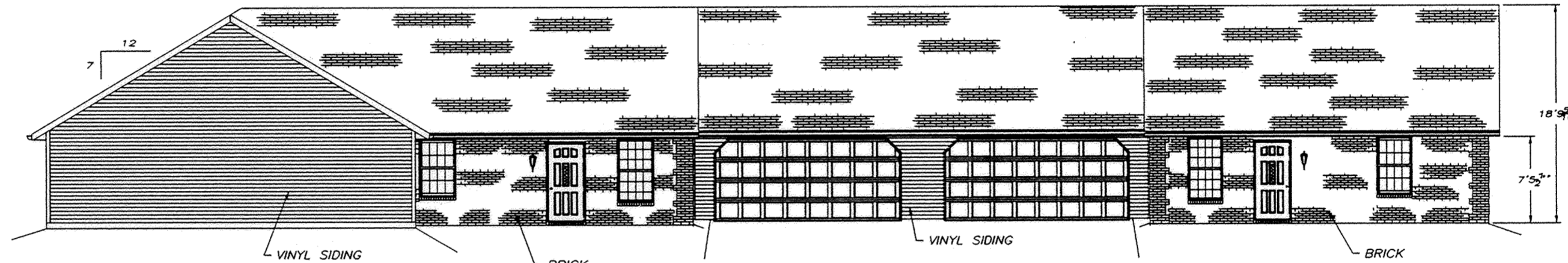
University Heights Condominiums No. 23 Phase Two



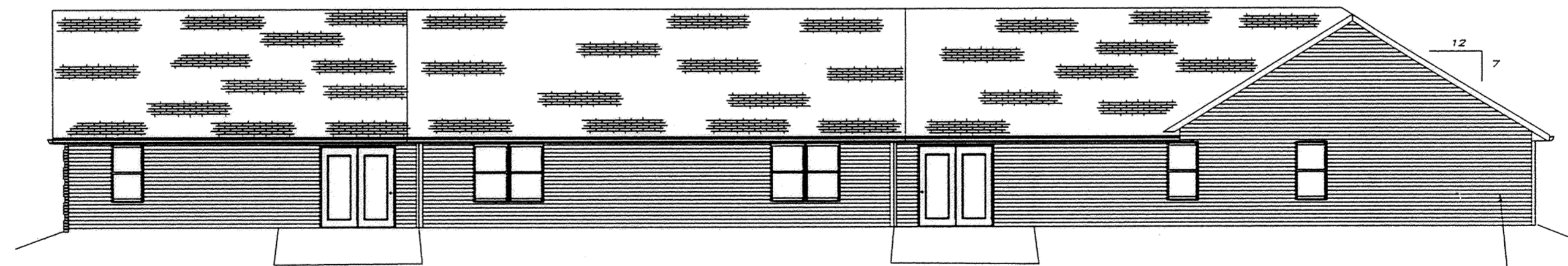
VINYL SIDING
REAR ELEVATION



FRONT ELEVATION



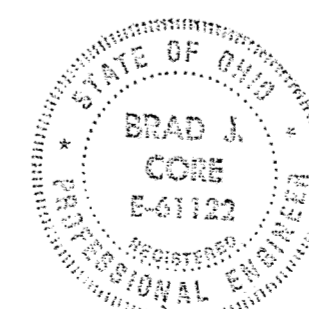
VINYL SIDING BRICK VINYL SIDING BRICK
LEFT ELEVATION



RIGHT ELEVATION

Scale: 1" = 10'

Elevations Building No. 3



Brad Core

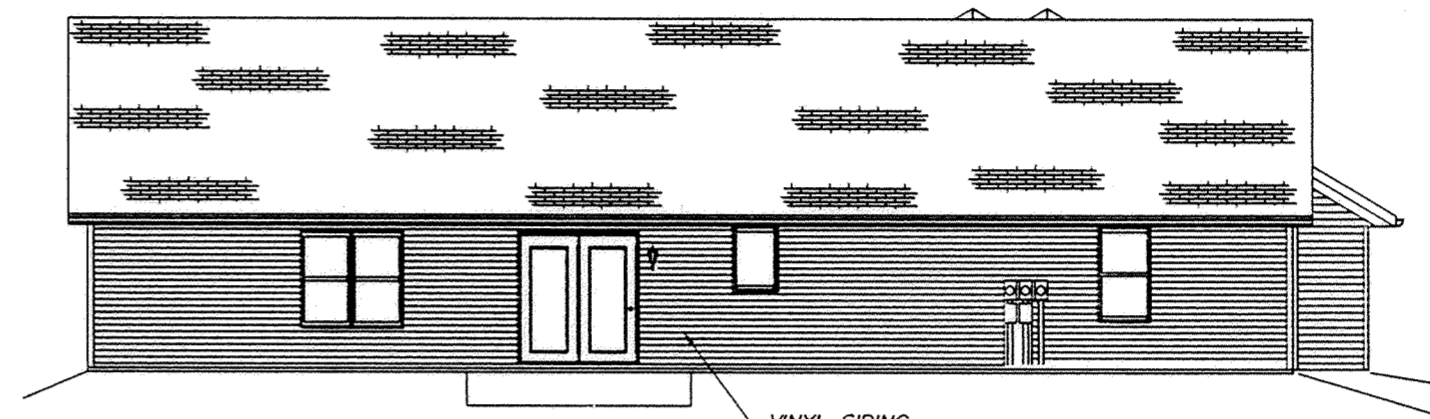
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
9-30-98	B.J.C.

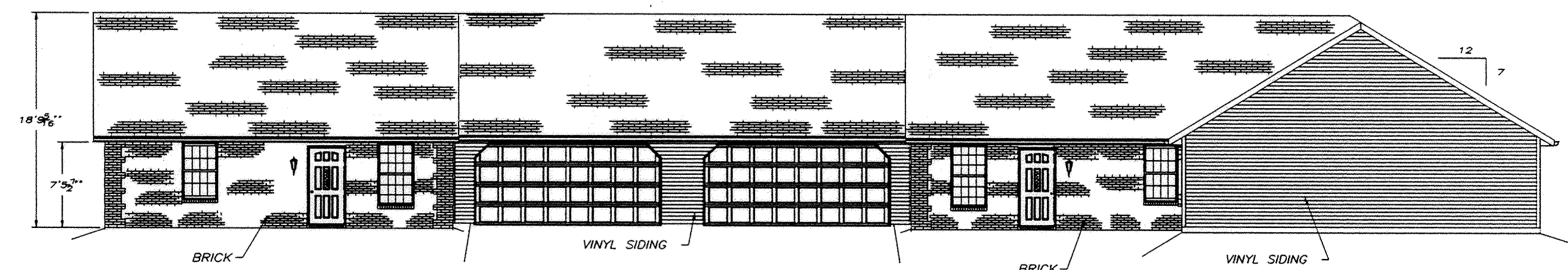
University Heights Condominiums No. 23 Phase Two



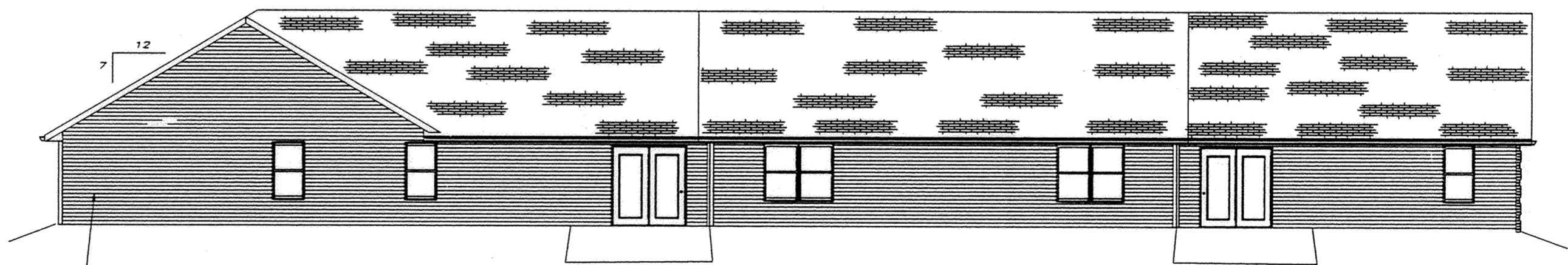
FRONT ELEVATION



REAR ELEVATION



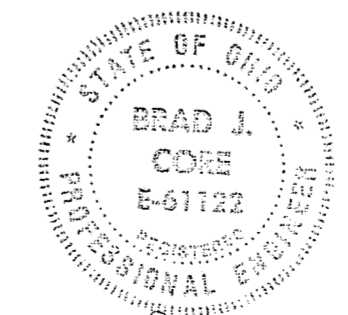
RIGHT ELEVATION



LEFT ELEVATION

Scale: 1" = 10'

Elevations Building No. 4



Brad J. Core

ENGINEER:
CORE CONSULTING
1455 S. Detiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 9-30-98	DRAWN BY: B.J.C.

7/7

PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO

James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658

The following described tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the southeast Quarter of Section thirty-four Township three South, Range seven East, Bath Township, Allen County, Ohio.

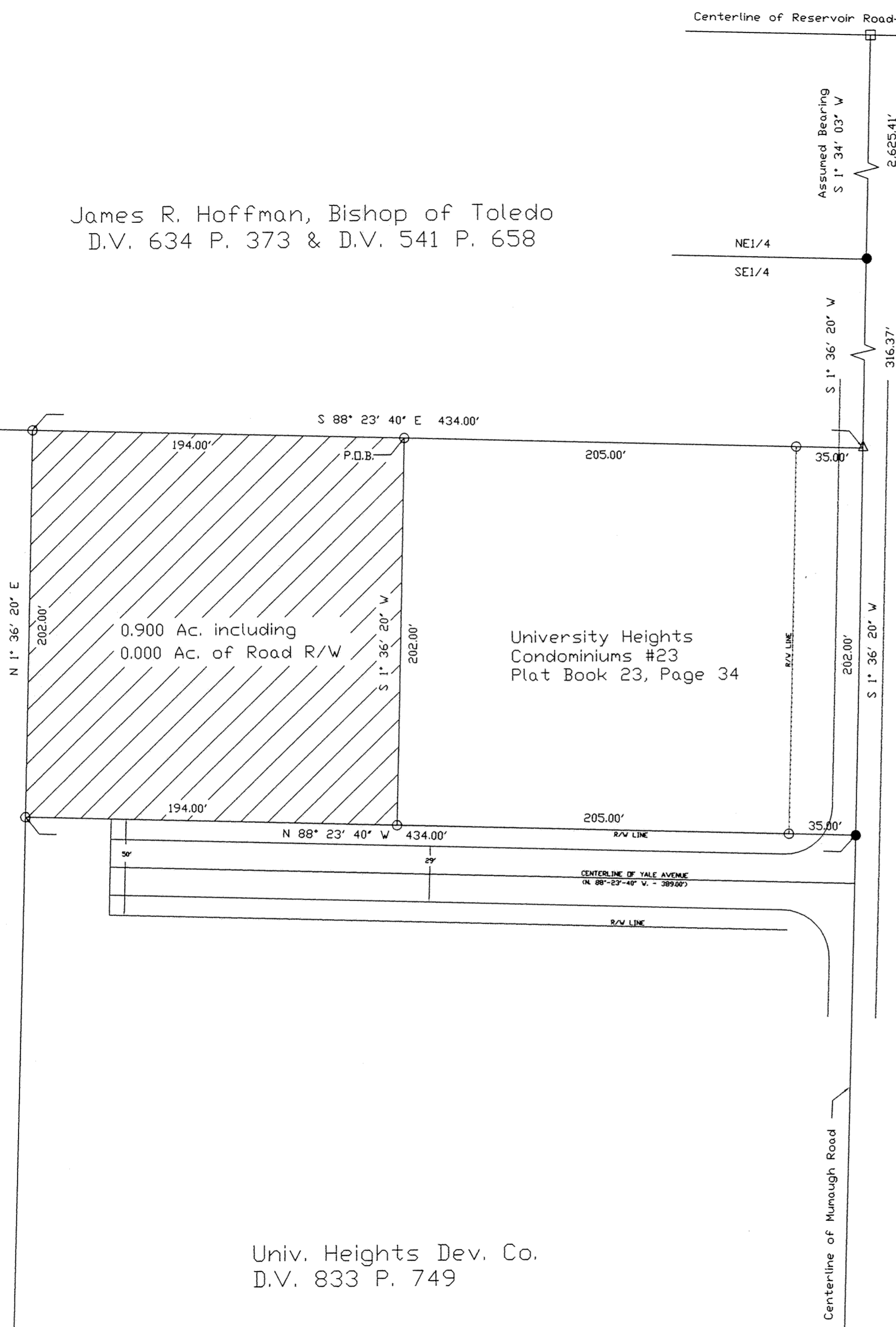
Commencing at the monument box found at the northeast corner of the northeast quarter in the centerline of Mummaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), in the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41) feet to a railroad spike found at the southeast corner of said quarter; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), in the centerline of said road, and the east line of the southeast quarter, three hundred sixteen and thirty-seven hundredths (316.37) feet to a railroad spike found; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) two hundred forty and zero hundredths (240.00) feet to a 1/2 inch re-rod set at THE PLACE OF BEGINNING; thence North eighty-eight degrees twenty-three minutes forty seconds West (N 88° 23' 40" W) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W) two hundred two and zero hundredths (202.00) feet to a 1/2 inch re-rod set; thence South eighty-eight degrees twenty-three minutes forty seconds East (S 88° 23' 40" E) one hundred ninety-four and zero hundredths (194.00) feet to a 1/2 inch re-rod set; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E) two hundred two and zero hundredths (202.00) feet to the place of beginning containing zero and nine hundred zero thousandths (0.900) acres, more or less, subject to legal highways and all easements and restrictions of record.

All 1/2" re-rods set, as called for above, are thirty (30) inches long, are set flush or below the surface, and are topped with a yellow plastic Permapark cap stamped "LS 5772". This description and accompanying plat represents a boundary survey completed under my supervision on March 1, 1998 and all markers called for above are in place.

Reviewed by *R. Hoffman*
on 10-14-1998

Williams & Augsburger
D.V. 556 P. 46

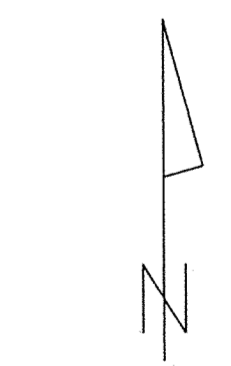
Univ. Heights Dev. Co.
D.V. 833 P. 749



George J. Woolley
George J. Woolley, Reg. Surveyor No. 5772

LEGEND

- = Monu. Box at NE corner of the NE1/4
- △ = Railroad Spike Found
- = 1/2" Re-rod with Permapark Cap Set
- = Magnail with Surveyor's Tag Set



SCALE: 1" = 50'

STATE OF OHIO
REGISTERED
LAND SURVEYOR
GEO. E. WOOLLEY
5772

STATE OF OHIO
REGISTERED
PROFESSIONAL ENGINEER
BRAD J. CORE
E-61122

ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

SURVEYOR:
ACCU-TRACE LAND SURVEYS, INC.
3083 Fort Amanda Road
P.O. Box 11
Lima, Ohio 45802
(419) 999-4455

Brad Core

REVISED	DEDICATOR'S PLAT UNIVERSITY HEIGHTS CONDOMINIUMS #23 PHASE TWO		
	SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO		
DATE	DATE	DATE	DATE
9-30-98	B.J.C.	G.E.W.	

COUNTRY AIRE ESTATES PHASE 2-A

IN THE NORTH 1/2 OF SECTION 28

T3S - R6E

AMERICAN TOWNSHIP

ALLEN COUNTY, OHIO

DESCRIPTION
COUNTRY AIRE ESTATES PHASE 2-A
7.166 ACRES

Being a parcel of land situated in the North 1/2 of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin in concrete found marking the southwest corner of Lot Number 29301 in Country Aire Estates Phase I Subdivision (Plat Book 22, Page 167) -

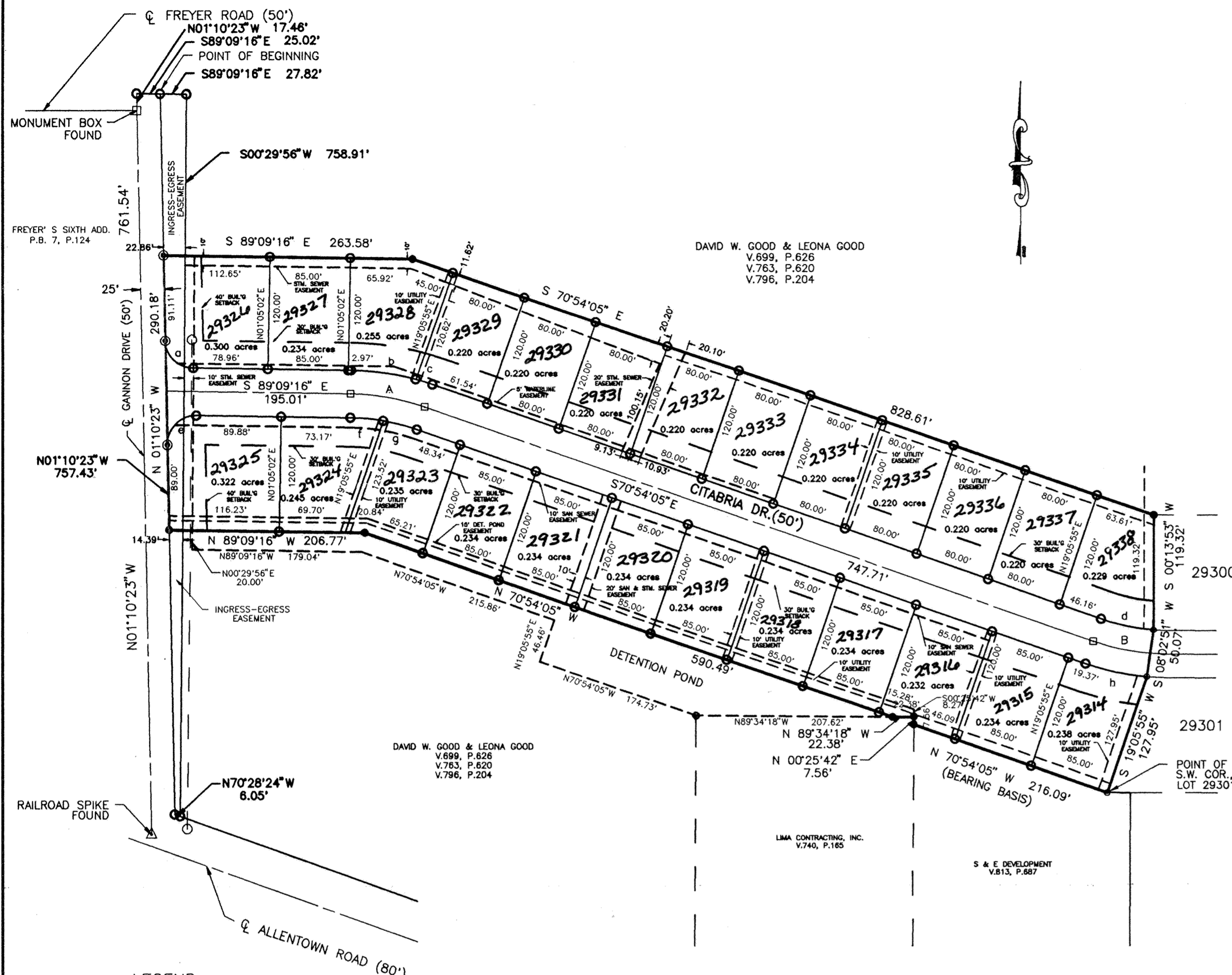
Thence North 70°-54'-05" West (bearing basis) for a distance of 216.09 feet to a 5/8-inch iron pin in concrete set -
 Thence North 00°-25'-42" East for a distance of 7.56 feet to a 5/8-inch iron pin in concrete set -
 Thence North 89°-34'-18" West for a distance of 22.38 feet to a 5/8-inch iron pin in concrete set -
 Thence North 70°-54'-05" West for a distance of 590.49 feet to a 5/8-inch iron pin in concrete set -
 Thence North 89°-09'-16" West for a distance of 206.77 feet to a 5/8-inch iron pin in concrete set on the east line of Freyer's Sixth Addition (Plat Book 7, Page 124), also being the east line of Gannon Drive -
 Thence North 01°-10'-23" West on and along said east line of Gannon Drive and said Addition for a distance of 290.18 feet to a PK nail set -
 Thence South 89°-09'-16" East for a distance of 263.58 feet to a 5/8-inch iron pin in concrete set -
 Thence South 70°-54'-05" East for a distance of 828.61 feet to a 5/8-inch iron pin in concrete set on the west line of Country Aire Estates Phase 1 Subdivision -

Thence on and along said west line with the following three (3) courses:

- 1) South 00°-13'-53" West for a distance of 119.32 feet to a 5/8-inch iron pin in concrete found -
- 2) South 08°-02'-51" West for a distance of 50.07 feet to a 5/8-inch iron pin in concrete found -
- 3) South 19°-05'-55" West for a distance of 127.95 feet to the point of beginning.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 7.166 acres of land.

NOTE: All iron pins found or set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.



COUNTRY AIRE ESTATES PHASE I
(PLAT BOOK 22, PAGE 167)

LEGEND

- - BRONZE SURVEYORS MARKER
- - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ "SHELDON E & S LIMA, OH" CAP SET
- - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ "SHELDON E & S LIMA, OH" CAP FOUND
- - 8" IRON POST FOUND
- - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" SET
- - 5/8" IRON PIN FOUND.
- - PK NAIL SET

NOTE : RESTRICTIONS ARE SAME AS COUNTRY AIRE ESTATES PHASE 1, PLAT BOOK 22, PAGE 167.

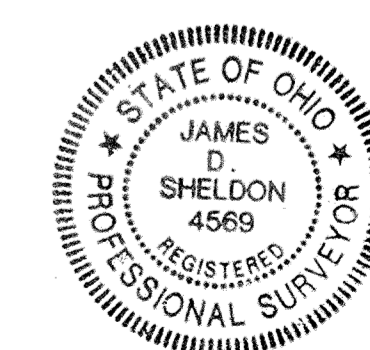
ZONING : R-1 RESIDENTIAL DISTRICT

NOTE: ALL UTILITY EASEMENTS ALONG INTERIOR LOT LINES ARE CENTERED AROUND SAID LOT LINES WITH AN EQUAL SPLIT ON EACH SIDE OF THE LOT LINES.

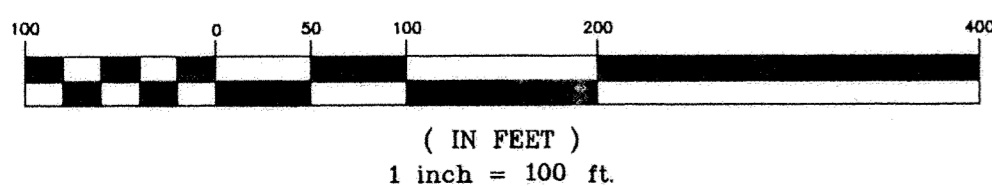
CENTERLINE AND RIGHT-OF-WAY CURVE DATA

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CITABRIA DR.	A	250.00'	79.64'	40.16'	79.31'	S80°01'40"E	18°15'11"
	B	250.00'	61.45'	30.88'	61.29'	S77°56'34"E	14°04'59"
	a	30.00'	46.07'	28.96'	41.67'	S45°09'50"E	8°58'53"
	b	275.00'	69.14'	34.75'	68.96'	N81°57'07"W	14°24'17"
	c	275.00'	18.47'	9.24'	18.47'	S72°49'32"E	03°50'54"
	d	225.00'	56.63'	28.46'	56.48'	S78°06'41"E	14°25'13"
	e	30.00'	48.18'	31.08'	43.17'	N44°50'10"E	92°01'07"
	f	225.00'	34.85'	17.46'	34.82'	S84°43'00"E	08°52'31"
g	225.00'	36.83'	18.45'	36.78'	N75°35'25"W	09°22'40"	
h	275.00'	66.27'	33.30'	66.11'	N77°48'18"W	13°48'26"	

Reviewed by *Tom Piper*
on 10-21, 1998



GRAPHIC SCALE



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

PREPARED BY:
SHELDON ENGINEERING & SURVEYING
1280 N. COLE ST. LIMA, OHIO 45801
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 1.232 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 1, PLAT BOOK 22, PAGE 167.

James D. Sheldon
WITNESS
Henry D. Sheldon
WITNESS

David W. Good
DAVID W. GOOD
Leona Good
LEONA GOOD

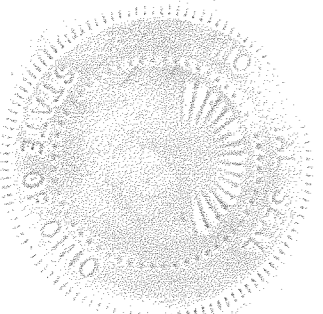
ACKNOWLEDGMENT

STATE OF OHIO
ALLEN COUNTY ss:

BE IT REMEMBERED THAT ON THIS 29th DAY OF September, 1998, PERSONALLY CAME THE SAID DAVID W. GOOD AND LEONA GOOD, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES: 9/19/01



APPROVAL BY THE REGIONAL PLANNING COMMISSION

THIS PLAT HAVING BEEN APPROVED BY THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION, I, THE UNDERSIGNED, DIRECTOR OF THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION, HEREBY, ON BEHALF OF SAID COMMISSION, APPROVE AND ACCEPT THIS PLAT THIS 21 DAY OF October, 1998. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THIS APPROVAL.

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

COUNTY AUDITOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR TRANSFER ON THE 21st DAY OF October, 1998. FEE: \$ 12.50.

H. Dean Strench
AUDITOR OF ALLEN COUNTY, OHIO

9822300

COUNTY RECORDER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 21st DAY OF October, 1998. AT 11:39 O'CLOCK A M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 23 ON PAGE 68. FEE: \$ 62.10

Edward P. Kirk
ALLEN COUNTY RECORDER by EH

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER, 1998 AND THAT ALL MARKERS WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

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

9-23-98
DATE

**PLAT OF A SURVEY
OF
DEDICATORS LAND
COUNTRY AIRE ESTATES PHASE 2-A
IN THE S 1/2 OF SECTION 21
AND
IN THE N 1/2 OF SECTION 28
ALSO TAX LOTS 120 THROUGH 127
FREYER'S SIXTH ADDITION
T3S - R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO**

OVERALL DESCRIPTION
184.466 ACRES

Being Tax Lots Number 120, 121, 122, 123, 124, 125, 126, and 127 in Freyer's Sixth Addition (Plat Book 7, Page 124)

and a Parcel of Land situated in the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Section 21 and in the North 1/2 of Section 28, Township 3 South, Range 6 East,

American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin in concrete found marking the southwest corner of Lot Number 29301 in Country Aire Estates Phase I Subdivision (Plat Book 22, Page 167) -

Thence North 70°-54'-05" West (bearing basis) for a distance of 216.09 feet to a 5/8-inch iron pin found -

Thence North 00°-25'-42" East for a distance of 7.56 feet to an uncapped 5/8-inch iron pin found -

Thence North 89°-34'-18" West for a distance of 230.00 feet to an uncapped 5/8-inch iron pin found -

Thence South 00°-25'-42" West for a distance of 339.35 feet to a PK nail set on the centerline of Allentown Road (State Route 81), passing at 297.02 feet a 5/8-inch iron pin set -

Thence North 70°-28'-24" West on and along said centerline for a distance of 581.04 feet to a PK nail set on the east line of Freyer's Sixth Addition and the east line of Gannon Drive -

Thence North 01°-10'-23" West on and along said east line for a distance of 800.19 feet to a 5/8-inch iron pin set, passing at 42.76' feet a 5/8-inch iron pin set -

Thence South 89°-09'-16" East for a distance of 10.80 feet to a 5/8-inch iron pin set on the north right of way of Freyer Street (commonly known as Freyer Road) and the east line of Tax Lot 102 in said Addition -

Thence North 00°-01'-39" East on and along said east line & east line extended for a distance of 451.14 feet to an uncapped 5/8-inch iron pin found in Section 21 -

Thence North 89°-09'-17" West for a distance of 471.90 feet to a 5/8-inch iron pin set -

Thence South 00°-01'-39" West for a distance of 184.65 feet to a 5/8-inch iron pin set on the north line of Freyer's Sixth Addition, also being the north line of Section 28 -

Thence North 89°-09'-17" West on and along said north line for a distance of 458.02 feet to a 5/8-inch iron pin set at the northeast corner of Tax Lot Number 120 in said Addition -

Thence South 00°-19'-24" West on and along the east line of said Tax Lot for a distance of 266.58 feet to a 5/8-inch iron pin set on the north right of way of Freyer Street -

Thence North 89°-36'-32" West on and along said north right of way and the south line of Tax Lots Number 120 through 127 for a distance of 399.98 feet to an uncapped 5/8-inch iron pin found at the southwest corner of Tax Lot Number 127 -

Thence North 00°-19'-24" East on and along the west line of Tax Lot Number 127 for a distance of 269.75 feet to an uncapped 5/8-inch iron pin found at the northwest corner of said Tax Lot -

Thence North 89°-09'-17" West on and along the north line of Freyer's Sixth Addition and Section 28 for a distance of 3.34 feet to a railroad rail post found -

Thence North 00°-24'-09" East for a distance of 1429.12 feet to a railroad spike found in Section 21 -

Thence South 88°-07'-00" West for a distance of 748.96 feet to a railroad spike found -

Thence North 01°-52'-56" West for a distance of 65.01 feet to a 5/8-inch iron pin set -

Thence South 88°-07'-50" West for a distance of 225.67 feet to a 5/8-inch iron pin set -

Thence North 00°-00'-04" West for a distance of 949.07 feet to a 5/8-inch iron pin set -

Thence South 88°-55'-43" East for a distance of 175.00 feet to a 5/8-inch iron pin set -

Thence North 00°-00'-04" West for a distance of 250.00 feet to a railroad spike found on the centerline of Neely Road, passing at 235.00 feet a 5/8-inch iron pin set -

Thence South 88°-55'-43" East on and along said centerline for a distance of 808.16 feet to a PK nail found -

Thence South 00°-26'-50" West for a distance of 215.00 feet to a 5/8-inch iron pin set, passing at 15.00 feet a 5/8-inch iron pin set -

Thence South 88°-55'-35" East for a distance of 1010.04 feet to a 1/2-inch iron pipe found -

Thence North 00°-34'-25" East for a distance of 215.04 feet to a railroad spike found on the centerline of Neely Road, passing at 200.04 feet a 5/8-inch iron pin set -

Thence South 88°-55'-43" East on and along said centerline for a distance of 114.41 feet to a railroad spike found -

Thence South 00°-34'-09" West for a distance of 215.01 feet to a 5/8-inch iron pin set, passing at 15.00 feet a 5/8-inch iron pin set -

Thence South 88°-55'-22" East for a distance of 202.00 feet to a 1/2-inch iron pipe found -

Thence South 00°-32'-19" West for a distance of 466.20 feet to a 1/2-inch iron pipe found -

Thence South 88°-42'-49" East for a distance of 1322.53 feet to an 8-inch cast iron post found -

Thence South 00°-13'-53" West for a distance of 622.41 feet to an 8-inch cast iron post found -

Thence South 00°-13'-10" West for a distance of 1127.47 feet to a 5/8-inch iron pin found at the northeast corner of Country Aire Estates Phase I Subdivision -

Thence on and along the line of said Subdivision with the following six (6) courses:

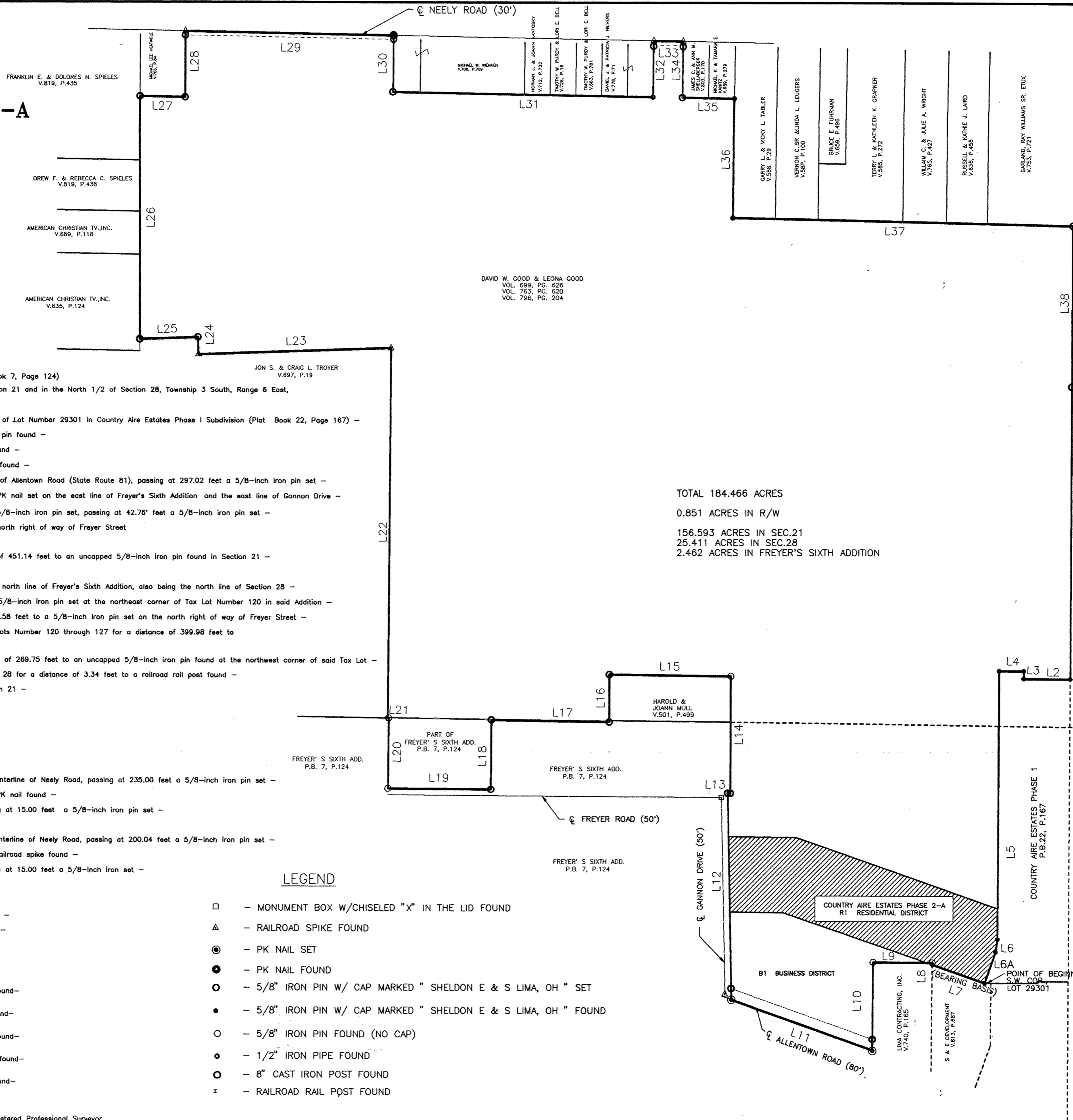
- 1) North 89°-46'-07" West for a distance of 180.59 feet to a 5/8-inch iron pin in concrete found-
- 2) North 00°-13'-53" East for a distance of 30.00 feet to a 5/8-inch iron pin in concrete found-
- 3) North 89°-46'-07" West for a distance of 95.91 feet to a 5/8-inch iron pin in concrete found-
- 4) South 00°-13'-53" West for a distance of 1038.72 feet to a 5/8-inch iron pin in concrete found-
- 5) South 08°-02'-51" West for a distance of 50.07 feet to a 5/8-inch iron pin in concrete found-
- 6) South 19°-05'-55" West for a distance of 127.95 feet to the point of beginning.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4589) and the tract as described contains in all 184.466 acres of land, of which 156.593 acres are in Section 21, 25.411 acres are in Section 28, and 2.462 acres are in Freyer's Sixth Addition, subject, however, to all legal easements and rights of way.

NOTE: All iron pins found or set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

ZONING: R1 RESIDENTIAL DISTRICT AND
B1 BUSINESS DISTRICT

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



TOTAL 184.466 ACRES
0.851 ACRES IN R/W
156.593 ACRES IN SEC.21
25.411 ACRES IN SEC.28
2.462 ACRES IN FREYER'S SIXTH ADDITION

NUMBER	DIRECTION	DISTANCE
L1	S 00°13'10" W	1127.47'
L2	N 89°46'07" W	180.59'
L3	N 00°13'53" E	30.00'
L4	N 89°46'07" W	95.91'
L5	S 00°13'53" W	1038.72'
L6	S 08°02'51" W	50.07'
L6A	S 19°05'55" W	127.95'
L7	N 70°54'05" W	216.09'
L8	N 00°25'42" E	7.56'
L9	N 89°34'18" W	230.00'
L10	S 00°25'42" W	339.35'
L11	N 70°28'24" W	581.04'
L12	N 01°10'23" W	800.19'
L13	S 89°09'16" E	10.80'
L14	N 00°01'39" E	451.14'
L15	N 89°09'17" W	471.90'
L16	S 00°01'39" W	184.65'
L17	N 89°09'17" W	458.02'
L18	S 00°19'24" W	266.58'
L19	N 89°36'32" W	399.98'
L20	N 00°19'24" E	269.75'
L21	N 89°09'17" W	3.34'
L22	N 00°24'09" E	1429.12'
L23	S 88°07'00" W	748.96'
L24	N 01°52'56" W	65.01'
L25	S 88°07'50" W	225.67'
L26	N 00°00'04" W	949.07'
L27	S 88°55'43" E	175.00'
L28	N 00°00'04" W	250.00'
L29	S 88°55'43" E	808.16'
L30	S 00°26'50" W	215.00'
L31	S 88°55'35" E	1010.04'
L32	N 00°34'25" E	215.04'
L33	S 88°55'43" E	114.41'
L34	S 00°34'09" W	215.01'
L35	S 88°55'22" E	202.00'
L36	S 00°32'19" W	466.20'
L37	S 88°42'49" E	1322.53'
L38	S 00°13'53" W	622.41'

LEGEND

- - MONUMENT BOX W/CHISELED "X" IN THE LID FOUND
- ▲ - RAILROAD SPIKE FOUND
- - PK NAIL SET
- - PK NAIL FOUND
- - 5/8" IRON PIN W/ CAP MARKED " SHELDON E & S LIMA, OH " SET
- - 5/8" IRON PIN W/ CAP MARKED " SHELDON E & S LIMA, OH " FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - 1/2" IRON PIPE FOUND
- - 8" CAST IRON POST FOUND
- × - RAILROAD RAIL POST FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



AMERICAN VILLAGE SECTION NO.5B

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

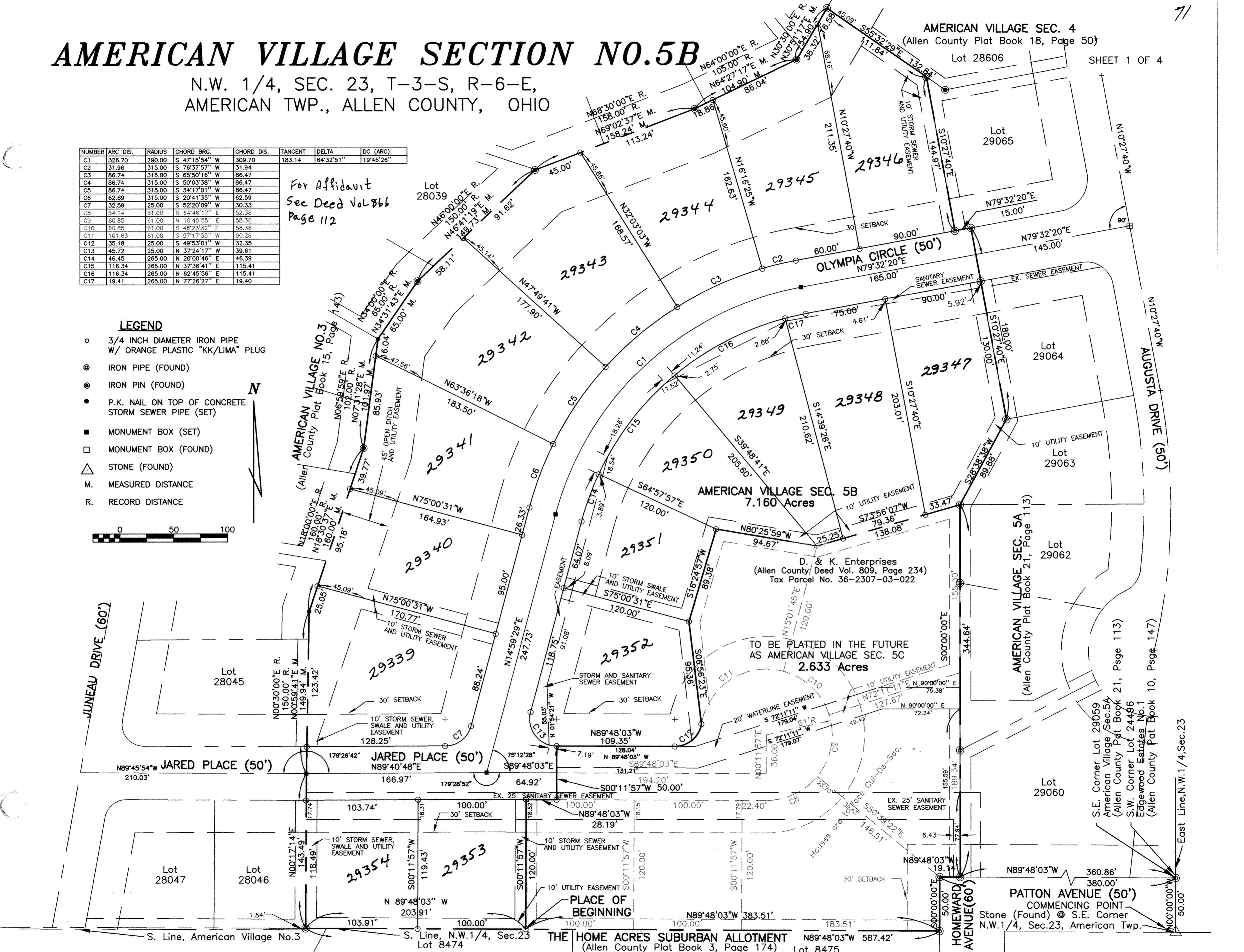
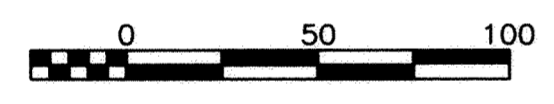
AMERICAN VILLAGE SEC. 4
(Allen County Plat Book 18, Page 50)

SHEET 1 OF 4

NUMBER	ARC DIS.	RADIUS	CHORD BRG.	CHORD DIS.	TANGENT	DELTA	DC (ARC)
C1	326.70	290.00	S 47°15'54" W	309.70	183.14	64°32'51"	19°45'26"
C2	31.96	315.00	S 76°37'57" W	31.94			
C3	86.74	315.00	S 65°50'16" W	86.47			
C4	86.74	315.00	S 50°03'38" W	86.47			
C5	86.74	315.00	S 34°17'01" W	86.47			
C6	62.69	315.00	S 20°41'35" W	62.59			
C7	32.59	25.00	S 52°20'09" W	30.33			
C8	54.14	61.00	N 64°46'17" E	52.38			
C9	60.85	61.00	N 10°45'55" E	58.36			
C10	60.85	61.00	S 46°23'32" E	58.36			
C11	101.63	61.00	S 57°17'55" W	90.28			
C12	35.18	25.00	S 49°53'01" W	32.35			
C13	45.72	25.00	N 37°24'17" W	39.61			
C14	46.45	265.00	N 20°00'46" E	46.39			
C15	116.34	265.00	N 37°36'41" E	115.41			
C16	116.34	265.00	N 62°45'56" E	115.41			
C17	19.41	265.00	N 77°26'27" E	19.40			

For Affidavit
See Deed Vol 866
Page 112

- LEGEND**
- 3/4 INCH DIAMETER IRON PIPE
W/ ORANGE PLASTIC "KK/LIMA" PLUG
 - IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - P.K. NAIL ON TOP OF CONCRETE
STORM SEWER PIPE (SET)
 - MONUMENT BOX (SET)
 - MONUMENT BOX (FOUND)
 - △ STONE (FOUND)
 - M. MEASURED DISTANCE
 - R. RECORD DISTANCE



THE HOME ACRES SUBURBAN ALLOTMENT
(Allen County Plat Book 3, Page 174)

PATTON AVENUE (50')
COMMENCING POINT
Stone (Found) @ S.E. Corner
N.W. 1/4, Sec. 23, American Twp.

S.E. Corner Lot 29059
American Village Sec. 5A
(Allen County Plat Book 21, Page 113)
S.W. Corner Lot 24496
Edgewood Estates No. 1
(Allen County Plat Book 10, Page 147)

East Line, N.W. 1/4, Sec. 23

AMERICAN VILLAGE SECTION NO.5B

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

LEGAL DESCRIPTION AMERICAN VILLAGE SECTION NO.5B

Being a parcel of land situate in the Northwest quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio, and being more particularly described as follows:

Commencing at a stone (found) at the Southeast corner of said Northwest quarter;

Thence N 0°00'00"W, 50.00 feet, with the East line of said Northwest quarter, to an iron pipe (found) at the Southwest corner of Lot Number 24496 in Edgewood Estates Subdivision No. 1 (Allen County Plat Book 10, Page 147), said point also being the Southeast corner of Lot Number 29059 in American Village Section No. 5A (Allen County Plat Book 21, Page 113) and on the North line of Patton Avenue;

Thence N 89°48'03"W, 360.86 feet, parallel to and 50.00 feet North of the South line of said Northwest quarter, and with the south line of said American Village Section No. 5A to an iron pipe (found) at the Southwest corner of Lot Number 29060 in said American Village Section No. 5A;

Thence continuing with said South line extended, N 89°48'03"W, 19.14 feet to an iron pipe (found) at the intersection of the North line of Patton Avenue and the West line of Homeward Avenue;

Thence S 0°00'00"E, 50.00 feet, parallel to the East line of said Northwest quarter and West line of said Edgewood Estates Subdivision No. 1, to an iron pipe (found) on the South line of said Northwest quarter and at the Northeast corner of Lot Number 8475 in Home Acres Suburban Allotment (Allen County Plat Book 3, Page 174);

Thence N 89°48'03"W, 383.51 feet, with the South line of said Northwest quarter and the North line of said Home Acres Suburban Allotment, to an iron pipe (set) at the PLACE OF BEGINNING;

Thence continuing with said lines, N 89°48'03"W, 203.91 feet to an iron pipe (set) on the East line of Lot Number 28046 in American Village Section No. 3 (Allen County Plat Book 15, Page 143), said point being N 0°17'14"E, 1.54 feet from an iron pin (found) at the southeast corner of said Lot Number 28046;

Thence generally Northerly, with the Easterly line of said American Village Section No. 3, on the following nine courses:

- 1) N 0°17'14"E, 143.49 feet to a monument box (set) on the centerline of Jared Drive (formerly Augusta Drive);
- 2) N 0°59'41"E, 149.94 feet (record distance is 150.00 feet) to a P.K. nail (set) on top of a 30-inch inside diameter concrete storm sewer pipe;
- 3) N 18°30'37"E, 160.00 feet to an iron pin (found);
- 4) N 7°31'28"E, 101.97 feet (record distance is 102.00 feet) to a P.K. nail (set) on top of a 18-inch inside diameter concrete storm sewer pipe;
- 5) N 34°31'43"E, 65.00 feet to an iron pin (found);
- 6) N 46°41'19"E, 149.73 feet (record distance is 150.00 feet) to an iron pin (found);
- 7) N 69°02'37"E, 158.24 feet (record distance is 158.00 feet) to an iron pin (found);
- 8) N 64°27'17"E, 104.90 feet (record distance is 105.00 feet) to an iron pin (found);
- 9) N 30°51'17"E, 54.90 feet to an iron pipe (found) at the Southwest corner of American Village Section No. 4 (Allen County Plat Book 18, Page 50);

Thence S 55°32'29"E, 111.64 feet with the Southerly line of said American Village Section No. 4 to an iron pipe (found) at the Northwest corner of Lot Number 29065 in American Village Section No. 5A, (Allen County Plat Book 21, Page 113);

Thence generally Southerly, with the Westerly line of said American Village Section No. 5A, on the following four courses:

- 1) S 10°27'40"E, 144.97 feet to an iron pipe (found);
- 2) N 79°32'20"E, 15.00 feet to an iron pipe (found);
- 3) S 10°27'40"E, 180.00 feet to an iron pipe (found);
- 4) S 28°38'38"W, 89.88 feet to an iron pipe (found) at the Southwest corner of Lot 29063;

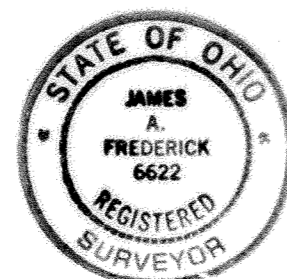
Thence generally Southwesterly, into the Dedicator's lands on the following 9 courses:

- 1) S 73°56'07"W, 138.08 feet to an iron pipe (set);
- 2) N 80°25'59"W, 94.67 feet to an iron pipe (set);
- 3) S 16°24'57"W, 89.38 feet to an iron pipe (set);
- 4) S 06°56'23"E, 95.36 feet to an iron pipe (set);
- 5) Southwesterly, on a non-tangent curve to the right, said curve having a radius of 25.00 feet, a chord bearing S 49°53'01"W, a chord distance of 32.35 feet, an arc distance of 35.18 feet, to an iron pipe (set) at a point of tangent;
- 6) N 89°48'03"W, 109.35 feet to an iron pipe (set);
- 7) S 00°11'57"W, 50.00 feet to an iron pipe (set);
- 8) N 89°48'03"W, 28.19 feet to an iron pipe (set);
- 9) S 00°11'57"W, 120.00 feet to the PLACE OF BEGINNING, containing 7.160 acres more or less and subject to all legal highways, easements, and restrictions of record.

CERTIFICATION BY SURVEYOR

I hereby certify that this plat and legal description represent a true and complete survey made by Kohli & Kalher Associates, Inc. under my supervision between August of 1994 and September of 1998, 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 Northwest quarter of Section 23 and West line of Edgewood Estates No. 1 (N 0°00'00"W).

10-19-1998
Date James A. Frederick
James A. Frederick, Ohio Registered Surveyor No. 6622



Reviewed by L. Hayman
on 11-2, 1998

OWNER'S DEDICATION AND ACKNOWLEDGMENT

We, the undersigned, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon, comprising of a total of 7.160 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.

Vehicular right-of-access shall not be allowed across the one (1) foot easement lying parallel to Patton and Homeward Avenues, along the rear of lots _____ and _____ except as stipulated in the preceding paragraph.

This plat is subject to the covenants and restrictions shown on the separate document attached hereto and labeled sheet 3 of 4 pages.

Michael J. Heet
Witness
Reinald J. Kitcher
Witness

William F. Degen
William F. Degen
Fritz Degen
Fritz Degen

State of Ohio, S.S., Allen County

Be it remembered that on this 26th day of October, 1998, 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.

Diane M. Miller
Notary Public in and for Allen County, Ohio

DIANE M. MILLER
Notary Public, State of Ohio
My Commission Expires Nov. 11, 2001

APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on OCTOBER 26, 1998

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

Certified
John A. Hagan
Director, Lima-Allen County Regional Planning Commission

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

Bill Kelly
Director, Allen County Combined Health District

COUNTY ENGINEER'S CERTIFICATION

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

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

James L. Schmale
Allen County Engineer

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on Nov 2, 1998
\$ 8.00 fee

V. Dean French
Allen County Auditor

9823292
COUNTY RECORDER

I hereby certify that this plat was filed for recording on Nov 2, 1998 and that it was recorded on 11-2-98, in Vol. 23, Page 71, plat records of Allen County, Ohio. Fee \$22.80 1:50 PM

Edward P. Kuch
Allen County Recorder

AMERICAN VILLAGE SECTION NO.5B

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

PROTECTIVE COVENANTS

1. No building or structure other than residential structures not to exceed 2-1/2 stories in height together with customary attached areas such as garages and greenhouses shall be erected, placed, maintained or permitted to remain on any lot in said subdivision exclusive of one storage shed / out building not to exceed 15'x 15' measured at outside of exterior walls. Metal buildings not permitted.
2. No trailer, basement, tent, shack, garage, barn or other out building erected in subdivision shall, at any time, be used as a residence (temporarily or permanently) nor shall any structure of a temporary character be used as a residence.
3. No residential structure shall be erected on any building site the inhabitable area thereof (excluding basements, open porches, attached garages and greenhouses, etc.) shall be less than 1400 square feet of living space for a one-story building nor 1700 square feet for a two-story building. All buildings shall be measured from interior of exterior walls.
4. No old buildings or structures shall be moved onto any building sites in said subdivision. All construction must be of new materials.
5. Residences must be completed within twelve (12) months after start of construction with sidewalk(s) as part of their cost. Any individual or entity acquiring a lot from the Developer of this subdivision (or the successors, grantees, heirs, or assigns thereof) shall be required to construct a sidewalk along the street on which such lot shall face and along any side street abutting such lot. Such sidewalk(s) shall be completed within a period of twenty-four (24) months from the transfer of title of such lot or within twelve (12) months of commencement of construction of dwelling on such lot. The Developer of said subdivision must complete sidewalks on all unsold lots within five (5) years of recording of said subdivision. In the event that such sidewalk(s) be not complete within the period of time herein specified, then the Developer (or any owner of any other lot in the subdivision) may enforce this covenant by appropriate action at law or equity, as may be appropriate. Any such sidewalk(s) required shall be constructed in accordance with the requirements of the applicable subdivision regulations as govern the approval of plats by the Lima-Allen County Regional Planning Commission.
6. Sight Distance at Intersection: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in case of a rounded property corner from the intersection of the street lines extended. The sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of said sight-lines.
7. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on their lot. The private lot drain running behind the sidewalk has been provided for sump pump drainage only. Each lot owner is responsible for their portion of this drain.

8. Each lot owner shall be responsible for the construction and maintenance of concrete driveways which will meet or exceed the standards of the Allen County Engineer and of American Township. No driveways in this subdivision will be allowed to front on Patton Avenue. Houses and driveways shall face this subdivision's streets.

9. All dwellings shall provide off street parking for not less than two (2) motor vehicles per family.

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

11. Said lots may be divided or combined with other lots, but no residential building site shall be created and used as a home site which has a lot width of less than 65 feet, except on cul-de-sacs, which would be 65 feet at building line.

12. No noxious or offensive activity shall be carried on or upon any part of said subdivision, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall gambling be permitted in said subdivision.

13. All fences erected upon these lots shall be "open-type" construction and in no way exceed the height of four (4) feet. Only "decorative-type" fence shall be permitted beyond the front set-back lines as established herein. No chain-link, farm fence, wall, hedge or mass planting shall be permitted to extend nearer to the street than the minimum building set-back line.

14. No sign or billboard shall be erected on any lot in this subdivision. Residential "For Sale" signs are limited to nine (9) square feet maximum size. A promotional/sales sign of up to thirty two (32) square feet may be erected only by the builder on the lot of a newly constructed home for a maximum of eighteen (18) months, or until the house is sold or lived in by the builder. Then the sign reverts back to nine (9) square feet.

15. No external satellite dishes and/or obtrusive antennas of any kind shall be erected, placed, or permitted to remain on any building site in this subdivision.

16. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of this subdivision, excepting dogs, cats, or other normal household pets, providing they are not kept, bred or maintained for any commercial purpose and do not constitute an annoyance or nuisance. Kennels are hereby strictly forbidden.

17. No trucks or vans other than traditional family size and type shall be parked, kept or stored on any lot in said subdivision unless the same be parked, kept or stored wholly within in a garage. No boats, trailers, snowmobiles, motor homes or other chattels of a similar nature shall be stored, kept or used on the premises.

Any motor vehicle that is not properly registered, licensed, and operational shall not be permitted to remain in said subdivision for longer than 10 days in any calendar year unless the same be parked, kept or stored wholly within in a garage.

18. No part of this subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass clippings. Garbage or other wastes shall be kept only in sanitary containers out of view of the adjacent property owners and public. All incinerators, composters, or other similar equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots shall be mowed and the grass kept neat, trimmed and cut at all times.

19. All easements and right-of-way are reserved in and over such said lots as are shown on said plat, for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone, drainage facilities including surface drainage and other purposes; also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained furnished or performed in any method beneath the surface of the ground. Utility companies may use easements without incurring any liabilities from property owners for damages to sod, shrubbery or other surface improvements.

20. These covenants, restrictions and limitations shall be considered part of any contract, deed, lease or instrument relating to any lot in American Village Section No.5B Subdivision, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating there shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot or parcel of land situated in American Village Section No.5B. This restriction is enforceable by the American Township Trustees.

These covenants, restrictions and limitations shall be binding on all parties hereto and all owners and residents of lots in said subdivision for a period of twenty (20) years from this date, after which time, such covenants, restrictions and limitations shall automatically extend for successive period of ten (10) years unless an instrument in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change said covenants, restrictions or limitations in whole, or in part, which agreement shall specifically enumerate the changes thereof.

Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement.

Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions, or limitations. These remedies are available to any lot owner of said above-described premises who may seek both a restraint of such violation and damages thereof.

Invalidation of any of these covenants by judgment or court order shall, in no way, affect any of the other provisions, which shall remain in force and effect.

AMERICAN VILLAGE SECTION NO.5B

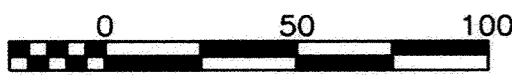
N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

AMERICAN VILLAGE SEC. 4
(Allen County Plat Book 18, Page 50)

Lot 28606

SHEET 4 OF 4

- LEGEND**
- 3/4 INCH DIAMETER IRON PIPE W/ ORANGE PLASTIC "KK/LIMA" PLUG
 - ⊙ IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - P.K. NAIL ON TOP OF CONCRETE STORM SEWER PIPE (SET)
 - MONUMENT BOX (SET)
 - MONUMENT BOX (FOUND)
 - △ STONE (FOUND)
 - M. MEASURED DISTANCE
 - R. RECORD DISTANCE



DEDICATOR'S LANDS FOR AMERICAN VILLAGE SECTION NO.5B
Being a parcel of land situate in the Northwest quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio, and being more particularly described as follows:
Commencing at a stone (found) at the Southeast corner of said Northwest quarter;
Thence N 0°00'00"W, 50.00 feet, with the East line of said Northwest quarter, to an iron pipe (found) at the Southwest corner of Lot Number 24496 in Edgewood Estates Subdivision No. 1 (Allen County Plat Book 10, Page 147), said point also being the Southeast corner of Lot Number 29059 in American Village Section No. 5A (Allen County Plat Book 21, Page 113) and on the North line of Patton Avenue;
Thence N 89°48'03"W, 360.86 feet, parallel to and 50.00 feet North of the South line of said Northwest quarter, and with the south line of said American Village Section No. 5A to an iron pipe (found) at the Southwest corner of Lot Number 29060 in said American Village Section No. 5A, said point being the PLACE OF BEGINNING;
Thence continuing with said South line extended, N 89°48'03"W, 19.14 feet to an iron pipe (found) at the intersection of the North line of Patton Avenue and the West line of Homeward Avenue;
Thence S 0°00'00"E, 50.00 feet, parallel to the East line of said Northwest quarter and West line of said Edgewood Estates Subdivision No. 1, to an iron pipe (found) on the South line of said Northwest quarter and at the Northeast corner of Lot Number 8475 in Home Acres Suburban Allotment (Allen County Plat Book 3, Page 174);
Thence N 89°48'03"W, 587.42 feet, with the South line of said Northwest quarter and the North line of said Home Acres Suburban Allotment, to an iron pipe (set) on the East line of Lot Number 28046 in American Village Section No. 3 (Allen County Plat Book 15, Page 143), said point being N 0°17'14"E, 1.54 feet from an iron pin (found) at the southeast corner of said Lot Number 28046;
Thence generally Northerly, with the Easterly line of said American Village Section No. 3, on the following nine courses:

- 1) N 0°17'14"E, 143.49 feet to a monument box (set) on the centerline of Jared Drive(formerly Augusta Drive);
- 2) N 0°59'41"E, 149.94 feet (record distance is 150.00 feet) to a P.K. nail (set) on top of a 30-inch inside diameter concrete storm sewer pipe;
- 3) N 18°30'37"E, 160.00 feet to an iron pin (found);
- 4) N 7°31'28"E, 101.97 feet (record distance is 102.00 feet) to a P.K. nail (set) on top of a 18-inch inside diameter concrete storm sewer pipe;
- 5) N 34°31'43"E, 65.00 feet to an iron pin (found);
- 6) N 46°41'19"E, 149.73 feet (record distance is 150.00 feet) to an iron pin (found);
- 7) N 69°02'37"E, 158.24 feet (record distance is 158.00 feet) to an iron pin (found);
- 8) N 64°27'17"E, 104.90 feet (record distance is 105.00 feet) to an iron pin (found);
- 9) N 30°51'17"E, 54.90 feet to an iron pipe (found) at the Southwest corner of American Village Section No. 4 (Allen County Plat Book 18, Page 50);

thence S 55°32'29"E, 111.64 feet with the Southerly line of said American Village Section No. 4 to an iron pipe (found) at the Northwest corner of Lot Number 29065 in American Village Section No. 5A, (Allen County Plat Book 21, Page 113);

thence generally Southerly, with the Westerly line of said American Village Section No. 5A, on the following five courses:

- 1) S 10°27'40"E, 144.97 feet to an iron pipe (found);
- 2) N 79°32'20"E, 15.00 feet to an iron pipe (found);
- 3) S 10°27'40"E, 180.00 feet to an iron pipe (found);
- 4) S 28°38'38"W, 89.88 feet to an iron pipe (found);
- 5) S 00°00'00"W, 344.64 feet to the PLACE OF BEGINNING, containing 9.793 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 & Kaliber Associates, Inc. under my supervision between August of 1994 and September of 1998, 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 Northwest quarter of Section 23 and West line of Edgewood Estates No. 1 (N 0°00'00"W).

10-19-1998
Date
James A. Frederick
James A. Frederick,
Ohio Registered Surveyor No. 6622



FUTURE DEVELOPMENT
D. & K. Enterprises
(Allen County Deed Vol. 809, Page 234)
Tax Parcel No. 36-2307-03-022

PATTON AVENUE (50')
COMMENCING POINT
Stone (Found) @ S.E. Corner
N.W.1/4, Sec.23, American Twp.

JULNEAU DRIVE (60')

Lot 28045

JARED PLACE (50')

Lot 28047

Lot 28046

S. Line, American Village No.3

N00°30'00"E R.
150.00'
N00°59'41"E M.
149.94'

N00°17'14"E
143.49'

N00°00'00"E R.
50.00'

N00°11'57"W
50.00'

N89°48'03"W
28.19'

N89°48'03"W
203.91'

N89°48'03"W
383.51'

N89°48'03"W
587.42'

N89°48'03"W
360.86'

N89°48'03"W
380.00'

N89°48'03"W
19.14'

N89°48'03"W
15.00'

N89°48'03"W
144.97'

N89°48'03"W
89.88'

N89°48'03"W
344.64'

N89°48'03"W
180.00'

N89°48'03"W
101.97'

N89°48'03"W
65.00'

N89°48'03"W
149.73'

N89°48'03"W
158.24'

N89°48'03"W
104.90'

N89°48'03"W
54.90'

N89°48'03"W
587.42'

N89°48'03"W
360.86'

N89°48'03"W
380.00'

N89°48'03"W
19.14'

N89°48'03"W
15.00'

S. Line, American Village No.3

S. Line, N.W.1/4, Sec.23 Lot 8474

THE HOME ACRES SUBURBAN ALLOTMENT (Allen County Plat Book 3, Page 174) Lot 8475

N89°48'03"W 587.42'

N89°48'03"W 360.86'

N89°48'03"W 380.00'

N89°48'03"W 19.14'

N89°48'03"W 15.00'

N89°48'03"W 144.97'

AMERICAN VILLAGE SECTION NO.5B

AMERICAN VILLAGE SEC. 5A
(Allen County Plat Book 21, Page 113)

S.E. Corner Lot 29059
American Village Sec.5A
(Allen County Plat Book 21, Page 113)
S.W. Corner Lot 24496
Edgewood Estates No.1
(Allen County Plat Book 10, Page 147)

East Line, N.W.1/4, Sec.23

OLYMPIA CIRCLE (50')

AUGUSTA DRIVE (50')

HOMERD AVENUE (60')

Lot 28039

Lot 29065

Lot 29060

Lot 28045

Lot 28047

Lot 28046

N68°30'00"E R.
158.00'
N69°02'37"E M.
158.24'

N64°00'00"E R.
105.00'
N64°27'17"E M.
104.90'

N30°30'00"E R.
154.90'
N30°51'17"E M.
54.90'

S55°32'29"E
111.64'

N46°00'00"E R.
150.00'
N46°11'19"E M.
149.73'

N34°00'00"E R.
85.00'
N34°31'43"E M.
65.00'

N06°59'59"E R.
102.00'
N07°31'28"E M.
101.97'

N18°30'37"E R.
160.00'
N18°30'37"E M.
160.00'

N00°30'00"E R.
150.00'
N00°59'41"E M.
149.94'

N80°25'59"W
94.67'

S73°56'07"W
138.08'

S16°24'57"W
89.38'

S06°56'23"E
95.36'

S28°38'38"W
89.88'

S00°00'00"E
344.64'

109.35'
N89°48'03"W

50.00'
S00°11'57"W

28.19'
N89°48'03"W

203.91'
N89°48'03"W

383.51'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

180.00'
N89°48'03"W

101.97'
N89°48'03"W

65.00'
N89°48'03"W

149.73'
N89°48'03"W

158.24'
N89°48'03"W

104.90'
N89°48'03"W

54.90'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

180.00'
N89°48'03"W

101.97'
N89°48'03"W

65.00'
N89°48'03"W

149.73'
N89°48'03"W

158.24'
N89°48'03"W

104.90'
N89°48'03"W

54.90'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

180.00'
N89°48'03"W

101.97'
N89°48'03"W

65.00'
N89°48'03"W

149.73'
N89°48'03"W

158.24'
N89°48'03"W

104.90'
N89°48'03"W

54.90'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

180.00'
N89°48'03"W

101.97'
N89°48'03"W

65.00'
N89°48'03"W

149.73'
N89°48'03"W

158.24'
N89°48'03"W

104.90'
N89°48'03"W

54.90'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

180.00'
N89°48'03"W

101.97'
N89°48'03"W

65.00'
N89°48'03"W

149.73'
N89°48'03"W

158.24'
N89°48'03"W

104.90'
N89°48'03"W

54.90'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

180.00'
N89°48'03"W

101.97'
N89°48'03"W

65.00'
N89°48'03"W

149.73'
N89°48'03"W

158.24'
N89°48'03"W

104.90'
N89°48'03"W

54.90'
N89°48'03"W

587.42'
N89°48'03"W

360.86'
N89°48'03"W

380.00'
N89°48'03"W

19.14'
N89°48'03"W

15.00'
N89°48'03"W

144.97'
N89°48'03"W

89.88'
N89°48'03"W

344.64'
N89°48'03"W

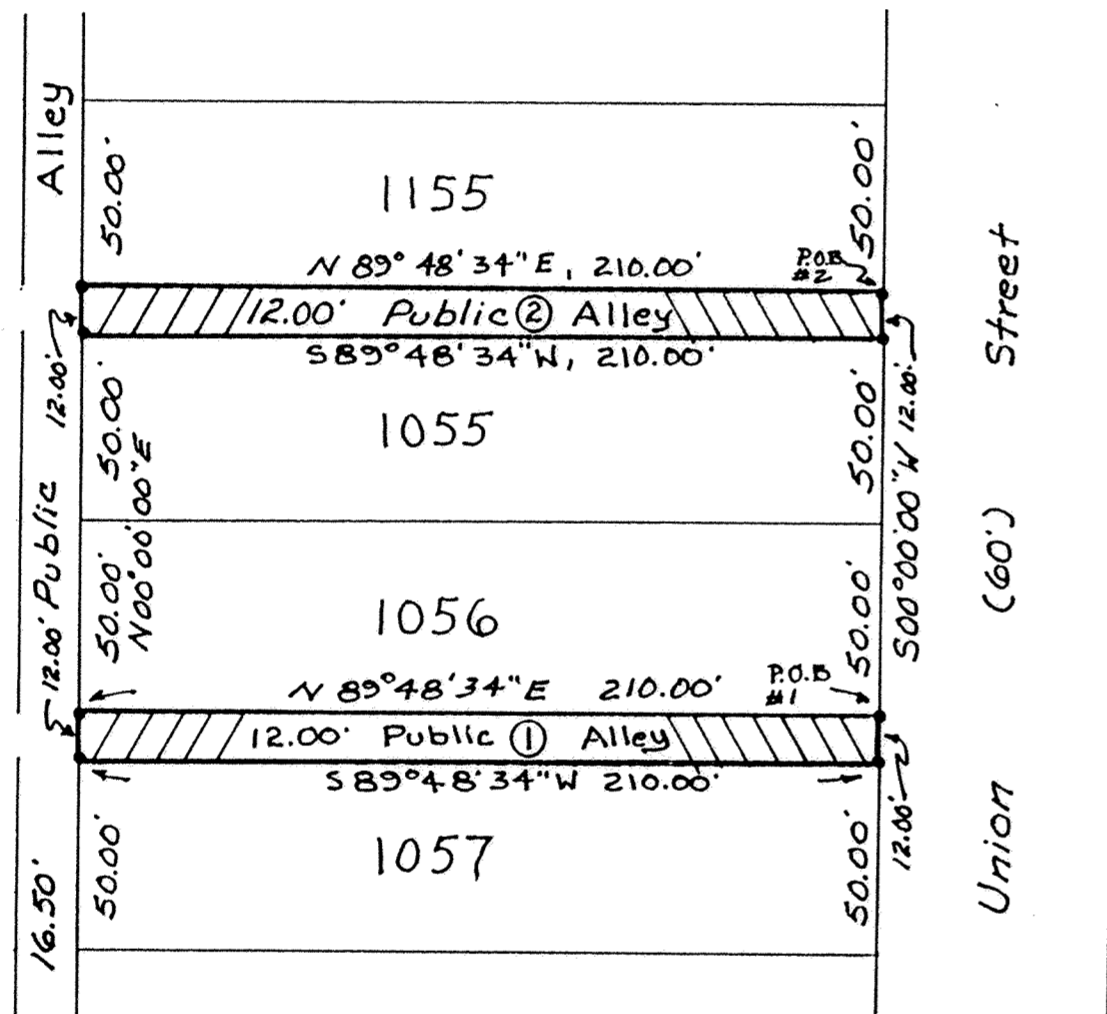
180.00'
N89°48'03"W

101.97'
N89°48'03"W

ALLEY VACATIONS

- (1) Between Lots # 1056 and 1057 in the McKibben's Addition.
- (2) Between Lot # 1155 in the Robbs 3rd addition and Lot # 1055 in the McKibben's Addition.

City of Lima, Ohio
Allen County, Ohio



Area to be Vacated
 - 5/8" Rerod Set

Alley No. 1 & No. 2 Contain 2520.000 Sq. Ft. Each or 0.058 Acres ± each

SURVEYORS INC.
 1867 WENDELL AVE
 LIMA, OHIO 45805
 419-224-2752

COUNTY Allen TWP/CITY Lima
 TOWNSHIP _____ RANGE _____
 SECTION _____ SCALE 1"=50' PAGE 1 OF 1
 PARCEL # _____ LOT# _____

THIS PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED ON 07-14 19 97
 All bearings refer to the east line of McKibben's Addition in the City of Lima, Ohio and the west right-of-way line of North Union Street as being S 00°00'00" W (assumed bearing, basis of bearings).

LEGAL DESCRIPTION Alley # 1

Being a 12 Foot Public Alley lying between Lots Number 1056 and 1057 in the McKibben's Addition (Plat Book 1, Page 79) in the City of Lima, Allen County, Ohio and more particularly described as follows:

BEGINNING at a 5/8" rerod set at the southeast corner of Lot Number 1056 in said Addition; thence, S 00°00'00" W (assumed bearing, basis for bearings) along the east line of said Lot Number 1056 and the west right-of-way line of North Union Street extended, 12.00 feet to a 5/8" rerod set at the northeast corner of Lot Number 1057 in said Addition; thence, S 89°48'34" W along the south line of said Alley and the north line of said Lot Number 1057, 210.00 feet to a 5/8" rerod set at the northwest corner of said Lot Number 1057; thence, N 00°00'00" E along the west line of said Lot Number 1057 and the east line of a 16.50 Foot Public Alley extended, 12.00 feet to a 5/8" rerod set at the southwest corner of said Lot Number 1056; thence, N 89°48'34" E along the south line of said Lot Number 1056 and the north line of said 12 Foot Public Alley, 210.00 feet to the PLACE OF BEGINNING.

Containing 0.058 acres more or less.

This plat represents an actual survey performed on July 14, 1997.

LEGAL DESCRIPTION Alley # 2

Being a 12 Foot Public Alley lying between Lot Number 1155 in the Robb's Addition (Plat Book 2, Page 23) and Lot Number 1055 in the McKibben's Addition (Plat Book 1, Page 79) in the City of Lima, Allen County, Ohio and more particularly described as follows:

BEGINNING at a 5/8" rerod set at the southeast corner of said Lot Number 1155; thence, S 00°00'00" W (assumed bearing, basis of bearings) along the east line of said Lot Number 1155 and the west right-of-way line of North Union Street extended, 12.00 feet to a 5/8" rerod set at the northeast corner of said Lot Number 1055; thence, S 89°48'34" W along the north line of said Lot Number 1055 and the south line of said 12 Foot Public Alley, 210.00 feet to a 5/8" rerod set at the northwest corner of said Lot Number 1055; thence, N 00°00'00" E along the west line of said Lot Number 1055 and the east line of a 16.50 Foot Public Alley extended, 12.00 feet to a 5/8" rerod set at the southwest corner of said Lot Number 1155; thence, N 89°48'34" E along the south line of said Lot Number 1155 and the north line of said 12 Foot Public Alley, 210.00 feet to the PLACE OF BEGINNING.

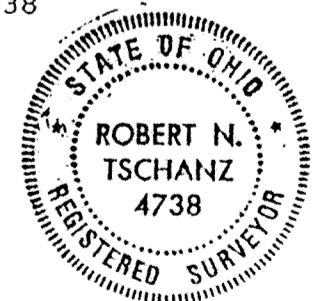
Containing 0.058 acres more or less.

This plat represents an actual survey performed on July 14, 1997.

Date: 07-29-97

Robert N. Tschanz
 Robert N. Tschanz
 Registered Surveyor # 4738

Reviewed by Tim Piper Jr
 on July 29, 1997



9824112
 FILED AND RECORDED
 NOV 12, 1998 AT 1:23 PM
 PLAT BK 23 pg 75
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 #20.70

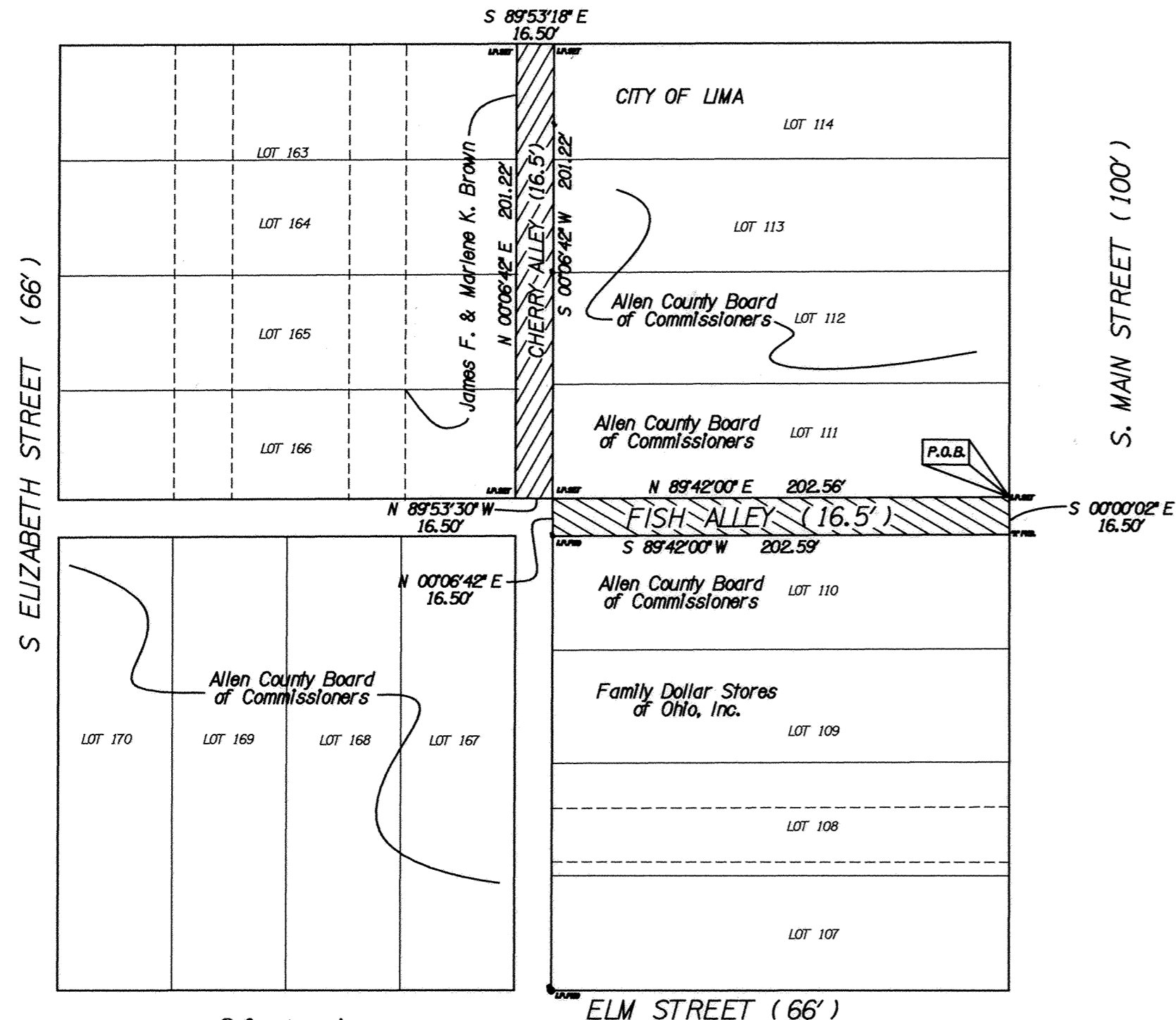
DEED VOL 848
 pg 9

VACATION OF FISH AND CHERRY ALLEYS BETWEEN SPRING STREET AND ELM STREET AND BETWEEN MAIN STREET AND ELIZABETH STREET

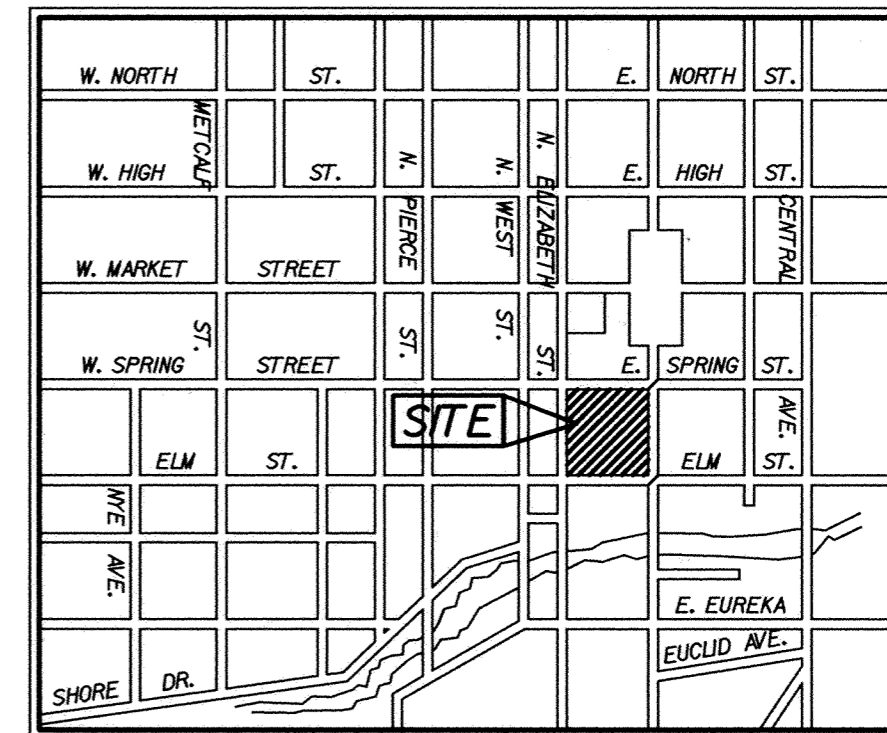
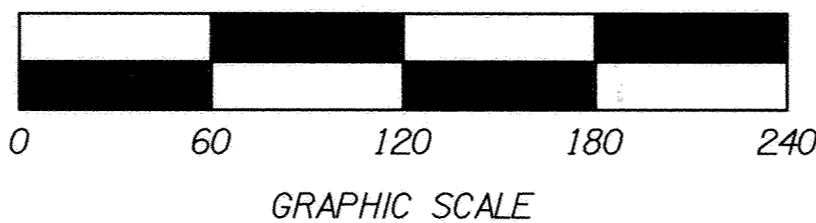
Allen County Board
of Commissioners
LOT 163

Allen County Board
of Commissioners
LOT 114

W. SPRING STREET (66')



9824114
 FILED AND RECORDED
 NOV 12, 1998 AT 1:25 PM
 PLAT BK 23 pg 76
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 #20.70 DEED VOL 898 pg 13



SCALE: 1" = 60'

VACATION OF FISH AND CHERRY ALLEYS BETWEEN SOUTH MAIN STREET, SOUTH ELIZABETH STREET, AND SOUTH OF WEST SPRING STREET

Situated in the State of Ohio, County of Allen, and in the City of Lima, to-wit:

Being two 16.5 foot wide alleys between Lots 110 and 111 and also between Lots 163, 164, 165, 166 and 111, 112, 113, and 114 as shown and delineated upon the recorded plat of the City of Lima, as shown in Plat Book 4 Page 1, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 111, said point being an Iron pin set;

Thence South 00° 00' 02" East, along the West Right-of-way Line of South Main Street, a distance of 16.50 feet to a crossnatch found at the Northeast corner of said Lot 110;

Thence South 89° 42' 00" West, along the North Line of said Lot 110 and the South line of Fish Alley, a distance of 202.59 feet to a point found at the Northwest corner of said Lot 110, said point being referenced by an Iron pin found in the southeasterly direction at a distance of 0.05 feet;

Thence North 00° 06' 42" East, along the East Line of Cherry Alley, a distance of 16.50 feet to an iron pin set at the Southwest corner of said Lot 111;

Thence North 89° 53' 30" West, along the North line of Fish Alley, a distance of 16.50 feet to an iron pin set at the Southeast corner of said Lot 166;

Thence North 00° 06' 42" East, along the East line of said Lots 166, 165, 164, and 163 and also along the West line of Cherry Alley, a distance of 201.22 feet to an iron pin set at the Northeast corner of said Lot 163;

Thence South 89° 53' 18" East, along the South Right-of-way line of West Spring Street, a distance of 16.50 feet to an iron pin set at the Northwest corner of said Lot 114;

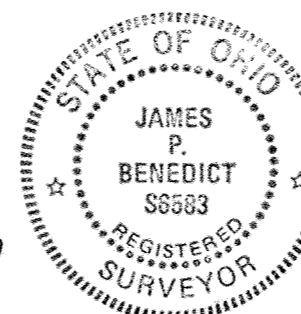
Thence South 00° 06' 42" West, along the West line of said Lots 114, 113, 112, and 111 and also along the East line of Cherry Alley, a distance of 201.22 feet to an iron pin set at the Southwest corner of said Lot 111;

Thence North 89° 42' 00" East, along the South line of said Lot 111 and the North Line of Fish Alley, a distance of 202.56 feet to the place of beginning and containing 6662.63 square feet or 0.153 acres of land more or less.

Subject to all easements and rights - of - ways of record, and is based upon an actual field survey performed by Lockwood, Jones, and Beals Inc. on June 2, 1997.

CERTIFICATION

I hereby certify that the above description is based on an actual field survey performed by Lockwood, Jones and Beals on June 2, 1997. Monuments were set or found as called for on this plat. Bearings are based on the As-Built Survey of the Family Dollar Store.



James P. Benedict
 James P. BENEDICT
 REGISTERED SURVEYOR NO. 6583

10/9/98
 DATE

HERITAGE MEADOW #3 SUBDIVISION IN THE CITY OF DELPHOS T2S - R5E MARION TOWNSHIP ALLEN COUNTY OHIO

Reviewed by *Larry Stajonovich*
on Dec. 10, 1998

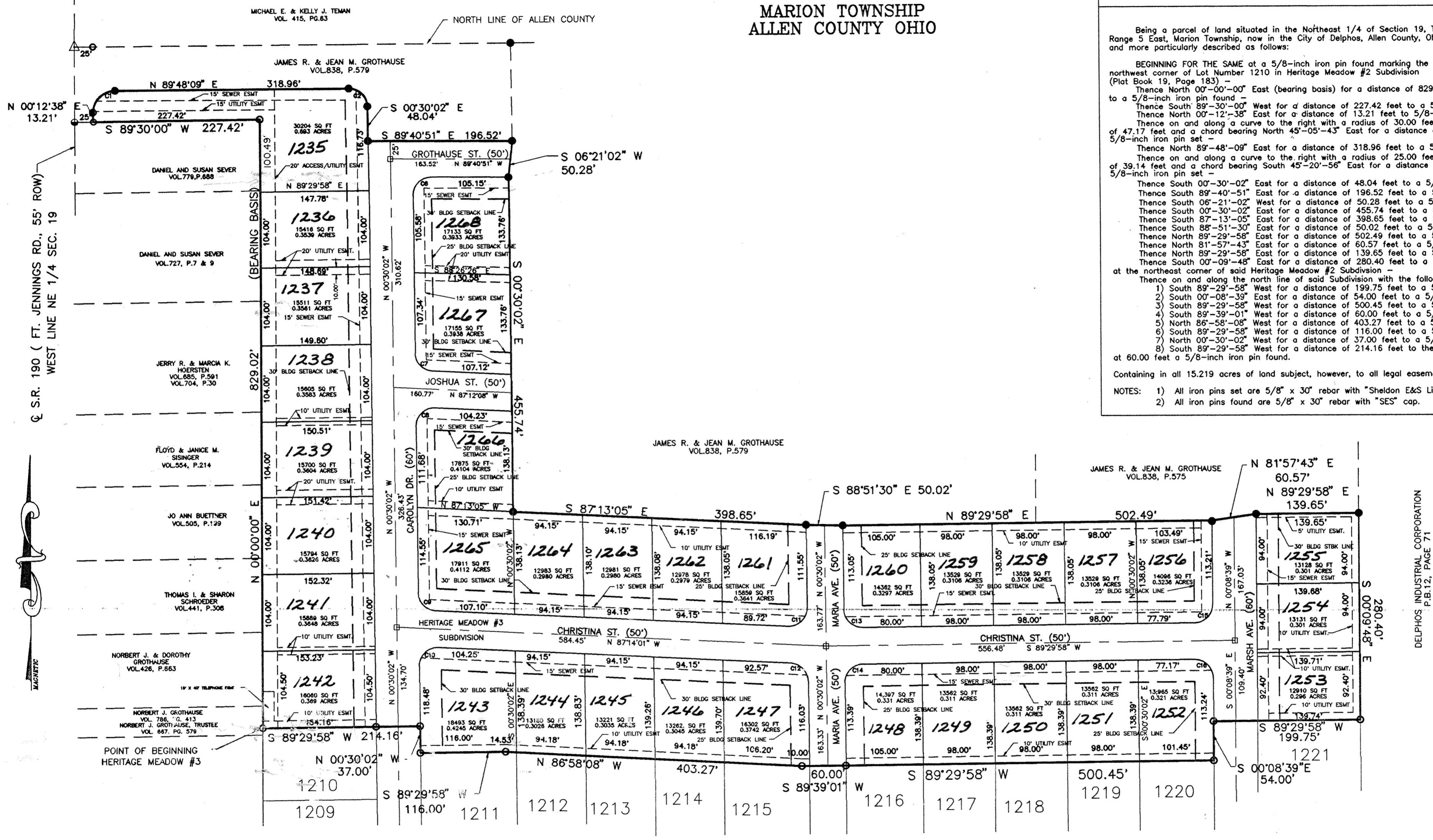
DESCRIPTION
HERITAGE MEADOW #3 SUBDIVISION
15.219 ACRES

Being a parcel of land situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, now in the City of Delphos, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin found marking the northwest corner of Lot Number 1210 in Heritage Meadow #2 Subdivision (Plat Book 19, Page 183) -
Thence North 00°-00'-00" East (bearing basis) for a distance of 829.02 feet to a 5/8-inch iron pin found -
Thence South 89°-30'-00" West for a distance of 227.42 feet to a 5/8-inch iron pin found -
Thence North 00°-12'-38" East for a distance of 13.21 feet to a 5/8-inch iron pin set -
Thence on and along a curve to the right with a radius of 30.00 feet, an arc length of 47.17 feet and a chord bearing North 45°-05'-43" East for a distance of 42.46 feet to a 5/8-inch iron pin set -
Thence North 89°-48'-09" East for a distance of 318.96 feet to a 5/8-inch iron pin set -
Thence on and along a curve to the right with a radius of 25.00 feet, an arc length of 39.14 feet and a chord bearing South 45°-20'-56" East for a distance of 35.26 feet to a 5/8-inch iron pin set -
Thence South 00°-30'-02" East for a distance of 48.04 feet to a 5/8-inch iron pin set -
Thence South 89°-40'-51" East for a distance of 196.52 feet to a 5/8-inch iron pin set -
Thence South 06°-21'-02" West for a distance of 50.28 feet to a 5/8-inch iron pin set -
Thence South 00°-30'-02" East for a distance of 455.74 feet to a 5/8-inch iron pin set -
Thence South 87°-13'-05" East for a distance of 398.65 feet to a 5/8-inch iron pin set -
Thence South 89°-29'-58" East for a distance of 502.49 feet to a 5/8-inch iron pin set -
Thence North 81°-57'-43" East for a distance of 60.57 feet to a 5/8-inch iron pin set -
Thence North 89°-29'-58" East for a distance of 139.65 feet to a 5/8-inch iron pin set -
Thence North 89°-29'-58" East for a distance of 199.75 feet to a 5/8-inch iron pin found -
Thence on and along the north line of said Subdivision with the following eight (8) courses: -
1) South 89°-29'-58" West for a distance of 116.00 feet to a 5/8-inch iron pin found -
2) South 00°-08'-39" East for a distance of 54.00 feet to a 5/8-inch iron pin found -
3) South 89°-29'-58" West for a distance of 500.45 feet to a 5/8-inch iron pin found -
4) South 89°-29'-58" West for a distance of 60.00 feet to a 5/8-inch iron pin found -
5) North 86°-58'-08" West for a distance of 403.27 feet to a 5/8-inch iron pin found -
6) South 89°-29'-58" West for a distance of 116.00 feet to a 5/8-inch iron pin found -
7) North 00°-30'-02" West for a distance of 37.00 feet to a 5/8-inch iron pin found -
8) South 89°-29'-58" West for a distance of 214.16 feet to the point of beginning, passing at 60.00 feet a 5/8-inch iron pin found.

Containing in all 15.219 acres of land subject, however, to all legal easements and rights of way.

NOTES: 1) All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.
2) All iron pins found are 5/8" x 30" rebar with "SES" cap.



CENTERLINE AND RIGHT-OF-WAY CURVE DATA

CURVE	CHD DIRECTION	CHD DIST.	LENGTH	RADIUS
C1	N45°05'43"E	42.46'	47.17'	30.00'
C2	S45°20'56"E	35.26'	39.14'	25.00'
C6	S44°54'34"W	35.61'	39.63'	25.00'
C7	S43°51'05"E	34.32'	37.83'	25.00'
C8	S46°08'55"W	36.36'	40.71'	25.00'
C9	S43°52'02"E	34.33'	37.84'	25.00'
C10	S46°07'58"W	35.35'	40.70'	25.00'
C11	N46°07'58"E	36.35'	40.70'	25.00'
C12	N43°52'02"W	34.33'	37.84'	25.00'
C13	S45°30'02"E	35.36'	39.27'	25.00'
C14	S44°29'58"W	35.36'	39.27'	25.00'
C15	N44°40'39"E	35.29'	39.11'	25.00'
C16	N45°19'20"W	35.47'	39.43'	25.00'

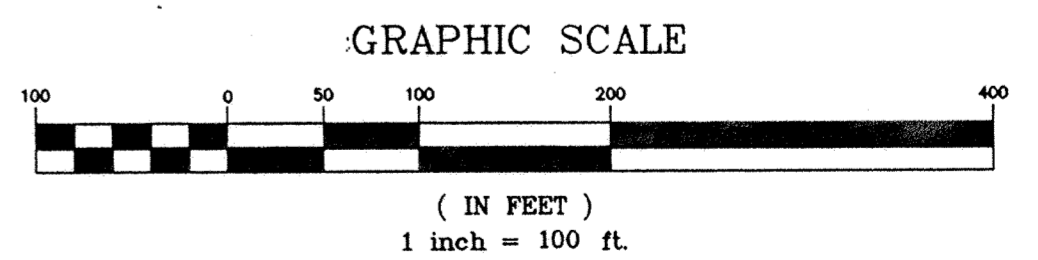
ZONING : R1 RESIDENTIAL DISTRICT

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TRUE AND ACCURATE SURVEY BY ME OR UNDER MY SUPERVISION IN JUNE, 1998, AND THAT ALL MARKERS WILL BE PLACED WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

JAMES D. SHELDON
4569
Registered Surveyor # 4569

HERITAGE MEADOW SUBDIVISION # 2
P.B.19, PAGE 183

- LEGEND
- BRONZE SURVEYOR MARKER
 - 5/8" x 30" IRON PIN SET AND CAPPED 'SHELDON E&S LIMA, OH.'
 - 5/8" IRON PIN FOUND CAPPED 'SES'
 - RAILROAD SPIKE FOUND
 - PK NAIL FOUND



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

NOTE: THIS PLAT IS SUBJECT TO THE SAME RESTRICTIONS AS RECORDED IN HERITAGE MEADOW SUBDIVISION, PLATBOOK 18, PAGE 12, EXCEPT FOR THE FOLLOWING:

RESTRICTION NO.2 - NO RESIDENTIAL ONE STORY, TWO-STORY OR BI-LEVEL DWELLING HAVING A TOTAL LIVING AREA OF THE MAIN STRUCTURE OF LESS THAN 1500 SQUARE FEET - EXCLUSIVE OF OPEN PORCHES, VERANDAHs, PORTE COCHERES, AND GARAGE - SHALL BE ELECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT. NO DWELLING ERRECTED ON A LOT ADJOINING ON CARLOLYN DRIVE SHALL HAVE A TOTAL LIVING AREA OF THE MAIN STRUCTURE OF LESS THAN 1800 SQUARE FEET. NO DWEEELING HAVING A ROOF PITCH OF LESS THAN 5/12 SHALL BE PERMITTED ON ANY LOT.

RESTRICTION NO.11 - NO SATELLITE DISH HAVING A DIAMETER LARGER THAN TWO FEET(2') SHALL BE PLACED IN SUBDIVISION.

HERITAGE MEADOW #3 SUBDIVISION

CITY OF DELPHOS
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF DELPHOS ON THIS 25th DAY OF NOV. 1998.
THE APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF THIS APPROVAL
John E. Shute Mayor
Charles Carder President of Council

ALLEN COUNTY AUDITOR
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 10th DAY OF DECEMBER, 1998. FEE: \$ 12.00
H. Dean French
ALLEN COUNTY AUDITOR KS

ALLEN COUNTY RECORDER
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 10 DAY OF Dec 1998 AT 11:15 O'CLOCK A.M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 22 ON PAGE 77. FEE: \$ 62.10
Edward P. Kish
ALLEN COUNTY RECORDER MR

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 HEREON COMPRISING A TOTAL OF 4.107 ACRES TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES AND OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND TO BE MAINTAINED AS SUCH FOREVER.

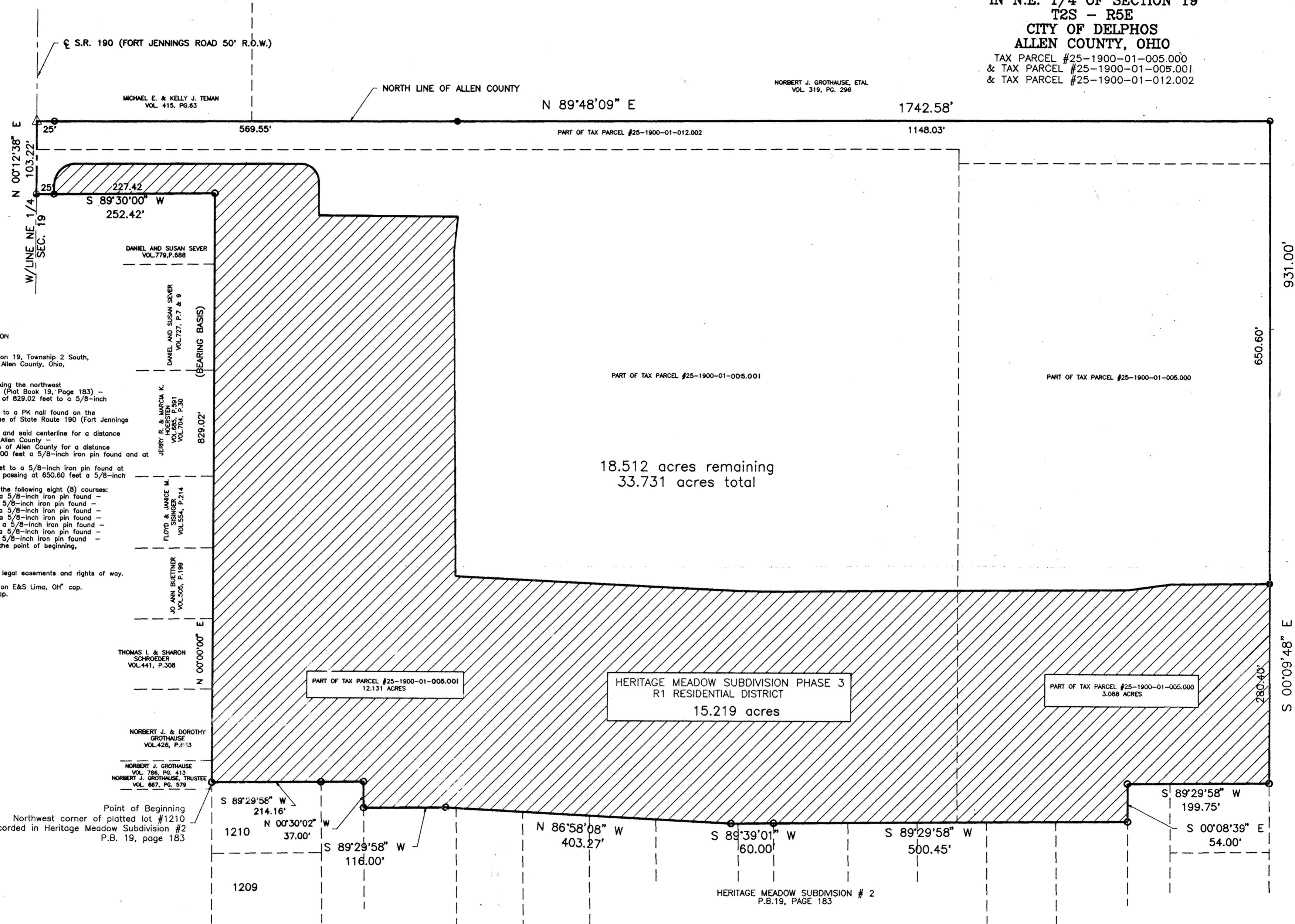
WITNESS: Steph M. ...
Mary Jane ...
OWNER: James R. ...
Jean M. ...

NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1998, PERSONALLY CAME THE SAID OWNERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.
Steph M. ...
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON NO EXPIRATION
D.R.C. 147.03

PLAT OF A SURVEY
OF
DEDICATORS LAND
HERITAGE MEADOW SUBDIVISION #3
IN N.E. 1/4 OF SECTION 19
T2S - R5E
CITY OF DELPHOS
ALLEN COUNTY, OHIO

TAX PARCEL #25-1900-01-005.000
& TAX PARCEL #25-1900-01-005.001
& TAX PARCEL #25-1900-01-012.002

NORBERT J. GROTHAUSE, ETAL
VOL. 319, PG. 296



DESCRIPTION
DEDICATORS' LAND
HERITAGE MEADOW #3 SUBDIVISION
33.731 ACRES

Being a parcel of land situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, now in the City of Delphos, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin found marking the northwest corner of Lot Number 1210 in Heritage Meadow #2 Subdivision (Plat Book 19, Page 183) -
Thence North 00°00'00" East (bearing basis) for a distance of 829.02 feet to a 5/8-inch iron pin found -
Thence South 89°30'00" West for a distance of 252.42 feet to a PK nail found on the west line of the Northeast 1/4 of Section 19 and the centerline of State Route 190 (Fort Jennings Road), passing at 227.42 feet a 5/8-inch iron pin found -
Thence North 00°12'38" East on and along said west line and said centerline for a distance of 103.22 feet to a railroad spike found on the north line of Allen County -
Thence North 89°48'09" East on and along said north line of Allen County for a distance of 1742.58 feet to a 5/8-inch iron pin found, passing at 25.00 feet a 5/8-inch iron pin found and at 594.55 feet a 5/8-inch iron pin set -
Thence South 00°09'48" East for a distance of 931.00 feet to a 5/8-inch iron pin found at the northeast corner of said Heritage Meadow #2 Subdivision, passing at 650.60 feet a 5/8-inch iron pin set -
Thence on and along the north line of said Subdivision with the following eight (8) courses:
1) South 89°29'58" West for a distance of 199.75 feet to a 5/8-inch iron pin found -
2) South 00°08'39" East for a distance of 54.00 feet to a 5/8-inch iron pin found -
3) South 89°29'58" West for a distance of 500.45 feet to a 5/8-inch iron pin found -
4) South 89°39'01" West for a distance of 60.00 feet to a 5/8-inch iron pin found -
5) North 86°58'08" West for a distance of 403.27 feet to a 5/8-inch iron pin found -
6) South 89°29'58" West for a distance of 116.00 feet to a 5/8-inch iron pin found -
7) North 00°30'02" West for a distance of 37.00 feet to a 5/8-inch iron pin found -
8) South 89°29'58" West for a distance of 214.16 feet to the point of beginning, passing at 60.00 feet a 5/8-inch iron pin found.

Containing in all 33.731 acres of land subject, however, to all legal easements and rights of way.

NOTES: 1) All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.
2) All iron pins found are 5/8" x 30" rebar with "SES" cap.

Point of Beginning
Northwest corner of platted lot #1210
as recorded in Heritage Meadow Subdivision #2
P.B. 19, page 183

18.512 acres remaining
33.731 acres total

HERITAGE MEADOW SUBDIVISION PHASE 3
R1 RESIDENTIAL DISTRICT
15.219 acres

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- IRON PIN SET AND CAPPED 'SHELDON E&S LIMA, OH.'
- 5/8" IRON PIN FOUND CAPPED 'SES'
- △ RAILROAD SPIKE FOUND
- PK NAIL FOUND

ZONING R1 RESIDENTIAL DISTRICT

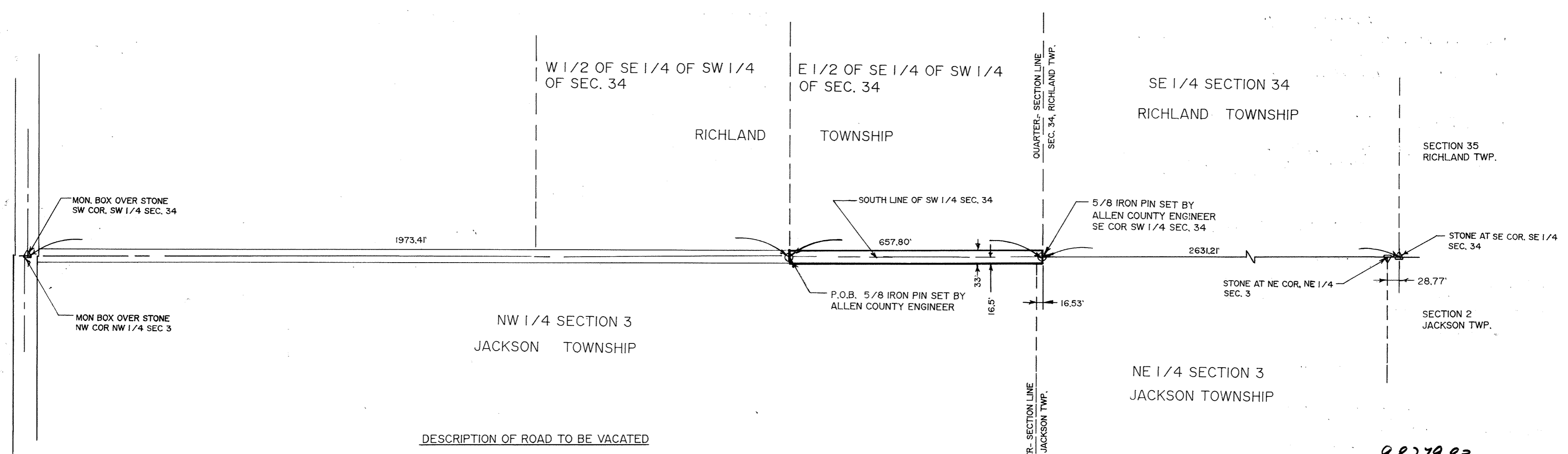
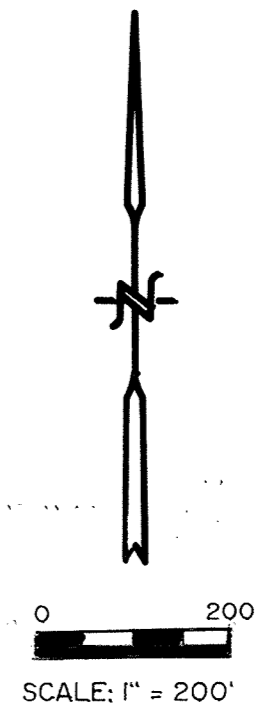
PREPARED BY:
SHELDON ENGINEERING & SURVEYING, INC.
1280 N. COLE ST. LIMA, OHIO 45801
TELE: (419) 228-4421
JAMES D. SHELDON, P.E. & P.S.

ROAD VACATION

PART OF STOODT ROAD (33' R/W)

CENTER ON TOWNSHIP LINE

SW 1/4 SEC. 34, T2S, R8E, RICHLAND TWP.,
NW 1/4 SEC. 3, T3S, R8E, JACKSON TWP.
ALLEN COUNTY, OHIO

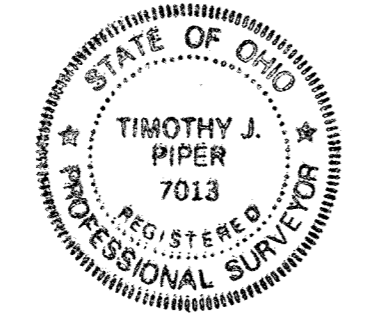


DESCRIPTION OF ROAD TO BE VACATED

THE EAST 657.80 FEET OF A 33 FOOT WIDE PUBLIC ROAD RUNNING EAST FROM PHILLIPS ROAD, SAID ROAD BEING CENTERED ON THE TOWNSHIP LINE BETWEEN SECTION 3, JACKSON TOWNSHIP AND SECTION 34, RICHLAND TOWNSHIP, T2S, R8E, ALLEN COUNTY, OHIO, AS ESTABLISHED BY THE ALLEN COUNTY COMMISSIONERS IN MARCH 1889 (COMMISSIONERS JOURNAL, BOOK #8, PAGE 77) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT BOX OVER A STONE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, T2S, R8E, THENCE EAST WITH THE SOUTH LINE OF SAID QUARTER 1973.41 FEET TO A 5/8 INCH IRON PIN SET AT THE POINT OF BEGINNING OF THE PORTION OF ROAD TO BE VACATED; THENCE SOUTH 16.5 FEET TO THE SOUTH LINE OF THE ROAD TO BE VACATED; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, 657.80 FEET TO A POINT; THENCE NORTH 16.5 FEET TO A 5/8 INCH IRON PIN SET AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE CONTINUING NORTH WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, 16.50 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, 657.80 FEET TO A POINT; THENCE SOUTH 16.5 FEET TO THE SOUTHWEST QUARTER OF SECTION 34 AND BEING THE POINT OF BEGINNING.

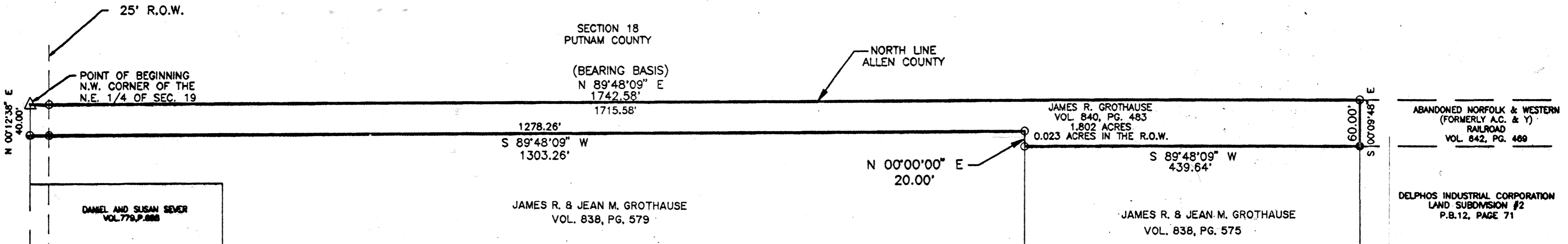
BASIS OF BEARING: THE SOUTH LINE OF SW 1/4, SECTION 34 HAS AN ASSUMED BEARING OF N 90°00'00" E



Timothy J. Piper
TIMOTHY J. PIPER, REGISTERED SURVEYOR #7013

9827983
FILED AND RECORDED
DEC 28, 1998 AT 3:50 PM
PLAT BK 23 PG 80
EDWARD P. KIRK
ALLEN COUNTY RECORDER
20.70
See Deed Vol 850
Pg 129

ANNEXATION PLAT
 SITUATED IN THE N.E. 1/4 OF SECTION 19
 T2S - R5E
 MARION TOWNSHIP
 ALLEN COUNTY, OHIO
 TAX PARCEL #25-1900-01-012.001



DESCRIPTION
 1.802 ACRES

Being a parcel of land situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, identified as Tax Parcel Number 25-1900-01-012.001 described in a Trustee's Quit-Claims Deed to James R. Grothause recorded in Volume 840, Page 483, of the Allen County, Ohio, deed records, and more particularly described as follows:

BEGINNING FOR THE SAME at a railroad spike found marking the northwest corner of the Northeast 1/4 of Section 19 and the intersection of the centerline of State Route 190 (Ft. Jennings Road) with the Allen County/Putnam County Line and the former north right of way of the abandoned A. C. & Y. Railroad -

Thence North 89°-48'-09" East (bearing basis) on and along said County Line and said right of way for a distance of 1742.58 feet to a 5/8-inch iron pin set, passing at 25.00 feet a 5/8-inch iron pin set -

Thence South 00°-09'-48" East for a distance of 60.00 feet to a 5/8-inch iron pin with "SES" cap found at the northwest corner of Lot Number 1084 in Delphos Industrial Corporation Land Subdivision #2 (Plat Book 12, Page 71) -

Thence on and along the former south right of way of said Railroad with the following three (3) courses:

- 1) South 89°-48'-09" West for a distance of 439.64 feet to a 5/8-inch iron pin set -
- 2) North 00°-00'-00" East for a distance of 20.00 feet to a 5/8-inch iron pin set -
- 3) South 89°-48'-09" West for a distance of 1303.26 feet to a PK nail found on the west line of the Northeast 1/4 of Section 19 and the centerline of State Route 190, passing at 1278.26 feet an uncapped 5/8-inch iron pin found -

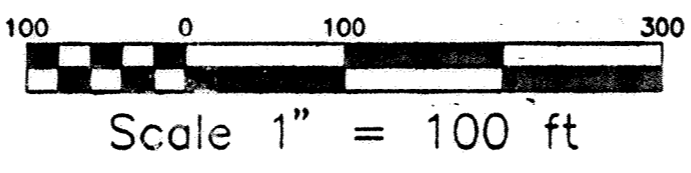
Thence North 00°-12'-38" East on and along said west line and said centerline for a distance of 40.00 feet to the point of beginning.

The foregoing description is based on a field survey performed in June, 1998, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 1.802 acres of land, of which 0.023 acres are in the road right of way, subject, however, to all legal easements and rights of way.

NOTE: 1) All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

June 24, 1998

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



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

REFERENCES INCLUDE TAX MAPS, DEEDS
 OFFICE RECORDS AND RAILROAD MAPS.
 THIS PLAT REPRESENTS ACTUAL SURVEY
 PERFORMED IN JUNE, 1998.

NO.	DATE	DESCRIPTION	BY
1	6/23/98	DRAFTED FROM 15990A	CWM

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

6-23-98 DATE
 DRAWN CWM
 CHECKED JDS
 APPROVED JDS

LIB 15990R1
 SCALE 1" = 200'

LEGEND

- 5/8" x 30" IRON PIN FOUND WITH A MARKER STAMPED "SES"
- 5/8" IRON PIN FOUND
- 5/8" x 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E&S LIMA, OH"
- ▲ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- COTTON GIN SPINDLE FOUND
- PK NAIL SET
- PK NAIL FOUND

9903854

CITY OF DELPHOS
 I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF DELPHOS ON THIS 26th DAY OF January, 1999

THE APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF THIS APPROVAL
John E. Sheets MAYOR
Charles Carter PRESIDENT OF COUNCIL

ALLEN COUNTY AUDITOR
 I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 26th DAY OF February, 1999
 FEE: \$ No Fee
H. Dean French
 ALLEN COUNTY AUDITOR SS

ALLEN COUNTY RECORDER
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 26th DAY OF Feb, 1999, AT 9:35 O'CLOCK A.M.
 AND RECORDED IN ALLEN COUNTY PLAT BOOK 23 ON PAGE 81
Edward P. Kulis
 ALLEN COUNTY RECORDER MR

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JUNE 1998.
 13 JULY 1998
 DATE
James D. Sheldon
 James D. Sheldon, P.E. & P.S.
 Ohio Surveyor # 4569

HERITAGE MEADOW SUBDIVISION #3A IN THE CITY OF DELPHOS T2S - R5E MARION TOWNSHIP ALLEN COUNTY OHIO

DESCRIPTION
HERITAGE MEADOW SUBDIVISION #3A
1.185 ACRES

Being a parcel of land situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, now in the City of Delphos, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin found marking the western most southwest corner of Lot Number 1235 in Heritage Meadow #3 Subdivision (P.B. 23, P.77) -

Thence South 89°-30'-00" West for a distance of 25.00' feet to a PK nail found on the west line of the Northeast 1/4 of Section 19 and the centerline of State Route 190 (Fort Jennings Road) -

Thence North 00°-12'-38" East on and along said west line and said centerline for a distance of 103.22 feet to a railroad spike found on the north line of Allen County -

Thence North 89°-48'-09" East on and along said north line of Allen County for a distance of 594.55 feet to a 5/8-inch iron pin set, passing at 25.00 feet a 5/8-inch iron pin found -

Thence South 00°-30'-02" East for a distance of 134.68 feet to a 5/8-inch iron pin set -

Thence North 89°-40'-51" West for a distance of 196.52 feet to a 5/8-inch iron pin set -

Thence North 00°-30'-02" West for a distance of 48.04 feet to a 5/8-inch iron pin set -

Thence on and along a curve to the left having a radius of 25.00 feet, an arc length of 39.14 feet and a chord bearing North 45°20'56" West for a distance of 35.26 feet to a 5/8-inch iron pin set -

Thence South 89°-48'-09" West for a distance of 318.96 feet to a 5/8-inch iron pin set -

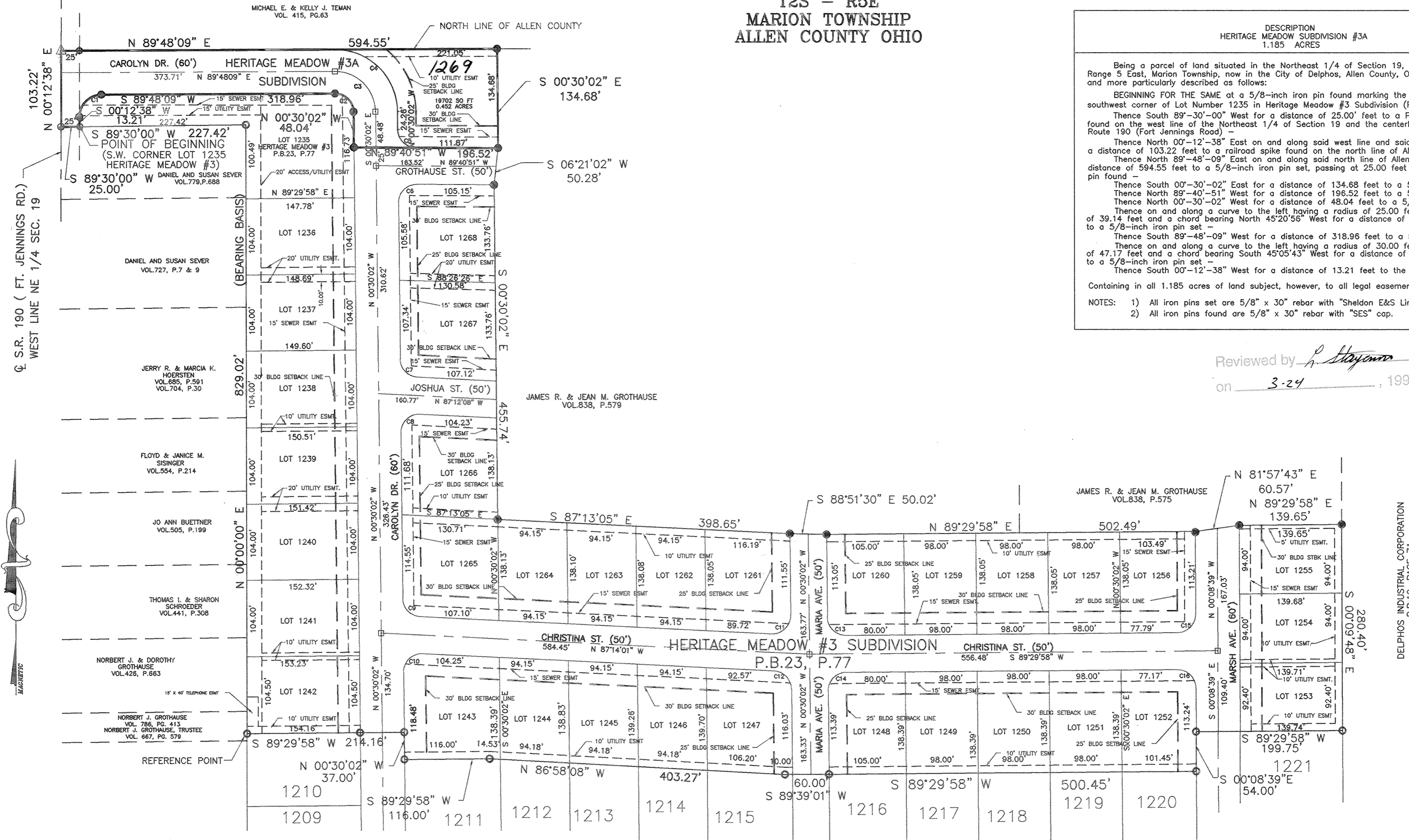
Thence on and along a curve to the left having a radius of 30.00 feet, an arc length of 47.17 feet and a chord bearing South 45°05'43" West for a distance of 42.46 feet to a 5/8-inch iron pin set -

Thence South 00°-12'-38" West for a distance of 13.21 feet to the point of beginning

Containing in all 1.185 acres of land subject, however, to all legal easements and rights of way.

NOTES: 1) All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.
2) All iron pins found are 5/8" x 30" rebar with "SES" cap.

Reviewed by *P. Hayman*
on 3-24, 1999



CENTERLINE AND RIGHT-OF-WAY CURVE DATA
(INCLUDING CURVE DATA FOR HERITAGE MEADOW #3 (P. B. 23, P. 77))

CURVE	CHD DIRECTION	CHD DIST.	LENGTH	RADIUS
C1	S45°05'43"W	42.46'	47.17	30.00
C2	N45°20'56"W	35.26'	39.14	25.00
C3	N45°20'56"W	77.58'	86.10	55.00
C4	N45°20'56"W	119.89'	133.07	85.00
C5	S45°05'26"E	35.10'	38.91	25.00
C6	S44°54'34"W	35.61'	39.63	25.00
C7	S43°51'05"E	34.32'	37.83	25.00
C8	S46°08'55"W	36.36'	40.71	25.00
C9	S43°52'02"E	34.33'	37.84	25.00
C10	S46°07'58"W	36.35'	40.70	25.00
C11	N46°07'58"E	36.35'	40.70	25.00
C12	N43°52'02"W	34.33'	37.84	25.00
C13	S45°30'02"E	35.36'	39.27	25.00
C14	S44°29'58"W	35.36'	39.27	25.00
C15	N44°40'39"E	35.25'	39.11	25.00
C16	N45°19'20"W	35.47'	39.43	25.00

ZONING : R1 RESIDENTIAL DISTRICT

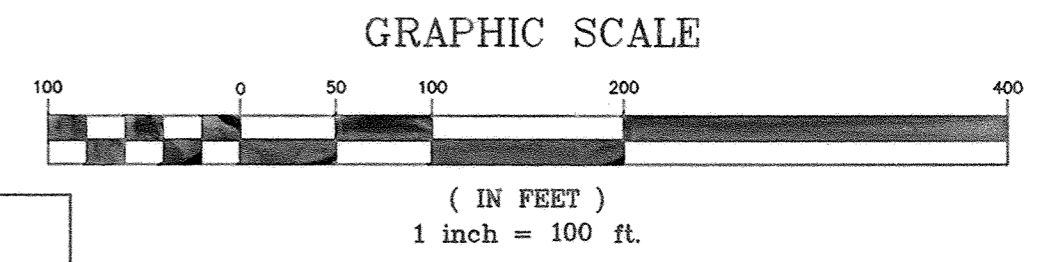
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TRUE AND ACCURATE SURVEY BY ME OR UNDER MY SUPERVISION IN JUNE, 1998 AND THAT ALL MARKERS WILL BE PLACED WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

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

HERITAGE MEADOW SUBDIVISION # 2
P.B.19, PAGE 183

- LEGEND**
- BRONZE SURVEYOR MARKER
 - 5/8" X 30" IRON PIN SET AND CAPPED 'SHELDON E&S LIMA, OH.'
 - 5/8" IRON PIN FOUND CAPPED 'SES'
 - ▲ RAILROAD SPIKE FOUND
 - PK NAIL FOUND



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

NOTE: THIS PLAT IS SUBJECT TO THE SAME RESTRICTIONS AS RECORDED IN HERITAGE MEADOW SUBDIVISION, PLATBOOK 18, PAGE 12, EXCEPT FOR THE FOLLOWING:

RESTRICTION NO.2 - NO RESIDENTIAL ONE STORY, TWO-STORY OR BI-LEVEL DWELLING HAVING A TOTAL LIVING AREA OF THE MAIN STRUCTURE OF LESS THAN 1500 SQUARE FEET - EXCLUSIVE OF OPEN PORCHES, VERANDAHS, PORTE COCHERES, AND GARAGE - SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT. NO DWELLING ERECTED ON A LOT ADJOINING ON CARLOLYN DRIVE SHALL HAVE A TOTAL LIVING AREA OF THE MAIN STRUCTURE OF LESS THAN 1800 SQUARE FEET. NO DWELLING HAVING A ROOF PITCH OF LESS THAN 5/12 SHALL BE PERMITTED ON ANY LOT.

RESTRICTION NO.11 - NO SATELLITE DISH HAVING A DIAMETER LARGER THAN TWO FEET (2') SHALL BE PLACED IN THE SUBDIVISION.

HERITAGE MEADOW SUBDIVISION #3A

CITY OF DELPHOS
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF DELPHOS ON THIS 24 DAY OF MARCH, 1999.

THE APPROVAL BECOMES VOID UNLESS THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF THIS APPROVAL

John E. Shetter MAYOR
Charles Curdin PRESIDENT OF COUNCIL

ALLEN COUNTY AUDITOR
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON THIS 30 DAY OF April, 1999. FEE: \$.50

H. Dean French ALLEN COUNTY AUDITOR

199908706 ALLEN COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 30 DAY OF Apr, 1999, AT 8:16 O'CLOCK A.M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 23 ON PAGE 82 FEE: \$ 62.10

Edward P. Kudrycki ALLEN COUNTY RECORDER

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 HEREON COMPRISING A TOTAL OF 0.732 ACRES TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES AND OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND TO BE MAINTAINED AS SUCH FOREVER.

WITNESS:

Stephen J. Spanfili
Mary Jane Osting

OWNER:

Gene M. Grothouse
James R. Grothouse

NOTARY PUBLIC, STATE OF OHIO SS ALLEN COUNTY
BE IT REMEMBERED THAT ON THIS 24 DAY OF MARCH 1999, PERSONALLY CAME THE SAID OWNERS, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Mary Jane Osting
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON 10/25/2003

PLAT OF A SURVEY
 OF
 DEDICATORS LAND
 HERITAGE MEADOW SUBDIVISION #3A
 IN N.E. 1/4 OF SECTION 19
 T2S - R5E
 CITY OF DELPHOS
 ALLEN COUNTY, OHIO
 TAX PARCEL #25-1900-01-005.000
 & TAX PARCEL #25-1900-01-005.001
 & TAX PARCEL #25-1900-01-012.002

NORBERT J. GROTHAUSE, ETAL
 VOL. 319, PG. 296

CENTERLINE ST. RT. 190 (50')
 (FT. JENNINGS ROAD)
 (WEST LINE N.E. 1/4, SECTION 19)

MICHAEL E. & KELLY J. TEMAN
 VOL. 415, PG. 63

NORTH LINE OF ALLEN COUNTY

N 89°48'09" E

1742.58'

103.22'
 N 00°12'38" E

25'

25'

HERITAGE MEADOW SUBDIVISION PHASE 3A
 1.185 ACRES

PART OF TAX PARCEL #25-1900-01-012.002
 0.546 ACRES

PART OF TAX PARCEL #25-1900-01-005.001
 0.639 ACRES

PART OF TAX PARCEL #25-1900-01-012.002

1148.03'

DANIEL AND SUSAN SEVER
 VOL. 779, P. 688

DANIEL AND SUSAN SEVER
 VOL. 727, P. 7 & 9

JERRY R. & MARCIA K.
 VOL. 680, P. 591
 VOL. 704, P. 30

FLOYD & JANICE M.
 SINSNER
 VOL. 554, P. 214

JO ANN BUETTNER
 VOL. 505, P. 199

THOMAS I. & SHARON
 SCHROEDER
 VOL. 441, P. 308

NORBERT J. & DOROTHY
 GROTHAUSE
 VOL. 426, P. 663

NORBERT J. GROTHAUSE
 VOL. 786, PG. 413
 NORBERT J. GROTHAUSE, TRUSTEE
 VOL. 867, PG. 579

DESCRIPTION
 DEDICATORS' LAND
 HERITAGE MEADOW #3 SUBDIVISION
 33.731 ACRES

Being a parcel of land situated in the Northeast 1/4 of Section 19, Township 2 South, Range 5 East, Marion Township, now in the City of Delphos, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin found marking the northwest corner of Lot Number 1210 in Heritage Meadow #2 Subdivision (Plat Book 19, Page 183) - Thence North 00°-00'-00" East (bearing basis) for a distance of 829.02 feet to a 5/8-inch iron pin found - Thence South 89°-30'-00" West for a distance of 252.42 feet to a PK nail found on the west line of the Northeast 1/4 of Section 19 and the centerline of State Route 190 (Fort Jennings Road), passing at 227.42 feet a 5/8-inch iron pin found - Thence North 00°-12'-38" East on and along said west line and said centerline for a distance of 103.22 feet to a railroad spike found on the north line of Allen County - Thence North 89°-48'-09" East on and along said north line of Allen County for a distance of 1742.58 feet to a 5/8-inch iron pin found, passing at 25.00 feet a 5/8-inch iron pin found and at 594.35 feet a 5/8-inch iron pin set - Thence South 00°-09'-48" East for a distance of 931.00 feet to a 5/8-inch iron pin found at the northeast corner of said Heritage Meadow #2 Subdivision, passing at 650.60 feet a 5/8-inch iron pin set -

Thence on and along the north line of said Subdivision with the following eight (8) courses:
 1) South 89°-29'-58" West for a distance of 199.75 feet to a 5/8-inch iron pin found -
 2) South 00°-08'-39" East for a distance of 54.00 feet to a 5/8-inch iron pin found -
 3) South 89°-29'-58" West for a distance of 500.45 feet to a 5/8-inch iron pin found -
 4) South 89°-39'-01" West for a distance of 60.00 feet to a 5/8-inch iron pin found -
 5) North 86°-58'-08" West for a distance of 403.27 feet to a 5/8-inch iron pin found -
 6) South 89°-29'-58" West for a distance of 116.00 feet to a 5/8-inch iron pin found -
 7) North 00°-30'-02" West for a distance of 37.00 feet to a 5/8-inch iron pin found -
 8) South 89°-29'-58" West for a distance of 214.16 feet to the point of beginning, passing at 60.00 feet a 5/8-inch iron pin found.

Containing in all 33.731 acres of land subject, however, to all legal easements and rights of way.

NOTES: 1) All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.
 2) All iron pins found are 5/8" x 30" rebar with "SES" cap.

Point of Beginning
 Northwest corner of platted lot #1210
 as recorded in Heritage Meadow Subdivision
 P.B. 19, page 183

S 89°29'58" W
 214.16'

N 00°30'02" W
 37.00'

S 89°29'58" W
 116.00'

N 86°58'08" W
 403.27'

S 89°39'01" W
 60.00'

S 89°29'58" W
 500.45'

S 89°29'58" W
 199.75'

S 00°08'39" E
 54.00'

HERITAGE MEADOW #3 SUBDIVISION
 P.B.23, P.77

HERITAGE MEADOW SUBDIVISION # 2
 P.B.19, PAGE 183

17.327 acres remaining
 33.731 acres total

931.00'

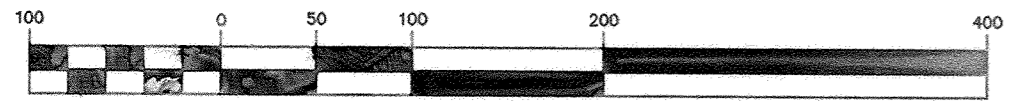
650.60'

280.40'

S 00°09'48" E

DELPHOS INDUSTRIAL CORPORATION
 P.B.12, PAGE 71

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

LEGEND

- IRON PIN SET AND CAPPED 'SHELDON E&S LIMA, OH.'
- 5/8" IRON PIN FOUND CAPPED 'SES'
- ▲ RAILROAD SPIKE FOUND
- PK NAIL FOUND

ZONING R1 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.

AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #24

LEGEND

- Monument Box Found at the NE corner of Section 34
 - Railroad Spike Found
 - ⊗ PK Nail Set
 - #5 Rebar Set
 - Magnail w/ Surveyor's Tag Found
 - △ 1/2" Re-Rod w/ Permark Cap Found
-
- Common Area
 - Limited Common Area
 - Future Expandable Area

Utility Easements:

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

Notes: Units 19, 20, & 21 Make Up Building No. 5

Units 16, 17, & 18 Make Up Building No. 6

Buildings 1 through 4 are not used due to the fact that they were used in University Heights Condominiums #23

Units 1 through 12 are not used due to the fact that they were used in University Heights Condominiums #23

Units 13 through 15 are not used due to the fact that they will be used in University Heights Condominiums #24 Phase #2

For Amended Declaration and ByLaws For University Hgts Condominium Association #24 AKA University Hgts Condominiums #24 See Deed Vol 835 pg 309

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 #24 as they existed on the date shown on this drawing.

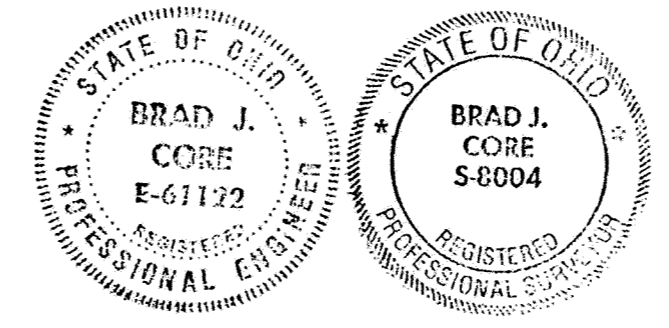
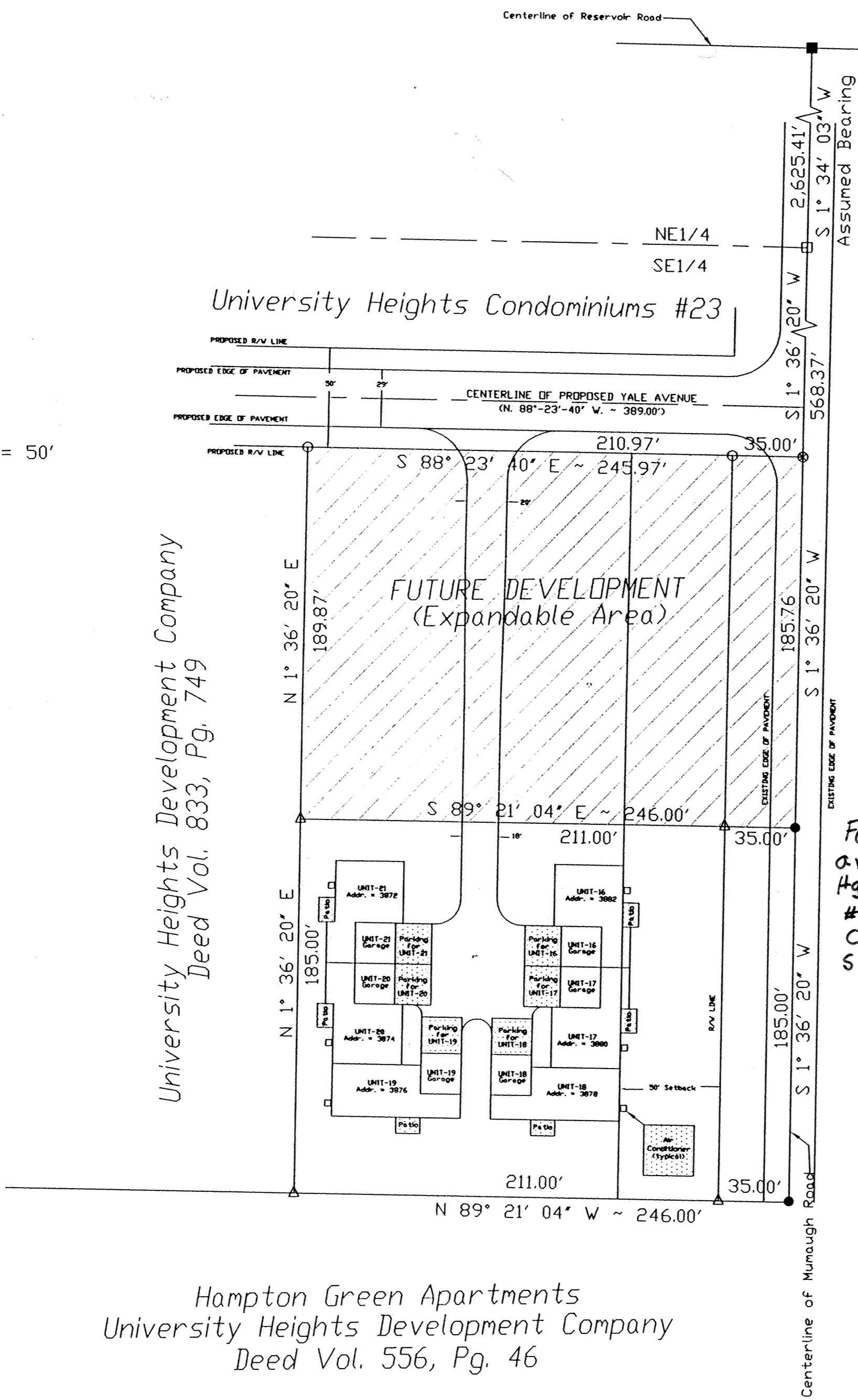
Brad J. Core
Brad J. Core, P.E., P.S.

SCALE: 1" = 50'



University Heights Development Company
Deed Vol. 833, Pg. 749

Hampton Green Apartments
University Heights Development Company
Deed Vol. 556, Pg. 46



ENGINEER/SURVEYOR:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	SE1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DRAWN BY	DATE	DESIGNED BY
	4-11-99	Z.J.G. B.J.C.

University Heights Condominiums #24

Dick Williams & Darrell Augsburger
Page 2 of 2
November 11, 1998

Reviewed by *R. Hagan*
on 11-16, 1998

The following tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the Southeast Quarter of Section thirty-four (34), Township three South, Range seven East; Bath Township, Allen County, Ohio.

Commencing at the monument box found at the northeast corner of section thirty-four in the centerline of Mumaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), along the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41') feet to a railroad spike found; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), along the centerline of said Road, and the east line of the southeast quarter, seven hundred fifty-four and thirteen hundredths (754.13') feet to a magnail with surveyor's tag set at the POINT OF BEGINNING; thence continue South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), along said centerline, one hundred eighty-five and zero hundredths (185.00') feet to a magnail with surveyor's tag found at the northeast corner of Hampton Green Apartments; thence North eighty-nine degrees twenty-one minutes four seconds West (N 89° 21' 04" W), on the north line of Hampton Green Apartments, two hundred forty-six and zero hundredths (246.00') feet to a 1/2 inch re-rod set, passing a 1/2" re-rod set at thirty-five and zero hundredths (35.00') feet; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E), one hundred eighty-five and zero hundredths (185.00') feet to a 1/2 inch re-rod set; thence South eighty-nine degrees twenty-one minutes four seconds East (S 89° 21' 04" E), two hundred forty-six and zero hundredths (246.00') feet to the place of beginning, passing a 1/2 inch re-rod set at two hundred eleven and zero hundredths (211.00') feet, containing one and forty-five thousandths (1.045) acres, more or less, subject to legal highways and all easements and restrictions of records.

All 1/2" re-rod set, as called for above, are thirty (30") inches long, are set flush or below the surface, and are topped with a red plastic Permapark® cap stamped with "LS 5772". The system of bearings for this legal description is based on the assumption that the East line of the Northeast 1/4 of Section thirty-four (34) is South one degree thirty-four minutes three seconds West (S 1° 34' 03" W). This description and accompanying plat represent a boundary survey completed under my supervision on November 1, 1998 and all markers called for above are in place.

George E. Woolley
George E. Woolley, Reg. Surveyor No. 1772

CERTIFICATION

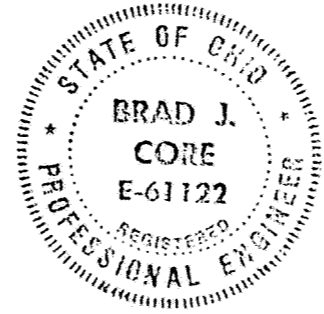
I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #24

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

COUNTY RECORDERS CERTIFICATE

No. 199909604

Filed for record in Allen County, Ohio Records Office this 13th day of MAY, 1999 at 10:19 O'Clock A.M. and recorded in Allen County, Ohio. Plat Book 23 on Page 85. Deed Vol. 854 Page 490. Fee \$ 144.90



ENGINEER/SURVEYOR:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	LEGAL DESCRIPTIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
4-11-99	B.J.C.	G.E.W.

University Heights Condominiums #24 Expandable Area

Dick Williams & Darrell Augsburger
Page 2 of 2
April 5, 1999

Reviewed by *R. Hagan*
on 4-7, 1999

DESCRIPTION

The following tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio.

Commencing at the monument box found at the NE corner of Section 34 on the centerline of Mumaugh Road; thence S 1°-34'-03" W, assumed bearing, on the centerline of said road, and the east line of said quarter, 2,625.41' to a railroad spike found; thence S 1°-36'-20" W on the centerline of said road and the east line of the SE 1/4, 568.37' to a PK nail set at the POINT OF BEGINNING; thence the following courses:

1. Continue S 1°-36'-20" W on said centerline, 185.76' to a Magnail with surveyors tag found;
2. N 89°-21'-04" W, 246.00' to a 1/2" rerod with permamark cap found, passing over a 1/2" rerod with permamark cap found at 35.00';
3. N 1°-36'-20" E, 189.87' to a 5/8" rerod set;
4. S 88°-23'-40" E, 245.97' to the POINT OF BEGINNING, passing over a 5/8" rerod set at 210.97'.

The above described parcel contains 1.061 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 East line of the NE 1/4 of Section 34 is S 1°-34'-03" W. This description and accompanying plat represent a boundary survey completed by me on April 5, 1999 and all markers called for above are in place.

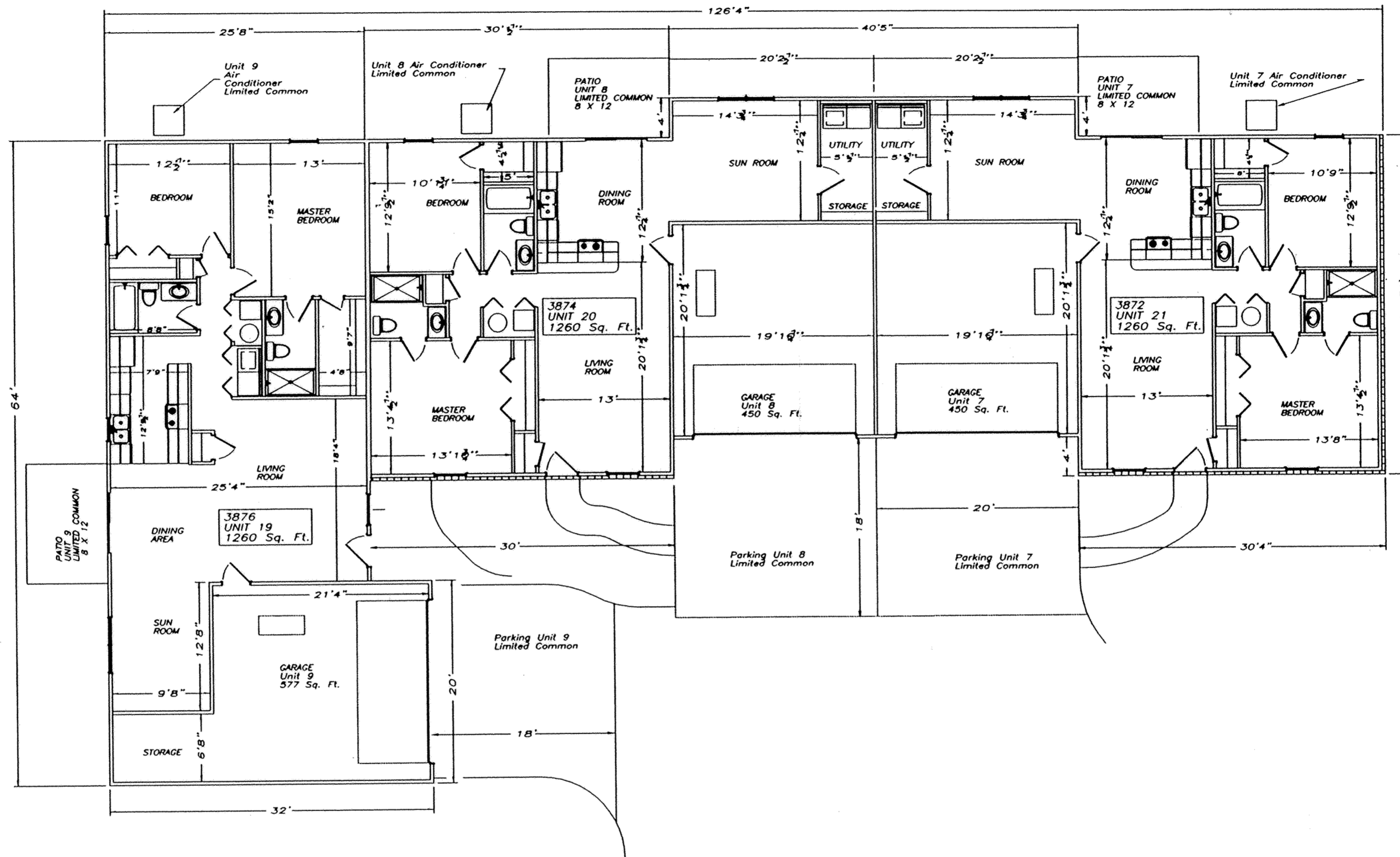
Brad J. Core
Brad J. Core, P.S. #8004

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 #24 Expandable Area.

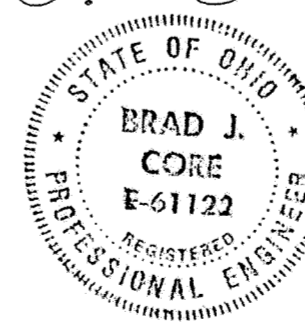
Brad J. Core
Brad J. Core, P.E., P.S.

University Heights Condominiums No. 24



SCALE 1" = 10'

Floor Plan Layout Building No. 5

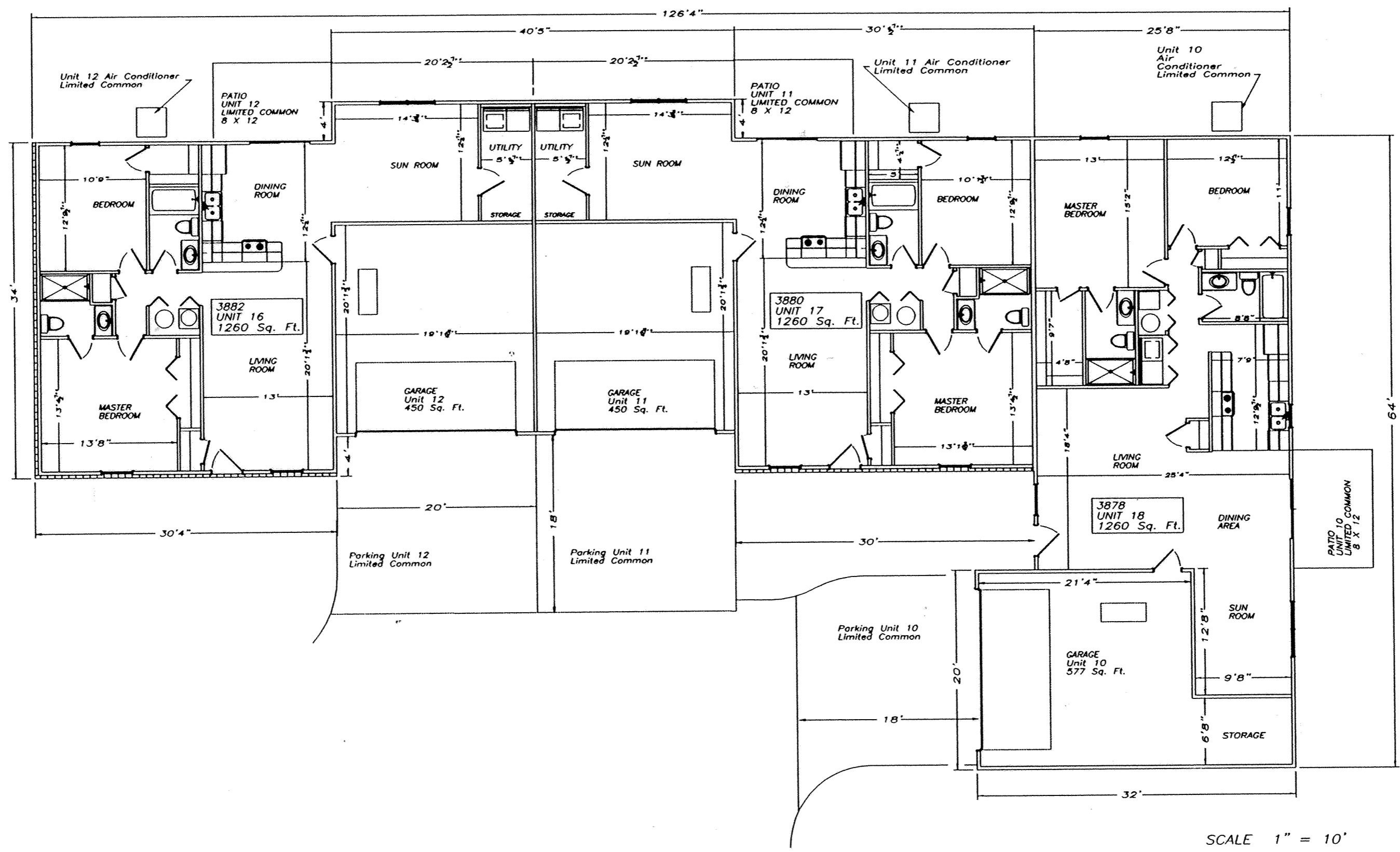


Brad J. Core

ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE	DRAWN BY	CHECKED BY
4-11-99	Z.J.G.	B.J.C.

University Heights Condominiums No. 24



Floor Plan Layout Building No. 6

STATE OF OHIO
 BRAD J. CORE
 E-61122
 REGISTERED PROFESSIONAL ENGINEER

STATE OF OHIO
 BRAD J. CORE
 S-8004
 REGISTERED PROFESSIONAL SURVEYOR

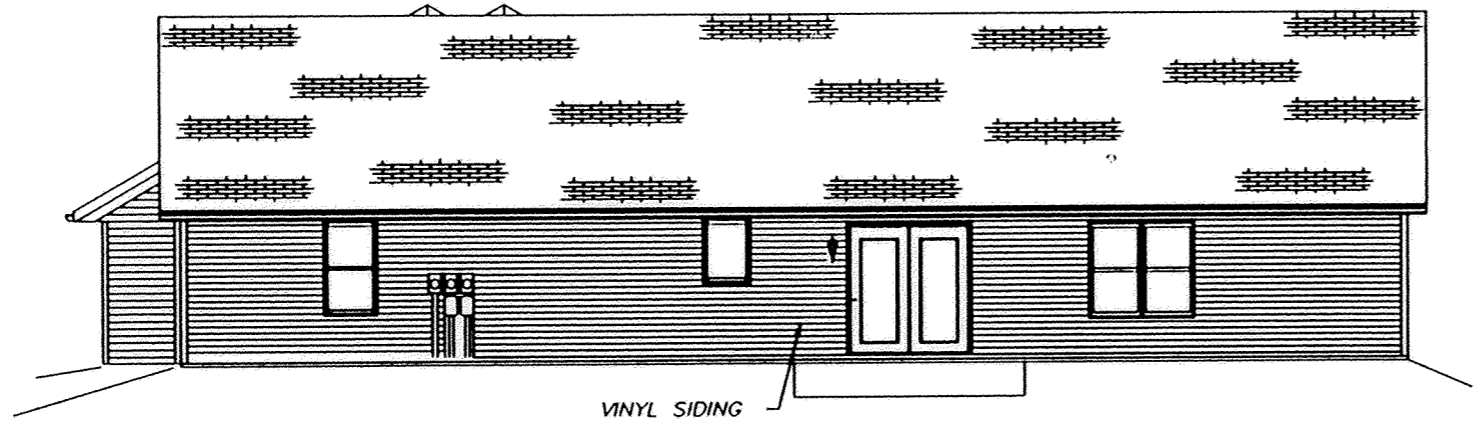
Brad Core

ENGINEER:
 CORE CONSULTING
 1455 S. Defiance Trail
 Spencerville, Ohio 45887
 (419) 647-6163

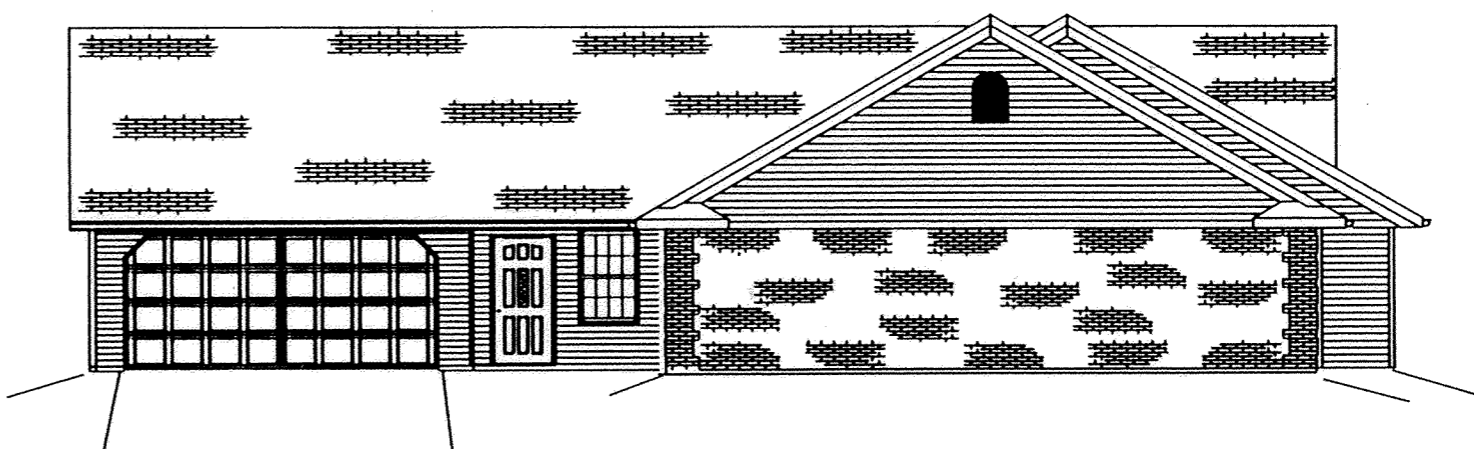
REVISED	FLOOR PLAN LAYOUT UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE	BY	CHECKED BY
4-11-99	Z.J.G.	B.J.C.

University Heights Condominiums No. 24

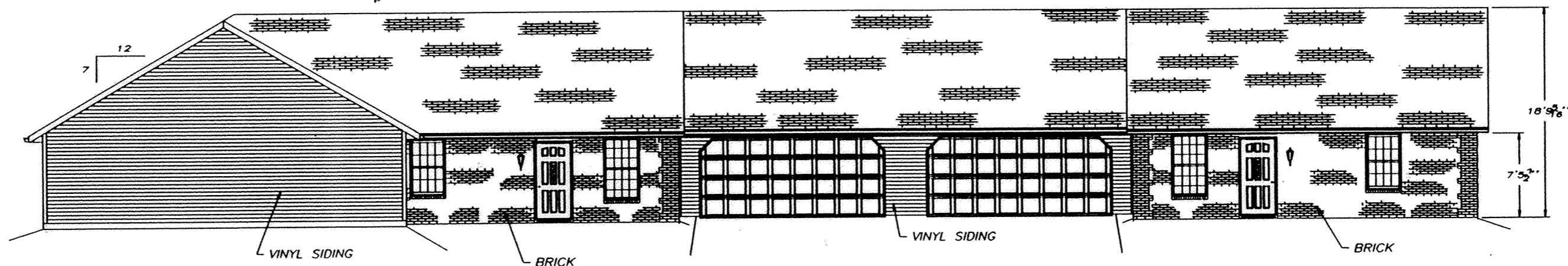
5
7



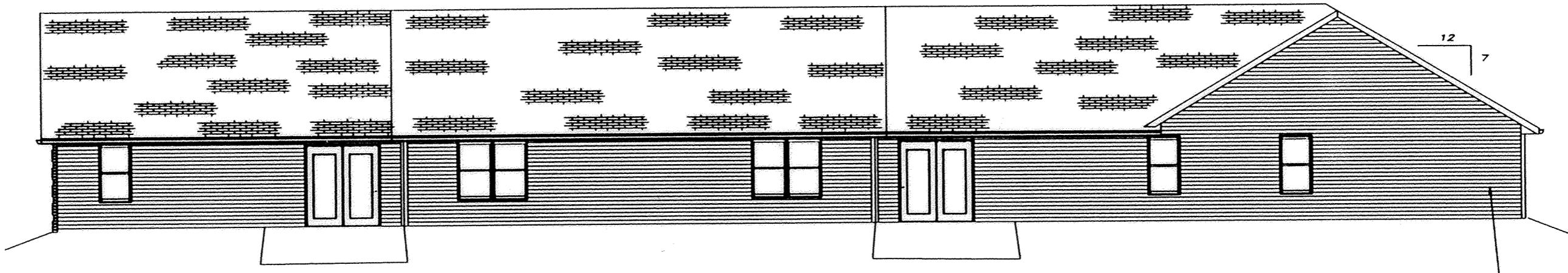
REAR ELEVATION



FRONT ELEVATION



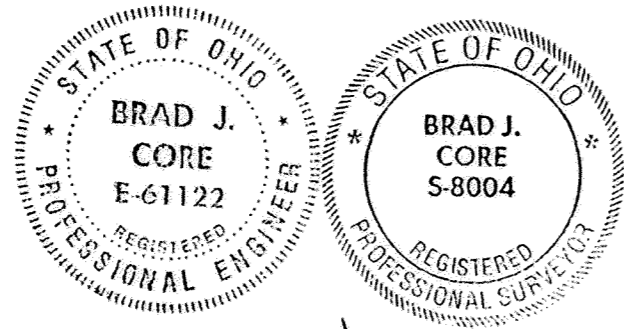
LEFT ELEVATION



RIGHT ELEVATION

Scale: 1" = 10'

Elevations Building No. 5

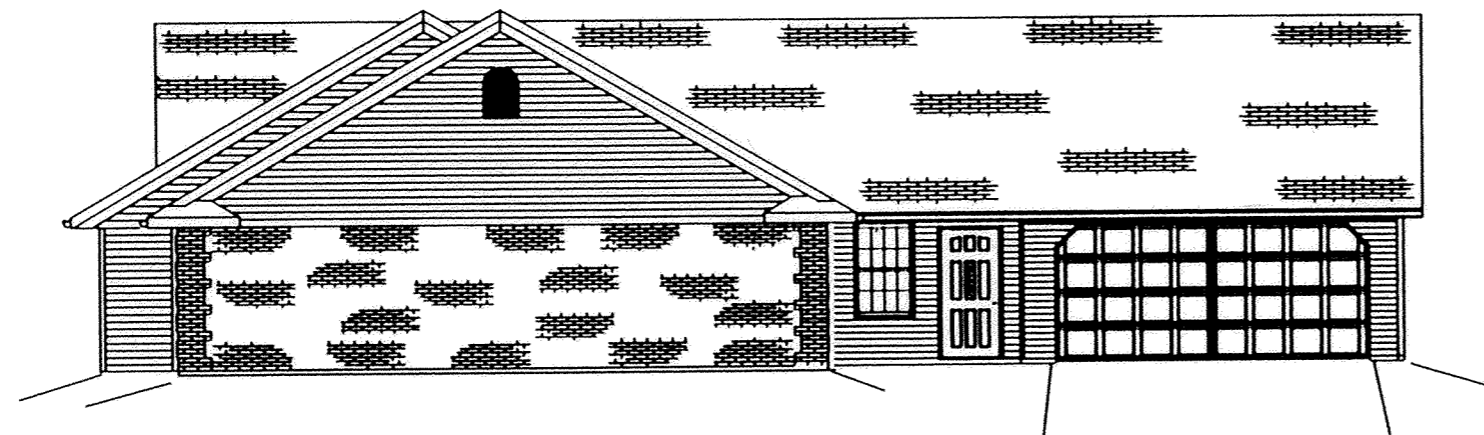


Brad Core

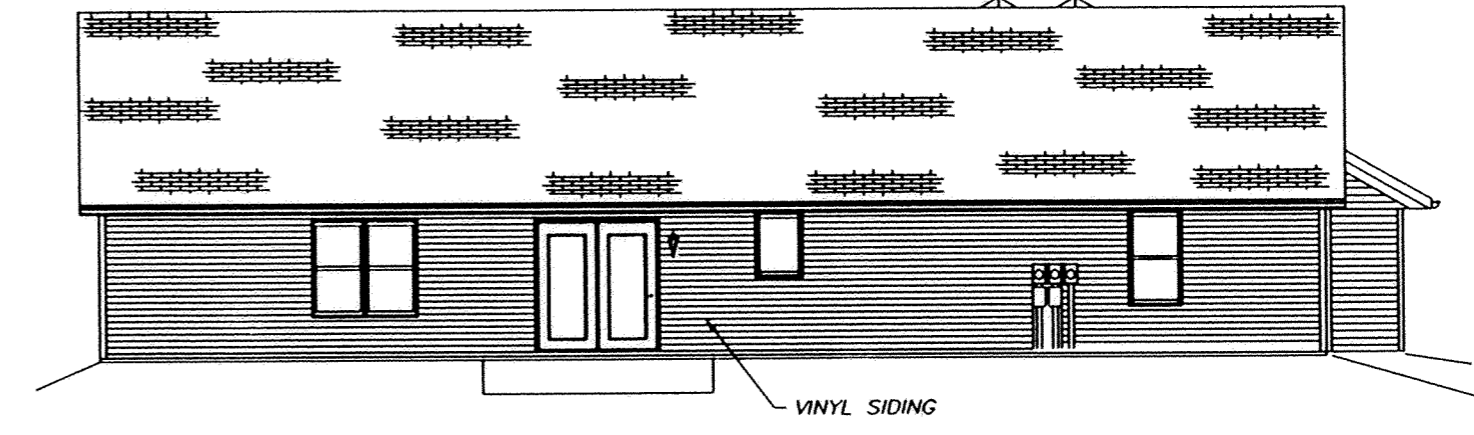
ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 4-11-99	DRAWN BY: Z.J.G. CHECKED BY: B.J.C.

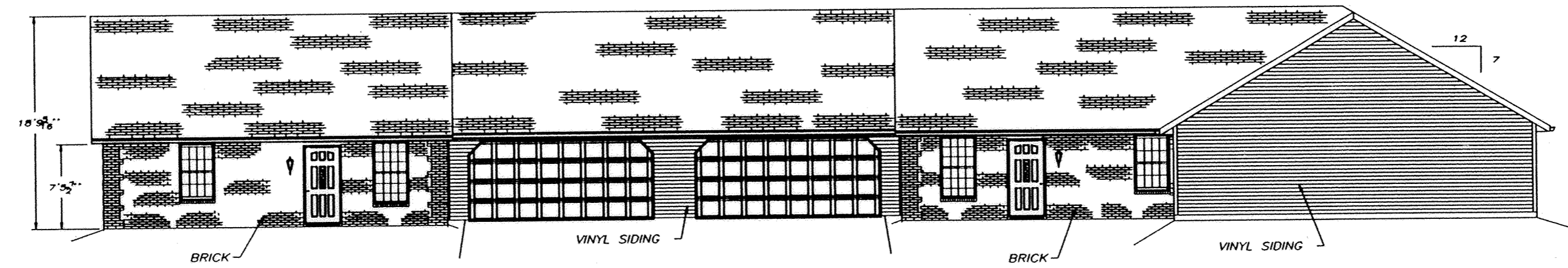
University Heights Condominiums No. 24



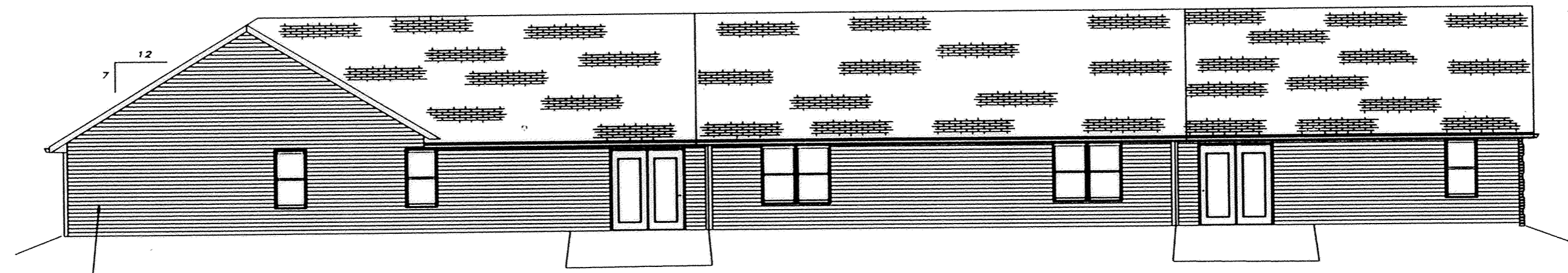
FRONT ELEVATION



REAR ELEVATION

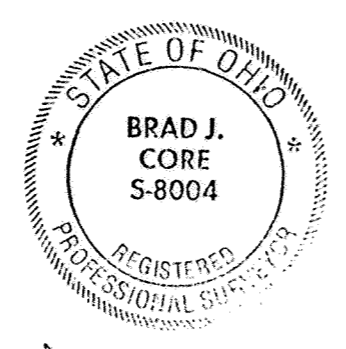
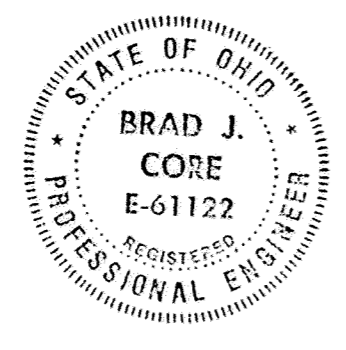


RIGHT ELEVATION



LEFT ELEVATION

Scale: 1" = 10'



Brad Core

Elevations Building No. 6

ENGINEER:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	S.E. 1/4, SECTION 34, T3S. R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 4-11-99	DRAWN BY: Z.J.G. B.J.C.

PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #24

Dick Williams & Darrell Augsburger
Page 2 of 2
November 11, 1998

Reviewed by *R. Hampton*
on 11-16, 1998

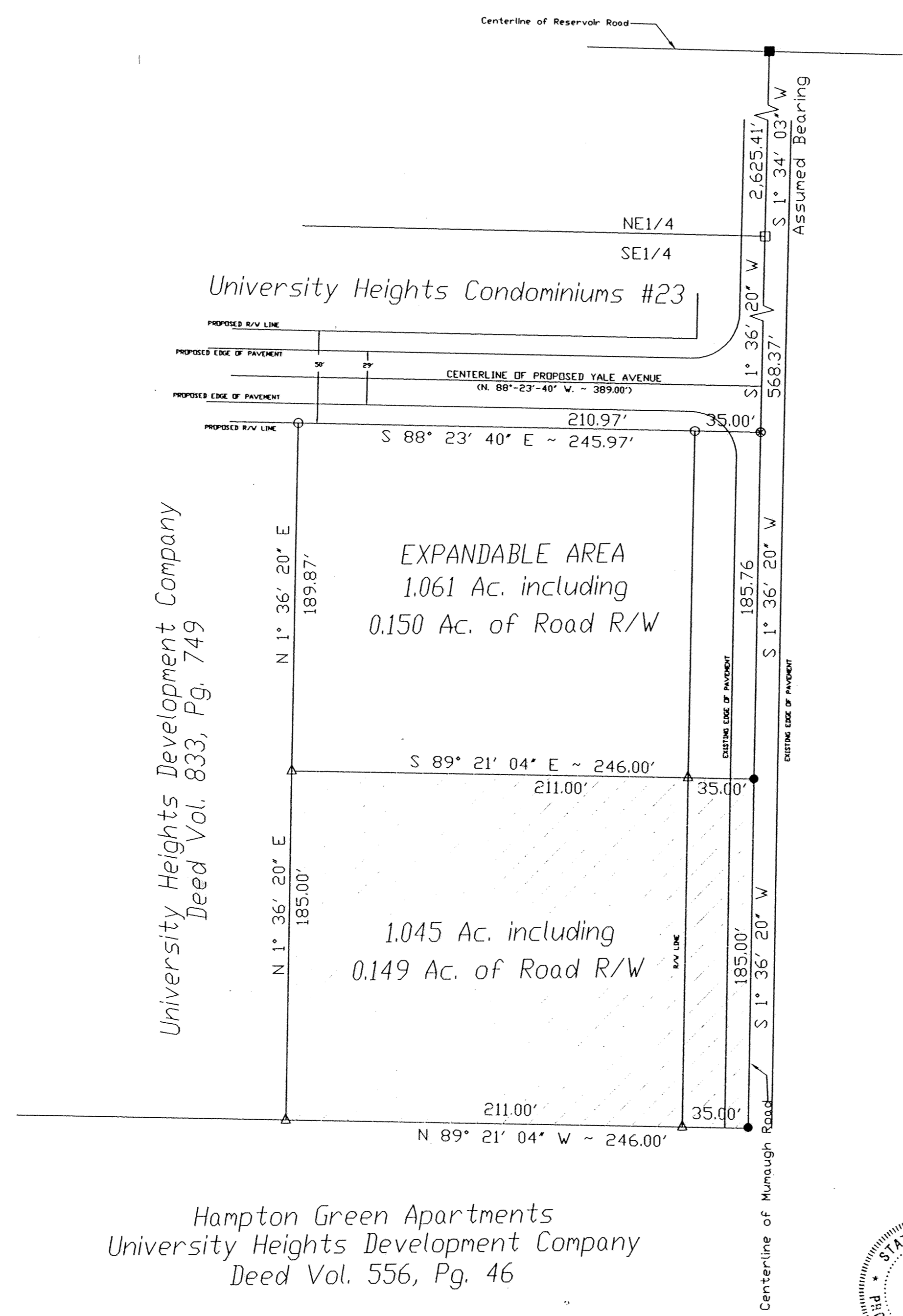
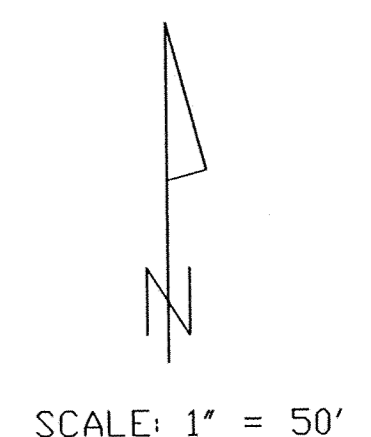
The following tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the Southeast Quarter of Section thirty-four (34), Township three South, Range seven East; Bath Township, Allen County, Ohio.

Commencing at the monument box found at the northeast corner of section thirty-four in the centerline of Mumaugh Road; thence South one degree thirty-four minutes three seconds West (S 1° 34' 03" W), along the centerline of said Road, assumed bearing, and the east line of said quarter, two thousand six hundred twenty-five and forty-one hundredths (2,625.41') feet to a railroad spike found; thence South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), along the centerline of said Road, and the east line of the southeast quarter, seven hundred fifty-four and thirteen hundredths (754.13') feet to a magnail with surveyor's tag set at the POINT OF BEGINNING; thence continue South one degree thirty-six minutes twenty seconds West (S 1° 36' 20" W), along said centerline, one hundred eighty-five and zero hundredths (185.00') feet to a magnail with surveyor's tag found at the northeast corner of Hampton Green Apartments; thence North eighty-nine degrees twenty-one minutes four seconds West (N 89° 21' 04" W), on the north line of Hampton Green Apartments, two hundred forty-six and zero hundredths (246.00') feet to a 1/2 inch re-rod set, passing a 1/2 inch re-rod set at thirty-five and zero hundredths (35.00') feet; thence North one degree thirty-six minutes twenty seconds East (N 1° 36' 20" E), one hundred eighty-five and zero hundredths (185.00') feet to a 1/2 inch re-rod set; thence South eighty-nine degrees twenty-one minutes four seconds East (S 89° 21' 04" E), two hundred forty-six and zero hundredths (246.00') feet to the place of beginning, passing a 1/2 inch re-rod set at two hundred eleven and zero hundredths (211.00') feet, containing one and forty-five thousandths (1.045) acres, more or less, subject to legal highways and all easements and restrictions of records.

All 1/2" re-rod set, as called for above, are thirty (30") inches long, are set flush or below the surface, and are topped with a red plastic Permamark® cap stamped with "LS 5772". The system of bearings for this legal description is based on the assumption that the East line of the Northeast 1/4 of Section thirty-four (34) is South one degree three minutes three seconds West (S 1° 03' 03" W). This description and accompanying plat represent a boundary survey completed under my supervision on November 1, 1998 and all markers called for above are in place.

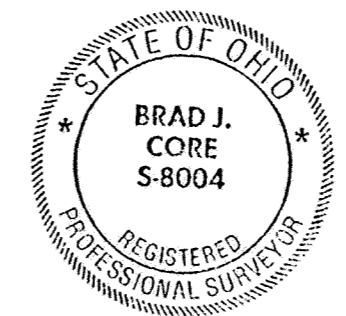
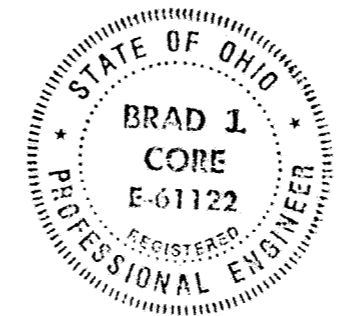
George E. Woolley
George E. Woolley, Reg. Surveyor No. 7772

- LEGEND
- Monument Box Found at the NE corner of Section 34
 - Railroad Spike Found
 - ⊗ PK Nail Set
 - #5 Rebar Set
 - Magnail w/ Surveyor's Tag Found
 - △ 1/2" Re-Rod w/ Permamark Cap Found



Hampton Green Apartments
University Heights Development Company
Deed Vol. 556, Pg. 46

University Heights Development Company
Deed Vol. 833, Pg. 749



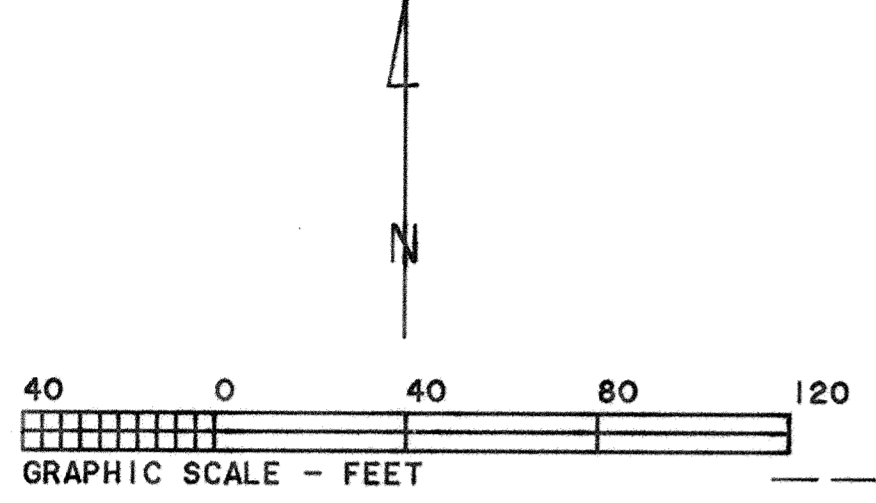
Brad J. Core

ENGINEER/SURVEYOR:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	DEDICATOR'S PLAT UNIVERSITY HEIGHTS CONDOMINIUMS #24	
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE DRAWN	DRAWN BY	CHECKED BY
4-11-99	B.J.C.	

MAGNOLIA LANE CONDOMINIUMS NO. 3

Shannon Addition P.B. 16, Pg. 58



MAGNOLIA LANE CONDOMINIUMS NO. 3 consists of a part of Lot Nos. 1072, 1073, 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. 3, three 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 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. 1999/10090
Filed for record this 19th day of May, 1999 at 11:09 o'clock
A.M. in the office of the Allen County Recorder and recorded in Plat Book 23 on Page 92

Fee: 165.60
Edward P. Kirk
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 954 Page 782

DESCRIPTION
(Magnolia Lane Condominiums No. 3)
PARCEL NO. 1

Being a parcel of land in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp., Allen County, Ohio and also being part of Lot Nos. 1072, 1073, 1074 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 and more particularly described as follows:

BEGINNING at a found #5 rebar at the southwest corner of Lot No. 1079 in said subdivision (also being the northwest corner of vacated Frazee Pl.), thence the following courses:

- S89°12'17"E with the north right-of-way line of vacated Frazee Pl., 170.26' to a found #5 rebar;
- Northeasterly on a curve to the right with the north right-of-way line of vacated Frazee Pl., an arc distance of 20.09', said curve having a radius of 50.00', a delta angle of 23°01'04", and a L.C. of N78°02'29"E, 19.95' to a found #5 rebar;
- S70°43'24"E with the south line of Magnolia Lane Condominiums No. 1, 24.92' to a found #5 rebar;
- Southwesterly on a curve to the left an arc distance of 36.10', said curve having a radius of 55.00', a delta angle of 37°36'37", and a L.C. of S00°28'18"W, 35.46' to a set #5 rebar;
- Southwesterly on a curve to the right 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 S19°25'40"W, 30.62' to a set #5 rebar;
- S57°11'20"W, 92.95' to a set #5 rebar;
- S00°38'00"W, 64.72' to a found #5 rebar at the northeast corner of Magnolia Lane Condominiums No. 2;
- S89°22'00"E with the north line of Magnolia Lane Condominiums No. 2, 126.02' to a found #5 rebar;
- N00°38'00"E with the east right-of-way line of Bentley Rd., 184.49' to the POINT OF BEGINNING.

The above described parcel contains 0.715 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

Part of Existing Parcel Nos. 28-0106-01-001.011 (Lot 1072) 28-0106-01-001.010 (Lot 1073) and 28-0106-01-001.009 (Lot 1074)

PARCEL NO. 2

Being a parcel of land in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp., Allen County, Ohio and also being part of Lot Nos. 1076 and 1077 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 southeast corner of said Lot No. 1076, thence the following courses:

- S57°20'07"W with south line of said Lot No. 1076 (also the south line of said Shannon Addition), 129.27' to a found concrete monument;
- N71°15'37"W, 24.79' to a set #5 rebar;
- N32°48'40"W, 55.00' to a found #5 rebar at the southeast corner of Magnolia Lane Condominiums No. 1;
- N25°31'38"E with the east line of Magnolia Lane Condominiums No. 1, 11.43' to a found #5 rebar;
- N00°09'03"W with said east line, 95.00' to a found #5 rebar;
- N89°54'10"E with the north line of said Shannon Addition, 127.10' to a found concrete monument;
- S18°37'42"E with the east line of said Lot No. 1076 (also being the east line of said Shannon Addition), 94.93' to the POINT OF BEGINNING.

The above described parcel contains 0.441 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

Part of Existing Parcel Nos. 28-0106-01-001.007 (Lot 1076) 28-0106-01-001.006 (Lot 1077)

POINT OF BEGINNING

POINT OF BEGINNING

S89°22'00"E 170.39' (Rec.)
S 89°12'17"E 170.26' (Meas.)

N89°53'00"E 252.00' (Rec.)
N 89°54'10"E 252.13' (Meas.)

N 00°38'00"E 379.49' (Meas. & Rec.)
N 00°38'00"E 184.49'

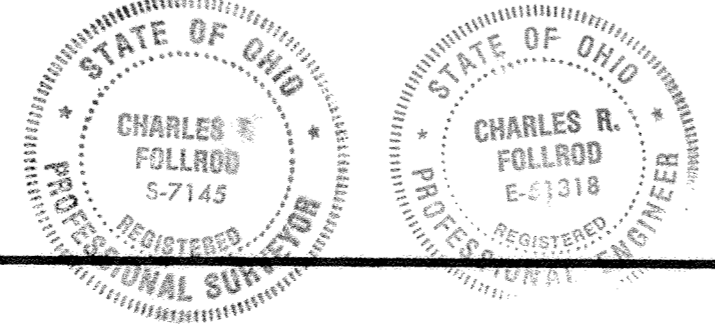
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	50.00'	20.09'	23°01'04"	19.95'	N 78°02'29"E
C-2	25.00'	32.95'	75°31'21"	30.62'	S 19°25'40"W
C-3	55.00'	36.10'	37°36'37"	35.46'	S 00°28'18"W
C-4	58.00'	33.21'	32°48'40"	32.78'	N 73°35'40"E
C-5	58.00'	57.25'	56°33'20"	54.95'	N 28°54'40"E
C-6	62.00'	61.20'	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
- - Set #5 Rebar
- ▨ - Limited Common Area
- - Expandable Area

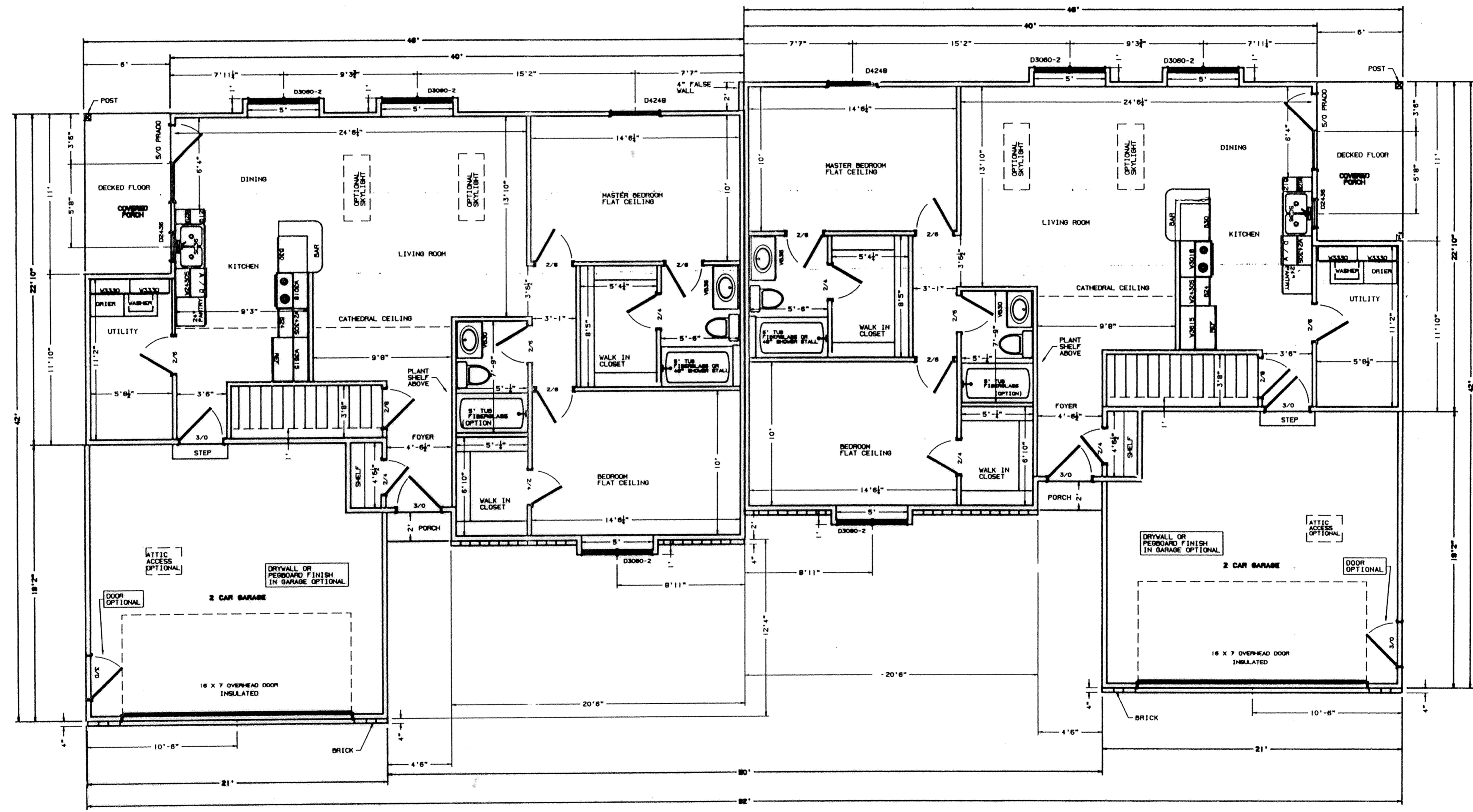
This plat is based on an actual survey performed by me in June 1997.

Charles R. Follrod
Charles R. Follrod, P.S. #7145

Owner: R. J. Stone Development Group



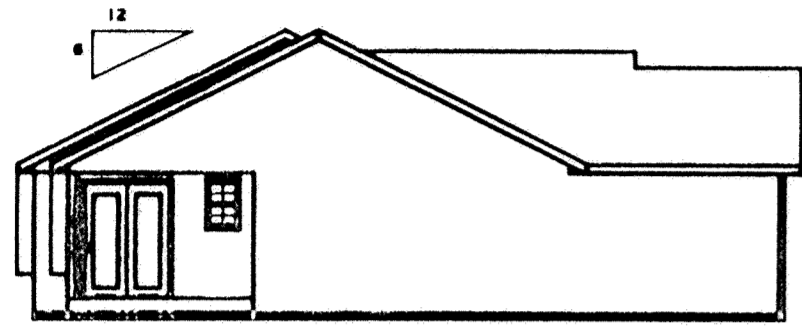
Reviewed by Tom Piper, Jr. on May 19, 1999



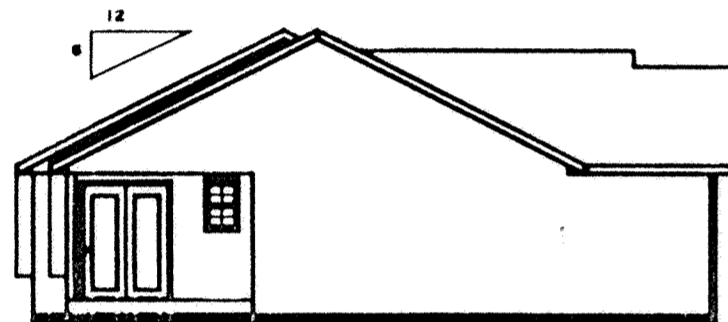
Unit 109

Unit 108

MAGNOLIA LANE CONDOMINIUMS			
FLOOR PLANS, SCHEDULE, DETAIL			
LIVING AREA	1178 sq. ft.	LIVING AREA	1178 sq. ft.
COVERED PORCH	66 sq. ft.	COVERED PORCH	66 sq. ft.
GARAGE	390 sq. ft.	GARAGE	390 sq. ft.
BASEMENT	548 sq. ft.	BASEMENT	652 sq. ft.



LEFT ELEVATION

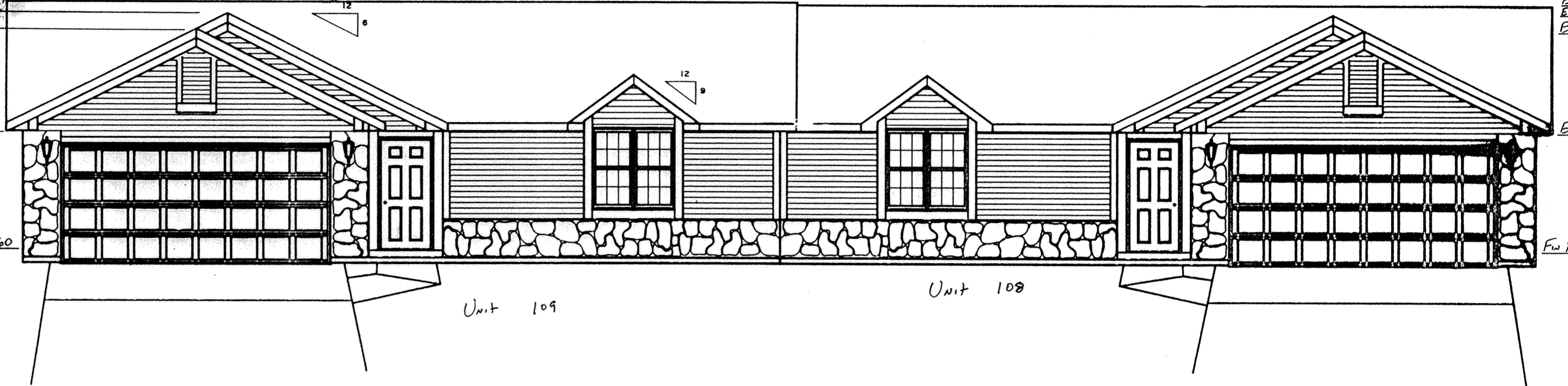


LEFT ELEVATION OVERLAP

Elev. = 113.85
Elev. = 112.99
Elev. = 111.85

Elev. = 106.10

Fin Flr. Elev. = 98.60



Unit 109

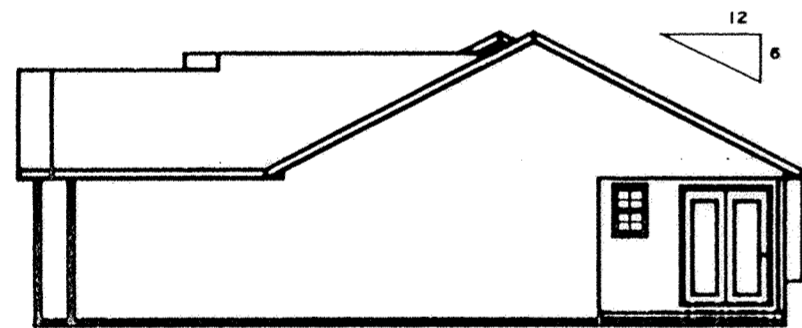
Unit 108

Elev. = 114.71
Elev. = 113.85
Elev. = 112.71

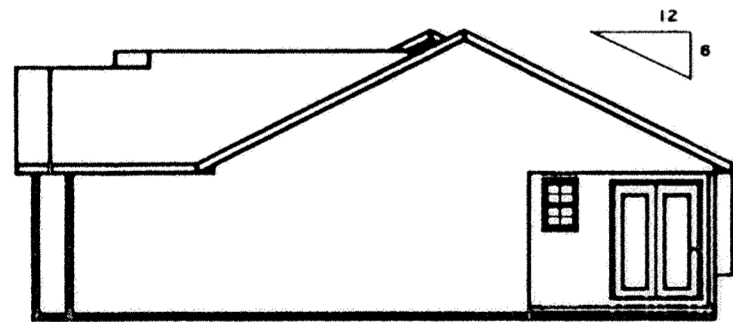
Elev. = 106.96

Fin Flr. = 99.46

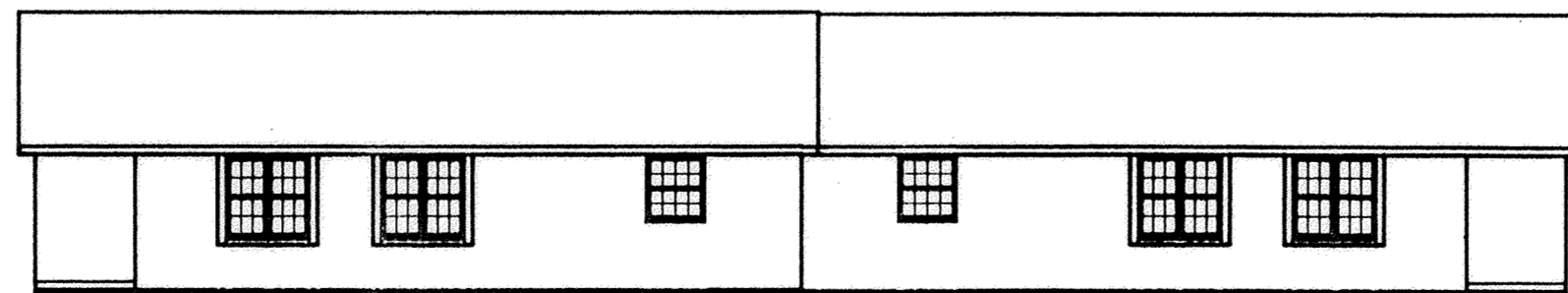
B.M. - Top of Steamer Nozzle on Fire Hydrant located at the east end of Magnolia Lane. Elev. = 100.00



RIGHT ELEVATION



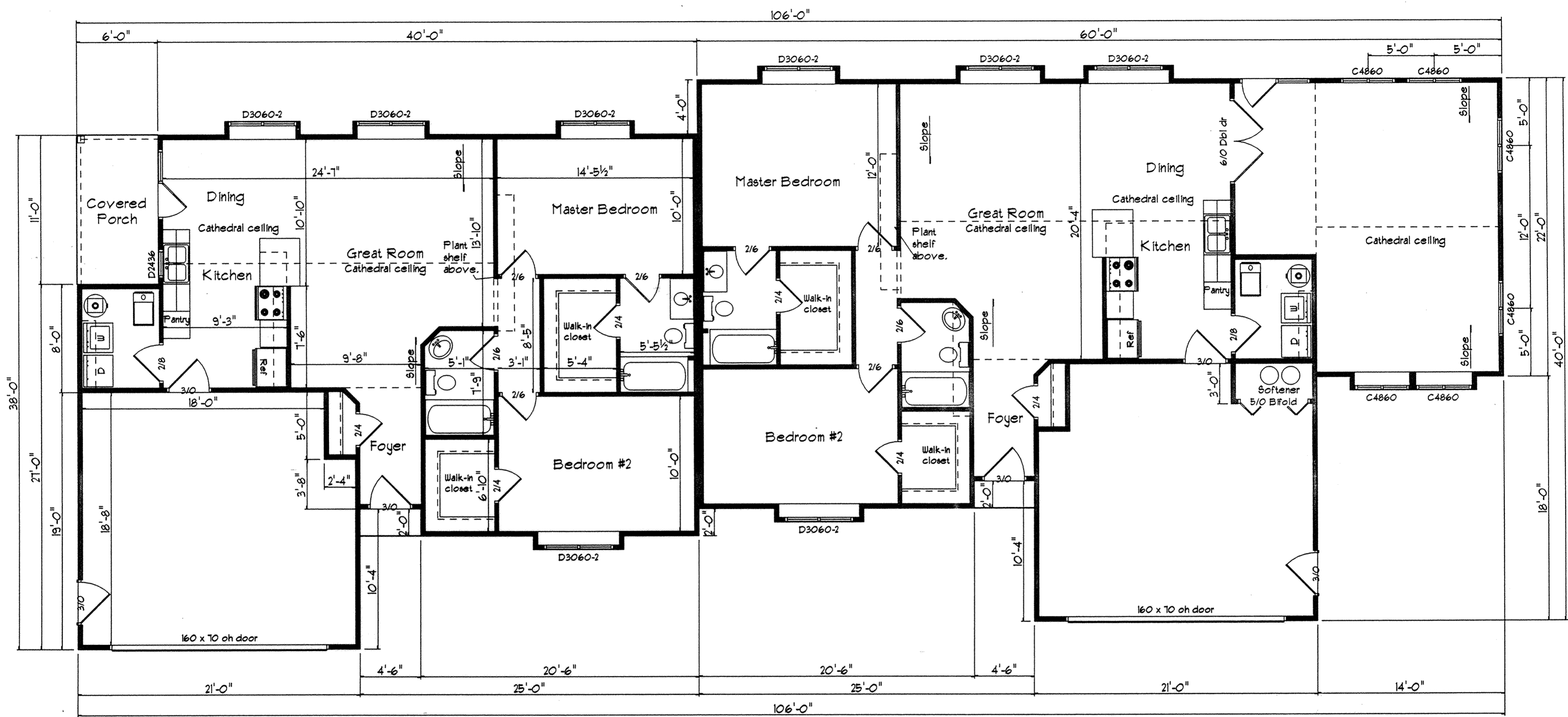
RIGHT ELEVATION OVERLAP



REAR ELEVATION

MAGNOLIA LANE CONDOMINIUM
ELEVATIONS

MODEL • 330

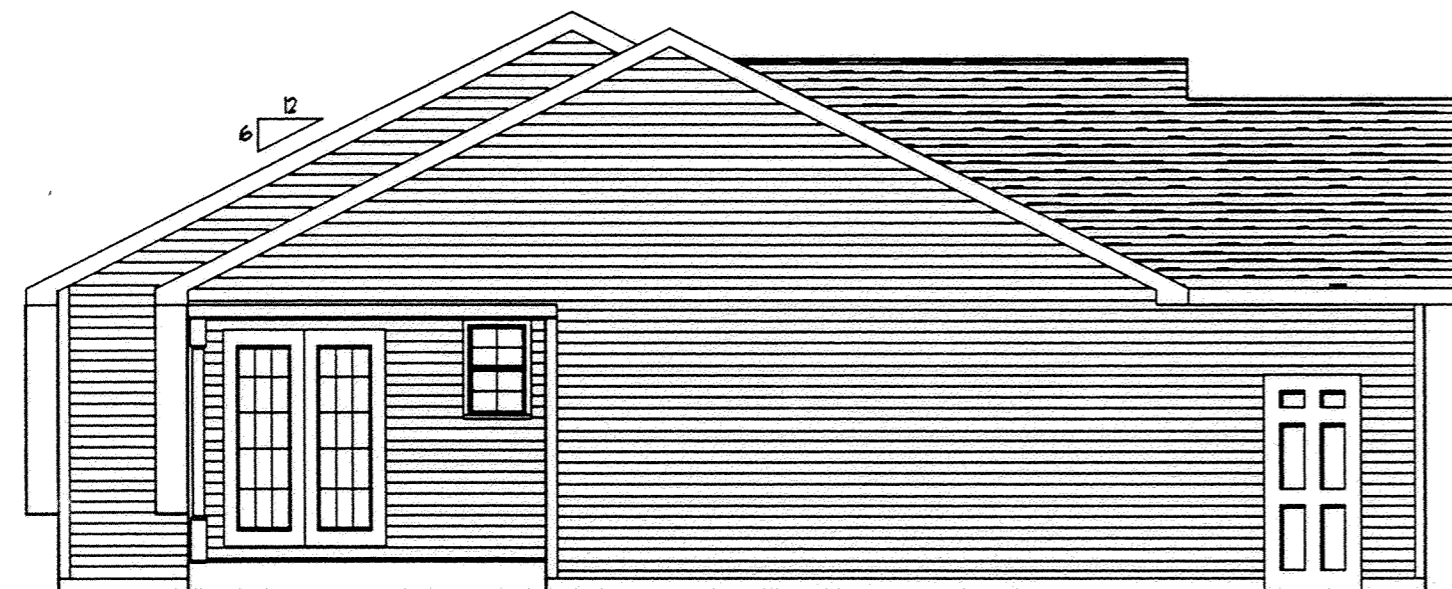


Unit 111

Unit 110

N.T.S.	
05/06/99	
PLAN: #417	
FLOOR PLAN	
Living area: 1078 sq ft	
Garage area: 385 sq ft	
Covered porches: 75 sq ft	

N.T.S.	
05/06/99	
PLAN: PANNABACKER #418	
FLOOR PLAN	
Living area: 1547 sq ft	
Garage area: 385 sq ft	



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Elev = 116.35
 Elev = 115.49
 Elev = 114.35

Elev = 108.60

Fin. Fl. = 101.10



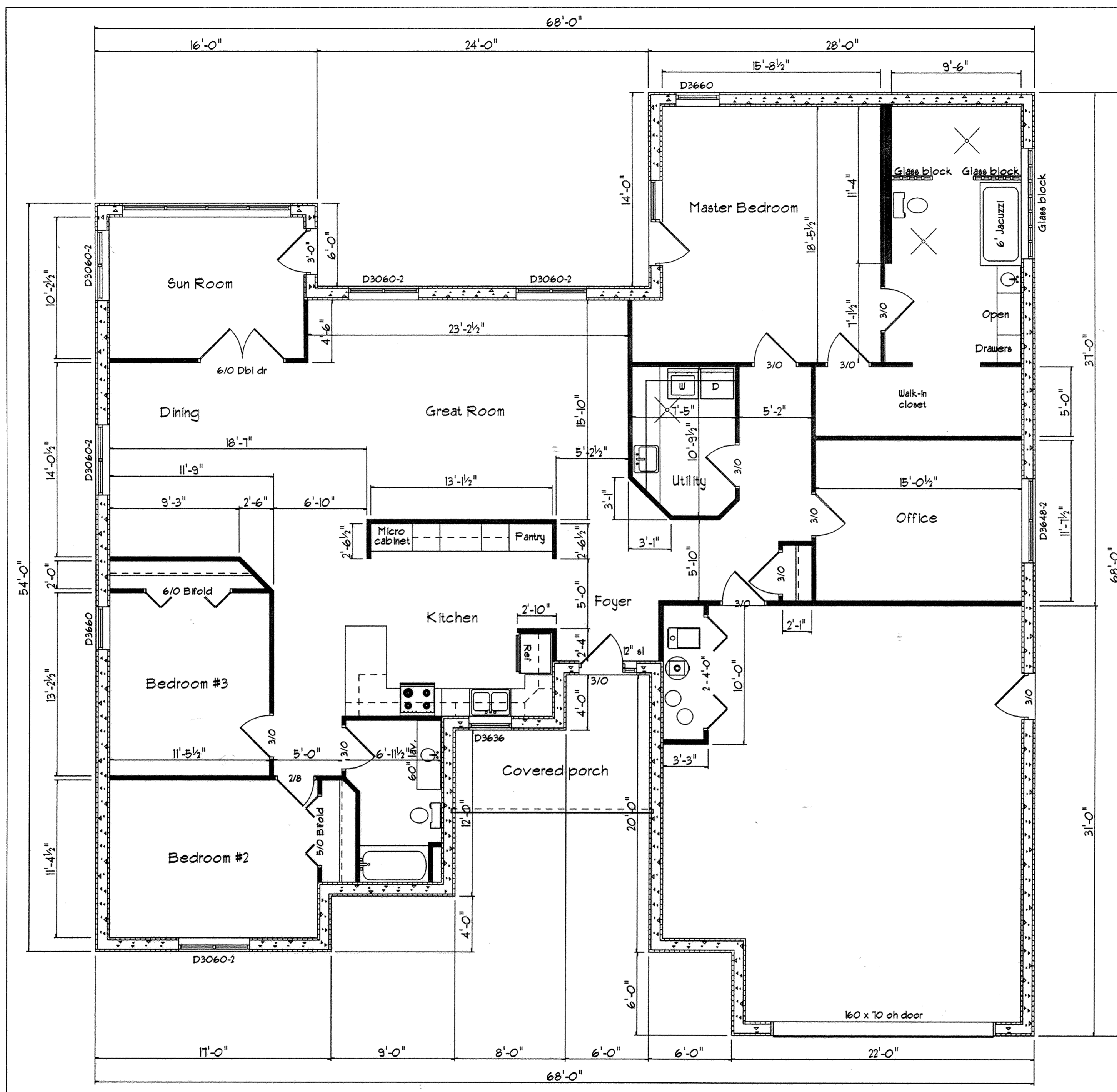
Unit 111

FRONT ELEVATION

Unit 110

		N.T.S. 05/06/99
PLAN: #417		
ELEVATIONS		

		N.T.S. 05/06/99
PLAN: PANNABACKER #418		
ELEVATIONS		

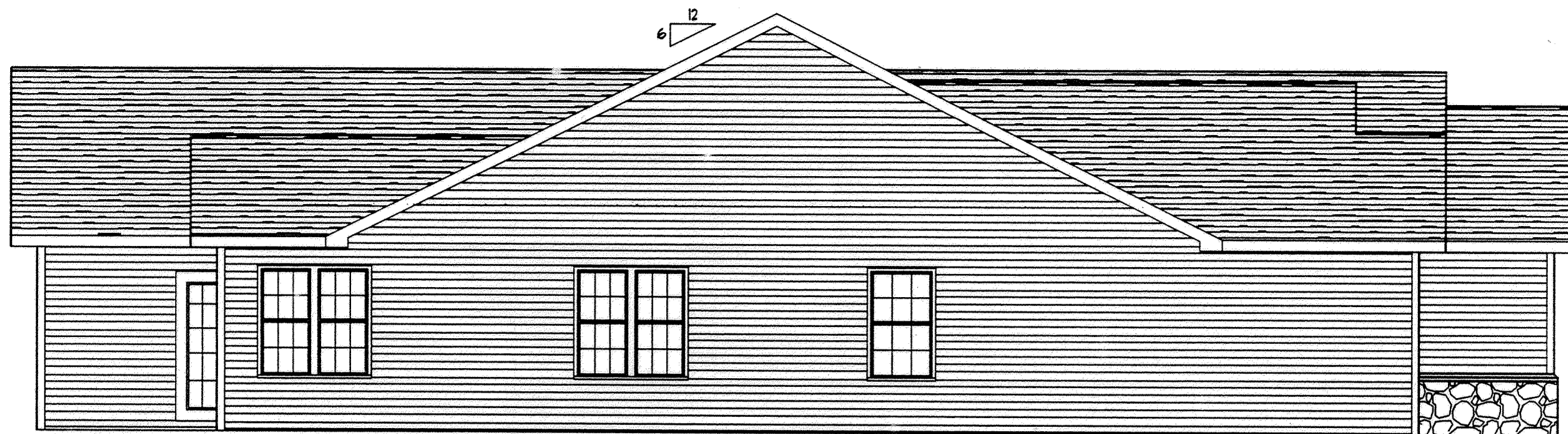


N.T.S.	
05/06/99	
PLAN: BURRELL #416	
FLOOR PLAN	
Living area: 2456 sq ft	
Garage area: 630 sq ft	

Unit 105



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Elev = 117.09



FRONT ELEVATION

Elev = 115.34

Elev = 113.09

Elev = 108.34

Fin Elev = 100.84

Elev = 115.84

Elev = 114.34

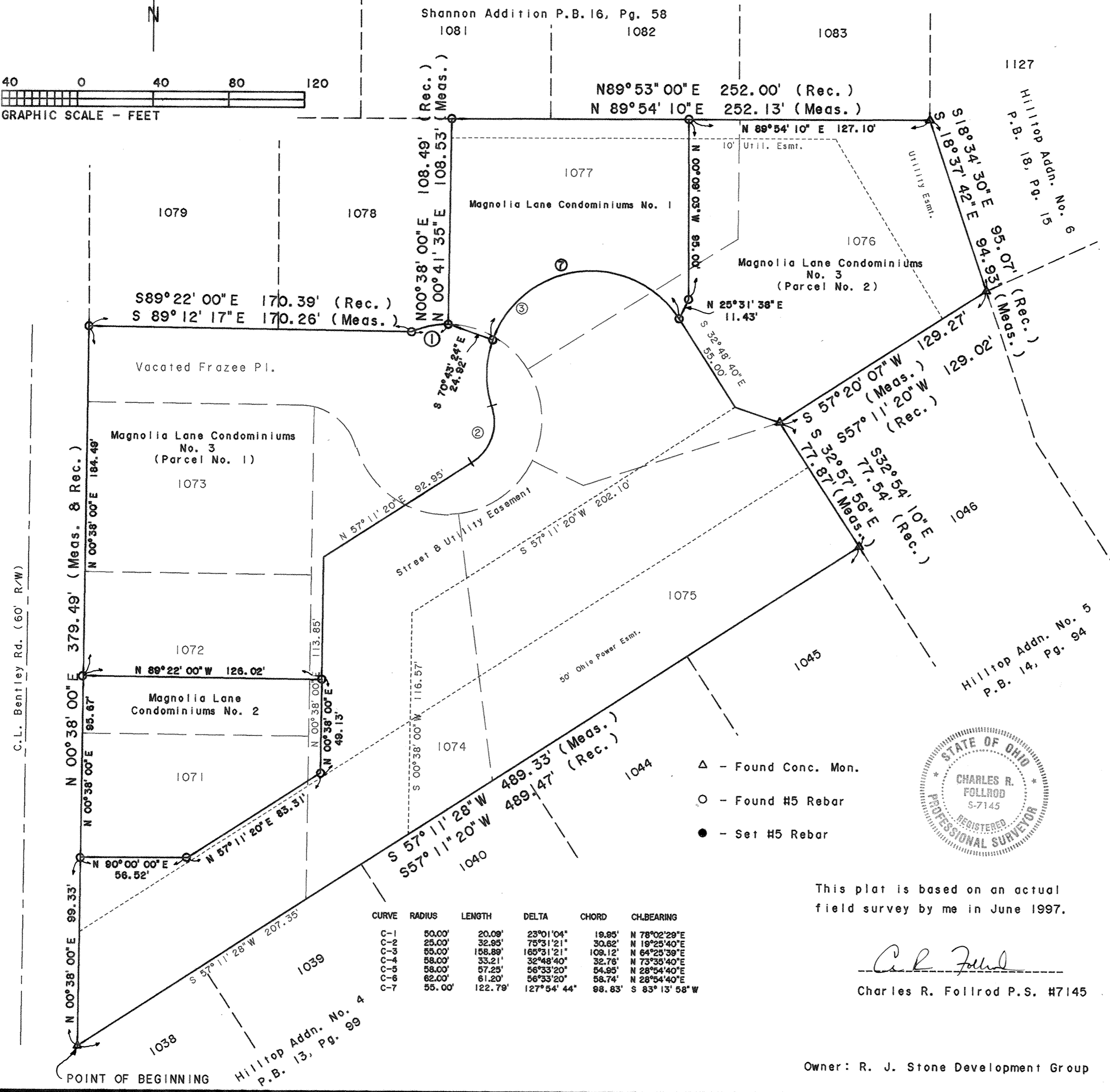
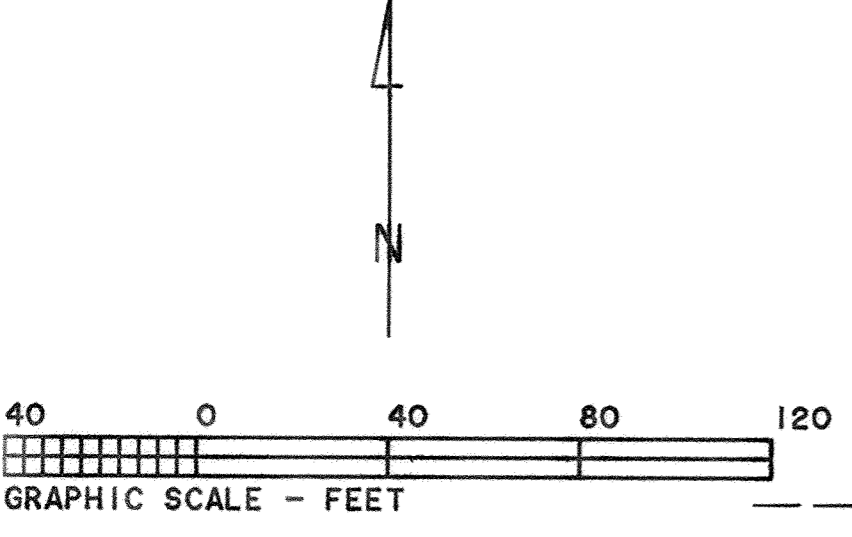
N.T.S.
05/06/99

PLAN: BURRELL #416

ELEVATIONS

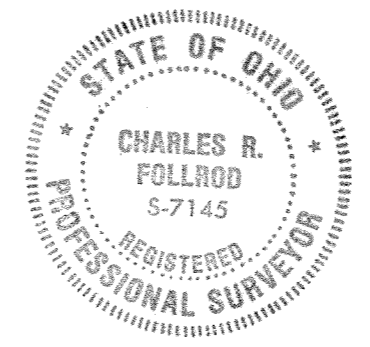
MAGNOLIA LANE CONDOMINIUMS NO. 3

SURVEY OF DEDICATOR'S LAND



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	50.00'	20.09'	23°01'04"	19.85'	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"E

- △ - Found Conc. Mon.
- - Found #5 Rebar
- - Set #5 Rebar



This plat is based on an actual field survey by me in June 1997.

Charles R. Follrod
Charles R. Follrod P.S. #7145

Owner: R. J. Stone Development Group

DESCRIPTION (Magnolia Lane Condominiums No. 3 Dedicator's Plat)

Being a parcel of land in the NW 1/4 of the NW 1/4 of Section 1, T2S, R8E in Richland Twp., Allen County, Ohio and also being all of Lot Nos. 1073 and 1075, part of Lot Nos. 1071, 1072, 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:

1. 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;
2. N90°00'00"E with the south line of Magnolia Lane Condominiums No. 2, 56.52' to a found #5 rebar;
3. N57°11'20"E with the south line of Magnolia Lane Condominiums No. 2, 83.31' to a found #5 rebar;
4. N00°38'00"E with the east line of Magnolia Lane Condominiums No. 2, 49.13' to a found #5 rebar;
5. N89°22'00"W with the north line of Magnolia Lane Condominiums No. 2, 126.02' to a found #5 rebar;
6. N00°38'00"E with the east right-of-way line of Bentley Rd., 184.49' to a found #5 rebar;
7. S89°12'17"E with the north right-of-way line of vacated Frazee Place, 170.26' to a found #5 rebar;
8. Northeastly on a curve to the right with the north right-of-way line of vacated Frazee Place, an arc distance of 20.09', said curve having a radius of 50.00', a delta angle of 23°01'04", and a L.C. of N78°02'29"E, 19.95' to a found #5 rebar;
9. S70°43'24"E with the south line of Magnolia Lane Condominiums No. 1, 24.92' to a found #5 rebar;
10. Northeastly on a curve to the right with the south line of Magnolia Lane Condominiums No. 1, an arc distance of 122.79', said curve having a radius of 55.00', a delta angle of 127°54'44", and an L.C. of N83°13'58"E, 98.83' to a found #5 rebar;
11. N25°31'38"E with the east line of Magnolia Lane Condominiums No. 1, 11.43' to a found #5 rebar;
12. N00°09'03"W with the east line of Magnolia Lane Condominiums No. 1, 95.00' to a found #5 rebar on the north line of Lot No. 1077;
13. N89°54'10"E with the north line of Lot Nos. 1077 and 1076, 127.10' to a found concrete monument at the northeast corner of said Lot No. 1076;
14. S18°37'42"E with the east line of said Shannon Addition, 94.93' to a found concrete monument;
15. S57°20'07"W with the south line of said Shannon Addition, 129.27' to a found concrete monument;
16. S32°57'56"E with the east line of said Shannon Addition, 77.87' to a found concrete monument;
17. S57°11'28"W with the south line of said Shannon Addition, 489.33' to the POINT OF BEGINNING.

The above described parcel contains 2.442 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 Nos. 28-0106-01-001.012, 28-0106-01-001.011, 28-0106-01-001.010, 28-0106-01-001.009, 28-0106-01-001.008, 28-0106-01-001.007, 28-0106-01-001.006 (Lots 1071-1077)

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:

1. N00°38'00"E with the east right-of-way line of Bentley Rd, 99.33';
2. N90°00'00"E, 56.52';
3. N57°11'20"E, 83.31';
4. N00°38'00"E, 113.85';
5. N57°11'20"E, 92.95'
6. Northeastly 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';
7. Northeastly 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';
8. S32°48'40"E, 55.00';
9. S57°11'20"W, 202.10';
10. S00°38'00"W, 116.57';
11. S57°11'28"W with the south line of said Shannon Addition, 207.35' to the POINT OF BEGINNING.

The above described parcel contains 0.732 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: Centerline of Bentley Rd. (N00°38'00"E)

Reviewed by Tom Plank on May 19, 1997

SONGBIRD COMMONS VILLA CONDOMINIUMS
PART OF LOT 27811
AMERICAN VILLAGE SECTION NO. 2
P.B. 15, P.37
in the N.W. 1/4 of Sec. 23
T 3 S - R 6 E
American Township
Allen County, Ohio

ROLAND H. ALEXANDER
V. 791 PG. 614
TAX PARCEL NO. 36-2307-01-009.000

DESCRIPTION
 SONGBIRD COMMONS VILLA CONDOMINIUMS
 0.622 ACRES

Being a Part of Lot Number 27811 (Tax Parcel Number 36-2307-01-009,000) in American Village Section No. 2 (Plat Book 15, Page 37) in the Northwest 1/4 of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, conveyed to Roland H. Alexander by Warranty Deed recorded in Volume 791, Page 614, of the Allen County, Ohio, deed records and more particularly described as follows:

BEGINNING FOR THE SAME at an uncapped 5/8-inch iron pin found marking the southwest corner of Lot Number 27811 in said Addition -

Thence North 00°-32'-26" West on and along the west line of said Lot for a distance of 160.00 feet to an uncapped 5/8-inch iron pin found marking the northwest corner of said Lot -

Thence North 51°-00'-00" East on and along the north line of said Lot for a distance of 159.37 feet to a 5/8-inch iron pin set on the westerly right-of-way of Hartford Court, passing at 148.91 feet a 5/8-inch iron pin set -

Thence on and along said right of way with a curve to the left having a radius of 62.00 feet, an arc length of 35.04 feet and a chord bearing South 62°-01'-08" East for a distance of 34.57 feet to a 5/8-inch iron pin set -

Thence on and along a curve to the right having a radius of 32.00 feet, an arc length of 11.87 feet and a chord bearing South 40°-22'-20" West for a distance of 11.80 feet to a 5/8-inch iron pin set in Lot Number 27811 -

Thence South 51°-00'-00" West for a distance of 14.00 feet to a 5/8-inch iron pin set -

Thence South 36°-16'-19" East through said Lot for a distance of 112.58 feet to a 5/8-inch iron pin set on the south line of said Lot and the north line of Lot Number 27326 in American Village Section No. 1 (Plat Book 14, Page 159) -

Thence South 56°-00'-31" West (bearing base) on and along the south line of Lot Number 27811 and the north line of said American Village Section No. 1 for a distance of 242.37 feet to the point of beginning.

The foregoing description is based on office records of a field survey performed in July, 1996, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 27,082 square feet or 0.622 acres of land subject, however, to all legal easements and rights of way.

NOTE: All iron pins set are 5/8" x 30" rebar with "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 5 of 5, correctly represent the location, dimensions and configurations of Songbird Commons Villa Condominiums as it existed on the date shown.

Dated at Lima, Ohio, July 16, 1999.

SHELDON ENGINEERING & SURVEYING, INC.

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

PREPARED BY:
 SHELDON ENGINEERING & SURVEYING, INC.
 1280 N. COLE ST. LIMA, OH 45801
 TELE: (419) 228-4421
 JAMES D. SHELDON, P.E., P.S.
James D. Sheldon
 James D. Sheldon, P.E., P.S.
 Reg. Surveyor # 4569

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED IN JULY, 1996. REFERENCES INCLUDE DEEDS, TAX MAPS AND OFFICE RECORDS.

SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

DRAWN	ER	JOB NO.	17315DED2
CHECKED	GS	SCALE	1" = 20'
APPROVED	JDS		

NO.	DATE	DESCRIPTION	BY
1	6-15-99	DRAFTED FROM 17315I (CWM)	ER
2	7-02-99	REVISED BOUNDARY	ER

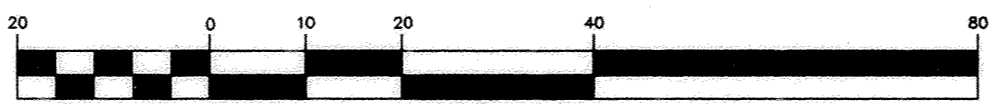
COUNTY RECORDER'S CERTIFICATION

No. 1999 16299
 Filed for record in Allen County, Ohio, Recorder's Office this 6th day of Aug 1999, at 11:20 o'clock A.M. and recorded in Plat Book 23 at Page 100.
 Fee: \$ 103.50

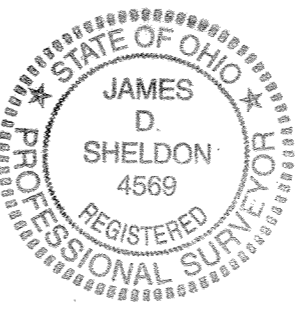
DEED VOL 858
 Pg 131

By: *Edward P. Keck Jr*

GRAPHIC SCALE

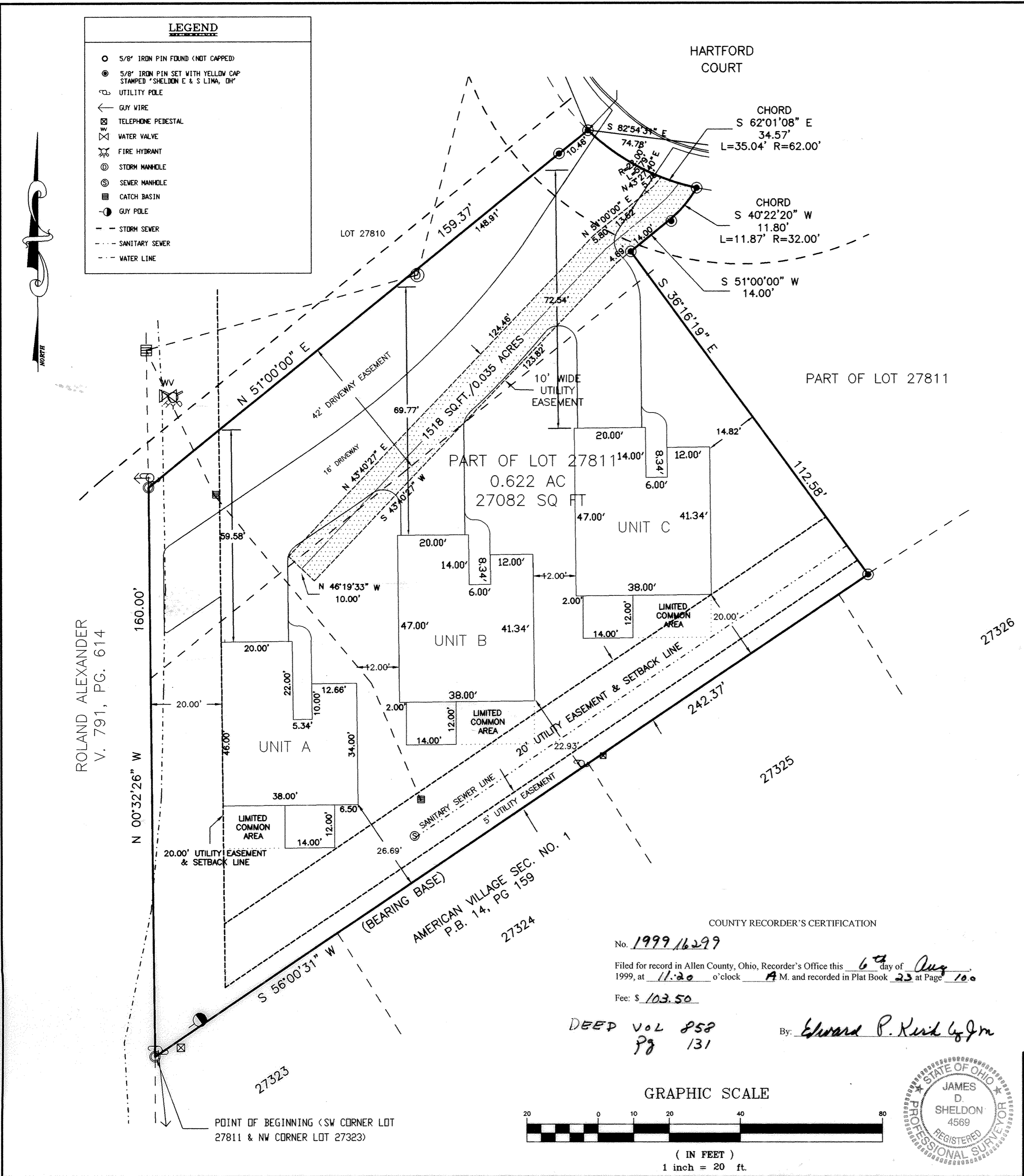


(IN FEET)
 1 inch = 20 ft.



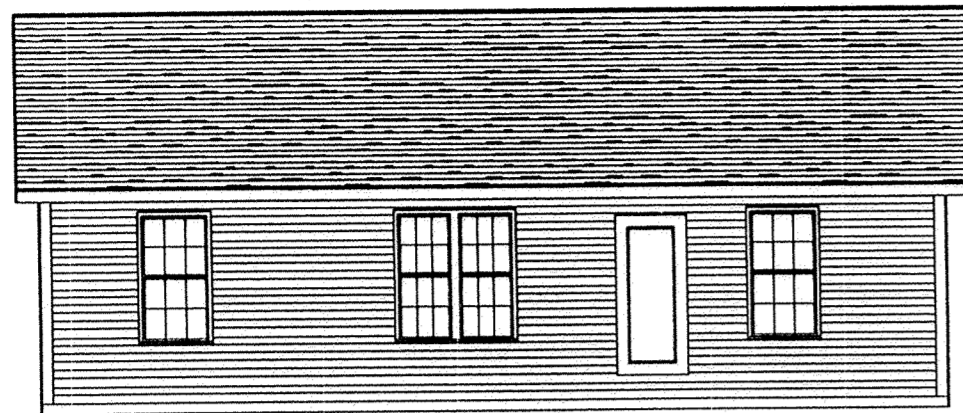
LEGEND

- 5/8" IRON PIN FOUND (NOT CAPPED)
- 5/8" IRON PIN SET WITH YELLOW CAP STAMPED "SHELDON E & S LIMA, OH"
- ⊕ UTILITY POLE
- ← GUY WIRE
- ☒ TELEPHONE PEDESTAL
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ STORM MANHOLE
- ⊙ SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ GUY POLE
- - - STORM SEWER
- - - SANITARY SEWER
- - - WATER LINE



ROLAND ALEXANDER
 V. 791, PG. 614

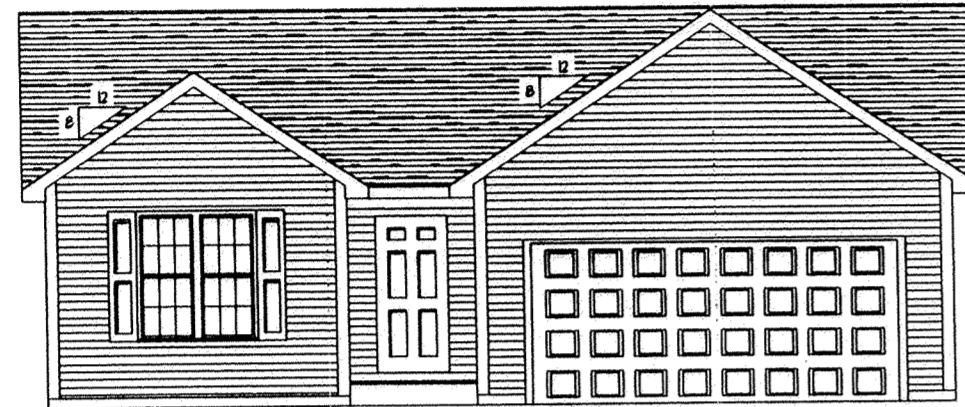
POINT OF BEGINNING (SW CORNER LOT 27811 & NW CORNER LOT 27323)



11.77'

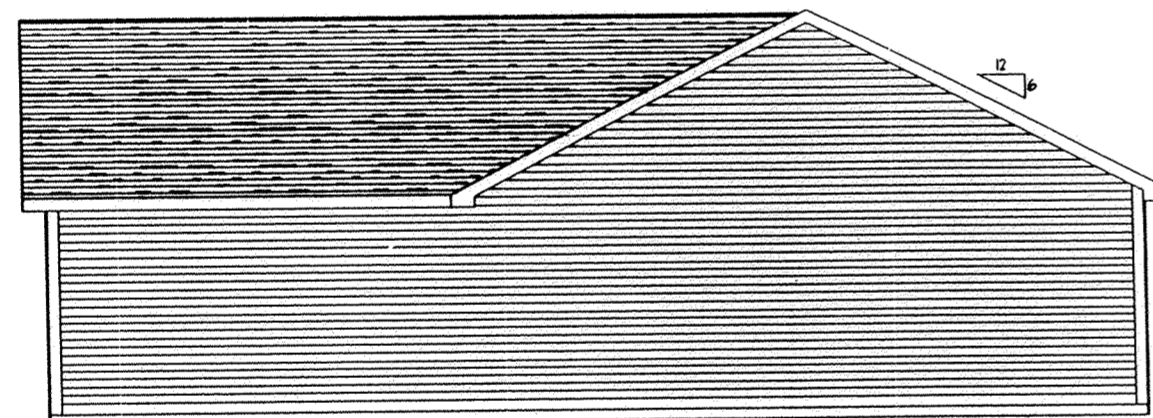
104.33'

Alexander Homes
Plan: The Redbird
Client:
Drawing: Front & Rear
01/12/99



11.77'

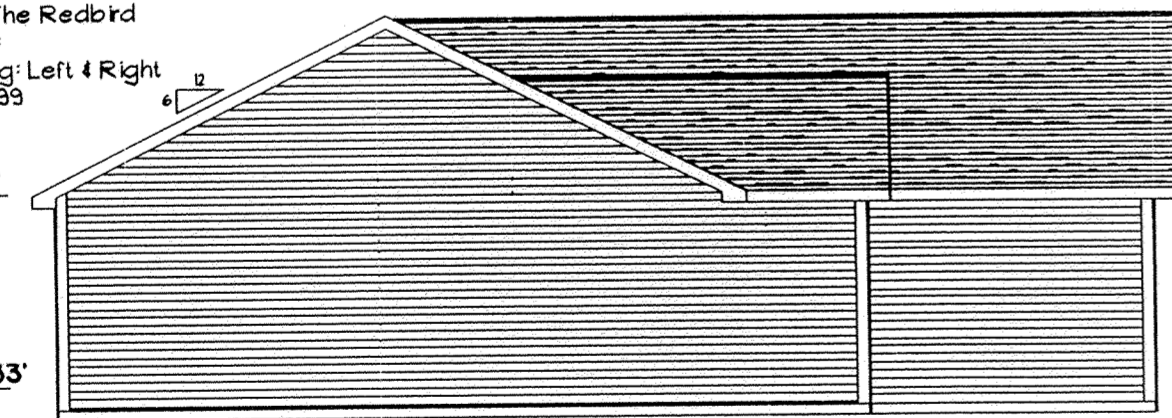
104.33'



11.77'

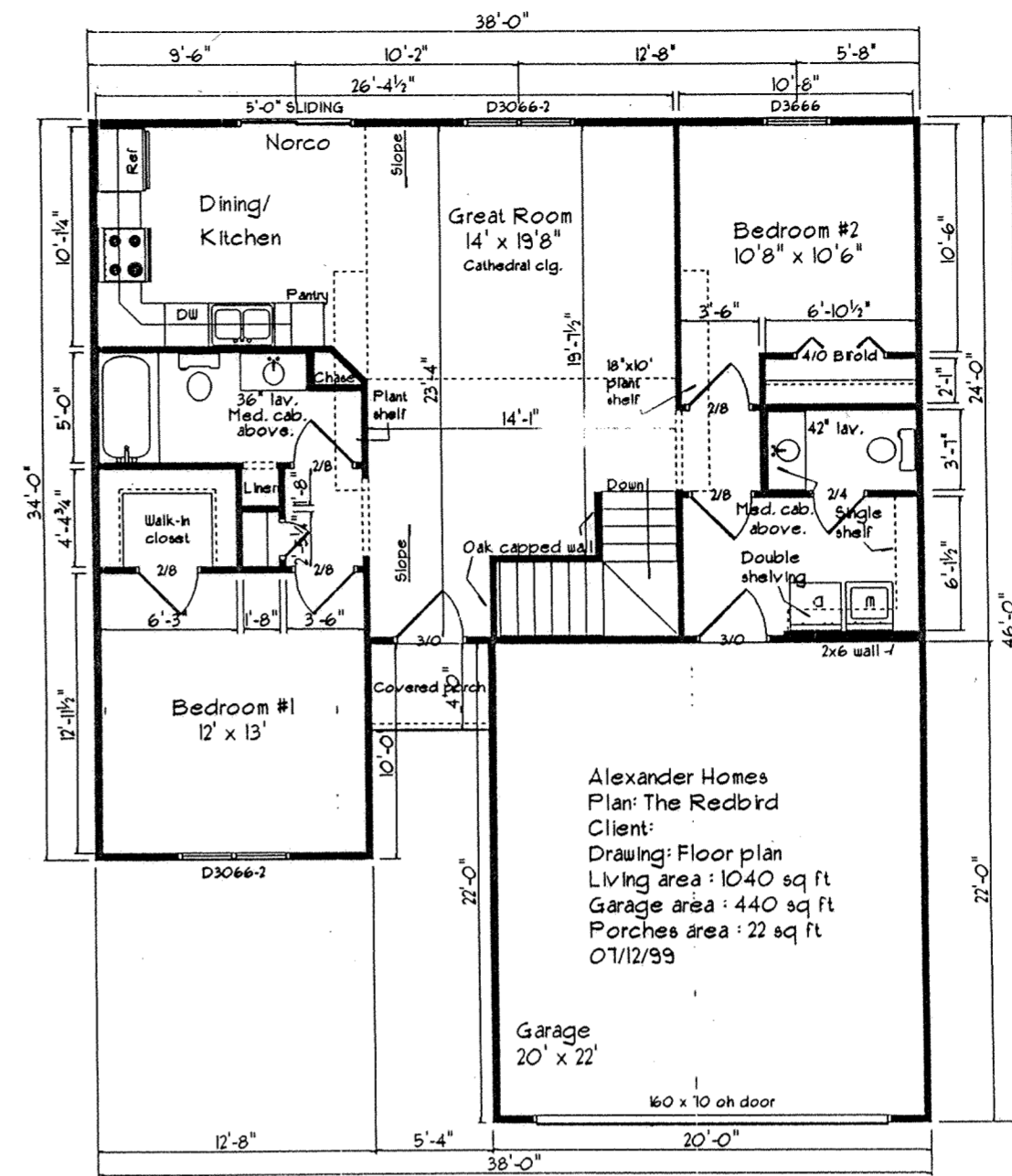
104.33'

Alexander Homes
Plan: The Redbird
Client:
Drawing: Left & Right
01/12/99

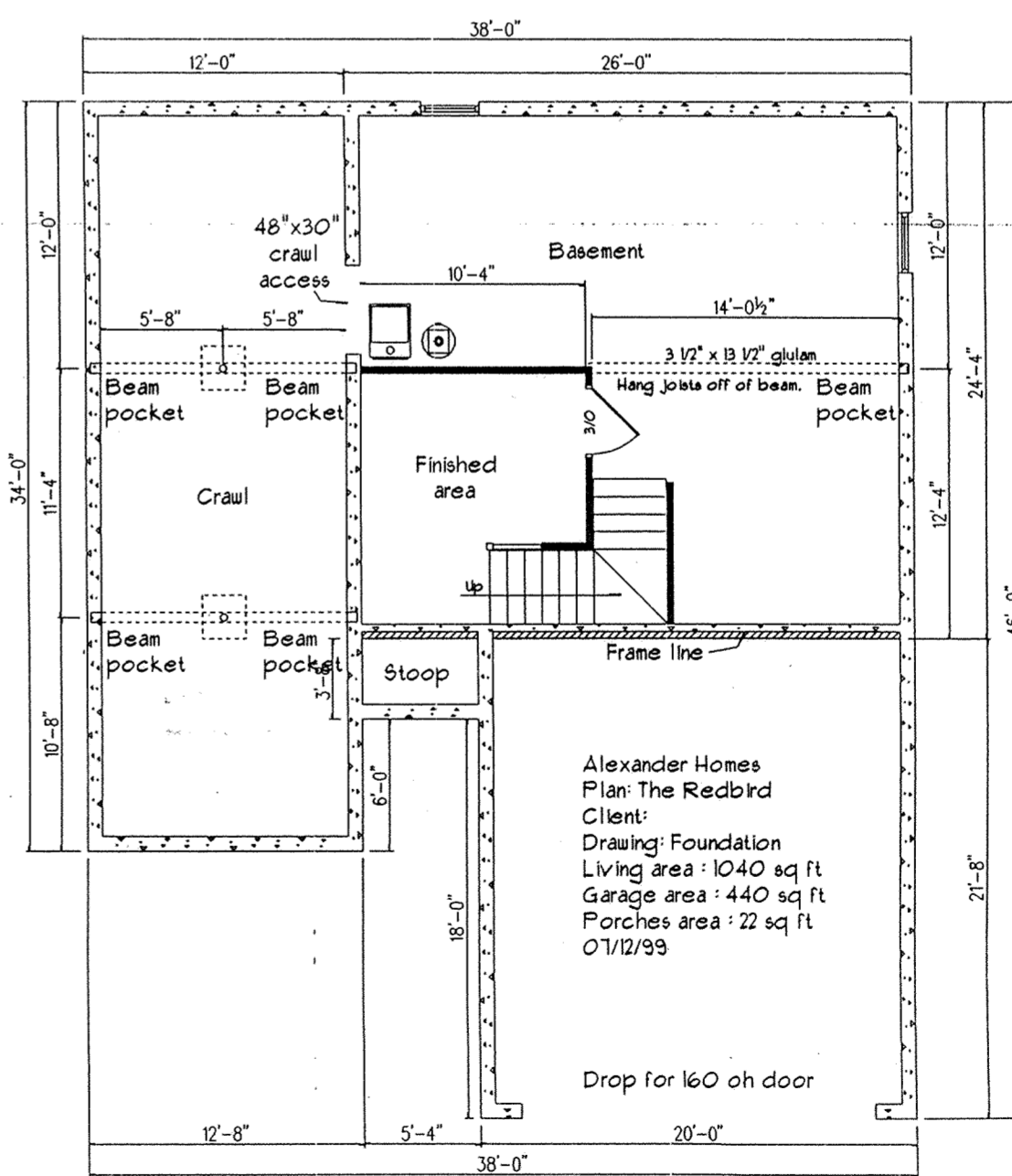


11.77'

104.33'



Alexander Homes
Plan: The Redbird
Client:
Drawing: Floor plan
Living area: 1040 sq ft
Garage area: 440 sq ft
Porches area: 22 sq ft
01/12/99

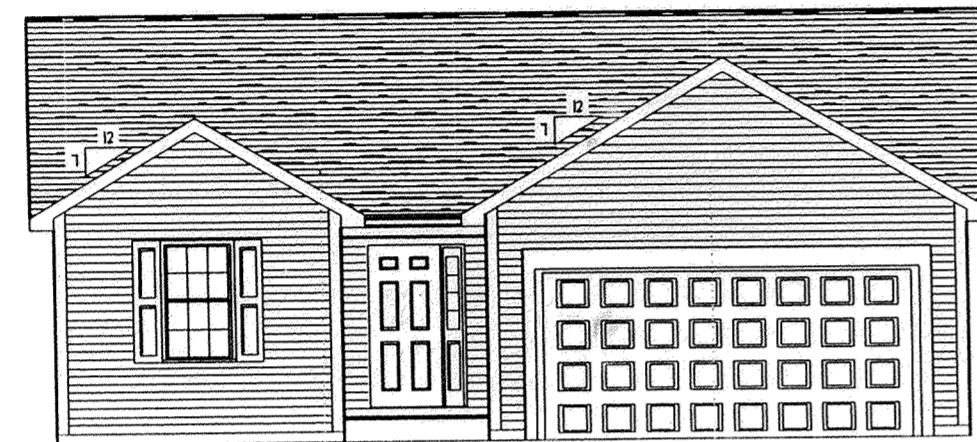


Alexander Homes
Plan: The Redbird
Client:
Drawing: Foundation
Living area: 1040 sq ft
Garage area: 440 sq ft
Porches area: 22 sq ft
01/12/99



11.90'

104.46'



11.90'

104.46'

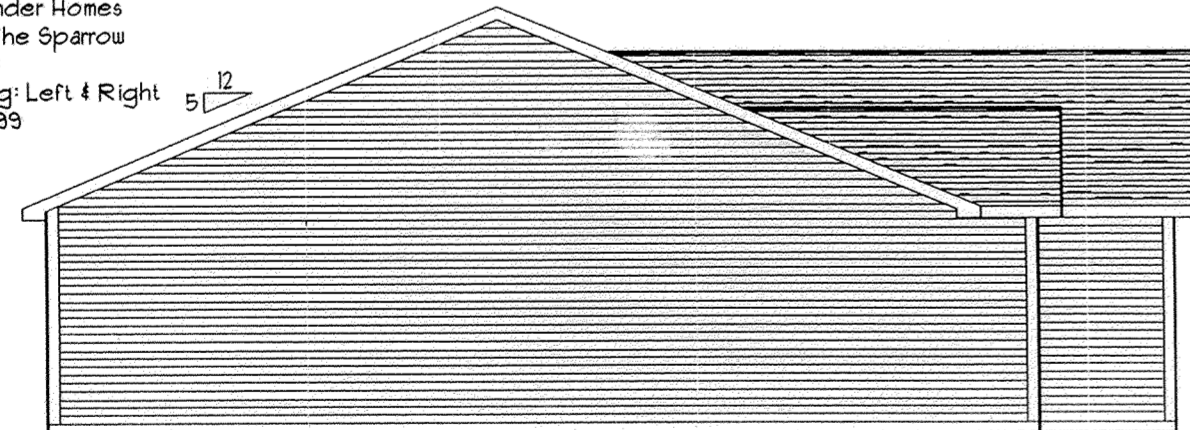
Alexander Homes
Plan: The Sparrow
Client:
Drawing: Front & Rear
01/12/99



11.90'

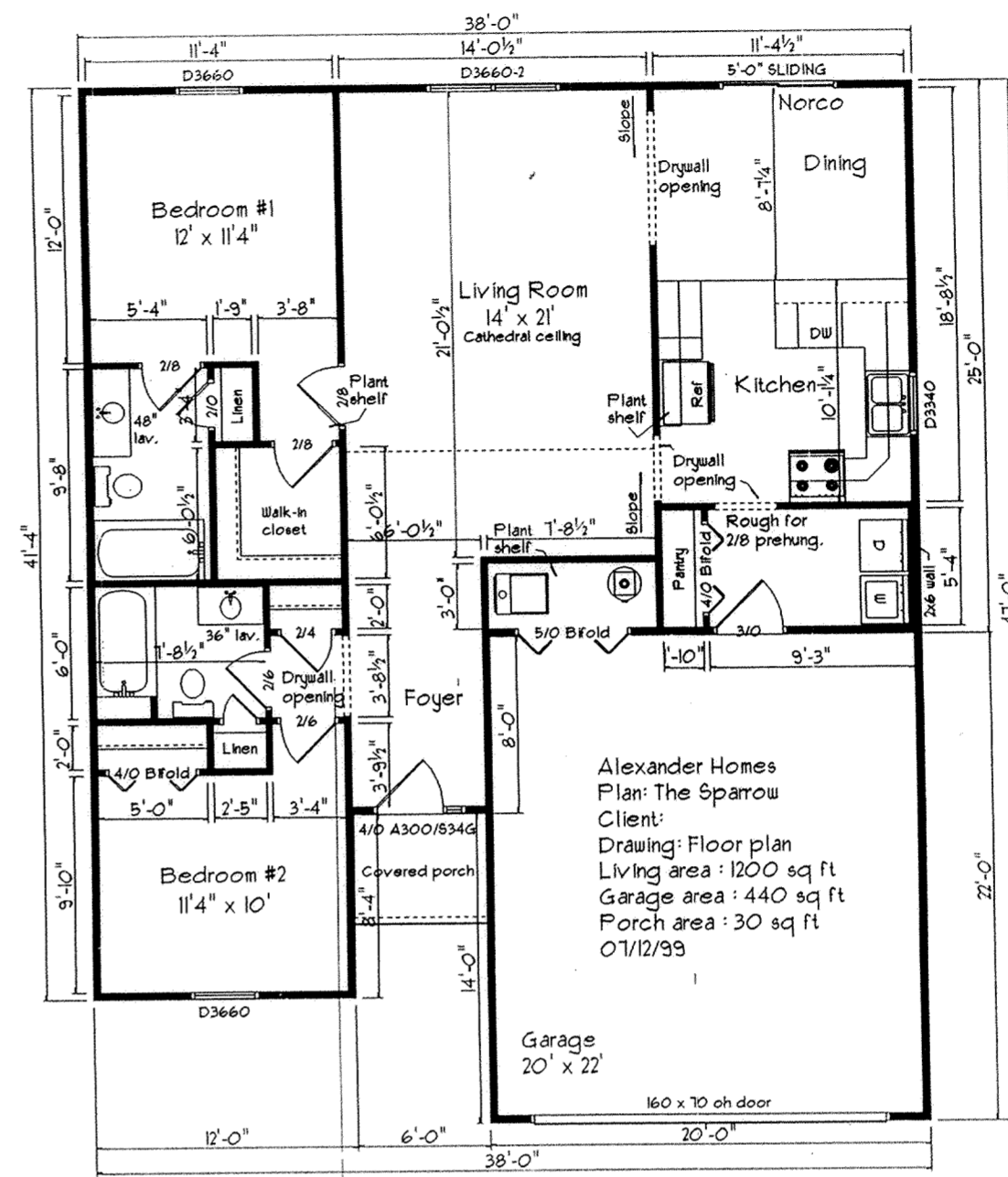
104.46'

Alexander Homes
Plan: The Sparrow
Client:
Drawing: Left & Right
01/12/99

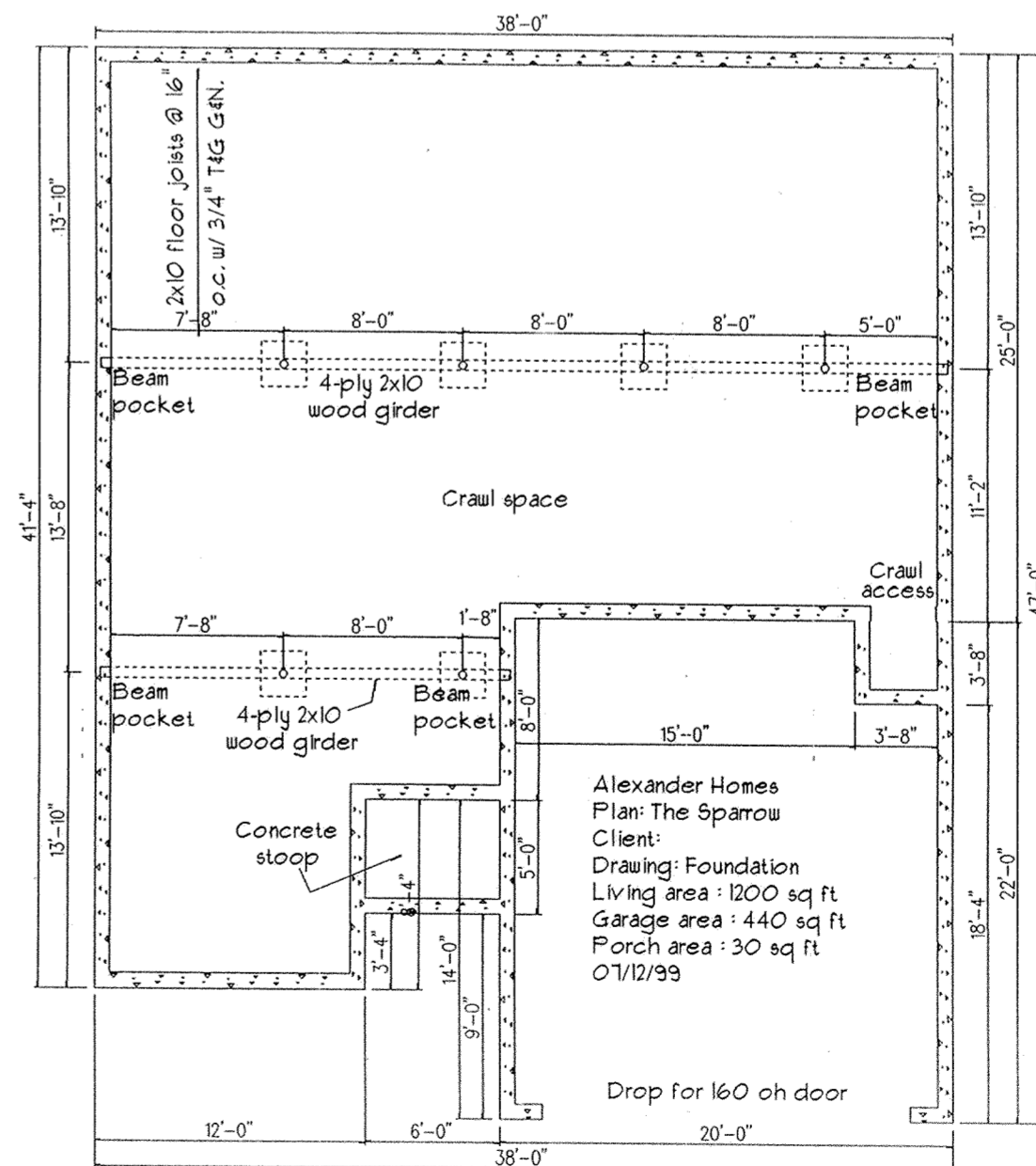


11.90'

104.46'



Alexander Homes
Plan: The Sparrow
Client:
Drawing: Floor plan
Living area : 1200 sq ft
Garage area : 440 sq ft
Porch area : 30 sq ft
01/12/99



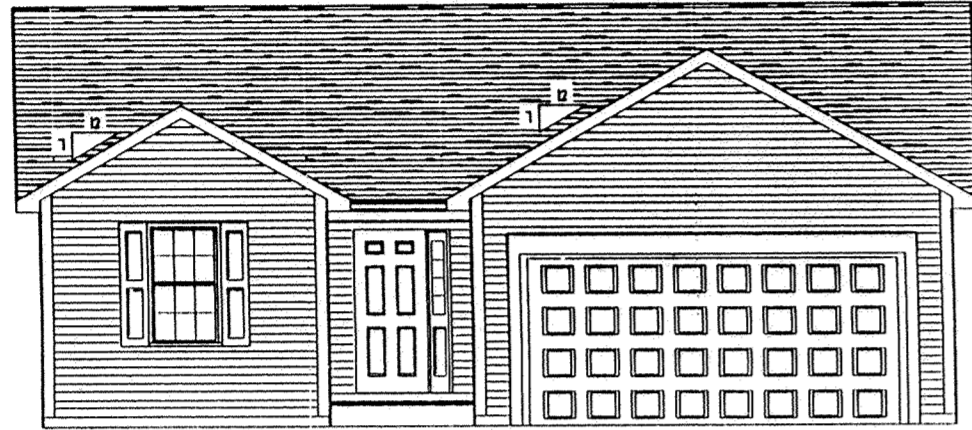
Alexander Homes
Plan: The Sparrow
Client:
Drawing: Foundation
Living area : 1200 sq ft
Garage area : 440 sq ft
Porch area : 30 sq ft
01/12/99

UNIT B --- THE SPARROW I



11.54'

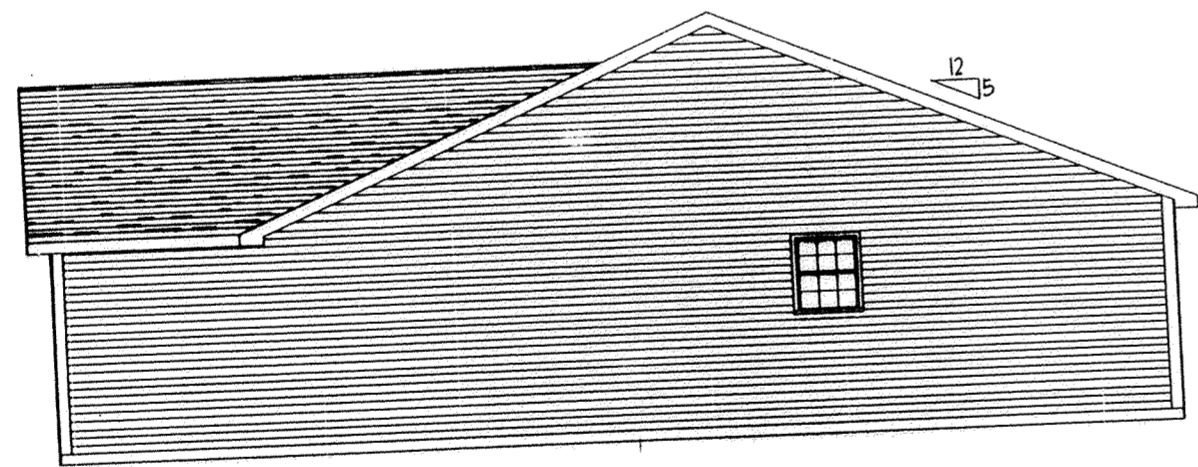
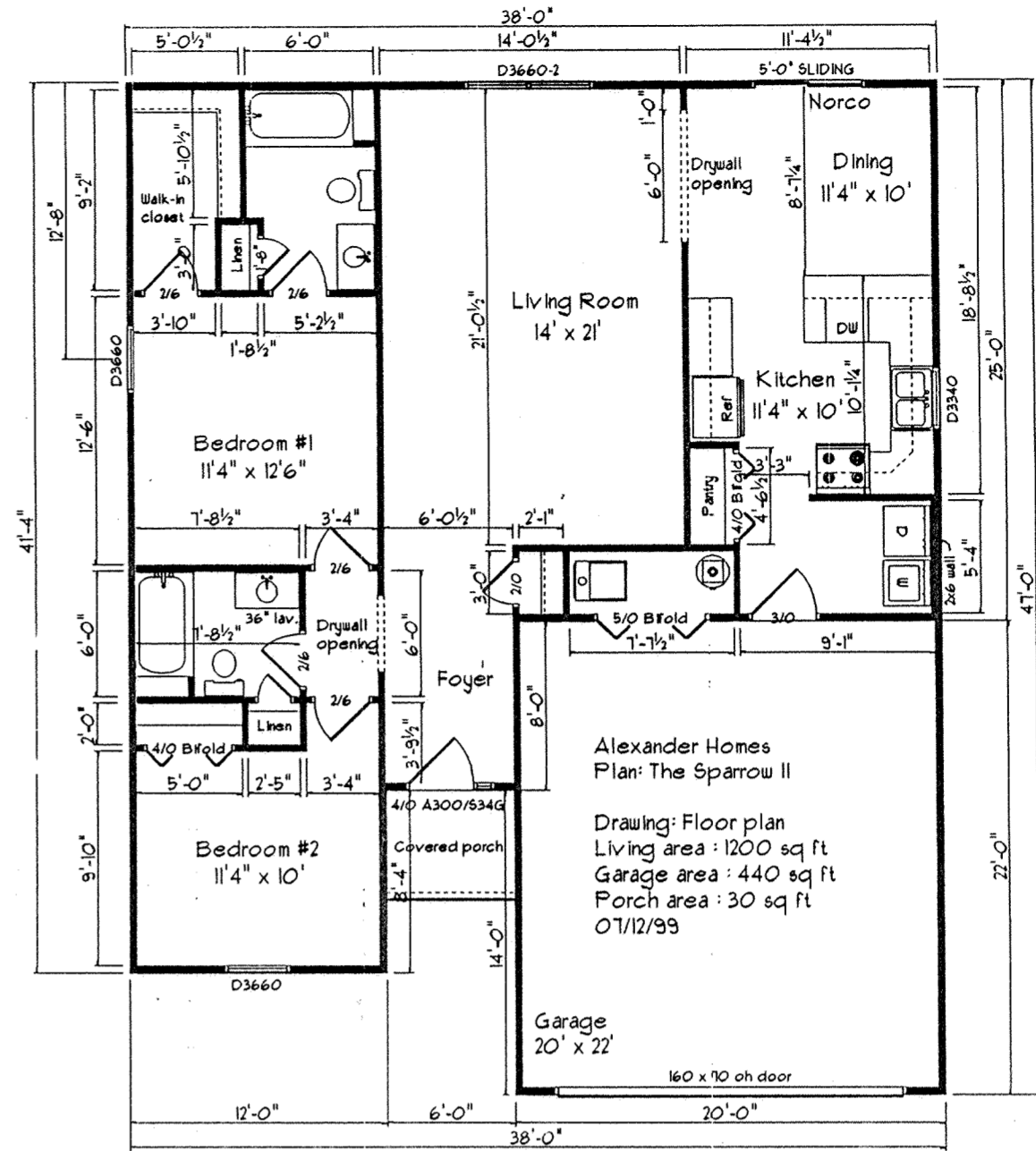
104.10'



11.54'

104.10'

Alexander Homes
Plan: The Sparrow II
Client:
Drawing: Front & Rear
01/12/99



11.54'

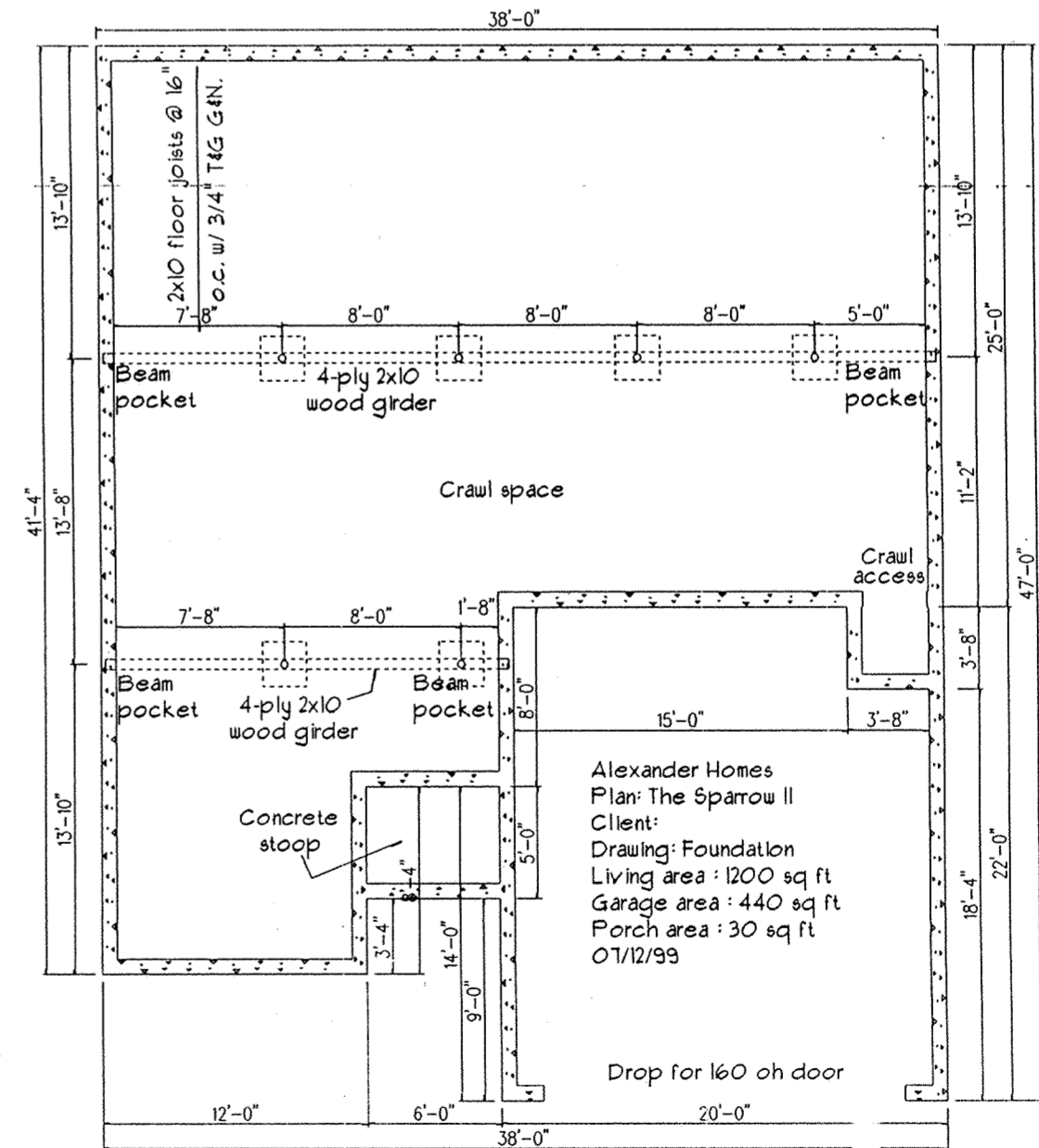
104.10'



Alexander Homes
Plan: The Sparrow II
Client:
Drawing: Left & Right
01/12/99

11.54'

104.10'



DEDICATOR'S PLAT
SONGBIRD COMMONS VILLA CONDOMINIUMS
 PART OF LOT 27811
 AMERICAN VILLAGE SECTION NO. 2
 P.B. 15, P.37
 in the N.W. 1/4 of Sec. 23
 T 3 S - R 6 E
 American Township
 Allen County, Ohio

ROLAND H. ALEXANDER
 V. 791 PG. 614
 TAX PARCEL NO. 36-2307-01-009.000

DESCRIPTION
 SONGBIRD COMMONS VILLA CONDOMINIUMS
 0.622 ACRES

Being a Part of Lot Number 27811 (Tax Parcel Number 36-2307-01-009.000) in American Village Section No. 2 (Plat Book 15, Page 37) in the Northwest 1/4 of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, conveyed to Roland H. Alexander by Warranty Deed recorded in Volume 791, Page 614, of the Allen County, Ohio, deed records and more particularly described as follows:

BEGINNING FOR THE SAME at an uncapped 5/8-inch iron pin found marking the southwest corner of Lot Number 27811 in said Addition -

Thence North 00°-32'-26" West on and along the west line of said Lot for a distance of 160.00 feet to an uncapped 5/8-inch iron pin found marking the northwest corner of said Lot -

Thence North 51°-00'-00" East on and along the north line of said Lot for a distance of 159.37 feet to a 5/8-inch iron pin set on the westerly right-of-way of Hartford Court, passing at 148.91 feet a 5/8-inch iron pin set -

Thence on and along said right of way with a curve to the left having a radius of 62.00 feet, an arc length of 35.04 feet and a chord bearing South 62°-01'-08" East for a distance of 34.57 feet to a 5/8-inch iron pin set -

Thence on and along a curve to the right having a radius of 32.00 feet, an arc length of 11.87 feet and a chord bearing South 40°-22'-20" West for a distance of 11.80 feet to a 5/8-inch iron pin set in Lot Number 27811 -

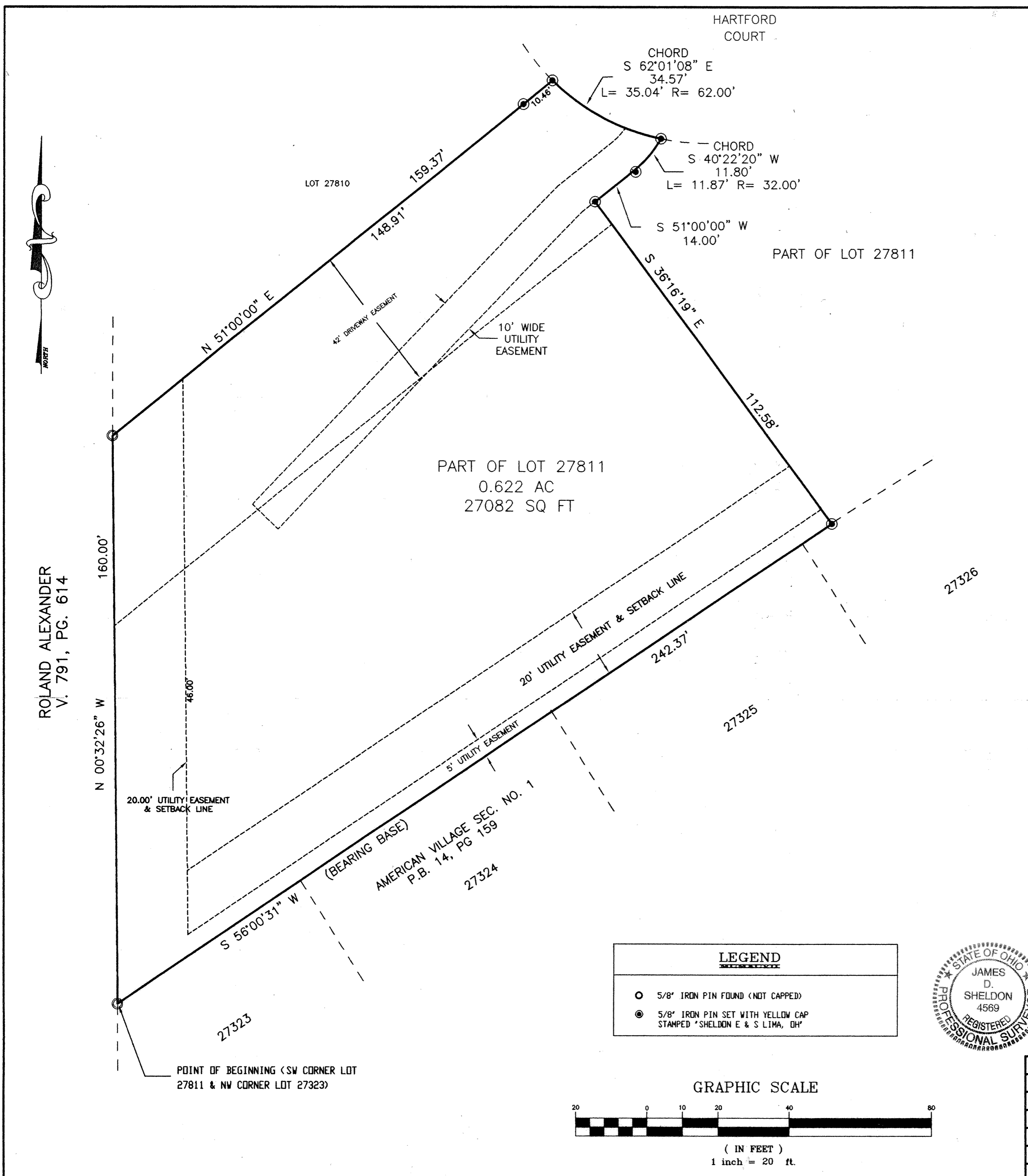
Thence South 51°-00'-00" West for a distance of 14.00 feet to a 5/8-inch iron pin set -

Thence South 36°-16'-19" East through said Lot for a distance of 112.58 feet to a 5/8-inch iron pin set on the south line of said Lot and the north line of Lot Number 27326 in American Village Section No. 1 (Plat Book 14, Page 159) -

Thence South 56°-00'-31" West (bearing base) on and along the south line of Lot Number 27811 and the north line of said American Village Section No. 1 for a distance of 242.37 feet to the point of beginning.

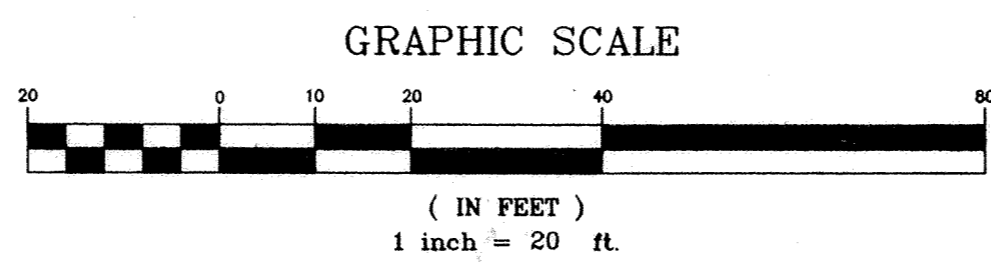
The foregoing description is based on office records of a field survey performed in July, 1996, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 27,082 square feet or 0.622 acres of land subject, however, to all legal easements and rights of way.

NOTE: All iron pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.



LEGEND

- 5/8" IRON PIN FOUND (NOT CAPPED)
- 5/8" IRON PIN SET WITH YELLOW CAP STAMPED "SHELDON E & S LIMA, OH"



PREPARED BY:
 SHELDON ENGINEERING & SURVEYING, INC.
 1280 N. COLE ST. LIMA, OHIO 45801
 TELE: (419) 228-4421
 JAMES D. SHELDON, P.E., P.S.
 James D. Sheldon P.E., P.S.
 Reg. Surveyor # 4569

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED IN JULY, 1996. REFERENCES INCLUDE DEEDS, TAX MAPS AND OFFICE RECORDS.

NO.	DATE	DESCRIPTION	BY
1	7-1-99	DRAFTED	ER
2	7-2-99	REVISED BOUNDARY	ER

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

DRAWN	ER	JOB NO.	17315DED3
CHECKED	GS	SCALE	1" = 20'
APPROVED	-		

PLAT OF DEDICATOR'S LAND FOR YALE AVENUE PHASE #1

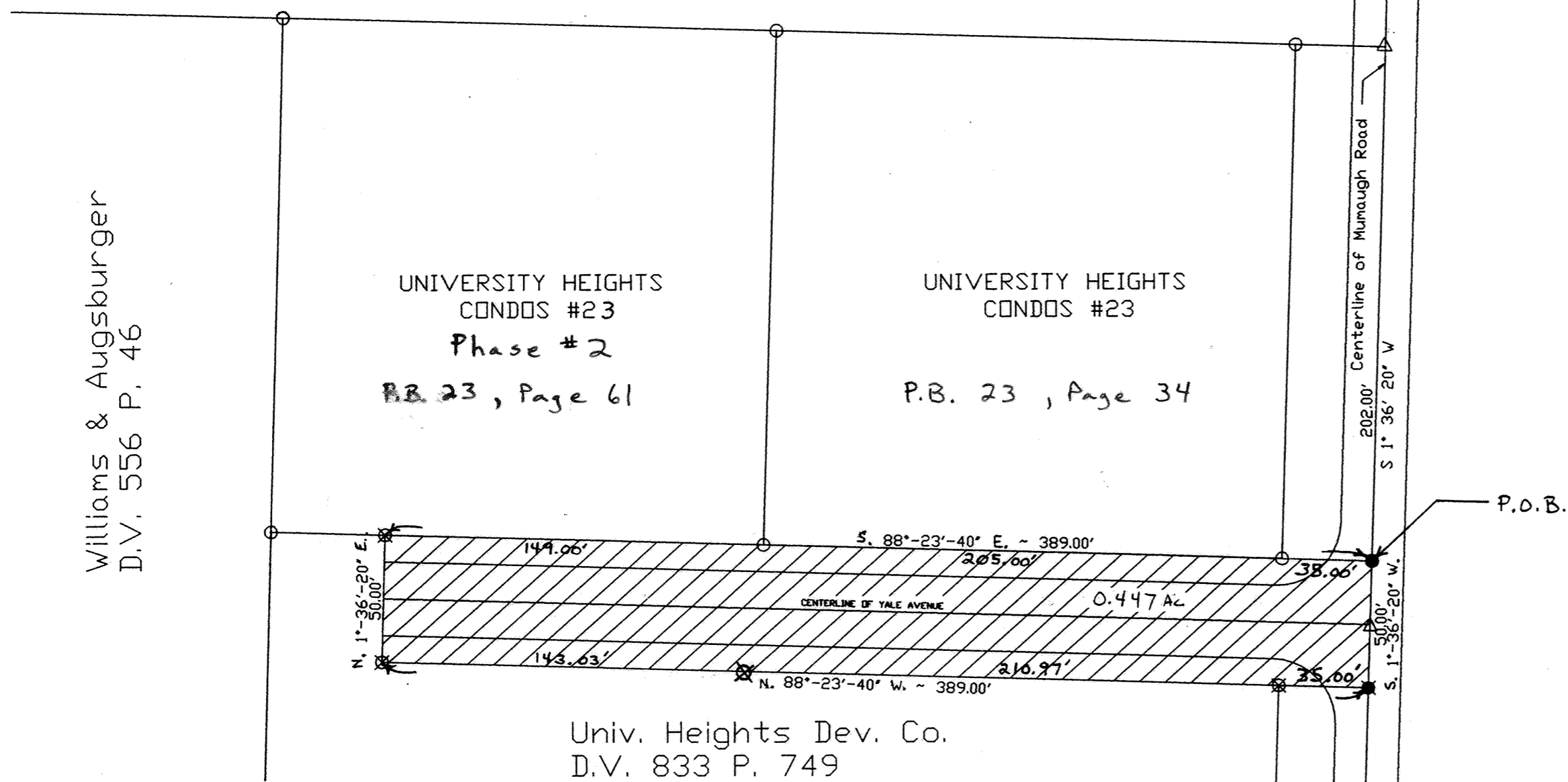
1/1

LEGEND

- = Monument Box at NE corner of Section 34
- △ = Railroad Spike Found
- = 1/2" Rerod with Permark Cap Found
- = Magnail with Surveyor's Tag Found
- ⊗ = 5/8" Rerod Set
- = Magnail Set

SCALE: 1" = 50'

James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658



The following described tract of land is a part of parcel number 37-3409-01-002.002 as described in Deed Volume 833, Page 749 and is situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio.

Commencing at the monument box at the NE corner of Section 34 on the centerline of Mumaugh Road; thence S 1° 34' 03" W, assumed bearing, on the centerline of said road, and the east line said quarter section, 2625.41' to a railroad spike found; thence S 1° 36' 20" W on the centerline of said road and the east line of the SE 1/4, 518.37' to an existing magnail with surveyor tag found at the POINT OF BEGINNING; thence the following courses:

- 1.) Continue S 1° 36' 20" W on said centerline, 50.00' to a set Mag nails;
- 2.) N 88° 23' 40" W, 389.00' to a set #5 rebar, passing over existing #5 rebars at 35.00' and 245.97';
- 3.) N 1° 36' 20" E, 50.00' to a set #5 rebar;
- 4.) S 88° 23' 40" E, 389.00' to the POINT OF BEGINNING, passing over existing #4 rebars at 149.00' and 354.00'.

The above described parcel contains 0.447 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 East line of the NE 1/4 of Section 34 is S 1° 34' 03" W. This legal description and accompanying plat represent a boundary survey completed by Brad J. Core, P.S. #8004 on July 17, 1999 and all markers called for above are in place.

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

Bill [Signature]
Director, Allen County Combined Health Board

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on 8-23-99

H. Dean French SMS Sec 504
Allen County Auditor

COUNTY RECORDER

I hereby certify that this plat was filed for recording on Aug 23, 1999, and that it was recorded on 8/23/99 in Volume 23, Page 105 plat records of Allen County, Ohio. Fee: \$ 20.70

Edward P. Knick
Allen County Recorder *by MR*

CERTIFICATION BY SURVEYOR

I hereby certify that this plat represents a true and complete survey made by me or under my supervision on July 17, 1999, and that all markers are correctly shown as to material and location and are in place.

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



ENGINEER/SURVEYOR:
CORE CONSULTING
BRAD J. CORE, P.E., P.S.
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVIEWED BY:
M. Hout
MICHAEL L. HOWERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 8/23/99

REVISED	FINAL PLAT
7-22-99	YALE AVENUE
7-29-99	PHASE #1
8-6-99	SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO
7-18-99	Z.J.G. B.J.C.

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 of a total of 0.447 acres, to the public use forever.

Easement 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.

Richard L. Williams
Witness

Darrell Augsburger
Witness

NOTARY PUBLIC

State of Ohio
S.S.
Allen County

Be it remembered this 19th day of August, 1999, personally came the said Richard L. Williams & Darrell Augsburger to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

Brad J. Core
Notary Public in and for Allen County, Ohio

APPROVAL OF THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on 17 AUGUST 1999.

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

Thomas M. Magan
Director, Lima-Allen County Regional Planning Commission

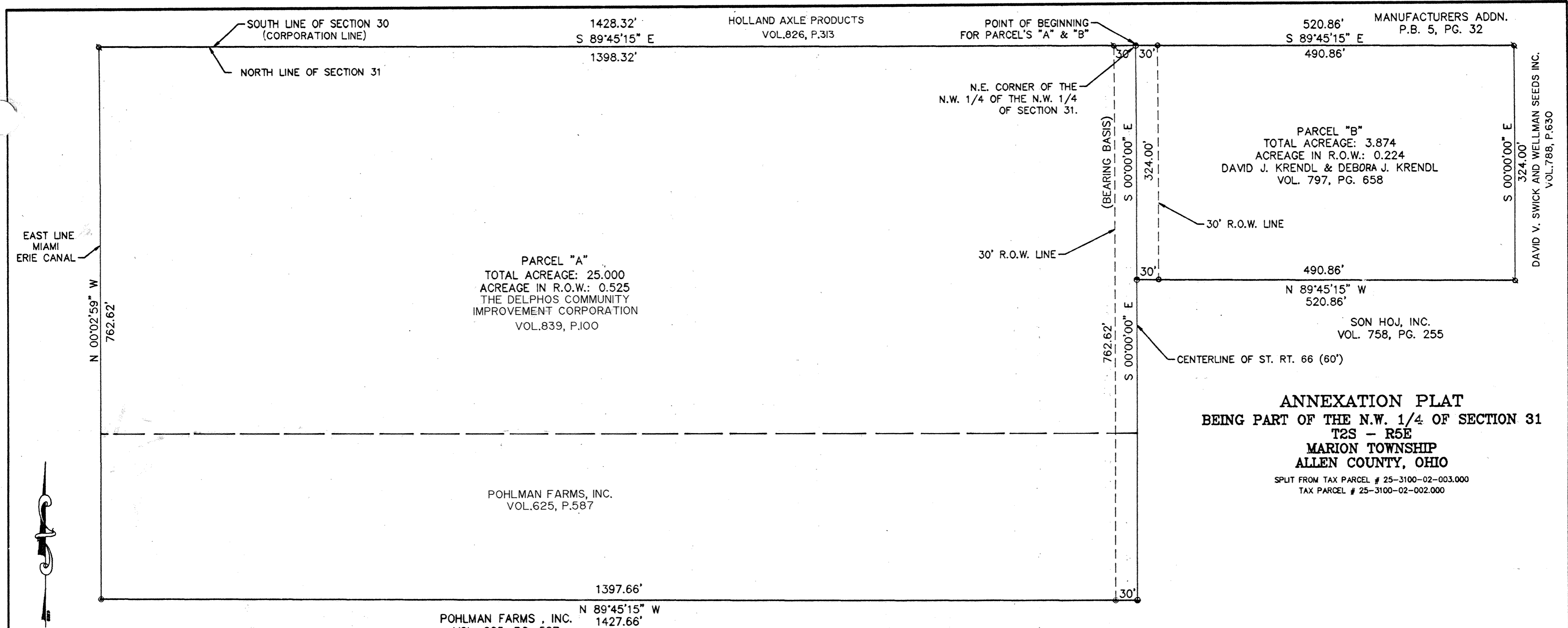
COUNTY ENGINEER'S CERTIFICATION

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

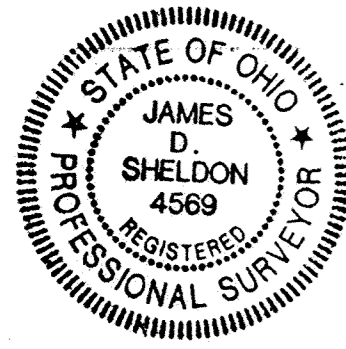
If the street has not been installed, I am in agreement with the performance bond to insure the completion of construction which has been filed with and approved by the Planning Commission.

James L. Schmeck
Allen County Engineer

BRAD JON CORE
REGISTERED PROFESSIONAL SURVEYOR
My Commission Expires Nov. 22, 1999



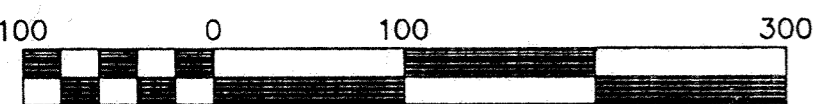
ANNEXATION PLAT
 BEING PART OF THE N.W. 1/4 OF SECTION 31
 T2S - R5E
 MARION TOWNSHIP
 ALLEN COUNTY, OHIO
 SPLIT FROM TAX PARCEL # 25-3100-02-003.000
 TAX PARCEL # 25-3100-02-002.000



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

28 JAN 1998
 DATE

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



Scale 1" = 100 ft

PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED IN JUNE, 1997.

REFERENCES: TAX MAP, DEEDS, AND OFFICE RECORDS.

LEGEND	
●	5/8" IRON PIN SET & CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
○	5/8" IRON PIN FOUND WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
●	PK NAIL FOUND
○	5/8" IRON PIN FOUND
●	PK NAIL SET

Reviewed by *Larry Stoyanovich*
 on *Jan 21, 1998*

POHLMAN FARMS, INC.
 VOL. 625, PG. 587

DESCRIPTION
 PARCEL A
 25.000 ACRES

Being a parcel of land situated in the Northwest 1/4 of Section 31, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, split from Tax Parcel Number 25-3100-02-003.000 described in a Warranty Deed to Pohlman Farms, Inc. recorded in Volume 625 at Page 587 of the Allen County, Ohio, deed records and more particularly described as follows:

BEGINNING FOR THE SAME at a PK nail found at the intersection of the centerline of State Route 66 with the north line of Section 31 marking the northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 31 -

Thence South 00°-00'-00" East (bearing basis) on and along said centerline and the north-south eighth line of said Northwest 1/4 for a distance of 762.62 feet to a PK nail set -

Thence North 89°-45'-15" West for a distance of 1427.66 feet to a 5/8-inch iron pin set on the east line of the Miami-Erie Canal, passing at 30.00 feet a 5/8-inch iron pin set -

Thence North 00°-02'-59" West on and along said east line for a distance of 762.62 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found on the north line of Section 31 -

Thence South 89°-45'-15" East on and along said north line for a distance of 1428.32 feet to the point of beginning, passing at 1398.31 feet a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found.

The foregoing description is based on a current field survey performed in January, 1998, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 25.000 acres of land subject, however, to all legal easements and rights of way.

DESCRIPTION
 PARCEL B
 3.874 ACRES

Being a parcel of land situated in the Northwest 1/4 of Section 31, Township 2 South, Range 5 East, Marion Township, Allen County, Ohio, and being Tax Parcel Number 25-3100-02-002.000 described in a Warranty Deed to David J. Krendl and Debora J. Krendl recorded in Volume 797 at Page 658 of the Allen County, Ohio, deed records and more particularly described as follows:

BEGINNING FOR THE SAME at a PK nail found at the intersection of the centerline of State Route 66 with the north line of Section 31 marking the northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 31 -

Thence South 89°-45'-15" East on and along the north line of said Section for a distance of 520.86 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found, passing at 30.00 feet an uncapped 5/8-inch iron pin found -

Thence South 00°-00'-00" East for a distance of 324.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found -

Thence North 89°-45'-15" West for a distance of 520.86 feet to a PK nail found on the centerline of State Route 66 and the north-south eighth line of said Northwest 1/4, passing at 490.86 feet an uncapped 5/8-inch iron pin found -

Thence North 00°-00'-00" West (bearing basis) on and along said centerline and said north-south eighth line for a distance of 324.00 feet to the point of beginning.

The foregoing description is based on a current field survey performed in January, 1998, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 3.874 acres of land subject, however, to all legal easements and rights of way.

NOTE: All pins set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

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.

Aug 26, 1998
 1999 17750
Allen County Auditor
 AUDITOR OF ALLEN COUNTY, OHIO

ALLEN COUNTY RECORDER'S CERTIFICATION

I, THE ALLEN COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 26 DAY OF Aug, 1998 AT 2:41 O'CLOCK P.M. AND RECORDED IN ALLEN COUNTY PLATBOOK 23 ON PAGE 106 FEE: \$ 20.10

Aug 26, 1998
Edward P. Keelby
 RECORDER OF ALLEN COUNTY, OHIO
 ANNEXATION DEED VOLUME 858, PAGE 843

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JANUARY, 1998.

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

ACCEPTANCE BY THE CITY OF DELPHOS

WE, THE COUNCIL OF THE CITY OF DELPHOS, OHIO, DO HEREBY APPROVE THIS PLAT AND ACCEPT SAID DESCRIBED PROPERTY FOR ANNEXATION TO THE CITY OF DELPHOS, OHIO.

BY ORDINANCE NO. 1998-43 THIS 12 DAY OF Oct. 1998.

Marsha Mueller
 CLERK OF COUNCIL

APPROVAL BY THE CITY OF DELPHOS

I, THE MAYOR OF THE CITY OF DELPHOS, OHIO, DO HEREBY APPROVE THIS PLAT AND ACCEPT SAID DESCRIBED PROPERTY FOR ANNEXATION TO THE CITY OF DELPHOS, OHIO.

BY ORDINANCE NO. 1998-43 THIS 12 DAY OF Oct. 1998.

John E. Shultz
 MAYOR

NO.	DATE	DESCRIPTION	BY
1	6/04/98	REVISED OWNER	SKS

SHELDON ENGINEERING & SURVEYING, INC.
 LIMA, OHIO
 18984A

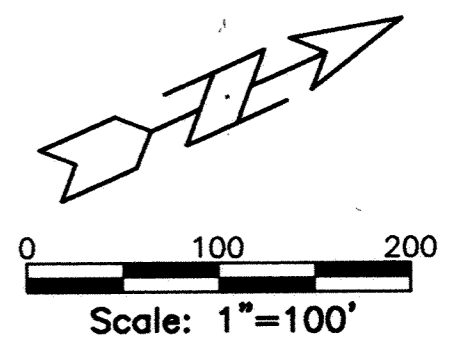
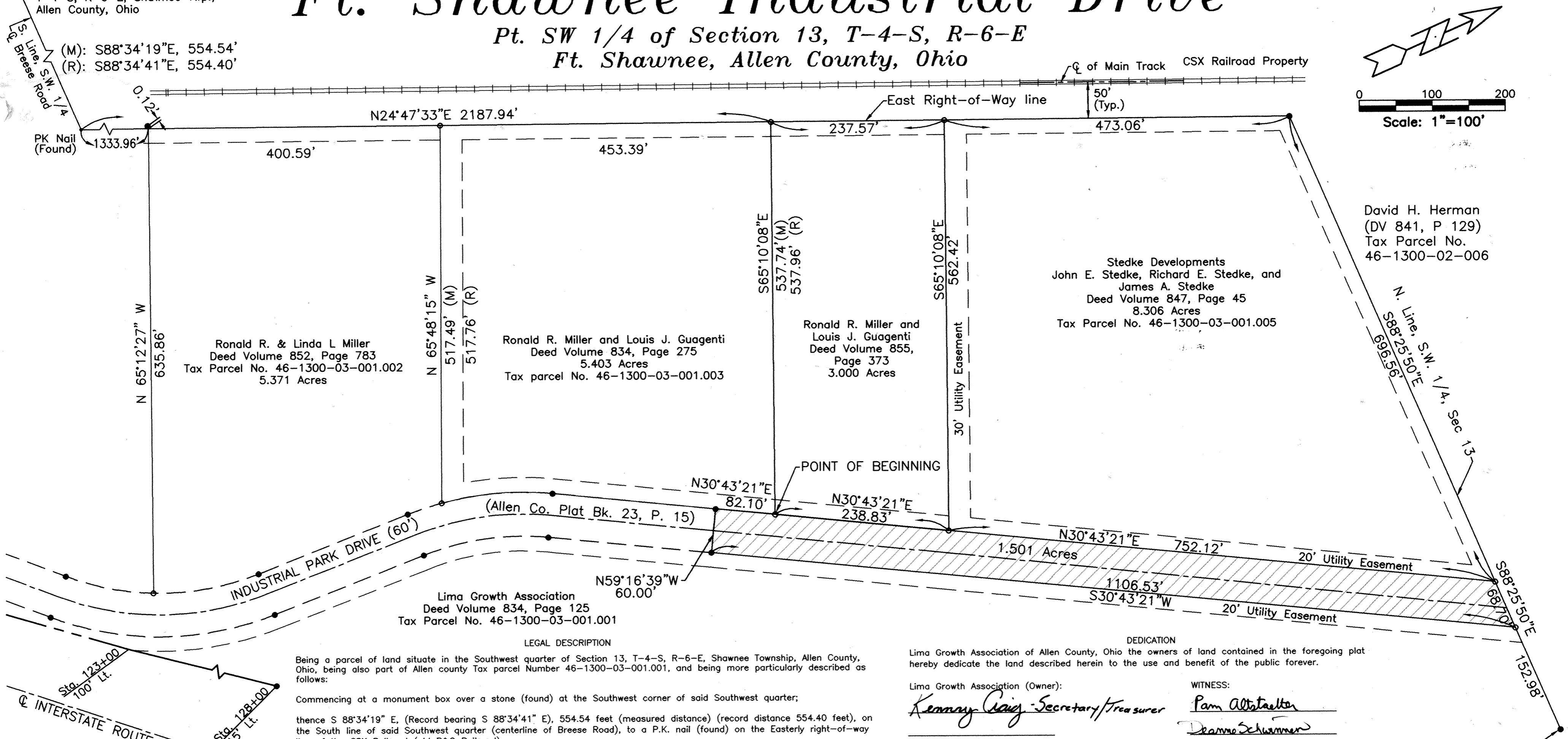
DEDICATION PLAT

Ft. Shawnee Industrial Drive

Pt. SW 1/4 of Section 13, T-4-S, R-6-E Ft. Shawnee, Allen County, Ohio

Monument box over a stone (found) at S.W. Cor., S.W. 1/4, Sec. 13, T-4-S, R-6-E, Shawnee Twp., Allen County, Ohio

(M): S88°34'19"E, 554.54' (R): S88°34'41"E, 554.40'



David H. Herman (DV 841, P 129) Tax Parcel No. 46-1300-02-006

Stedke Developments John E. Stedke, Richard E. Stedke, and James A. Stedke Deed Volume 847, Page 45 8.306 Acres Tax Parcel No. 46-1300-03-001.005

Ronald R. & Linda L. Miller Deed Volume 852, Page 783 Tax Parcel No. 46-1300-03-001.002 5.371 Acres

Ronald R. Miller and Louis J. Guagenti Deed Volume 834, Page 275 5.403 Acres Tax parcel No. 46-1300-03-001.003

Ronald R. Miller and Louis J. Guagenti Deed Volume 855, Page 373 3.000 Acres

Lima Growth Association Deed Volume 834, Page 125 Tax Parcel No. 46-1300-03-001.001

LEGAL DESCRIPTION

Being a parcel of land situate in the Southwest quarter of Section 13, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio, being also part of Allen county Tax parcel Number 46-1300-03-001.001, and being more particularly described as follows: Commencing at a monument box over a stone (found) at the Southwest corner of said Southwest quarter; thence S 88°34'19" E, (Record bearing S 88°34'41" E), 554.54 feet (measured distance) (record distance 554.40 feet), on the South line of said Southwest quarter (centerline of Breese Road), to a P.K. nail (found) on the Easterly right-of-way line of the CSX Railroad (old B&O Railroad); thence N 24°47'33" E, 2187.94 feet, with said Easterly right-of-way line of the CSX Railroad (old B&O Railroad), to an iron pipe (found) at the Northwest corner of lands owned by Ronald R. Miller and Louis J. Guagenti (Allen County Deed vol. 834, page 275); thence S 65°10'08" E, 537.74 feet (measured distance) (record distance 537.96 feet), with the Northerly line of said lands owned by Miller and Guagenti, to an iron pipe (found) at the Northeast corner of said lands, which point is also on the Westerly line of a proposed 60 foot wide roadway, and is the PLACE OF BEGINNING; thence N 30°43'21" E, 238.83 feet, with said Westerly line of proposed roadway, to an iron pipe (found) at the Southeast corner of lands owned by Stedke Developments, John E. Stedke, Richard E. Stedke, and James A. Stedke (Allen County Deed Vol. 847, Page 45); thence N 30°43'21" E, 752.12 feet, continuing with said Westerly line of proposed roadway and with the Easterly line of said Stedke Developments, to an iron pipe (found) in the North line of said Southwest quarter; thence S 88°25'50" E, 68.70 feet, with said North line of Southwest quarter, to an iron pipe (found) on the Easterly line of said proposed 60 foot wide roadway; thence S 30°43'21" W, 1106.53 feet, with said Easterly line of proposed roadway, to an iron rod (found) at the North end of the Easterly line of the dedicated Fort Shawnee Industrial Drive (Plat Book 23, Page 15); thence N 59°16'39" W, 60.00 feet, with the North end line of said Fort Shawnee Industrial Drive, to an iron rod (found) at the North end of the Westerly line of said Fort Shawnee Industrial Drive; thence N 30°43'21" E, 82.10 feet, with said Westerly line of the proposed 60 foot wide roadway, to the PLACE OF BEGINNING, containing 1.501 acres more or less and subject to all legal highways, easements, and restrictions of record. This is to certify that the legal description above is based on surveying work performed by Kohli & Kalher Associates, Inc. on August 21, 1998. The basis of bearing is the Easterly right-of-way line of the CSX Railroad (old B&O Railroad) being N 24°47'33" E. Iron pipes called for herein are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug. The grantor claims title by instrument recorded in Allen County Deed Vol. 834, Page 125.

DEDICATION Lima Growth Association of Allen County, Ohio the owners of land contained in the foregoing plat hereby dedicate the land described herein to the use and benefit of the public forever.

Lima Growth Association (Owner): Kenneth Craig - Secretary/Treasurer Witness: Pam Altstaetter, Deanne Schumacher

ACKNOWLEDGEMENT County of Allen, State of Ohio: Before me, a Notary Public in and for said County and State, did personally appear the above signed owners who acknowledged the signing of this document to be their free act and deed. In testimony thereof I affix my hand and seal this 14 day of JUNE 1999. Darcy L. Flores Notary Public, State of Ohio My Commission Expires June 30, 2005

APPROVAL - MAYOR I, the undersigned Mayor of the Village of Fort Shawnee, Ohio do hereby approve and accept this plat this 2nd day of Aug. 1999. Fee: 0. Douglas C. Harris Mayor

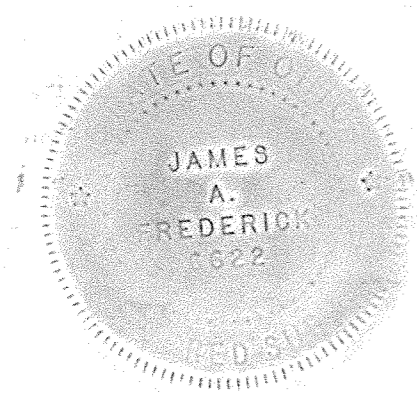
COUNTY AUDITORS CERTIFICATE This plat filed for transfer this 30 day of August, 1999. W. Dean Drench Auditor, Allen county, Ohio Fee 504.42

COUNTY RECORDER'S CERTIFICATE No. 199917960 Filed for record in the Allen county, Ohio Recorder's office this 30th day of Aug. 1999 at 2:22 O'clock P.m. and recorded in Allen County, Ohio Plat Book 23 on Page 107. Fee: 20.70 Edward P. Kirk by EM Recorder of Allen County, Ohio

5/8" Dia. Iron Rebar (Found) @ N.E. Corner, S.W. 1/4, Sec. 13, T-4-S, R-6-E, Shawnee Twp., Allen Co., Ohio

Reviewed by Larry Steganski on June 11, 1999

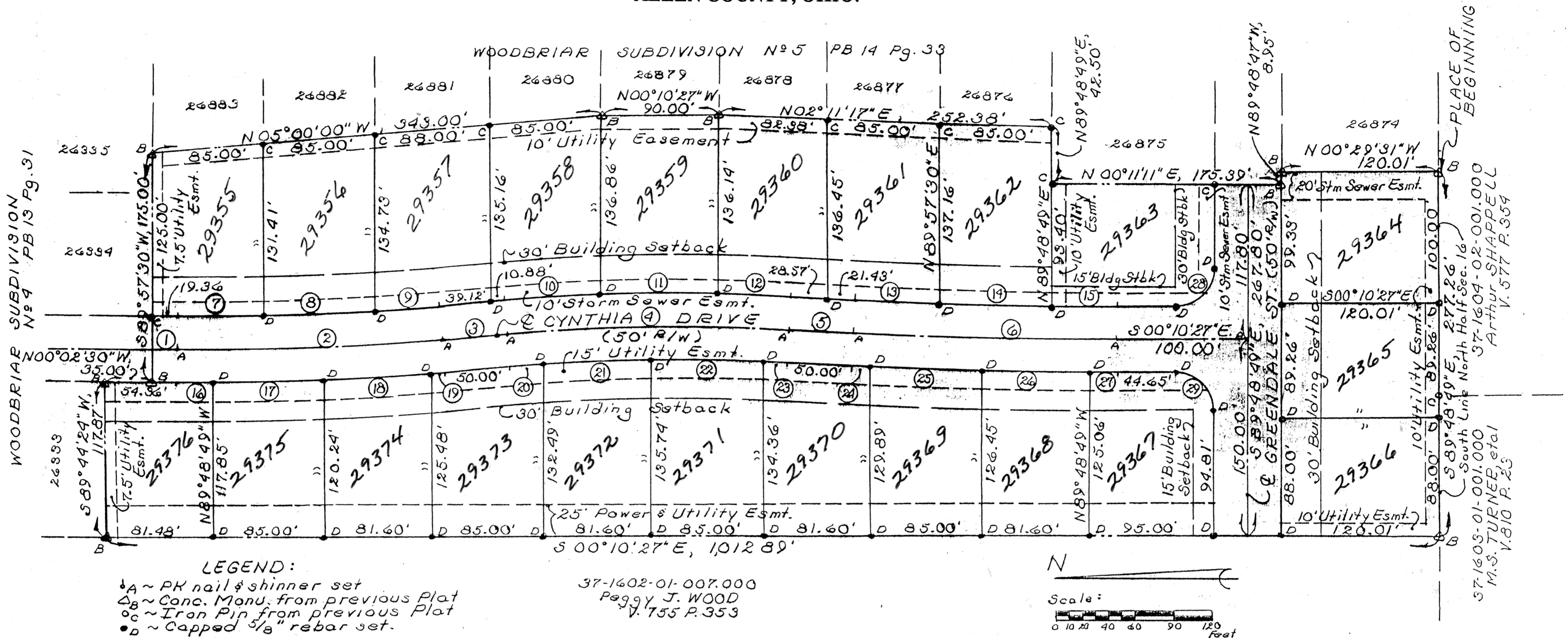
- LEGEND o - 3/4-inch diameter by 30-inch long iron pipe (found) with orange plastic "K&K/LIMA" plug. ● - Iron Rod (Found) ● - PK Nail (Found) (M) - Measured Distance (R) - Record Distance



June 11, 1999 James A. Frederick Ohio Registered Surveyor No. 6622

WOODBRIAR SUBDIVISION No. 6

PART OF THE NORTH 1/2, SECTION 16,
T-3-S, R-7-E, BATH TOWNSHIP,
ALLEN COUNTY, OHIO.



LEGEND:
 * A ~ PK nail & shinner set
 * B ~ Conc. Monu. from previous Plat
 * C ~ Iron Pin from previous Plat
 * D ~ Capped 5/8" rebar set.

DESCRIPTION

Being a parcel of land situate in the North half of Section 16, T-3-S, R-7-E, Bath Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of Lot No. 26874 as shown on the plat of Woodbriar Subdivision No. 5 as recorded in Plat Book 14 on Page 33 in the Allen County, Ohio Recorder's Office; thence northerly the following seven courses that define the west line of said Woodbriar Subdivision No. 5: N 00°29'31" W, 120.01 feet to a concrete monument found at the northwest corner of said Lot No. 26874; thence N 89°48'47" W, 8.95 feet to a concrete monument found; thence N 00°11'11" E, 175.39 feet to a capped 5/8-inch rebar found at the northwest corner of Lot No. 26875; thence N 89°48'49" E, 42.50 feet to a capped 5/8 inch rebar found; thence N 02°11'17" E, 252.38 feet to a concrete monument found; thence N 00°10'27" W, 90.00 feet to a concrete monument found; thence N 05°00'00" W, 343.00 feet to a concrete monument found on the south line of Woodbriar Subdivision No. 4 as recorded in Plat Book 13 on Page 31; thence westerly the following three courses that define said south line: S 89°57'30" W, 175.00 feet to a concrete monument found; thence N 00°02'30" W, 35.00 feet to a concrete monument found; thence S 89°44'24" W, 117.87 feet to a concrete monument at the southwest corner of Lot No. 26333 in said Woodbriar Subdivision No. 4; thence S 00°10'27" E, 1,012.89 feet to a concrete monument found on the south line of said North half of said Section 16; thence S 89°48'49" E (basis of bearing - previous plat) with said south line, 277.26 feet to the **PLACE OF BEGINNING** containing 6.841 acres more or less and subject to all legal easements of recorded. Being Parcel: 37-1604-02-001.000. Prior Deed Reference: Volume 577, Page 354.

RESTRICTIONS

The restrictions for this subdivision shall be the same as those for Woodbriar Subdivision No. 1, 2, 3, 4 and 5 and are recorded in Plat Book 12 on Page 42.

For **CURVE DATA TABLES** see Sheet 2 of 2.

REVIEWED BY:
 M. Zambert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 8/30/99

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made under my direct supervision in July, 1999. A 5/8 inch rebar topped with a plastic Peramark cap stamped: KUCK & MORRISEY - LS 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.

Richard D. Morrisey, L.S.
 Registered Surveyors, Ohio No. 6470.

DEDICATION

The undersigned owners of the land contained in the hereon plat, have caused the area encompassed by this plat to be surveyed, platted and do hereby voluntarily consent to the execution of said PLAT, and dedicate the land within the road right-of-way as shown thereon, comprising of a total of 1.246 acres, 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, open ditch, sanitary sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any trees or other obstruction to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed this 31 day of August, 1999.

WITNESS: Rebecca J. Fought
OWNERS: Arthur D. Shappell
 Arthur D. Shappell, Owner / Developer

ACKNOWLEDGE

STATE OF OHIO
 COUNTY OF ALLEN

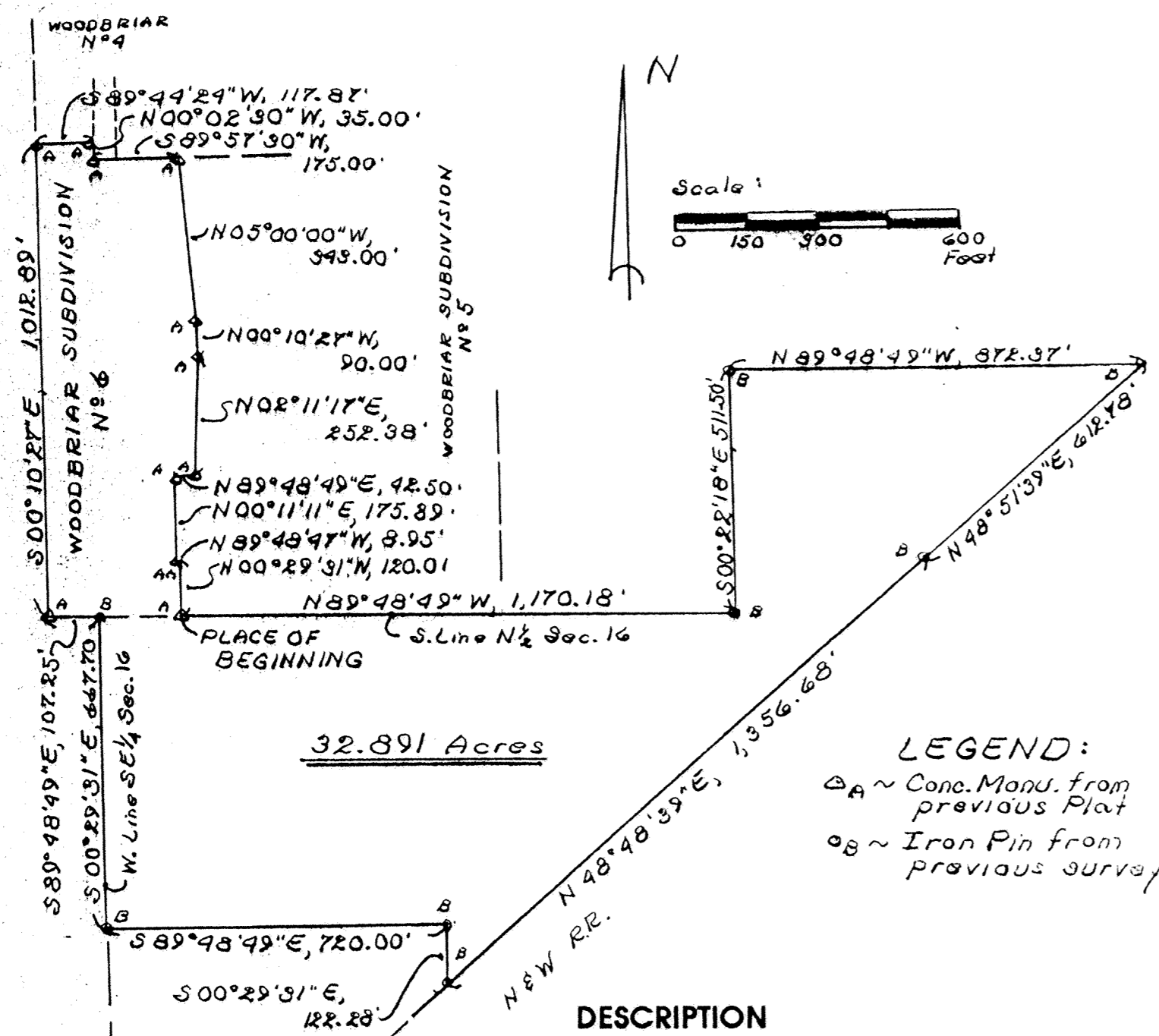
Before me, a Notary Public in and for said State and County, did personally appear the above signed OWNER who acknowledged that they signed the hereon PLAT and the signing thereof was his free act and deed.

IN WITNESS thereof, I affix my hand and seal this 31st day of August, 1999.

My commission expires January 27, 2000
Rebecca J. Fought
 Notary Public, Allen County, Ohio.



SURVEY OF DEDICATOR'S LAND



Being a parcel of land situate partially in the North half and partially in the Southeast quarter of Section 16, T-3-S, R-7-E, Bath Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of Lot No. 26874 as shown on the plat of Woodbriar Subdivision No. 5 as recorded in Plat Book 14 on Page 33 in the Allen County, Ohio Recorder's Office; thence northerly the following seven courses that define the west line of said Woodbriar Subdivision No. 5: N 00°29'31" W, 120.01 feet to a concrete monument found at the northwest corner of said Lot No. 26874; thence N 89°48'47" W, 8.95 feet to a concrete monument found; thence N 00°11'11" E, 175.39 feet to a capped 5/8 inch rebar found at the northwest corner of Lot No. 26875; thence N 89°48'49" E, 42.50 feet to a capped 5/8 inch rebar found; thence N 02°11'17" E, 252.38 feet to a concrete monument found; thence N 00°10'27" W, 90.00 feet to a concrete monument found on the south line of Woodbriar Subdivision No. 4 as recorded in Plat Book 13 on Page 31; thence westerly the following three courses that define said south line: S 89°57'30" W, 175.00 feet to a concrete monument found; thence N 00°02'30" W, 35.00 feet to a concrete monument found; thence S 89°44'24" W, 117.87 feet to a concrete monument at the southwest corner of Lot No. 26333 in said Woodbriar Subdivision No. 4; thence S 00°10'27" E, 1,012.89 feet to a concrete monument found on the south line of said North half of said Section 16; thence S 89°48'49" E (basis of bearing - previous plat) with said south line, 107.25 feet to a capped 5/8 inch rebar found at the center of said Section 16; thence S 00°29'31" E with the west line of the southeast quarter of said Section 16, 667.70 feet to an iron pin found; thence S 89°48'49" E, 720.00 feet to an iron pin found; thence S 00°29'31" E, 122.28 feet to an iron pin found on the north R/W of the N & W R.R.; thence N 48°48'39" E with said north R/W, 1,356.68 feet to an iron pin found; thence N 48°51'39" E continuing with said north R/W/612.78 feet to an iron pin found; thence N 89°48'39" W, 872.37 feet to an iron pin found; thence S 00°22'18" E, 511.50 feet to an iron pin found on the south line of the north half of said Section 16; thence N 89°48'49" W with said south line, 1,170.18 feet to the **PLACE OF BEGINNING** containing 32.891 acres more or less and subject to all legal easements of recorded. Being Parcel: 37-1604-02-001.000.

CENTERLINE ALIGNMENT DATA

CURVE NO.	DELTA	TANGENT	RADIUS	ARC	CHORD: BEARING & DISTANCE
1	TANGENT				S 00°02'30" E, 19.36'
2	5°01'15"	100.64'	2,295.49'	201.15'	S 02°33'08" E, 201.09'
3	TANGENT				S 05°03'45" E, 50.00'
4	8°07'02"	107.33'	1,512.65'	214.30'	S 01°00'14" E, 214.30'
5	TANGENT				S 03°03'17" W, 50.00'
6	3°13'44"	100.00'	3,547.95'	199.95'	S 01°26'25" W, 199.92'

RIGHT-OF-WAY ALIGNMENT DATA

CURVE NO.	DELTA	TANGENT	RADIUS	ARC	CHORD: BEARING & DISTANCE
7	01°38'55"	32.67'	2,270.49'	65.33'	S 00°51'58" E, 65.33'
8	02°08'22"	42.40'	2,270.49'	84.78'	S 02°45'36" E, 84.78'
9	01°13'58"	24.43'	2,270.49'	48.85'	S 04°26'46" E, 48.85'
10	02°45'26"	37.01'	1,537.65'	74.00'	S 03°41'02" E, 73.99'
11	03°21'15"	45.02'	1,537.65'	90.02'	S 00°37'41" E, 90.00'
12	02°00'20"	26.91'	1,537.65'	53.82'	S 02°03'06" W, 53.82'
13	01°02'04"	31.80'	3,522.95'	63.61'	S 02°32'15" W, 63.61'
14	01°23'15"	42.65'	3,522.95'	85.31'	S 01°19'44" W, 85.30'
15	00°48'26"	24.81'	3,522.95'	49.63'	S 00°13'32" E, 49.63'
16	00°41'33"	14.02'	2,320.49'	28.04'	S 00°23'17" E, 28.04'
17	02°06'00"	42.53'	2,320.49'	85.05'	S 01°47'03" E, 85.05'
18	02°01'12"	40.91'	2,320.49'	81.80'	S 03°50'39" E, 81.80'
19	00°12'30"	4.22'	2,320.49'	8.44'	S 04°57'30" E, 8.44'
20	01°02'09"	13.45'	1,487.65'	26.89'	S 04°32'41" E, 26.89'
21	03°08'47"	40.86'	1,487.65'	81.70'	S 02°27'12" E, 81.69'
22	03°16'27"	42.52'	1,487.65'	85.01'	S 00°45'25" W, 85.00'
23	00°39'38"	8.58'	1,487.65'	17.15'	S 02°43'27" W, 17.15'
24	00°14'00"	7.27'	3,572.95'	14.54'	S 02°56'17" W, 14.54'
25	01°21'50"	42.53'	3,572.95'	85.05'	S 02°08'23" W, 85.05'
26	01°18'31"	40.80'	3,572.95'	81.60'	S 00°48'12" W, 81.60'
27	00°19'24"	10.08'	3,572.95'	20.16'	S 00°00'45" E, 20.16'
28	89°38'22"	29.81'	30.00'	46.94'	S 44°59'38" E, 42.29'
29	90°21'38"	30.19'	30.00'	47.31'	S 45°00'22" W, 42.56'

LEGEND:
 BA ~ Cone. Mon. from previous Plat
 OB ~ Iron Pin from previous survey

APPROVAL OF PLANNING COMMISSION

I hereby certifies that the above PLAT was approved by the LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION on the 31 day of AUGUST, 1999.

Certified Thomas M. Maguire
 Director, Lima-Allen County
 Regional Planning Commission

COUNTY AUDITOR'S CERTIFICATION

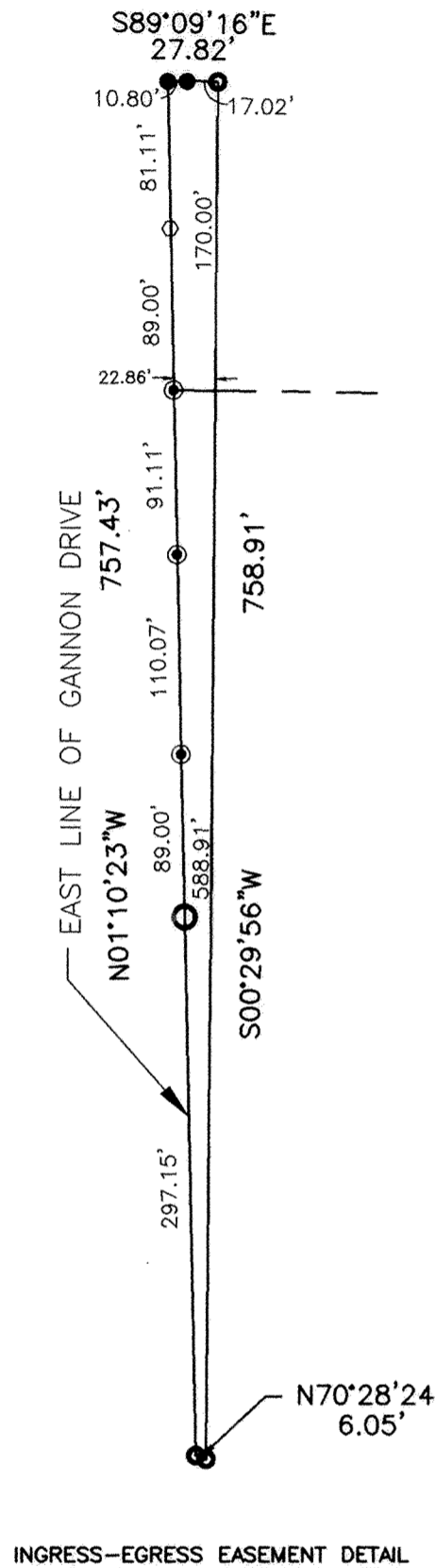
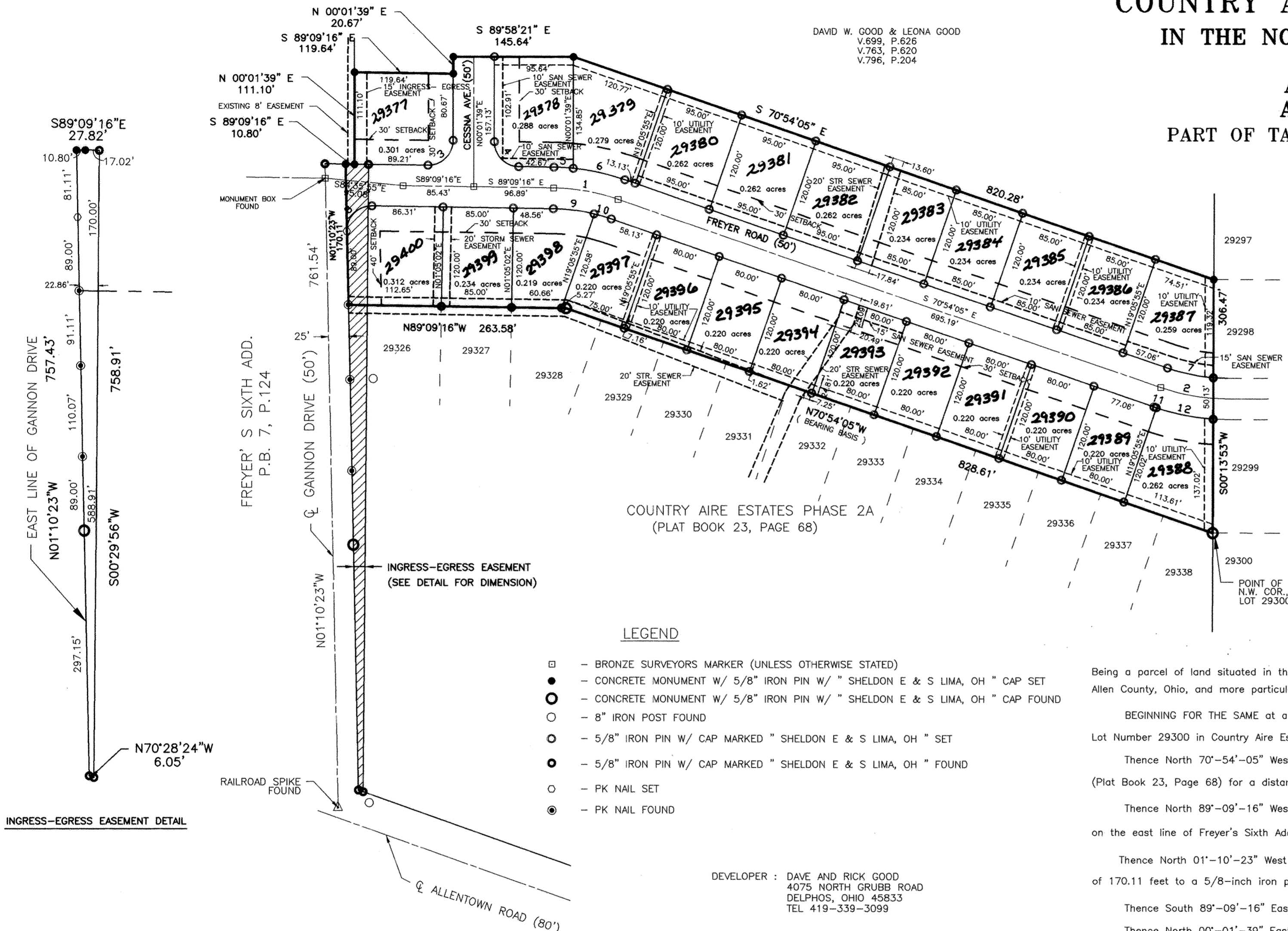
This PLAT filed for transfer this 31st day of Aug., 1999.
 Fee: \$11.00
H. Duane Funch
 Auditor, Allen County, Ohio.

199918094 COUNTY RECORDER'S CERTIFICATION

Filed for record in the Allen County Recorder's Office this 31st day of August, 1999 at 3:25 O'clock P. M. and recorded in Allen County Plat Book 23 on Page 100.
 Fee: 41.40
Edward P. Krick
 Recorder, Allen County, Ohio.

COUNTRY AIRE ESTATES PHASE 2-B
IN THE NORTHEAST 1/4 OF SECTION 28
T3S - R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO
PART OF TAX PARCEL # 36-2800-01-018.001

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



COUNTRY AIRE ESTATES PHASE 2A
 (PLAT BOOK 23, PAGE 68)

LEGEND

- - BRONZE SURVEYORS MARKER (UNLESS OTHERWISE STATED)
- - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ " SHELTON E & S LIMA, OH " CAP SET
- - CONCRETE MONUMENT W/ 5/8" IRON PIN W/ " SHELTON E & S LIMA, OH " CAP FOUND
- - 8" IRON POST FOUND
- - 5/8" IRON PIN W/ CAP MARKED " SHELTON E & S LIMA, OH " SET
- - 5/8" IRON PIN W/ CAP MARKED " SHELTON E & S LIMA, OH " FOUND
- - PK NAIL SET
- - PK NAIL FOUND

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

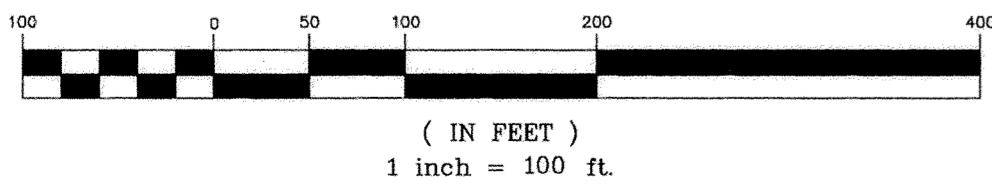
PREPARED BY:
 SHELTON ENGINEERING & SURVEYING
 1280 N. COLE ST. LIMA, OHIO 45801
 TELE: (419) 228-4421
 JAMES D. SHELTON, P.E. & P.S.

NOTE : RESTRICTIONS ARE SAME AS COUNTRY AIRE ESTATES PHASE 1, PLAT BOOK 22, PAGE 167.

ZONING : R-1 RESIDENTIAL DISTRICT

NOTE: ALL UTILITY EASEMENTS ALONG INTERIOR LOT LINES ARE CENTERED AROUND SAID LOT LINES WITH AN EQUAL SPLIT ON EACH SIDE OF THE LOT LINES, UNLESS OTHERWISE SHOWN.

GRAPHIC SCALE



CENTERLINE AND RIGHT-OF-WAY CURVE DATA						
STREET	CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
FREYER ROAD	1	79.64	250.00	40.16	S80°01'40"E	79.31
	2	64.86	250.00	32.62	S78°20'03"E	64.68
	3	47.55	30.00	30.43	S45°26'12"W	42.73
	4	46.70	30.00	29.57	N44°33'48"W	42.12
	5	23.45	275.00	11.73	N86°42'42"W	23.44
	6	64.16	275.00	32.23	N77°35'07"W	64.01
	7	56.63	225.00	28.46	N78°06'41"W	56.48
	8	48.18	30.00	31.08	N44°50'10"E	43.17
	9	49.78	225.00	24.99	S82°49'00"E	49.68
	10	21.90	225.00	10.96	S73°41'24"E	21.89
	11	2.94	275.00	1.47	S71°12'27"E	2.94
	12	70.16	275.00	35.27	S78°49'21"E	69.97

COUNTRY AIRE ESTATES PHASE 1
 (PLAT BOOK 22, PAGE 167)

DESCRIPTION
 COUNTRY AIRE ESTATES PHASE 2-B
 7.277 ACRES

Being a parcel of land situated in the Northeast 1/4 of Section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a 5/8-inch iron pin in concrete found marking the northwest corner of Lot Number 29300 in Country Aire Estates Phase I Subdivision (Plat Book 22, Page 167) -
 Thence North 70°-54'-05" West (bearing basis) on and along the north line of Country Aire Estates Phase 2A (Plat Book 23, Page 68) for a distance of 828.61 feet to a 5/8-inch iron pin in concrete found -
 Thence North 89°-09'-16" West on and along said north line for a distance of 263.58 feet to a PK nail found on the east line of Freyer's Sixth Addition (Plat Book 7, Page 124), also being the east line of Gannon Drive -
 Thence North 01°-10'-23" West on and along the east line of said Gannon Drive and said Addition for a distance of 170.11 feet to a 5/8-inch iron pin in concrete set
 Thence South 89°-09'-16" East for a distance of 10.80 feet to a 5/8-inch iron pin in concrete set -
 Thence North 00°-01'-39" East for a distance of 111.10 feet to a 5/8-inch iron pin in concrete set -
 Thence South 89°-09'-16" East for a distance of 119.64 feet to a 5/8-inch iron pin in concrete set -
 Thence North 00°-01'-39" East for a distance of 20.67 feet to a 5/8-inch iron pin in concrete set -
 Thence South 89°-58'-21" East for a distance of 145.64 feet to a 5/8-inch iron pin in concrete set -
 Thence South 70°-54'-05" East for a distance of 820.28 feet to a 5/8-inch iron pin in concrete set on the west line of Country Aire Estates Phase 1 -
 Thence South 00°-13'-53" West on and along said west line for a distance of 306.47 feet to the point of beginning.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 7.277 acres of land.

NOTE: All iron pins found or set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

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 1.418 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 1, PLAT BOOK 22, PAGE 167.

John Brank
WITNESS
John Brank

David W. Good
DAVID W. GOOD

James R. Reaman
WITNESS
James R. Reaman

Leona Good
LEONA GOOD

NOTARY PUBLIC

STATE OF OHIO
ALLEN COUNTY

BE IT REMEMBERED THAT ON THIS 9th DAY OF Nov., 1999, 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 Shedd Davis
NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

MY COMMISSION EXPIRES: 9/19/01

APPROVAL BY THE REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 9 NOV. 1999. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS, OF THIS APPROVAL.

Thomas M. Maguire
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.

Bill Kelly / David Woodrow
DIRECTOR, ALLEN COUNTY COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON November 17, 1999

H. Dean Branch 44, Dec. 12.00
ALLEN COUNTY AUDITOR

COUNTY RECORDER

199923794

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON Nov 17, 1999, AND THAT IT WAS

RECORDED ON Nov 17, 1999 IN VOL. 23 PLAT BK, PAGE 110 PLAT RECORDS OF ALLEN COUNTY,

OHIO, FEE: \$ 62.10

Edward P. Keech
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 OR WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.

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

9 Nov 1999
DATE

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.

James L. Schmeck
COUNTY ENGINEER

**PLAT OF A SURVEY
OF
DEDICATORS LAND
COUNTRY AIRE ESTATES PHASE 2-B
IN THE S.W 1/4 & S.E. 1/4 OF SECTION 21**

**AND
IN THE N.E. 1/4 OF SECTION 28
ALSO TAX LOTS 120 THROUGH 127**

**FREYER'S SIXTH ADDITION
T3S - R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO**

**TAX PARCELS
36-2100-04-008.000, 36-2100-03-006.000
36-2800-01-018.001 AND
36-2800-01-014.000 THRU 36-2800-01-021.000**

DEDICATORS' LAND
COUNTRY AIRE ESTATES PHASE 2-B
172.111 ACRES (PARCEL A)
5.189 ACRES (PARCEL B)
177.300 ACRES (OVERALL)
PARCEL A
172.111 ACRES (0.317 ACRES IN ROAD R/W)
(T.P.'S 36-2100-04-008.000, 36-2100-03-006.000
PART 36-2800-01-018.001 AND
36-2800-01-014.000 THRU 36-2800-01-021.000)

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 S.W & S.E. 1/4 of Section 21 and in the N.E.1/4 of section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a concrete monument found marking the northwest corner of Lot Number 29300 in Country Aire Estates Phase 1 Subdivision (Plat Book 22, Page 167), thence with the following thirty-four (34) courses:

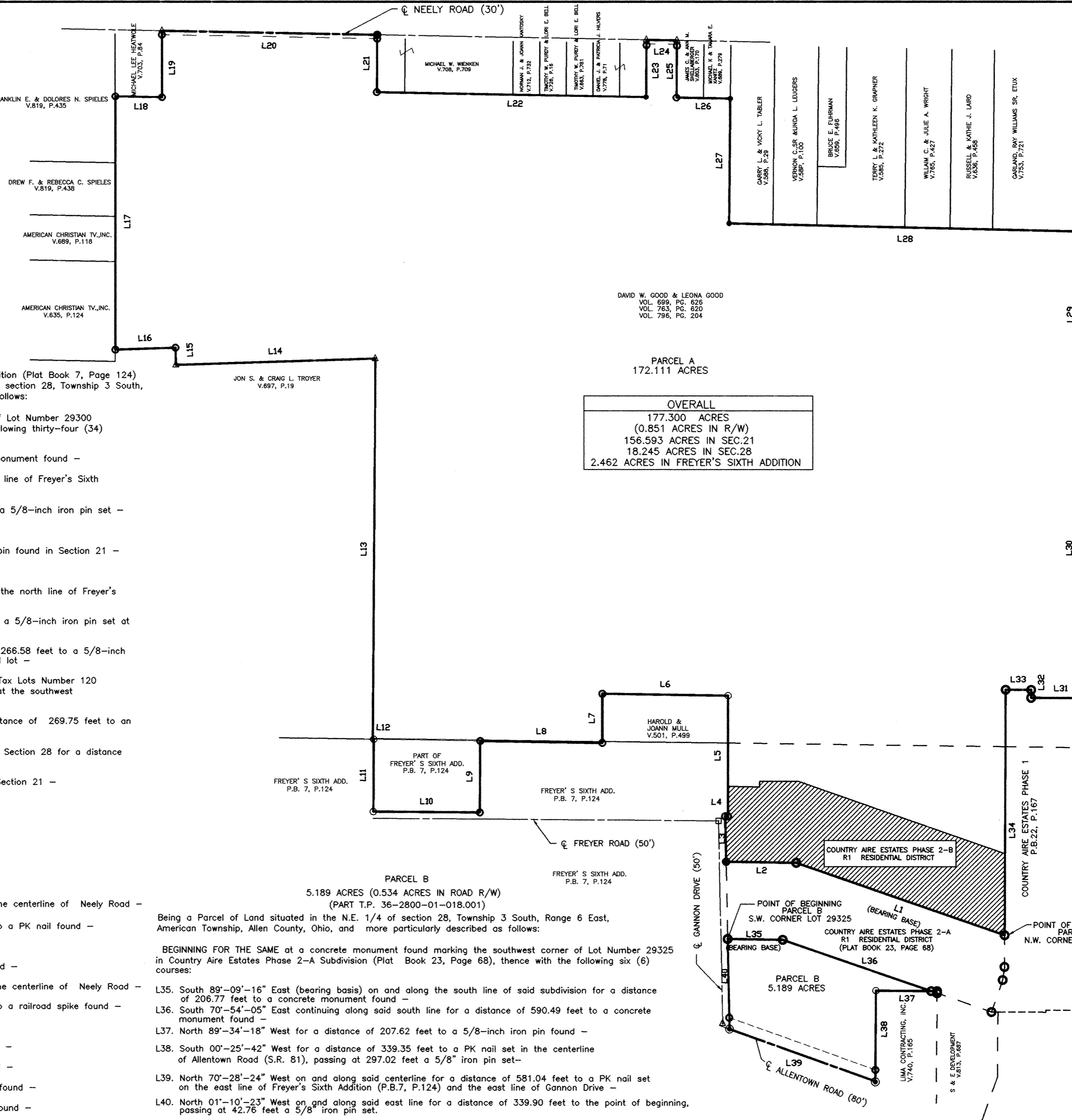
- L1. North 70°-54'-05" West (bearing basis) for a distance of 828.61 feet to a concrete monument found -
- L2. North 89°-09'-16" West for a distance of 263.58 feet to a PK nail found on the east line of Freyer's Sixth Addition (Plat Book 7, Page 124) -
- L3. North 01°-10'-23" West on and along said east line for a distance of 170.11 feet to a 5/8-inch iron pin set -
- L4. South 89°-09'-16" East for a distance of 10.80 feet to a 5/8-inch iron pin set -
- L5. North 00°-01'-39" East for a distance of 451.14 feet to an uncapped 5/8-inch iron pin found in Section 21 -
- L6. North 89°-09'-17" West for a distance of 471.90 feet to a 5/8-inch iron pin set -
- L7. South 00°-01'-39" West for a distance of 184.65 feet to a 5/8-inch iron pin set on the north line of Freyer's Sixth Addition, also being the north line of Section 28 -
- L8. North 89°-09'-17" West on and along said north line for a distance of 458.02 feet to a 5/8-inch iron pin set at the northeast corner of Tax Lot Number 120 in said Addition -
- L9. South 00°-19'-24" West on and along the east line of said Tax Lot for a distance of 266.58 feet to a 5/8-inch iron pin set on the north right of way of Freyer Road at the southeast corner of said lot -
- L10. North 89°-36'-32" West on and along said north right of way and the south line of Tax Lots Number 120 through 127 for a distance of 399.98 feet to an uncapped 5/8-inch iron pin found at the southwest corner of Tax Lot Number 127 -
- L11. North 00°-19'-24" East on and along the west line of Tax Lot Number 127 for a distance of 269.75 feet to an uncapped 5/8-inch iron pin found at the northwest corner of said Tax Lot -
- L12. North 89°-09'-17" West on and along the north line of Freyer's Sixth Addition and of Section 28 for a distance of 3.34 feet to a railroad rail post found -
- L13. North 00°-24'-09" East for a distance of 1429.12 feet to a railroad spike found in Section 21 -
- L14. South 88°-07'-00" West for a distance of 748.96 feet to a railroad spike found -
- L15. North 01°-52'-56" West for a distance of 65.01 feet to a 5/8-inch iron pin set -
- L16. South 88°-07'-50" West for a distance of 225.67 feet to a 5/8-inch iron pin set -
- L17. North 00°-00'-04" West for a distance of 949.07 feet to a 5/8-inch iron pin set -
- L18. South 88°-55'-43" East for a distance of 175.00 feet to a 5/8-inch iron pin set -
- L19. North 00°-00'-04" West for a distance of 250.00 feet to a railroad spike found on the centerline of Neely Road -
- L20. South 88°-55'-43" East on and along said centerline for a distance of 808.16 feet to a PK nail found -
- L21. South 00°-26'-50" West for a distance of 215.00 feet to a 5/8-inch iron pin set -
- L22. South 88°-55'-35" East for a distance of 1010.04 feet to a 1/2-inch iron pipe found -
- L23. North 00°-34'-25" East for a distance of 215.04 feet to a railroad spike found on the centerline of Neely Road -
- L24. South 88°-55'-43" East on and along said centerline for a distance of 114.41 feet to a railroad spike found -
- L25. South 00°-34'-09" West for a distance of 215.01 feet to a 5/8-inch iron pin set -
- L26. South 88°-55'-22" East for a distance of 202.00 feet to a 1/2-inch iron pipe found -
- L27. South 00°-32'-19" West for a distance of 466.20 feet to a 1/2-inch iron pipe found -
- L28. South 88°-42'-49" East for a distance of 1322.53 feet to an 8-inch cast iron post found -
- L29. South 00°-13'-53" West for a distance of 622.41 feet to an 8-inch cast iron post found -
- L30. 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 -

Thence on and along the line of said Subdivision with the following four (4) courses:

- L31. North 89°-46'-07" West for a distance of 180.59 feet to a concrete monument found -
- L32. North 00°-13'-53" East for a distance of 30.00 feet to a concrete monument found -
- L33. North 89°-46'-07" West for a distance of 95.91 feet to a concrete monument found -
- L34. South 00°-13'-53" West for a distance of 919.40 feet to the point of beginning.

The foregoing description is based on a current field survey performed under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 172.111 acres of land, of which 156.593 acres are in Section 21, 13.056 acres are in Section 28 and 2.462 acres are in Freyer's Sixth Addition, subject, however, to all legal easements and rights of way.

- 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 set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.



OVERALL
177.300 ACRES
(0.851 ACRES IN R/W)
156.593 ACRES IN SEC.21
18.245 ACRES IN SEC.28
2.462 ACRES IN FREYER'S SIXTH ADDITION

REVIEWED BY:
M. Hawk
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 11/17/99

LINE	LENGTH	BEARING
L1	828.61	N 70°54'05" W
L2	263.58	N 89°09'16" W
L3	170.11	S 01°10'23" E
L4	10.80	S 89°09'16" E
L5	451.14	N 00°01'39" E
L6	471.90	N 89°09'17" W
L7	184.65	S 00°01'39" W
L8	458.02	N 89°09'17" W
L9	266.58	S 00°19'24" W
L10	399.98	N 89°36'32" W
L11	269.75	N 00°19'24" E
L12	3.34	N 89°09'17" W
L13	1429.12	N 00°24'09" E
L14	748.96	S 88°07'00" W
L15	65.01	N 01°52'56" W
L16	225.67	S 88°07'50" W
L17	949.07	N 00°00'04" W
L18	175.00	S 88°55'43" E
L19	250.00	N 00°00'04" W
L20	808.16	S 88°55'43" E
L21	215.00	S 00°26'50" W
L22	1010.04	S 88°55'35" E
L23	215.04	N 00°34'25" E
L24	114.41	S 88°55'43" E
L25	215.01	S 00°34'09" W
L26	202.00	S 88°55'22" E
L27	466.20	S 00°32'19" W
L28	1322.53	S 88°42'49" E
L29	622.41	S 00°13'53" W
L30	1127.47	S 00°13'10" W
L31	180.59	N 89°46'07" W
L32	30.00	N 00°13'53" E
L33	95.91	N 89°46'07" W
L34	919.40	S 00°13'53" W
L35	206.77	S 89°09'16" E
L36	590.49	S 70°54'05" E
L37	207.62	N 89°34'18" W
L38	339.35	S 00°25'42" W
L39	581.04	N 70°28'24" W
L40	339.90	N 01°10'23" W

Being a Parcel of Land situated in the N.E. 1/4 of section 28, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and more particularly described as follows:

BEGINNING FOR THE SAME at a concrete monument found marking the southwest corner of Lot Number 29325 in Country Aire Estates Phase 2-A Subdivision (Plat Book 23, Page 68), thence with the following six (6) courses:

- L35. South 89°-09'-16" East (bearing basis) on and along the south line of said subdivision for a distance of 206.77 feet to a concrete monument found -
- L36. South 70°-54'-05" East continuing along said south line for a distance of 590.49 feet to a concrete monument found -
- L37. North 89°-34'-18" West for a distance of 207.62 feet to a 5/8-inch iron pin found -
- L38. South 00°-25'-42" West for a distance of 339.35 feet to a PK nail set in the centerline of Allentown Road (S.R. 81), passing at 297.02 feet a 5/8" iron pin set -
- L39. North 70°-28'-24" West on and along said centerline for a distance of 581.04 feet to a PK nail set on the east line of Freyer's Sixth Addition (P.B.7, P.124) and the east line of Gannon Drive -
- L40. North 01°-10'-23" West on and along said east line for a distance of 339.90 feet to the point of beginning, passing at 42.76 feet a 5/8" iron pin set.

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 5.189 acres of land, subject, however, to all legal easements and rights of way.

- 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 set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



ZONING: R1 RESIDENTIAL DISTRICT (PARCEL A)
B1 BUSINESS DISTRICT (PARCEL B)

LEGEND

- ▲ - RAILROAD SPIKE FOUND
- - PK NAIL SET
- - PK NAIL FOUND
- - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" SET
- - 5/8" IRON PIN W/ CAP MARKED "SHELDON E & S LIMA, OH" FOUND
- - MONUMENT BOX 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

For Affidavit to Amend Declaration
See Deed Vol 904 Pg 531

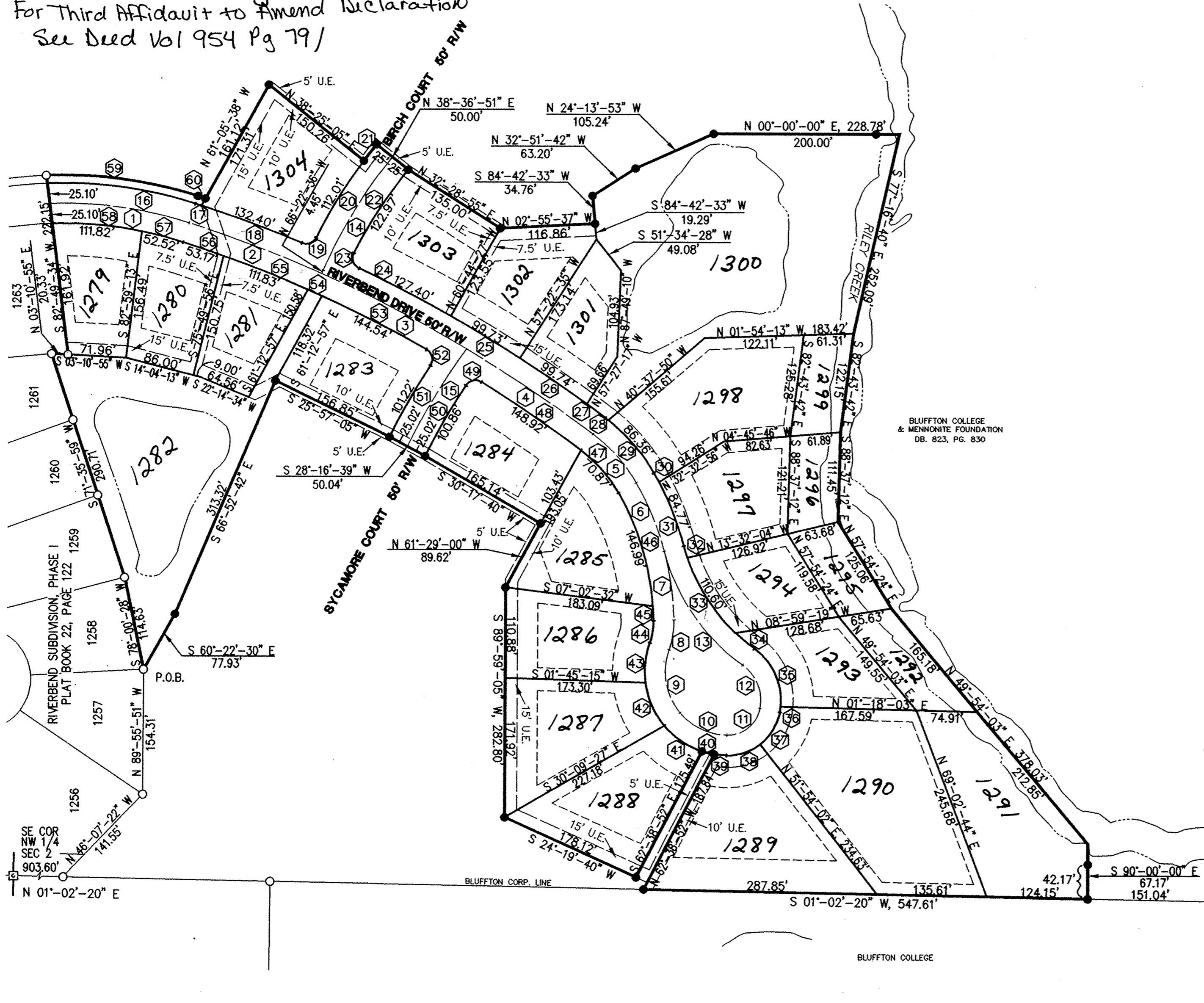
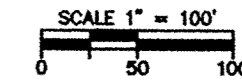
For Second Affidavit to Amend Declaration
See Deed Vol 908 Pg 804

For Third Affidavit to Amend Declaration
See Deed Vol 954 Pg 791

RIVERBEND SUBDIVISION - PHASE II
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



BASIS OF BEARINGS ON PLAT BOOK 22,
PAGE 55 AT THE ALLEN COUNTY
RECORDER.



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	509.42'	19°-41'-57"	175.15'	174.29'	N 07°-46'-09" E
2	1673.46'	06°-00'-17"	175.38'	175.30'	N 20°-37'-16" E
3	1673.46'	06°-53'-44"	201.40'	201.28'	N 27°-04'-16" E
4	1673.46'	06°-26'-19"	188.06'	187.96'	N 33°-44'-18" E
5	200.00'	23°-12'-07"	80.99'	80.44'	N 48°-33'-31" E
6	356.55'	14°-42'-18"	91.51'	91.26'	N 67°-30'-43" E
7	356.55'	13°-43'-59"	85.46'	85.26'	N 81°-43'-51" E
8	100.00'	21°-00'-38"	36.67'	36.47'	S 80°-53'-50" E
9	79.18'	59°-26'-58"	82.16'	78.52'	N 79°-53'-00" E
10	77.13'	49°-12'-04"	66.23'	64.21'	N 25°-33'-29" E
11	40.61'	80°-32'-44"	57.09'	52.51'	N 39°-18'-55" W
12	53.30'	65°-11'-44"	60.65'	57.43'	S 67°-48'-51" W
13	250.00'	39°-18'-27"	172.97'	169.54'	S 55°-02'-12" W
14	628.42'	14°-59'-27"	164.42'	163.95'	N 58°-52'-52" W
15	776.03'	10°-22'-50"	140.60'	140.40'	S 58°-48'-06" E
16	534.42'	19°-56'-17"	185.97'	185.03'	N 07°-38'-59" E
17	1698.46'	00°-15'-45"	7.78'	7.78'	N 17°-44'-59" E
18	1698.46'	04°-28'-00"	132.40'	132.37'	N 20°-06'-52" E
19	14.00'	85°-47'-37"	20.96'	19.06'	N 20°-32'-57" W
20	653.42'	09°-49'-17"	112.01'	111.87'	N 58°-32'-07" W
21	653.42'	02°-14'-20"	25.53'	25.53'	N 52°-30'-18" W
22	603.42'	11°-40'-34"	122.97'	122.76'	S 57°-13'-26" E
23	14.00'	91°-58'-36"	22.47'	20.14'	N 70°-56'-59" E
24	1698.46'	04°-17'-52"	127.40'	127.37'	N 27°-06'-37" E
25	1698.46'	03°-21'-52"	99.73'	99.72'	N 30°-56'-29" E
26	1698.46'	03°-21'-52"	99.73'	99.72'	N 34°-18'-21" E
27	1698.46'	00°-58'-11"	28.74'	28.74'	N 36°-28'-23" E
28	225.00'	01°-12'-36"	4.75'	4.75'	N 37°-33'-46" E
29	225.00'	21°-59'-30"	86.36'	85.83'	N 49°-09'-49" E
30	381.55'	01°-58'-34"	13.16'	13.16'	N 61°-08'-51" E
31	381.55'	12°-43'-44"	84.77'	84.59'	N 68°-30'-00" E
32	225.00'	03°-53'-28"	15.28'	15.28'	N 72°-54'-42" E
33	225.00'	28°-09'-53"	110.60'	109.49'	N 56°-53'-01" E
34	225.00'	07°-35'-06"	29.79'	29.76'	N 39°-00'-32" E
35	78.30'	60°-29'-19"	82.66'	78.88'	N 65°-27'-39" E
36	78.30'	04°-42'-25"	6.43'	6.43'	S 81°-56'-29" E
37	65.61'	41°-29'-19"	47.51'	46.48'	S 58°-50'-37" E
38	65.61'	39°-03'-25"	44.73'	43.87'	S 18°-34'-15" E
39	102.13'	08°-32'-31"	15.23'	15.21'	S 05°-13'-43" W
40	102.13'	08°-39'-49"	15.44'	15.43'	S 13°-49'-53" W
41	102.13'	31°-59'-44"	57.03'	56.29'	S 34°-09'-39" W
42	104.18'	31°-59'-30"	58.17'	57.42'	S 66°-09'-16" W
43	104.18'	27°-27'-28"	49.93'	49.45'	N 84°-07'-15" W
44	75.00'	21°-00'-38"	27.50'	27.35'	N 80°-53'-50" W
45	331.55'	03°-02'-10"	17.57'	17.57'	S 87°-04'-46" W
46	331.55'	25°-24'-06"	146.99'	145.79'	S 72°-51'-38" W
47	175.00'	23°-12'-07"	70.87'	70.38'	S 48°-33'-31" W
48	1648.46'	05°-10'-34"	148.92'	148.87'	S 34°-22'-11" W
49	14.00'	88°-09'-16"	21.54'	19.48'	S 12°-17'-44" E
50	751.03'	07°-41'-41"	100.86'	100.79'	S 60°-13'-12" E
51	801.03'	07°-14'-25"	101.22'	101.16'	N 60°-18'-03" W
52	14.00'	94°-16'-34"	23.04'	20.52'	S 76°-10'-53" W
53	1648.46'	05°-01'-25"	144.54'	144.49'	S 26°-31'-53" W
54	1648.46'	00°-39'-58"	19.16'	19.16'	S 23°-41'-11" W
55	1648.46'	03°-53'-53"	111.83'	111.81'	S 21°-24'-36" W
56	1648.46'	01°-50'-53"	53.17'	53.17'	S 18°-32'-33" W
57	484.42'	06°-12'-36"	52.51'	52.48'	S 14°-30'-49" W
58	484.42'	13°-13'-31"	111.82'	111.57'	S 04°-47'-45" W
59	544.42'	20°-01'-38"	190.30'	189.33'	N 07°-36'-18" E
60	1708.46'	00°-19'-40"	9.77'	9.77'	N 17°-46'-57" E

LEGEND

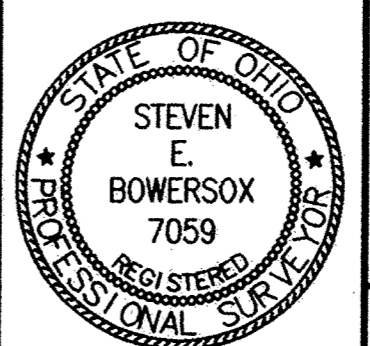
- 5/8" x 30" IP TO BE SET WITH CAP
- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⊠ MONUMENT BOX WITH IP FOUND
- ⊡ MONUMENT BOX WITH IP TO BE SET
- BUILDING SETBACK
- 40' FRONT SET BACK ON RIVERBEND DR. AND BIRCH COURT
- 30' FRONT SET BACK ON SYCAMORE COURT
- 40' REAR SET BACK
- 14' SIDE YARD SETBACK EACH 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 DATE 6-12-1999



CHOICE ONE ENGINEERING
the choice that exceeds ...
440 HOEWISHER ROAD
SIDNEY, OHIO 45385
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 06-12-99 drawn by: seb job number: ALL-BLU-9901FIN

LEGAL DESCRIPTION

BEING A 15.059 ACRE TRACT, PART OF PARCEL NUMBER 28-0200-02-001.000 AS SHOWN ON A PLAT ON FILE IN THE ALLEN COUNTY ENGINEER'S OFFICE. SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 8 EAST, RICHLAND TOWNSHIP, VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

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 and being the principal place of beginning of the subdivision hereon platted;

thence, South 78°-00'-28" West, 114.63 feet, along the north line of Riverbend Subdivision, Phase I, to an iron pin found;

thence, South 71°-35'-59" West, 290.71 feet, along the north line of Riverbend Subdivision, Phase I, to an iron pin found;

thence, North 03°-10'-55" East, 20.33 feet, along the east line of Riverbend Subdivision, Phase I, to an iron pin found;

thence, South 82°-49'-34" West, 222.15 feet, along the north line of Riverbend Subdivision, Phase I, to an iron pin found;

thence, Northeasterly, 190.30 feet, along the arc of a curve to the right having a radius of 544.42 feet, an internal angle of 20°-01'-38" and a chord 189.33 feet in length bearing North 07°-36'-18" East, to an iron pin set;

thence, Northeasterly, 9.77 feet, along the arc of a curve to the right having a radius of 1708.46 feet, an internal angle of 00°-19'-40" and a chord 9.77 feet in length bearing North 17°-46'-57" East, to an iron pin set;

thence, North 61°-05'-38" West, 161.12 feet, to an iron pin set;

thence, North 38°-25'-05" East, 150.26 feet, to an iron pin set;

thence, Northwesterly, 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 North 52°-30'-18" West, to an iron pin set;

thence, North 38°-36'-51" East, 50.00 feet, to an iron pin set;

thence, North 32°-28'-55" East, 135.00 feet, to an iron pin set;

thence, North 02°-55'-37" West, 116.86 feet, to an iron pin set;

thence, South 84°-42'-33" West, 34.76 feet, to an iron pin set;

thence, North 32°-51'-42" West, 63.20 feet, to an iron pin set;

thence, North 24°-13'-53" West, 105.24 feet, to an iron pin set;

thence, North 00°-00'-00" East, 228.78 feet, to a point in the center of Riley Creek, passing for reference an iron pin set at 200.00 feet;

thence, South 77°-16'-40" East, 252.09 feet, along the center of Riley Creek, to a point;

thence, South 82°-43'-42" East, 122.15 feet, along the center of Riley Creek, to a point;

thence, South 88°-37'-12" East, 111.45 feet, along the center of Riley Creek, to a point;

thence, North 57°-54'-24" East, 125.06 feet, along the center of Riley Creek, to a point;

thence, North 49°-54'-03" East, 378.03 feet, along the center of Riley Creek, to a point;

thence, South 90°-00'-00" East, 67.17 feet, to an iron pin set in the east line of the northwest quarter of section 2, passing for reference an iron pin set at 25.00 feet;

thence, South 01°-02'-20" West, 547.61 feet, along the east line of the quarter, to an iron pin set;

thence, North 62°-38'-52" West, 187.84 feet, to an iron pin set;

thence, Southerly, 15.44 feet, along the arc of a curve to the right having a radius of 102.13 feet, an internal angle of 08°-39'-49" and a chord 15.43 feet in length bearing South 13°-49'-53" West, to an iron pin set;

thence, South 62°-38'-52" East, 175.49 feet, to an iron pin set;

thence, South 24°-19'-40" West, 178.12 feet, to an iron pin set;

thence, South 89°-59'-05" West, 282.80 feet, to an iron pin set;

thence, North 61°-29'-00" West, 89.62 feet, to an iron pin set;

thence, South 30°-17'-40" West, 165.14 feet, to an iron pin set;

thence, South 28°-16'-39" West, 50.04 feet, to an iron pin set;

thence, South 25°-57'-05" West, 156.85 feet, to an iron pin set;

thence, South 66°-52'-42" East, 313.32 feet, to an iron pin set;

thence, South 60°-22'-30" East, 77.93 feet, to the principal place of beginning.

Containing 15.059 acres more or less with 1.971 acres more or less being dedicated as street right-of-way dedicated hereon.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor Number 7059, based on a survey performed by the same dated June 12, 1999 with the basis of bearings from Plat Book 22, Page 55 of the Allen County Recorder's Plat Records.

Deed Reference: Volume 823, Page 827

FOR DECLARATION OF PROTECTIVE RESTRICTIONS, SEE DEED VOLUME 862, PAGE 743

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.

Ellen J. Core August 10, 1999
 WITNESS DATE

Linda M. Garrett
 WITNESS

OWNERS: CLEMENS DEVELOPMENT SYSTEMS, INC.

Stanley R. Clemens
 STANLEY R. CLEMENS, PRESIDENT

Joanita S. Clemens
 JOENITA S. CLEMENS, SECRETARY

ACKNOWLEDGMENT

STATE OF OHIO, ALLEN COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OFFICERS OF CLEMENS DEVELOPMENT SYSTEMS, INC., THE OWNERS WHO HAVING EXECUTED THE FOREGOING PLAT, HEREBY ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Bluffton OHIO, THIS 10th DAY OF August, 1999

Linda M. Garrett NOTARY PUBLIC MY COMMISSION EXPIRES: March 19, 2004

LINDA M. GARRETT
 Notary Public, State of Ohio
 My Commission Expires March 19, 2004

BLUFFTON PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF BLUFFTON, OHIO, HELD THIS 13th DAY OF December, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

James P. King PRESIDENT _____ SECRETARY

VILLAGE OF BLUFFTON COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO, HELD THIS 13th DAY OF December, 1999, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0 MOTION

David R. Staines CLERK OF COUNCIL [Signature] MAYOR pro tem

ALLEN COUNTY ENGINEER

ON THE _____ DAY OF _____, 1999, THIS PLAT WAS REVIEWED AND APPROVED.

N/A ALLEN COUNTY ENGINEER

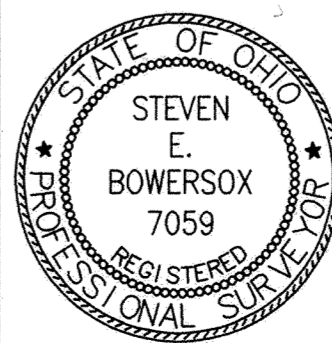
Transfined December 15, 1999
H. Dean French Allen Collector
fee \$13.00 SS

199925432 Filed and Recorded
December 15, 1999
at 10:08 o'clock AM
Plat Vol 23 Page 113
Edward P Kirk
Recorder, Allen Co. Ohio

In Declaration
see Deed Vol 862
pg 743

30 \$62.10
Paid

Steven E. Bowersox 6-12-1999
 STEVEN E. BOWERSOX, P.S. #7059 DATE

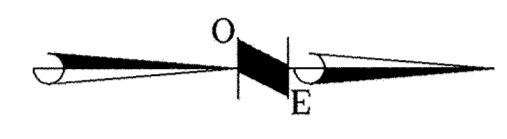
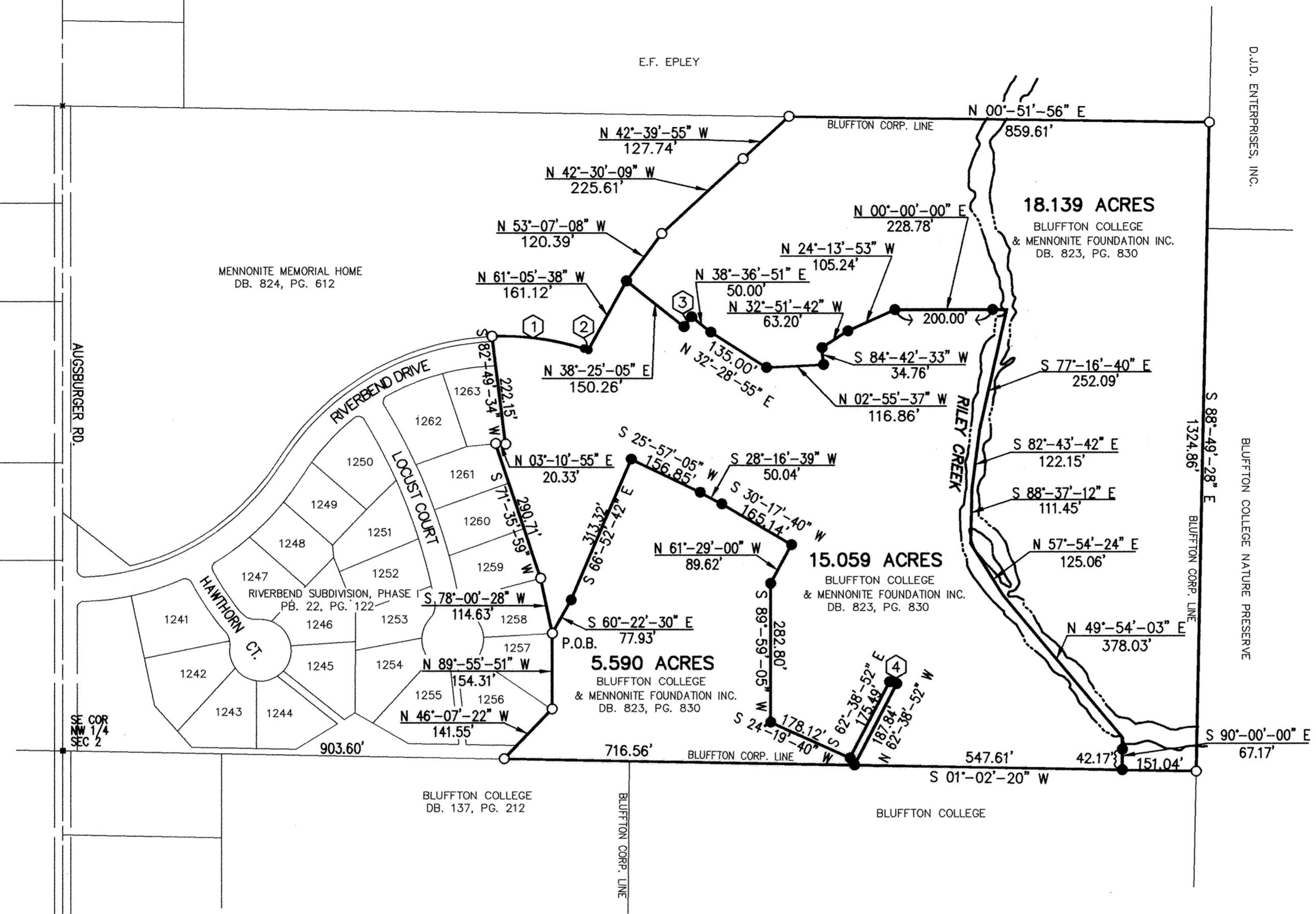


CHOICE ONE ENGINEERING
 the choice that exceeds ...

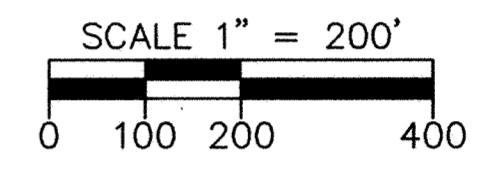
440 HOEWISHER ROAD
 SIDNEY, OHIO 45385
 (937) 497-0200 • FAX (937) 497-0300
 www.choiceoneengineering.com

date: 06-12-99 drawn by: seb job number: ALL-BLU-9901COV

DEDICATOR'S PLAT
RIVERBEND SUBDIVISION - PHASE II
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



BEARINGS BASED ON PB. 22, PG. 55



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊠ MONUMENT BOX W/IP FOUND

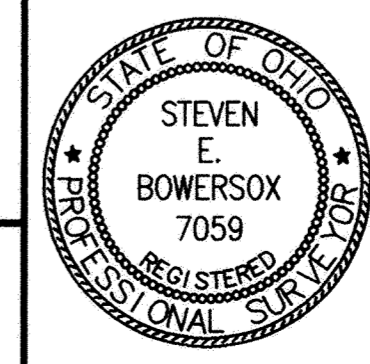
CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	544.42'	20°-01'-38"	190.30'	189.33'	N 07°-36'-18" E
2	1708.46'	00°-19'-40"	9.77'	9.77'	N 17°-46'-57" E
3	653.42'	02°-14'-20"	25.53'	25.53'	N 52°-30'-18" W
4	102.13'	08°-39'-49"	15.44'	15.43'	S 13°-49'-53" W

THIS PLAT WAS REVIEWED AND APPROVED
 THIS _____ DAY OF _____, 1999 BY THE
 ALLEN COUNTY ENGINEER.

 ALLEN COUNTY ENGINEER.

REVIEWED BY:
M. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 8/17/99

Steven E. Bowersox 6-12-1999
 STEVEN E. BOWERSOX, P.S. #7059 DATE



SHEET 3 OF 3

CHOICE ONE ENGINEERING
 the choice that exceeds ...
 440 HOEWISHER ROAD
 SIDNEY, OHIO 45385
 (937) 497-0200 • FAX (937) 497-0300
 www.choiceoneengineering.com

date: 06-12-99	drawn by: seb	job number: ALL-BLU-9901DED
-------------------	------------------	--------------------------------

DEDICATION PLAT FOR PART OF RESERVOIR ROAD

SITUATED IN:
THE NW 1/4 OF SECTION 34,
TOWN 3 SOUTH, RANGE 8 EAST, JACKSON TOWNSHIP,
ALLEN COUNTY, OHIO

ALLEN COUNTY ENGINEER
JAMES L. SCHMENK P.E., P.S.
1501. N. SUGAR STREET
LIMA, OHIO 45802
(419) 228-3196
DATE: NOV. 4, 1999 DRAWN BY: MLH
REV.: CHECKED BY:

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 ROAD AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

ALLEN COUNTY COMMISSIONERS: WITNESSES:

Jack M. Rex
JACK M. REX
Alberta M. Lee
ALBERTA M. LEE
Robert W. Mayer
ROBERT W. MAYER

Judith A. Londe
"AS TO ALL"
Michael Z. Howler
"AS TO ALL"

NOTARY PUBLIC

STATE OF OHIO,
S.S.
COUNTY OF ALLEN

BE IT REMEMBERED THAT ON THIS 18th DAY OF January, 2000, 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.

James R. Reaman

NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO

JAMES R. REAMAN
Notary Public, State of Ohio
My Commission Expires Feb. 8, 2005

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON January 18, 2000

Y. Dean French KH
ALLEN COUNTY AUDITOR NO Fee

COUNTY RECORDER 200001034

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AND RECORDED ON JAN 21, 2000 IN PLAT BOOK 23, PAGE 116, OF THE PLAT RECORDS OF ALLEN COUNTY, OHIO. FEE \$ 20.70 AT 1:04 PM

Edward P. Kirby 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 OCTOBER, 1999, 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

THE FOLLOWING DESCRIBED PARCEL OF LAND IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 8 EAST, JACKSON TOWNSHIP, ALLEN COUNTY, OHIO, AS DESCRIBED IN DEED VOLUME 457, PAGE 477, BEING ALL OF PARCEL 38-3400-02-002.000 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, ALSO BEING THE CENTERLINE OF RESERVOIR ROAD;

THENCE WITH THE CENTERLINE OF SAID ROAD N.89°59'30"W, A DISTANCE OF 131.70 FEET TO A P.K. NAIL (SET) AT THE PLACE OF BEGINNING FOR THE PARCEL TO BE DESCRIBED;

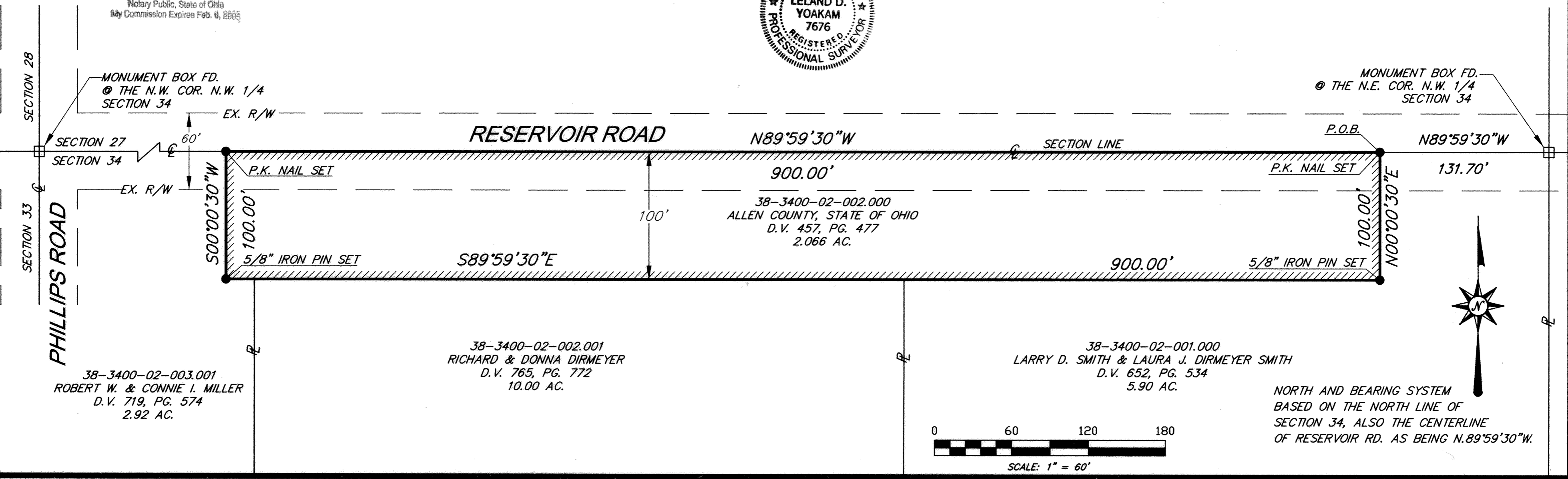
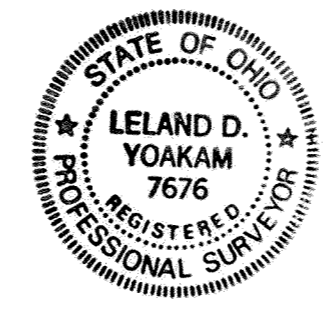
THENCE CONTINUING WITH SAID ROAD N.89°59'30"W, A DISTANCE OF 900.00 FEET TO A P.K. NAIL (SET);

THENCE S.00°00'30"W, A DISTANCE OF 100.00 FEET TO AN IRON PIN (SET);

THENCE S.89°59'30"E, A DISTANCE OF 900.00 FEET TO AN IRON PIN (SET);

THENCE N.00°00'30"E, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.066 ACRES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED IN OCTOBER, 1999. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE.



BROOKHAVEN CONDOMINIUM No. 36

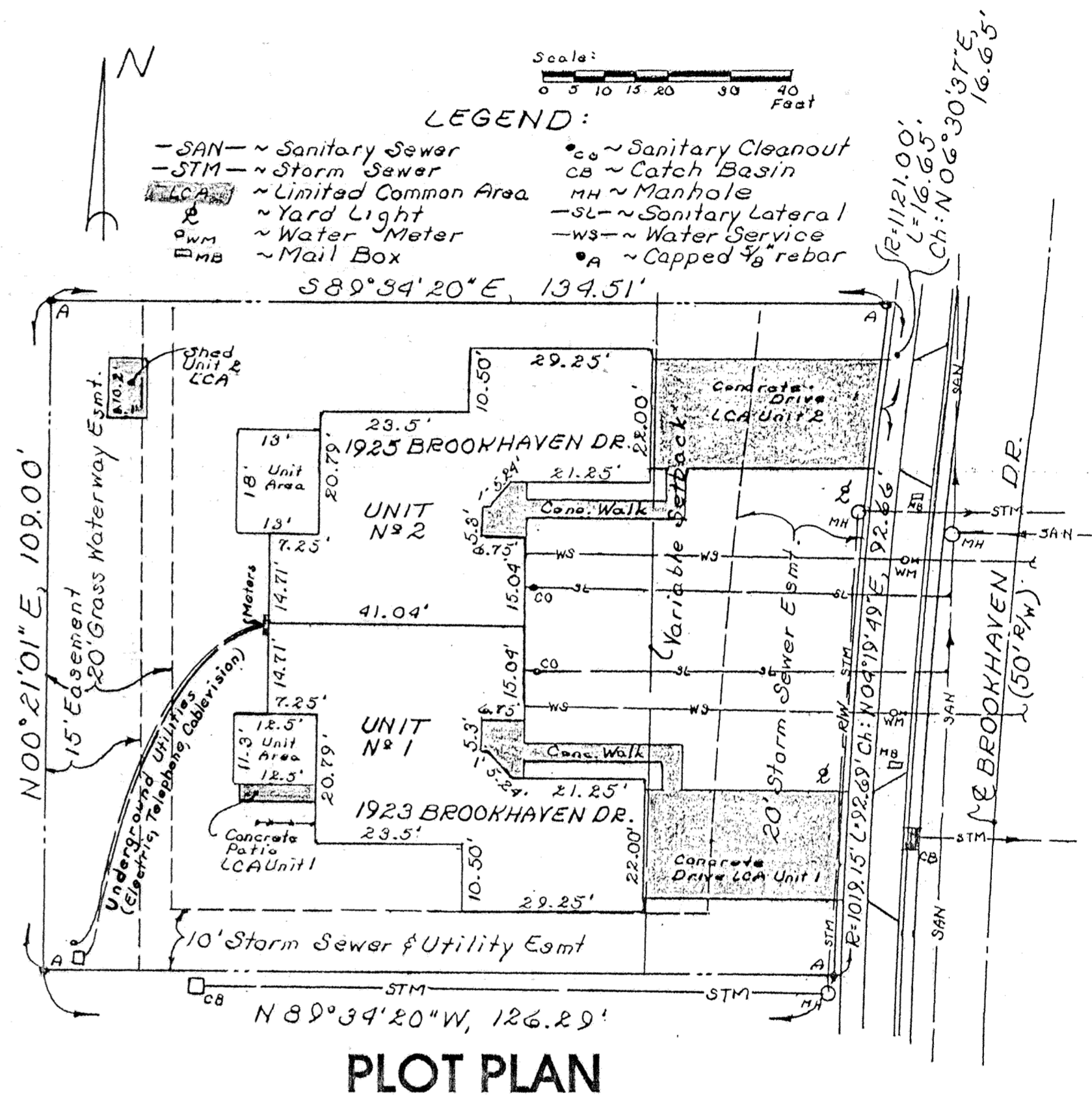
LOT No. 28546

EDGEWOOD ESTATES No. 12-D

Being all of Lot No. 28546 in Edgewood Estates No. 12-D in the Southeast quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book No. 17 on Page 172 in the Allen County Recorder's Office, Allen County, Ohio.

BROOKHAVEN CONDOMINIUM No. 36 consist of Lot No. 28546 in Edgewood Estates No. 12-D as shown on the recorded plat in Plat Book No. 17 on Page 172 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plot Plan of **BROOKHAVEN CONDOMINIUM No. 36**, one page of the floor plan, one page of elevation views of the building and one page showing the Survey of Dedicator's Land, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions 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.



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

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

For DECLARATIONS see Deed Volume 864 Page 298



Approved for Transfer
 Allen County Tax Map Office
 By JR Date 1-27-2000

No. 200001341
 Filed for recording this 27th day of Jan, 2000 at
9:53 o'clock A. M. in the office of the Allen County Recorder
 and recorded in Plat Book 23 on Page 117

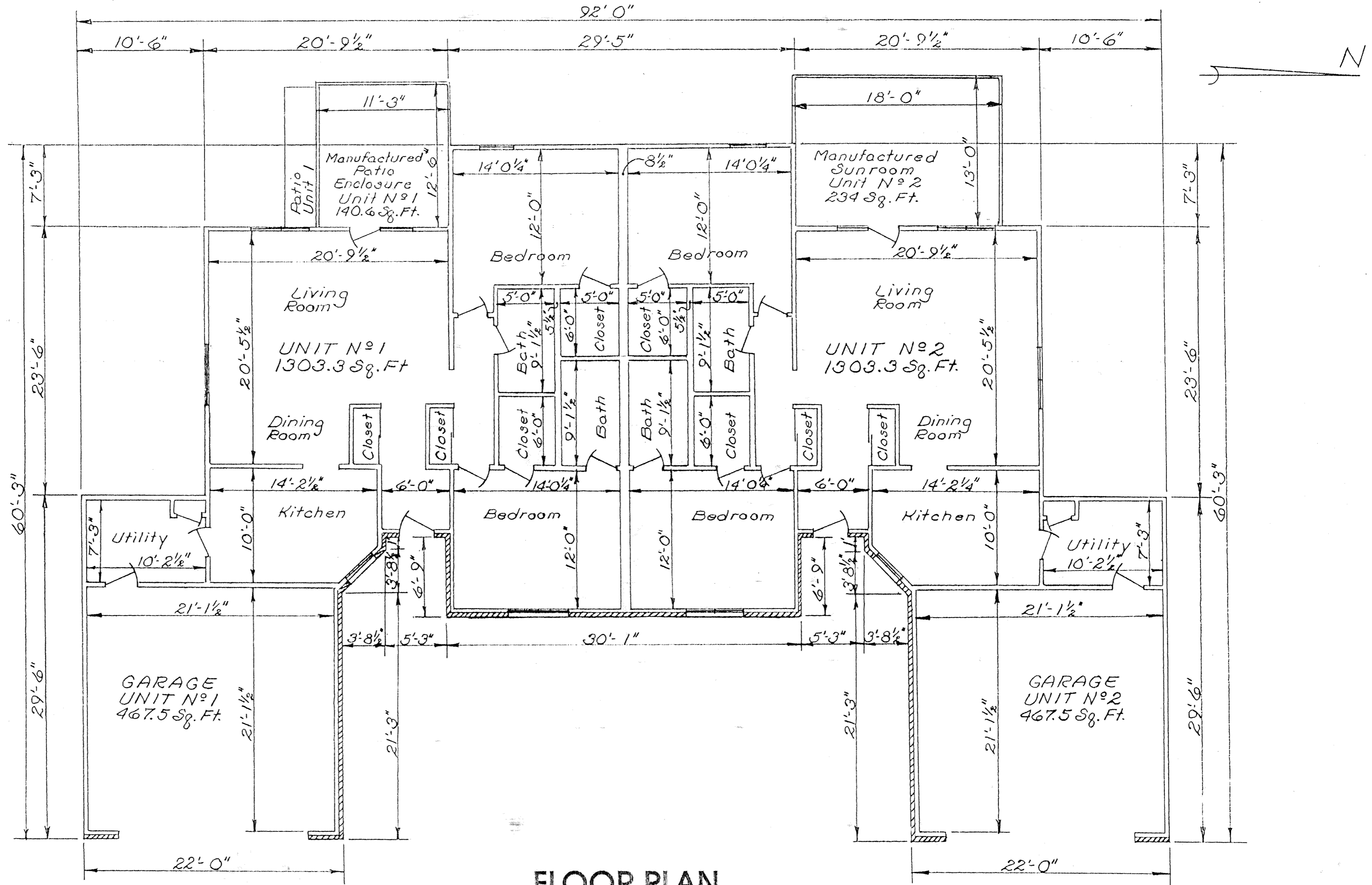
Fee: \$ 82.80

Edward P. Keith by JNK
RECORDER, Allen County, Ohio.

BROOKHAVEN CONDOMINIUM No. 36

LOT No. 28546

EDGEWOOD ESTATES No. 12-D



FLOOR PLAN

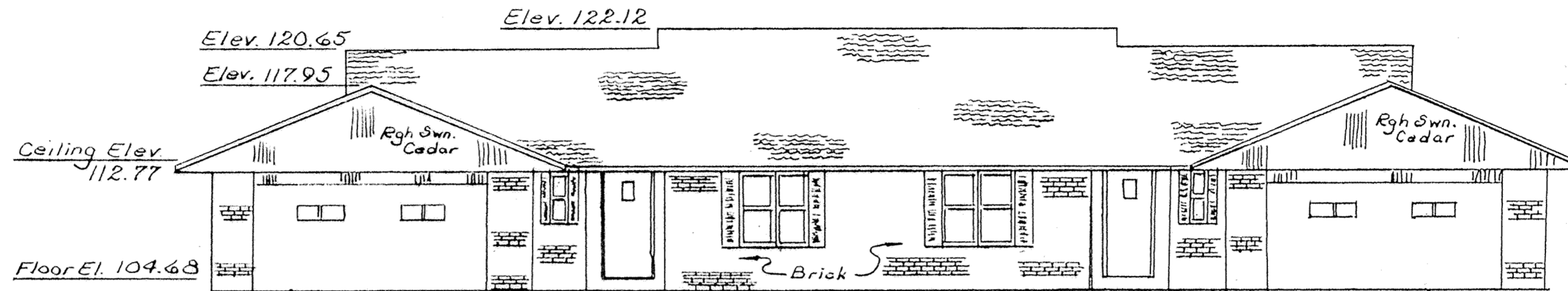
All interior dimensions are face to face of studs.

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

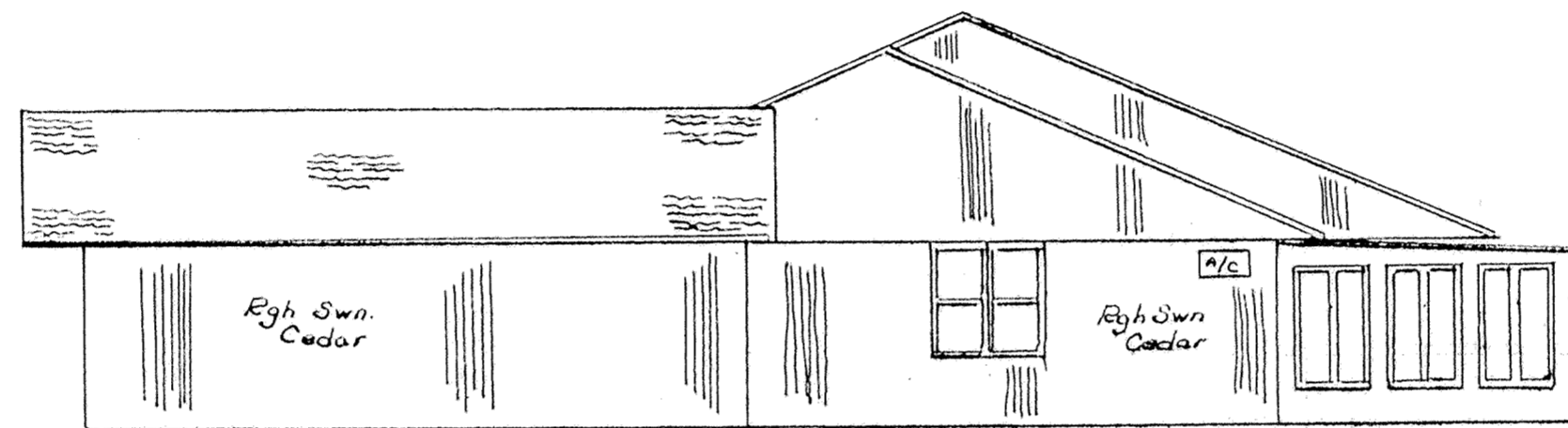
BROOKHAVEN CONDOMINIUM No. 36

LOT No. 28546

EDGEWOOD ESTATES No. 12-D

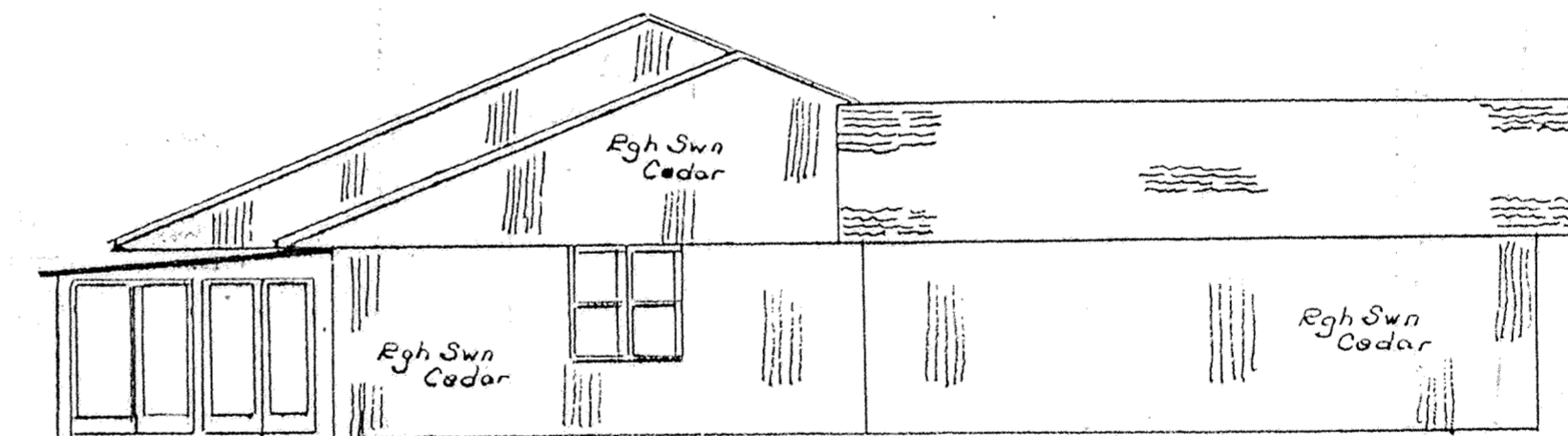


EAST ELEVATION

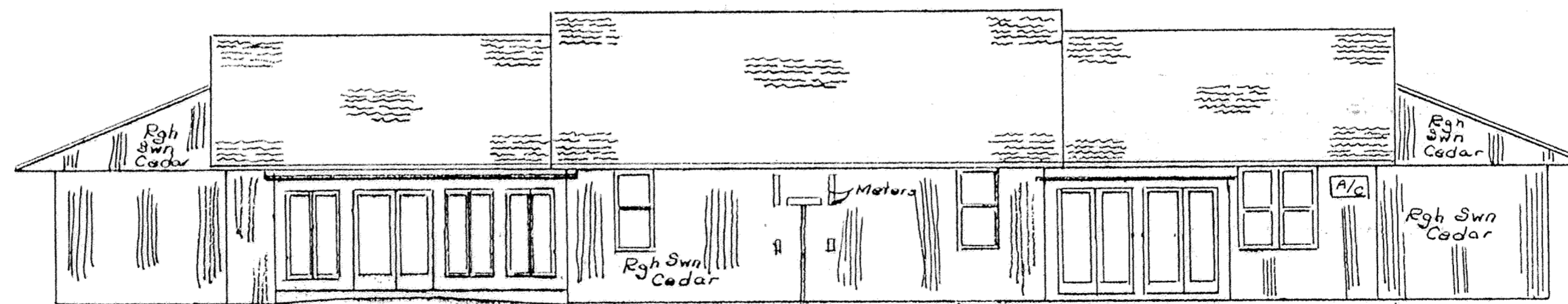


NORTH ELEVATION

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



SOUTH ELEVATION



WEST ELEVATION

BENCH MARK: Top steamer nozzle of fire hydrant. Northeast quadrant of intersection Brookhaven Court No. 3 and Brookhaven Drive. Elev. 106.37

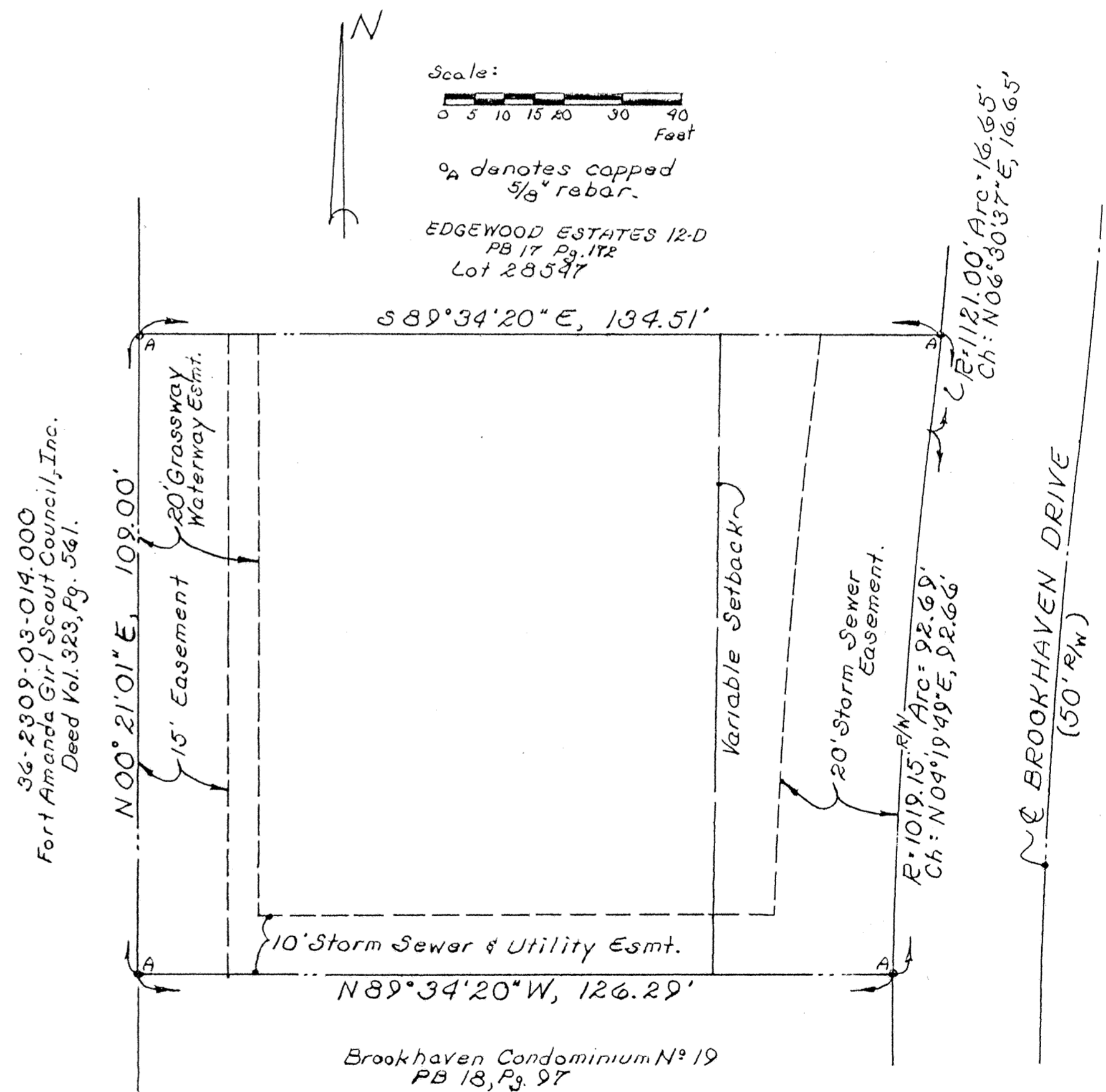
BROOKHAVEN CONDOMINIUM No. 36

LOT No. 28546

EDGEWOOD ESTATES No. 12-D

SURVEY OF DEDICATOR'S LAND

Being all of Lot No. 28546 in Edgewood Estates No. 12-D in the Southeast quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio as shown on the recorded plat in Plat Book No. 17 on Page 172 in the Allen County Recorder's Office, Allen County, Ohio.



36-2309-03-014.000
Fort Amanda Girl Scout Council, Inc.
Deed Vol. 323, Pg. 541.

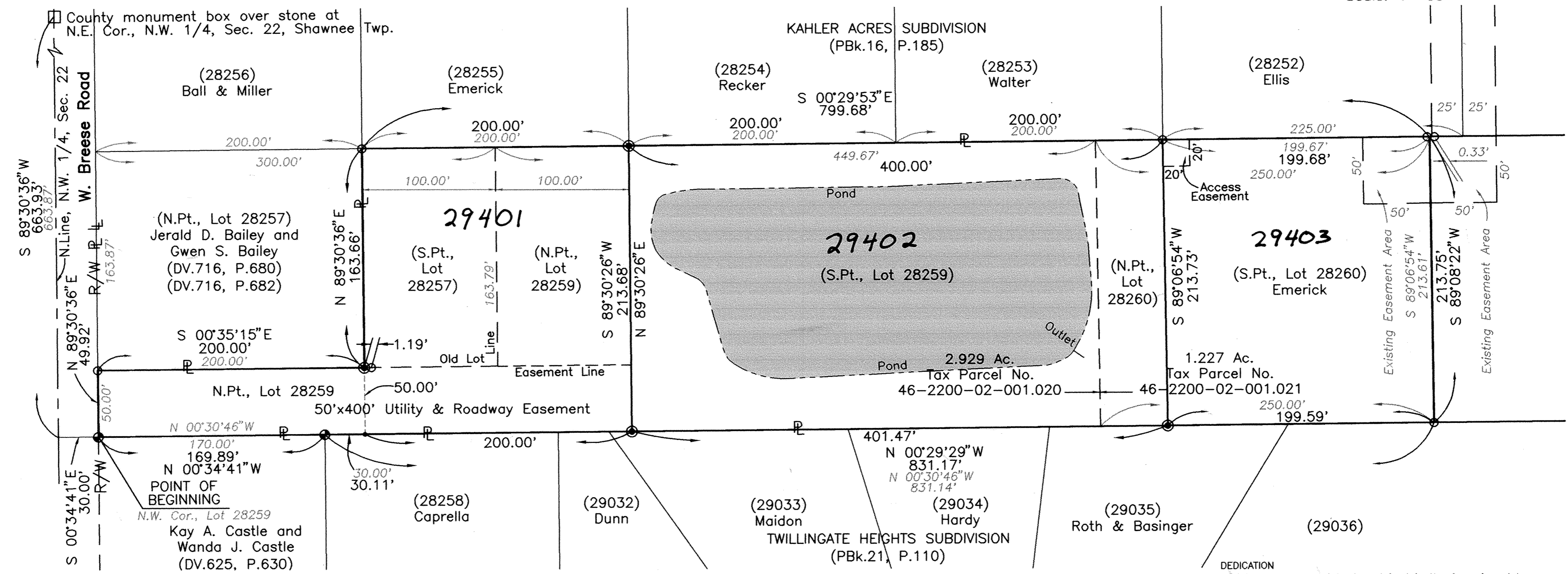
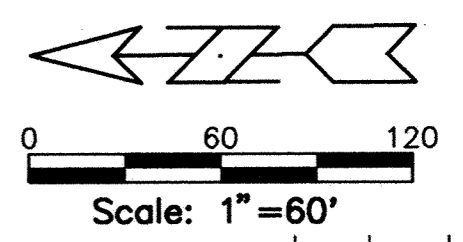
Brookhaven Condominium No. 19
PB 18, Pg. 97

For Amendment of Restriction on Rear + Side Yard Clearances
See Deed Vol 933 Pg 764

For Waiver of Enforcement of Utility
and Roadway Easement for Lot
29401 See Deed Vol 898 Pg 215

Replat of All of Lots 28259 and 28260 and the South Part of Lot 28257 of Kahler Acres--A Private Subdivision Part N.W. 1/4, Sec. 22, T-4-S, R-6-E, Shawnee Twp., Allen County, Ohio

- LEGEND**
- ⊙ - 3/4-inch diameter by 30-inch long iron pipe (set) with orange plastic "K&K/LIMA" plug.
 - ⊕ - Concrete Monument (found)
 - - Iron Rod (found)
 - - PK Nail (set)
 - 170.00' - Record Distance
 - 164.89' - Measured Distance



LEGAL DESCRIPTION
Owners of Record--Mark Emerick; Jana Emerick and Nancy Sue Emerick
(Deed Volume 800, Page 340; Deed Volume 708, Page 245)

Being lands off the south part of Lot 28257, plus all of Lots 28259 and 28260, of Kahler Acres Subdivision (Plat Book 16, Page 185), a private subdivision in the northwest quarter of Section 22, Township-4-South, Range-6-East, Shawnee Township, Allen County, Ohio, which lands are altogether described as follows:

Commencing at a county monument box over a stone at the northeast corner of said northwest quarter;

thence westerly with the north line of said northwest quarter (legal centerline of W. Breese Road) at S 89°30'36"W, 663.93 feet (record distance is 663.87 feet) to the northwest corner of said Kahler Acres Subdivision;

thence southerly with the west line of said subdivision and thru the right-of-way of W. Breese Road at S 00°34'41"E, 30.00 feet to an iron pipe in a concrete monument (found) at the northwest corner of said Lot 28259, which point is the POINT OF BEGINNING;

thence easterly with the north line of said Lot 28259, also with the south right-of-way line of W. Breese Road, at N 89°30'36"E, 49.92 feet (record distance is 50.00 feet) to the northwest corner of Lot 28257 of said Kahler Acres Subdivision, which point is also the northwest corner of lands granted from the north part of said Lot 28257 to Jerald D. Bailey and Gwen S. Bailey (Deed Volume 716, Page 680 and Deed Volume 716, Page 682);

thence southerly with the west line of said Lot 28257 at S 00°35'15"E, 200.00 feet (record distance) to an iron pipe (set) at the southwest corner of said Bailey lands [this point is 1.19 feet northerly from an iron rod (found)];

thence easterly thru said Lot 28257, also with the south line of said Bailey lands, at N 89°30'36"E, 163.66 feet to an iron rod of record (found) at the southeast corner of said Bailey lands, which point is also the northwest corner of Lot 28255 of said Kahler Acres Subdivision;

thence southerly with the east lines of said Lots 28257, 28259 and 28260, also with the west lines of Lots 28255, 28254, 28253 and 28252, at S 00°29'53"E, 799.68 feet (record distance is 799.67 feet) to an iron rod of record (found) at the southeast corner of said Lot 28260;

thence westerly with the south line of said Lot 28260 at S 89°08'22"W, 213.75 feet (record dimension is S 89°06'54"W, 213.61 feet) to an iron rod of record (found) at the southwest corner of said Lot 28260;

thence northerly with the west lines of said Lots 28260 and 28259, also with the east line of Twillingate Heights Subdivision (Plat Book 21, Page 110) at N 00°29'29"W, 831.17 feet (record dimension is N 00°30'46"W, 831.14 feet) to a concrete monument (found) at the northeast corner of Lot 28258 of said Kahler Acres Subdivision;

thence northerly with the remainder of the west line of said Lot 28259 at N 00°34'41"W, 169.89 feet (record dimension is N 00°30'46"W, 170.00 feet) to the POINT OF BEGINNING;

This parcel contains a gross area of 4.156 acres, of which no area is occupied by any present public roadway, leaving a net area also of 4.156 acres, subject to legal easements or restrictions of record. Of this 4.156 acres, 2.929 acres are part of Tax Parcel 46-2200-02-001.020, and 1.227 acres are part of Tax Parcel No. 46-2200-02-001.021.

This description and plat are based on surveying work performed by Kohli & Kallher Associates, Inc., through December 30, 1999. Bearings are based on the platted bearing for the west line of Lots 28252 thru 28255 of said Kahler Acres Subdivision. Iron pipes set this survey are 3/4-inch diameter by 30-inch long iron pipes with an orange plastic "K&K/LIMA" plug.

For covenants and restrictions for this replat, refer to plat of Kahler Acres Subdivision (Plat Book 16, Page 185).

DEDICATION
Mark Emerick; Jana Emerick and Nancy Sue Emerick, the owners of land contained in the foregoing plat hereby adopt said plat and dedicate these lands as a replat of part of Kahler Acres Subdivision.

OWNERS:
Mark Emerick
Jana Emerick
Nancy Sue Emerick

WITNESS:
Janice C. Lary

ACKNOWLEDGEMENT
County of Allen, State of Ohio:
Before me, a Notary Public in and for said County and State, did personally appear the above signed owners who acknowledged the signing of this document to be their free act and deed. In testimony thereof I affix my hand and seal this 25th day of January, 2000.

EDWARD B. PEDLOW IV
Notary Public, State of Ohio
Entire Life Commission

APPROVAL BY THE PLANNING COMMISSION
I hereby certify that this plat was approved by the Planning Commission on 18 JANUARY 2000. This approval becomes void unless the plat is filed for recording with ninety (90) days of this approval.
Sharon M. Mazur
Director, Allen County Regional Planning Commission

COUNTY AUDITORS CERTIFICATE
This plat filed for transfer this 27th day of January, 2000.
H. Dean French
Auditor, Allen County, Ohio \$5 fee 1.50

COUNTY RECORDER'S CERTIFICATE
No. 200001359
Filed for record in the Allen county, Ohio Recorder's office this 27th day of JAN. 2000 at 1:00 o'clock P.M. and recorded in Allen County, Ohio Plat Book 23 on Page 121.
Fee: 20.70
Edward P. Paul, Jr.
Recorder, Allen County, Ohio

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER
DATE: 1/27/00

Jan. 7, 2000
Date

Michael G. Buettner
Ohio Registered Surveyor No. 6881



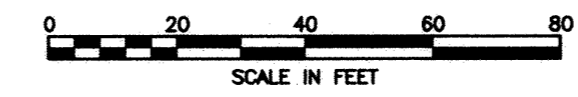
STREET DEDICATION PLAT

Baxter Street between Market Street and High Street

City of Lima, Allen County, Ohio

LEGEND

- ips● Iron Pipe (set)
- ipf● Iron Pipe (found)
- rrss▲ Railroad Spike (set)
- pks● P.K. Nail (set)
- pkf● P.K. Nail (found)



DESCRIPTION OF AREA TO BE DEDICATED AS NEW BAXTER STREET

Being all that part of existing North Baxter Street from the north line of West Market Street to the south line of West High Street, plus portions of platted lots adjacent to same, including part of Lot 1978 of Paullins' Addition (Plat Book 2, Page 206), parts of Lots 3231, 3232, 3233, and 3234 of Coss Place Addition (Plat Book 3, Page 126), and parts of Lots 3565, 3566, 3567, and 3568 of A.E. Clutter's Subdivision (Plat Book 1, Page 65), plus a portion of vacated Sugar Alley (Ordinance No. 71-58, recorded at Deed Volume 375, Page 335), and a portion of another vacated alley (Ordinance No. 76-77, recorded at Deed Volume 589, Page 386, and Plat Book 14, Page 76), all in the City of Lima, Allen County, Ohio, described by metes and bounds as follows:

BEGINNING at a P.K. nail (found) at the northwest corner of said Lot 3234, which point is the intersection of the south line of W. High Street and the east line of existing N. Baxter Street;

thence easterly with the north line of said Lot 3234 (south line of W. High Street) at N 89°59'30"E, 13.40 feet to an iron pipe (set);

thence southwesterly into said Lot 3234 at S 37°34'41"W, 10.53 feet to a P.K. nail (set);

thence southerly thru said Lots 3234 and 3233, thru a vacated alley, then thru said Lots 3232 and 3231, at S 00°00'00"W, 416.69 feet to a P.K. nail (set);

thence southeasterly at S 45°02'34"E, 12.13 feet to an iron pipe (set) in the south line of said Lot 3231, which line is also the north line of W. Market Street;

thence westerly with said south line of Lot 3231 (and said north line of W. Market Street) at S 89°52'08"W, 14.29 feet to an iron pipe (found) at the southwest corner of said Lot 3231, which point is also the intersection of said north line of W. Market Street and the east line of existing N. Baxter Street;

thence westerly thru the existing 33-foot right-of-way of N. Baxter Street at N 89°48'20"W, 33.00 feet to a P.K. nail (found) at the southeast corner of said Lot 1978, which point is also the intersection of said north line of W. Market Street and the west line of existing N. Baxter Street;

thence westerly with the south line of said Lot 1978 (and said north line of W. Market Street) at N 89°58'29"W, 8.66 feet to a railroad spike (set);

thence northeasterly into said Lot 1978 at N 42°58'42"E, 10.81 feet to a P.K. nail (set);

thence northerly thru said Lot 1978, thru said vacated Sugar Alley, and thru said Lots 3565, 3566, 3567, and 3568 at N 00°00'00"E, 419.65 feet to a P.K. nail (set);

thence northwesterly at N 44°11'09"W, 8.32 feet to a P.K. nail (set) in the north line of said Lot 3568, which line is also the south line of W. High Street;

thence easterly with said north line of Lot 3568 (and said south line of W. High Street) at N 89°59'04"E, 5.83 feet to a P.K. nail (found) at the northeast corner of said Lot 3568, which point is also the intersection of said south line of W. High Street and the west line of existing N. Baxter Street;

thence easterly thru the existing 33-foot right-of-way of N. Baxter Street at N 89°59'30"E, 33.00 feet to a P.K. nail (found), which point is also the POINT OF BEGINNING.

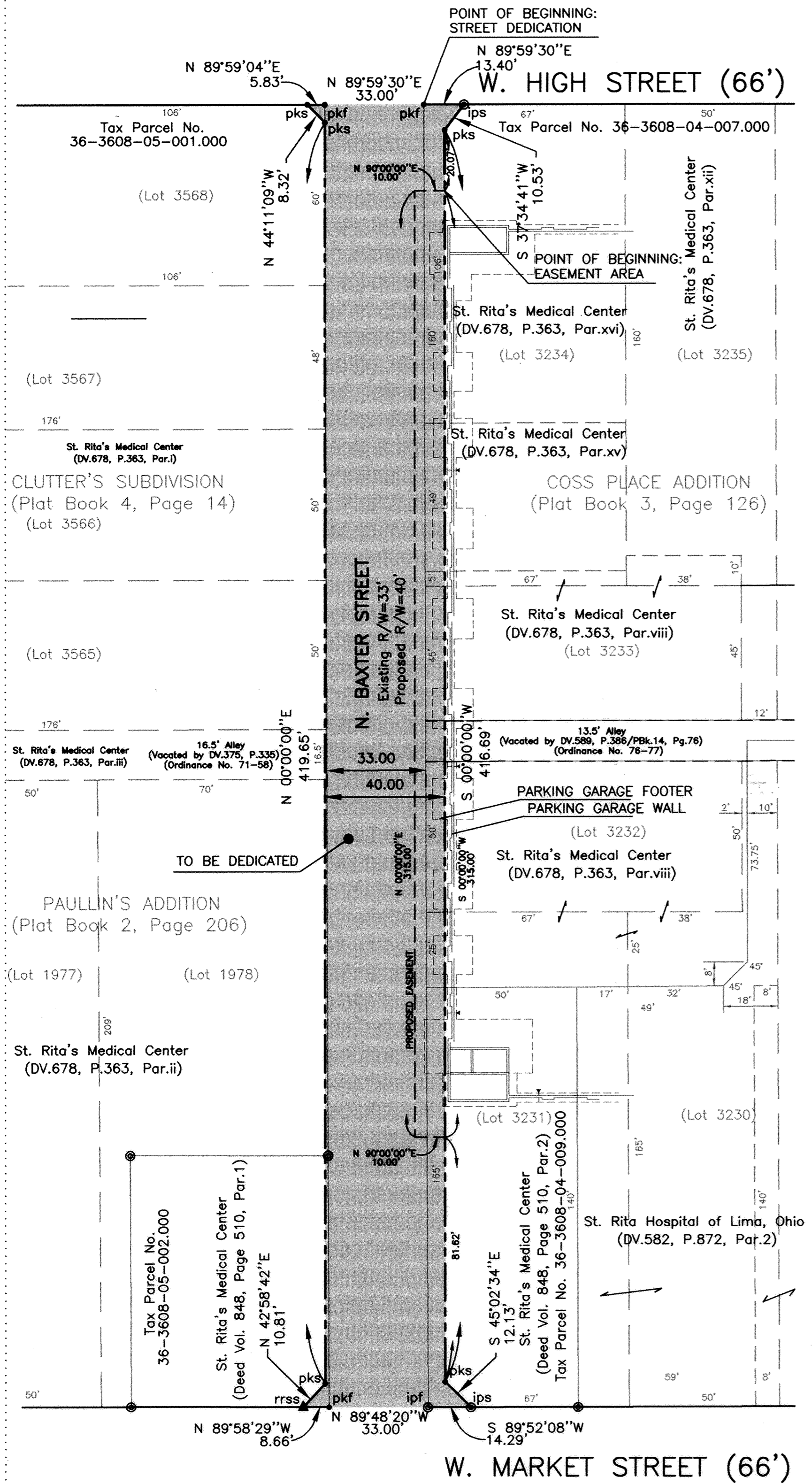
The area described contains 0.401 acres, subject to all legal easements or restrictions of record. Of this 0.401 acres: 0.045 acres are in Tax Parcel No. 36-3608-04-007.000
 0.020 acres are in Tax Parcel No. 36-3608-04-008.000
 0.005 acres are in Tax Parcel No. 36-3608-05-001.000
 0.003 acres are in Tax Parcel No. 36-3608-05-002.000
 0.328 acres are in the existing right-of-way of N. Baxter Street

This description is based on surveying work performed in this area thru November 10, 1999 by Kohli & Kaliher Associates, Inc., under my supervision. Bearings are based on an assumed cardinal bearing for the north right-of-way line of W. High Street in the block between N. Collett Street and N. Baxter Street.

Michael G. Buettner
 Michael G. Buettner
 Ohio Registered Surveyor No. 6881
 (SEAL)



REVIEWED BY:
M. How
 MICHAEL L. HOWERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 2/2/00



STREET DEDICATION PLAT

Baxter Street between Market Street and High Street City of Lima, Allen County, Ohio

EASEMENT DESCRIPTION

A strip of land, ten (10) feet in width, the east line of which is colinear with the east line of a newly dedicated forty (40) foot right-of-way for North Baxter Street, being also adjacent to Lots 3231, 3232, 3233, and 3234 of Coss Place Addition (Plat Book 3, Page 126) in the City of Lima, Allen County, Ohio, and more particularly described by metes and bounds as follows:

Commencing at a P.K. nail (found) at the northwest corner of said Lot 3234, which point is the intersection of the south line of W. High Street and the east line of existing N. Baxter Street;

thence easterly with the north line of said Lot 3234 (south line of W. High Street) at N 89°59'30"E, 13.40 feet to an iron pipe (set);

thence southwesterly into said Lot 3234 at S 37°34'41"W, 10.53 feet to a P.K. nail (set);

thence southerly with the east line of said newly dedicated 40-foot right-of-way line at S 00°00'00"W, 20.01 feet to the POINT OF BEGINNING;

thence continuing southerly with said east line of newly dedicated 40-foot right-of-way line at S 00°00'00"W, 315.00 feet;

thence westerly into said 40-foot right-of-way and at a right angle to the previous course at S 90°00'00"W, 10.00 feet;

thence northerly and parallel with said east line of 40-foot right-of-way at N 00°00'00"E, 315.00 feet;

thence easterly and at a right angle to the previous course at N 90°00'00"E, 10.00 feet to the POINT OF BEGINNING.

The area described contains 3150 square feet, or 0.072 acres, subject to all other legal easements or restrictions of record.

This description is based on surveying work performed in this area thru November 10, 1999 by Kohli & Kaliher Associates, Inc., under my supervision. Bearings are based on an assumed cardinal bearing for the north right-of-way line of W. High Street in the block between N. Collett Street and N. Baxter Street.

Michael G. Buettner
Michael G. Buettner
Ohio Registered Surveyor No. 6881
(SEAL)



The current Baxter Street right-of-way of 33' is being rededicated and additional right-of-way dedicated to widen Baxter Street to 40'.

OWNER'S DEDICATION AND ACKNOWLEDGMENT

We, the undersigned, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon, comprising of a total of 0.401 acres, to the public use forever.

Dedicator reserves a permanent easement for building foundation, along the east side of Baxter Street, as further described hereon.

In witness whereof, we have hereunto signed our name this 27th day of January, 2000

[Signature]
Witness

James P. Reber
James P. Reber, President
St. Rita's Medical Center

State of Ohio, S.S., Allen County

Be it remembered that on this 27th day of January, 2000, 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.

Virginia Ann Miller
Notary Public in and for Allen County, Ohio

VIRGINIA ANN MILLER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 5/12/2004

APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on December 8, 1999

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

Mike Beign
Chairman, City Planning Commission
Approved and accepted by City of Lima on January 3, 2000
as per Ordinance #05-00.

COUNTY AUDITOR

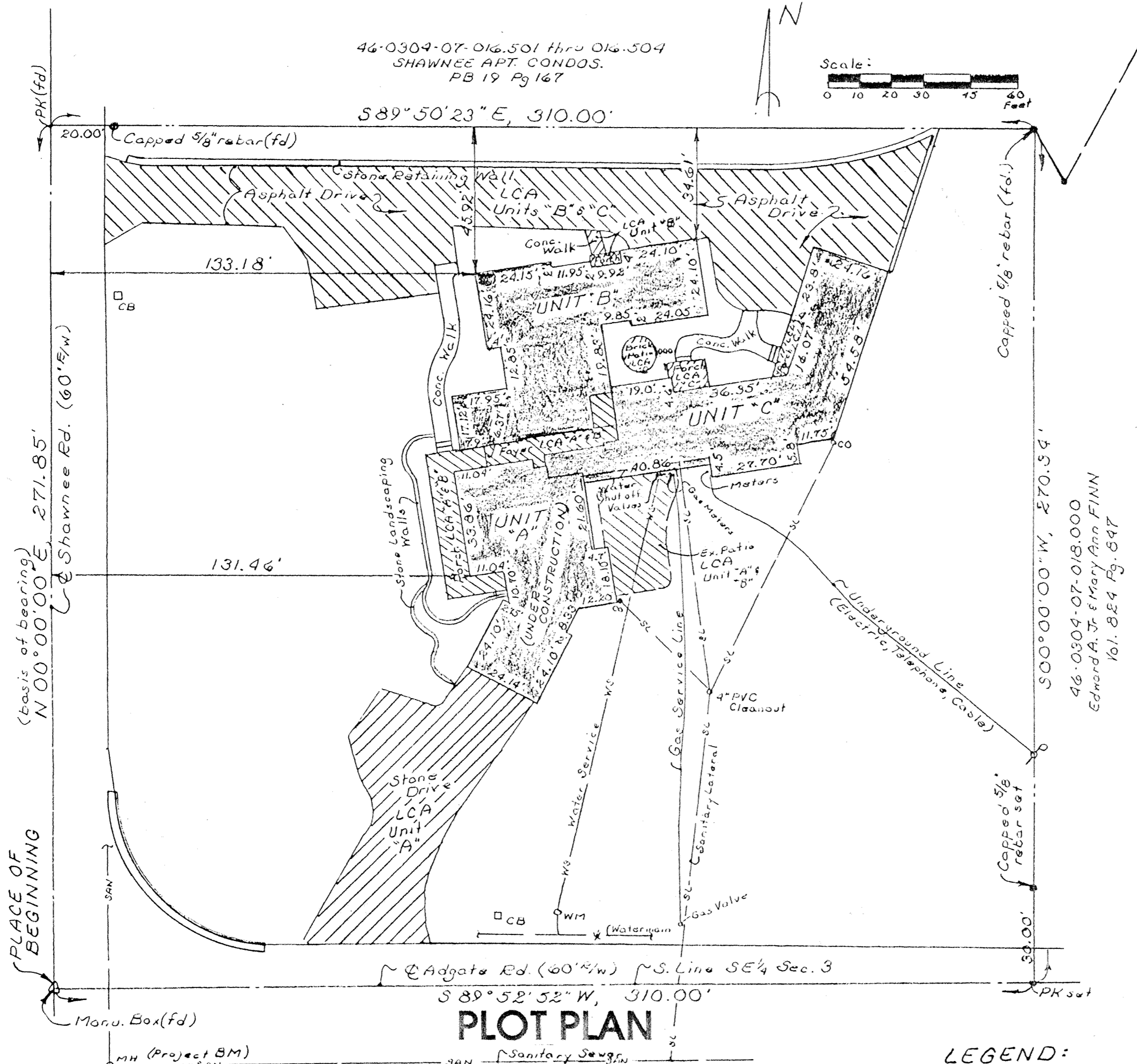
I hereby certify that the land described by this plat was transferred on February 2, 2000

H. Dean French Feb 200 44
Allen County Auditor

200001739
COUNTY RECORDER

I hereby certify that this plat was filed for recording on Feb 2 2000, and that it was recorded on 2/2/00 in Vol. 23, Page 122, plat records of Allen County, Ohio.
Fee \$46.40 3:42 PM

Edward P. Kirk, Jr.
Allen County Recorder



DESCRIPTION

- LEGEND:**
- denotes UNIT AREA
 - denotes LIMITED COMMON AREA
 - denotes COMMON AREA
 - denotes Sanitary Lateral Cleanout
 - denotes Catch Basin

Being a parcel of land situate in the Southeast quarter of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a monument box found at the intersection of the south line of said Southeast quarter of said Section 3 (also the centerline of Adgate Road) and the centerline of Shawnee Road; thence N 00°00'00" E (basis of bearing - previous survey) with said centerline of said Shawnee Road, 271.85 feet to a PK nail and shinner found; thence S 89°50'23" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 310.00 feet to a capped 5/8 inch rebar found; thence S 00°00'00" W (passing through a capped 5/8 inch rebar set at 240.34 feet), 270.34 feet to a PK nail and shinner set on the south line of said Southeast quarter; thence S 89°52'52" W with said south line (also the centerline of Adgate Road), 310.00 feet to the **PLACE OF BEGINNING** containing 1.929 acres more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.380 acre. Being Parcel No. 46-0304-07-017.000. Deed Reference: Vol. 848, Pg. 345. Surveyed by: KUCK and MORRISEY, Inc., Richard D. Morrisey, L.S. 6470 (Ohio)

CLUB VIEW CONDOMINIUM consist of the 1.929 acres parcel described hereon.

This set of drawings attached hereto and entitled:

CLUB VIEW CONDOMINIUM

consist of five pages of drawings that shows, insofar as graphically possible:

- one page showing the Plot Plan,
- one page of the first floor plan, Units "B" and "C", only units completed at this time
- one page of the basement area of the building - currently under constructed;
- one page of elevation views of the building
- one page showing the Survey of Dedicator's Land, show insofar as graphically possible (1) the particulars of the building in this condominium, including but not limited to the layout, location designation and dimensions of units "B" and "C" 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.

No. 200002048
 Filed for recording this 9th day of February, 2000 at 9:57 o'clock A. M. in the office of the Allen County Recorder and recorded in Plat Book 23 on Page 124.

Fee: 103.50
Edward P. Kuck by PR
 RECORDER, Allen County, Ohio.

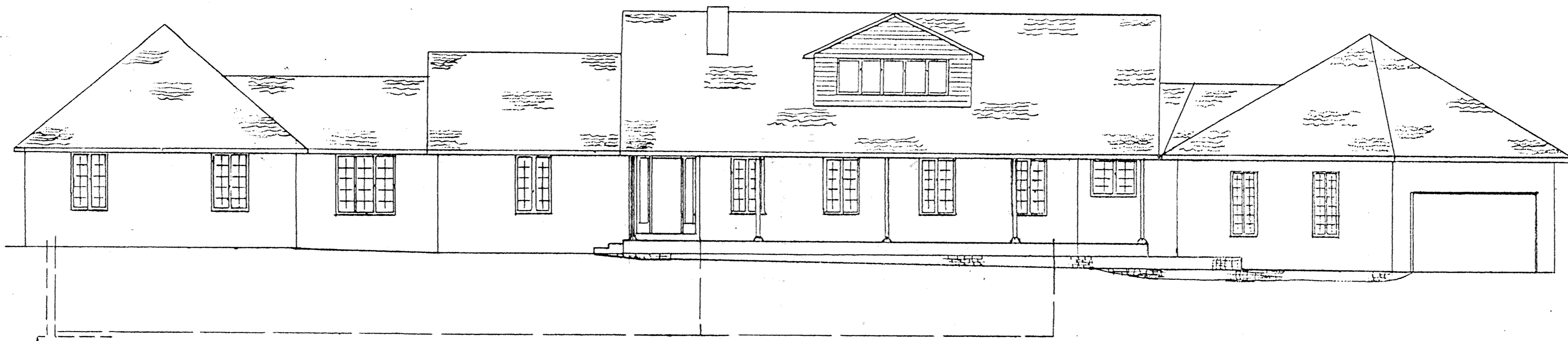
For DECLARATIONS see Deed Volume 864 Page 677.

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

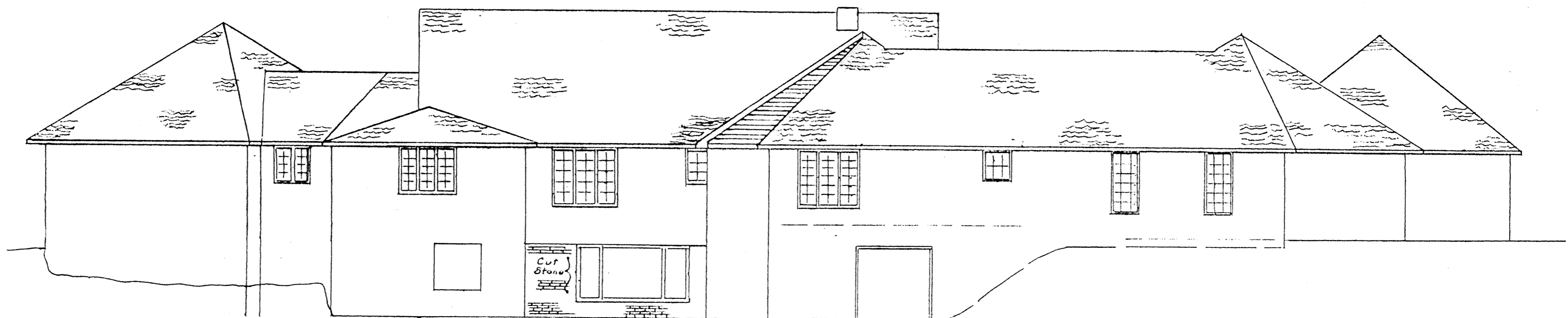
Richard D. Morrisey
 KUCK and MORRISEY, Inc.
 Richard D Morrisey, L.S.
 Professional Engineer No. 34373



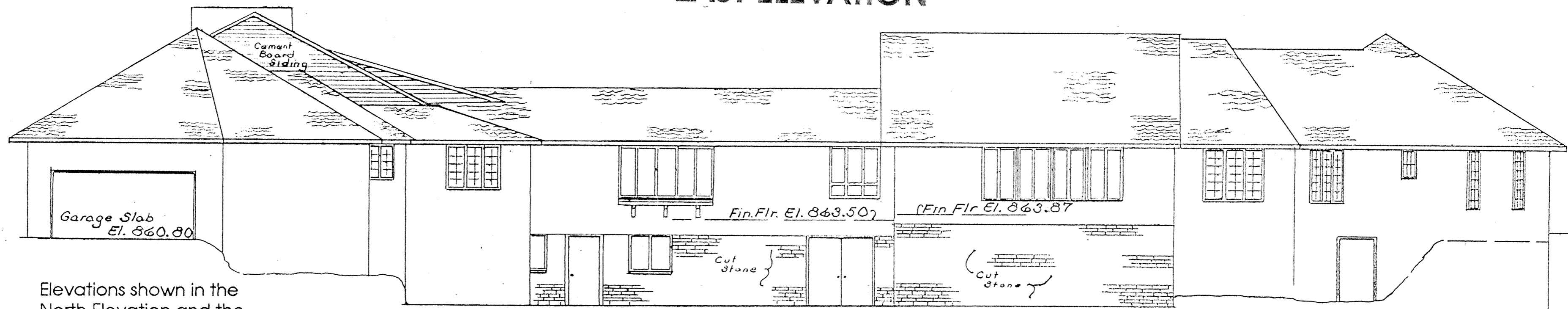
Prepared By: KUCK and MORRISEY, Inc. Consulting Engineers and Surveyors 2807 Chapel Hill Drive Lima, Ohio 45805 Phone: 419-228-1735
PLOT PLAN
CLUB VIEW CONDOMINIUM
 Pt. S.E. 1/4, Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio
 EXHIBIT "B" SHEET 1 OF 5



WEST ELEVATION

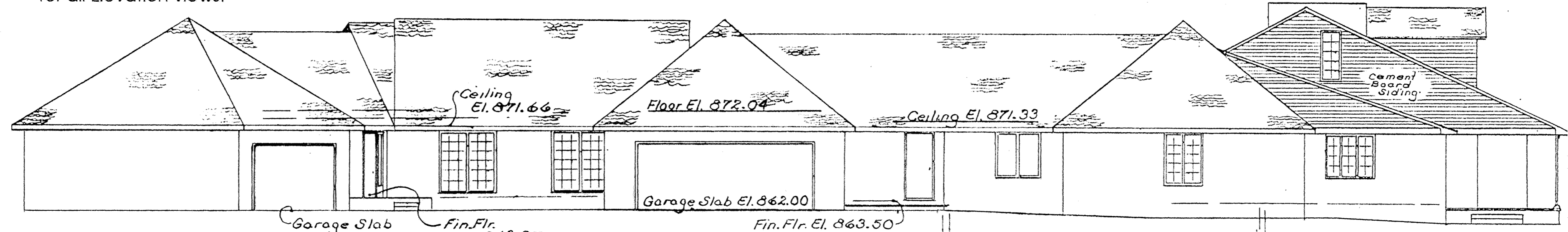


EAST ELEVATION



SOUTH ELEVATION

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



NORTH ELEVATION

BENCH MARK: Shawnee Sanitary Sewer District No. 2 Datum: Invert Sanitary Manhole southeast quadrant Adgate Rd. and Shawnee Rd. intersection. Elevation 847.50

Bsmt. Flr. El. 854.00

ALL EXTERIOR WALLS are Stucco unless shown otherwise.

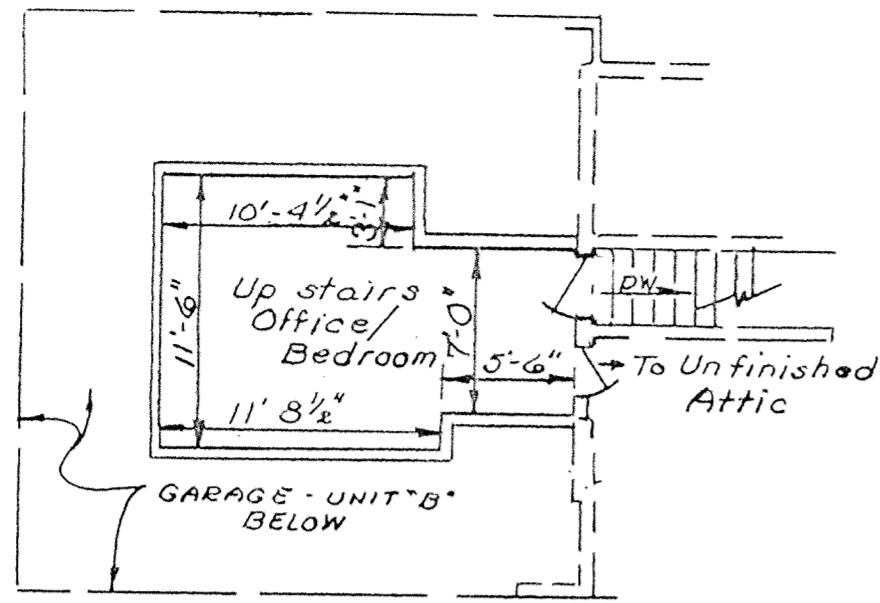
KUCK and MORRISSEY, Inc.
Consulting Engineers and Surveyors
2807 Chapel Hill Drive
Uma, Ohio 45805 Phone: 419-228-1735

Prepared By:

ELEVATION VIEWS

CLUB VIEW CONDOMINIUM
Pt. S.E. 1/4, Section 3, T-4-S, R-6-E, Shawnee Township,
Allen County, Ohio

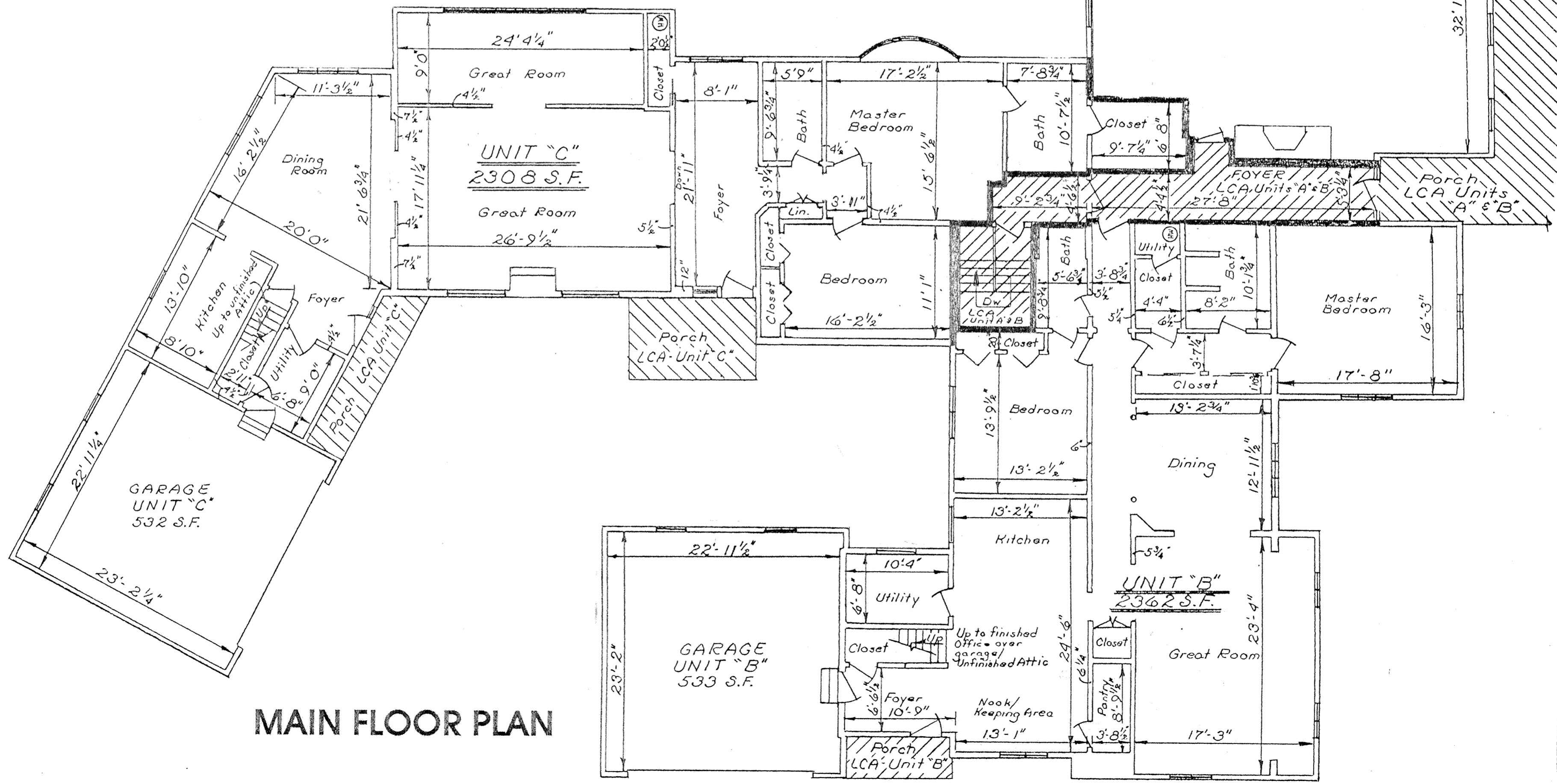
EXHIBIT "B"
SHEET
2
OF 5



**PARTIAL SECOND FLOOR PLAN
UNIT "B"**

LEGEND:
 LCA denotes Limited Common Area
 CA denotes Common Area
 (HW) denotes Water Heater
 --- denotes Units Partition Walls

All areas within the limits of the exterior walls shall be Unit Area unless shown otherwise.
 Unit Areas shown are calculated using outside to outside dimensions.



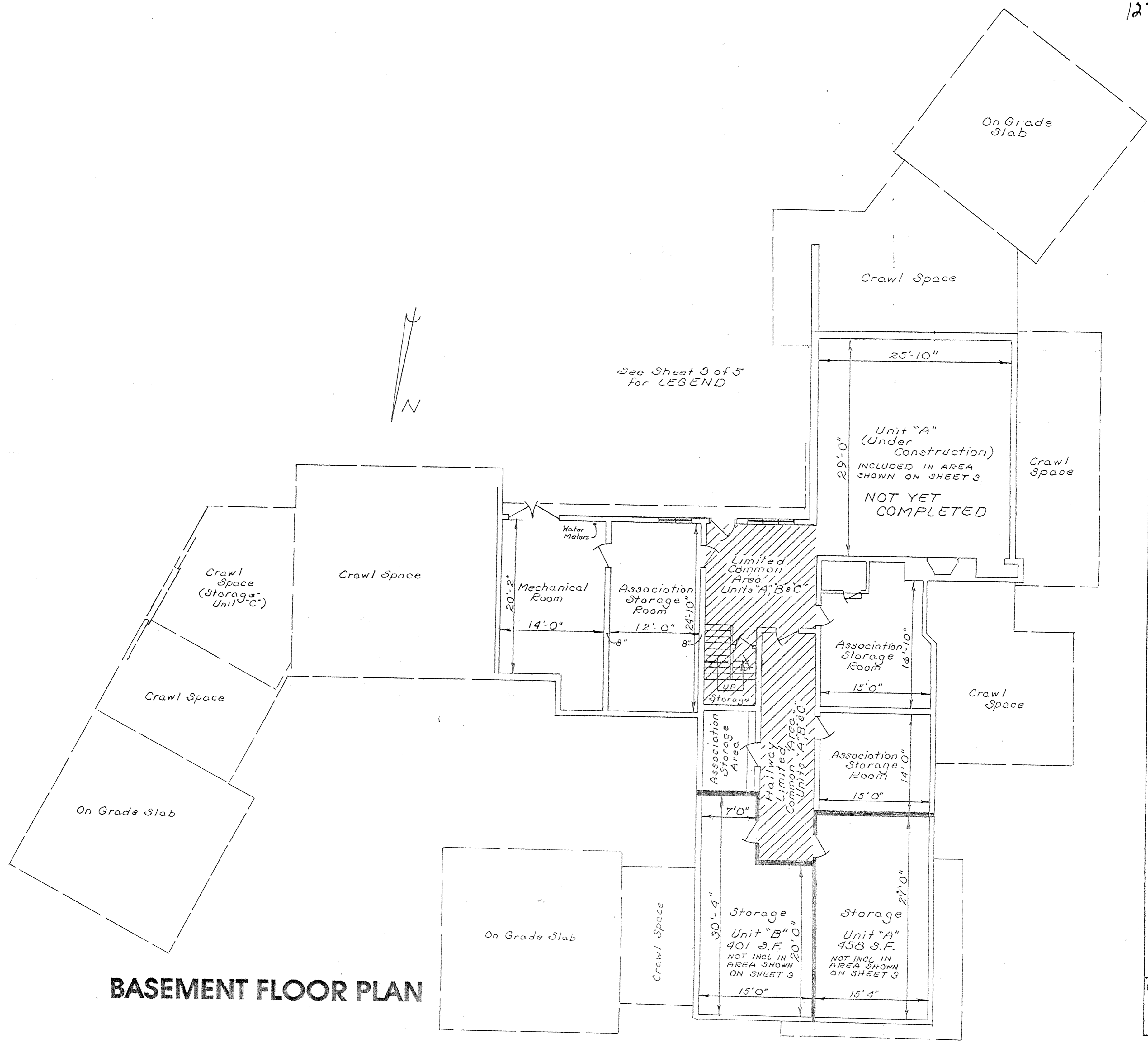
MAIN FLOOR PLAN

KUCK and MORRISSEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805 Phone: 419-228-1735

Prepared By:

FIRST FLOOR PLAN

CLUB VIEW CONDOMINIUM
 Pt. S.E. 1/4, Section 3, T-4-S, R-6-E, Shawnee Township,
 Allen County, Ohio



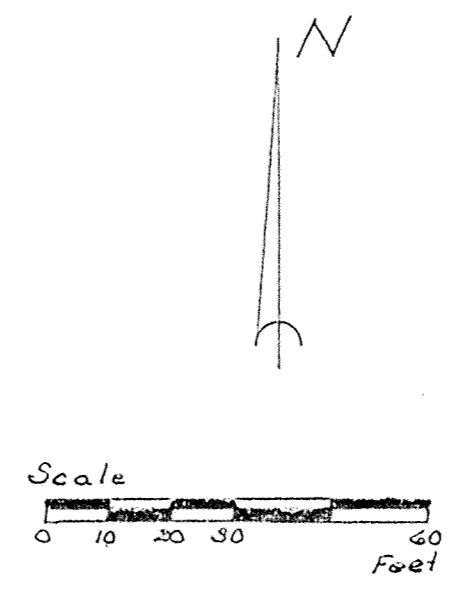
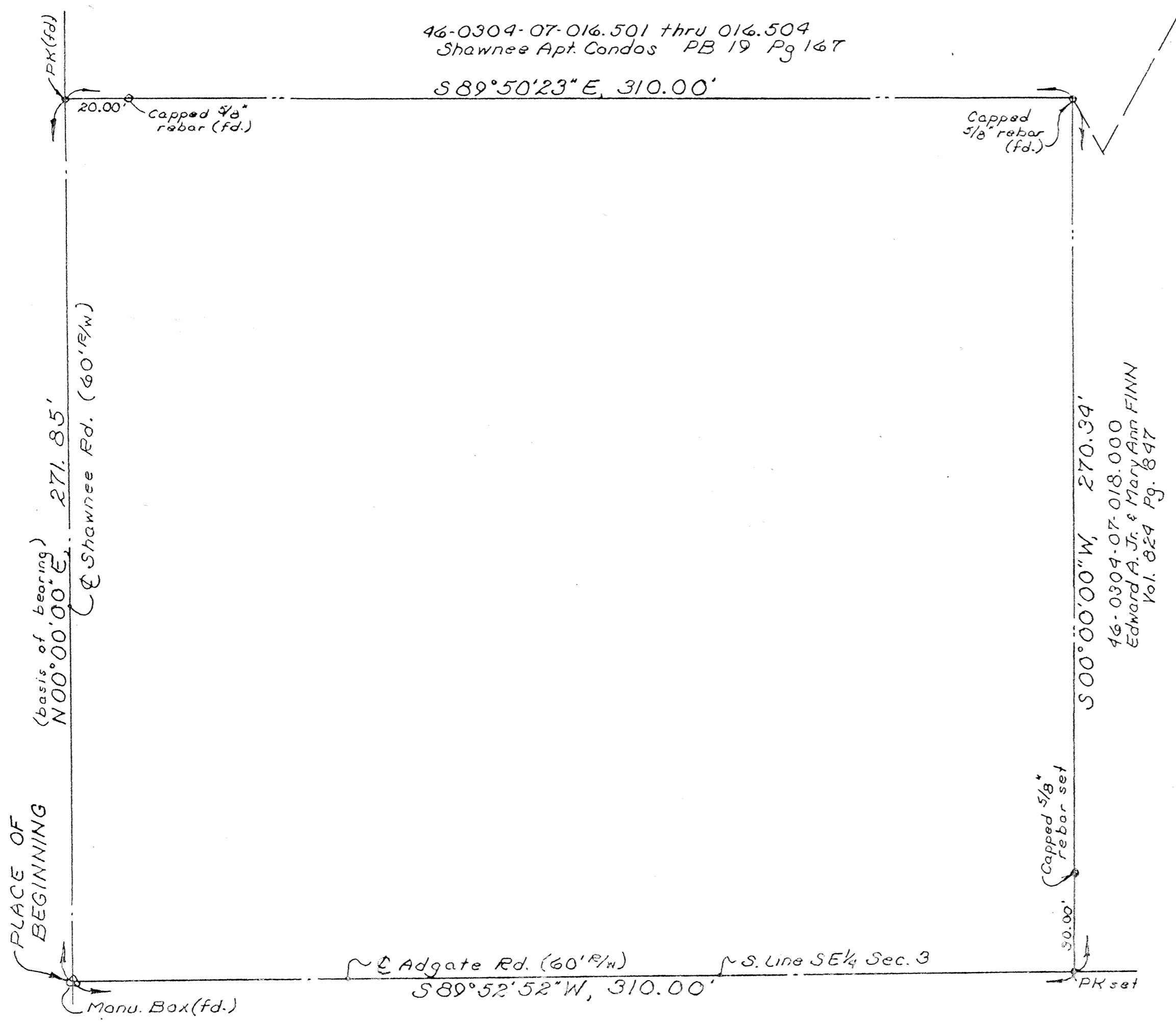
See Sheet 3 of 5 for LEGEND

BASEMENT FLOOR PLAN

Prepared By:
 KUCK and MORRISSEY, Inc.
 Consulting Engineers and Surveyors
 2807 Chapel Hill Drive
 Lima, Ohio 45805 Phone: 419-228-1735

BASEMENT FLOOR PLAN

CLUB VIEW CONDOMINIUM
 Pt. S.E. 1/4, Section 3, T-4-S, R-6-E, Shawnee Township,
 Allen County, Ohio



SURVEY OF DEDICATOR'S LAND

DESCRIPTION

Being a parcel of land situate in the Southeast quarter of Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio and more particularly described as follows:

BEGINNING at a monument box found at the intersection of the south line of said Southeast quarter of said Section 3 (also the centerline of Adgate Road) and the centerline of Shawnee Road; thence N 00°00'00" E (basis of bearing - previous survey) with said centerline of said Shawnee Road, 271.85 feet to a PK nail and shinner found; thence S 89°50'23" E (passing through a capped 5/8 inch rebar found at 20.00 feet), 310.00 feet to a capped 5/8 inch rebar found; thence S 00°00'00" W (passing through a capped 5/8 inch rebar set at 240.34 feet), 270.34 feet to a PK nail and shinner set on the south line of said Southeast quarter; thence S 89°52'52" W with said south line (also the centerline of Adgate Road), 310.00 feet to the **PLACE OF BEGINNING** containing 1.929 acres more or less and subject to all highway and other legal easements of record. Road right-of-way occupies 0.380 acre. Being Parcel No. 46-0304-07-017.000. Deed Reference: Vol. 848, Pg. 345. Surveyed by: KUCK and MORRISEY, Inc., Richard D. Morrissey, L.S. 6470 (OH)

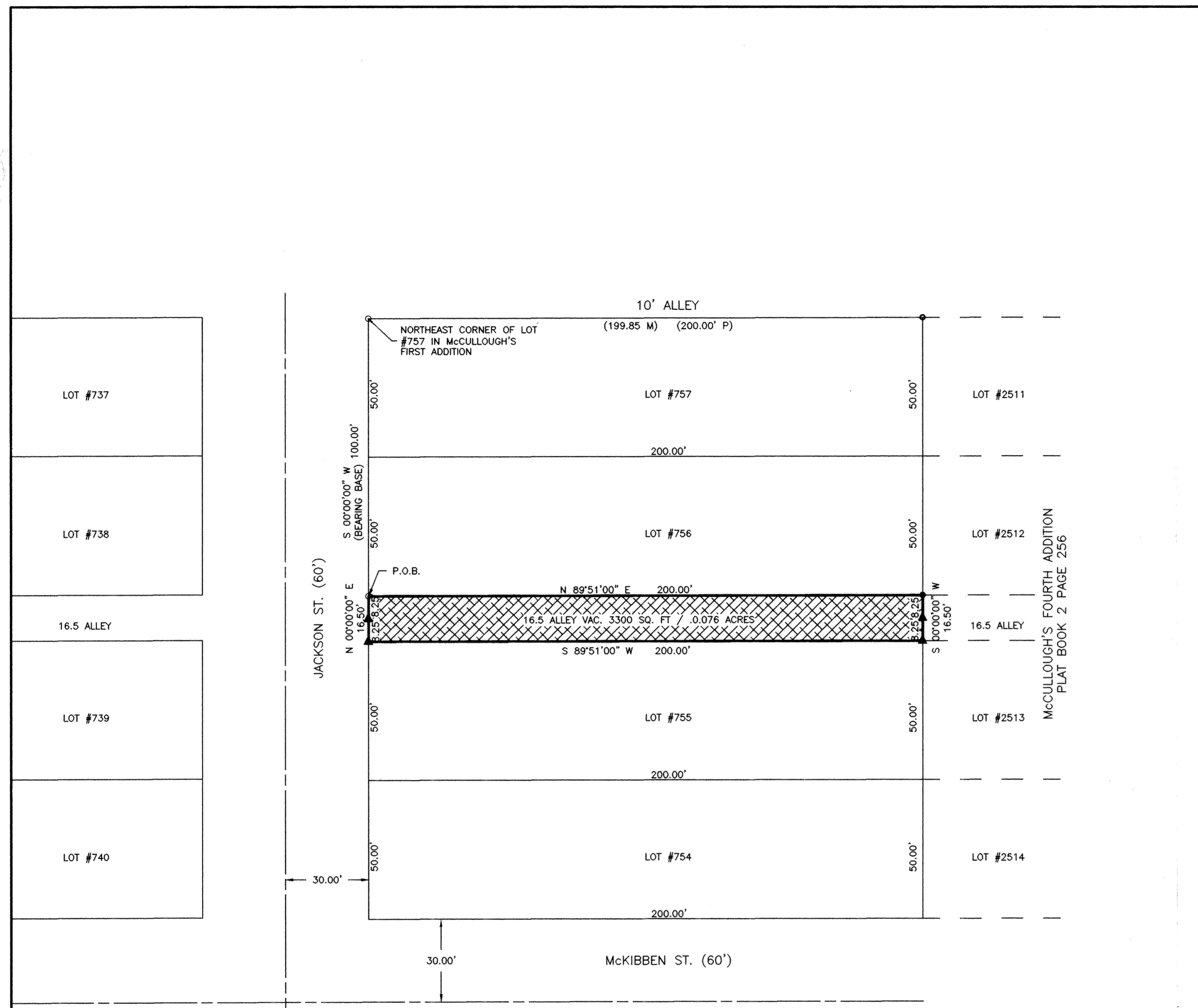
I hereby certify the accompanying map and survey which it represents to be correct to the best of my knowledge and belief. All rebar set and called for are topped with a plastic Peramtek cap stamped:
 KUCK & MORRISEY L.S. 6470
 Date: 2/2/00
 Richard D. Morrissey, L.S. 6470
 KUCK and MORRISEY, Inc.



REVIEWED BY:
M. How
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 2/4/00

CLUB VIEW CONDOMINIUM Pt. S.E. 1/4, Section 3, T-4-S, R-6-E, Shawnee Township, Allen County, Ohio	SURVEY OF DEDICATOR'S LAND	Prepared By: KUCK and MORRISEY, Inc. Consulting Engineers and Surveyors 2807 Chapel Hill Drive Lima, Ohio 45805 Phone: 419-228-1735
EXHIBIT "B" SHEET 5 OF 5		

VACATION PLAT
 OF A 16.5' ALLEY
 BETWEEN LOTS 755 AND 756
 OF McCULLOUGH'S FIRST ADDITION
 PLAT BOOK 1 PAGE 45
 IN THE S.E. 1/4 OF SECTION 30
 T3S-R7E
 CITY OF LIMA
 ALLEN COUNTY, OHIO



DESCRIPTION
 ALLEY VACATION
 JOB #20663

Being that portion of a 16.50-foot wide Public Alley lying between Lots Number 755 and 756 in McCullough's First Addition (Plat Book 1, Page 45) in the City of Lima, Allen County, Ohio, more particularly described as follows:

BEGINNING FOR THE SAME at an uncapped 3/4-inch iron pipe found marking the southwest corner of Lot Number 756 in said McCullough's First Addition and the intersection of the north line of said Public Alley with the east line of Jackson Street -

Thence North 89°-51'-00" East on and along the south line of said Lot and the north line of said Alley for a distance of 200.00 feet to a 5/8-inch iron pin set at the southeast corner of said Lot, also being the southwest corner of Lot Number 2512 in McCullough's Fourth Addition (Plat Book 2, Page 256) -

Thence South 00°-00'-00" West through said Alley for a distance of 16.50 feet to a railroad spike set at the northeast corner of Lot Number 755 in said McCullough's First Addition, also being the northwest corner of Lot Number 2513 in McCullough's Fourth Addition, passing at 8.25 feet a railroad spike set -

Thence South 89°-51'-00" West on and along the north line of Lot Number 755 and the south line of said Alley for a distance of 200.00 feet to a railroad spike set on the east line of Jackson Street marking the northwest corner of said Lot -

Thence North 00°-00'-00" East (bearing base) on and along the east line of Jackson Street for a distance of 16.50 feet to the point of beginning, passing at 8.25 feet a railroad spike set.

Containing in all 3300 square feet or 0.076 acres of land.

The foregoing description is based on a survey performed September 27, 1999, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

Inst. # 200002550 Filed and Recorded
 DEED VOL 865 Feb 18, 2000
 Pg 73 at 11:54 O'clock AM
 Vol 23 Page 129
 Allen County, Ohio
 PREPARED BY: *James D. Sheldon*
 SHELDON ENGINEERING & SURVEYING, INC.
 1280 N. COLE ST. LIMA, OHIO 45801
 TELE: (419) 228-4421
 JAMES D. SHELDON, P.E., P.S.
 \$20.70 Paid

LEGEND

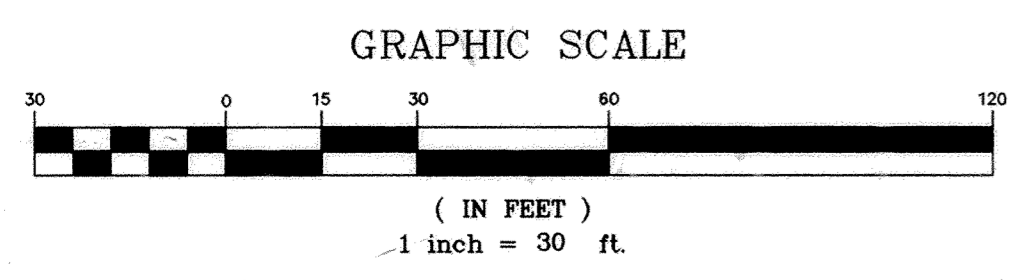
- 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- 3/4" PINCH PIPE FOUND
- 3/4" IRON PIPE FOUND
- ▲ RAILROAD SPIKE SET



Date: 19 Oct 99

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

THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED ON SEPT 27 1999. REFERENCES INCLUDE TAX MAPS, PLATS, AND OFFICE RECORDS,



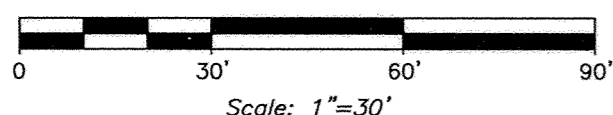
SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

DATE	10-13-99	JOB NO.	20663
DRAWN	MSB	CHECKED	GAS
APPROVED	JDS	SCALE	1" = 30'

DEDICATION OF RIGHT-OF-WAY NORTH SHORE DRIVE

BETWEEN S. WEST STREET AND S. ELIZABETH STREET PART OF LOTS 179, 180 & 181, ORIGINAL PLAT OF THE CITY OF LIMA (PLAT BOOK 4, PAGE 1) AND PART OF LOTS 5229 & 5230, GALE'S ADDITION (PLAT BOOK 4, PAGE 63) CITY OF LIMA, ALLEN COUNTY, OHIO



LEGEND

- 5/8" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "CITY OF LIMA/P.S. 7365"
- ⊙ PK NAIL SET
- 1" IRON PIPE (found)
- ⊙ 3/4" X 30" IRON PIPE CAPPED WITH ORANGE "K&K/LIMA" PLUG (found)

DESCRIPTION

Being a strip of land 50 feet in width, being parts of Lots 5229 and 5230 in Gale's Addition to the City of Lima, Allen County, Ohio as recorded in Plat Book 4, Page 63 and parts of Lots 179, 180 and 181 in the Original Plat of the City of Lima, Allen County, Ohio, as recorded in Plat Book 4, Page 1, all in the southwest quarter of Section 31, Township-3-South, Range-7-East, in what was Bath Township and is now in the City of Lima, Allen County, Ohio, also being part of Tax Parcel Number 37-3110-08-010.000, described in a Warranty Deed to the City of Lima, recorded in Volume 834, Page 801 and more particularly described as follows:

Commencing at a 1-inch iron pipe (found) at the northwest corner of Lot 5226 in said Gale's Addition, also being the intersection of the east right-of-way line of S. West Street and the south right-of-way line of Water Street;

thence S00°16'14"W with the east right-of-way line of S. West Street, also being the west line of Lots 5226, 5227, 5228 and 5229, 162.42 feet to a PK nail (set) at the POINT OF BEGINNING;

thence N86°31'43"E passing through said Lots 5229, 181, 180, and 179, 206.26 feet to a PK nail (set) on the west right-of-way line of S. Elizabeth Street;

thence S00°06'49"E with the west right-of-way line of S. Elizabeth Street, 50.09 feet to a PK nail (set);

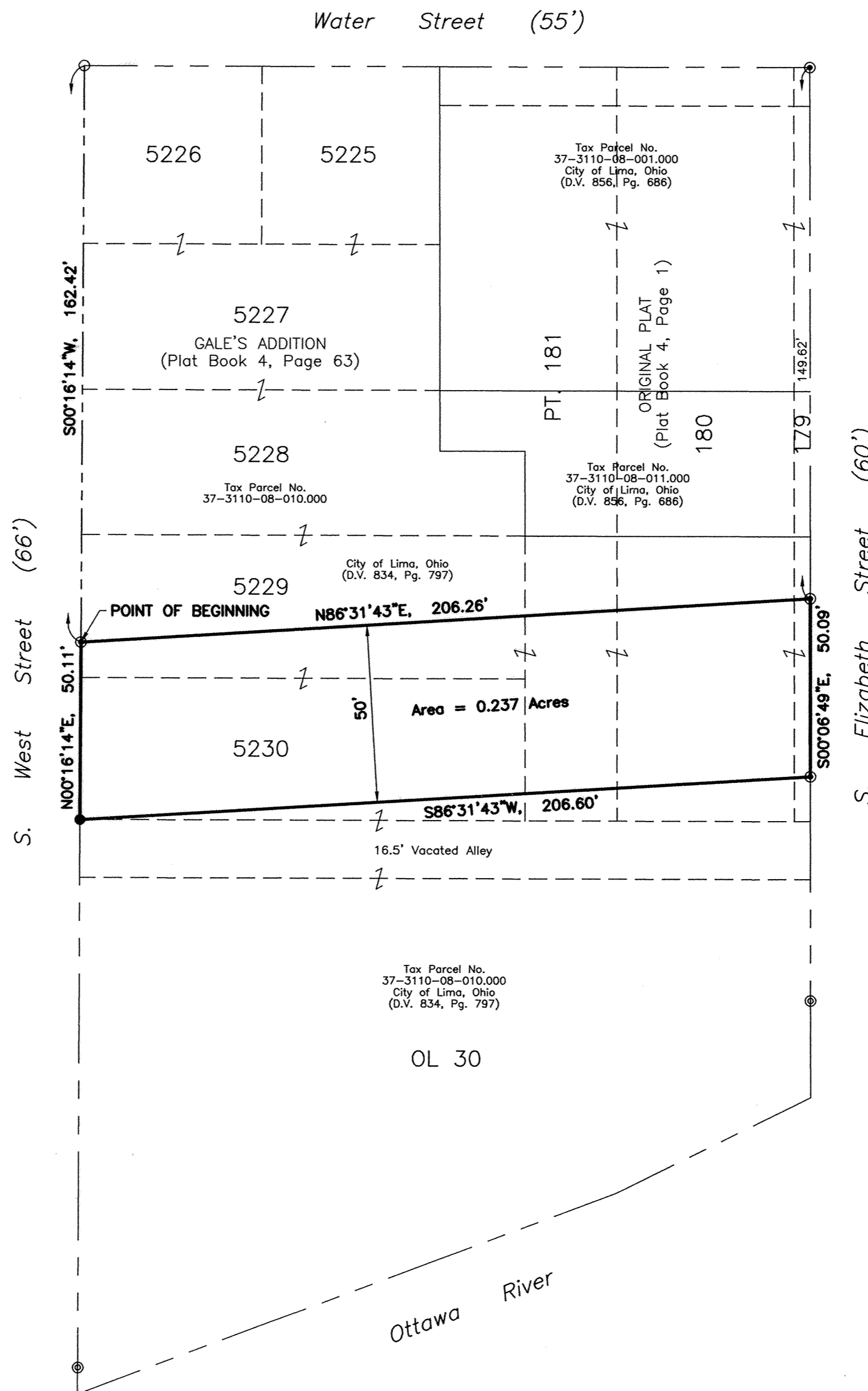
thence S86°31'43"W passing through said Lots 179, 180, 181 and 5230, 206.60 feet to an iron pin (set) on the east right-of-way line of S. Elizabeth Street;

thence N00°16'14"E with the east right-of-way line of S. West Street, also being the west line of said Lot 5229, 50.11 feet to the POINT OF BEGINNING.

The foregoing described tract contains 0.237 acres, more or less, and is subject to all legal easements and right-of-ways.

All bearings are based on the east right-of-way line of S. West Street as being S00°16'14"W as described in a Warranty Deed to the City of Lima, Ohio, recorded in Volume 834, Page 801.

I hereby certify that the hereon plat and description was based on a survey performed under the supervision of Larry Stayonovich, Ohio Professional Surveyor #7365 through November of 1999. All iron pins (set) are 5/8" X 30" rebars, capped with a yellow marker stamped "City of Lima/P.S. 7365".



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.

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

WITNESS:
Maureen J. Smith
Randy Hoffman

COUNTY AUDITOR

This plat filed for transfer this 28 day of February, 2000.

FEE: \$2.50

W. Deans French ss
Auditor, Allen County, Ohio

200002979

COUNTY RECORDER

Filed for record this 28th day of February, 2000, at 2:57 O'Clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 23 on Page 130.

Edward R. Kirk by EM
Recorder, Allen County, Ohio

ACKNOWLEDGEMENT

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

this 3rd day of Feb., 2000.

Delank L. Neidland
Notary Public in and for Allen County, Ohio

My Commission Expires: April 30, 2000



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 18th day of January, 2000.

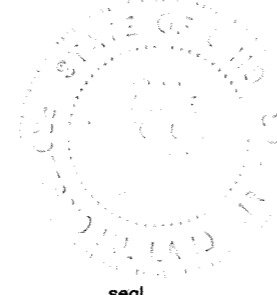
David J. Berger
Mayor & Chairman of the
City Planning Commission

Authorized and approved by City of Lima Ordinance No. 10-00, passed January 24, 2000.

REVIEW
M. Homan
MICHAEL L. HOMBERT, P.S.
ALLEN COUNTY ENGINEERS
DATE: 2/4/00

1-18-00
Date

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



DEDICATION OF ADDITIONAL RIGHT-OF-WAY

SPARTAN WAY

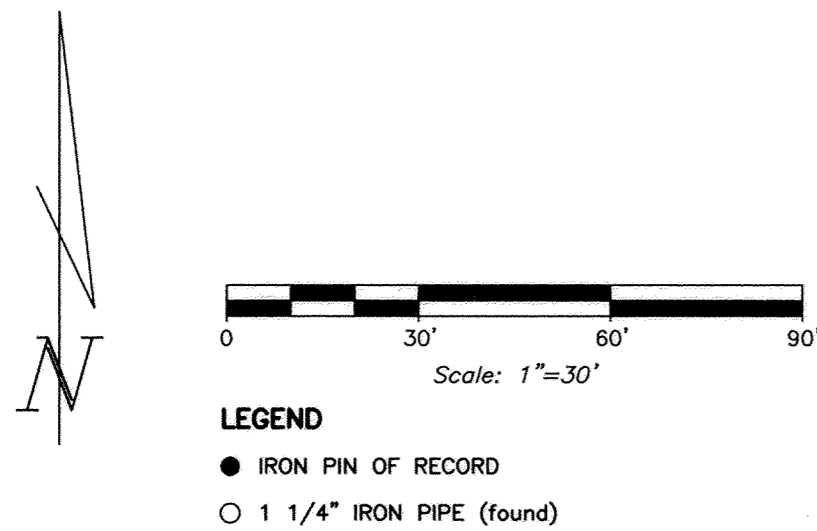
(Formerly South Shore Drive)

BETWEEN TOWN ALLEY AND SOUTH WEST STREET

PART OF LOT 3586, THOMAS BROTHERS ADDITION (PLAT BOOK 4, PAGE 17)

CITY OF LIMA, ALLEN COUNTY, OHIO

131



DESCRIPTION

Being part of Lot 3586 in Thomas Brothers Addition to the City of Lima, Allen County, Ohio, as recorded in Plat Book 3, Page 142, and also part of Tax Lot 1 in the (District Assessor's) Subdivision of Section 31, as recorded in Plat Book 4, Page 17, which for abstracting purposes is in the southwest quarter of Section 31, Township-3-South, Range-7-East, in what was Bath Township and is now in the City of Lima, Allen County, Ohio, also being Tax Parcel Number 37-3111-08-001.001, described in a Warranty Deed to the City of Lima, recorded in Volume 851, Page 838, and more particularly described as follows:

Commencing at an iron pipe (found) in the west right-of-way line of S. West Street at the southeast corner of said Lot 3586;

thence N00°01'27"E with the west right-of-way line of S. West Street, 87.63 feet to an iron pin of record at the southeast corner of said City of Lima property, also being the POINT OF BEGINNING;

thence S69°29'36"W with the south line of said City of Lima property, 68.98 feet to an iron pin of record at a deflection point;

thence S55°03'06"W, continuing with the south line of said City of Lima property, 111.75 feet to an iron pin of record at the southwest corner of said Lot 3586, also being the southwest corner of said City of Lima property;

thence N00°25'02"W with the west line of said Lot 3586, 42.75 feet to the northwest corner of said Lot 3586, also being a point on the south right-of-way line of South Shore Drive, as dedicated by instrument recorded in Plat Book 10, Page 146;

thence N64°06'27"E with said south right-of-way line of South Shore Drive, and the north line of said City of Lima property, 85.24 feet to a deflection point;

thence N76°50'27"E, continuing with said south right-of-way line of South Shore Drive and said north line of City of Lima property, 81.99 feet to a point on the west right-of-way line of S. West Street, also being the northeast corner of said City of Lima property;

thence S00°01'27"W with said west right-of-way line of S. West Street, 10.46 feet to the POINT OF BEGINNING;

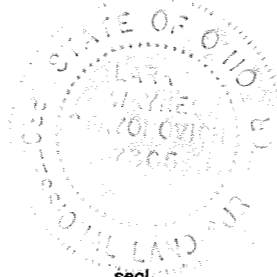
The foregoing described tract contains 0.091 acres, more or less, and is subject to all legal easements and right-of-ways,

Bearings are based on the west right-of-way line of S. West Street as being S00°01'27"W as described in a Warranty Deed to the City of Lima, Ohio, recorded in Volume 851, Page 840.

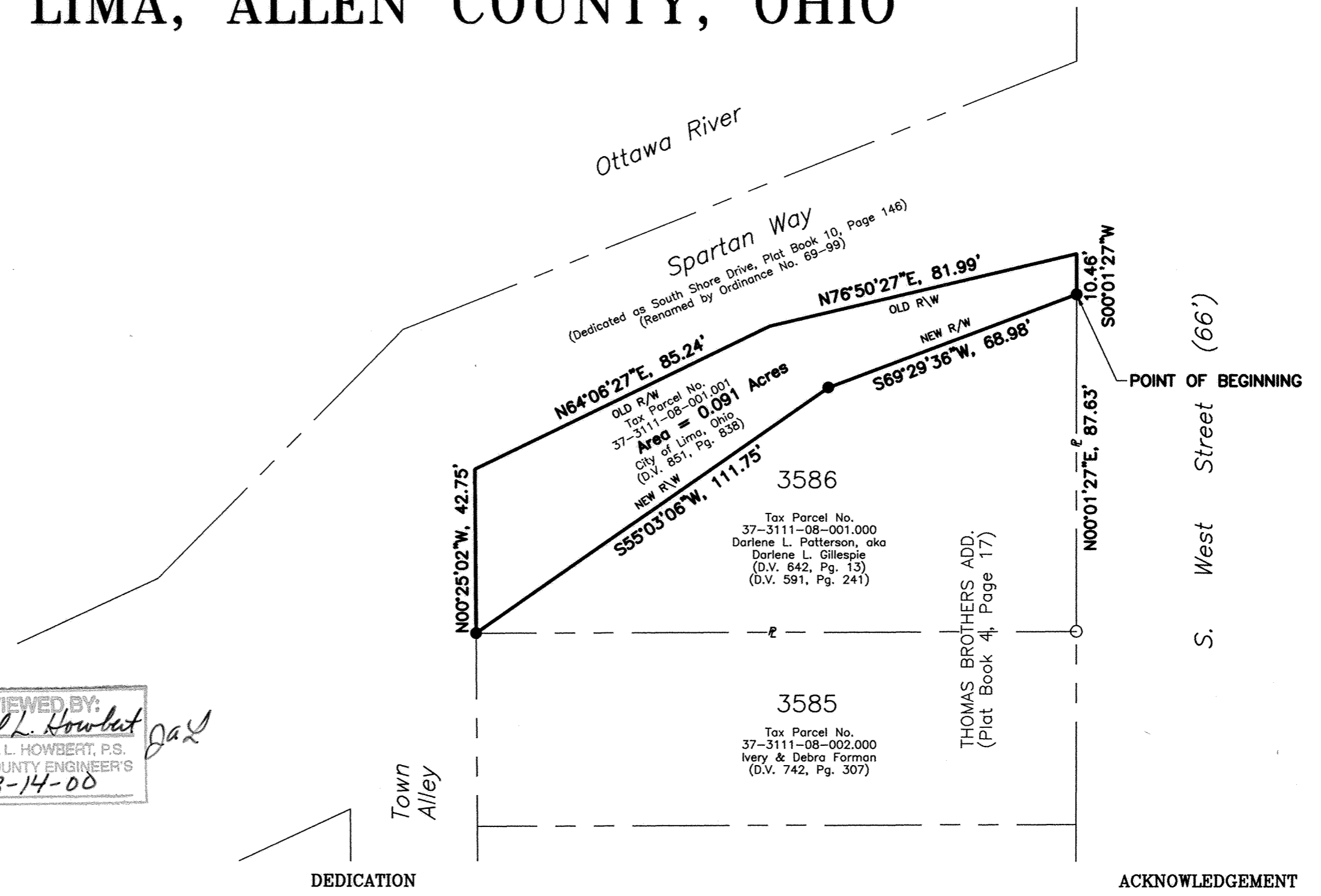
I hereby certify that the hereon plat and description was prepared by and based on computations and research by Larry Stayonovich, Ohio Professional Surveyor #7365 through November of 1999.

1-18-00
Date

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



REVIEWED BY:
Michael L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 3-14-00



DEDICATION

ACKNOWLEDGEMENT

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

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

WITNESS:
Maureen Smith
Randy Hayman

COUNTY AUDITOR

This plat filed for transfer this 14th day of March, 2000.

FEE: .504

H. Deann French
Auditor, Allen County, Ohio

200003845 COUNTY RECORDER

Filed for record this 14th day of March, 2000, at 2:53 O'Clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 23 on Page 131.

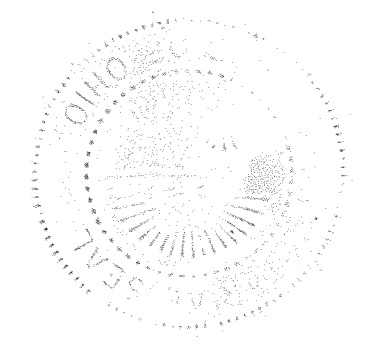
\$ 20.70

Edward P. Kirk by EM
Recorder, Allen County, Ohio

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

this 18th day of Feb., 2000.

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



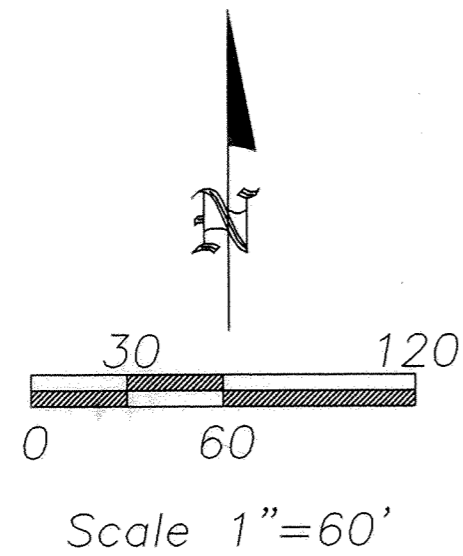
My Commission Expires: April 30, 2000

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 9th day of February, 2000.

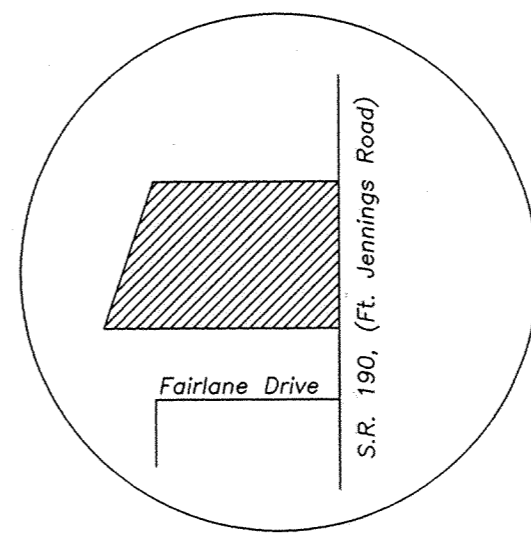
David J. Berger
Mayor & Chairman of the
City Planning Commission

Authorized and approved by City of Lima Ordinance No. 42-00, passed February 28, 2000.



LEGEND

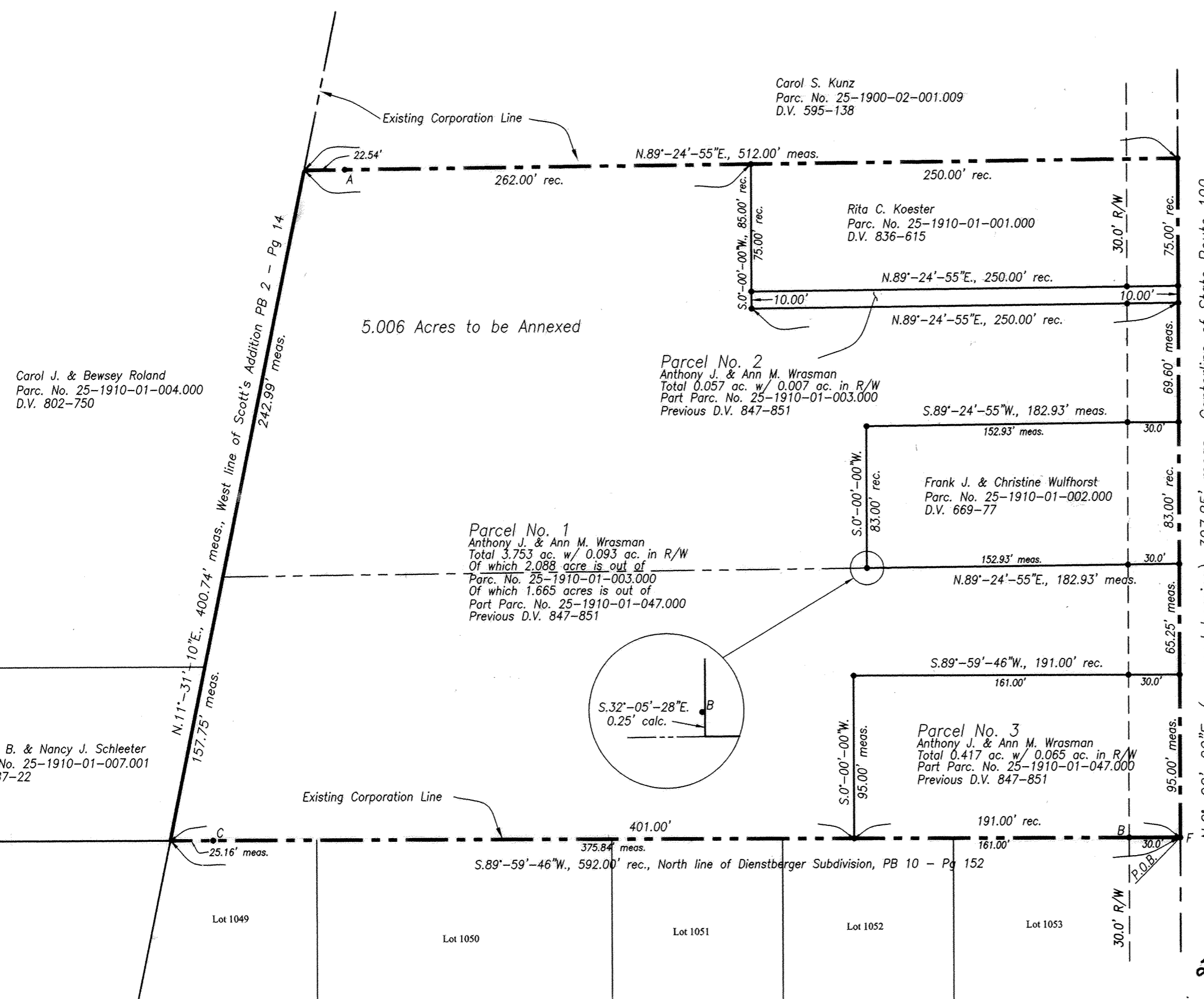
- A - Set #5 rebar
- B - Existing 1" pipe
- C - Existing #6 rebar
- D - Set PK nail
- E - Existing #4 rebar
- F - Existing PK nail



Vicinity Map

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

ANNEXATION PLAT
 Part SW1/4, Sec. 19 T2S, R5E,
 Marion Township, Allen County, Ohio



DESCRIPTION

Being a parcel of land in the SW1/4 of Section 19, T2S, R5E, Marion Township, Allen County, Ohio, more particularly described as follows:

Beginning at an existing PK nail at the point of intersection of the easterly extension of the north line of the Dienstberger Subdivision (as recorded in P.B. 10, Page 152), with the centerline of State Route 190, the POINT OF BEGINNING, thence the following courses;

1. S.89°-59'-46"W. on said north line 592.00' to the centerline of a drainage ditch and the east line of Scott's Addition to the Village of Delphos as recorded in Plat Book 2, Page 14 of the Allen County Recorder's office, passing over an existing 1" pipe at 30.00' and an existing #6 rebar at 566.84';
2. N.11°-31'-10"E. on the centerline of said ditch and the east line, 400.74' to a point;
3. N.89°-24'-55"E., 512.00' to a set PK nail on the centerline of State Route 190, passing over a set #5 rebar at 22.54';
4. S.0°-00'-00"W. on said centerline, 397.85' to the POINT OF BEGINNING.

The above-described parcel contains 5.006 acres, more or less, subject to all legal highways and easements of record.

A bearing of N.0°-00'-00"E. was assumed for the centerline of State Route 190 (Fort Jennings Road).

20000 4183
FILED AND RECORDED
MAR 20, 2000 AT 3:22 PM
PLAT BK 23 pg 132
EDWARD P. KIRK
ALLEN COUNTY RECORDER
DEED VOL 865 pg 853 #20.70



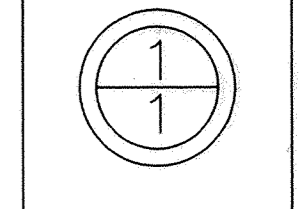
I hereby certify that this plat and description is based on a survey performed by Bacon & Associates in June 1999.

Date: 3-2-2000

Clayton J. Bacon
 Clayton T. Bacon, Reg. Sur. #6179

File: 113(annexation)-99

Revisions:	Date: 7-27-99

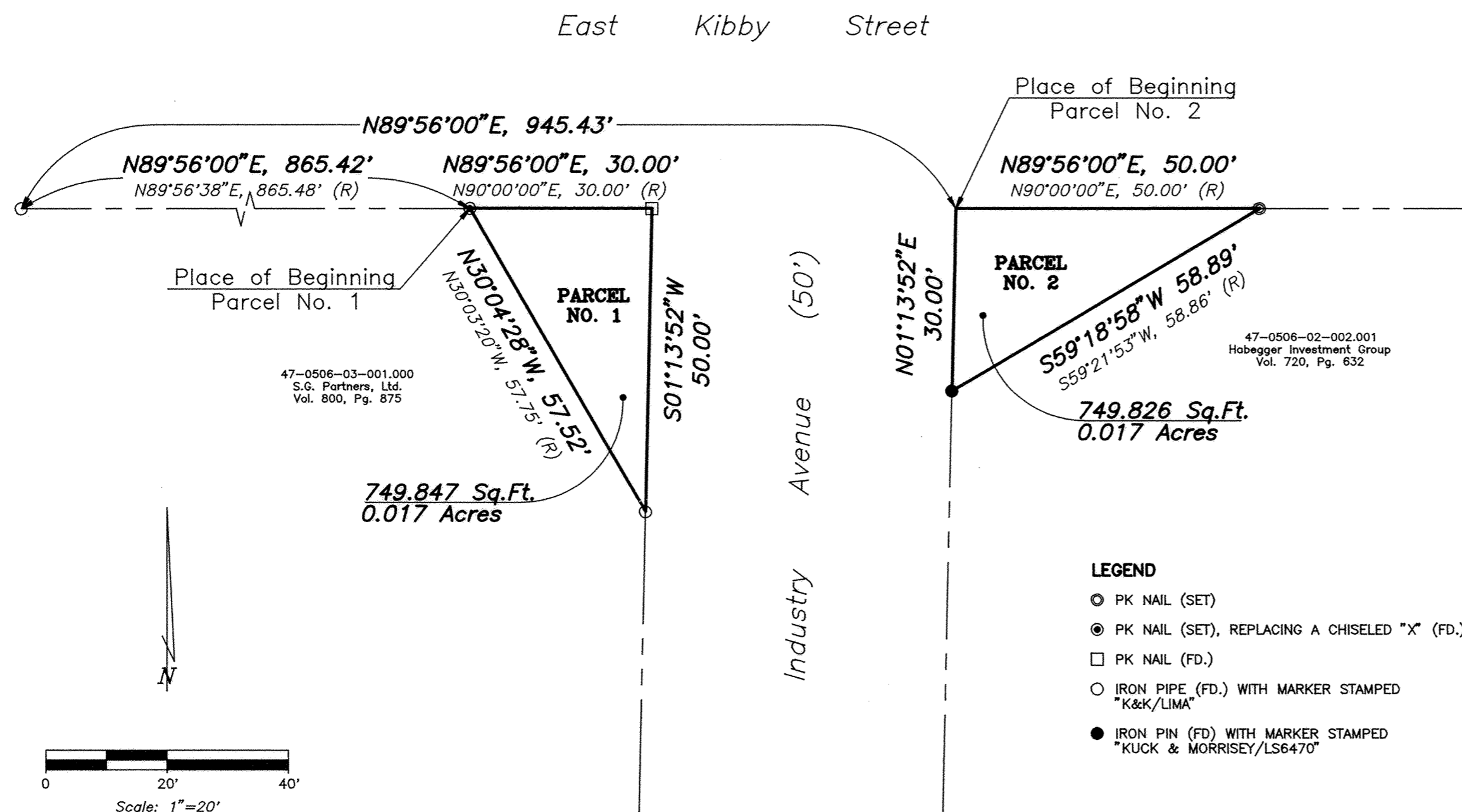


Transferred March 20, 2000
 W. Dean French Co. Auditor

DEDICATION OF ADDITIONAL RIGHT-OF-WAY ALONG INDUSTRY AVENUE

Pt. NW1/4, Section 5, T4S, R7E, Perry Township City of Lima, Allen County, Ohio

DEDICATION PLAT



DESCRIPTION

PARCEL NO. 1

Being part of the northwest quarter of Section 5, Township-4-South, Range-7-East, Perry Township, now part of the City of Lima, Allen County, Ohio, also being Tax Parcel Number 47-0506-03-001.001, described in a Warranty Deed to the City of Lima, Ohio, recorded in Volume 719, Page 709 and more particularly described as follows:

Commencing at an iron pipe with cap (found) in the south right-of-way line of Kibby Street, being 10.00 feet easterly from the east property line of the former D.T. & I. Railroad, also being the northwest corner of Lot 7335 in the Lima Drilling Company Addition (Plat Book 4, Page 128); thence N89°56'00"E with the south right-of-way line of Kibby Street, 865.42 feet (recorded distance of 865.48 feet) to a PK Nail (set), replacing a chiseled "X" (found), being the Place of Beginning;

thence continuing N89°56'00"E with the south right-of-way line of Kibby Street, 30.00 feet to a PK Nail (found) at the intersection of said south right-of-way line with the west right-of-way line of Industry Avenue;

thence S01°13'52"W with the west right-of-way line of Industry Avenue, 50.00 feet to an iron pipe with cap (found);

thence N30°04'28"W, 57.72 feet (recorded distance of 57.75 feet) to the Place of Beginning.

The foregoing described parcel contains 0.017 acres of land, subject to all legal easements and right-of-ways.

PARCEL NO. 2

Being part of the northwest quarter of Section 5, Township-4-South, Range-7-East, Perry Township, now part of the City of Lima, Allen County, Ohio, also being Tax Parcel Number 47-0506-02-002.002, described in a Warranty Deed to the City of Lima, Ohio, recorded in Volume 719, Page 709 and more particularly described as follows:

Commencing at an iron pipe with cap (found) in the south right-of-way line of Kibby Street, being 10.00 feet easterly from the east property line of the former D.T. & I. Railroad, also being the northwest corner of Lot 7335 in the Lima Drilling Company Addition (Plat Book 4, Page 128); thence N89°56'00"E with the south right-of-way line of Kibby Street, 945.43 feet to a point at the intersection of said south right-of-way line with the east right-of-way line of Industry Avenue, being the Place of Beginning;

thence continuing N89°56'00"E with the south right-of-way line of Kibby Street, 50.00 feet to a PK Nail (set);

thence S59°18'58"W, 58.89 feet (recorded distance of 58.86 feet) to a capped iron pin (found) on the east right-of-way line of Industry Avenue;

thence N01°13'52"E with said east right-of-way line, 30.00 feet to the Place of Beginning.

The foregoing described parcel contains 0.017 acres of land, subject to all legal easements and right-of-ways.

Bearings are based on the west right-of-way line of Industry Avenue as being N01°13'52"E as shown on the Dedication Plat for said street, recorded in Plat Book 17, Page 3.

These descriptions and plat were prepared by and based on a survey done under the direction of Larry W. Stayonovich, P.S. #7365, in October of 1998. All markers are accurate as to material and location and are in place.

11-10-98 Date Larry W. Stayonovich
Larry W. Stayonovich, P.S. #7365

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

Reference Documentation:
Tax Maps
Plat Records
Deed Records
Kohli & Kolher Associates, Inc.
Drawing No. L-1036



Reviewed by Tim Piper JAZ
on 1-27, 1999

DEDICATION

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

OWNER:

David J. Berger
David J. Berger, Mayor
City of Lima, Ohio

WITNESS:

Carl Frenz
Randy Mayman

ACKNOWLEDGEMENT

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

this 2nd day of December, 1999

Joseph R. Orshel
Notary Public

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 20th day of January, 1999.

David J. Berger
David J. Berger
Mayor & Chairman of the
City Planning Commission

COUNTY AUDITOR

This plat filed for transfer this 23 day of March, 2000

FEE: \$1.00

H. Dean Frenz
Auditor, Allen County, Ohio

200004421

COUNTY RECORDER

Filed for record this 23rd day of March, 2000, at 3:26 O'Clock P.M. in the office of the Allen County Recorder and recorded in Plat Book 23 on Page 133

See Deed Vol 846 Pg 116

Edward P. Kirk
Recorder, Allen County, Ohio

SONGBIRD COMMONS II CONDOMINIUMS
LOT NUMBER 27809
AMERICAN VILLAGE SECTION NO. 2
PLAT BOOK 15 PAGE 37
IN THE N.W. 1/4 OF SEC. 23
T3S-R6E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO

BBA BUILDERS, INC.
VOL. 859 PAGE 162
TAX PARCEL NO. 36-2306-01-025.000

DESCRIPTION
0.443 ACRES
SONGBIRD COMMONS II CONDOMINIUMS

Being Lot Number 27809 (Tax Parcel Number 36-2306-01-025.000) in American Village Section No. 2 (Plat Book 15, Page 37) situated in the Northwest Quarter of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, granted to BBA Builders, Inc. by Warranty Deed recorded in Volume 859, Page 162, of the deed records of Allen County and more particularly described as follows:

BEGINNING FOR THE SAME at an uncapped 5/8-inch iron pin found on the west line of American Village Section No. 2 marking the southwest corner of said Lot Number 27809 -

Thence **North 00°-32'-26" West (bearing base)** on and along the west line of said Lot for a distance of 200.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found marking the northwest corner of said Lot, passing at 168.96 feet an uncapped 5/8-inch iron pin found -

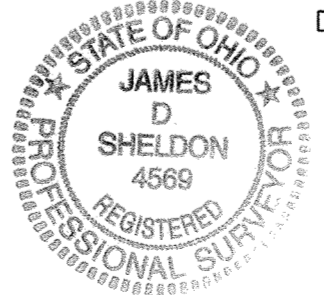
Thence **South 57°-00'-00" East** on and along the northerly line of said Lot for a distance of 167.02 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found on the westerly line of Hartford Court marking the northeast corner of said Lot -

Thence on and along said westerly line of Hartford Court with a curve to the left having a radius of 275.00 feet, an arc length of 112.99 feet and a long chord bearing South 15°-44'-05" West for a distance of 112.20 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found marking the southeast corner of said Lot -

Thence **South 89°-27'-00" West** on and along the south line of said Lot for a distance of 107.77 feet to the **point of beginning**.

The foregoing description is based on a field survey completed April 25, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 19,293 square feet or 0.443 acres of land subject, however, to all legal easements and rights of way.

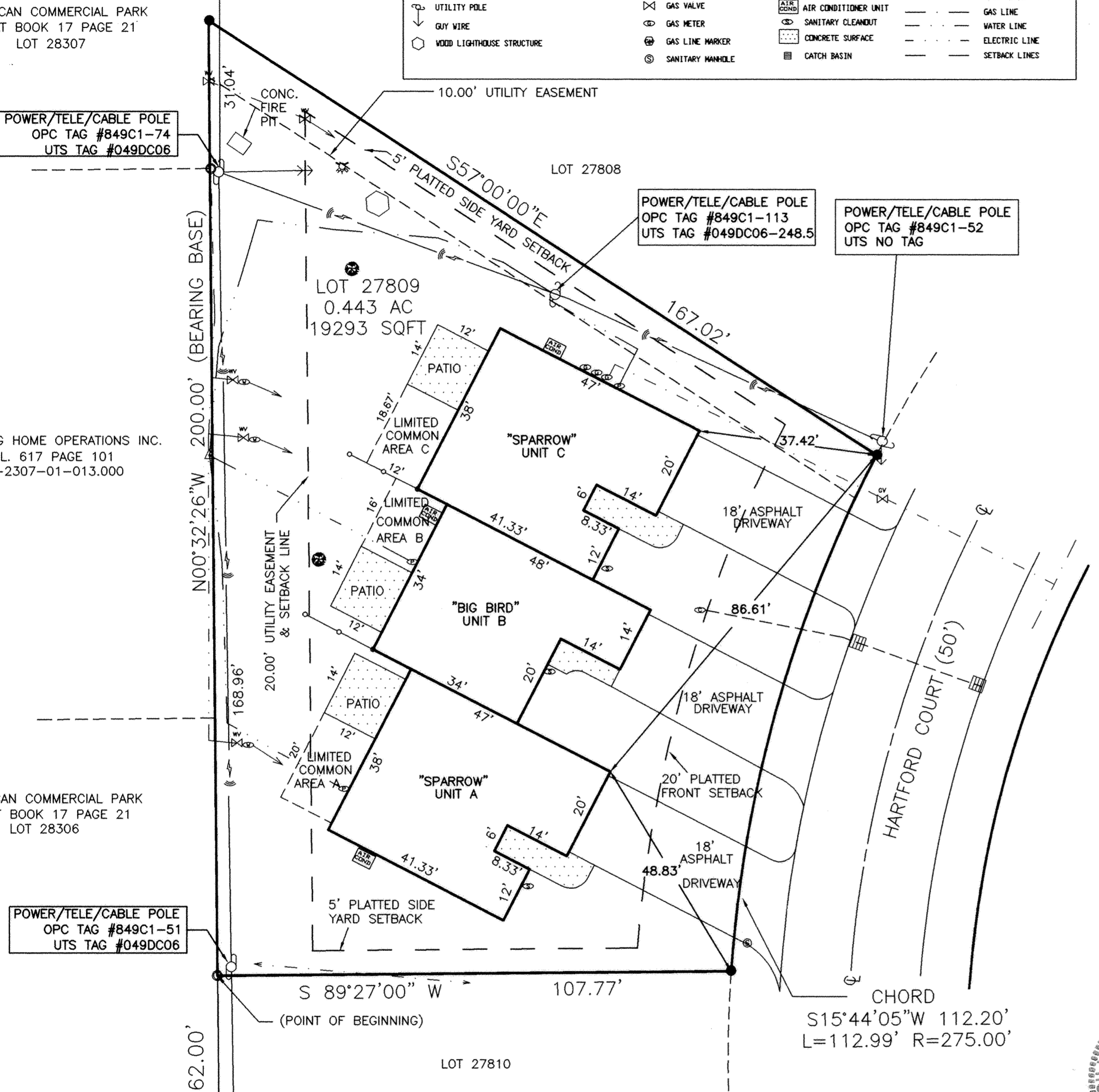
#200007088
 RECORDED MAY 4, 2000
 AT 3:53 PM
 PLAT BK 23 pg 134
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 FEE \$82.80
 DEED VOL 868 pg 17
SHEET 1 OF 4



Date: *1 May 2000*
 James D. Sheldon, P.E., P.S.
 Registered Surveyor # 4569
 Registered Engineer # 24779

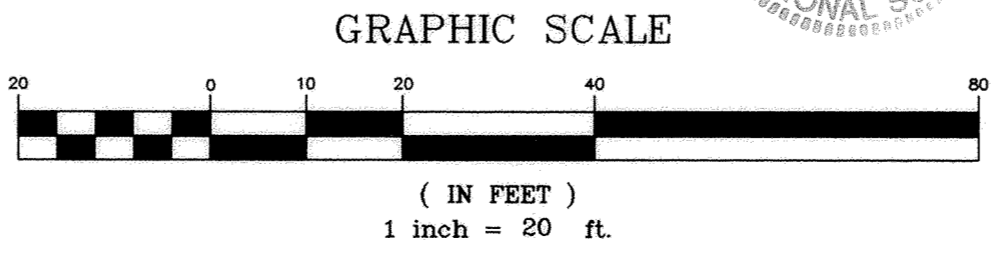
LEGEND

● 5/8" X 30" IRON PIN FOUND WITH A CAP STAMPED "SHELDON E & S / LIMA, OH"	⊗ WATER VALVE	⚡ INDICATES ELECTRIC LINES	⊙ TREE
○ 5/8" IRON PIN FOUND (NOT CAPPED)	⊕ FIRE HYDRANT	☎ INDICATES TELEPHONE LINES	⊖ POWER METER
△ AC POWER BOX	⊗ WATER METER	☎ TELEPHONE PEDESTAL	⊙ GUTTER CLEANSOUT
⊖ UTILITY POLE	⊗ GAS VALVE	⊗ AIR CONDITIONER UNIT	⊖ WOOD FENCE
⊖ GUY WIRE	⊗ GAS METER	⊗ SANITARY CLEANSOUT	⊖ GAS LINE
⊖ WOOD LIGHTHOUSE STRUCTURE	⊗ GAS LINE MARKER	⊖ CONCRETE SURFACE	⊖ WATER LINE
	⊗ SANITARY MANHOLE	⊖ CATCH BASIN	⊖ ELECTRIC LINE
			⊖ SETBACK LINES



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

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED ON APRIL 25, 2000. REFERENCES INCLUDE DEEDS, TAX MAPS AND OFFICE RECORDS.



NO.	DATE	DESCRIPTION	BY

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

5-01-00
 DRAWN ER JOB NO. 20617
 CHECKED JDS
 APPROVED JDS SCALE 1" = 20'

AMERICAN COMMERCIAL PARK
 PLAT BOOK 17 PAGE 21
 LOT 28307

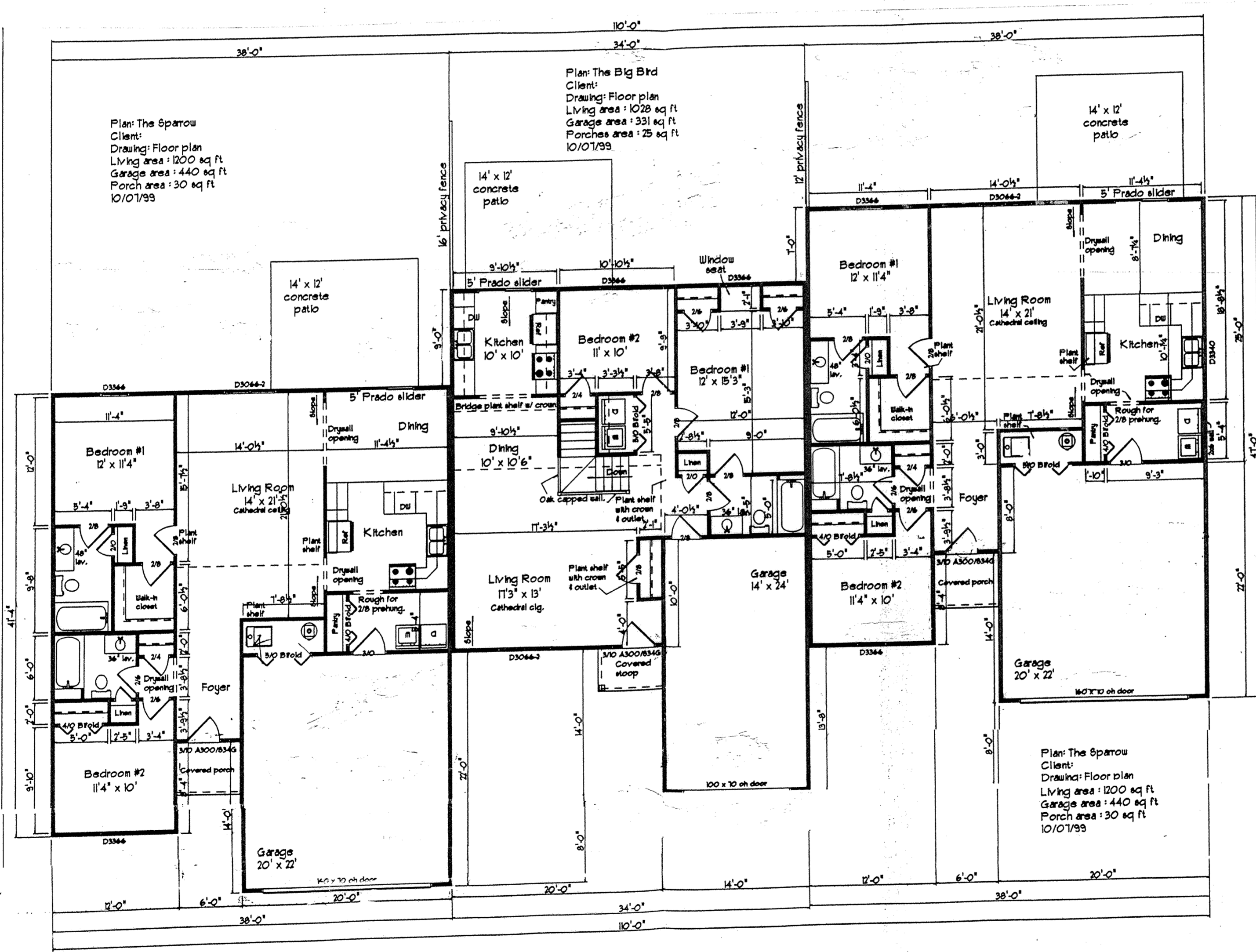
NURSING HOME OPERATIONS INC.
 VOL. 617 PAGE 101
 36-2307-01-013.000

AMERICAN COMMERCIAL PARK
 PLAT BOOK 17 PAGE 21
 LOT 28306

POWER/TELE/CABLE POLE
 OPC TAG #849C1-51
 UTS TAG #049DC06

S.W. CORNER OF LOT #27811
 & N.W. CORNER OF LOT #27323

FLOOR PLAN LAYOUT
 SONGBIRD COMMONS II CONDOMINIUMS
 LOT NUMBER 27809
 AMERICAN VILLAGE SECTION NO. 2
 PLAT BOOK 15 PAGE 37
 IN THE N.W. 1/4 OF SEC. 23
 T3S-R6E
 AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO



SHEET 2 OF 4

SHELDON ENGINEERING & SURVEYING, INC.

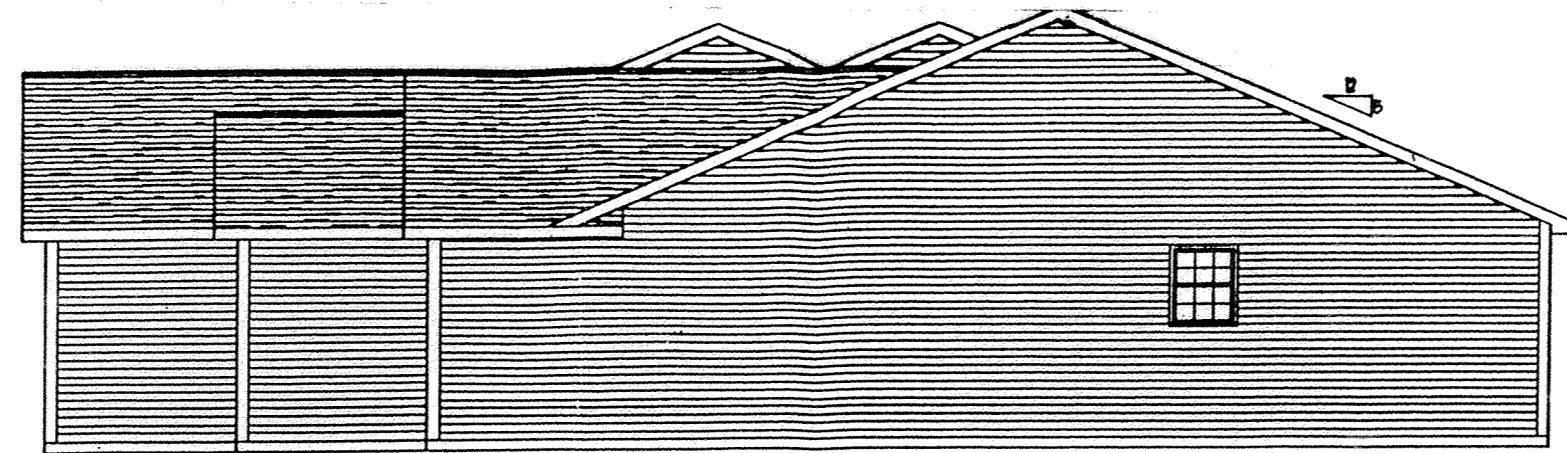


LIMA, OHIO

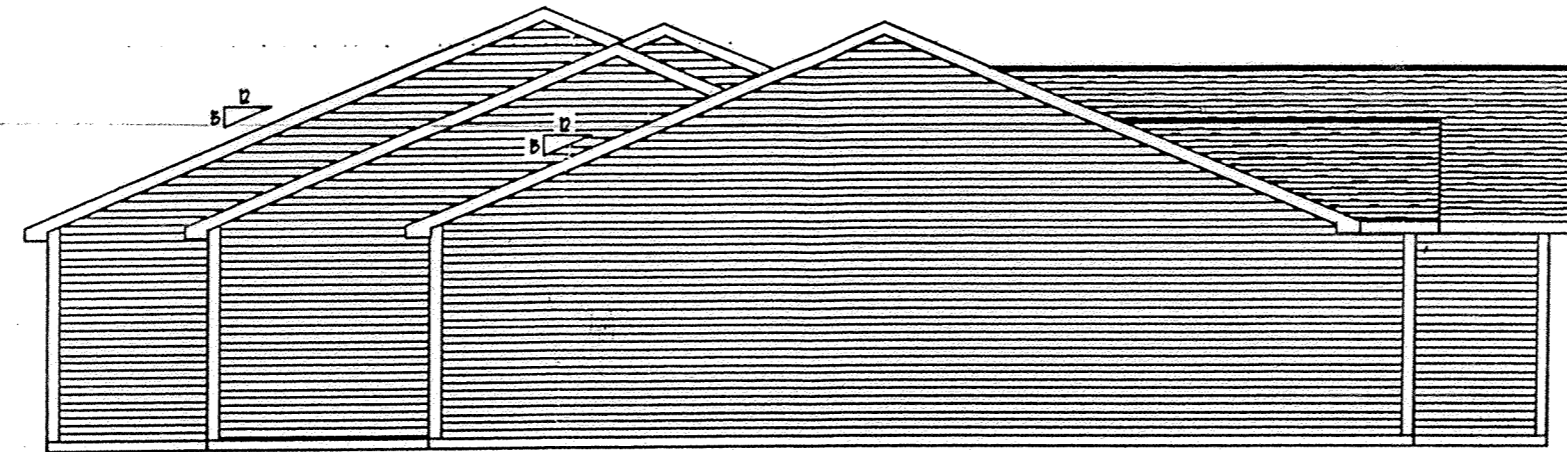
4-25-00	JOB NO.	20617
DRAWN ER	CHECKED JDS	APPROVED JDS
SCALE	NONE	

BUILDING ELEVATIONS
 SONGBIRD COMMONS II CONDOMINIUMS
 LOT NUMBER 27809
 AMERICAN VILLAGE SECTION NO. 2
 PLAT BOOK 15 PAGE 37
 IN THE N.W. 1/4 OF SEC. 23
 T3S-R6E
 AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO

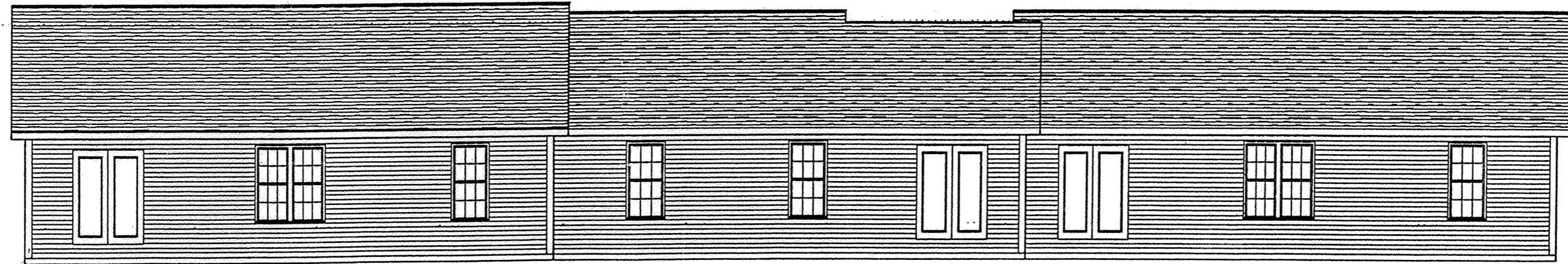
Alexander Hones
 Plan: The Sparrow
 Plan: The Big Bird
 Plan: The Sparrow
 Client:
 Drawing: Elevations
 10/01/89



850.59'
 843.15'



850.59'
 843.15'



850.59'
 843.15'



850.59'
 843.15'

SHEET 3 OF 4

SHELDON ENGINEERING
 & SURVEYING, INC.



LIMA, OHIO

4-25-00		JOB NO.	20617
DRAWN	ER	CHECKED	JDS
CHECKED	JDS	APPROVED	JDS
SCALE		NONE	

DEDICATOR'S PLAT
 SONGBIRD COMMONS II CONDOMINIUMS
 LOT NUMBER 27809
 AMERICAN VILLAGE SECTION NO. 2
 PLAT BOOK 15 PAGE 37
 IN THE N.W. 1/4 OF SEC. 23
 T3S-R6E
 AMERICAN TOWNSHIP
 ALLEN COUNTY, OHIO

BBA BUILDERS, INC.
 VOL. 859 PAGE 162
 TAX PARCEL NO. 36-2306-01-025.000

DEDICATOR'S LAND
 0.443 ACRES
 SONGBIRD COMMONS II CONDOMINIUMS

Being Lot Number 27809 (Tax Parcel Number 36-2306-01-025.000) in American Village Section No. 2 (Plat Book 15, Page 37) situated in the Northwest Quarter of Section 23, Township 3 South, Range 6 East, American Township, Allen County, Ohio, granted to BBA Builders, Inc. by Warranty Deed recorded in Volume 859, Page 162, of the deed records of Allen County and more particularly described as follows:

BEGINNING FOR THE SAME at an uncapped 5/8-inch iron pin found on the west line of American Village Section No. 2 marking the southwest corner of said Lot Number 27809 -

Thence North 00°-32'-26" West (bearing base) on and along the west line of said Lot for a distance of 200.00 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found marking the northwest corner of said Lot, passing at 168.96 feet an uncapped 5/8-inch iron pin found -

Thence South 57°-00'-00" East on and along the northerly line of said Lot for a distance of 167.02 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found on the westerly line of Hartford Court marking the northeast corner of said Lot -

Thence on and along said westerly line of Hartford Court with a curve to the left having a radius of 275.00 feet, an arc length of 112.99 feet and a long chord bearing South 15°-44'-05" West for a distance of 112.20 feet to a 5/8-inch iron pin with "Sheldon E&S Lima, OH" cap found marking the southeast corner of said Lot -

Thence South 89°-27'-00" West on and along the south line of said Lot for a distance of 107.77 feet to the **point of beginning**.

The foregoing description is based on a field survey completed April 25, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 19,293 square feet or 0.443 acres of land subject, however, to all legal easements and rights of way.

Date: *1 May 2000* *James D. Sheldon*
 James D. Sheldon, P.E., P.S.
 Registered Surveyor # 4569
 Registered Engineer # 24779

REVIEWED BY:
Michael L. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: *5/4/2000*

SHEET 4 OF 4

SHELDON ENGINEERING & SURVEYING, INC.



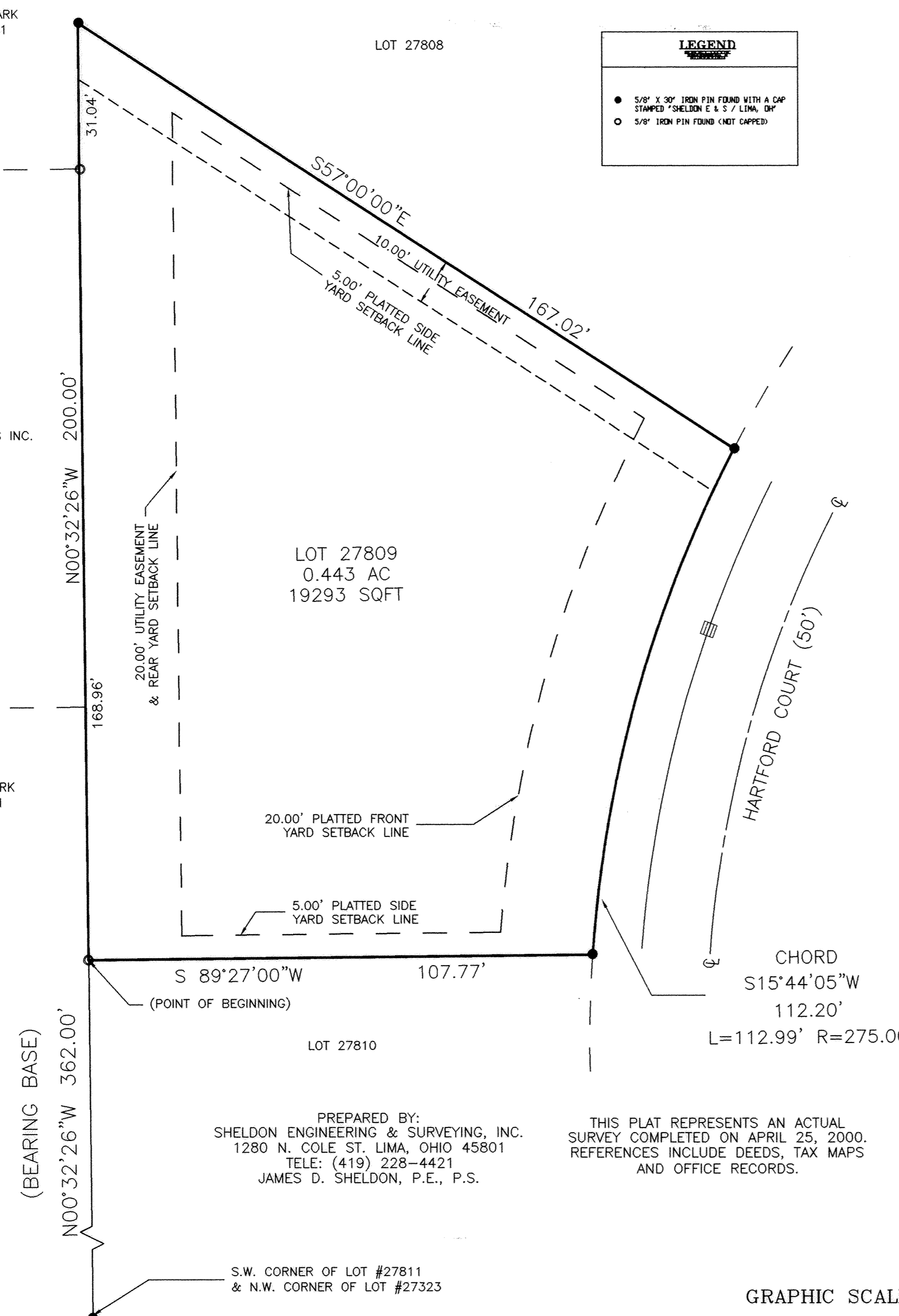
LIMA, OHIO

5-01-00
 DRAWN ER JOB NO. 20617
 CHECKED JDS
 APPROVED JDS SCALE 1" = 20'

NO.	DATE	DESCRIPTION	BY

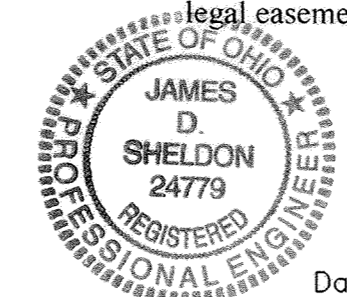
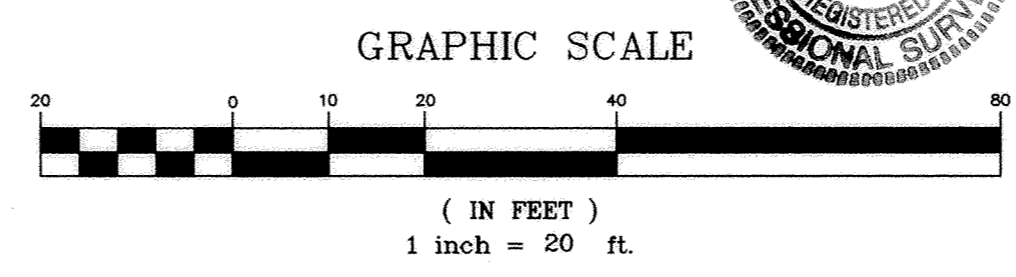
LEGEND

- 5/8" X 30" IRON PIN FOUND WITH A CAP STAMPED "SHELDON E & S / LIMA, OH"
- 5/8" IRON PIN FOUND (NOT CAPPED)



THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED ON APRIL 25, 2000. REFERENCES INCLUDE DEEDS, TAX MAPS AND 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.



AMERICAN COMMERCIAL PARK
 PLAT BOOK 17 PAGE 21
 LOT 28307

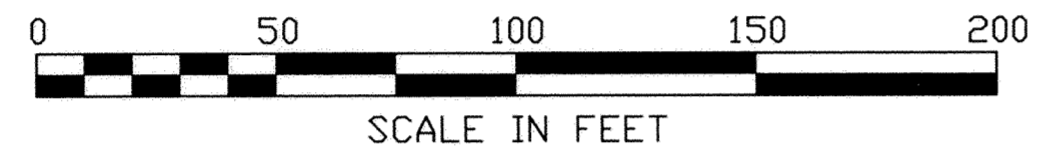
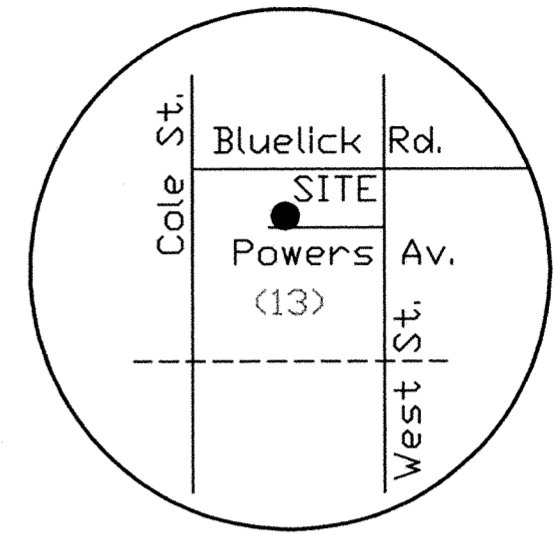
NURSING HOME OPERATIONS INC.
 VOL. 617 PAGE 101

AMERICAN COMMERCIAL PARK
 PLAT BOOK 17 PAGE 21
 LOT 28306

S.W. CORNER OF LOT #27811
 & N.W. CORNER OF LOT #27323

STREET VACATION PLAT

CLOVER AVENUE IN CLOVERLAWN ALLOTMENT (ORIGINALLY PLATTED AS MAPLE AVENUE) BETWEEN LOT 9593 AND LOT 9594)



LEGEND
 ● Iron Pipe (set)
 ○ Iron Pipe (found)

#200007971

FILED AND RECORDED
 MAY 19, 2000
 AT 9:13 AM
 PLAT BK 23 PG 138
 ALLEN COUNTY RECORDER
 EDWARD P. KIRK
 #20.70

LOCATION MAP
 Sec. 13, American Twp.

DEED VOL 868 PG 553
 DESCRIPTION

Being that part of Clover Avenue (originally platted as Maple Avenue) lying between Lot 9593 and Lot 9594 of Cloverlawn Allotment (Plat Book 3, Plat Book 283) in American Township, Allen County, Ohio, more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe (found) at the southeast corner of said Lot 9594;

thence northerly with the east line of said Lot 9594, being also the west line of Clover Avenue, at N 00°22'50"E, 247.16 feet to an iron pipe (found) at the northeast corner of said Lot 9594;

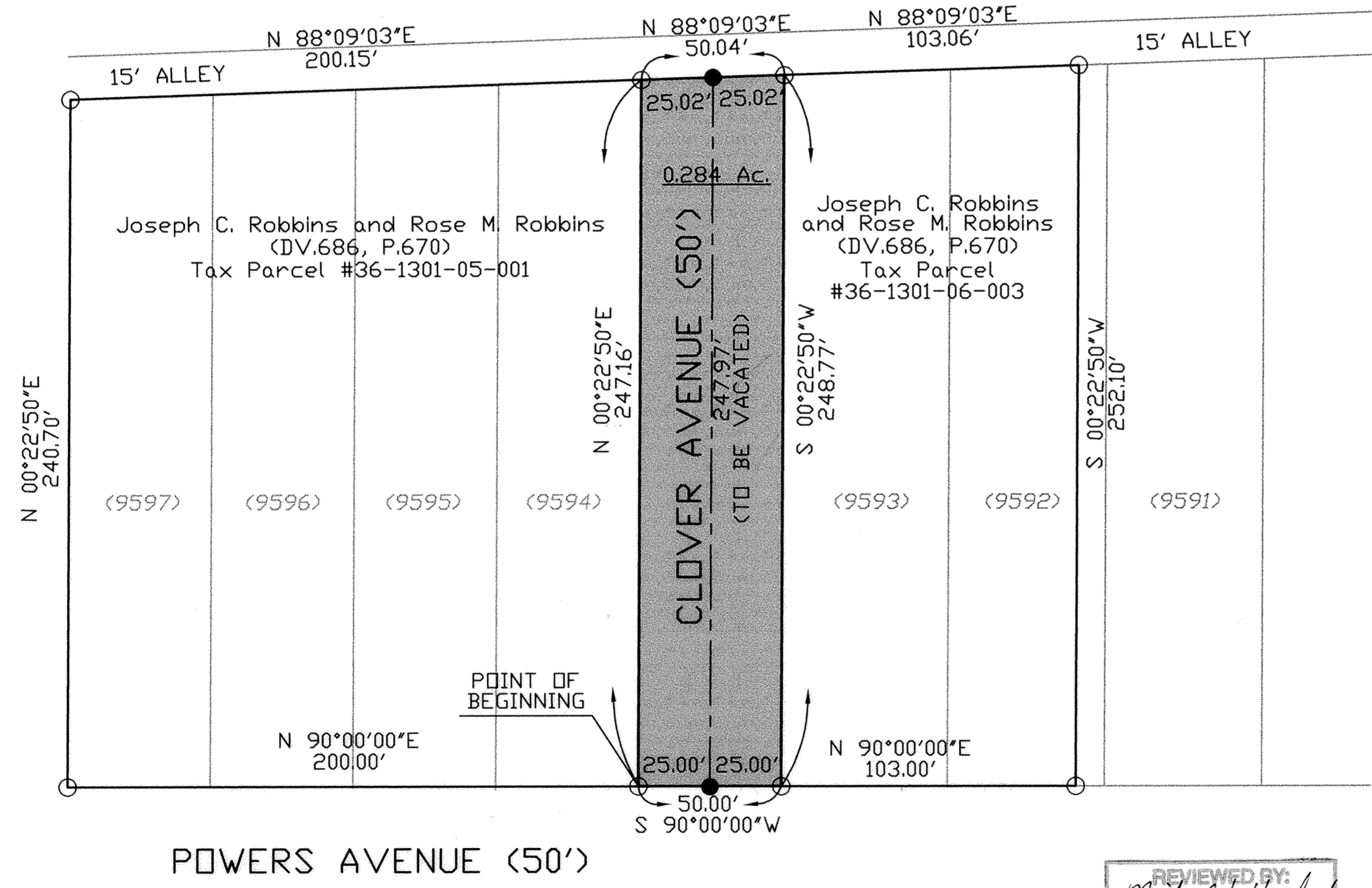
thence easterly with an extension of the north line of said Lot 9594, being also an extension of the south line of a platted 15-foot alley, thru the right-of-way of Clover Avenue, at N 88°09'03"E, 50.04 feet to an iron pipe (found) at the northwest corner of Lot 9593 of said Cloverlawn Allotment [at 25.02 feet, this course passes thru an iron pipe (set) in the centerline of the roadway to be vacated];

thence southerly with the west line of said Lot 9593, being also the east line of Clover Avenue, at S 00°22'50"W, 248.77 feet to an iron pipe (found) at the southwest corner of said Lot 9593;

thence westerly with an extension of the south line of said Lot 9593, being also an extension of the north line of Powers Avenue, at S 90°00'00"W, 50.00 feet to the POINT OF BEGINNING [at 25.00 feet, this course passes thru an iron pipe (set) in the centerline of the roadway to be vacated].

The area to be vacated contains 0.284 acres.

This description and plat are based on surveying work performed by Kohli & Kalher Associates, Inc., thru March 10, 2000. Bearings are based on an assumed cardinal direction for the right-of-way line of Powers Avenue. Iron pipes set this survey are 3/4-inch diameter by 30-inch long iron pipes capped with an orange "K&K/LIMA" plug.



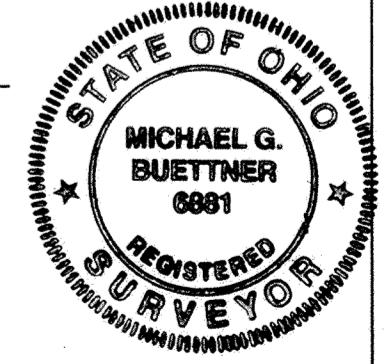
POWERS AVENUE (50')

REVIEWED BY:
Michael L. Howbert
 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEER'S
 DATE: 5-19-00

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

(SEAL)

Prepared by:
 KOHLI & KALHER ASSOCIATES, INC.
 311 East Market Street
 Lima, Ohio 45801
 (419) 227-1135



Vacation Of A Portion Of Public Right-Of-Way

Huber's 1st Addition, Village Of Bluffton Allen County, Ohio

VACATION

The Village of Bluffton, owner of the land contained in the Huber's 1st Addition, here on platted, hereby vacate the described land to the use and benefit of the adjacent private property forever.

In witness there of, the undersigned, Mayor of the Village of Bluffton, Ohio hereby on behalf of said Village has hereunto signed his name this 14th day of December 1998.

WITNESSES Steve McFadden
H. Reed Foust

James P. King
MAYOR OF THE VILLAGE OF BLUFFTON

ACKNOWLEDGEMENT

State of Ohio
Allen County S.S.

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

In witness thereof, I have set my hand and seal this 14 day of December 1998.

My commission expires 6 day of Feb 1999
Nancy L. Benoit
NOTARY PUBLIC, ALLEN COUNTY, OHIO

APPROVAL OF VILLAGE PLANNING COMMISSION

I the undersigned Mayor of the Village of Bluffton, Ohio and chairman of the Village Planning Commission, hereby on behalf of said Village and Commission approve and accept this plat.
This 14th day of December 1998.

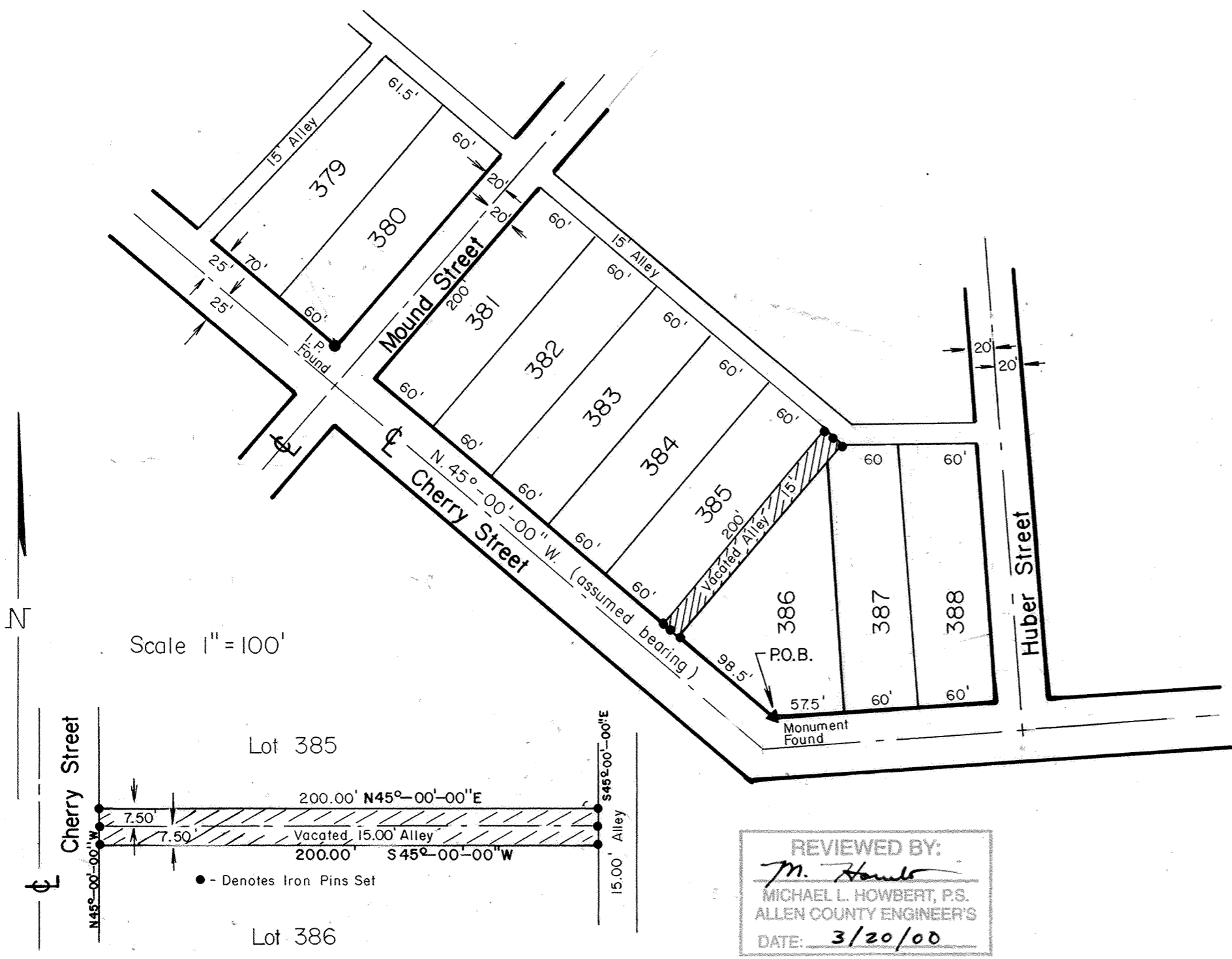
James P. King
MAYOR OF THE VILLAGE OF BLUFFTON
CHAIRMAN OF THE VILLAGE PLANNING COMMISSION

COUNTY RECORDER'S CERTIFICATE

No. 200008154
File for record in the Allen County, Ohio Recorder's Office this 22nd day of May, 2000
At 2:38 O'Clock P. M.
Fee \$20.70 Plat Book No. 23 Page 139 Edward P. Kirk by Em
See Ord Vol. 808 Pg 773 RECORDER OF ALLEN COUNTY, OHIO

COUNTY AUDITOR'S CERTIFICATE

This plat filed for transfer this 22nd day of May, 2000
W. Dean Trunch KH No Fee
AUDITOR OF ALLEN COUNTY, OHIO



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 3/20/00

ALLEY VACATION

Being an alley located in Huber's 1st Addition to the Village of Bluffton, Allen County, Ohio and more particularly described as follows: Commencing at a point 98.50' (plat) 98.66' (measured) from a monument marking the intersection of the right-of-way lines of Cherry Street of Lot 386 Huber's 1st Addition, Recorded in Allen County Recorder's Office, Plat Record Book 3, Page 187, Thence, North 45°-00'-00" West (assumed bearing) along said right-of-way line a distance of 15.00' to an iron pin set on the southwest corner of an alley, passing an iron pin set at 7.50' set on the centerline of said alley; thence, North 45°-00'-00" East, a distance of 200.00' to an iron pin set on the southerly right-of-way line of an alley, thence South 45°-00'-00" East a distance of 15.00' to an iron pin set on the aforementioned alley line, passing an iron pin set on the centerline of the proposed vacated alley, thence South 45°-00'-00" West a distance of 200.00' to the place of beginning. Containing 0.069 Acres more or less subject to all legal easements.

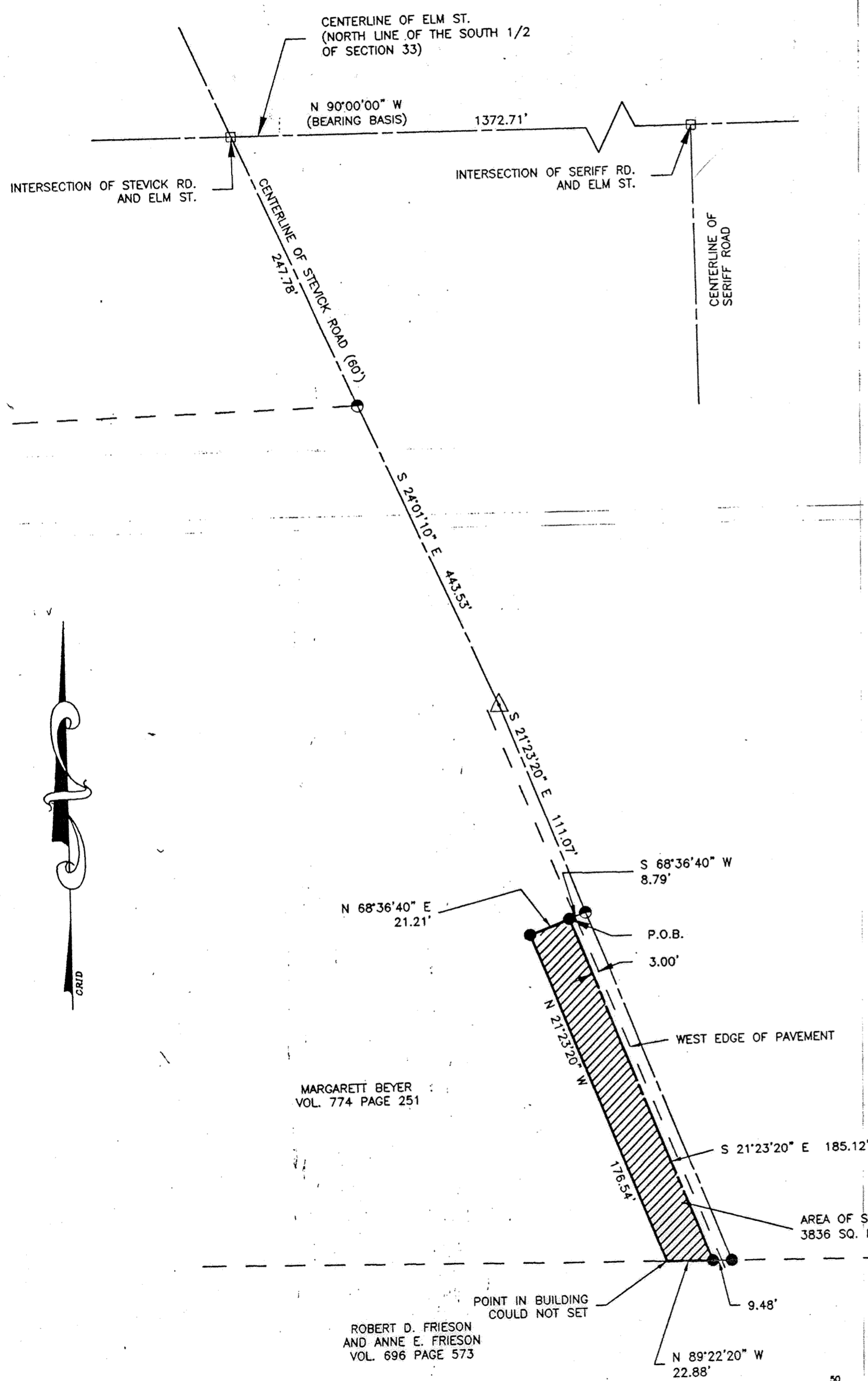
Assumed Bearing Centerline of Cherry St. N45°-00'-00"W

I hereby certify this to be a true and accurate plat of a survey made by me.

John E. Stultz
John E. Stultz Reg. Surveyor No. 5990 Date 7-25-98



REVISED VACATION PLAT OF A PART OF STEVICK ROAD IN THE JOHN BOWERSOCK FARM SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 33 T3S-R6E AMERICAN TOWNSHIP ALLEN COUNTY, OHIO



REVISED DESCRIPTION VACATION OF PORTION OF STEVICK ROAD RIGHT OF WAY 0.088 ACRES

Being that portion of 60-foot wide Stevick Road situated in the John W. Bowersock Farm Subdivision (Plat Book 3, Page 137) in the Southwest Quarter of Section 33, Township 3 South, Range 6 East, American Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a chiseled "X" in the lid of a monument box found on the north line of the Southwest Quarter of Section 33 marking the intersection of the legal centerline of Elm Street with the legal centerline of Stevick Road -

- Thence on and along said centerline with the following two (2) courses:
- 1) South 24°-01'-10" East for a distance of 443.53 feet to a railroad spike found -
 - 2) South 21°-23'-20" East for a distance of 111.07 feet to a PK nail set -
- Thence South 68°-36'-40" West for a distance of 8.79 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 South 21°-23'-20" East for a distance of 185.12 feet to a 5/8-inch iron pin set -
- Thence North 89°-22'-20" West for a distance of 22.88 feet to a point on the west right-of-way line of said Stevick Road, said point being located inside a building -
- Thence North 21°-23'-20" West on and along said west right of way for a distance of 176.54 feet to a 5/8-inch iron pin set -
- Thence North 68°-36'-40" East for a distance of 21.21 feet to the point of beginning.

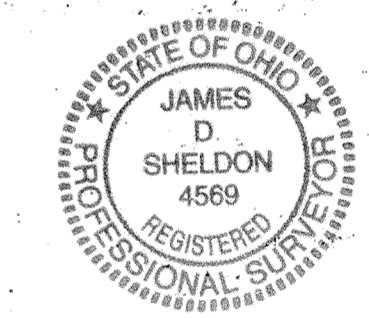
The foregoing description is based on a field survey completed in March, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the parcel as described contains in all 3,836 square feet or 0.088 acres of land.

- NOTES: 1. Bearing base for this survey assumes the north line of the South 1/4 of Section 33 (centerline of Elm Street) as being North 90°-00'-00" West.
2. All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

March 20, 2000

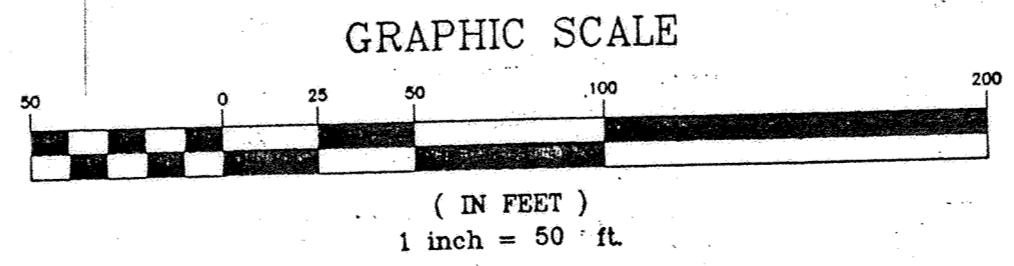
James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor #4569

24 March 2000
James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Surveyor # 4569



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

REVIEWED BY:
Michael L. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 3/29/00



NO.	DATE	DESCRIPTION	BY
1	3-20-2000	REVISED VACATION AREA	MSB

SHELDON ENGINEERING & SURVEYING, INC.

LIMA, OHIO

DATE	2-9-00	JOB NO.	20885V
DRAWN	MSB	CHECKED	JDS
APPROVED	JDS	SCALE	1" = 50'



MARGARETT BEYER
VOL. 774 PAGE 251

ROBERT D. FRIESON
AND ANNE E. FRIESON
VOL. 696 PAGE 573

200008176
Filed and Recorded on May 23, 2000
at 9:36 am in Plat book 203 Pg 140.
Allen County Recorder
Edward P Kirk by Em
See deed Vol. 808 Pg 778
Jul 8 20.70

THIS PLAT REPRESENTS A FIELD SURVEY
COMPLETED IN MARCH 2000.
REFERENCES INCLUDE TAX MAPS, DEEDS,
AND OFFICE RECORDS.

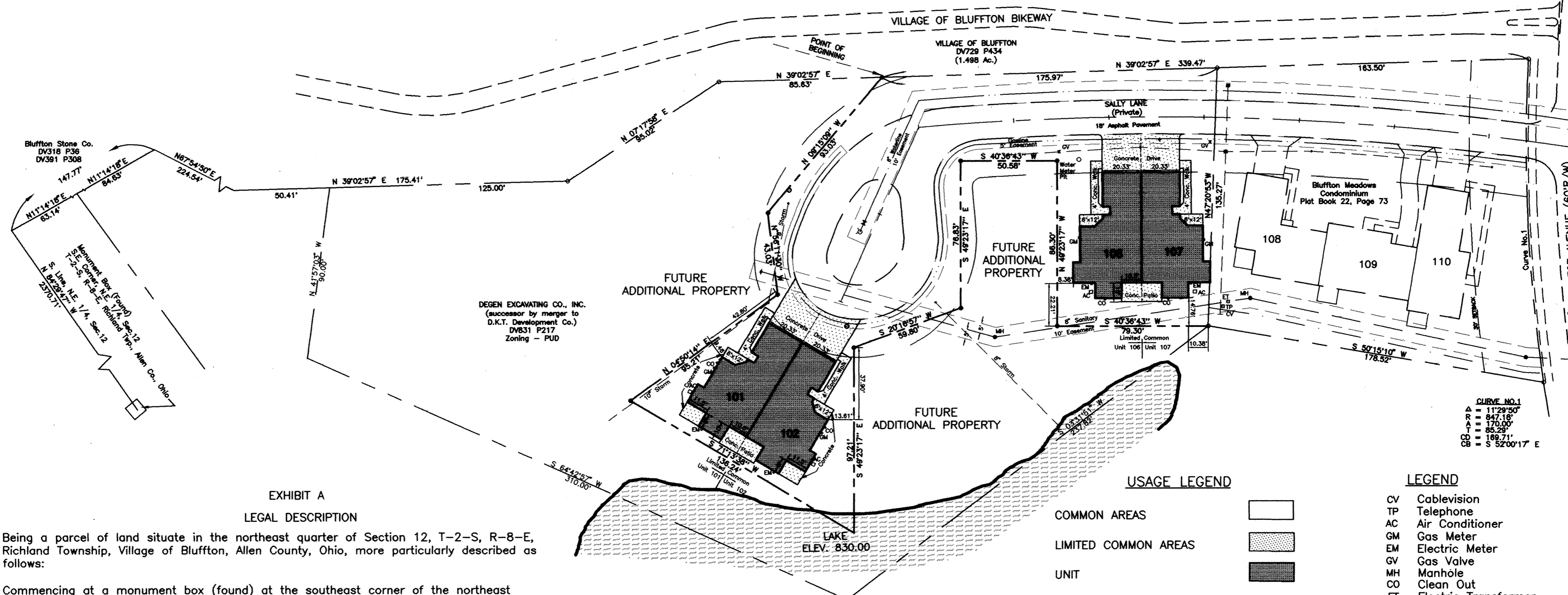


EXHIBIT A
LEGAL DESCRIPTION

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

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

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

thence N 11°14'18"E, 147.77 feet with the east line of property owned by the Bluffton Stone Company (said line passes the north right-of-way line of Interstate 75 at 63.14 feet);

thence generally northeasterly with the southeast lines of a 1.498-acre parcel granted to the Village of Bluffton (Deed Volume 729, Page 434) on four courses as follows:

- (one) N 67°54'50"E, 224.54 feet;
- (two) N 39°02'57"E, 175.41 feet to an iron pipe (found);
- (three) N 07°17'58"E, 95.02 feet to an iron pipe (found); and
- (four) N 39°02'57"E, 85.63 feet to an iron pipe (set) at the POINT OF BEGINNING of the parcel herein described;

thence continuing generally northeasterly with said southeast lines of said 1.498-acre parcel at N 39°02'57"E, 339.47 feet to an iron pipe (found) on the south right-of-way line of College Avenue and the south line of Swiss Park Subdivision, passing through an iron pipe (found) at 175.97 feet at the southwest corner of lands previously platted as Bluffton Meadows Condominium (Allen County Plat Book 22, Page 73);

thence southeasterly with said south lines on a non-tangent curve (concave northeasterly) an arc distance of 170.00 feet (curve radius is 847.18 feet; chord bears S 52°00'17"E, 169.71 feet) to an iron pipe (found);

thence southwesterly with the east line of lands previously platted as Bluffton Meadows Condominium (Allen County Plat Book 22, Page 73) at S 50°15'10"W, 178.52 feet to an iron pipe (found);

thence generally southwesterly and northwesterly into the grantor's lands (see 2.021-acre parcel described at Deed Volume 831, Page 217) on ten courses as follows:

- (one) S 40°36'43"W, 79.30 feet to an iron pipe (set);
- (two) N 49°23'17"W, 86.30 feet to an iron pipe (set);
- (three) S 40°36'43"W, 50.58 feet to an iron pipe (set);
- (four) S 49°23'17"E, 76.83 feet to an iron pipe (set);
- (five) S 20°16'57"W, 59.80 feet to an iron pipe (set);
- (six) S 49°23'17"E, 97.21 feet to a point in a lake;
- (seven) S 71°13'38"W, 136.24 feet to an iron pipe (set);
- (eight) N 04°50'14"E, 95.21 feet to an iron pipe (set);
- (nine) N 56°11'30"W, 43.03 feet to an iron pipe (set);
- (ten) N 09°15'09"W, 93.03 feet to an iron pipe (set) at the POINT OF BEGINNING.

This parcel contains 1.316 acres, subject to all legal easements or other restrictions of record.

This description and bearings herein are based on the recorded plats of the adjacent Swiss Park Subdivision and the Bluffton Meadows Condominium, both previously prepared by Kohli & Kaliher.

USAGE LEGEND

- COMMON AREAS
- LIMITED COMMON AREAS
- UNIT

Declarant, for itself and assigns reserves an easement for construction, ingress and egress, over all common areas for future expansion.

Iron pipes set this survey are understood to be 3/4-inch diameter by 30-inch long iron pipes capped with an orange plastic "K&K/LIMA" plug. Pipes will be set within 30 days of plat approval.

LEGEND

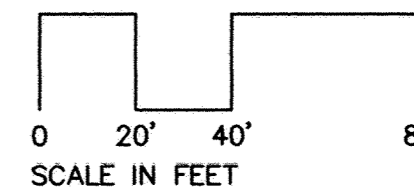
- CV Cablevision
- TP Telephone
- AC Air Conditioner
- GM Gas Meter
- EM Electric Meter
- GV Gas Valve
- MH Manhole
- CO Clean Out
- ET Electric Transformer on Concrete Pad
- UGC Underground Cables
- Electric Cablevision
- Iron Pipe (found)
- Iron Pipe (set)

SEE DEED VOL 869
Pg 32

200008527

Filed and recorded
May 26, 2000
1:54 PM
Vol 33 Pg 141
Fee 207.00
Edward P. Kirk
by M.H. [Signature]

NORTH



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 5/26/00

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

BLUFFTON MEADOWS CONDOMINIUM

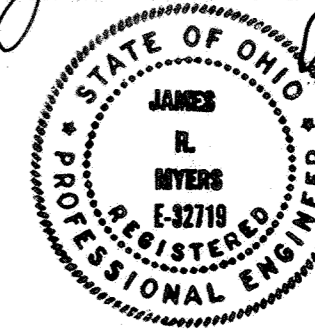
SITE PLAN

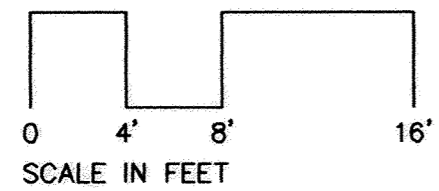
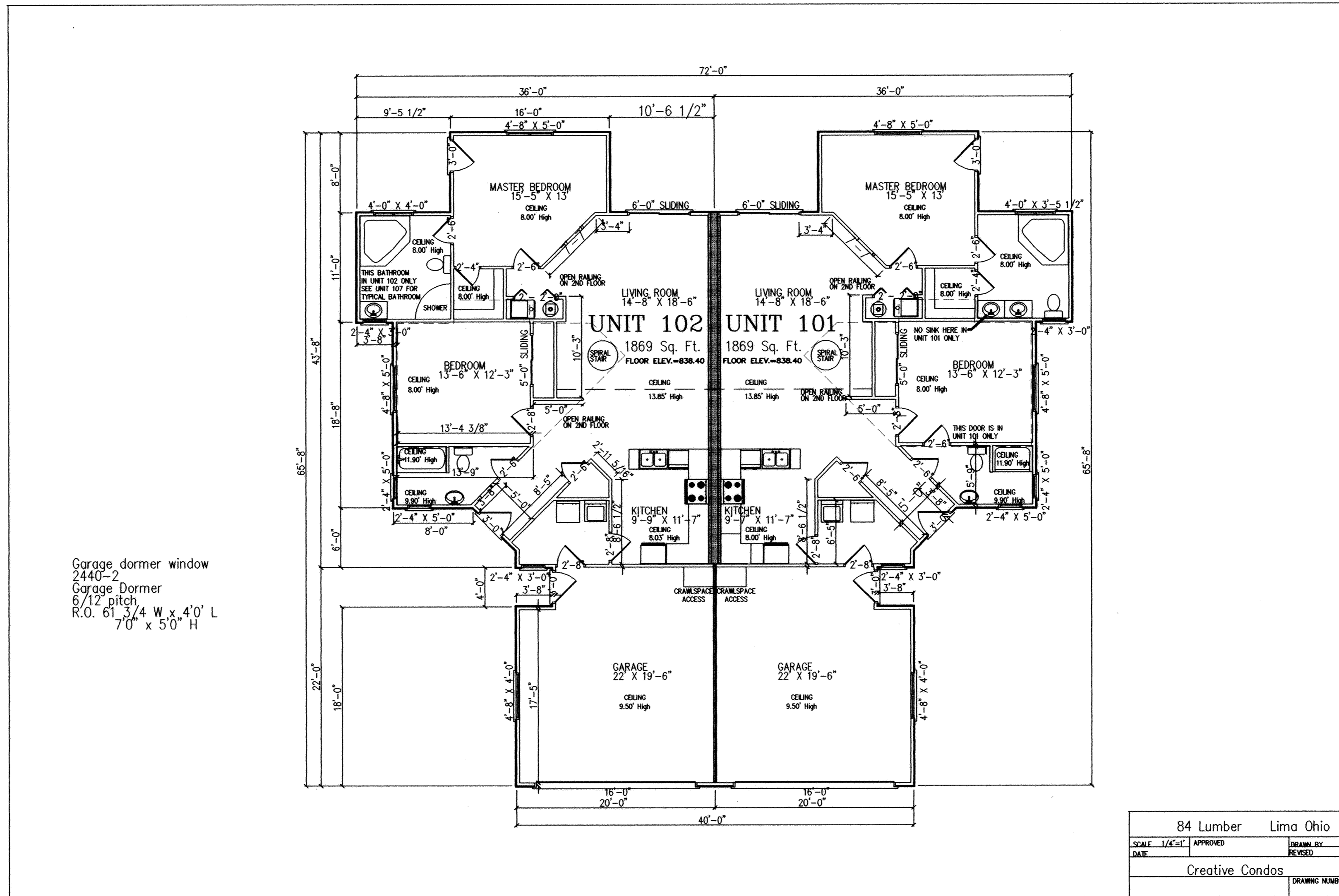
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Buettner
Registered Surveyor No. 6881

James R. Myers
Licensed Professional Engineer No. 32719





■ DENOTES UNIT PARTITION WALL

UNIT AREAS

UNIT 101	1869 Sq. Ft.
UNIT 102	1869 Sq. Ft.
TOTAL	3738 Sq. Ft.

BLUFFTON MEADOWS CONDOMINIUM

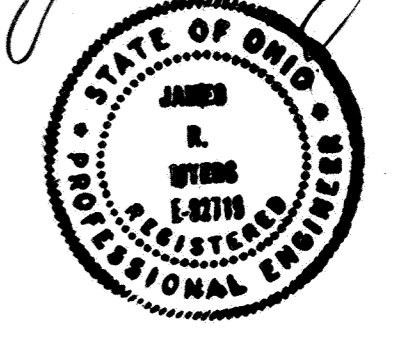
FIRST FLOOR PLAN - UNITS 101&102

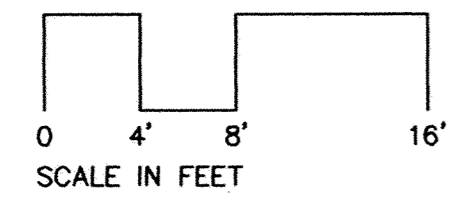
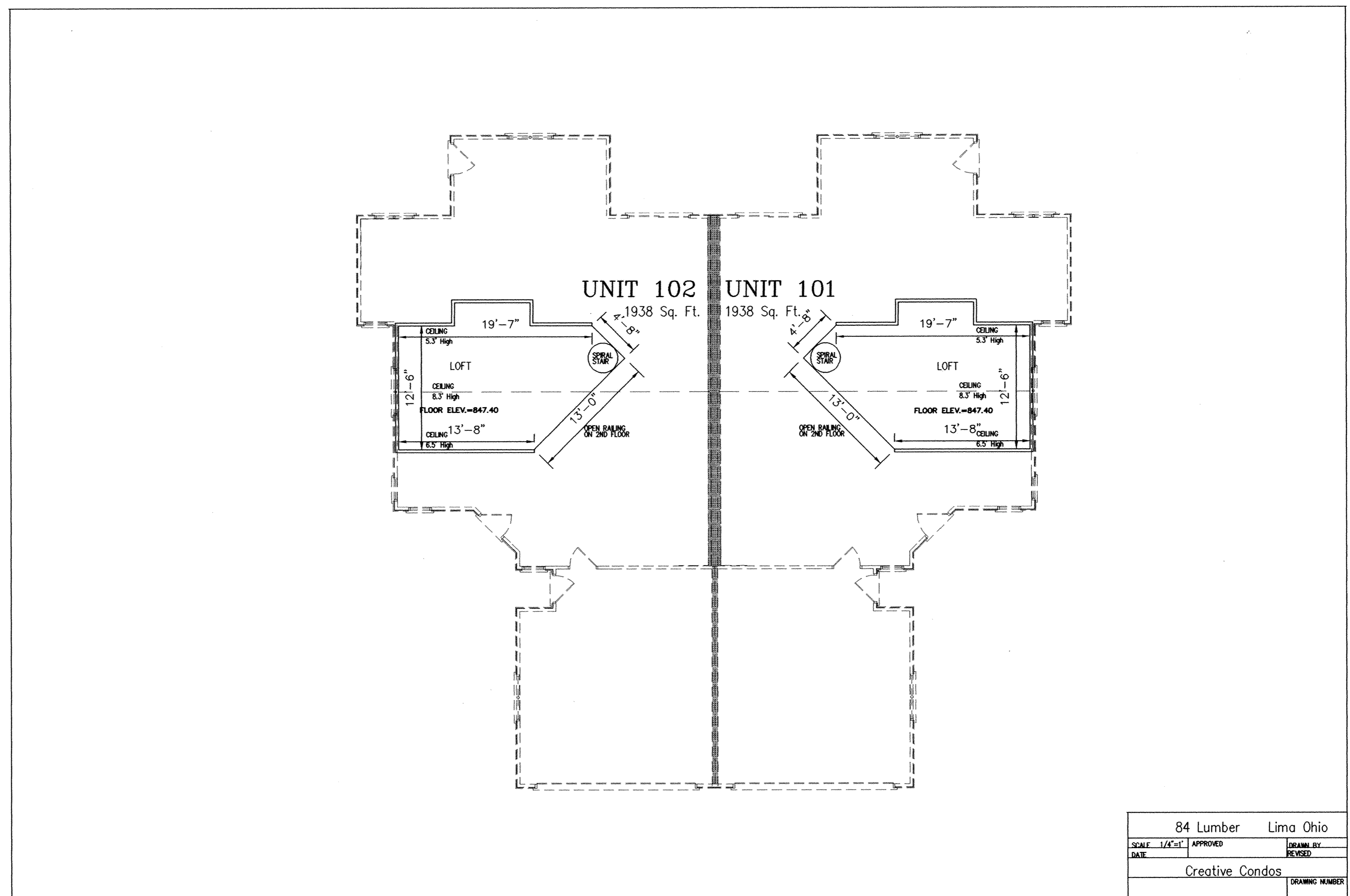
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

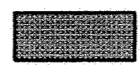
The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Buettner
Registered Surveyor No. 6881

James R. Myers
Licensed Professional Engineer No. 32719





 DENOTES UNIT PARTITION WALL

BLUFFTON MEADOWS CONDOMINIUM

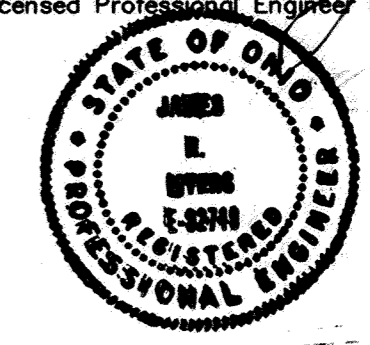
SECOND FLOOR PLAN - UNITS 101&102

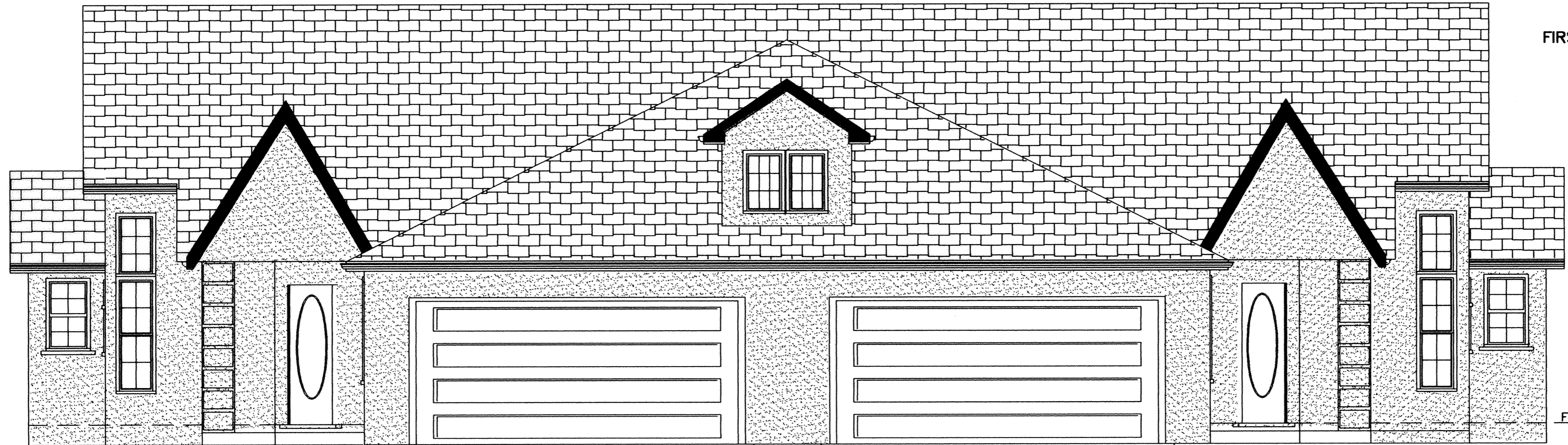
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Buettnner
Registered Surveyor No. 6881

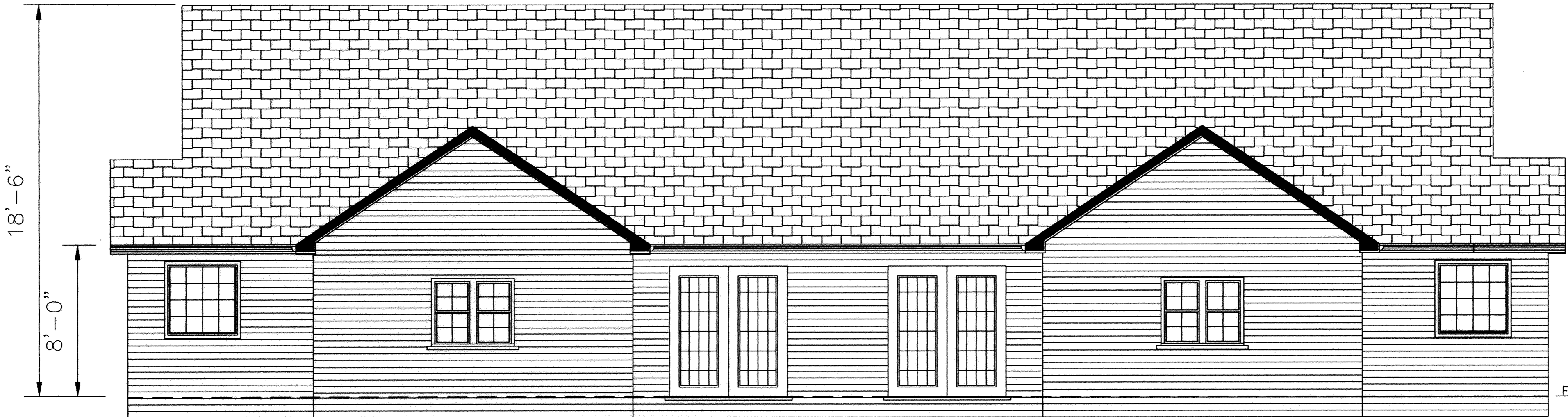
James B. Myers
Licensed Professional Engineer No. 32719





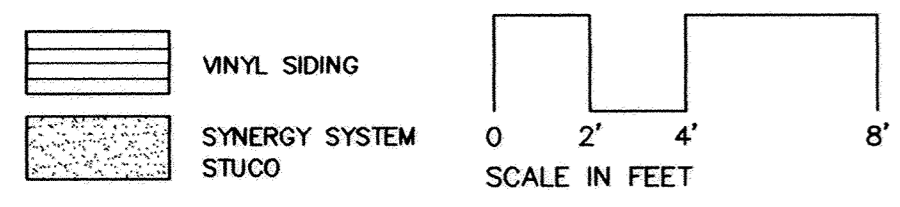
FLOOR ELEV.=838.40

Front Elevation



FLOOR ELEV.=838.40

Rear Elevation



BLUFFTON MEADOWS CONDOMINIUM

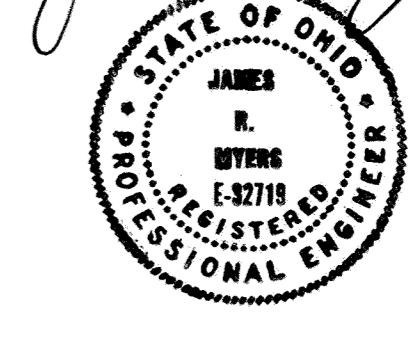
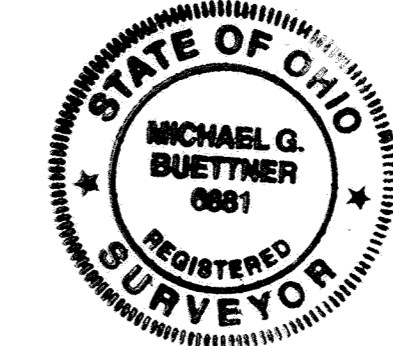
ELEVATIONS - UNITS 101&102

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

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Buettner
Registered Surveyor No.6881

James R. Myers
Licensed Professional Engineer No.32719



FLOOR ELEV.=838.40

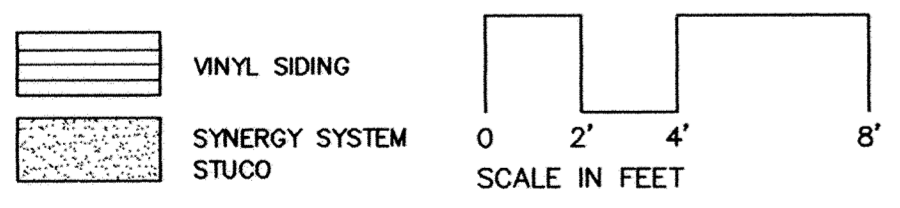


Left Elevation



FLOOR ELEV.=838.40

Right Elevation



BLUFFTON MEADOWS CONDOMINIUM

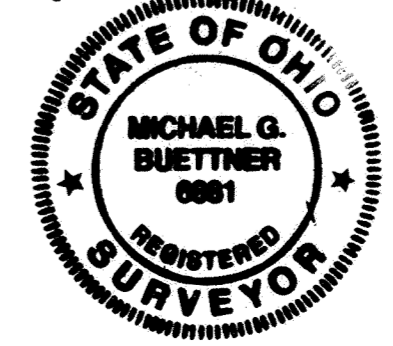
ELEVATIONS - UNITS 101&102

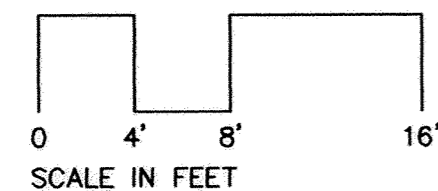
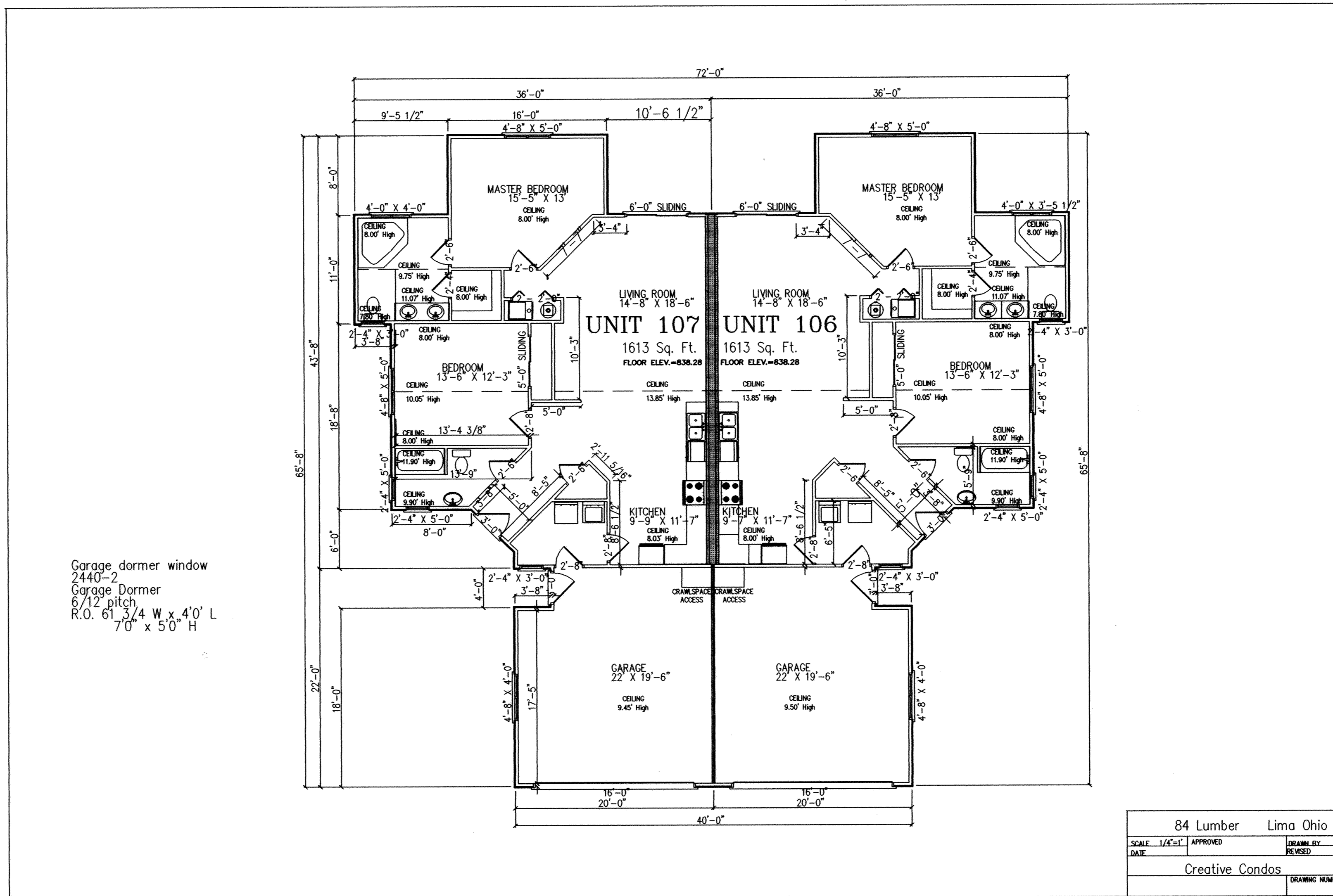
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Buettner
Registered Surveyor No.6881

James R. Myers
Licensed Professional Engineer No.32719





■ DENOTES UNIT PARTITION WALL

UNIT AREAS

UNIT 106	1613 Sq. Ft.
UNIT 107	1613 Sq. Ft.
TOTAL	3226 Sq. Ft.

BLUFFTON MEADOWS CONDOMINIUM

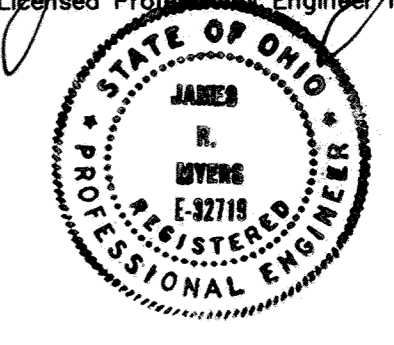
FLOOR PLAN - UNITS 106&107

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

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Bueffner
Registered Surveyor No. 6881

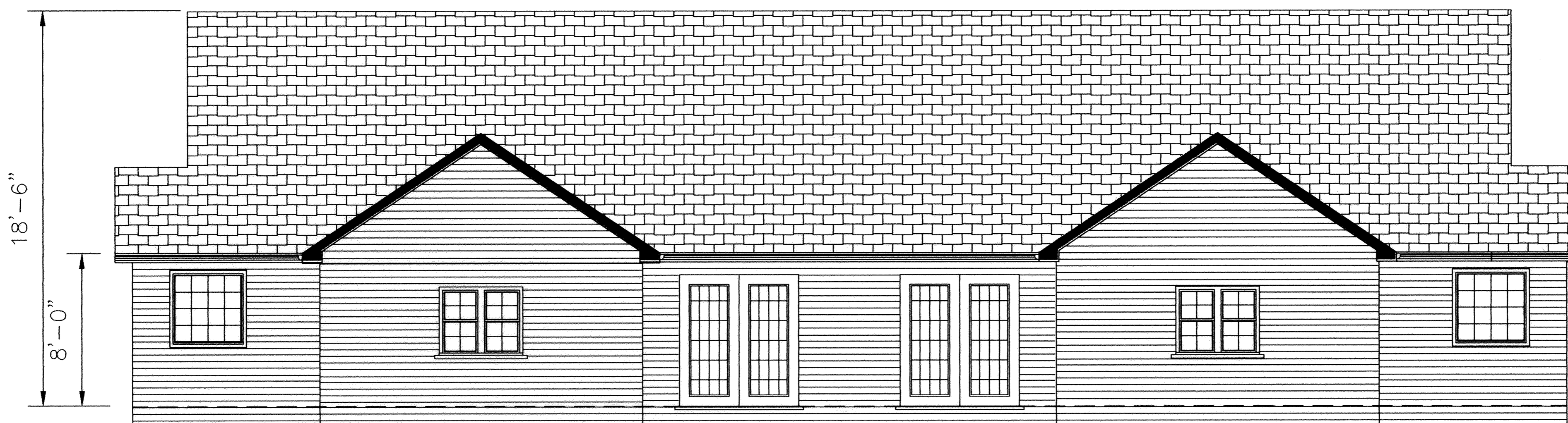
James R. Myers
Licensed Professional Engineer No. 32719





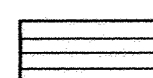
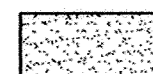
FLOOR ELEV.=838.28

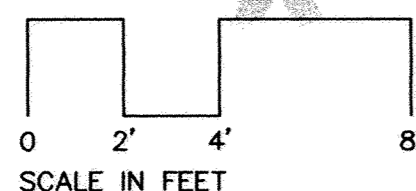
Front Elevation



FLOOR ELEV.=838.28

Rear Elevation

 VINYL SIDING
 SYNERGY SYSTEM STUCCO



BLUFFTON MEADOWS CONDOMINIUM

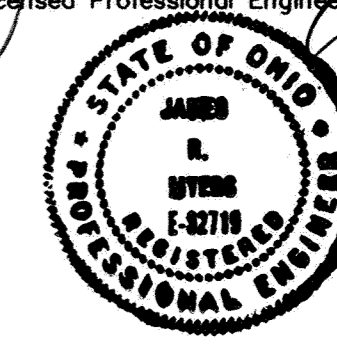
ELEVATIONS - UNITS 106&107

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

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Buettner
Registered Surveyor No.6881

James R. Myers
Licensed Professional Engineer No.32719

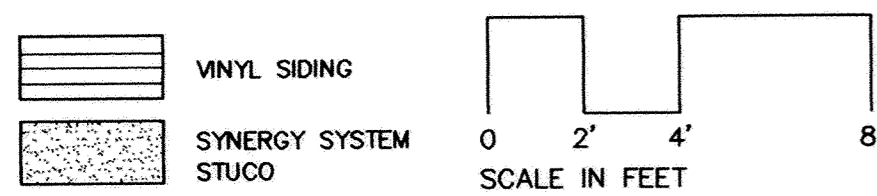




Left Elevation



Right Elevation



BLUFFTON MEADOWS CONDOMINIUM

ELEVATIONS - UNITS 106&107

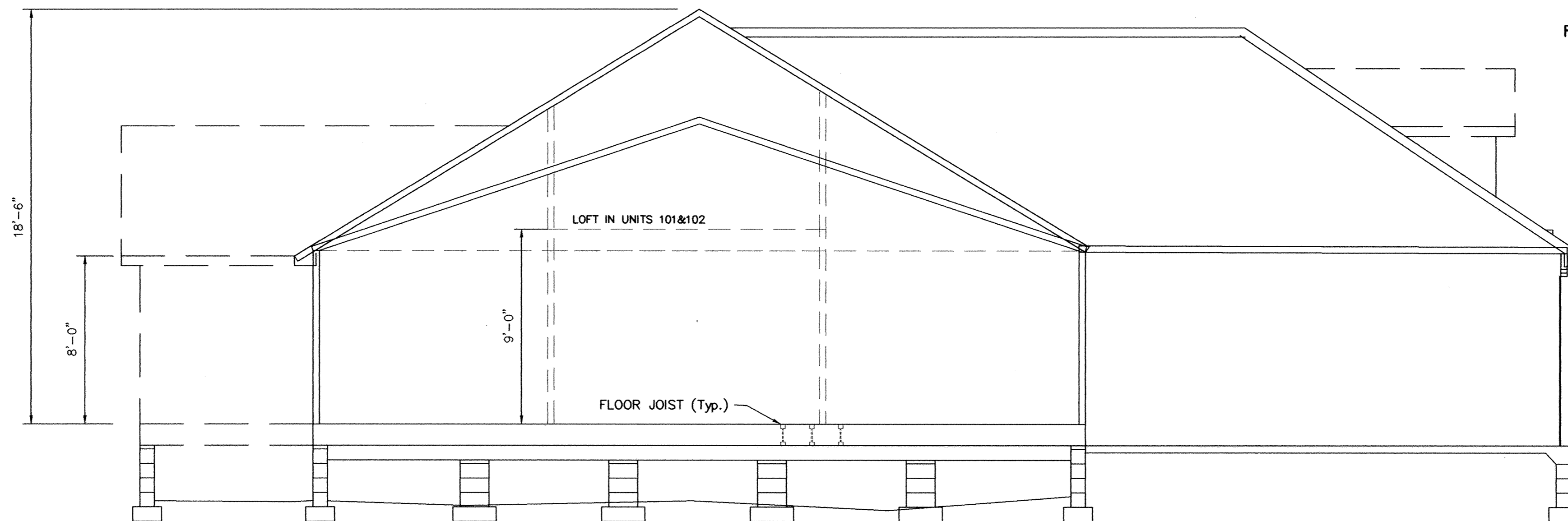
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Baettner
Registered Surveyor No. 6881

James R. Myers
Licensed Professional Engineer No. 32719



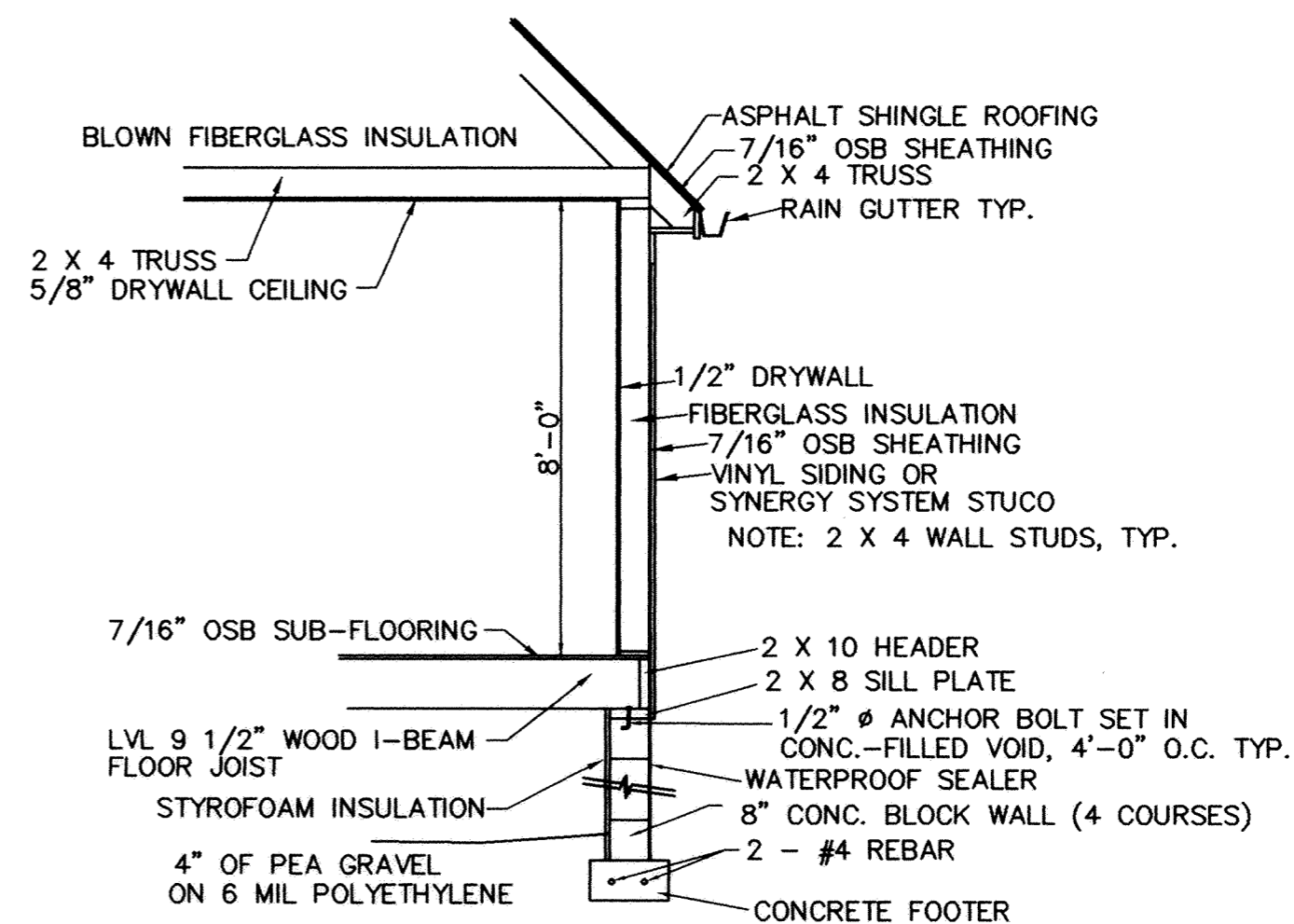


Cross Section

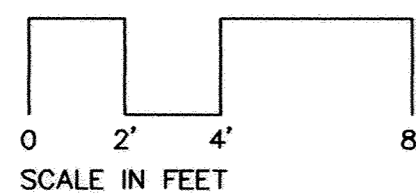
EXTERIOR WALLS: TYP. 2" X 4" STUD WALL,
OUTSIDE FINISH: SHEATHING AND VINYL SIDING
OR SHEATHING AND STUCCO
INTERIOR FINISH: PAINTED 1/2" DRYWALL

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

UNIT PARTITION WALLS: 2 EACH 2" X 4" STUD WALL WITH 8" CONCRETE
BLOCK WALL IN BETWEEN EXCEPT IN GARAGE
PAINTED 1/2" DRYWALL EACH SIDE
FOUNDATION IS DOUBLE ROW 8" CONCRETE BLOCK
ON CONCRETE FOOTER



Section



BLUFFTON MEADOWS CONDOMINIUM

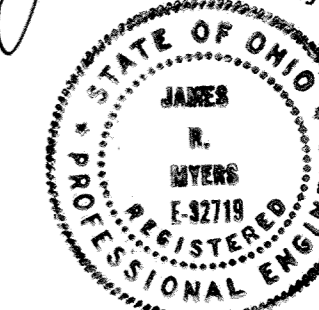
SECTIONS

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

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael J. Cook
Registered Surveyor No. 6881

James R. Myers
Licensed Professional Engineer No. 32719



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

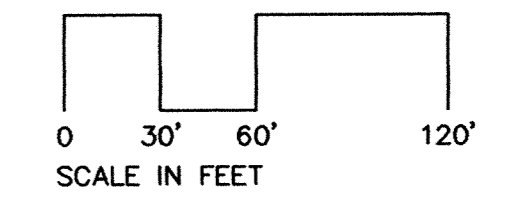


EXHIBIT D
LEGAL DESCRIPTION

Being a parcel of land situate in the northeast quarter of Section 12, T-2-S, R-8-E, Richland Township, Village of Bluffton, Allen County, Ohio, also being part of a parcel of land now in the name of Degen Excavating Co., Inc. (Deed Volume 709, Page 641), also known as Allen County Tax Map Parcel No. 28-1208-02-020, and more particularly described as follows:

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

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

thence N 11°14'18"E, 147.77 feet with the east line of property owned by the Bluffton Stone Company (said line passes the north right-of-way line of Interstate 75 at 83.14 feet);

thence generally northeasterly with the southeast lines of a 1.498-acre parcel granted to the Village of Bluffton (Deed Volume 729, Page 434) on two courses as follows:

(one) N 67°54'50"E, 224.54 feet; and
(two) N 39°02'57"E, 50.41 feet to an iron pipe (set) at the POINT OF BEGINNING of the parcel herein described;

thence continuing generally northeasterly with said southeast lines of said 1.498-acre parcel on three courses as follows:

(one) N 39°02'57"E, 125.00 feet to an iron pipe (found);
(two) N 07°17'58"E, 95.02 feet to an iron pipe (found); and
(three) N 39°02'57"E, 85.63 feet to an iron pipe (set) at the southwest corner of lands to be platted as Bluffton Meadows Condominium, First Amendment;

thence southerly, easterly and northerly with the boundary lines lines of said Condominium lands on ten courses as follows:

(one) S 09°15'09"E, 93.03 feet to an iron pipe (set);
(two) S 56°11'30"E, 43.03 feet to an iron pipe (set);
(three) S 04°50'14"W, 95.21 feet to an iron pipe (set);
(four) N 71°13'38"E, 136.24 feet to a point in a lake;
(five) N 49°23'17"W, 97.21 feet to an iron pipe (set);
(six) N 20°18'57"E, 59.80 feet to an iron pipe (set);
(seven) N 49°23'17"W, 76.83 feet to an iron pipe (set);
(eight) N 40°38'43"E, 50.58 feet to an iron pipe (set);
(nine) S 49°23'17"E, 86.30 feet to an iron pipe (set);
(ten) N 40°38'43"E, 79.30 feet to an iron pipe (found) at the southeast corner of lands previously platted as Bluffton Meadows Condominium (Allen County Plat Book 22, Page 73);

thence generally southwesterly with the east lines of a 2.021-acre parcel now in the name of the grantor (Deed Volume 831, Page 217) on two courses as follows:

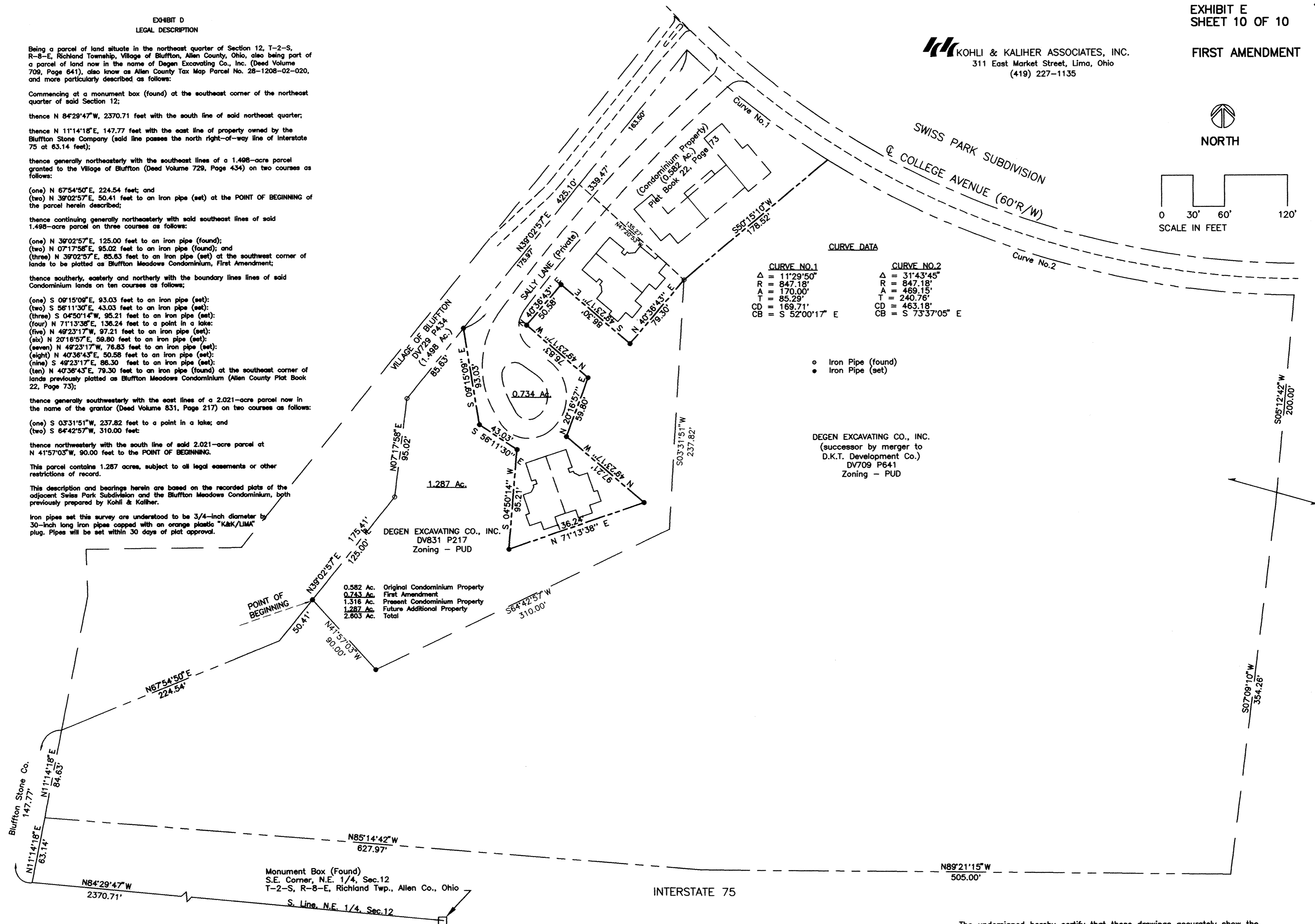
(one) S 03°31'51"W, 237.82 feet to a point in a lake; and
(two) S 64°42'57"W, 310.00 feet;

thence northwesterly with the south line of said 2.021-acre parcel at N 41°57'03"W, 90.00 feet to the POINT OF BEGINNING.

This parcel contains 1.287 acres, subject to all legal easements or other restrictions of record.

This description and bearings herein are based on the recorded plats of the adjacent Swiss Park Subdivision and the Bluffton Meadows Condominium, both previously prepared by Kohli & Kalihar.

Iron pipes set this survey are understood to be 3/4-inch diameter by 30-inch long iron pipes capped with an orange plastic "K&K/LIMA" plug. Pipes will be set within 30 days of plat approval.



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

- Iron Pipe (found)
- Iron Pipe (set)

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

0.582 Ac. Original Condominium Property
0.743 Ac. First Amendment
1.316 Ac. Present Condominium Property
1.287 Ac. Future Additional Property
2.605 Ac. Total

DEGEN EXCAVATING CO., INC.
DV831 P217
Zoning - PUD

1.287 Ac.

BLUFFTON MEADOWS CONDOMINIUM

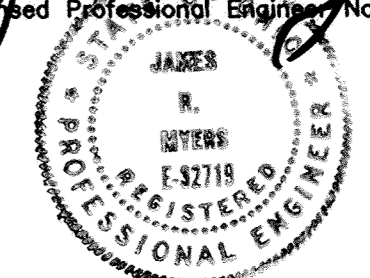
N.E. 1/4, SEC. 12, T-2-S, R-8-E, RICHLAND TWP.,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO

OVERALL

The undersigned hereby certify that these drawings accurately show the location, dimensions and configuration of Units 101, 102, 106 & 107 of the Bluffton Meadows Condominium, First Amendment, as constructed.

Michael G. Bennett
Registered Surveyor No. 6881

James R. Meyer
Licensed Professional Engineer No. 32719



200008527

VACATION PLAT

Alleys west of N. Collett Street
Between W. Market and W. Spring Streets
City of Lima, Allen County, Ohio

DESCRIPTION OF ALLEY VACATIONS

Being the east 560.84 feet of an east-west alley of varying width bearing westerly from S. Collett Street between W. Market Street and W. Spring Street (alley is sometimes known as Buckeye Alley), plus all of the 10-foot north-south alley between Lots 1513 and 1514 of Blackburn's Addition, in the City of Lima, Allen County, Ohio, the two alleys to be vacated together described by metes and bounds as follows:

Commencing at an iron pipe of record at the southeast corner of Lot 1517 of Blackburn's Addition to Lima (Plat Book 2, Pages 152-153);

thence southerly with the west line of S. Collett Street at S 00°00'00"W, 16.50 feet to an iron pipe of record at the northeast corner of Lot 2820 of Cable & Wyker's Subdivision (Plat Book 3, Page 104);

thence westerly with the south line of the alley to be vacated, also with the north line of Lots 2820, 2821, 2822, 2823, 2824 and 2825 of said Cable & Wyker's Subdivision at N 89°42'15"W, 320.57 feet to an iron pipe of record at the northwest corner of said Lot 2825;

thence west-southwesterly with the north end line of a ten-foot alley vacated 11-16-65 by Ordinance No. 245-65 (recorded at Deed Volume 450, Page 522) at S 80°21'39"W, 10.14 feet to an iron pipe of record at the northeast corner of Lot 2227 of Satterthwaite & Hughes Addition (Plat Book 3, Page 45);

thence resuming westerly with the south line of said alley to be vacated, now also with the north lines of Lots 2227, 2228, 2229, 2230, and with part of the north line of Lot 2231 of said Satterthwaite & Hughes Addition at N 89°42'15"W, 230.27 feet to an iron pipe of record at the northeast corner of lands platted as the Lima Medical Associates Condominium (Plat Book 16, Page 138 and Plat Book 16, Page 166);

thence northerly thru said alley to be vacated at N 00°00'00"E, 20.00 feet to an iron pipe of record at the southeast corner of other lands platted as said Lima Medical Associates Condominium, which point is also the southwest corner of Lot 2223 of said Satterthwaite & Hughes Addition;

thence easterly with the north line of said alley to be vacated, also with the south lines of Lots 2223, 2224, 2225 and 2226, then with the south end line of a ten-foot alley vacated 11-12-69 by Ordinance No. 330-69 (recorded at Deed Volume 502, Page 77) at S 89°42'15"E, 240.84 feet to a mine spike of record in the west line of Lot 1512 of said Blackburn's Addition;

thence southerly with the west line of said Lot 1514 at S 00°00'00"W, 1.75 feet to a mine spike of record at the southwest corner of said Lot 1512;

thence resuming easterly with the north line of said alley to be vacated, also with the south lines of Lots 1512 and 1513 at S 89°42'15"E, 100.00 feet to an iron pipe (set) at the southeast corner of said Lot 1513;

thence northerly with the east line of said Lot 1513 at N 00°00'00"E, 205.00 feet to a P.K. nail of record in the south line of W. Market Street as dedicated by City Ordinance No. 91-96 (apparently not recorded at plat books of Allen County Recorder's Office) (this point is 4.00 feet southerly from the northeast corner of said Lot 1513);

thence easterly with said south line of W. Market Street as per above at S 89°42'15"E, 10.00 feet to a P.K. nail of record in the west line of Lot 1514 of said Blackburn's Addition (this point is 4.00 feet southerly from the northwest corner of said Lot 1514);

thence southerly with said east line of Lot 1514 at S 00°00'00"W, 205.00 feet to an iron pipe (set) at the southwest corner of said Lot 1514;

thence resuming easterly with the north line of said east-west alley to be vacated, also with the south lines of Lots 1514, 1515, 1516 and 1517 at S 89°42'15"E, 210.00 feet to the POINT OF BEGINNING;

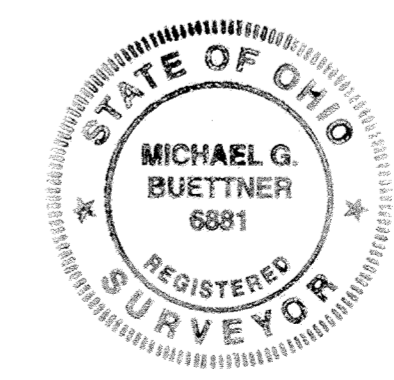
This area to be vacated contains 0.279 acres, subject to any legal easements or other restrictions of record.

This description is based on surveying work performed by Kohli & Kaliher Associates, Inc., thru October 26, 1999. Bearings are based on the record bearings for said plat of Market Street Health Care Condominium. Iron pipes set this survey are 3/4-inch diameter by 30-inch long iron pipes with an orange plastic "K&K/LIMA" plug.

R. 200009238
 FILED AND RECORDED
 JUNE 8, 2000 AT 4:12 PM
 PLAT BK 33 PG 151
 EDWARD P. KIRK
 ALLEN COUNTY RECORDER
 FEE: \$41.40
 DEED VOL 869
 PG 498

Michael G. Buettner

 Michael G. Buettner
 Ohio Registered Surveyor No. 6881
 (SEAL)



AREA DELINEATION SHEET UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO

James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658

LEGEND

- Monument Box Found at the NE corner of Section 34
- Railroad Spike Found
- ⊗ PK Nail Set
- 5/8" Re-Rod Set
- Magnail w/ Surveyor's Tag Found
- △ 1/2" Re-Rod w/ Permamark Cap Found
- = Common Area
- ▨ = Limited Common Area

Notes: Units 13, 14, & 15 Make Up Building No. 7
Units 22, 23, & 24 Make Up Building No. 8

Building No.'s 1 through 6 were not used here due to the fact that they were used in University Heights Condos #23, Phase One & Two and University Heights Condos #24, Phase One.

Units 1 through 12 and 16 through 21 were not used here due to the fact that they were used in University Heights Condos #23, Phase One & Two and University Heights Condos #24, Phase One.

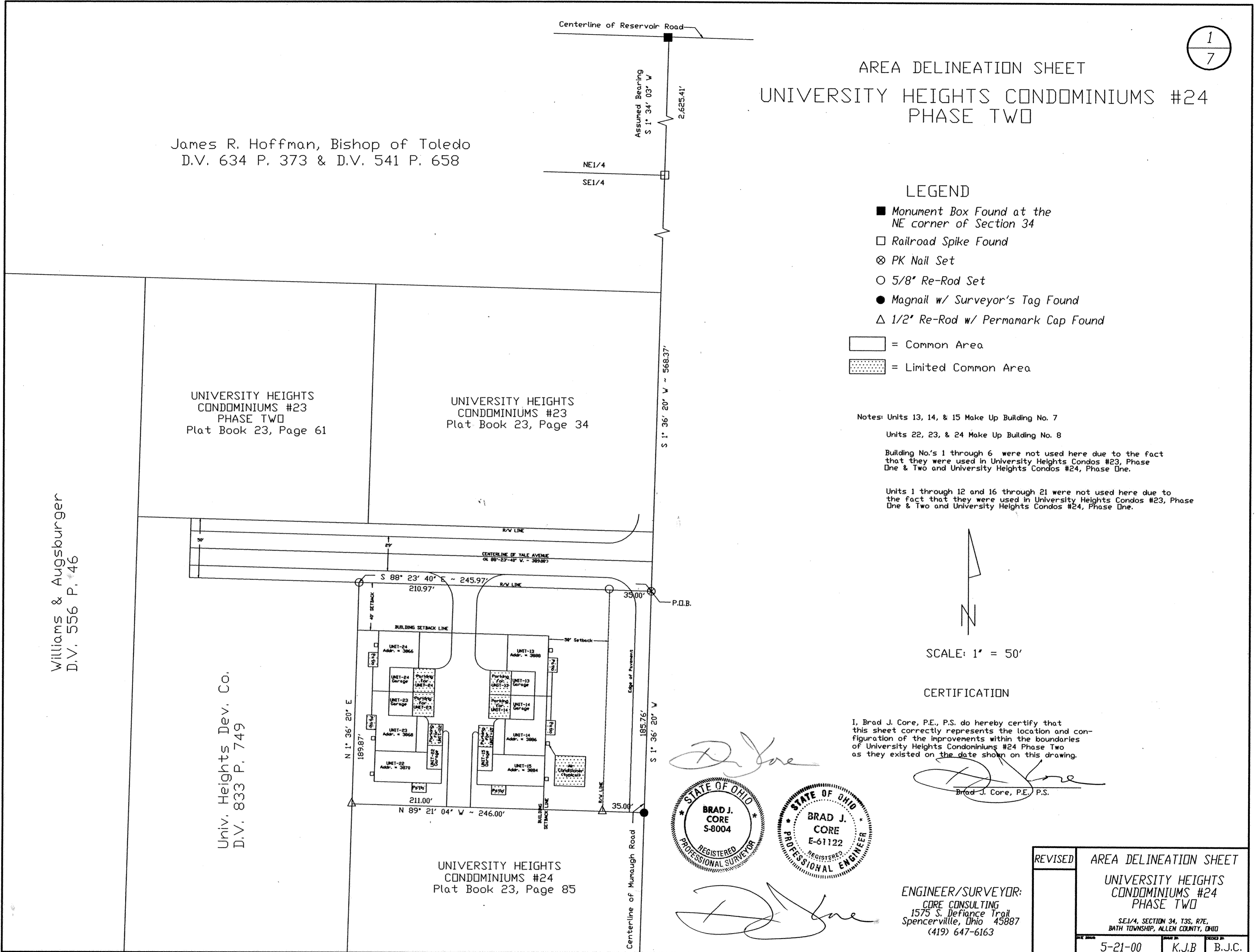
Williams & Augsburger
D.V. 556 P. 46

UNIVERSITY HEIGHTS
CONDOMINIUMS #23
PHASE TWO
Plat Book 23, Page 61

UNIVERSITY HEIGHTS
CONDOMINIUMS #23
Plat Book 23, Page 34

Univ. Heights Dev. Co.
D.V. 833 P. 749

UNIVERSITY HEIGHTS
CONDOMINIUMS #24
Plat Book 23, Page 85

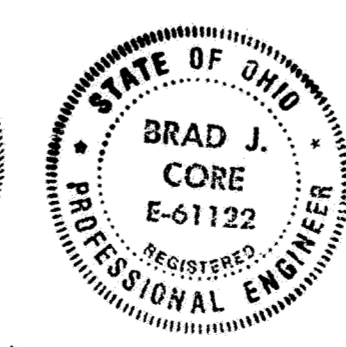


SCALE: 1" = 50'

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 #24 Phase Two as they existed on the date shown on this drawing.

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



ENGINEER/SURVEYOR:
CORE CONSULTING
1575 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	AREA DELINEATION SHEET	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO	
	SE1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE	DRAWN BY	CHECKED BY
5-21-00	K.J.B.	B.J.C.

University Heights Condominiums #24 Phase Two

Reviewed by R. Hayman
on 4-7, 1999

DESCRIPTION

The following tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the SE¼ of Section 34, T3S, R7E, Bath Township, Allen County, Ohio.

Commencing at the monument box found at the NE corner of Section 34 on the centerline of Mumaugh Road; thence S 1°-34'-03" W, assumed bearing, on the centerline of said road, and the east line of said quarter, 2,625.41' to a railroad spike found; thence S 1°-36'-20" W on the centerline of said road and the east line of the SE¼, 568.37' to a PK nail set at the POINT OF BEGINNING; thence the following courses:

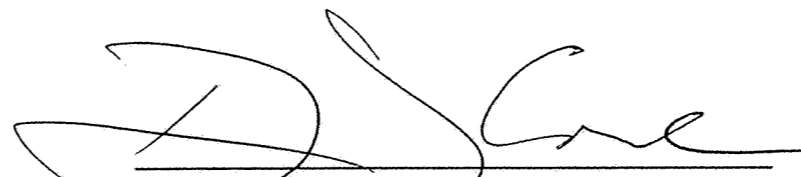
1. Continue S 1°-36'-20" W on said centerline, 185.76' to a Magnail with surveyors tag found;
2. N 89°-21'-04" W, 246.00' to a 1/2" rod with permamark cap found, passing over a 1/2" rod with permamark cap found at 35.00';
3. N 1°-36'-20" E, 189.87' to a 5/8" rod set;
4. S 88°-23'-40" E, 245.97' to the POINT OF BEGINNING, passing over a 5/8" rod set at 210.97'.

The above described parcel contains 1.061 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 East line of the NE¼ of Section 34 is S 1°-34'-03" W. This description and accompanying plat represent a boundary survey completed by me on April 5, 1999 and all markers called for above are in place.

CERTIFICATION



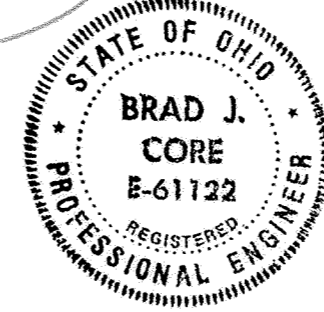

I, Brad J. Core, P.E., P.S., do hereby certify that this description correctly represents the location of the boundary of UNIVERSITY HEIGHTS CONDOMINIUMS #24, PHASE TWO.


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

COUNTY RECORDERS CERTIFICATE

No. 200009528

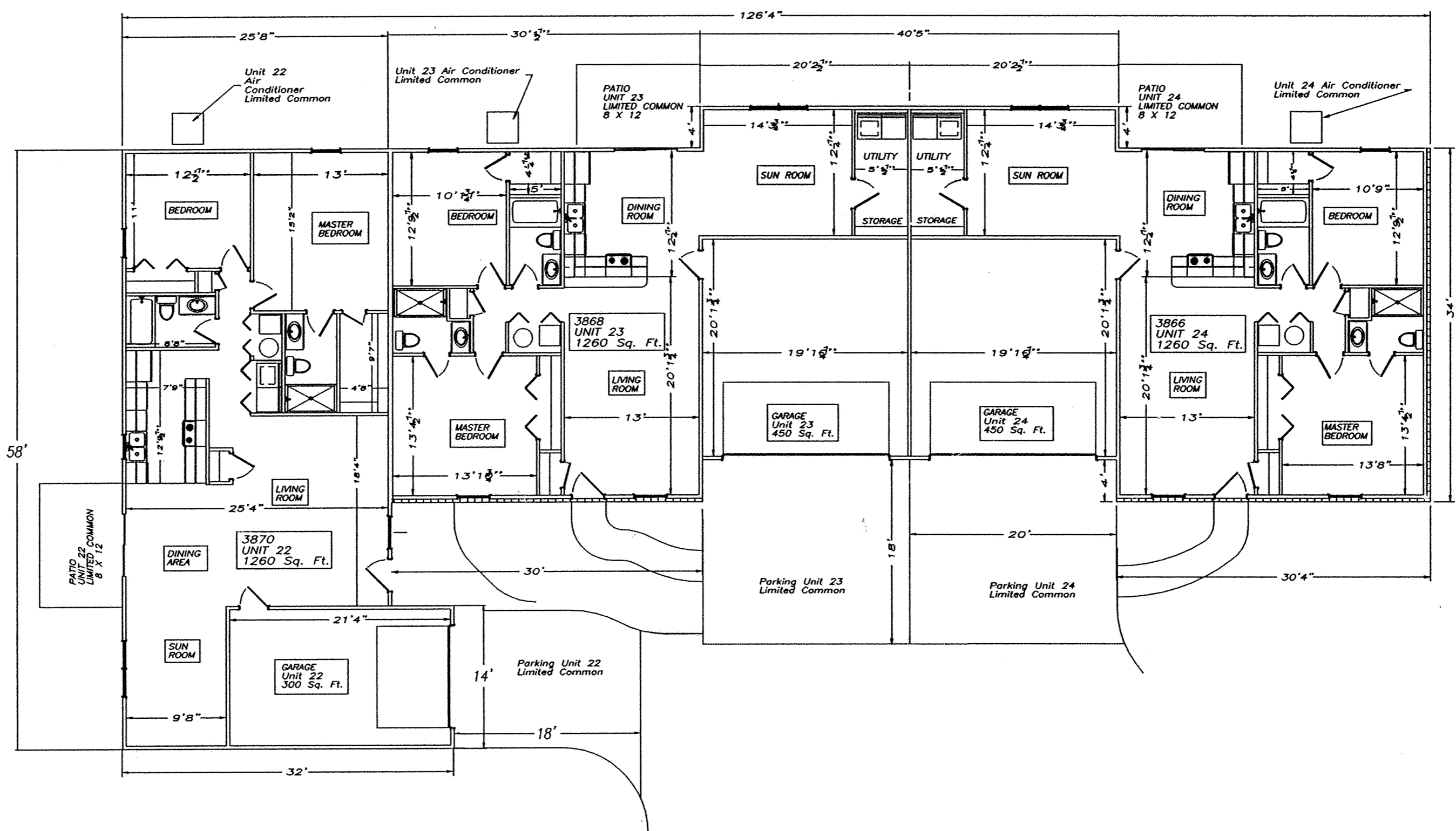
Filed for record in Allen County, Ohio Recorders Office
this 17th day of June, 2000 at 9:13 O'Clock A.M.
and recorded in Allen County, Ohio.
Plat Book 23 on Page 153.
Deed Vol. 869 Page 678.
Fee \$ 144.90

ENGINEER/SURVEYOR:
CORE CONSULTING
1575 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	LEGAL DESCRIPTIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24 Phase Two	
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	5-21-00	K.J.B. B.J.C.

University Heights Condominiums No. 24 Phase Two



SCALE 1" = 10'

Floor Plan Layout Building No. 8

Brad J. Core

STATE OF OHIO
BRAD J. CORE
S-8004
REGISTERED PROFESSIONAL SUPERVISOR

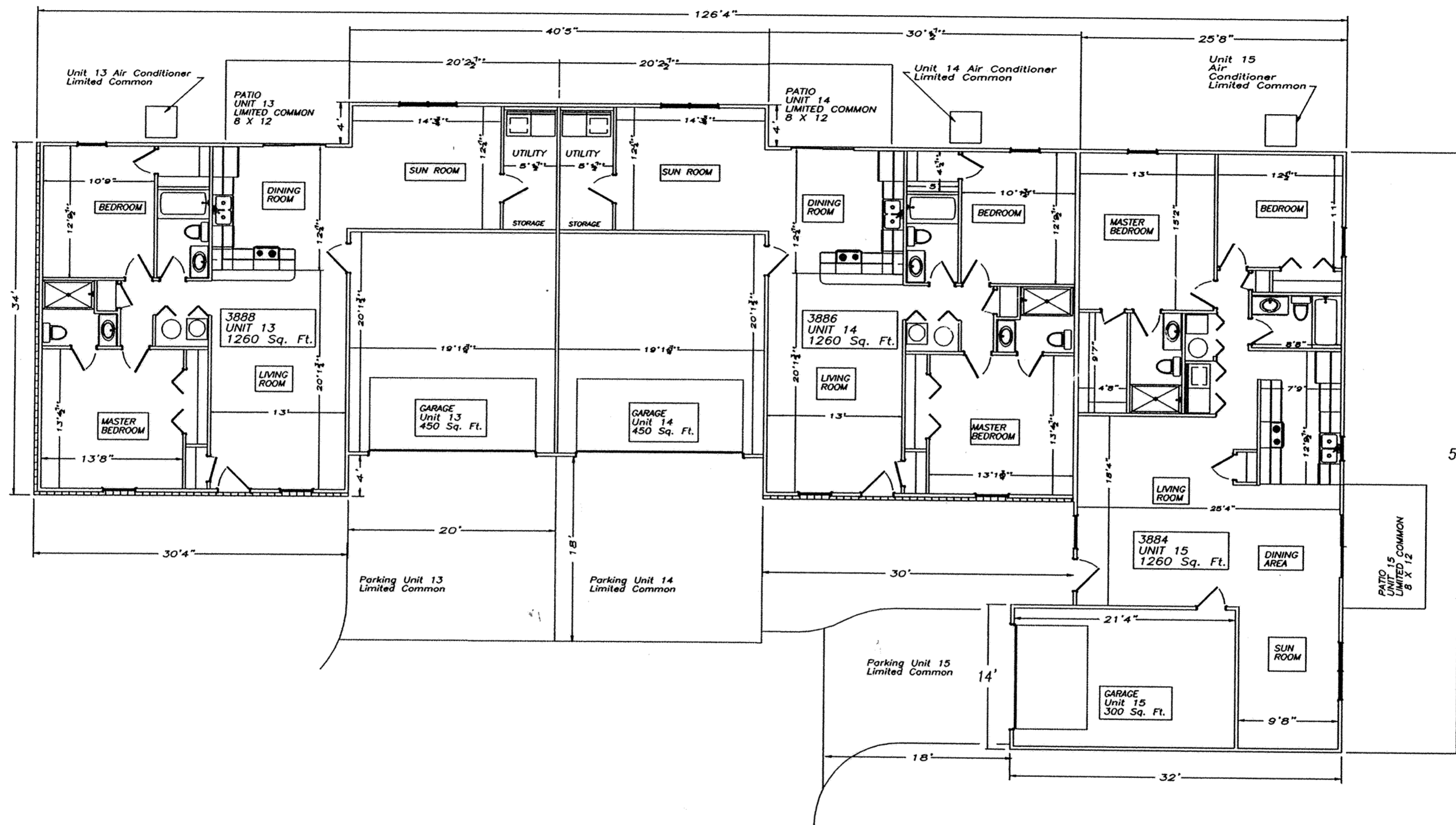
STATE OF OHIO
BRAD J. CORE
E-61122
REGISTERED PROFESSIONAL ENGINEER

Brad J. Core

ENGINEER:
CORE CONSULTING
1575 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO	
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE	DRAWN BY	CHECKED BY
5-21-00	K.J.B.	B.J.C.

University Heights Condominiums No. 24 Phase Two



SCALE 1" = 10'

Floor Plan Layout Building No. 7

[Handwritten Signature]

STATE OF OHIO
BRAD J. CORE
S-8004
REGISTERED PROFESSIONAL SURVEYOR

STATE OF OHIO
BRAD J. CORE
E-61122
REGISTERED PROFESSIONAL ENGINEER

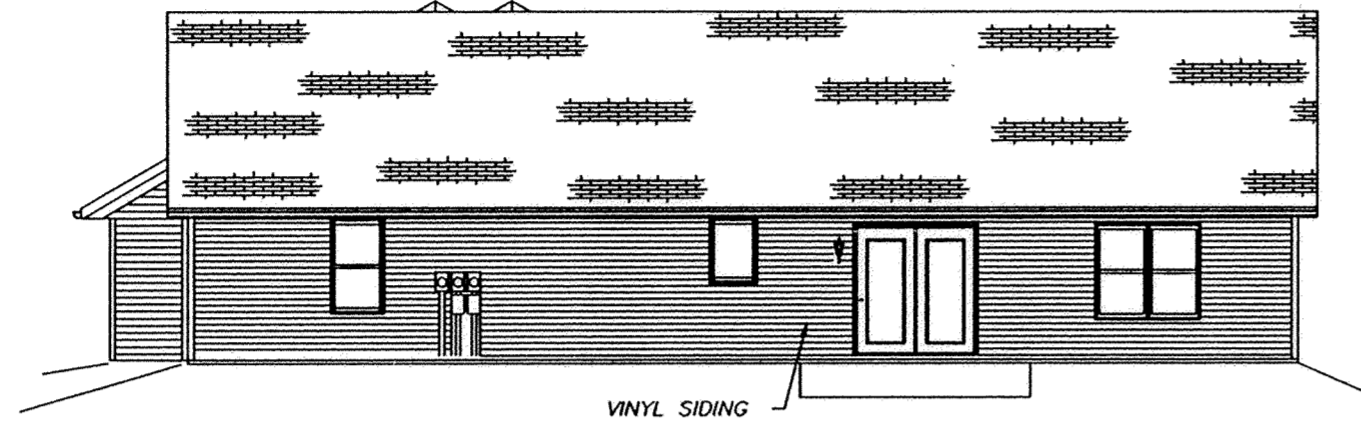
[Handwritten Signature]

ENGINEER/SURVEYOR:
CORE CONSULTING
1575 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	FLOOR PLAN LAYOUT	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO	
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
DATE	DRAWN BY	CHECKED BY
5-21-00	K.J.B.	B.J.C.

University Heights Condominiums No. 24 Phase Two

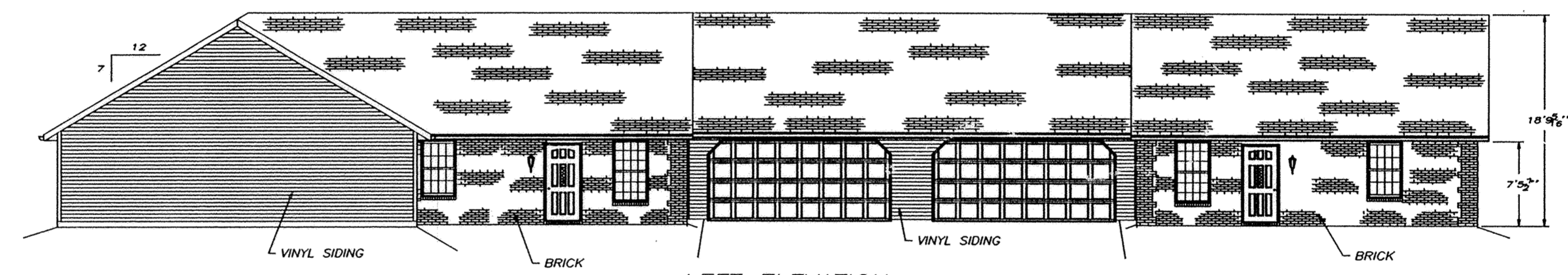
5
7



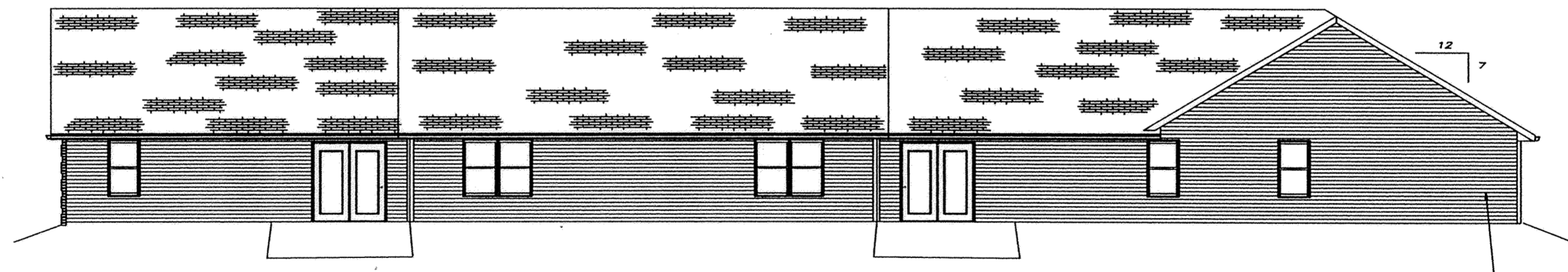
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Scale: 1" = 10'

Elevations Building No. 8

Handwritten signature: D. Core

STATE OF OHIO
BRAD J. CORE
S-8004
REGISTERED PROFESSIONAL SURVEYOR

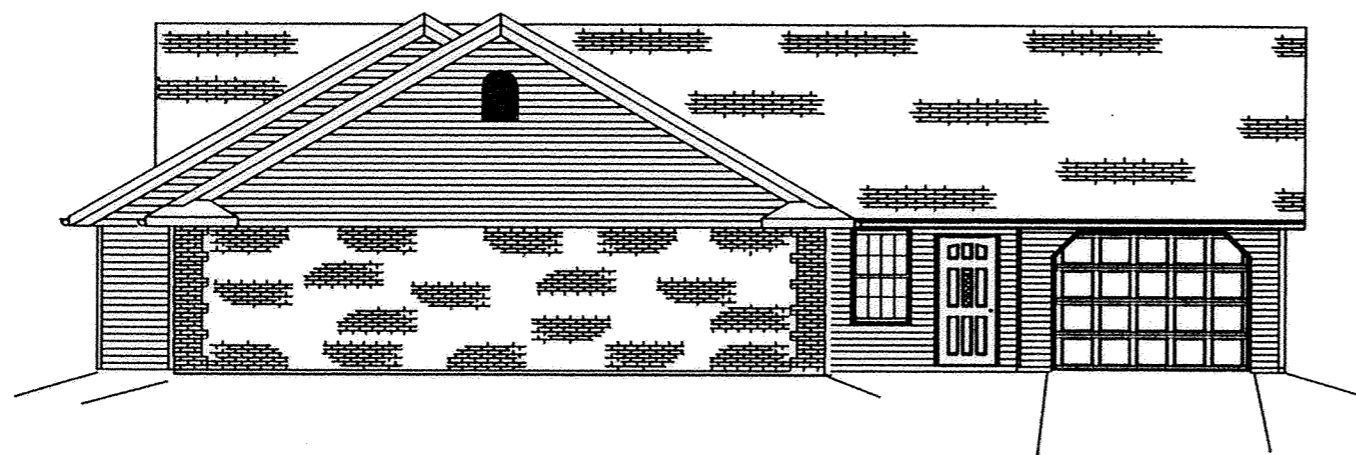
STATE OF OHIO
BRAD J. CORE
E-61122
REGISTERED PROFESSIONAL ENGINEER

Handwritten signature: D. Core

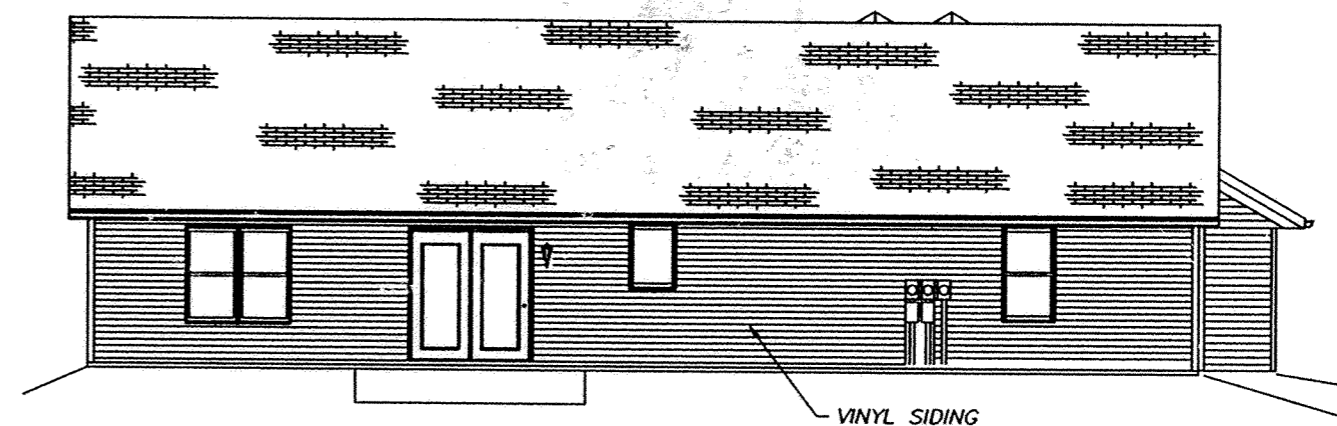
ENGINEER/SURVEYOR:
CORE CONSULTING
1575 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	ELEVATIONS	
	UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO	
	S.E.1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO	
	DATE: 5-21-00	DRAWN BY: B.J.C.

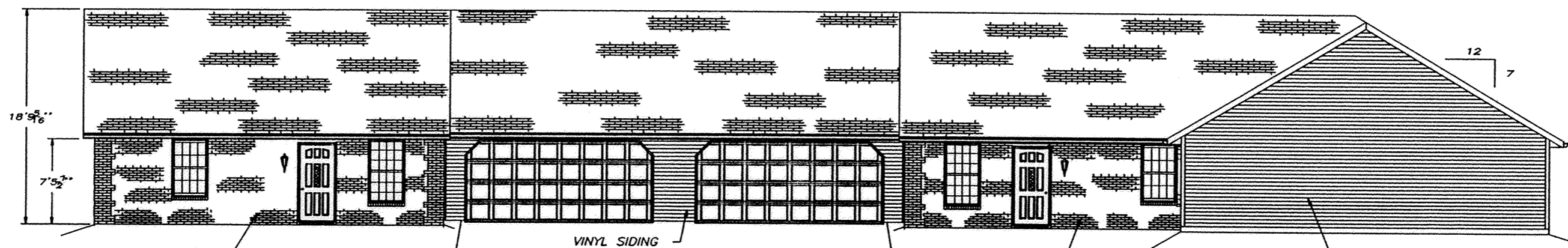
University Heights Condominiums No. 24 Phase Two



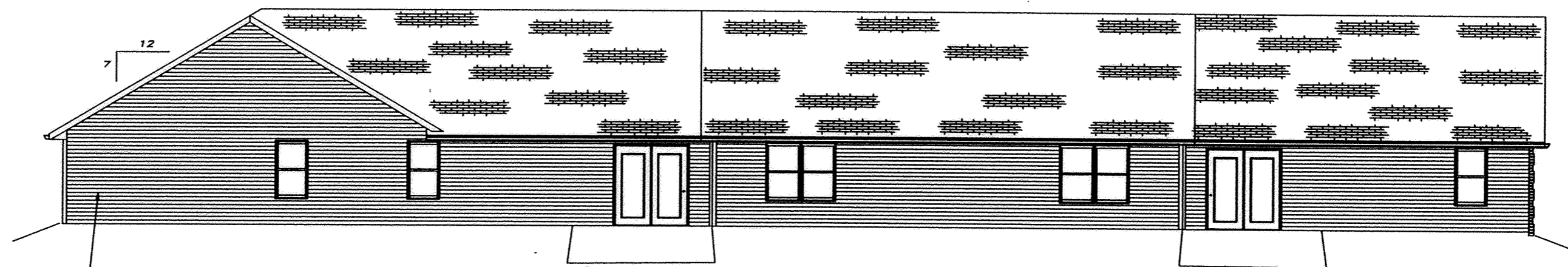
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

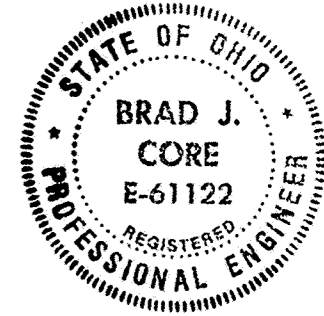
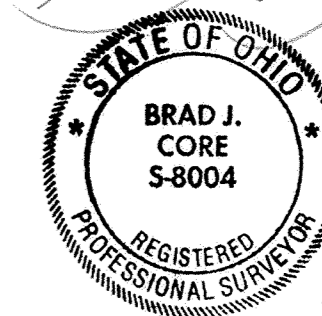


LEFT ELEVATION

Scale: 1" = 10'

Elevations Building No. 7

ENGINEER/SURVEYOR:
CORE CONSULTING
1455 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163



REVISED	ELEVATIONS		
	UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO		
	S.E. 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO		
DATE	5-21-00	DRAWN BY	B.J.C.

7/7

PLAT OF DEDICATOR'S LAND FOR UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO

James R. Hoffman, Bishop of Toledo
D.V. 634 P. 373 & D.V. 541 P. 658

REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 6/13/00

Reviewed by *R. Hoffman*
on 4-7, 1999

DESCRIPTION

The following tract of land is part of parcel number 37-3409-01-002.002 as described in Deed Vol. 833 Page 749 and is situated in the SE 1/4 of Section 34, T3S, R7E, Bath Township, Allen County, Ohio.

Commencing at the monument box found at the NE corner of Section 34 on the centerline of Mumaugh Road; thence S 1°-34'-03" W, assumed bearing, on the centerline of said road, and the east line of said quarter, 2,625.41' to a railroad spike found; thence S 1°-36'-20" W on the centerline of said road and the east line of the SE 1/4, 568.37' to a PK nail set at the POINT OF BEGINNING; thence the following courses:

1. Continue S 1°-36'-20" W on said centerline, 185.76' to a Magnail with surveyors tag found;
2. N 89°-21'-04" W, 246.00' to a 1/2" roerod with permamark cap found, passing over a 1/2" roerod with permamark cap found at 35.00';
3. N 1°-36'-20" E, 189.87' to a 5/8" roerod set;
4. S 88°-23'-40" E, 245.97' to the POINT OF BEGINNING, passing over a 5/8" roerod set at 210.97'.

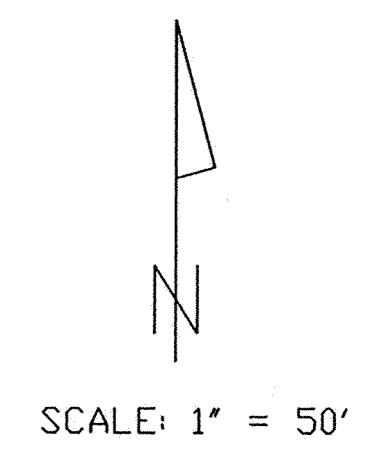
The above described parcel contains 1.061 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the assumption that the East line of the NE 1/4 of Section 34 is S 1°-34'-03" W. This description and accompanying plat represent a boundary survey completed by me on April 5, 1999 and all markers called for above are in place.

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

LEGEND

- Monument Box Found at the NE corner of Section 34
- Railroad Spike Found
- ⊗ PK Nail Set
- 5/8" Re-Rod Set
- Magnail w/ Surveyor's Tag Found
- △ 1/2" Re-Rod w/ Permamark Cap Found



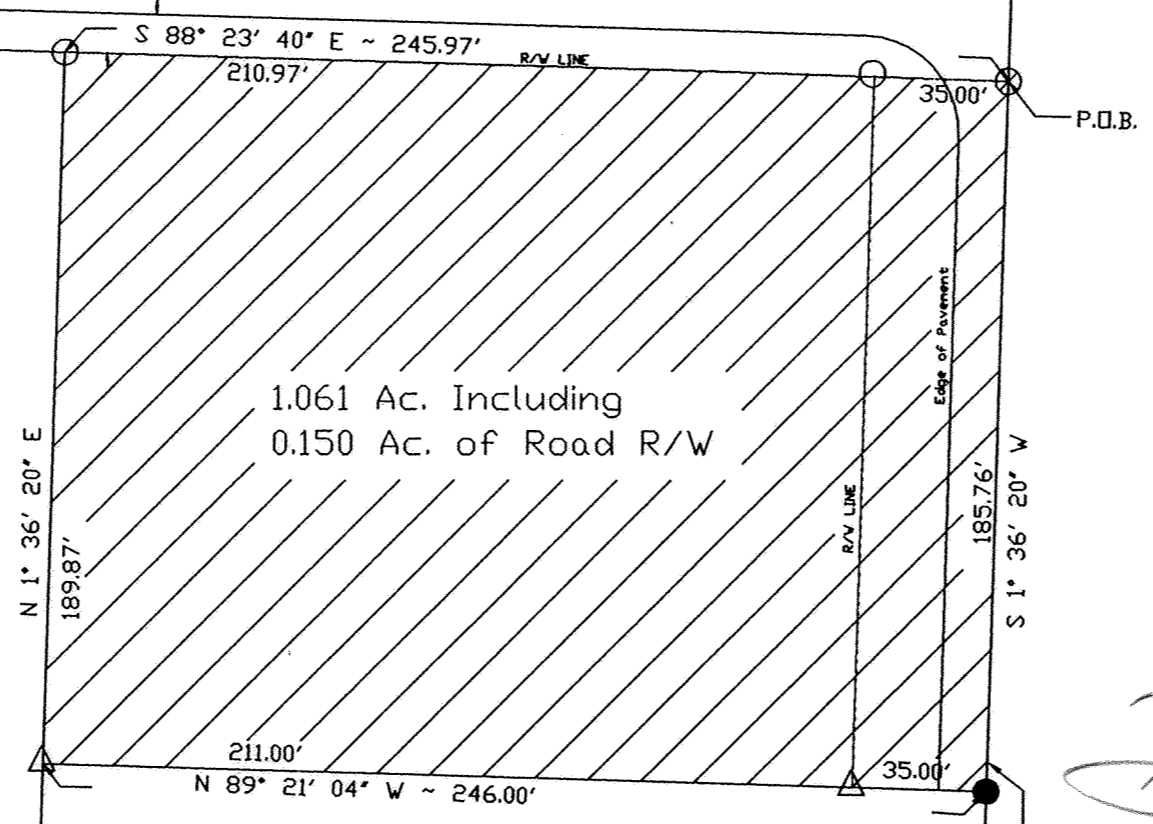
Williams & Augsburg
D.V. 556 P. 46

UNIVERSITY HEIGHTS CONDOMINIUMS #23
PHASE TWO
Plat Book 23, Page 61

UNIVERSITY HEIGHTS CONDOMINIUMS #23
Plat Book 23, Page 34

Univ. Heights Dev. Co.
D.V. 833 P. 749

UNIVERSITY HEIGHTS CONDOMINIUMS #24
Plat Book 23, Page 85



STATE OF OHIO
BRAD J. CORE
S-8004
REGISTERED PROFESSIONAL SURVEYOR

STATE OF OHIO
BRAD J. CORE
E-61122
REGISTERED PROFESSIONAL ENGINEER

ENGINEER/SURVEYOR:
CORE CONSULTING
1575 S. Defiance Trail
Spencerville, Ohio 45887
(419) 647-6163

REVISED	DEDICATOR'S PLAT UNIVERSITY HEIGHTS CONDOMINIUMS #24 PHASE TWO		
	SE 1/4, SECTION 34, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO		
DATE DRAWN	DRAWN BY	CHECKED BY	
5-21-00	K.J.B.	B.J.C.	

STREET VACATION PLAT
PART OF WASHINGTON STREET
ADJOINING LOTS 143, 144, 145, 146, AND 148
WROCKLAGE ADDITION
PLAT BOOK 3 PAGE 25
IN THE N.W. 1/4 OF SECTION 30
AND THE S.W. 1/4 OF SECTION 19
T2S-R5E
CITY OF DELPHOS, ALLEN COUNTY OHIO

REVIEWED BY:

 MICHAEL L. HOWBERT, P.S.
 ALLEN COUNTY ENGINEERS
 DATE: 6/8/00

DESCRIPTION
STREET VACATION
 0.177 ACRES

Being a 20.00-foot wide portion of 80.00-foot wide Washington Street lying between Second and Third Streets in the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 2 South, Range 5 East, Marion Township, City of Delphos, Allen County, Ohio, coincident with the west line of Lots Number 143, 144, 145, 146, 148 and a Vacated 16.5-foot wide Alley (Ord. #1992-17, Volume 763, Page 327) in Wrocklage Addition (Plat Book 3, Page 25), and more particularly described as follows:

BEGINNING FOR THE SAME at a PK nail set marking the southwest corner of Lot Number 148 in said Addition and the intersection of the east line of Washington Street with the north line of Second Street -

Thence North 89°-50'-40" West on and along the south line of Lot Number 148 extended and the north line of Second Street for a distance of 20.00 feet to a PK nail set in Washington Street -

Thence North 00°-29'-20" East for a distance of 386.25 feet to a PK nail set on the south line of Third Street -

Thence South 89°-50'-40" East on and along said south line of Third Street for a distance of 20.00 feet to a 5/8-inch iron pin set marking the northwest corner of Lot Number 143 -

Thence South 00°-29'-20" West on and along the west line of Lots Number 143, 144, 145, 146 and 148 for a distance of 386.25 feet to the **point of beginning**.

Containing in all 7,725 square feet or 0.177 acres of land, of which 0.0294 acres attach to Lot 143; 0.0191 acres attach to Lot 144; 0.0303 acres attach to Lot 145; 0.0341 acres attach to Lot 146; and 0.0644 acres attach to Lot 148.

The foregoing description is based on a survey completed in June, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

NOTES: 1) The bearings for this survey are based on the east line of Lots Number 171 through 168 in Wrocklage Addition along the west line of Franklin Street as being South 00°-27'-44" West.
 2) All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

June 8, 2000

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

LEGEND

- 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
- ⊙ 3/4" IRON PIPE CAPPED WITH A PLUG STAMPED "K&K LIMA, OH" FOUND
- △ CHISELED X IN CONCRETE FOUND
- ⊗ 1/2" IRON PIN FOUND
- PK NAIL SET
- (R) RECORDED MEASUREMENT
- (M) MEASUREMENT MADE THIS SURVEY

200010105 Filed and Recorded
 June 23, 2000
 at 2:58 o'clock pm
 Plat book 23 Pg 141
 Edward P. Kirk by em
 Recorder Allen County, Ohio
 See Vol 870 Pg 188

SHELDON ENGINEERING & SURVEYING, INC.

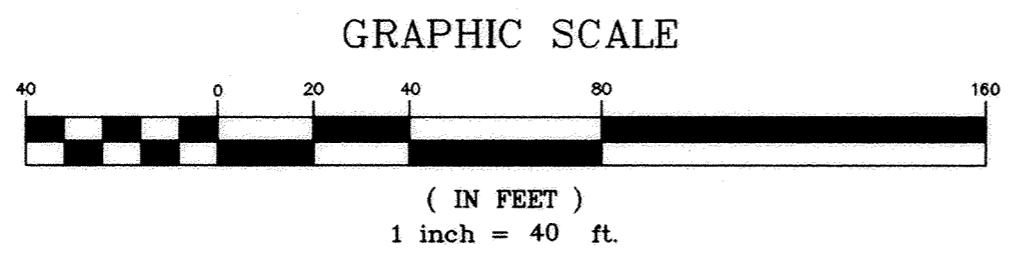
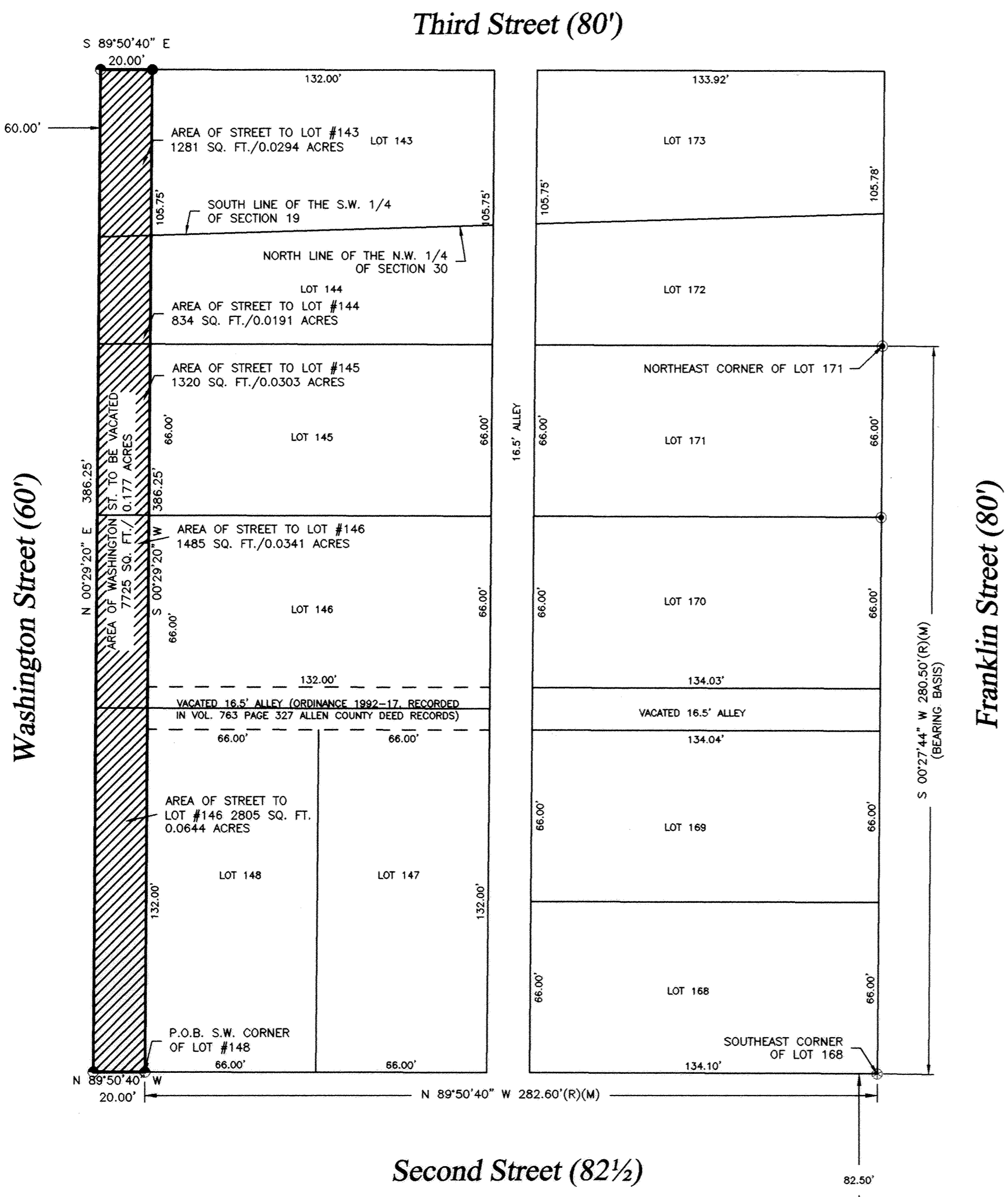


LIMA, OHIO

DATE	6/7/00	JOB NO.	21224
DRAWN	MSB	CHECKED	JDS
APPROVED	JDS	SCALE	1" = 40'

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

THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED IN JUNE 2000. REFERENCES INCLUDE TAX MAPS, PLATS, DEEDS, AND OFFICE RECORDS



LARK CONDOMINIUMS PART OF LOT NUMBER 24 IN BURDEN'S SUBDIVISION (UNRECORDED) & PART OF THE N.E. 1/4 OF SECTION 24 T 3 S - R 6 E AMERICAN TOWNSHIP ALLEN COUNTY, OHIO

A. & A. ENTERPRISES
VOL. 851 PAGE 424
VOL. 862 PAGE 139
VOL. 870 PAGE 261
TAX PARCEL #36-2405-05-028.000

DESCRIPTION
LARK CONDOMINIUMS
0.456 ACRES

Being a Part of Lot Number 24 in Burden's Subdivision (unrecorded) and a parcel of land situated in the Northeast Quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio and being Tax Parcel Number 36-2405-05-028.000 granted to A & A Enterprises by instruments recorded in Volume 851, Page 424; Volume 862, Page 139; and Volume 870, Page 261 of the deed records of Allen County and more particularly described as follows:

Commencing for reference at an uncapped one-inch iron pipe found on the east right-of-way line of Lark Avenue marking the southwest corner of Lot Number 26117 in Meadowlark Park Subdivision Section #1 Replat (Plat Book 12, Page 171) -

Thence South 00°-02'-12" East (bearing base) on and along said east right of way for a distance of 70.75 feet to a 5/8-inch iron pin found marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described herein -

Thence South 89°-56'-29" East for a distance of 116.50 feet to a 5/8-inch iron pin set in Lot 24 of said unrecorded Burden's Subdivision, passing at 115.00 feet a 5/8-inch iron pin found -

Thence South 00°-34'-09" East for a distance of 161.40 feet to a 5/8-inch iron pin set on the south line of said Lot, passing at 148.87 feet a 5/8-inch iron pin set on the north right-of-way line of Brower Road -

Thence North 89°-40'-33" West on and along the south line of said Lot for a distance of 64.06 feet to a 5/8-inch iron pin set marking the southwest corner of said Lot, passing at 3.00 feet a 5/8-inch iron pin set -

Thence South 01°-58'-33" West for a distance of 17.84 feet to a PK nail set on the centerline of Brower Road -

Thence North 89°-59'-47" West on and along said centerline for a distance of 53.31 feet to a PK nail set -

Thence North 00°-02'-12" West on and along the east right of way of Lark Avenue for a distance of 178.97 feet to the point of beginning, passing at 30.00 feet a 5/8-inch iron pin found and at 169.72 feet a chiseled "X" in concrete found.

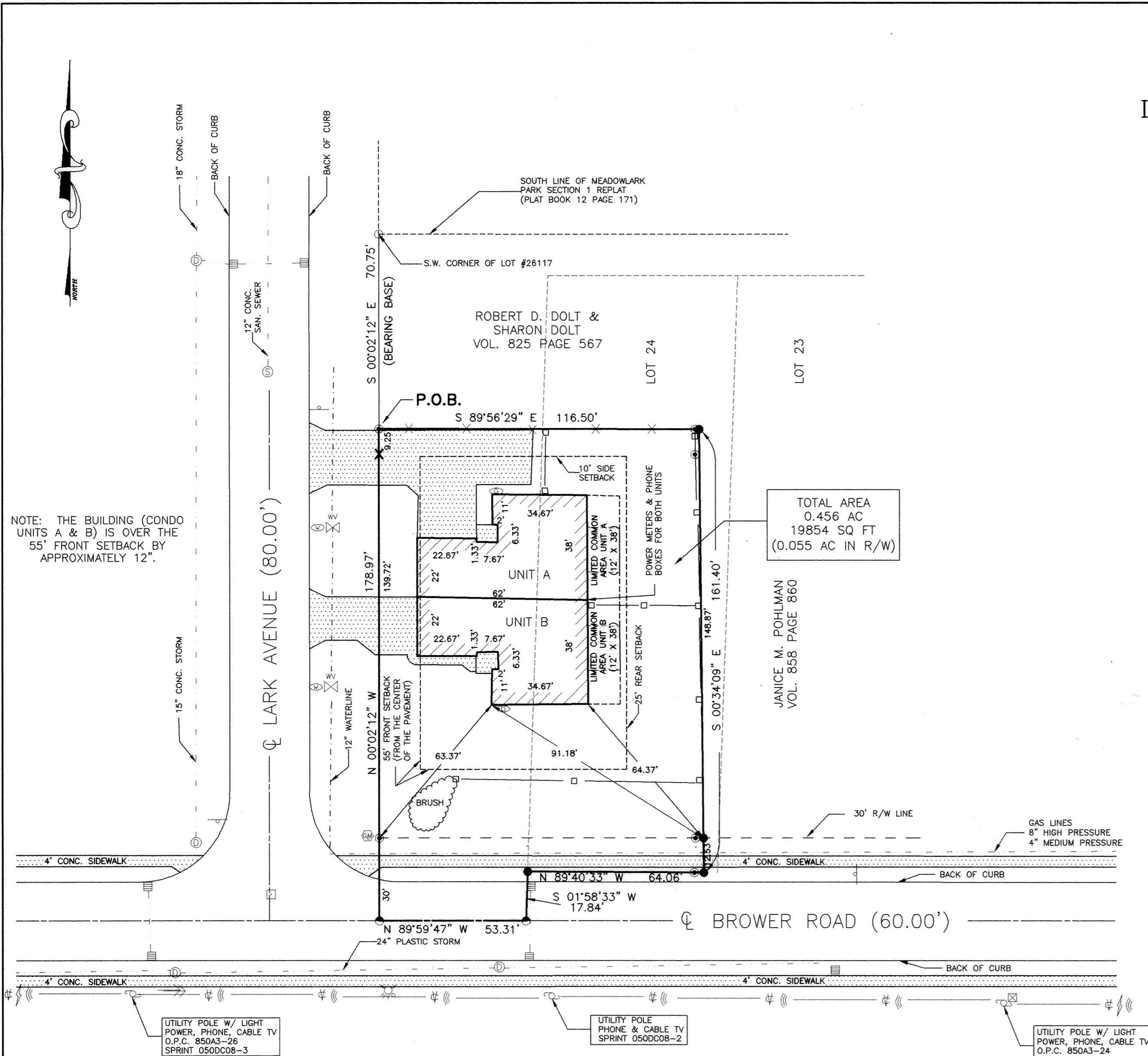
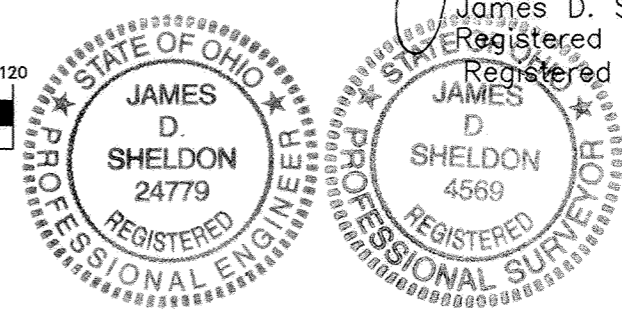
The foregoing description is based on a field survey performed May 22, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 19,854 square feet or 0.456 acres of land subject, however, to all legal easements and rights of way.

NOTE: All capped iron pins found or set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

July 3, 2000

Date: 3 July 2000 *James D. Sheldon*

James D. Sheldon, P.E., P.S.
Registered Engineer # 24779
Registered Surveyor # 4569



TOTAL AREA
0.456 AC
19854 SQ FT
(0.055 AC IN R/W)

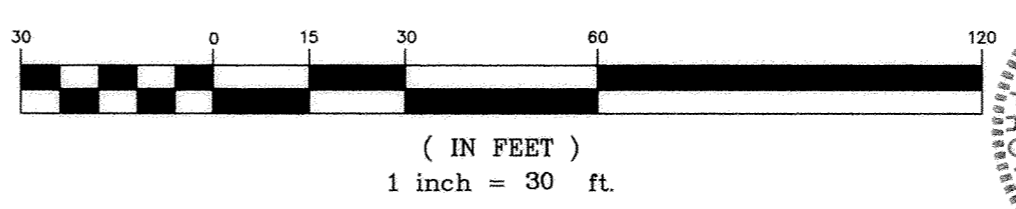
JANICE M. POHLMAN
VOL. 858 PAGE 860

NOTE: THE BUILDING (CONDO UNITS A & B) IS OVER THE 55' FRONT SETBACK BY APPROXIMATELY 12".

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
- 1" IRON PIPE (NO PLUG) FOUND
- ⊕ PK NAIL SET
- ⊠ MONUMENT BOX FOUND
- ✕ CHISELED "X" IN CONCRETE FOUND.
- WOOD FENCE
- - - WATERLINE
- - - GAS LINE
- - - SEWER LINES
- ⊕ UTILITY POLE
- GUY WIRE
- ⚡ INDICATES ELECTRIC LINES
- ☎ INDICATES TELEPHONE LINES
- ⚡ INDICATES CABLE LINES
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ CATCH BASIN
- ▨ BUILDING
- ⊕ GAS LINE MARKER
- ⊕ BUSH
- ⊕ SIGN
- ▨ CONCRETE SURFACE
- L. C. A. LIMITED COMMON AREA
- x - CHAIN LINK FENCE

GRAPHIC SCALE



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

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED MONDAY MAY 22, 2000. REFERENCES INCLUDE TAX MAPS, DEEDS AND OFFICE RECORDS.

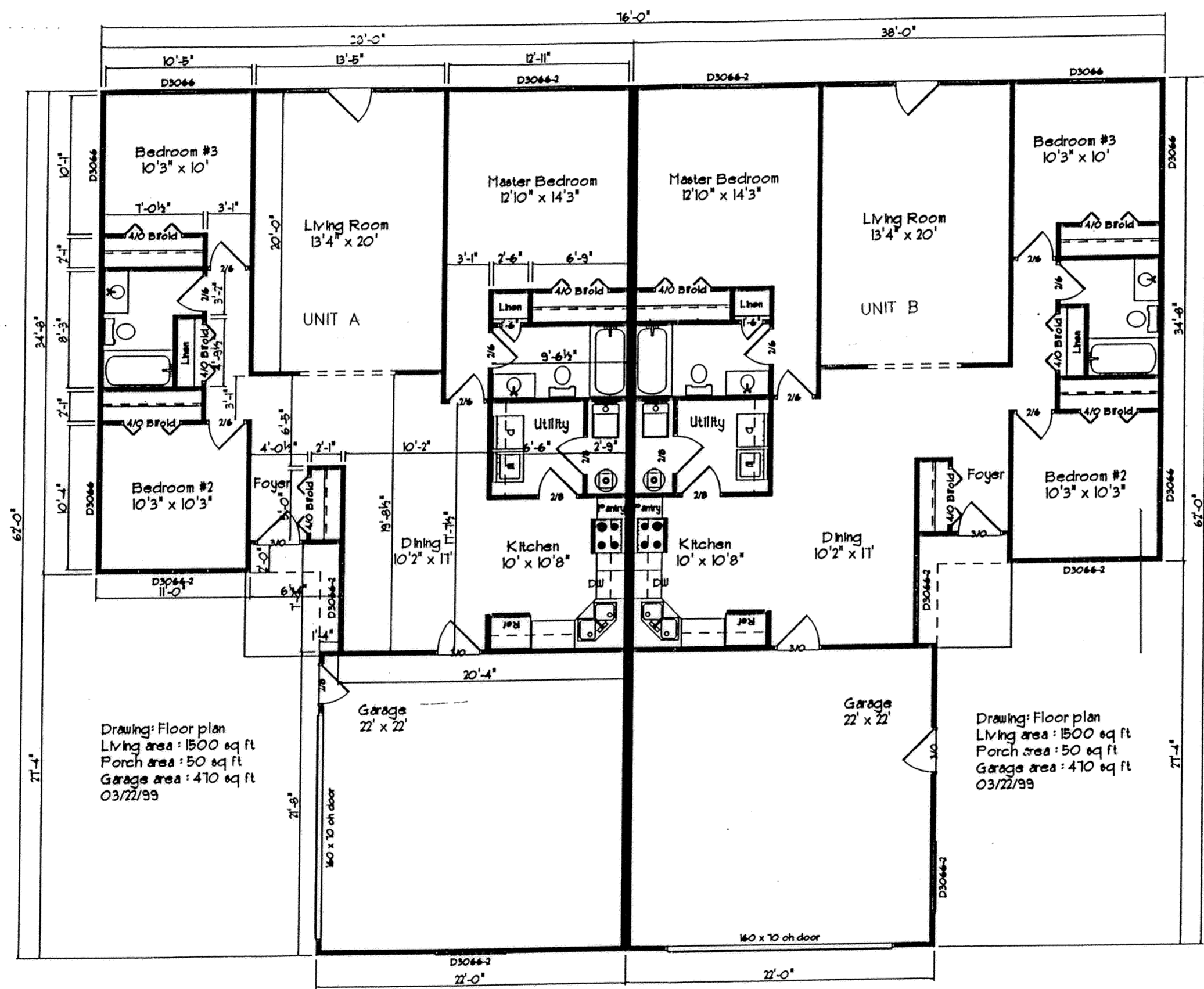
NO.	DATE	DESCRIPTION	BY
1	7-3-00	REV. EAST PROP LINE (ADD 3' STRIP)	ER

SHEET 1 OF 4 SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO
DRAWN: ER
CHECKED: JDS
APPROVED: JDS
JOB NO. 20332
SCALE 1" = 30'

LARK CONDOMINIUMS FLOOR PLAN



Drawing: Floor plan
Living area: 1500 sq ft
Porch area: 50 sq ft
Garage area: 410 sq ft
03/22/99

Drawing: Floor plan
Living area: 1500 sq ft
Porch area: 50 sq ft
Garage area: 410 sq ft
03/22/99

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 2 OF 4

SHELDON ENGINEERING
& SURVEYING, INC.



LIMA, OHIO

NO.	DATE	DESCRIPTION	BY
1	-	-	-

4-4-00	JOB NO.	20332
ER	NO.	
JDS	SCALE	NONE

DEDICATOR'S PLAT
LARK CONDOMINIUMS
PART OF LOT NUMBER 24
IN BURDEN'S SUBDIVISION (UNRECORDED) &
PART OF THE N.E. 1/4 OF SECTION 24
T 3 S - R 6 E
AMERICAN TOWNSHIP
ALLEN COUNTY, OHIO

A. & A. ENTERPRISES
VOL. 851 PAGE 424
VOL. 862 PAGE 139
VOL. 870 PAGE 261
TAX PARCEL #36-2405-05-028.000

DESCRIPTION
DEDICATOR'S LAND
0.456 ACRES

Being a Part of Lot Number 24 in Burden's Subdivision (unrecorded) and a parcel of land situated in the Northeast Quarter of Section 24, Township 3 South, Range 6 East, American Township, Allen County, Ohio and being Tax Parcel Number 36-2405-05-028.000 granted to A & A Enterprises by instruments recorded in Volume 851, Page 424; Volume 862, Page 139; and Volume 870, Page 261 of the deed records of Allen County and more particularly described as follows:

Commencing for reference at an uncapped one-inch iron pipe found on the east right-of-way line of Lark Avenue marking the southwest corner of Lot Number 26117 in Meadowlark Park Subdivision Section #1 Replat (Plat Book 12, Page 171) -

Thence South 00°-02'-12" East (bearing base) on and along said east right of way for a distance of 70.75 feet to a 5/8-inch iron pin found marking the PRINCIPAL POINT OF BEGINNING for the parcel to be described herein -

Thence South 89°-56'-29" East for a distance of 116.50 feet to a 5/8-inch iron pin set in Lot 24 of said unrecorded Burden's Subdivision, passing at 115.00 feet a 5/8-inch iron pin found -

Thence South 00°-34'-09" East for a distance of 161.40 feet to a 5/8-inch iron pin set on the south line of said Lot, passing at 148.87 feet a 5/8-inch iron pin set on the north right-of-way line of Brower Road -

Thence North 89°-40'-33" West on and along the south line of said Lot for a distance of 64.06 feet to a 5/8-inch iron pin set marking the southwest corner of said Lot, passing at 3.00 feet a 5/8-inch iron pin set -

Thence South 01°-58'-33" West for a distance of 17.84 feet to a PK nail set on the centerline of Brower Road -

Thence North 89°-59'-47" West on and along said centerline for a distance of 53.31 feet to a PK nail set -

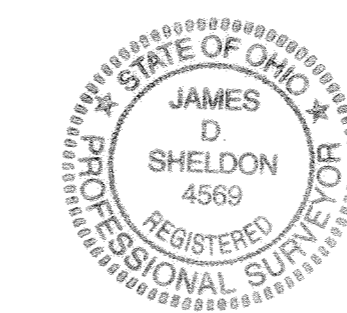
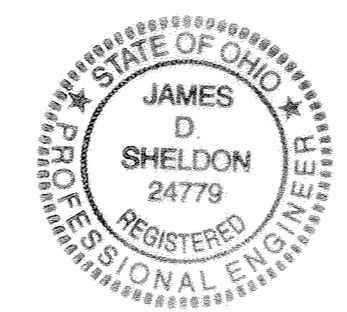
Thence North 00°-02'-12" West on and along the east right of way of Lark Avenue for a distance of 178.97 feet to the point of beginning, passing at 30.00 feet a 5/8-inch iron pin found and at 169.72 feet a chiseled "X" in concrete found.

The foregoing description is based on a field survey performed May 22, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 19,854 square feet or 0.456 acres of land subject, however, to all legal easements and rights of way.

NOTE: All capped iron pins found or set are 5/8" x 30" rebar with "Sheldon E&S Lima, OH" cap.

July 3, 2000

gs



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 7/25/00

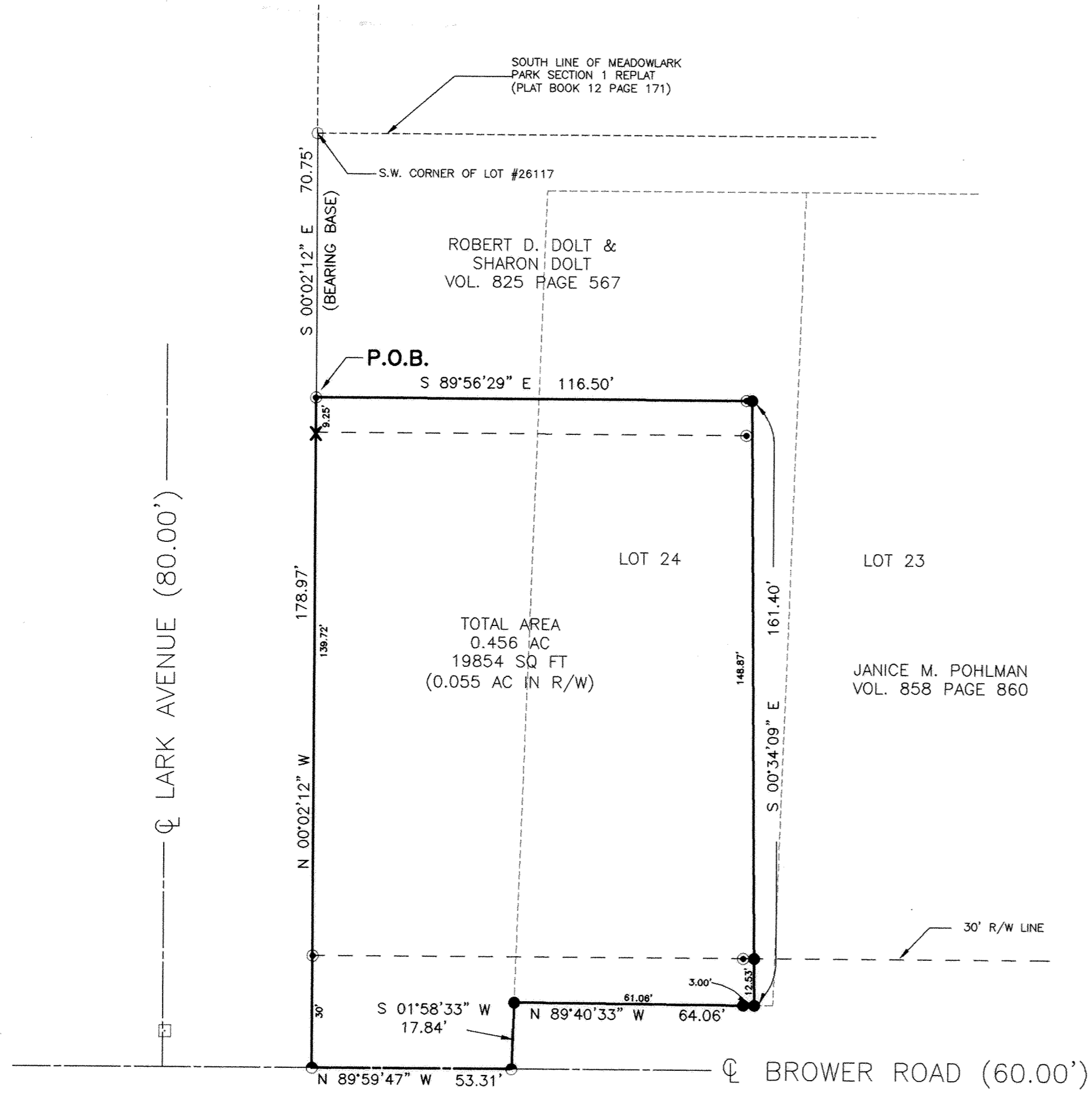
SHEET 4 OF 4
SHELDON ENGINEERING & SURVEYING, INC.



LIMA, OHIO

4-4-00
DRAWN ER
CHECKED JDS
APPROVED JDS
JOB NO. 20332
SCALE 1" = 30'

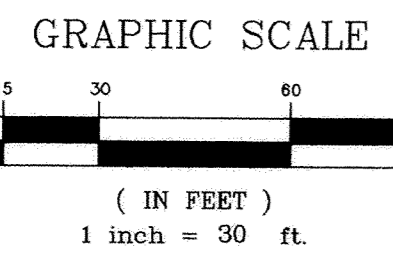
NO.	DATE	DESCRIPTION	BY
1	7-3-00	REV. EAST PROP LINE (ADD 3' STRIP)	ER



ROBERT D. DOLT &
SHARON DOLT
VOL. 825 PAGE 567

JANICE M. POHLMAN
VOL. 858 PAGE 860

TOTAL AREA
0.456 AC
19854 SQ FT
(0.055 AC IN R/W)



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

2000 11937
Filed and Recorded
July 25, 2000
AT 9:08 o'clock am
Plat book 23 Pg 142
Edward P. Kirk by em
Recorder, Allen Co. Ohio
Fee \$ 82.80 Paid See Deed Vol 871 Pg 271

Date: 3 JULY 2000
James D. Sheldon
James D. Sheldon, P.E., P.S.
Registered Engineer # 24779
Registered Surveyor # 4569

THIS PLAT REPRESENTS AN ACTUAL SURVEY
COMPLETED FRIDAY MAY 22, 2000.
REFERENCES INCLUDE TAX MAPS, DEEDS
AND OFFICE RECORDS.

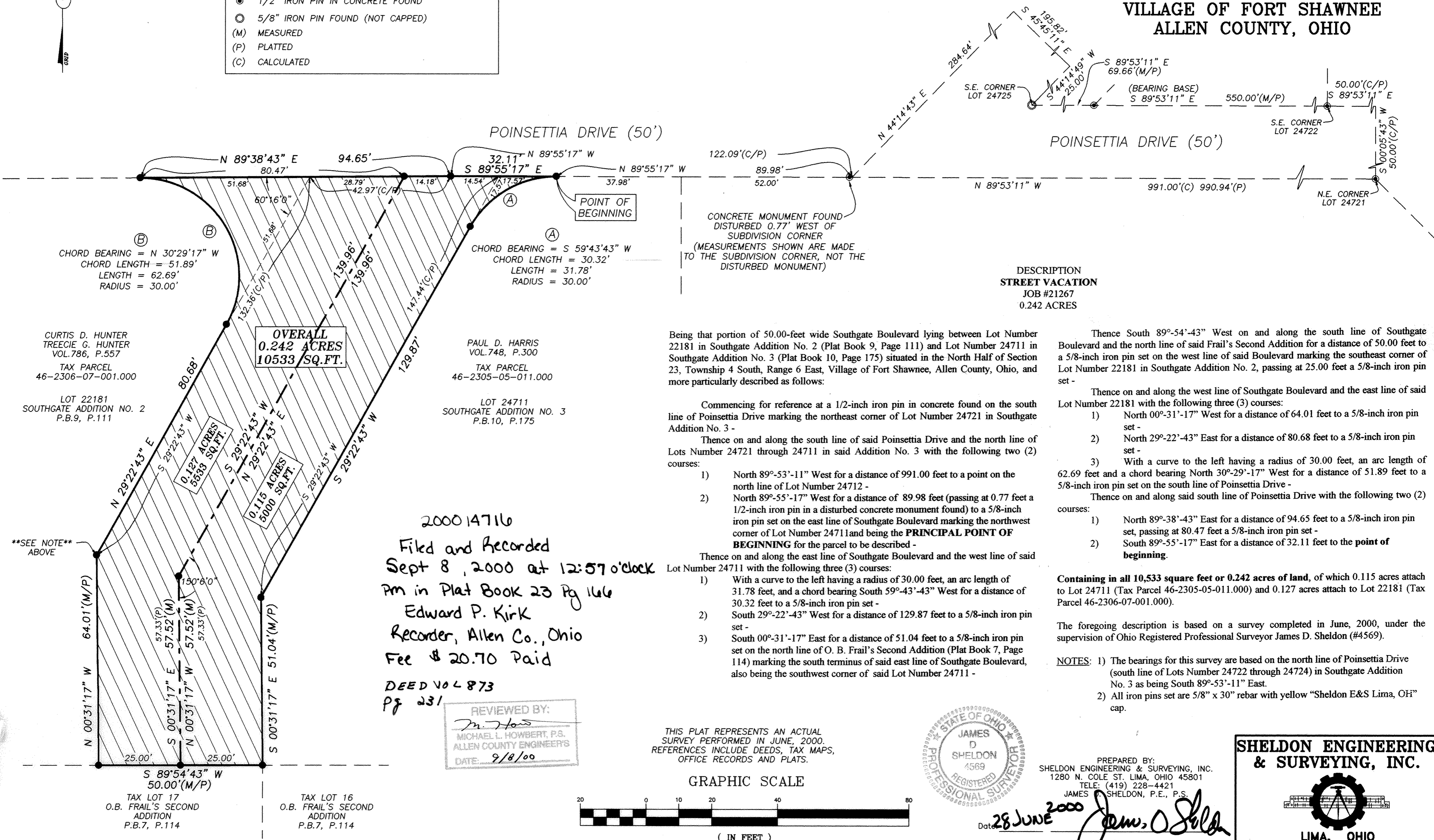
LEGEND

- 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
- 1" IRON PIPE (NO PLUG) FOUND
- PK NAIL SET
- MONUMENT BOX FOUND
- X CHISELED "X" IN CONCRETE FOUND.

**STREET VACATION PLAT
FOR A PORTION OF SOUTHGATE BLVD.
BETWEEN LOT #22181 IN
SOUTHGATE ADDITION #2
(P.B.9 P.111)
AND LOT #24711 IN
SOUTHGATE ADDITION #3
(P.B.10, P.175)
IN THE NORTH 1/2 OF SECTION 23
T4S-R6E
VILLAGE OF FORT SHAWNEE
ALLEN COUNTY, OHIO**

****NOTE: THE SUBDIVISION PLAT FOR SOUTHGATE NO.2 CALLS FOR A 50' RADIUS AT THIS BEND. THE PLAT FOR SOUTHGATE NO.3 DOES NOT CALL FOR A RADIUS. SINCE THE STREET IS PLATTED IN SOUTHGATE NO.3, THE CALLS ON THE PLAT FOR SOUTHGATE NO.3 WERE HELD.**

LEGEND	
●	5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"
⊙	1/2" IRON PIN IN CONCRETE FOUND
○	5/8" IRON PIN FOUND (NOT CAPPED)
(M)	MEASURED
(P)	PLATTED
(C)	CALCULATED



CURTIS D. HUNTER
TREECIE G. HUNTER
VOL.786, P.557
TAX PARCEL
46-2306-07-001.000

LOT 22181
SOUTHGATE ADDITION NO. 2
P.B.9, P.111

**OVERALL
0.242 ACRES
10533 /SQ.FT.**

PAUL D. HARRIS
VOL.748, P.300
TAX PARCEL
46-2305-05-011.000

LOT 24711
SOUTHGATE ADDITION NO. 3
P.B.10, P.175

Being that portion of 50.00-foot wide Southgate Boulevard lying between Lot Number 22181 in Southgate Addition No. 2 (Plat Book 9, Page 111) and Lot Number 24711 in Southgate Addition No. 3 (Plat Book 10, Page 175) situated in the North Half of Section 23, Township 4 South, Range 6 East, Village of Fort Shawnee, Allen County, Ohio, and more particularly described as follows:

Commencing for reference at a 1/2-inch iron pin in concrete found on the south line of Poinsettia Drive marking the northeast corner of Lot Number 24721 in Southgate Addition No. 3 -

Thence on and along the south line of said Poinsettia Drive and the north line of Lots Number 24721 through 24711 in said Addition No. 3 with the following two (2) courses:

- 1) North 89°-53'-11" West for a distance of 991.00 feet to a point on the north line of Lot Number 24712 -
- 2) North 89°-55'-17" West for a distance of 89.98 feet (passing at 0.77 feet a 1/2-inch iron pin in a disturbed concrete monument found) to a 5/8-inch iron pin set on the east line of Southgate Boulevard marking the northwest corner of Lot Number 24711 and being the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described -

Thence on and along the east line of Southgate Boulevard and the west line of said Lot Number 24711 with the following three (3) courses:

- 1) With a curve to the left having a radius of 30.00 feet, an arc length of 31.78 feet, and a chord bearing South 59°-43'-43" West for a distance of 30.32 feet to a 5/8-inch iron pin set -
- 2) South 29°-22'-43" West for a distance of 129.87 feet to a 5/8-inch iron pin set -
- 3) South 00°-31'-17" East for a distance of 51.04 feet to a 5/8-inch iron pin set on the north line of O. B. Frail's Second Addition (Plat Book 7, Page 114) marking the south terminus of said east line of Southgate Boulevard, also being the southwest corner of said Lot Number 24711 -

Thence South 89°-54'-43" West on and along the south line of Southgate Boulevard and the north line of said Frail's Second Addition for a distance of 50.00 feet to a 5/8-inch iron pin set on the west line of said Boulevard marking the southeast corner of Lot Number 22181 in Southgate Addition No. 2, passing at 25.00 feet a 5/8-inch iron pin set -

Thence on and along the west line of Southgate Boulevard and the east line of said Lot Number 22181 with the following three (3) courses:

- 1) North 00°-31'-17" West for a distance of 64.01 feet to a 5/8-inch iron pin set -
- 2) North 29°-22'-43" East for a distance of 80.68 feet to a 5/8-inch iron pin set -
- 3) With a curve to the left having a radius of 30.00 feet, an arc length of 62.69 feet and a chord bearing North 30°-29'-17" West for a distance of 51.89 feet to a 5/8-inch iron pin set on the south line of Poinsettia Drive -

Thence on and along said south line of Poinsettia Drive with the following two (2) courses:

- 1) North 89°-38'-43" East for a distance of 94.65 feet to a 5/8-inch iron pin set, passing at 80.47 feet a 5/8-inch iron pin set -
- 2) South 89°-55'-17" East for a distance of 32.11 feet to the **point of beginning**.

Containing in all 10,533 square feet or 0.242 acres of land, of which 0.115 acres attach to Lot 24711 (Tax Parcel 46-2305-05-011.000) and 0.127 acres attach to Lot 22181 (Tax Parcel 46-2306-07-001.000).

The foregoing description is based on a survey completed in June, 2000, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

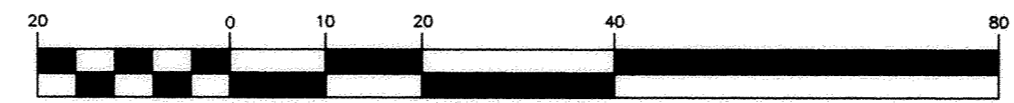
NOTES: 1) The bearings for this survey are based on the north line of Poinsettia Drive (south line of Lots Number 24722 through 24724) in Southgate Addition No. 3 as being South 89°-53'-11" East.
2) All iron pins set are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

2000 14716
Filed and Recorded
Sept 8, 2000 at 12:57 o'clock
Pm in Plat Book 23 Pg 166
Edward P. Kirk
Recorder, Allen Co., Ohio
Fee \$ 20.70 Paid
DEED VOL 873
Pg 231

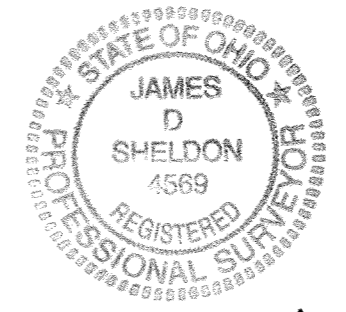
REVIEWED BY:
[Signature]
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 9/8/00

THIS PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED IN JUNE, 2000. REFERENCES INCLUDE DEEDS, TAX MAPS, OFFICE RECORDS AND PLATS.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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: 28 JUNE 2000 *[Signature]*
James D. Sheldon, P.E., P.S.
Registered Surveyor # 4569

SHELDON ENGINEERING & SURVEYING, INC.	
LIMA, OHIO	
DATE	6/27/00
DRAWN	MSB/SKS
CHECKED	JDS
APPROVED	JDS
JOB NO.	21267
SCALE	1" = 20'

AMERICAN VILLAGE SECTION NO. 5C

167

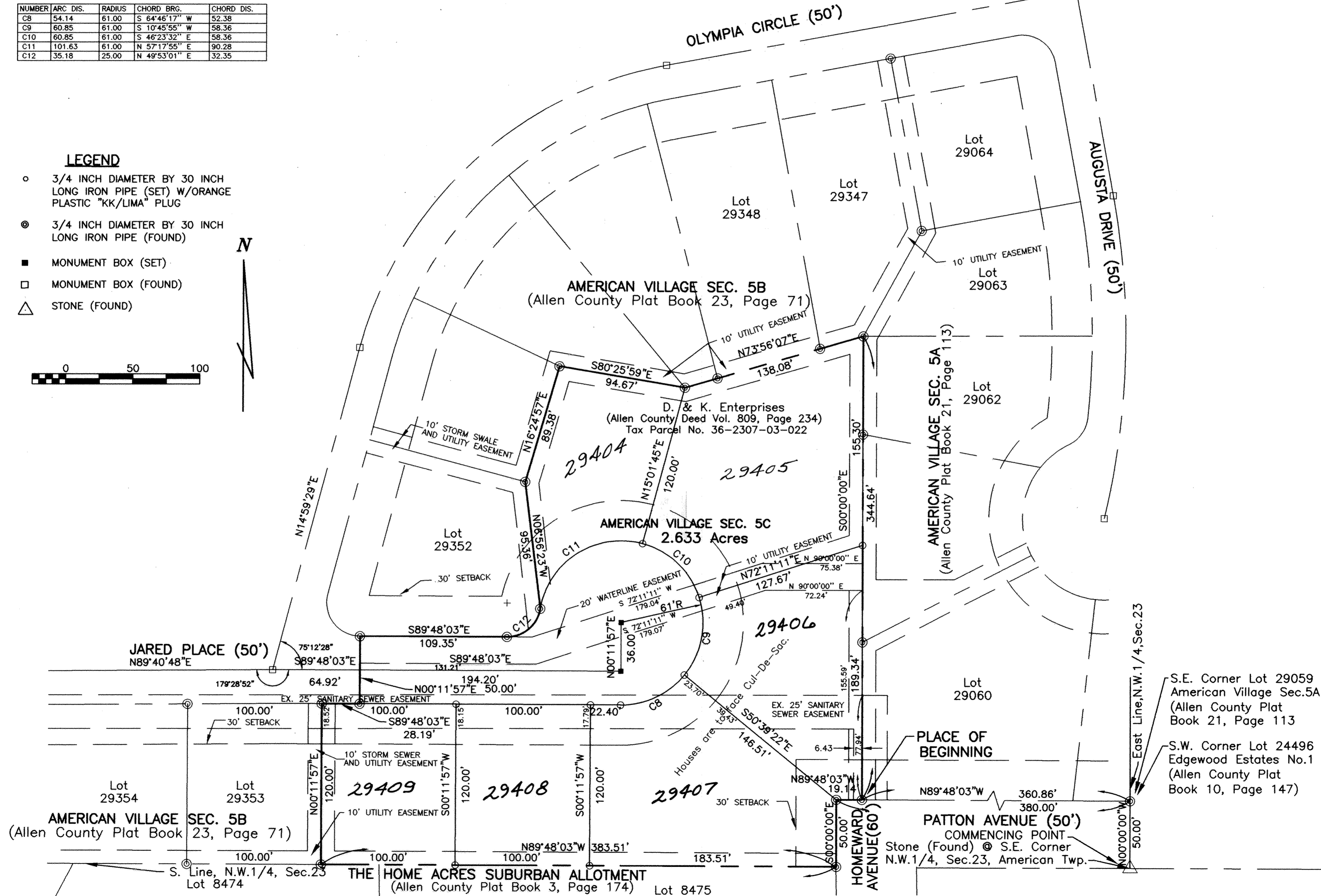
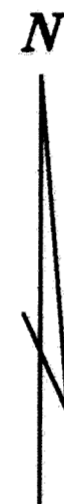
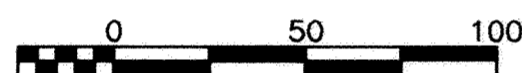
SHEET 1 OF 4

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

NUMBER	ARC DIS.	RADIUS	CHORD BRG.	CHORD DIS.
C8	54.14	61.00	S 64°46'17" W	52.38
C9	60.85	61.00	S 10°45'55" W	58.36
C10	60.85	61.00	S 46°23'32" E	58.36
C11	101.63	61.00	N 57°17'55" E	90.28
C12	35.18	25.00	N 49°53'01" E	32.35

LEGEND

- 3/4 INCH DIAMETER BY 30 INCH LONG IRON PIPE (SET) W/ORANGE PLASTIC "KK/LIMA" PLUG
- ⊙ 3/4 INCH DIAMETER BY 30 INCH LONG IRON PIPE (FOUND)
- MONUMENT BOX (SET)
- MONUMENT BOX (FOUND)
- △ STONE (FOUND)



S.E. Corner Lot 29059
American Village Sec.5A
(Allen County Plat
Book 21, Page 113)

S.W. Corner Lot 24496
Edgewood Estates No.1
(Allen County Plat
Book 10, Page 147)

AMERICAN VILLAGE SECTION NO.5C

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

LEGAL DESCRIPTION AMERICAN VILLAGE SECTION NO.5C

Being a parcel of land situate in the Northwest quarter of Section 23, T-3-S, R-6-E, American Township, Allen County, Ohio, This parcel is now owned by D&K Enterprises, an Ohio Partnership as described in Allen County Deed Vol. 809, Page 234 (Tax Parcel No. 36-2307-03-022) and being more particularly described as follows:

Commencing at a stone (found) at the Southeast corner of said Northwest quarter;

Thence N 0°00'00"W, 50.00 feet, with the East line of said Northwest quarter, to an iron pipe (found) at the Southwest corner of Lot Number 24496 in Edgewood Estates Subdivision No. 1 (Allen County Plat Book 10, Page 147), said point also being the Southeast corner of Lot Number 29059 in American Village Section No. 5A (Allen County Plat Book 21, Page 113) and on the North line of Patton Avenue;

Thence N 89°48'03"W, 360.86 feet, parallel to and 50.00 feet North of the South line of said Northwest quarter, and with the south line of said American Village Section No. 5A to an iron pipe (found) at the Southwest corner of Lot Number 29060 in said American Village Section No. 5A, said point being the PLACE OF BEGINNING;

Thence continuing with said South line extended, N 89°48'03"W, 19.14 feet to an iron pipe (found) at the intersection of the North line of Patton Avenue and the West line of Homeward Avenue;

Thence S 0°00'00"E, 50.00 feet, parallel to the East line of said Northwest quarter and West line of said Edgewood Estates Subdivision No. 1, to an iron pipe (found) on the South line of said Northwest quarter and at the Northeast corner of Lot Number 8475 in Home Acres Suburban Allotment (Allen County Plat Book 3, Page 174);

Thence N 89°48'03"W, 383.51 feet, with the South line of said Northwest quarter and the North line of said Home Acres Suburban Allotment, to an iron pipe (found) at the Southeast corner of Lot Number 29353 in American Village Section No. 5B (Allen County Plat Book 23, Page 71), said point being S 0°11'57"W, 120.00 feet from an iron pin (found) at the northeast corner of said Lot Number 29353;

Thence generally Northerly, with the Easterly line of said American Village Section No. 5B, on the following nine courses:

- 1) N 00°11'57"E, 120.00 feet to an iron pipe (found);
- 2) S 89°48'03"E, 28.19 feet to an iron pipe (found);
- 3) N 00°11'57"E, 50.00 feet to an iron pipe (found);
- 4) S 89°48'03"E, 109.35 feet to an iron pipe (found);
- 5) Northeasterly, on a non-tangent curve to the left, said curve having a radius of 25.00 feet, a chord bearing N 49°53'01"E, a chord distance of 32.35 feet, an arc distance of 35.18 feet, to an iron pipe (found) at a point of tangent;
- 6) N 06°56'23"W, 95.36 feet to an iron pipe (found);
- 7) N 16°24'57"E, 89.38 feet to an iron pipe (found);
- 8) S 80°25'59"E, 94.67 feet to an iron pipe (found);
- 9) N 73°56'07"E, 138.08 feet to an iron pipe (found) at the Northwest corner of Lot 29062 of American Village Section No. 5A (Allen County Plat Book 21, Page 113);

thence South, with the Westerly line of said American Village Section No. 5A, S 00°00'00"E, 344.64 feet to the PLACE OF BEGINNING, containing 2.633 acres more or less and subject to all legal highways, easements, and restrictions of record.

CERTIFICATION BY SURVEYOR

I hereby certify that this plat and legal description represent a true and complete survey made by Kohli & Kaliher Associates, Inc. under my supervision between August of 1994 and September of 1998, 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 Northwest quarter of Section 23 and West line of Edgewood Estates No. 1, (N 0°00'00"W).

July 24, 2000
Date James A. Frederick
James A. Frederick, Ohio Registered Surveyor No. 6622



OWNER'S DEDICATION AND ACKNOWLEDGMENT

I, the undersigned, a partner in D&K Enterprises, an Ohio Partnership, 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 2.633 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.

Vehicular right-of-access shall not be allowed across the one (1) foot easement lying parallel to Patton and Homeward Avenues, along the rear of lots 29406 and 29407 except as stipulated in the preceding paragraph.

This plat is subject to the covenants and restrictions shown on the separate document attached hereto and labeled sheet 3 of 3 pages.

Delmad G. Kitchen
Witness

William F. Degen
William F. Degen, Partner

James R. Reaman
Witness

State of Ohio, S.S., Allen County

Be it remembered that on this 14th day of SEPT., 2000, Personally came the said owners listed above, to me known, and acknowledged the signing and execution of the foregoing statement to be his voluntary act and deed.

Diana M. Miller
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 12 Sept 2000

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

Certified 12 Sept 2000 pm
Shirley M. Maguire
Director, Lima-Allen County Regional Planning Commission

ALLEN COUNTY COMBINED HEALTH DISTRICT

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

Bill Kelly 9/14/00
Director, Allen County Combined Health District

COUNTY ENGINEER'S CERTIFICATION

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

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

James L. Schmidt
Allen County Engineer

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on Sept 14th 2000

H. Deaw French
Allen County Auditor fee \$3.00 \$5

2000 15029 COUNTY RECORDER

I hereby certify that this plat was filed for recording on 14th Sept 2000 and that it was recorded on 14th Sept 2000, in Vol. 23, Page 167, plat records of Allen County, Ohio. Fee \$82.80 9:30 am.

Edward P. Kirk by EM
Allen-County Recorder

AMERICAN VILLAGE SECTION NO.5C

169

SHEET 3 OF 4

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

PROTECTIVE COVENANTS

1. No building or structure other than residential structures not to exceed 2-1/2 stories in height together with customary attached areas such as garages and greenhouses shall be erected, placed, maintained or permitted to remain on any lot in said subdivision exclusive of one storage shed / out building not to exceed 15'x 15' measured at outside of exterior walls. Metal buildings not permitted.
2. No trailer, basement, tent, shack, garage, barn or other out building erected in subdivision shall, at any time, be used as a residence (temporarily or permanently) nor shall any structure of a temporary character be used as a residence.
3. No residential structure shall be erected on any building site the inhabitable area thereof (excluding basements, open porches, attached garages and greenhouses, etc.) shall be less than 1400 square feet of living space for a one-story building nor 1700 square feet for a two-story building. All buildings shall be measured from interior of exterior walls.
4. No old buildings or structures shall be moved onto any building sites in said subdivision. All construction must be of new materials.
5. Residences must be completed within twelve (12) months after start of construction with sidewalk(s) as part of their cost. Any individual or entity acquiring a lot from the Developer of this subdivision (or the successors, grantees, heirs, or assigns thereof) shall be required to construct a sidewalk along the street on which such lot shall face and along any side street abutting such lot. Such sidewalk(s) shall be completed within a period of twenty-four (24) months from the transfer of title of such lot or within twelve (12) months of commencement of construction of dwelling on such lot. The Developer of said subdivision must complete sidewalks on all unsold lots within five (5) years of recording of said subdivision. In the event that such sidewalk(s) be not complete within the period of time herein specified, then the Developer (or any owner of any other lot in the subdivision) may enforce this covenant by appropriate action at law or equity, as may be appropriate. Any such sidewalk(s) required shall be constructed in accordance with the requirements of the applicable subdivision regulations as govern the approval of plats by the Lima-Allen County Regional Planning Commission.
6. Sight Distance at Intersection: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in case of a rounded property corner from the intersection of the street lines extended. The sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of said sight-lines.
7. No owner of any lot shall interfere with the natural flow of surface water through drainage swales or drainage pipes on their lot. The private lot drain running behind the sidewalk has been provided for sump pump drainage only. Each lot owner is responsible for their portion of this drain.

8. Each lot owner shall be responsible for the construction and maintenance of concrete driveways which will meet or exceed the standards of the Allen County Engineer and of American Township. No driveways in this subdivision will be allowed to front on Patton Avenue or Homeward Avenue. Houses and driveways shall face this subdivision's streets.

9. All dwellings shall provide off street parking for not less than two (2) motor vehicles per family.

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

11. Said lots may be divided or combined with other lots, but no residential building site shall be created and used as a home site which has a lot width of less than 65 feet, except on cul-de-sacs, which would be 65 feet at building line.

12. No noxious or offensive activity shall be carried on or upon any part of said subdivision, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall gambling be permitted in said subdivision.

13. All fences erected upon these lots shall be "open-type" construction and in no way exceed the height of four (4) feet. Only "decorative-type" fence shall be permitted beyond the front set-back lines as established herein. No chain-link, farm fence, wall, hedge or mass planting shall be permitted to extend nearer to the street than the minimum building set-back line.

14. No sign or billboard shall be erected on any lot in this subdivision. Residential "For Sale" signs are limited to nine (9) square feet maximum size. A promotional/sales sign of up to thirty two (32) square feet may be erected only by the builder on the lot of a newly constructed home for a maximum of eighteen (18) months, or until the house is sold or lived in by the builder. Then the sign reverts back to nine (9) square feet.

15. No external satellite dishes and/or obtrusive antennas of any kind shall be erected, placed, or permitted to remain on any building site in this subdivision.

16. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of this subdivision, excepting dogs, cats, or other normal household pets, providing they are not kept, bred or maintained for any commercial purpose and do not constitute an annoyance or nuisance. Kennels are hereby strictly forbidden.

17. No trucks or vans other than traditional family size and type shall be parked, kept or stored on any lot in said subdivision unless the same be parked, kept or stored wholly within in a garage. No boats, trailers, snowmobiles, motor homes or other chattels of a similar nature shall be stored, kept or used on the premises.

Any motor vehicle that is not properly registered, licensed, and operational shall not be permitted to remain in said subdivision for longer than 10 days in any calendar year unless the same be parked, kept or stored wholly within in a garage.

18. No part of this subdivision shall be used or maintained as a dumping ground for rubbish or trash, including grass clippings. Garbage or other wastes shall be kept only in sanitary containers out of view of the adjacent property owners and public. All incinerators, composters, or other similar equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots shall be mowed and the grass kept neat, trimmed and cut at all times.

19. All easements and right-of-way are reserved in and over such said lots as are shown on said plat, for the construction, operation and maintenance of poles, wires, conduits and the necessary and proper attachments in connection therewith for the transmission of electricity, for telephone, drainage facilities including surface drainage and other purposes; also for the construction, operation and maintenance of drains, sewers and pipe lines for supplying gas, water, heat and for any other public or quasi-public utility or function maintained furnished or performed in any method beneath the surface of the ground. Utility companies may use easements without incurring any liabilities from property owners for damages to sod, shrubbery or other surface improvements.

20. These covenants, restrictions and limitations shall be considered part of any contract, deed, lease or instrument relating to any lot in American Village Section No.5C Subdivision, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating there shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot or parcel of land situated in American Village Section No.5C. This restriction is enforceable by the American Township Trustees.

These covenants, restrictions and limitations shall be binding on all parties hereto and all owners and residents of lots in said subdivision for a period of twenty (20) years from this date, after which time, such covenants, restrictions and limitations shall automatically extend for successive period of ten (10) years unless an instrument in writing, signed by a majority of the owners of the lots in the premises, has been recorded agreeing to change said covenants, restrictions or limitations in whole, or in part, which agreement shall specifically enumerate the changes thereof.

Enforcement of the terms of these restrictions shall vest in each of the lot owners of this development. Said lot owners may, at their discretion, join together to enforce any and all of the terms of this agreement.

Enforcement shall be proceedings in law or in equity against any person or persons or legal entity violating or attempting to violate any covenant, restrictions, or limitations. These remedies are available to any lot owner of said above-described premises who may seek both a restraint of such violation and damages thereof.

Invalidation of any of these covenants by judgment or court order shall, in no way, affect any of the other provisions, which shall remain in force and effect.

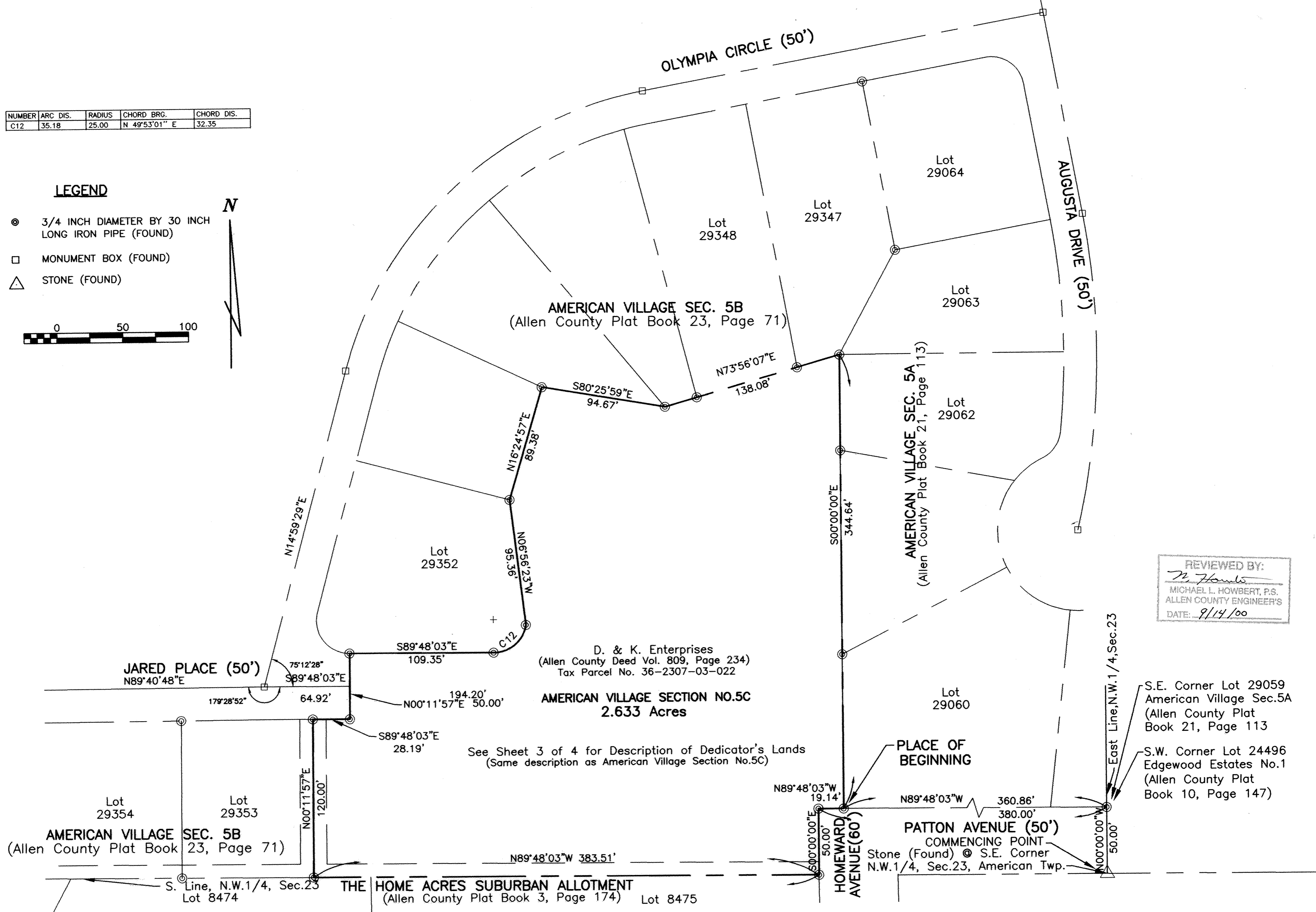
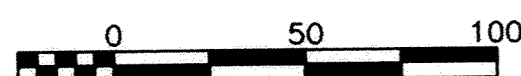
SURVEY OF DEDICATOR'S LANDS FOR AMERICAN VILLAGE SECTION NO. 5C

N.W. 1/4, SEC. 23, T-3-S, R-6-E,
AMERICAN TWP., ALLEN COUNTY, OHIO

NUMBER	ARC DIS.	RADIUS	CHORD BRG.	CHORD DIS.
C12	35.18	25.00	N 49°53'01" E	32.35

LEGEND

- ⊙ 3/4 INCH DIAMETER BY 30 INCH LONG IRON PIPE (FOUND)
- MONUMENT BOX (FOUND)
- △ STONE (FOUND)



REVIEWED BY:
M. Howbert
MICHAEL L. HOWBERT, P.S.
ALLEN COUNTY ENGINEER'S
DATE: 9/14/00

S.E. Corner Lot 29059
American Village Sec. 5A
(Allen County Plat
Book 21, Page 113)

S.W. Corner Lot 24496
Edgewood Estates No. 1
(Allen County Plat
Book 10, Page 147)