

# Condominium Plat of Survey

for  
**P & S Market St. Condominium**  
 Inlots 551, 558, & 559 in West Addition  
 in Plat Book 1, Page 23  
 Northeast Quarter of Section 36 - Town No. 3 S.  
 Range No. 6E

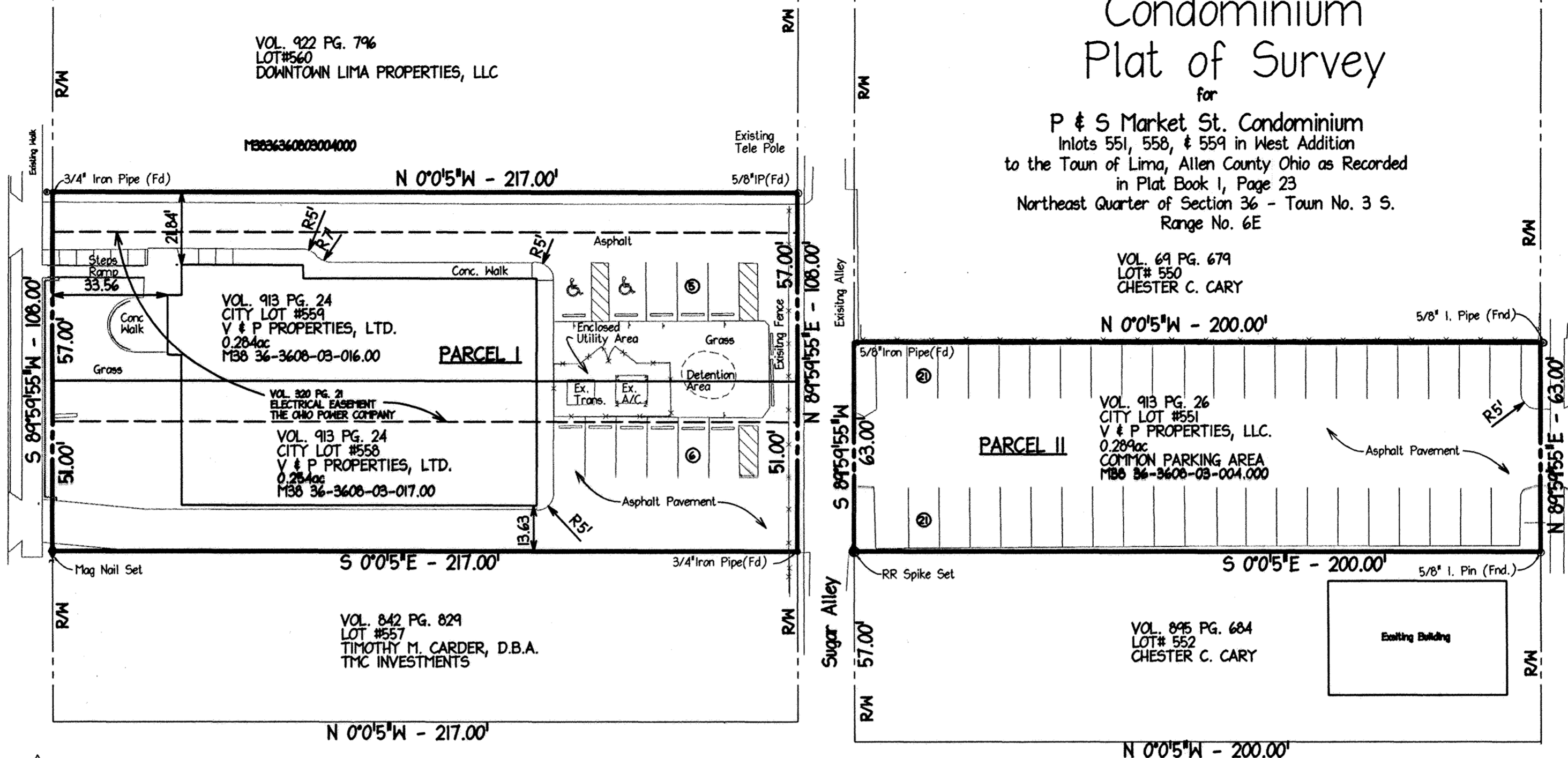
VOL. 69 PG. 679  
 LOT# 550  
 CHESTER C. CARY

VOL. 913 PG. 26  
 CITY LOT #551  
 V & P PROPERTIES, LLC.  
 0.289ac  
 COMMON PARKING AREA  
 M86 36-3608-03-004.000

VOL. 895 PG. 684  
 LOT# 552  
 CHESTER C. CARY

MARKET STREET  
 (66' R/W)

HIGH STREET  
 (66' R/W)



### DESCRIPTION AND CERTIFICATION

THE WITHIN PLAT IS 0.827 ACRES CONVEYED TO V & P PROPERTIES, LTD BY DEEDS RECORDED IN DEED VOLUME 913, PAGE 24 AND VOLUME 913 PAGE 26, OF THE OFFICIAL RECORDS OF ALLEN COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT FULLY COMPLIES WITH THE REQUIREMENTS OF THE REGULATIONS OF THE SUBDIVISION LAWS OF THE STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND; AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND SUBDIVISION OF IT; AND THAT THE SURVEY WAS MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER OF 2005. IRON PINS AND CONCRETE MONUMENTS SHOWN HEREIN SHALL BE SET UPON COMPLETION OF CONSTRUCTION. ALL DIMENSIONAL DATA IS CORRECT.

### PARCEL I

Situated in the Northeast Quarter of Section 36, Town 3 South, Range No.6E, City of Lima, County of Allen, and the State of Ohio particularly bounded and described as follows:

Commencing at a Mag Nail Set at the southeast corner of Lot No. 558, as conveyed to V & P Properties and recorded in Deed Volume 913, Page 24, and the southwest corner of Lot No.557, as conveyed to TMC Investment and being inlots of the Plat of West Addition to the Town of Lima in Allen County Ohio as recorded on Plat Book 1, Page 23;

Thence with the north line of Market Street, a 66' right of way, and the south line of said Lot No.559, South 89°59'55" West, a distance of 108.00' to a iron pipe found at the southwest corner of Lot No.559 as conveyed to V & P Properties and recorded in Deed Volume 913, Page 24 and the southeast corner of Lot No.560 as conveyed to Downtaun Lima Properties, L.L.C. in Deed Volume 922, Page 796;

Thence with west line of said Lot No.559 and the east line of said Lot No.560 North 00°00'05" West, a distance of 217.00' to a 5/8" iron pin found in the south right of way of a 16.5' Sugar Alley;

Thence with the south line of Sugar Alley and the north line of said Lot No.559 and Lot No.558, North 89°59'55" East, a distance of 108.00' to a 3/4" iron pipe found.

Thence with the east line of said Lot No.558 and the west line of Lot No.557, South 00°00'05" East, a distance of 217.00' to the TRUE POINT OF BEGINNING, containing 0.536 acres more or less, subject to all legal highways and easements of record.

### PARCEL II

Situated in the Northeast Quarter of Section 36, Town 3 South, Range No.6E, City of Lima, County of Allen, and the State of Ohio particularly bounded and described as follows:

Commencing at RR spike set at the southeast corner of Lot No.551, as conveyed to V & P Properties and recorded in Deed Volume 913, Page 26, and the southwest corner of Lot No.552, as conveyed to Chester C. Cary and recorded in Deed Volume 895, Page 684 being inlots of the Plat of West Addition to the Town of Lima in Allen County Ohio as recorded on Plat Book 1, Page 23;

Thence with the south line of Lot No.551 and the north line of Sugar Alley, a 16.5' alley, South 89°59'55" West, a distance of 63.00' to a 5/8" iron pipe found at the southwest corner of said Lot No.551 and the southeast corner of Lot No.550 as conveyed to Chester C. Cary and recorded in Deed Volume 69, Page 679;

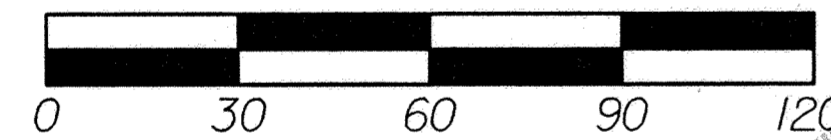
Thence with the west line of said Lot No.550 and the east line of said Lot No.551, North 00°00'05" West, a distance of 200.00' to a 5/8" iron pipe found to the northeast corner of said Lot No.550, the northeast corner of Lot No.551, and the south right of way line of High Street, a 66' wide street;

Thence with the north line of Lot No.551 and the south right of way of High Street, North 89°59'55" East, a distance of 63.00' to a 5/8" iron pin found at the northeast corner of said Lot No.551 and the northwest corner of said Lot No.552;

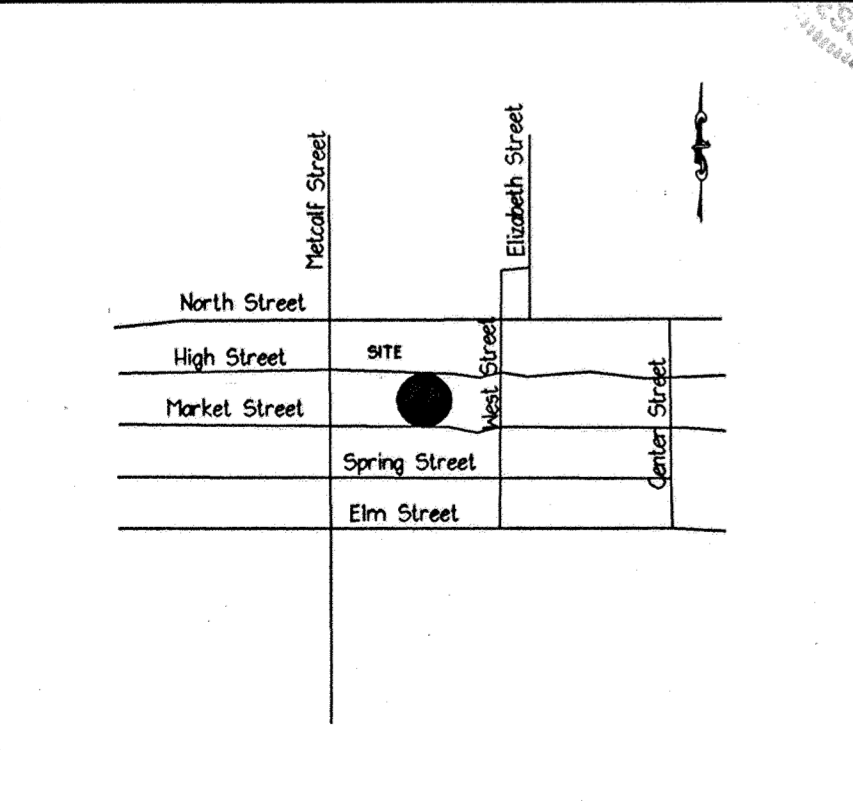
Thence with the east line of said Lot No.551 and the west line of said Lot No.552, South 00°00'05" East, a distance of 200.00' to the TRUE POINT OF BEGINNING, containing 0.289 acres more or less, subject to all legal highways and easements of record.

Bearings are based upon the north right of way of Market Street from an assumed bearing of North 89°59'55" East.

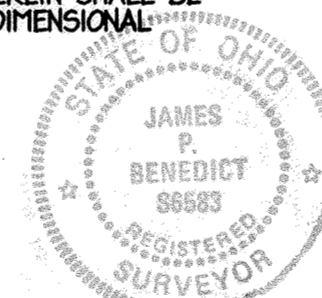
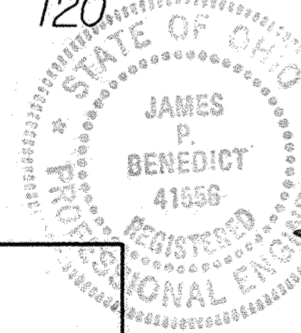
Bearings are based upon the north Right of Way line of Market Street from an assumed bearing system being N 89°59'55"E.



GRAPHIC SCALE  
 SCALE: 1" = 30'



VICINITY MAP  
 N.T.S.



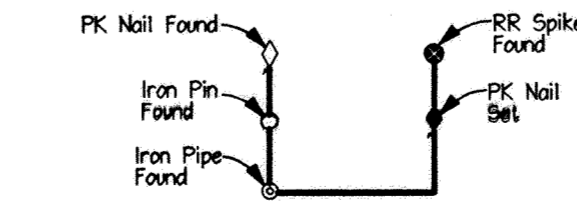
*James Benedict 12/05/05*  
 JAMES P. BENEDICT  
 OHIO REGISTERED SURVEYOR No. 6583  
 OHIO PROFESSIONAL ENGINEER No. 41556

ALLEN COUNTY RECORDER:  
 AS THE ALLEN COUNTY RECORDER, I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED ON THIS 12<sup>TH</sup> DAY OF Dec, 2005 IN THE OFFICIAL RECORD 278, PAGE 1, Time 1:15pm  
 See Deed Vol 950 Pg 632

*Mona S. Leahy*  
 ALLEN COUNTY RECORDER

ALLEN COUNTY AUDITOR:  
 AS THE ALLEN COUNTY AUDITOR, I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED ON THIS 12<sup>TH</sup> DAY OF Dec, 2005.

*Ben E. Diemler*  
 ALLEN COUNTY AUDITOR Fee 250 K/L

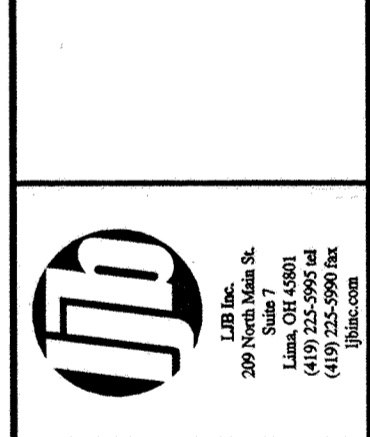


LEGEND

REVIEWED BY:  
*John H. Howbert*  
 MICHAEL L. HOWBERT, P.S.  
 ALLEN COUNTY ENGINEER'S  
 DATE 12/6/05

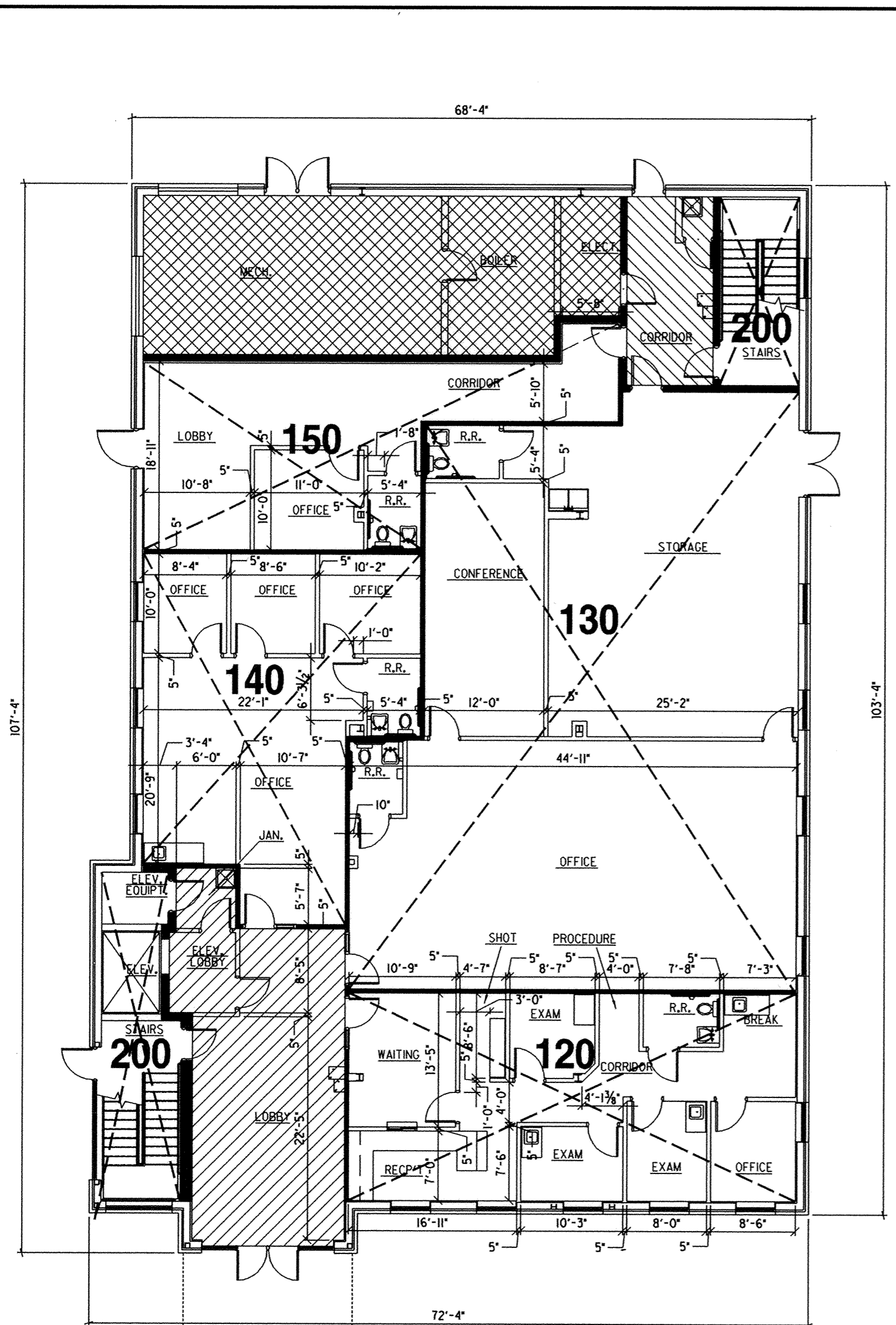
NO.	DATE	DESCRIPTION	BY
1	12-02-05	Revisions per the county comments	JNC

P & S  
 MARKET STREET  
 CONDOMINIUM

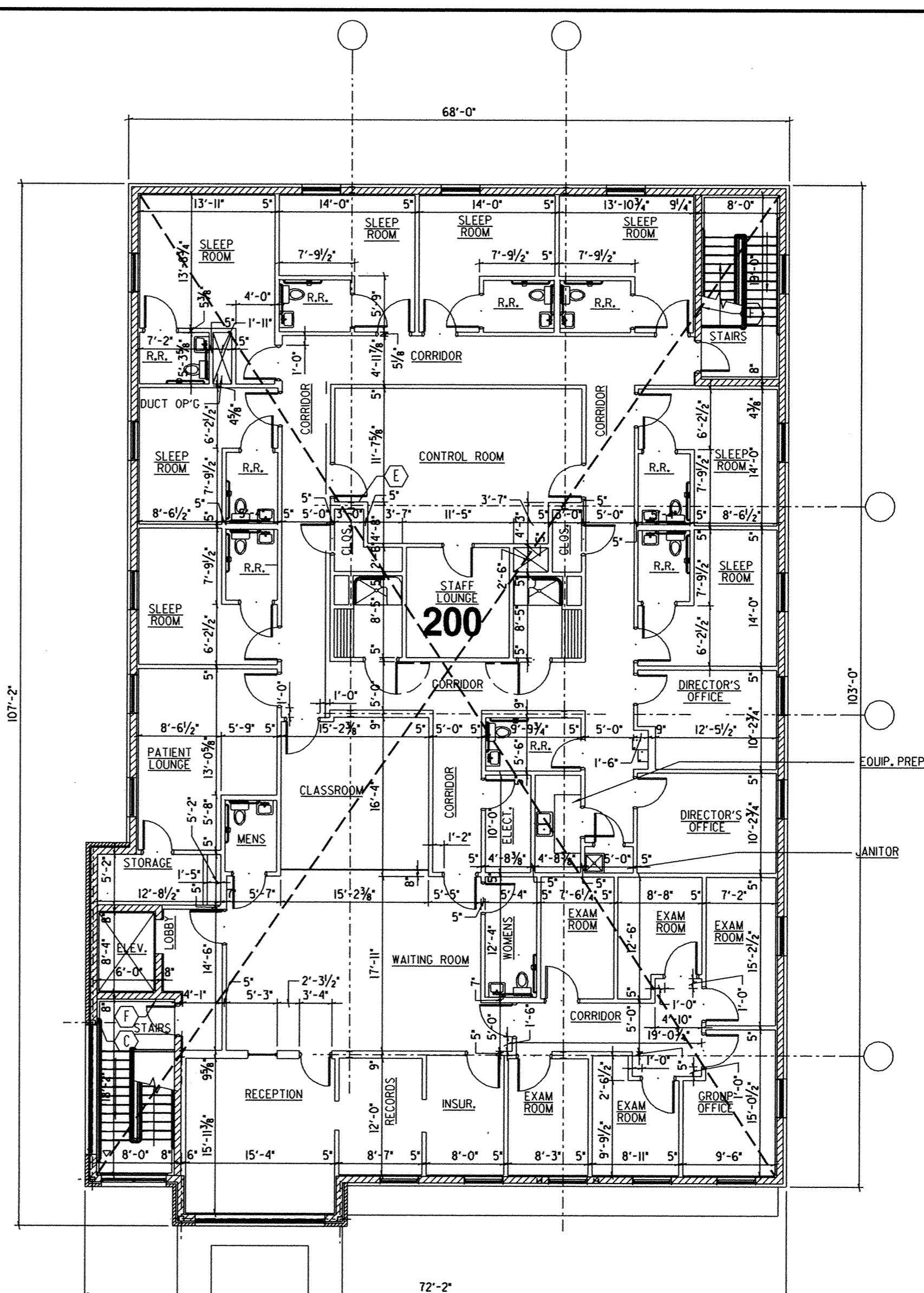
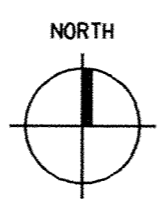


BUILDING CONDOMINIUM

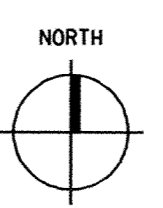
SHEET TITLE PLAT OF SURVEY	
DESIGNED	JOB NO. A00
DRAWN	LM-22704
CHECKED	JLW
DATE	11-22-05
SHEET NO. C1.1	



**FIRST FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**DRAWING DESIGNATION**

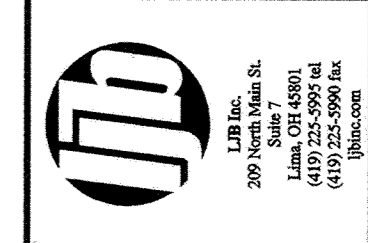
DESIGNATION	TOTAL SQ. FT.
LIMITED COMMON ELEMENT TO UNITS 120, 130, 140 & 200	543
LIMITED COMMON ELEMENT TO UNITS 130, 140 & 150	165
COMMON ELEMENT TO UNITS 120, 130, 140, 150 & 200	741
UNIT AREA	11,588
TOTAL SQUARE FEET AREA	13,037
TOTAL BUILDING SQUARE FEET AREA	14,360

**UNIT DESIGNATION**

UNIT	SQ. FT.	% OF INTEREST
120	936	8
130	2,363	20
140	834	7
150	658	6
200	6,797	59
<b>TOTAL</b>	<b>11,588</b>	<b>100</b>

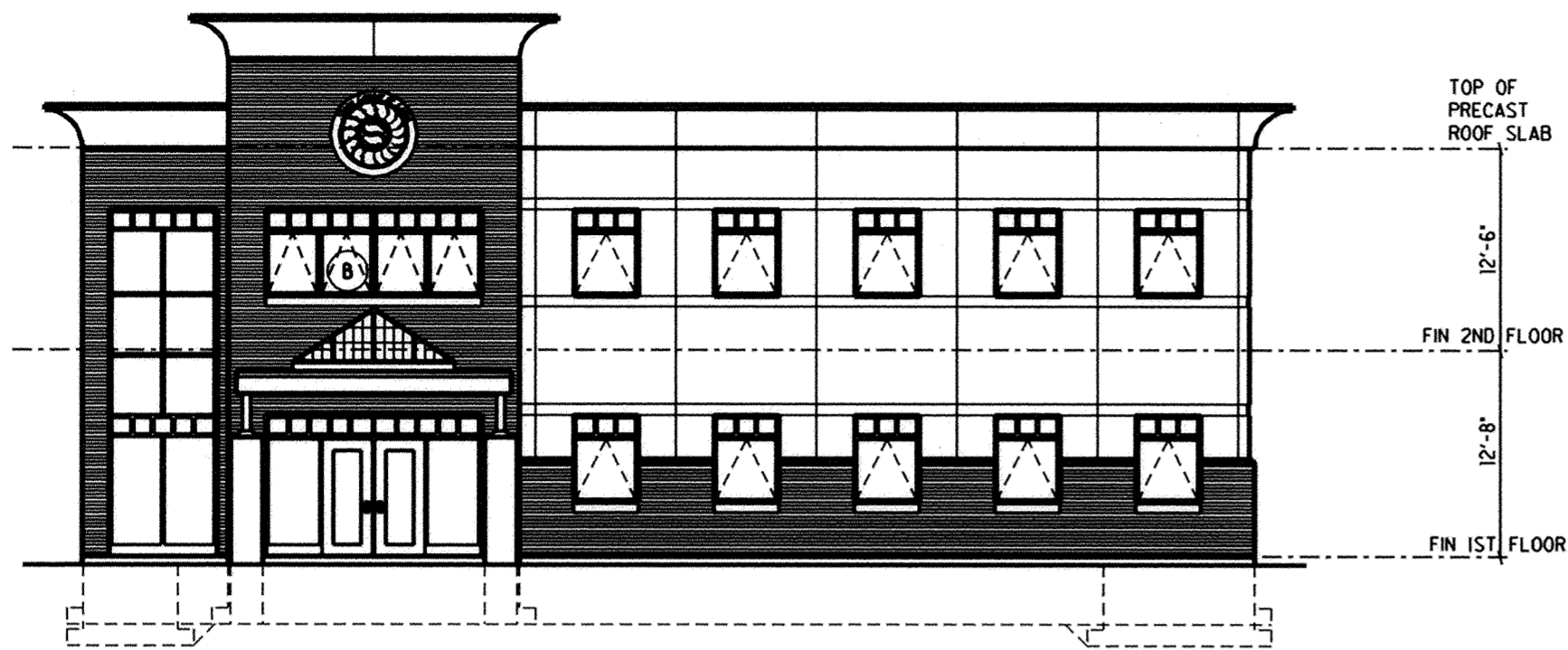
NO.	DATE	DESCRIPTION	BY

**P & S  
MARKET STREET  
CONDOMINIUM**



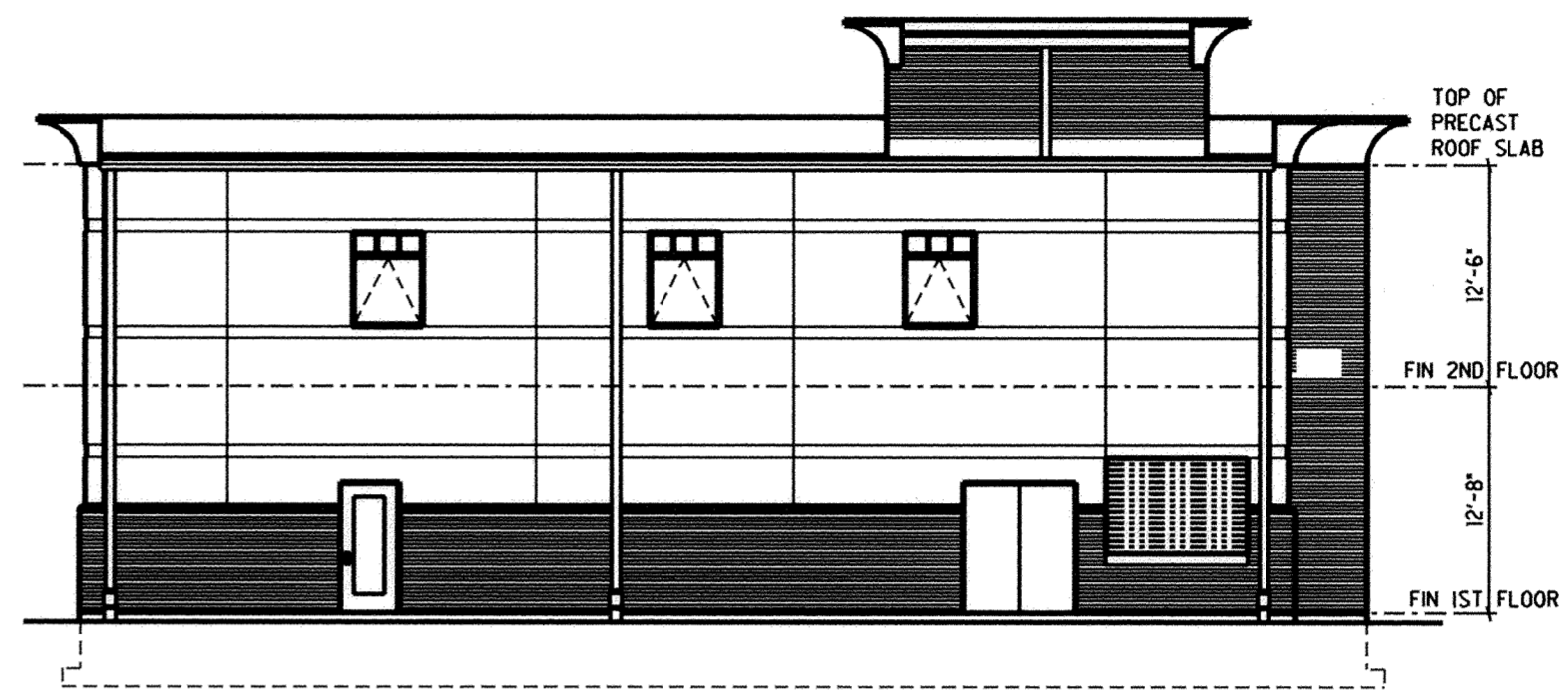
**BUILDING CONDOMINIUM**

SHEET TITLE			
FLOOR PLANS			
DESIGNED	BCB	JOB NO.	A00
DRAWN	TLS	<b>LM-22704</b>	
CHECKED	BCB	SHEET NO.	
DATE	07-14-05		<b>AI, J</b>



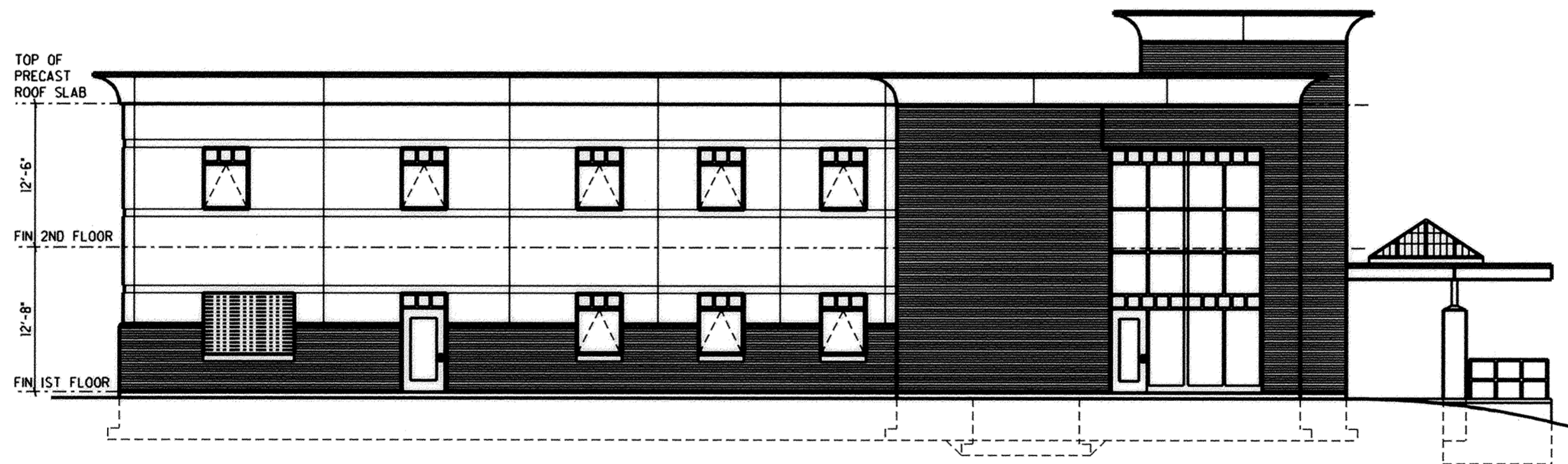
**SOUTH ELEVATION**

SCALE: 1/2" = 1'-0"



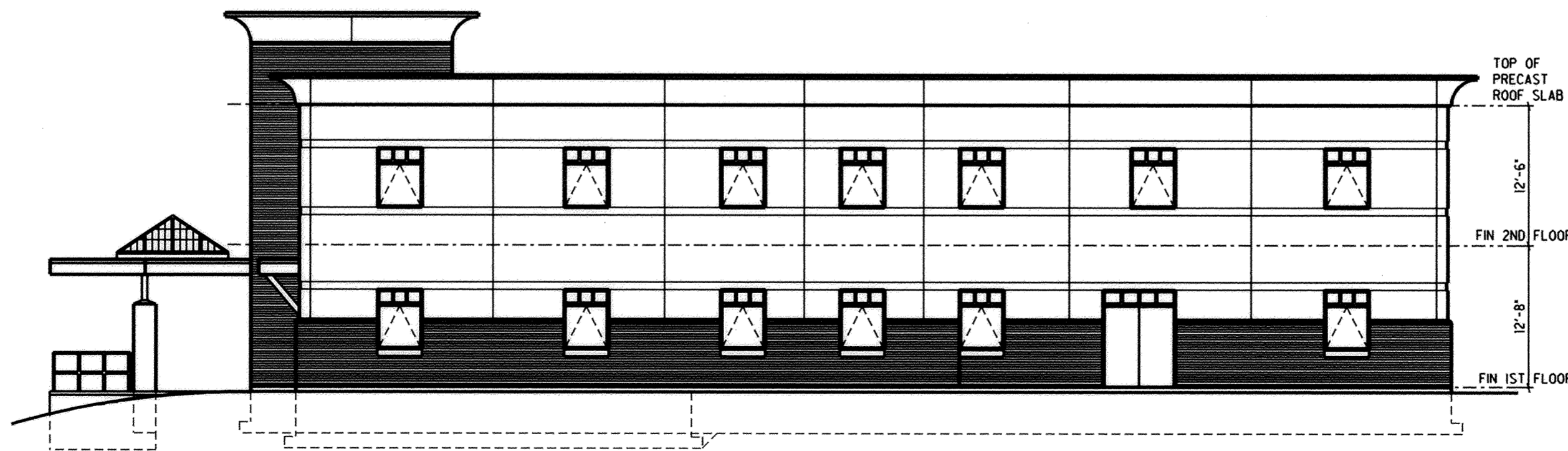
**NORTH ELEVATION**

SCALE: 1/2" = 1'-0"



**WEST ELEVATION**

SCALE: 1/2" = 1'-0"



**EAST ELEVATION**

SCALE: 1/2" = 1'-0"

REVISIONS		BY
NO.	DATE	DESCRIPTION

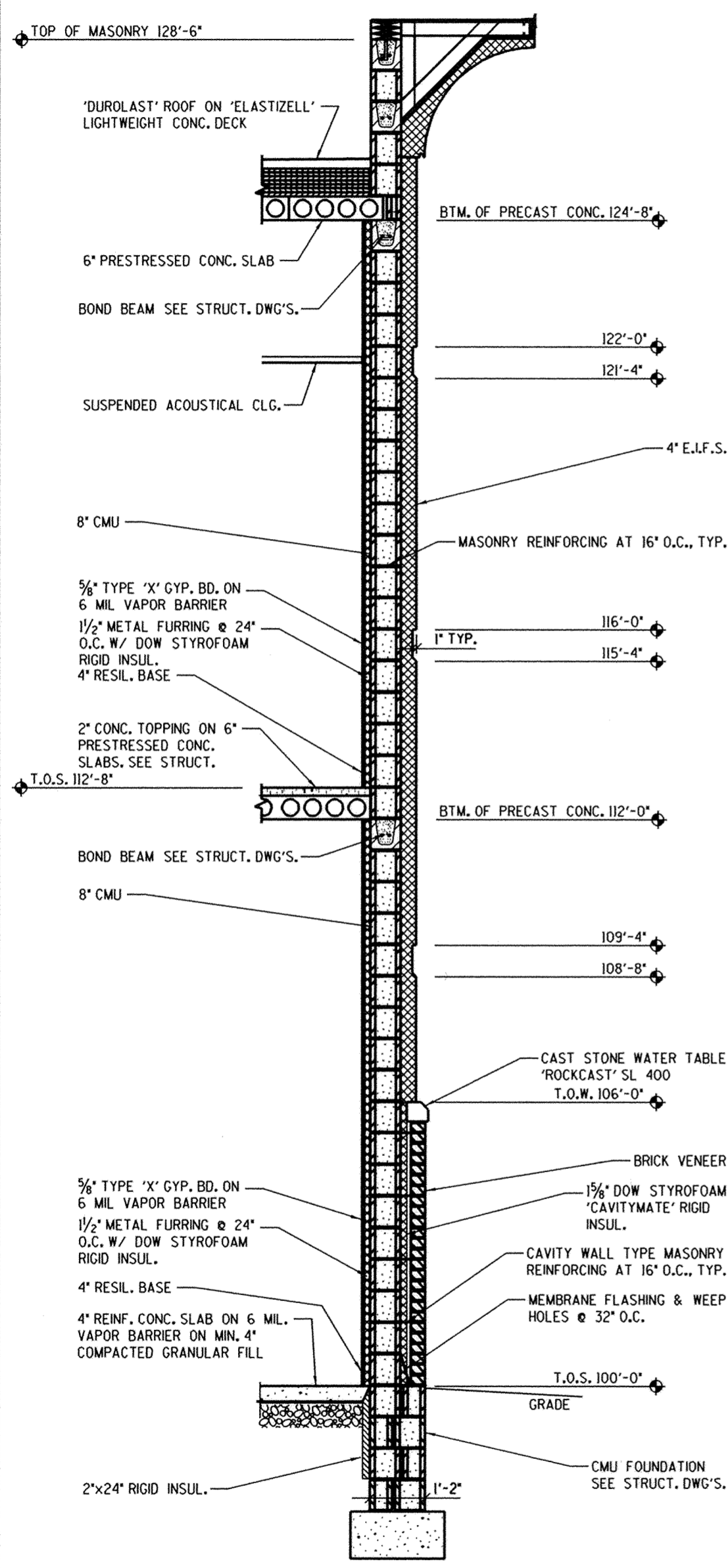
© 2005 LTB Inc. All rights reserved. No part of this drawing may be used, reproduced or modified in any manner without the prior written authorization of LTB Inc. Any such unauthorized use or reproduction of or modification to this drawing is done at the user's own risk and the user agrees to indemnify, defend and hold LTB Inc. harmless from and against all claims, damages, costs and expenses, including reasonable attorney's fees, arising from such use, reproduction or modification.

**P & S  
MARKET STREET  
CONDOMINIUM**

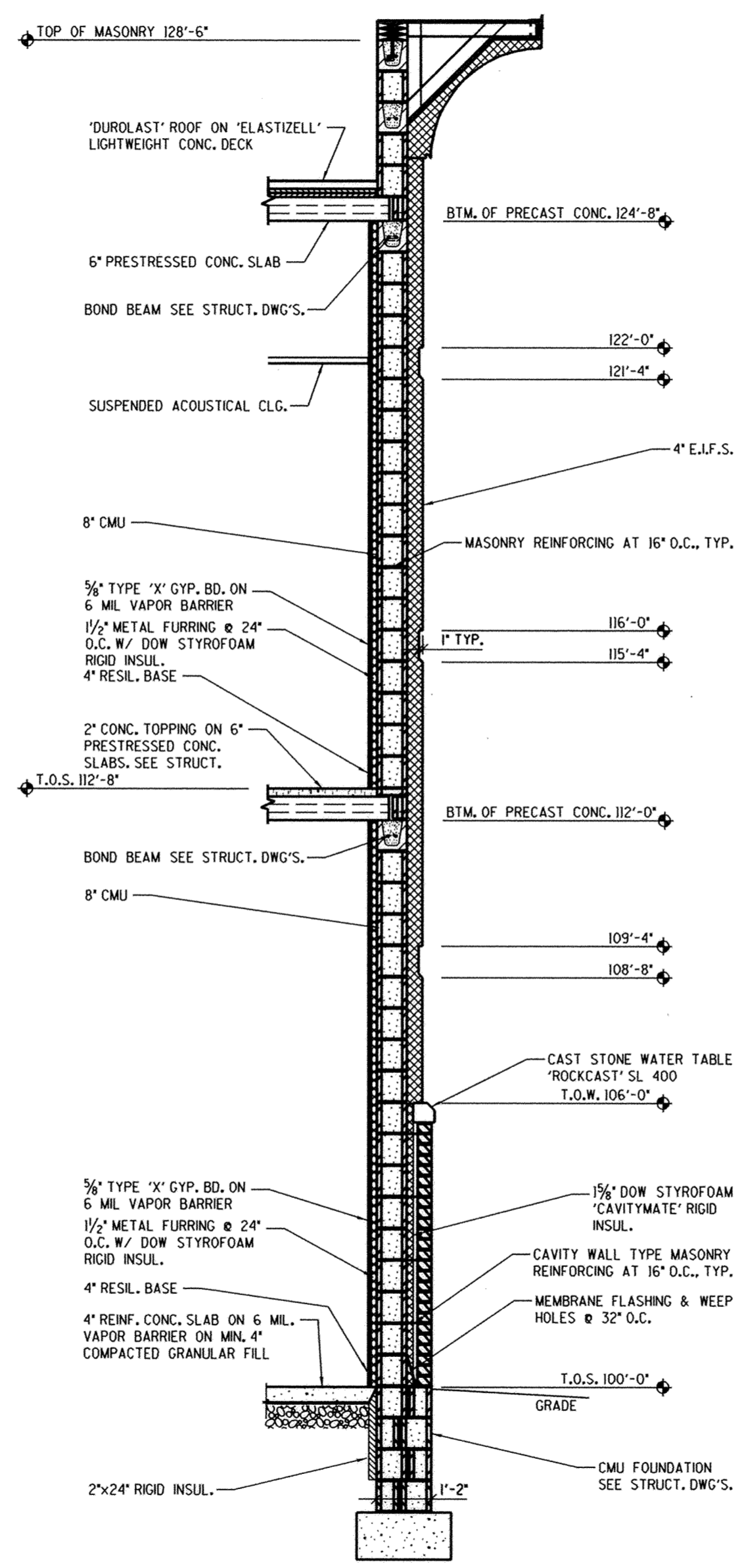


**BUILDING CONDOMINIUM**

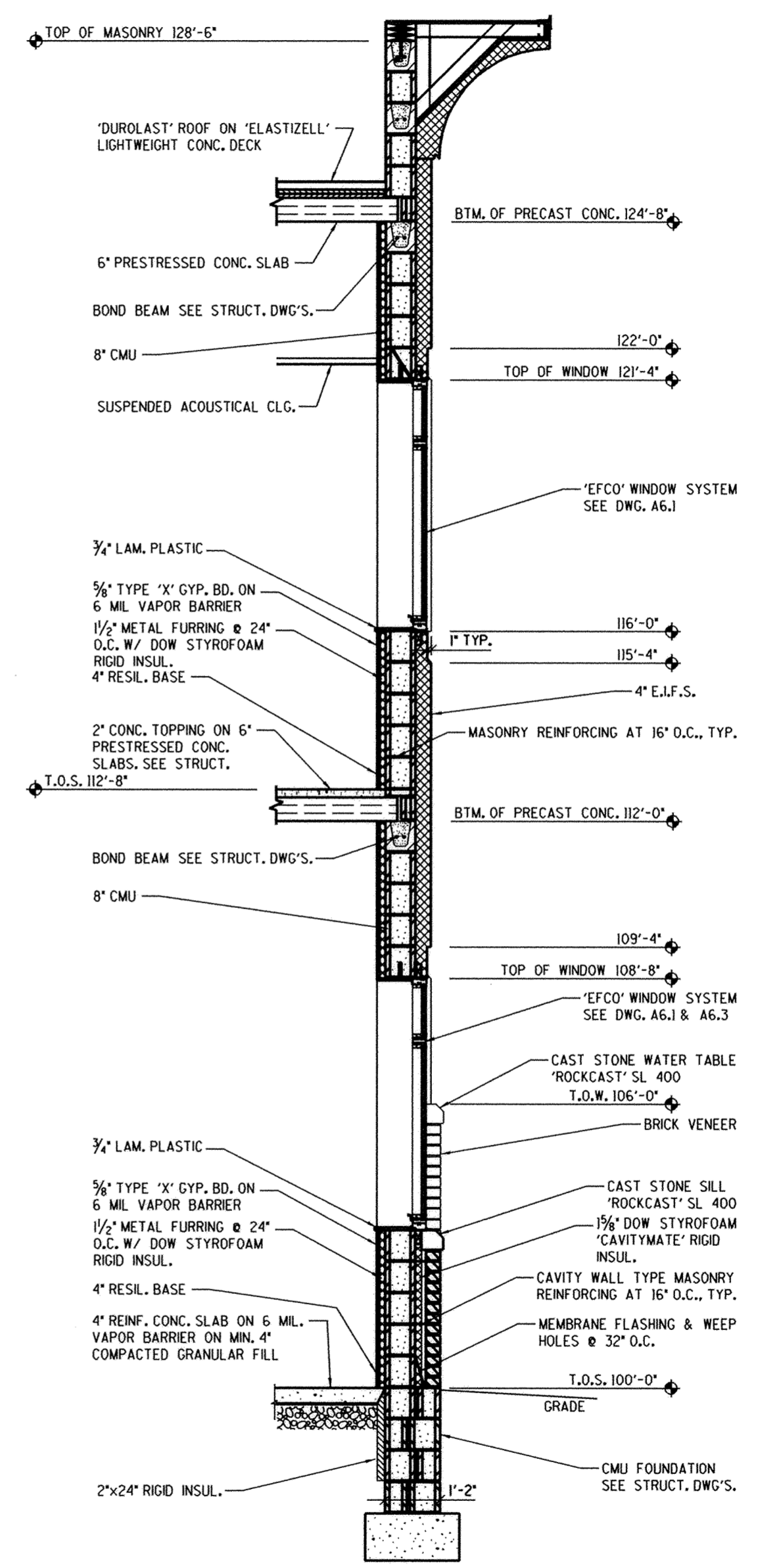
SHEET TITLE	
ELEVATIONS	
DESIGNED	BCB
DRAWN	TLS
CHECKED	BCB
DATE	07-14-05
JOB NO.	A00
	<b>LM-22704</b>
SHEET NO.	
	<b>A3.1</b>



**SECTION C**  
SCALE: 3/8" = 1'-0"



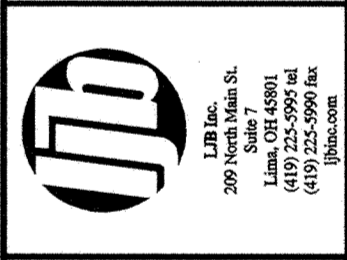
**SECTION D**  
SCALE: 3/8" = 1'-0"



**SECTION E**  
SCALE: 3/8" = 1'-0"

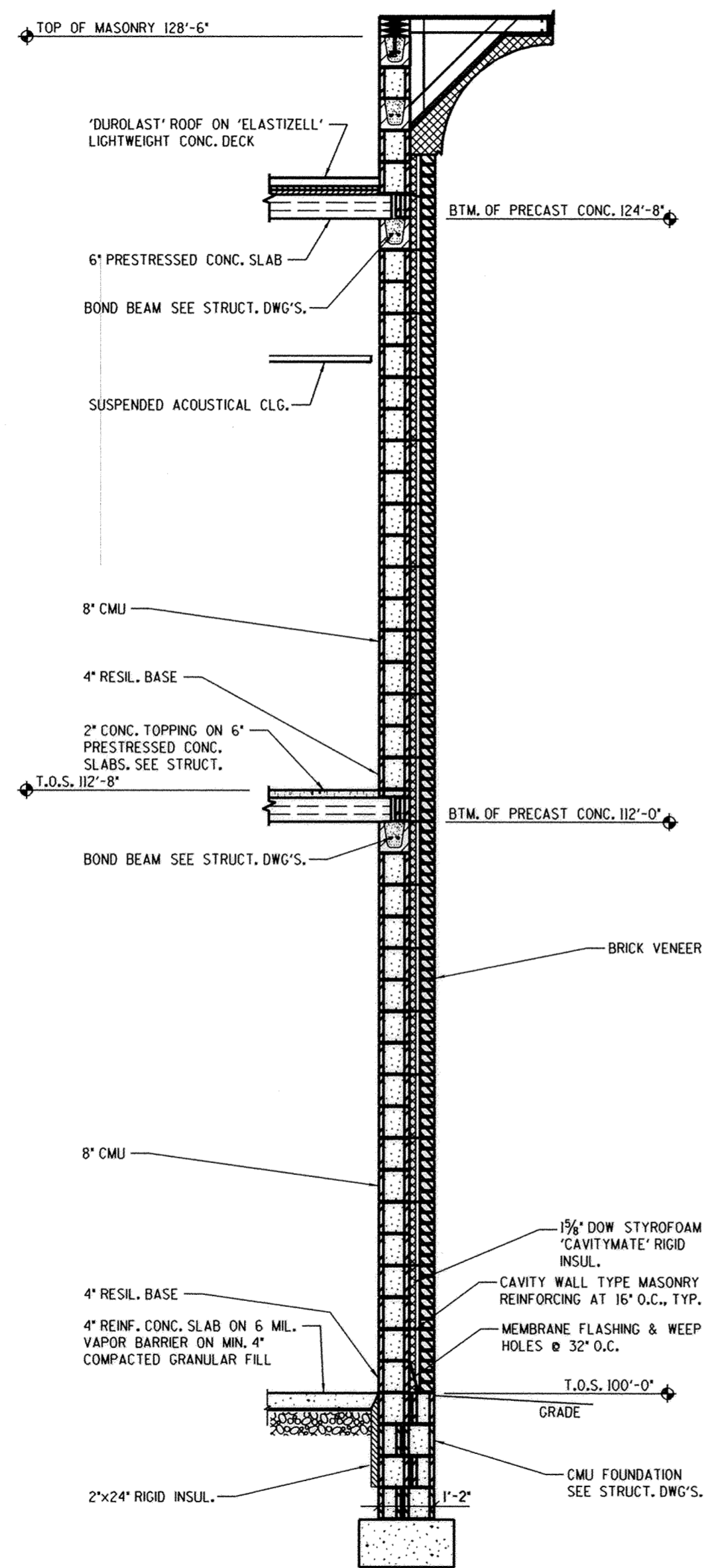
NO.	DATE	DESCRIPTION	BY

**P & S  
MARKET STREET  
CONDOMINIUM**

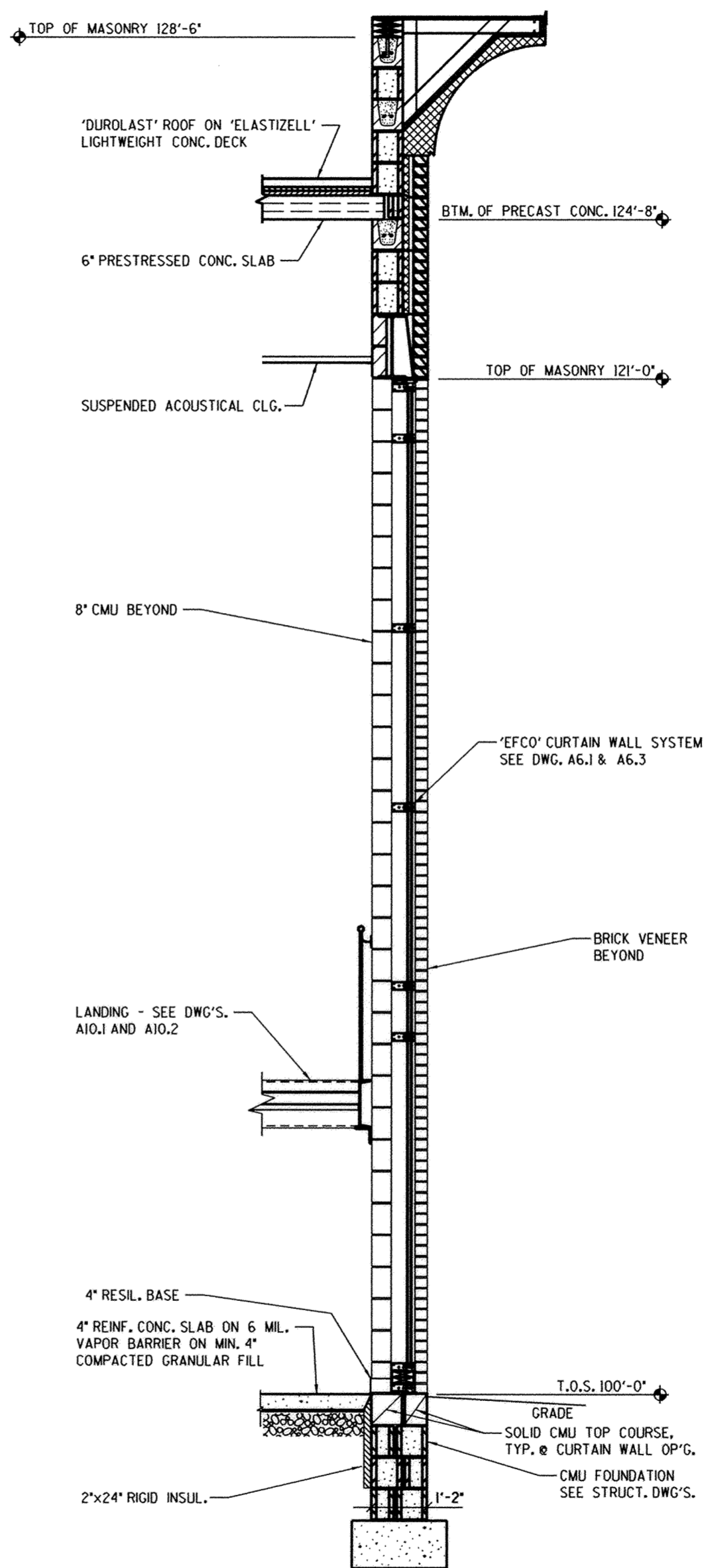


**BUILDING CONDOMINIUM**

SHEET TITLE		
WALL SECTIONS		
DESIGNED	BCB	JOB NO. A00
DRAWN	TLS	LM-22704
CHECKED	BCB	SHEET NO.
DATE	07-14-05	A5.1




**SECTION F**  
SCALE: 1/2" = 1'-0"



**SECTION G**  
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY
<b>REVISIONS</b>			

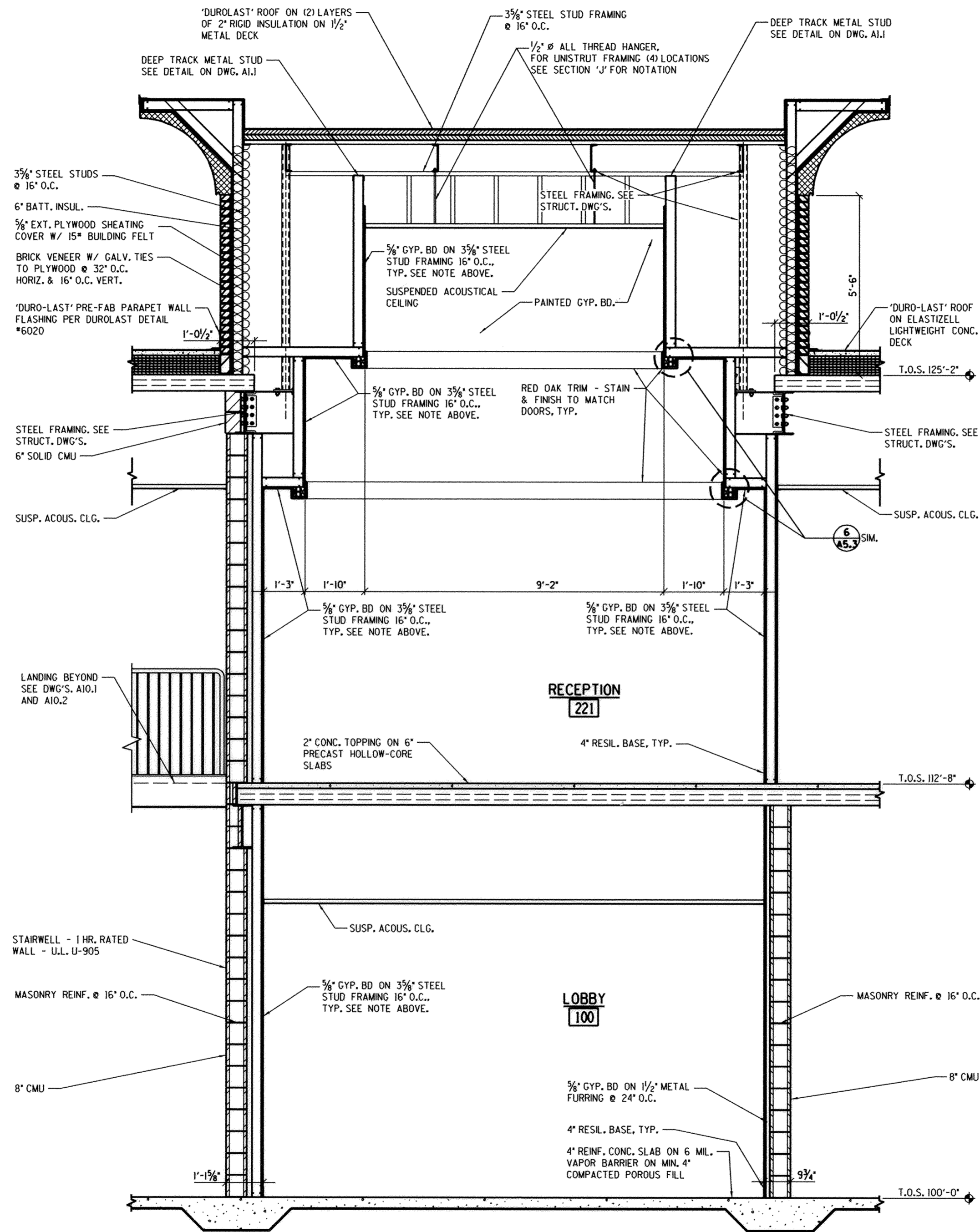
**P & S  
MARKET STREET  
CONDOMINIUM**



LJB Inc.  
209 North Main St.  
Suite 7  
Lima, OH 43001  
(419) 225-5999 fax  
(419) 225-5999  
ljbinc.com

**BUILDING CONDOMINIUM**

SHEET TITLE		
WALL SECTIONS		
DESIGNED	BCB	AOO
DRAWN	TLS	<b>LM-22704</b>
CHECKED	BCB	SHEET NO.
DATE	07-14-05	<b>A5.2</b>



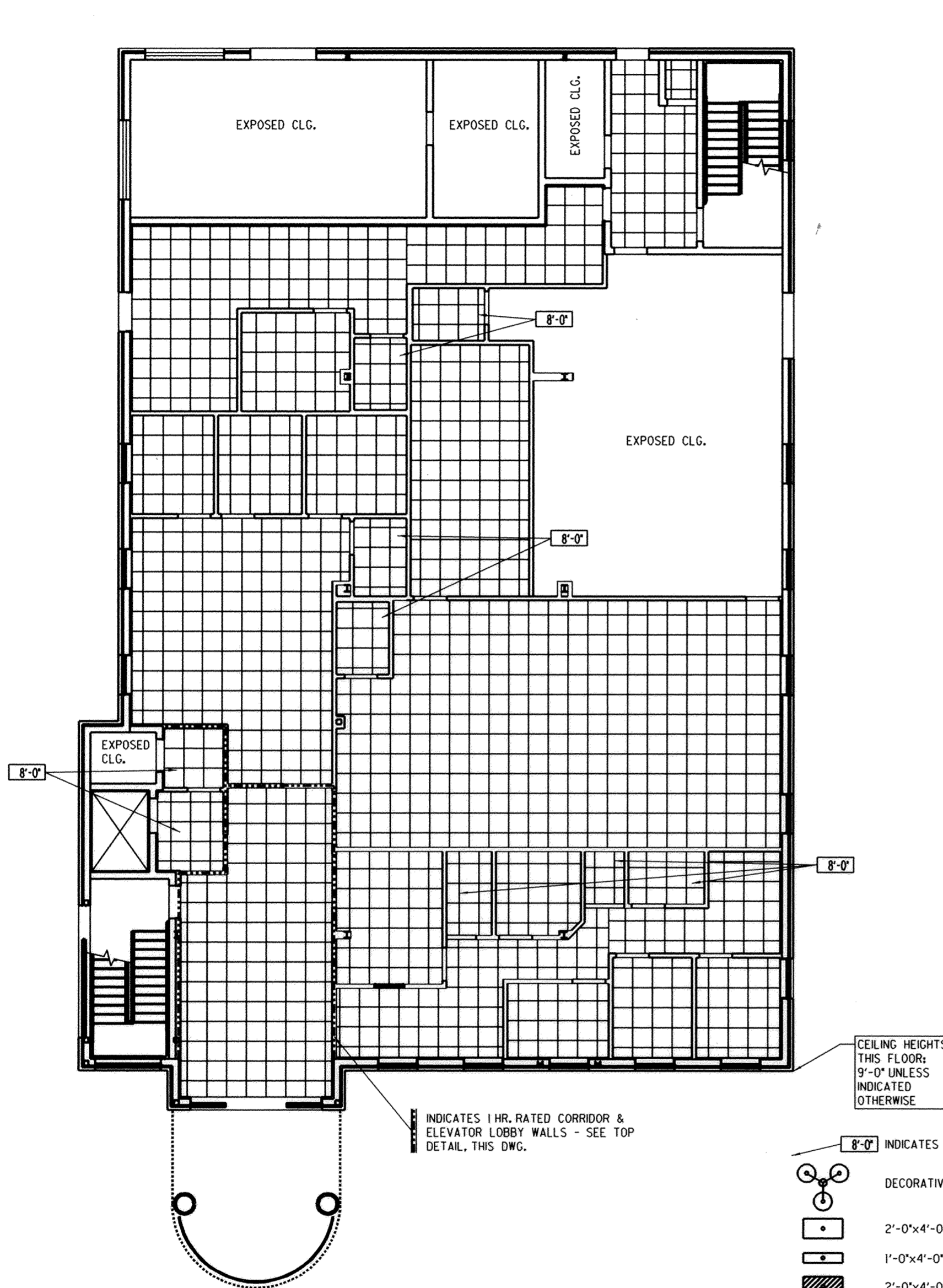
**SECTION H**  
SCALE: 3/8" = 1'-0"

REVISIONS		DESCRIPTION	BY
NO.	DATE		

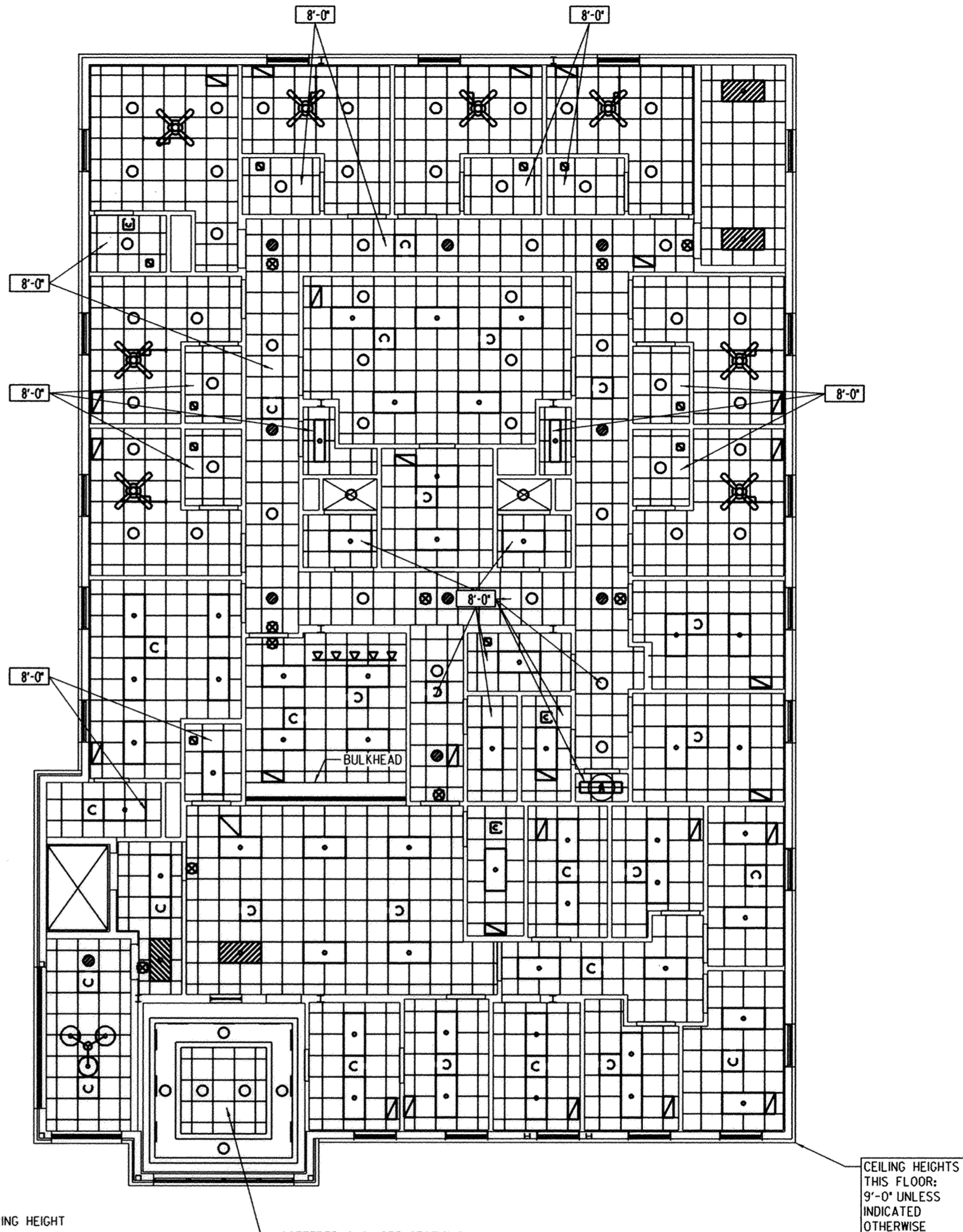
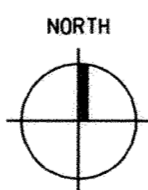
**P & S  
MARKET STREET  
CONDOMINIUM**

**BUILDING CONDOMINIUM**

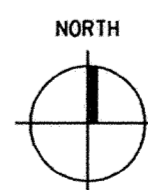
SHEET TITLE		
WALL SECTIONS		
DESIGNED	BCB	JOB NO. A00
DRAWN	TLS	LM-22704
CHECKED	BCB	SHEET NO.
DATE	07-14-05	A5.3



**FIRST FLOOR  
REFLECTED CEILING PLAN**  
SCALE: 3/32" = 1'-0"



**SECOND FLOOR  
REFLECTED CEILING PLAN**  
SCALE: 3/32" = 1'-0"



- 8'-0" INDICATES CEILING HEIGHT
- DECORATIVE PENDANT LIGHT
- 2'-0"x4'-0" RECESSED TROFFER
- 1'-0"x4'-0" RECESSED TROFFER
- 2'-0"x4'-0" RECESSED TROFFER BATTERY PACKED
- TRACK LIGHTING
- RECESS DOWN LIGHT
- RECESS DOWN LIGHT BATTERY PACKED
- EXIST SIGN
- 2'-0"x2'-0" LAYIN DIFFUSER
- 1'-0"x1'-0" DIFFUSER SURFACE MOUNT
- SLOT DIFFUSER
- 12"x24" RETURN/EXHAUST GRILLE LAYIN
- 12"x12" RETURN/EXHAUST GRILLE SURFACE MOUNT

NO.	DATE	DESCRIPTION	BY

**REVISIONS**

© 2005 LJB Inc. All rights reserved. No part of this drawing may be used, reproduced, or modified in any way without the written permission of LJB Inc. Any use of this drawing for any purpose other than that intended by LJB Inc. shall be at the user's sole risk and liability. LJB Inc. does not warrant the accuracy, completeness, or reliability of the information contained herein, and shall not be held responsible for any errors or omissions, including those caused by the user's interpretation or use of this drawing.

**LJB Inc.**  
209 North Main St.  
Lima, OH 45801  
(419) 225-5992 tel  
(419) 225-5996 fax  
ljbinc.com

**P & S  
MARKET STREET  
CONDOMINIUM**

**BUILDING CONDOMINIUM**

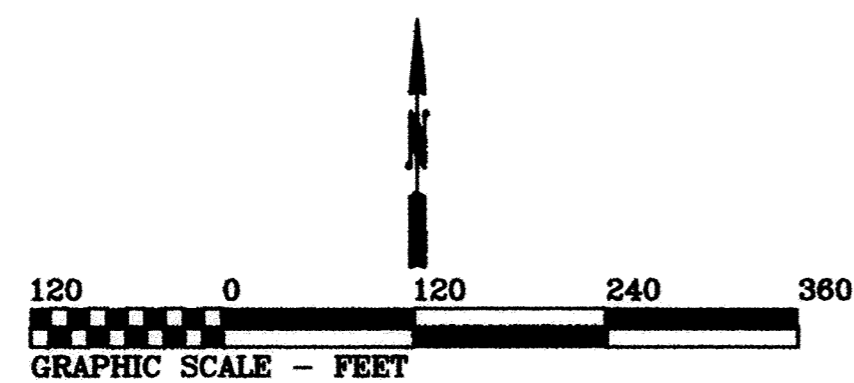
SHEET TITLE		REFLECTED CEILING PLANS	
DESIGNED	BCB	JOB NO.	A00
DRAWN	TL5	<b>LM-22704</b>	
CHECKED	BCB	SHEET NO.	
DATE	07-14-05	<b>A9.1</b>	

# VILLAS OF CAMDEN PLACE

## Phase 1 Correction to the Survey of Dedicator's Land

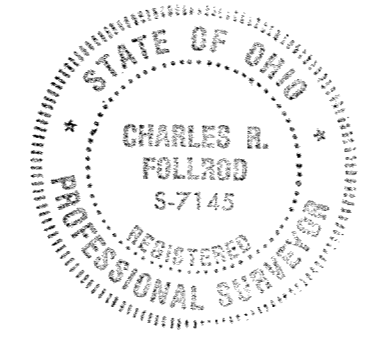
Note: This plat is a correction to the Survey of Dedicator's plat recorded in P.B. 27, Pg. 86 in the Allen County Recorder's Office.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W



This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
 Charles R. Follrod, P.S. #7145, P.E. #51318  
 298 Brookview Ct.  
 Lima, Ohio 45801



### LEGAL DESCRIPTION

#### Survey of Dedicator's Land

Being a parcel of land in the SW¼ and SE¼ of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found ¾" rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office, thence the following courses:

- N00°11'15"E with the west line of the SE ¼ of said SW ¼ of Sec. 15, 310.14' to a found #5 rebar (said point being S00°08'45"W, 0.86' from a found #4 rebar);
- N52°22'26"E, 2456.26' to a found #5 rebar;
- S00°48'16"E with the west line of Shawnee Heights Subdivision, 1803.66' to a found #5 rebar;
- S89°27'05"W with the north line of the Town of Elmview Subdivision #2 and the Town of Elmview Subdivision #3, 650.33' to a found #5 rebar on the west line of said SE ¼;
- N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 1321.43' to the POINT OF BEGINNING.

The above described parcel contains 47.821 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Parcel Nos: 46-1511-01-001.002, 46-1511-01-001.003, 46-1511-01-001, & 46-1512-02-025

Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J. Properties (D.B. 936, Pg. 370 & D.B. 936, Pg. 374)

Ohio Power Co.  
Par. No. 46-1511-01-001.001  
D.B. 358, Pg. 687

M.J. Properties  
Par. No. 46-1511-01-001.003  
D.B. 936, Pg. 370

R.J. Stone Development Group  
Par. No. 46-1511-01-001  
D.B. 936, Pg. 372

M.J. Properties  
Par. No. 46-1512-02-025  
D.B. 936, Pg. 374

Villas of Camden Place  
(For Description - See Sht. No. 2)

200600581  
 REVIEWED BY:  
*M. Howbert*  
 MICHAEL L. HOWBERT, P.S.  
 ALLEN COUNTY ENGINEERS  
 1/12/06

FILED AND RECORDER  
 JAN. 12, 2006  
 AT 10:27 A.M.  
 Vol. 28 Page 8  
 MONA S. LOSH  
 RECORDER ALLEN CO. OHIO  
 FEE 41.40 PAID

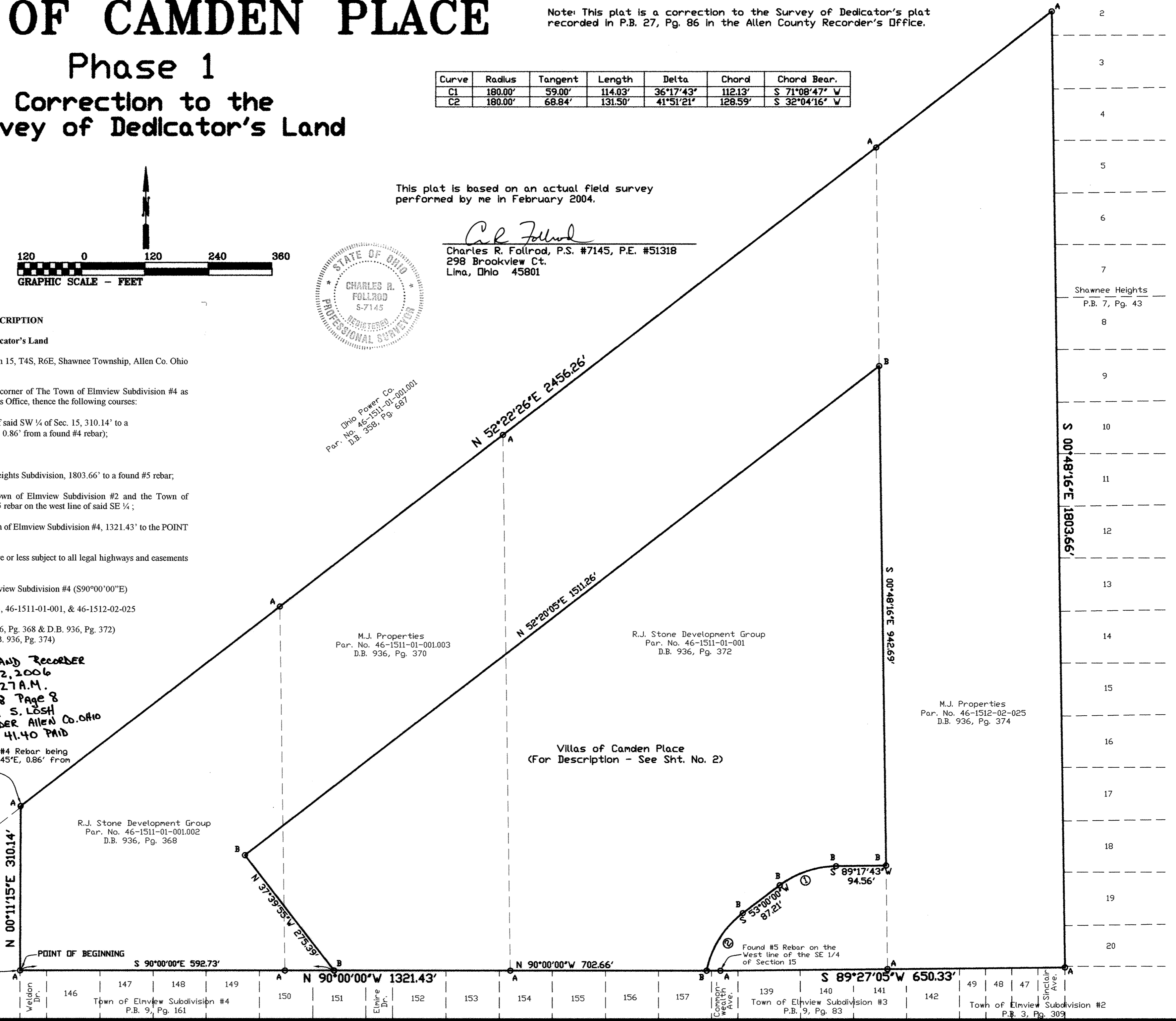
Found #4 Rebar being N00°08'45"E, 0.86' from 'A'

A - Found #5 Rebar  
B - Set #5 Rebar

R.J. Stone Development Group  
Par. No. 46-1511-01-001.002  
D.B. 936, Pg. 368

Thomas D. & Jill A. Altenbach  
Par. No. 46-1511-03-002  
D.B. 890, Pg. 879

Found ¾" Rebar at the Northwest Corner of The Town of Elmview Subdivision #4



Weldon Dr. 146 Twpn of Elmview Subdivision #4 P.B. 9, Pg. 161 147 148 149 150 151 Elmire Dr. 152 153 154 155 156 157 Common Wealth Ave. 139 Town of Elmview Subdivision #3 P.B. 9, Pg. 83 140 141 142 Town of Elmview Subdivision #2 P.B. 3, Pg. 309

Shawnee Heights  
P.B. 7, Pg. 43

S 00°48'16"E 1803.66'

N 52°20'05"E 1511.26'

S 00°48'16"E 942.69'

N 52°22'26"E 2456.26'

N 37°39'55"W 275.39'

S 89°17'43"W 94.56'

S 53°00'00"W 87.21'

N 90°00'00"W 702.66'

S 89°27'05"W 650.33'

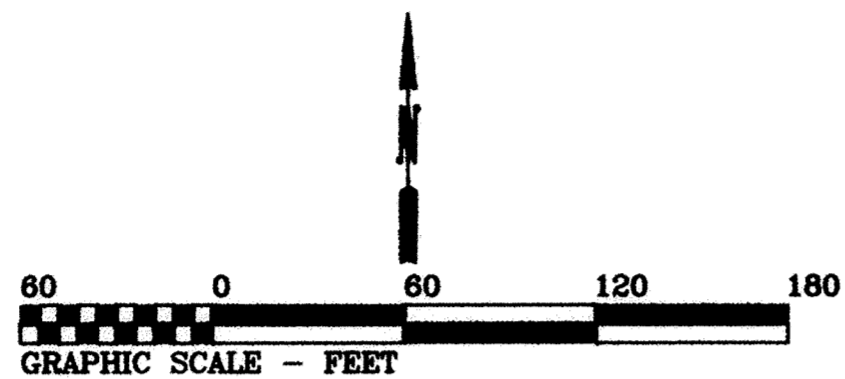
S 90°00'00"E 592.73'

N 00°11'15"E 310.14'

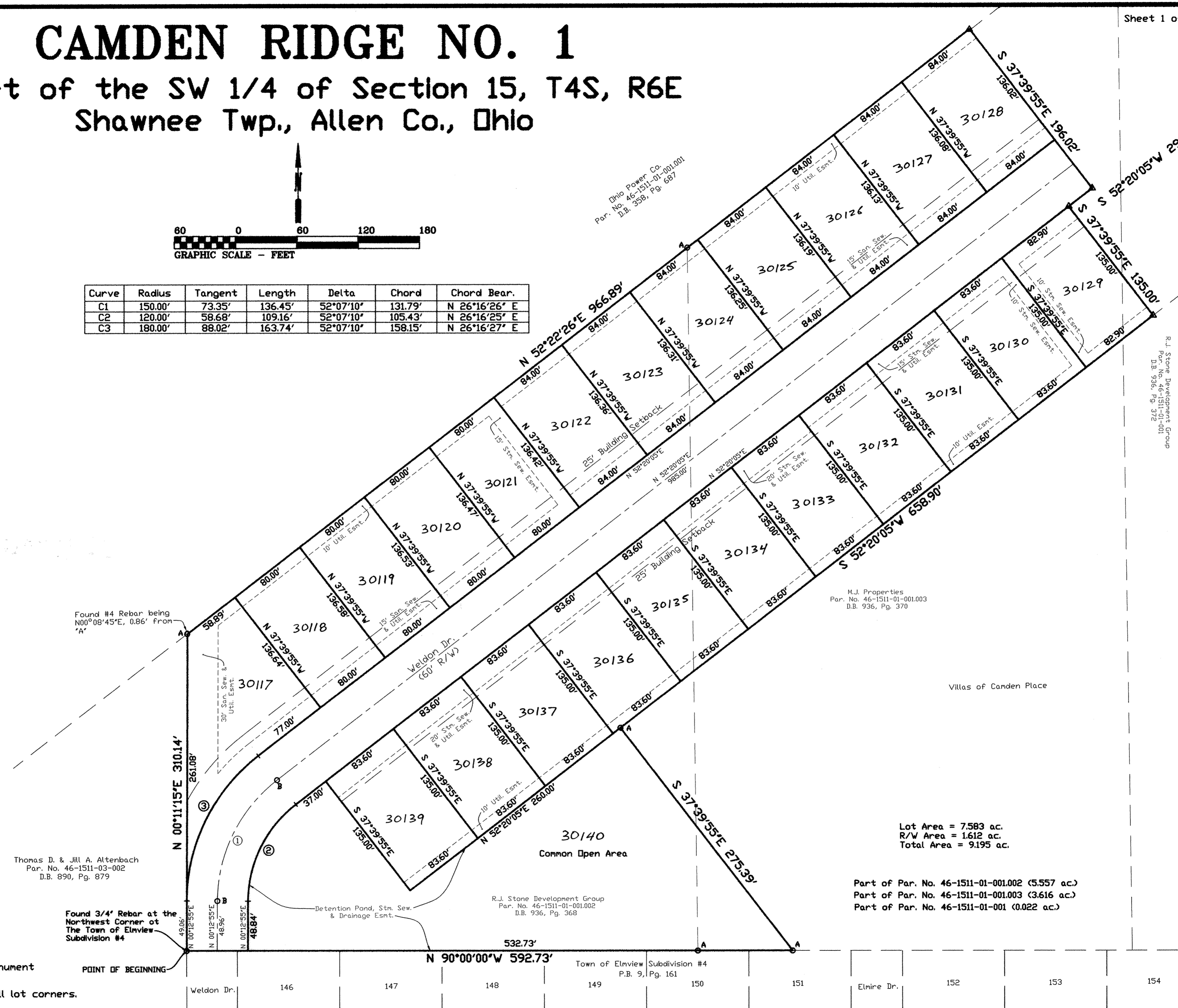


# CAMDEN RIDGE NO. 1

Part of the SW 1/4 of Section 15, T4S, R6E  
Shawnee Twp., Allen Co., Ohio



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	150.00'	73.35'	136.45'	52°07'10"	131.79'	N 26°16'26" E
C2	120.00'	58.68'	109.16'	52°07'10"	105.43'	N 26°16'25" E
C3	180.00'	88.02'	163.74'	52°07'10"	158.15'	N 26°16'27" E



Found #4 Rebar being  
N00°08'45"E, 0.86' from  
'A'

Thomas D. & Jill A. Altenbach  
Par. No. 46-1511-03-002  
D.B. 890, Pg. 879

Found 3/4" Rebar at the  
Northwest Corner of  
The Town of Elnview  
Subdivision #4

- A - Found #5 Rebar
- B - Set P.K. Nail
- Δ - Set Concrete Monument

POINT OF BEGINNING

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

Ohio Power Co.  
Par. No. 46-1511-01-001.001  
D.B. 358, Pg. 687

R.J. Stone Development Group  
Par. No. 46-1511-01-001  
D.B. 936, Pg. 372

M.J. Properties  
Par. No. 46-1511-01-001.003  
D.B. 936, Pg. 370

R.J. Stone Development Group  
Par. No. 46-1511-01-001.002  
D.B. 936, Pg. 368

Lot Area = 7.583 ac.  
R/W Area = 1.612 ac.  
Total Area = 9.195 ac.

Part of Par. No. 46-1511-01-001.002 (5.557 ac.)  
Part of Par. No. 46-1511-01-001.003 (3.616 ac.)  
Part of Par. No. 46-1511-01-001 (0.022 ac.)

Weldon Dr.	146	147	148	149	150	151	Elnire Dr.	152	153	154
------------	-----	-----	-----	-----	-----	-----	------------	-----	-----	-----

Town of Elnview  
P.B. 9,  
Pg. 161

# CAMDEN RIDGE NO. 1

### DEDICATION

R.J. Stone Development Group and M.J. Properties, being the owners of the described premises, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown thereon to the public use forever.

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

#### OWNERS

R. Jeffrey Stone, P.A. Stone Development Group

R. Jeffrey Stone, M.J. Properties

#### WITNESS

Charles R. Follrod

Cynthia M. Cramer

### ACKNOWLEDGMENT

State of Ohio  
County of Allen

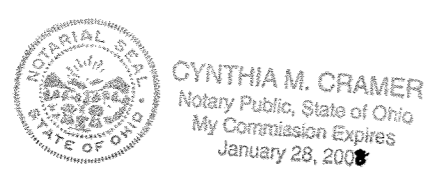
Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.

IN WITNESS thereof, I affix my hand and seal this 11<sup>th</sup> day of JANUARY, 20 06.

My Commission Expires

1-28-08

Cynthia M. Cramer  
Notary Public



### LEGAL DESCRIPTION

#### Camden Ridge No. 1

Being a parcel of land in the SW 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found 3/4" rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office, thence the following courses:

1. N00°11'15"E with the west line of the SE 1/4 of said SW 1/4 of Sec. 15, 310.14' to a found #5 rebar (said point being S00°08'45"W, 0.86' from a found #4 rebar);
2. N52°22'26"E, 966.89' to a set concrete monument;
3. S37°39'55"E, 196.02' to a set concrete monument;
4. S52°20'05"W, 29.10' to a set concrete monument;
5. S37°39'55"E, 135.00' to a set concrete monument;
6. S52°20'05"W, 658.90' to a found #5 rebar;
7. S37°39'55"E, 275.39' to a found #5 rebar;
8. N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 592.73' to the POINT OF BEGINNING.

The above described parcel contains 9.195 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel Nos: 46-1511-01-001.002, 46-1511-01-001.003, & 46-1511-01-001

Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J. Properties (D.B. 936, Pg. 370)

### 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 11 day of October, 20 2005.

John M. Meyer  
Exec. Director, Regional Planning Commission

### COUNTY RECORDER'S CERTIFICATION

200600582  
Filed for record this 12<sup>th</sup> day of January, 20 06, at 10:29 AM o'clock in the office of the County Recorder and recorded in Plat Book 28, on Page 9.

Mona S. Gosh  
Recorder, Allen County, Ohio  
Rh Fee 165.60

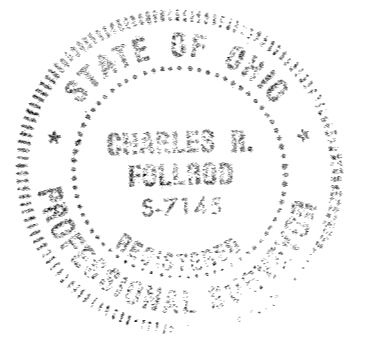
### COUNTY AUDITOR'S CERTIFICATION

This plat filed for transfer this 12<sup>th</sup> day of January, 20 06.

Ben E. Diepenbroek SMS  
Auditor, Allen County, Ohio

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat is based on a true and accurate survey made by me in February, 2004. A 5/8 inch rebar topped with a plastic cap stamped 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  
R & A Engineers Inc.  
298 Brookview Ct.  
Lima, Ohio 45801

### APPROVAL OF COUNTY COMMISSIONERS

In accordance with Ohio Revised Code, Section 711.041, the Board of Allen County Commissioners hereby accepts this plat by Commissioner's Resolution Number 24-06, dated 1/12/06, said plat having been approved by the Allen County Engineer and the Lima-Allen County Regional Planning Commission.

Steve Sherry  
President of the Board of Allen County Commissioners

### LEGAL DESCRIPTION

#### Survey of Dedicator's Land

Being a parcel of land in the SW 1/4 and SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found 3/4" rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office, thence the following courses:

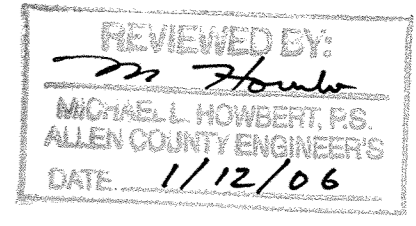
1. N00°11'15"E with the west line of the SE 1/4 of said SW 1/4 of Sec. 15, 310.14' to a found #5 rebar (said point being S00°08'45"W, 0.86' from a found #4 rebar);
2. N52°22'26"E, 2456.26' to a found #5 rebar;
3. S00°48'16"E with the west line of Shawnee Heights Subdivision, 1803.66' to a found #5 rebar;
4. S89°27'05"W with the north line of the Town of Elmview Subdivision #2 and the Town of Elmview Subdivision #3, 650.33' to a found #5 rebar on the west line of said SE 1/4;
5. N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 1321.43' to the POINT OF BEGINNING.

The above described parcel contains 47.821 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Parcel Nos: 46-1511-01-001.002, 46-1511-01-001.003, 46-1511-01-001, & 46-1512-02-025

Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J. Properties (D.B. 936, Pg. 370 & D.B. 936, Pg. 374)



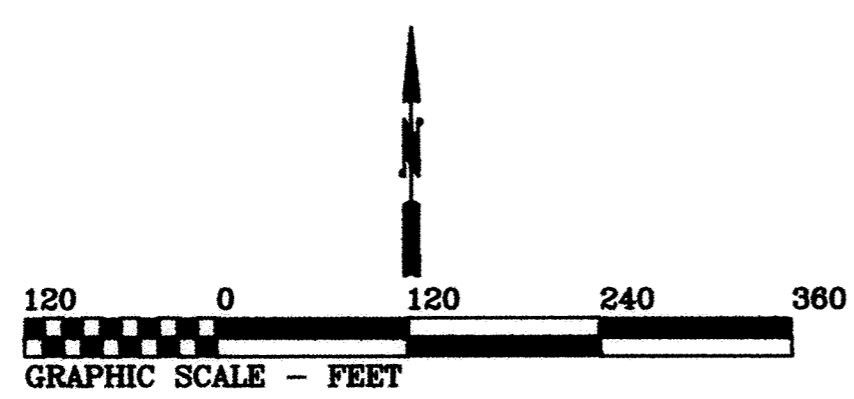
# CAMDEN RIDGE NO. 1

## Deed Restrictions

1. Lots shall be used for residence purposes only and shall not be used for any trade, business or industrial purposes, except for home workshops and home greenhouses incidental to the residential use.
2. No residential one-story dwelling having an area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage, of less than 1,400 square feet shall be erected, altered, placed or permitted to remain on any lot. No residential two-story or bi-level dwelling having an area above ground of the main structure, exclusive of open porches, verandas, porte cocheres, and garage, of less than 1,600 square feet shall be erected, altered, placed or permitted to remain on any lot.
3. No structure other than a detached single-family dwelling with a minimum of a two-car garage shall be erected, maintained or permitted to remain on the premises. No old buildings or structures shall be moved onto any of the building plots in said subdivision either temporarily or permanently and no structure of a temporary character: trailer, recreational vehicle, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. The dwelling, including installation of lawn, driveway and sidewalks, must be completed within a nine-month period from the start of construction. Garages shall not be used or converted to finished living space.
4. Out buildings, such as storage sheds or barns, home workshops, and greenhouses, shall be no larger than 10' x 16' or no more than 160 square feet and shall conform in style and architecture to the appearance of the residence.
5. No building shall be erected, placed or altered on any lot in this subdivision until construction plans and specifications and a lot plan showing the location of the structure shall have been approved in writing by the Architectural Committee as to the construction materials, harmony of exterior design with the existing structures and as to location with respect to topographic and finish grade elevation.
6. The top of the house foundation shall be two (2') feet minimum and three (3') feet maximum higher than the elevation of the top of the curb at the midpoint of the lot on which the house is to be built. Any deviation from this requirement must have the written approval of the Architectural Committee. All foundations shall be of poured concrete.
7. All driveways shall be constructed of concrete. Any alternate surface must have the prior written approval of the Architectural Committee.
8. Only open-type fences or hedges not to exceed four (4') feet in height above ground level shall be erected or planted on said lots and shall not extend closer to the street than the front of the house. A privacy fence of wood construction with a minimum height of six (6') feet may be used around a pool or patio area.
9. No animals, livestock or poultry shall be kept or maintained on any part of this subdivision, except that ordinary household pets may be kept provided they are not kept, bred or maintained for any commercial purpose and do not constitute an annoyance or nuisance.
10. No nuisance, advertising signs, billboards and/or other advertising devices, except such as pertain to the sale of land upon which said sign is located, shall be permitted on said lots, nor shall said lots be used in any way which may endanger the health or unreasonably distract the quiet of any adjacent lots.
11. No intoxicating beverages or habit-producing drugs shall be manufactured or sold nor shall commercial gambling be permitted in said subdivision.
12. Nothing shall be permitted on said lots which may be or become an annoyance or nuisance to the neighborhood. All vehicles belonging to residents shall be parked in the garage or driveway. No on-street parking is permitted except for visitors for a maximum of seven (7) days.
13. There shall be no satellite dishes placed in yard areas. Small dishes mounted to homes are permitted.
14. All utility services to homes must be underground.
15. Sidewalks shall be installed along all street frontages to meet Allen County specifications. Sidewalks shall be maintained by the property owners.
16. No swimming pools of any kind shall be permitted to be placed or suffered to remain on any lot unless same shall be installed in ground so that the top thereof, exclusive of diving boards, shall not be more than (1) foot above the established grade level of the lot on which said swimming pool is to be installed. This restriction shall not be construed to apply to infant inflatable, or portable wading pools.
17. The Architectural Committee for this subdivision shall be composed of Mike Alexander, Jeff Stone and Chuck Follrod. Majority vote of the Committee rules. If any member of the Committee chooses to resign or is unable to fulfill his duties, a replacement member will be selected by the remaining members.
18. When approval of the Architectural Committee is required, application shall be made in writing to the Committee by the lot owner(s) requesting the necessary approval. Application shall be deemed to be filed when it has been delivered to a Committee member and receipt obtained indicating proof of delivery. Sufficient information shall be provided to the Committee to enable it to make a proper decision on the matter. The Committee shall either approve or disapprove the application in writing on or before ten (10) days from the date that the application and all necessary information to make a decision is filed with the Committee. The ten (10) day period may be extended by the Committee for good cause related to the decision-making process for the application.
19. Enforcement of the within conditions or restrictions shall be by proceedings at law in equity against any person or persons violating or attempting to violate the same, either to restrain violation or to recover damages.
20. Invalidity 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.
21. These covenants are to run with the land and shall be binding on all persons claiming title under them for a period of (25) twenty-five years from the date these covenants are recorded. After which time, said covenants shall automatically be extended for successive periods of (10) ten years unless an instrument signed by a majority, (three-fourths), of the land owners of the lots has been recorded, agreeing to change said covenants in whole or part.
22. 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 plat may be used by public and private utilities as circumstances require without incurring any liability from property owners for damage to sod, shrubbery or other surface improvements. No permanent structures or permanent plantings of trees or shrubs shall be placed on easements designated on plat.
23. 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.
24. Each property owner shall be responsible for maintaining the existing landscaping berms, mounds, and buffer areas, as placed as a part of the original subdivision construction, and no owner shall remove, alter, or modify and landscaping berms, mounds, or buffer areas without written approval of the Developer. All buildings, structures, and residences located on the lots within subdivision shall be maintained in substantial repair, and the grass, trees, shrubbery, and hedges shall be reasonably trimmed and attended.
25. No inoperable motor vehicle; no trailer, motorhome, camper, recreational vehicle, boat or boat trailer, snowmobile or snowmobile trailer, motorcycle, or any truck larger than three-quarter tons shall be parked on any lot for a period more than 72 hours during any 30 day period, unless stored wholly within a private garage.
26. No lots shall be used or maintained as a dumping ground for rubbish. Vegetation on vacant lots must be kept under 12 inches in height by mowing or spraying. Trash, garbage or other waste shall be kept in sanitary containers in a location hidden from public view. No hazardous or offensive activities shall be carried on any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, (I.E. engine noise, loud noises, loud speaker noises, or illegal drugs.) except security devices used exclusively for security purposes. No exterior lights shall be installed or used in which the principal beam would shine onto adjoining homes. These conditions, limitations, and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in "Camden Ridge Subdivision", without being incorporated therein, and the acceptance of contract, deed, or lease, or instrument relating thereto shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of a lot situated in "Camden Ridge Subdivision".
27. As of the date of acceptance and recording of these restrictions and covenants, all lot owners, their successors and assigns, located in the Camden Ridge Subdivision shall automatically be a dues-paying member of CAMDEN RIDGE HOME OWNERS ASSOCIATION a non-profit organization by accepting a deed or contract or any other legally binding conveyance for any lot or lots purchased within the platted Subdivision and agrees to and shall become a member of the Association and be subject to the obligations and duly enacted rules, bylaws and guidelines of said Association. The Association shall meet once a year to elect a president, vice president, and secretary. The Association officers will set up their own schedule of regular meetings. Each lot shall be entitled to one (1) vote in the affairs of the association. Persons having the power to convey fee simple in a given lot shall constitute a unit having one (1) vote. The vote of any lot may not be split. The Association will adopt a membership fee or assessment of One Hundred Dollars (\$100.00) annually to be collected at the time a new owner purchases a residence or lot. Association dues will be prorated to January 1<sup>st</sup> of following year. The Association reserves the right to increase or decrease said fees or assessments as required by the expense of the anticipated repairs and maintenance of the above mentioned common aesthetic features in the Subdivision. The Homeowners Association shall be responsible for the stewardship, collection of fees and assessments. A copy of said rules, bylaws, and guidelines shall be available from the Developer or Architectural Committee upon request.
28. CAMDEN RIDGE HOME OWNERS ASSOCIATION a non-profit organization, shall be responsible for the repairs and maintenance of all common aesthetic features, common areas, and the detention ponds for the purpose of adhering to the rules and guidelines used in connection with the repairs, maintenance, and usage of the aforementioned common features in the Subdivision. Any landscaping and signage originally done in common areas shall be kept in good condition and replaced in the event of any natural or accidental damage making it unsightly or overgrown.

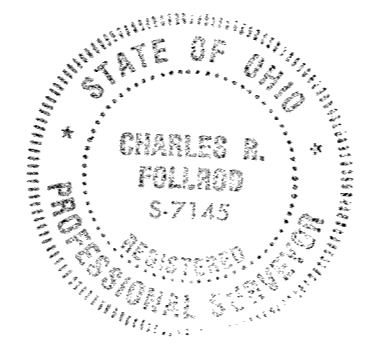
# CAMDEN RIDGE NO. 1

## Survey of Dedicator's Land



This plat is based on an actual field survey performed by me in February 2004.

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



Ohio Power Co.  
Par. No. 46-1511-01-001.001  
D.B. 956, Pg. 687

N 52°22'26"E 2456.26'

R.J. Stone Development Group  
Par. No. 46-1511-01-001  
D.B. 936, Pg. 372

M.J. Properties  
Par. No. 46-1512-02-025  
D.B. 936, Pg. 374

Villas of Camden Place

Camden Ridge No. 1  
(For Description - See Sht. No. 2)

R.J. Stone Development Group  
Par. No. 46-1511-01-001.002  
D.B. 936, Pg. 368

M.J. Properties  
Par. No. 46-1511-01-001.003  
D.B. 936, Pg. 370

Thomas D. & Jill A. Altenbach  
Par. No. 46-1511-03-002  
D.B. 890, Pg. 879

Found #4 Rebar being  
N00°08'45"E, 0.86' from  
"A"

A - Found #5 Rebar  
Δ - Set Concrete Monument

Found 3/4" Rebar at the  
Northwest Corner of  
The Town of Elview  
Subdivision #4

Found #5 Rebar on the  
West line of the SE 1/4  
of Section 15

S 00°48'16"E 1803.66'

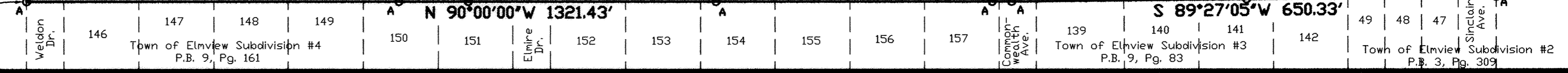
- 2
- 3
- 4
- 5
- 6
- 7
- Shawnee Heights  
P.B. 7, Pg. 43
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20

POINT OF BEGINNING

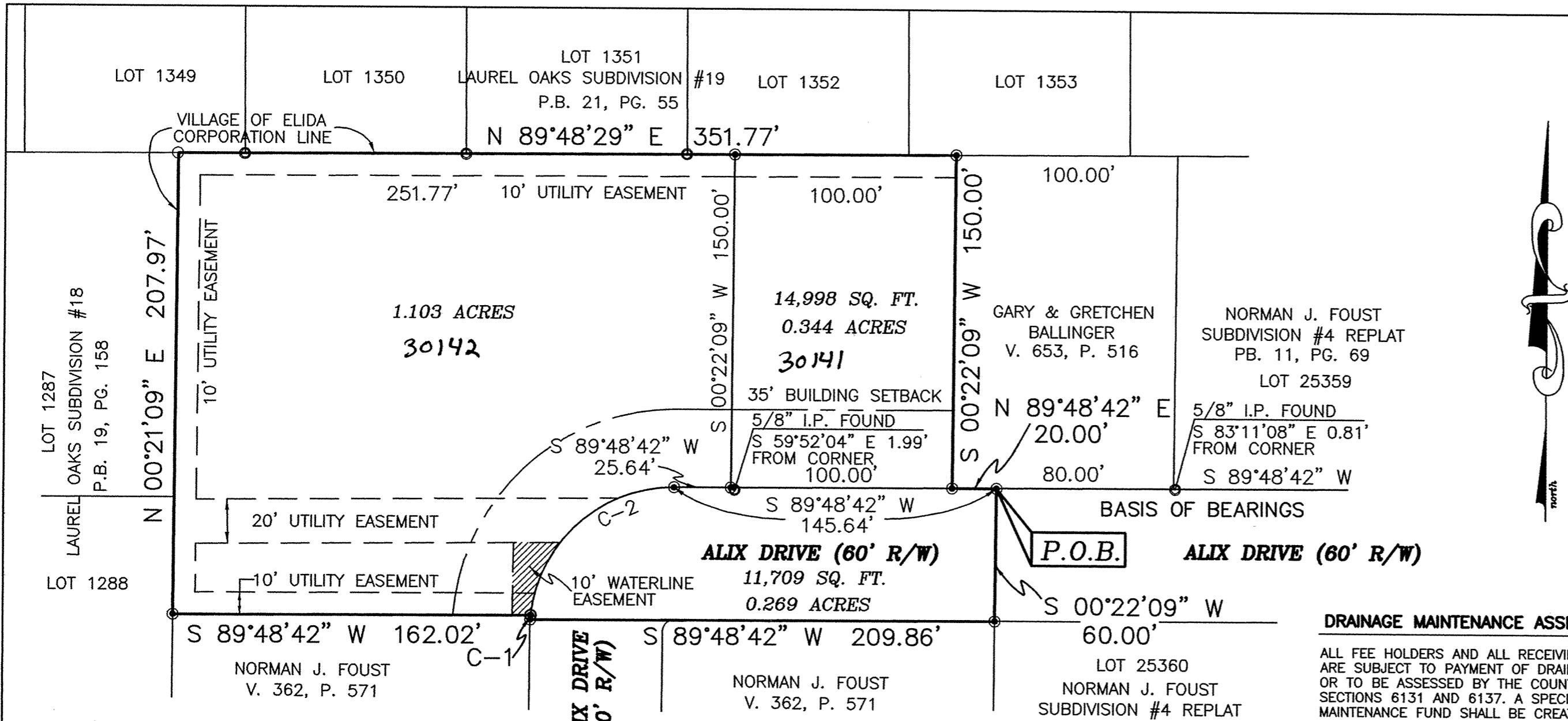
N 00°11'15"E 310.14'

N 90°00'00"W 1321.43'

S 89°27'05"W 650.33'



# NORMAN J. FOUST SUBDIVISION No. 7 IN THE E 1/2 OF THE S.E. 1/4 OF SECTION 17, T3S - R6E AMERICAN TOWNSHIP ALLEN COUNTY, OHIO



**CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	65.00'	2.02'	2.02'	N 05°07'02" E	01°46'57"
C-2	65.00'	95.07'	86.82'	N 47°54'37" E	83°48'11"

**LEGEND**

- 5/8" IRON PIN CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH" FOUND
- 6" CAST IRON POST
- 5/8" IRON PIN FOUND (NOT CAPPED)

AREA IN RIGHT OF WAY = 0.269 ACRES  
 AREA IN RESIDENTIAL LOTS = 1.447 ACRES  
 TOTAL AREA = 1.716 ACRES  
 ZONING: R-1 RESIDENTIAL DISTRICT

DEVELOPER: NORMAN J. FOUST  
 2105 DUTCH HOLLOW ROAD  
 ELIDA, OHIO 45807  
 TEL 419-339-6311

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

**DESCRIPTION**  
 1.716 ACRES

Being a parcel of land situated in the Southeast Quarter of Section 17, Township 3 South, Range 6 East, American Township, Allen County, Ohio, and being more particularly described as follows:

Commencing for reference at a point on the south line of Lot 25359 (north line of Alix Drive) in the Norman J. Foust Subdivision #4 Replat (Plat Book 11, Page 69), said point referenced by a 5/8-inch iron pin found South 83°-11'-08" East at a distance of 0.81 feet -  
 Thence South 89°-48'-42" West on and along the north line of Alix Drive for a distance of 80.00 feet to a capped 5/8-inch iron pin found marking the **PRINCIPAL POINT OF BEGINNING** for the parcel to be described -  
 Thence South 00°-22'-09" West through said Alix Drive for a distance of 60.00 feet to a capped 5/8-inch iron pin found on the south line of said Drive marking the northwest corner of Lot 25360 in said Subdivision -  
 Thence South 89°-48'-42" West for a distance of 209.86 feet to a capped 5/8-inch iron pin found on the west line of said Alix Drive -  
 Thence on and along said Alix Drive with a curve to the right having a radius of 65.00 feet, an arc length of 2.02 feet, a delta of 01°-46'-57", and a chord bearing North 05°-07'-02" East for a distance of 2.02 feet to a capped 5/8-inch iron pin found -  
 Thence South 89°-48'-42" West for a distance of 162.02 feet to a capped 5/8-inch iron pin found on the east line of Laurel Oaks Subdivision #18 (Plat Book 19, Page 158) -  
 Thence North 00°-21'-09" East on and along said east line for a distance of 207.97 feet to a 6-inch cast iron post found on the south line of Laurel Oaks Subdivision #19 (Plat Book 21, Page 55) -  
 Thence North 89°-48'-29" East on and along said south line for a distance of 351.77 feet to a capped 5/8-inch iron pin found -  
 Thence South 00°-22'-09" West for a distance of 150.00 feet to a capped 5/8-inch iron pin found -  
 Thence North 89°-48'-42" East for a distance of 20.00 feet to the **place of beginning**.  
**Containing in all 1.716 acres of land** subject, however, to all legal easements and rights of way.  
 The foregoing description is based on a field survey completed in July 1996 under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

NOTES: 1) Bearings are based on the south line of the Norman J. Foust Subdivision #4 Replat (Plat Book 11, Page 69) and the north line of Alix Drive as being South 89°-48'-42" West.  
 2) All capped iron pins found are 5/8" x 30" rebar with yellow "Sheldon E&S Lima, OH" cap.

**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 STREET AS SHOWN THEREON, COMPRISING A TOTAL OF 0.269 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 NORMAN J. FOUST SUBDIVISION #4 REPLAT, PLAT BOOK 11, PAGE 69.

*Norman J. Foust*  
 WITNESS  
*Jeffrey P. Kim*  
 WITNESS  
*Alix T. Stout*  
 ALIX T. STOUT  
*Thomas Stout*  
 THOMAS STOUT

**NOTARY PUBLIC**

STATE OF OHIO ss:  
 ALLEN COUNTY  
 BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF DECEMBER, 2005, PERSONALLY CAME THE SAID ALIX & THOMAS STOUT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.  
*Andrew D. Foust*  
 NOTARY PUBLIC IN AND FOR ALLEN COUNTY, OHIO  
 MY COMMISSION EXPIRES: 06/13/2006

**APPROVAL BY THE REGIONAL PLANNING COMMISSION**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 29 December 2005. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN NINETY (90) DAYS OF THE DATE OF THIS APPROVAL.  
29 Dec 2005  
 DATE  
*John M. Maguire*  
 DIRECTOR OF THE LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

**COUNTY AUDITOR**

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS FILED FOR TRANSFER ON Jan 3, 2006.  
 FEE: \$ 1.00  
*Ben E. Diepenbrock*  
 ALLEN COUNTY AUDITOR

**COUNTY RECORDER**

200600822  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON January 18<sup>th</sup>, 2005 AT 9:49 O'CLOCK A.M. AND THAT IT WAS RECORDED ON January 18, 2005 IN VOL. 28, PAGE 13, PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE: \$ 41.40.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JULY, 1996 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION AND ARE OR WILL BE IN PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDING.  
6 Dec 05  
 DATE  
*James D. Sheldon*  
 JAMES D. SHELDON, P.E., P.S.  
 OHIO REGISTERED SURVEYOR #4569

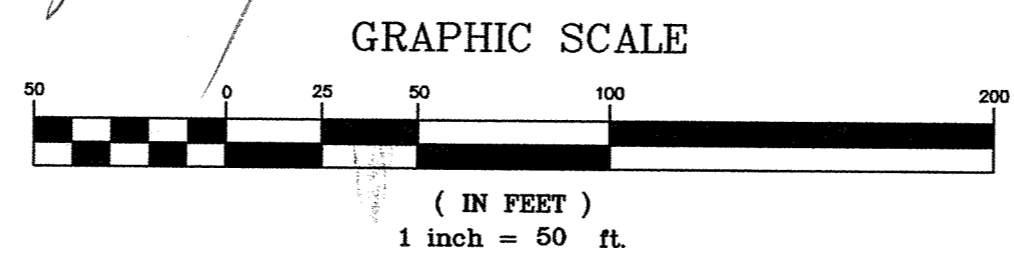
**COUNTY ENGINEER'S CERTIFICATION**

HAVING CHECKED THE CONSTRUCTION OF THE STREETS IN THE SUBDIVISION, I FIND THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE PLANS AND REGULATIONS THEREOF, AND THAT THEY ARE IN GOOD REPAIR AND THIS ENDORSEMENT SHALL CONSTITUTE ACCEPTANCE OF THE STREETS FOR PUBLIC USE.  
 IF THE STREETS HAVE NOT BEEN INSTALLED, I AM IN AGREEMENT WITH THE PERFORMANCE BOND TO ENSURE THE COMPLETION OF CONSTRUCTION WHICH HAS BEEN FILED WITH AND APPROVED BY THE PLANNING COMMISSION.  
1/3/06  
 DATE  
*Timothy J. Piper*  
 COUNTY ENGINEER

**APPROVAL OF COUNTY COMMISSIONERS**

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

PRESIDENT OF THE BOARD OF ALLEN COUNTY COMMISSIONERS  
*John Maguire*



NO.	DATE	DESCRIPTION	BY

**SHELDON ENGINEERING & SURVEYING, INC.**

LIMA, OHIO

12-06-05	DATE	JOB NO.	17261G
JDS	ALW	NO.	
JDS	JDS	SCALE	1" = 50'

**POHLMAN AND COWAN REPLAT**  
of Parts of Lots 15894 and 15895 of Hover's Shawnee Allotment No. 2,  
plus All of Lot 28028 of Westfield Subdivision  
as previously platted in the northeast quarter of Section 10,  
T-4-S, R-6-E, Shawnee Township, Allen County, Ohio

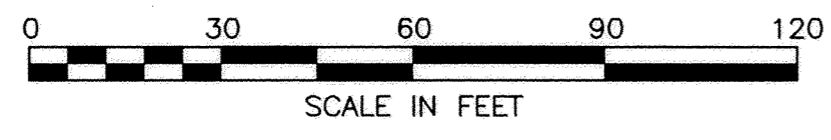
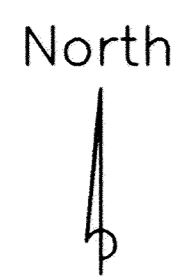
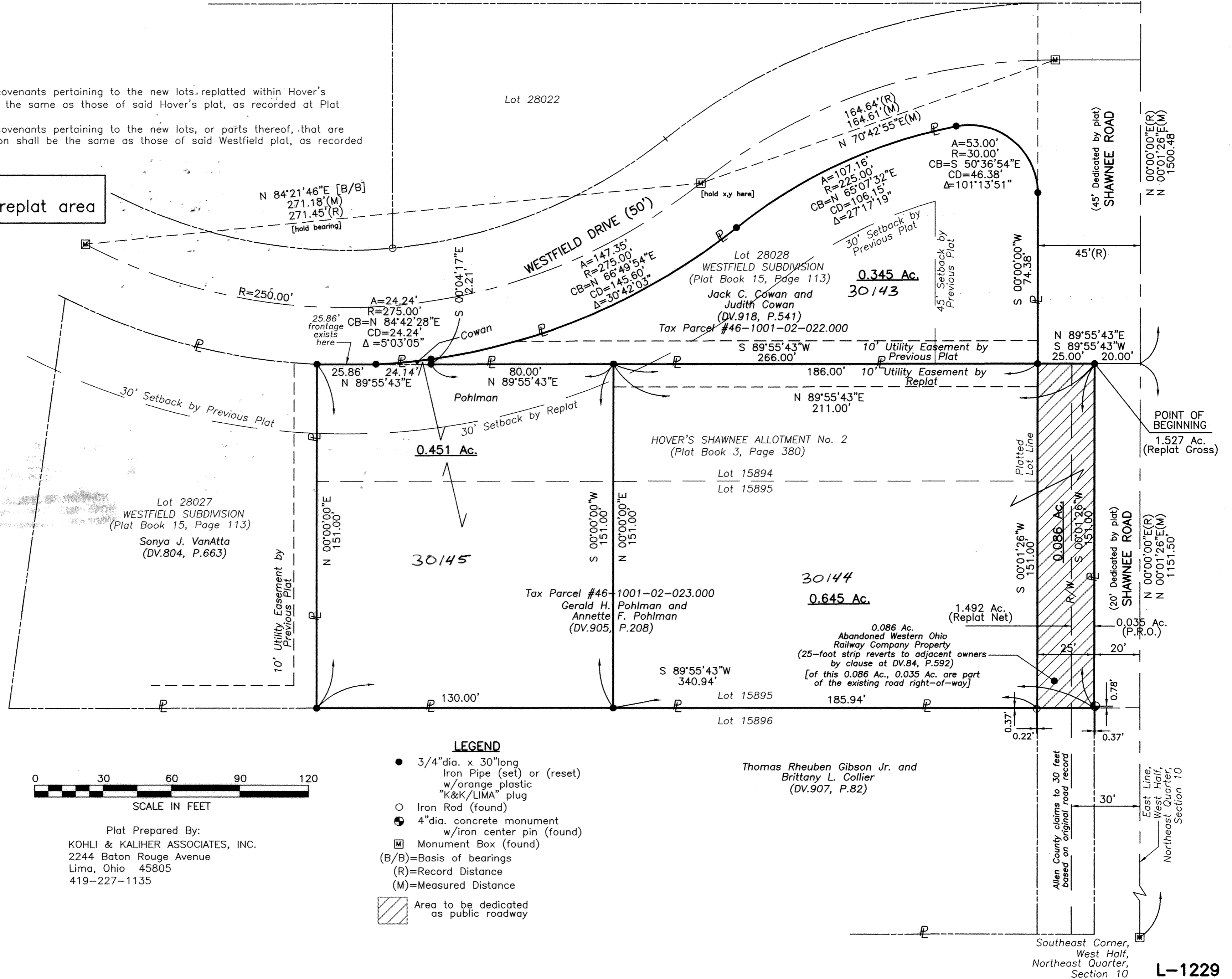
Sheet 1 of 2

**RESTRICTIONS AND COVENANTS**

Subdivision restrictions and covenants pertaining to the new lots replatted within Hover's Shawnee Allotment No. 2 shall be the same as those of said Hover's plat, as recorded at Plat Volume 3, Page 380.

Subdivision restrictions and covenants pertaining to the new lots, or parts thereof, that are replatted within Westfield Subdivision shall be the same as those of said Westfield plat, as recorded at Plat Volume 15, Page 113.

See Sheet 2 of 2  
for description of replat area



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

- LEGEND**
- 3/4" dia. x 30" long Iron Pipe (set) or (reset) w/orange plastic "K&K/LIMA" plug
  - Iron Rod (found)
  - ⊙ 4" dia. concrete monument w/iron center pin (found)
  - ⊠ Monument Box (found)
  - (B/B)=Basis of bearings
  - (R)=Record Distance
  - (M)=Measured Distance
  - ▨ Area to be dedicated as public roadway

Thomas Reuben Gibson Jr. and  
Brittany L. Collier  
(DV.907, P.82)

Southeast Corner,  
West Half,  
Northeast Quarter,  
Section 10

**POHLMAN AND COWAN REPLAT**  
**Parts of Lots 15894 and 15895 of Hover's Shawnee Allotment No. 2,**  
**plus the West Part of Lot 28028 of Westfield Subdivision**  
**as previously platted in the northeast quarter of Section 10,**  
**T-4-S, R-6-E, Shawnee Township, Allen County, Ohio**

DEDICATION

Gerald H. Pohlman and Annette F. Pohlman; and Jack C. Cowan and Judith Cowan, being the owners of the described premises, hereby voluntarily consent to the execution of this plat, and dedicate that part of Shawnee Road as shown hereon to the public use forever.

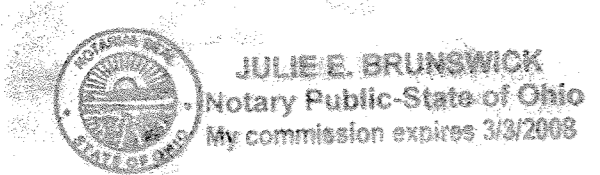
OWNER	WITNESS	WITNESS
<u>Gerald H. Pohlman</u> Gerald H. Pohlman	<u>Julie E. Jurasic</u>	<u>Ben E. Gray</u>
<u>Annette F. Pohlman</u> Annette F. Pohlman	<u>Julie E. Jurasic</u>	<u>Ben E. Gray</u>
<u>Jack C. Cowan</u> Jack C. Cowan	<u>Julie E. Jurasic</u>	<u>Ben E. Gray</u>
<u>Judith Cowan</u> Judith Cowan	<u>Julie E. Jurasic</u>	<u>Ben E. Gray</u>

ACKNOWLEDGEMENT

State of Ohio  
County of Allen

Before me, a notary public in and for said State and County, did personally appear the above signed OWNERS who acknowledged that they signed the hereon plat and the signing thereof was their free act and deed.

In WITNESS thereof, I hereunto affix my hand and seal this 20th day of January, 2006.



Julie E. Brunswick - Jurasic

APPROVAL BY 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 23 day of JANUARY, 2006.

Thomas M. Magar  
Executive Director, Regional Planning Commission

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on Jan 23, 2006.

Ben E. Diepenbrock  
Allen County Auditor  
Fee 1.50 KH

200601060

COUNTY RECORDER

I hereby certify that this plat was filed for recording on Jan 23, 2006, and that it was recorded on 1-23-06 in Vol. 28, Page 14, plat records of Allen County, Ohio.

Fee \$ 82.80  
Mona J. Losh  
Allen County Recorder

Time: 11:20 A.M.

DESCRIPTION

Being parts of Lots 15894 and 15895 of Hover's Shawnee Allotment No. 2 (Plat Book 3, Page 380), plus all of Lot 28028 of Westfield Subdivision (Plat Book 15, Page 113), as same are platted in the west half of the northeast quarter of Section 10, Township 4 South, Range 6 East, Shawnee Township, Allen County, Ohio, together described by metes and bounds as follows:

Commencing at a county monument box over a found stone at the southeast corner of said west half of northeast quarter;

thence northerly with the east line of said west half (legal centerline of Shawnee Road) at N 00°01'26"E, 1151.50 feet to the southeast corner of said Westfield Subdivision;

thence westerly with the south line of said Westfield Subdivision at S 89°55'43"W, 20.00 feet to an iron pipe (set) in the east line of the 25-foot strip of property originally granted to the Western Ohio Railway Company (Deed Volume 84, Page 592), which point is also the northeast corner of lands now in the name of Gerald H. Pohlman and Annette F. Pohlman (Deed Volume 905, Page 208) and the POINT OF BEGINNING;

thence southerly with the east line of said 25-foot strip (east line of Pohlman based on reversion clause) at S 00°01'26"W, 151.00 feet to the southeast corner of said Pohlman lands, which point is 0.37 feet westerly and 0.78 feet southerly from a 4-inch diameter concrete monument with an iron center pin (found);

thence westerly with the south line of said Pohlman lands, being also part of the south line of said 15895, at S 89°55'43"W, 340.94 feet to an iron pipe (set) at the southwest corner of the grantor's lands, which point is also the southeast corner of Lot 28027 of said Westfield Subdivision;

thence northerly with the east line of said Lot 28027 at N 00°00'00"E, 151.00 feet to an iron pipe (set) at the northwest corner of the said Pohlman lands, which point is also the northeast corner of said Lot 28027;

thence easterly with the south line of said Westfield Subdivision (here also the south line of Westfield Drive) at N 89°55'43"E, 25.86 feet to an iron pipe (set);

thence easterly with the curving south line of Westfield Drive, on a non-tangent curve concave northerly, an arc distance of 24.24 feet (radius is 275.00 feet; chord bears N 84°42'28"E, 24.24 feet; central angle is 5°03'05") to an iron pipe (set);

thence easterly with the curving south line of Westfield Drive, on a continuation of the previous curve, an arc distance of 147.35 feet (radius is 275.00 feet; chord bears N 66°49'54"E, 145.60 feet; central angle is 30°42'03") to an iron pipe (reset) at a point of reverse curvature;

thence easterly with the curving south line of Westfield Drive, now with a curve concave southerly, an arc distance of 107.16 feet (radius is 225.00 feet; chord bears N 65°07'32"E, 106.15 feet; central angle is 27°17'19") to an iron pipe (reset) at a point of compound curvature;

thence southeasterly with the curving south line of Westfield Drive, now with a curve concave southwesterly, an arc distance of 53.00 feet (radius is 30.00 feet; chord bears S 50°36'54"E, 46.38 feet; central angle is 101°13'51") to an iron pipe (reset) at a point of tangency in the dedicated west line of Shawnee Road (see plat for said Westfield Subdivision);

thence southerly with said west line of Shawnee Road (east line of said Lot 28028) at S 00°00'00"W, 74.38 feet to an iron pipe (reset) at the southeast corner of said Lot 28028;

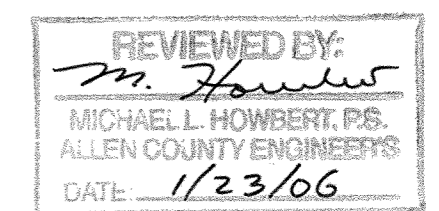
thence easterly with an extension of the south line of said Lot 28028 (south line of Westfield Subdivision), which line is also the north line of said Pohlman lands, at N 89°55'43"E, 25.00 feet to the POINT OF BEGINNING.

-----  
This parcel contains a gross area of 1.527 acres, of which 0.035 acres is subject to the right-of-way of Shawnee Road (not to be confused with the area of the abandoned traction line), leaving a net take of 1.492 acres; subject to any other easements of record at the time of the recording of this instrument.

-----  
This description is based on field work performed by Kohli & Kaliher Associates, Inc., through December 16, 2005. Bearings are based on a record bearing of S 89°55'43"W for said south line of Westfield 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.

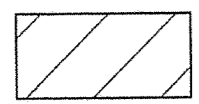
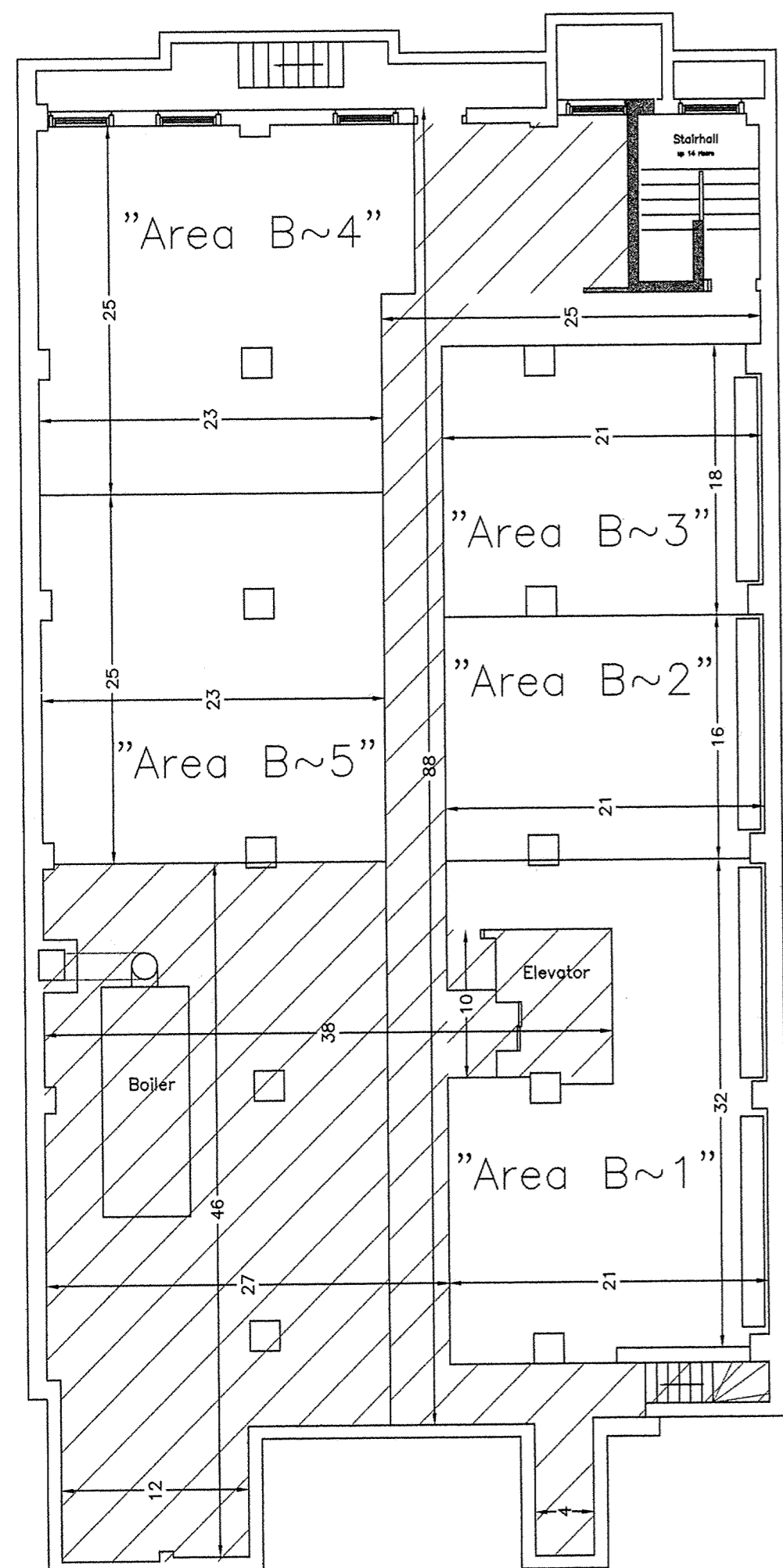
Michael G. Buettner  
Michael Gene Buettner  
Registered Surveyor No. 6881

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



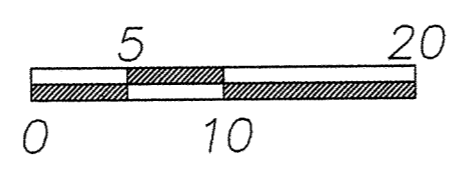
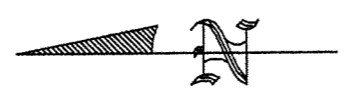
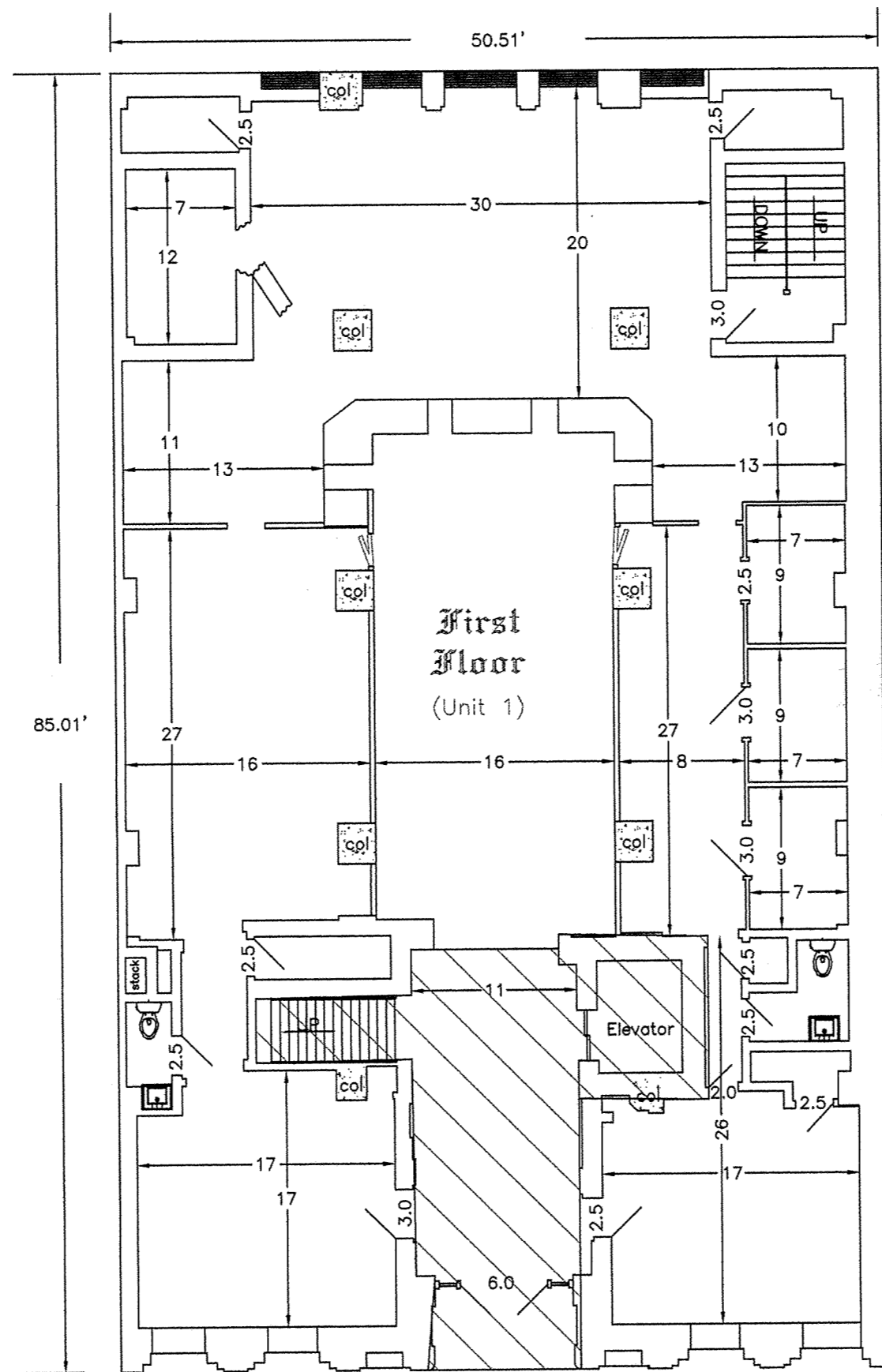
L-1229

# Basement & 1st Floor



Common Element area

"Area B" Limited Common Element Area



Scale 1"=10'

## Amendment Sheet 2 of 5 of the Colonial Building Condominium

Colonial Building Condominium consists of the west 100.00' of Lot 144 in the Original Plat of the City of Lima as recorded in PB 4, Pg. 1 in the Allen County Recorder's Office, Allen County, Ohio.

This set of drawings attached hereto consisting of a survey Plat of 212 N. Elizabeth Street Building Condominium, three pages of floor plans, and one page of elevation views of the building, show insofar as graphically possible (1) the particulars of the building in the condominium, including but not limited to layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

Professional Engineer Seal: CLAYTON THOMAS BACON, E-37919, REGISTERED PROFESSIONAL ENGINEER. State of Ohio seal: CLAYTON THOMAS BACON, S-6179, REGISTERED PROFESSIONAL SURVEYOR. Signature: Clayton T. Bacon, Reg. P.E. #37919, Reg. P.S. #6179, dated 2006/01/27.

Filed for record this 25th day of January, 2006 at 10:43 o'clock A.M. in the office of the Allen County Recorder and recorded in Plat Book 28, on Page 16.

Fee: \$41.40. Mona S. Losh by M.B., RECORDER, Allen County, Ohio.

This plat filed for transfer this 25th day of January, 2006.

Ben E. Dupentloch, Auditor, Allen County, Ohio, no fee.



Signature: Clayton T. Bacon, Reg. P.S. #6179, dated 1-18-06.

This description and plat is based on an actual field survey performed on 4-29-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179.

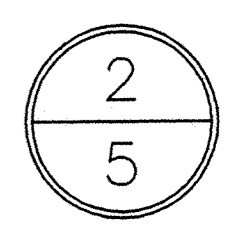
Prepared By

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

Atty. William Kendall  
West end of Lot 144, Original Plat, T3S, R7E; 212 N. Elizabeth  
City of Lima, Allen County, Ohio.

File: 530-04

Drawn: msh  
Date: 6-3-05  
Revised limited Area: 1-17-06





# ANNEXATION PLAT TO THE CITY OF LIMA

LOTS 15495-15497, 15590-15597  
AND 15623-15628;  
ALSO, PART OF LOTS 15498-15507;  
ALSO, PART OF LEONARD AVE. AND ROBERTS AVE.  
IN HIRAM A. HOLDRIDGE ADDITION  
(P.B.3, P.374)  
IN THE S.E. 1/4 OF SECTION 32  
BATH TOWNSHIP, T 3 S- R 7 E  
ALLEN COUNTY, OHIO

**DESCRIPTION**  
5.556 ACRES

Being Part of Leonard and Roberts Avenues and Lots Number 15495 through 15497; 15590 through 15597; 15623 through 15628; and Part of Lots Number 15498 through 15507 in the Hiram A. Holdridge Addition (Plat Book 3, Page 374), situated in the Southeast Quarter of Section 32, Township 3 South, Range 7 East, Bath Township, Allen County, Ohio, and being more particularly described as follows:

**BEGINNING FOR THE SAME** at a 5/8-inch iron pin of record marking the northeast corner of Lot Number 15590 and the intersection of the south right of way of Lenore Avenue with the west right of way of Turner Avenue -

Thence **South 01°-06'-40" West (bearing base)** on and along said west right of way of Turner Avenue for a distance of 333.00 feet to a PK nail of record on the north right of way of State Route 309 as delineated on State of Ohio R/W Plan "ALL 30S - 16.73-18.81" Sheet 1 of 23 dated 6-16-1954 -

Thence on and along said right of way of State Route 309 the following eight (8) courses:

- 1) South 59°-08'-37" West for a distance of 23.27 feet to a PK nail of record -
- 2) North 89°-48'-40" West for a distance of 314.00 feet to a PK nail of record -
- 3) North 52°-52'-05" West for a distance of 34.94 feet to a PK nail of record on the east right of way of Leonard Avenue -
- 4) North 89°-48'-40" West for a distance of 50.01 feet to the west right of way of said Leonard Avenue -
- 5) South 40°-55'-02" West for a distance of 27.71 feet -
- 6) North 89°-48'-40" West for a distance of 32.26 feet -
- 7) North 83°-49'-37" West for a distance of 50.19 feet -
- 8) North 75°-08'-38" West for a distance of 51.47 feet to the southeast corner of Lot 15497 -

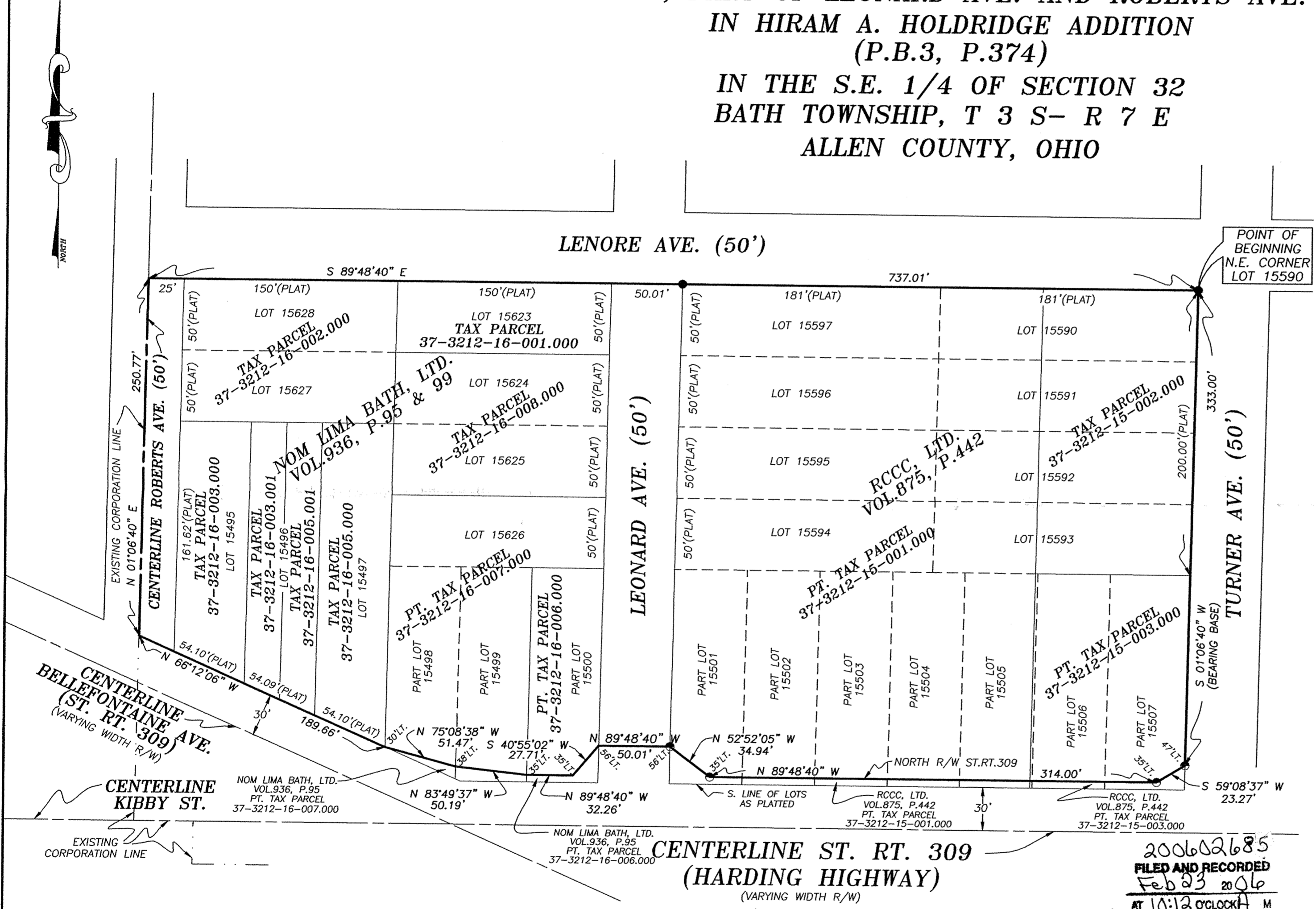
Thence North 66°-12'-06" West on and along the southerly line of Lots 15497 through 15495, also being the northerly line of Bellefontaine Avenue and State Route 309, for a distance of 189.66 feet to the centerline of Roberts Avenue (current east corporation line of the City of Lima), passing at 164.66 feet (platted) the southwest corner of said Lot 15495 -

Thence North 01°-06'-40" East on and along said centerline of Roberts Avenue and said east corporation line for a distance of 250.77 feet to the south right of way of Lenore Avenue, if extended -

Thence South 89°-48'-40" East on and along said south right of way of Lenore Avenue and Lenore Avenue extended for a distance of 737.01 feet to the **place of beginning**.

Containing in all 5.556 acres of land.

THIS PLAT REPRESENTS AN ACCURATE DEPICTION OF THE AREA OF LAND PROPOSED FOR ANNEXATION AND IS BASED SOLELY ON RECORDS RESEARCH OF DEEDS OF RECORD, HIRAM A. HOLDRIDGE ADDITION (P.B.3, P.375) PLAT OF RECORD, AND STATE OF OHIO R/W PLAN "ALL 30S - 16.73-18.81" SHEET 1 OF 23 DATED 6-16-1954.



200602685  
FILED AND RECORDED  
Feb 23 2006  
AT 10:12 O'CLOCK A.M.  
VOL. 28 PAGE 17  
MONA S. LOSH  
RECORDER, ALLEN CO., OHIO  
FEE 41.40 PAID

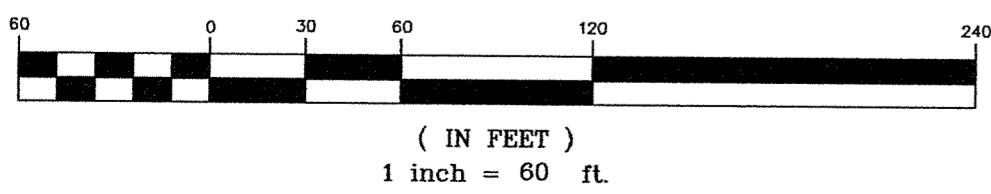
Mike Rumer  
See Deed Vol 953 pg 133



Date: 26 May 05  
James D. Sheldon, P.E., P.S.  
Registered Surveyor # 4569

**LEGEND**  
● IRON PIN OF RECORD  
○ PK NAIL OF RECORD

GRAPHIC SCALE



REVIEWED BY:  
Michael L. Howbert, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE 2/23/06

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

NO.	DATE	DESCRIPTION	BY

**SHELDON ENGINEERING & SURVEYING, INC.**



LIMA, OHIO

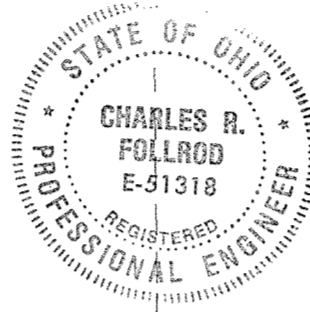
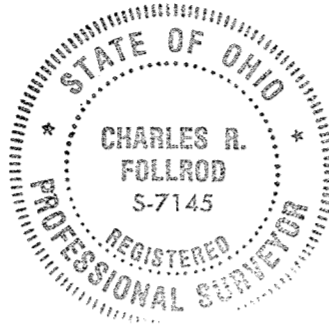
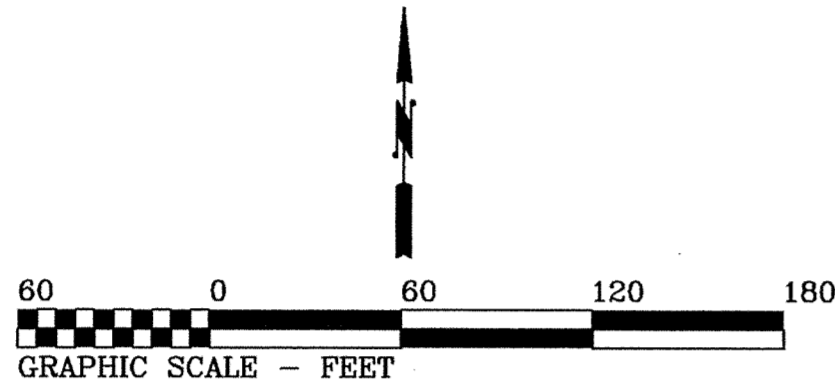
5-26-05	DATE	JOB NO. 22852
	DS/SSM	
	CHECKED	JDS
	APPROVED	JDS
		SCALE 1" = 60'

# VILLAS OF CAMDEN PLACE

## Phase 3

Part of the SW 1/4 & SE 1/4 of Section 15  
T4S, R6E, Shawnee Twp., Allen Co., Oh.

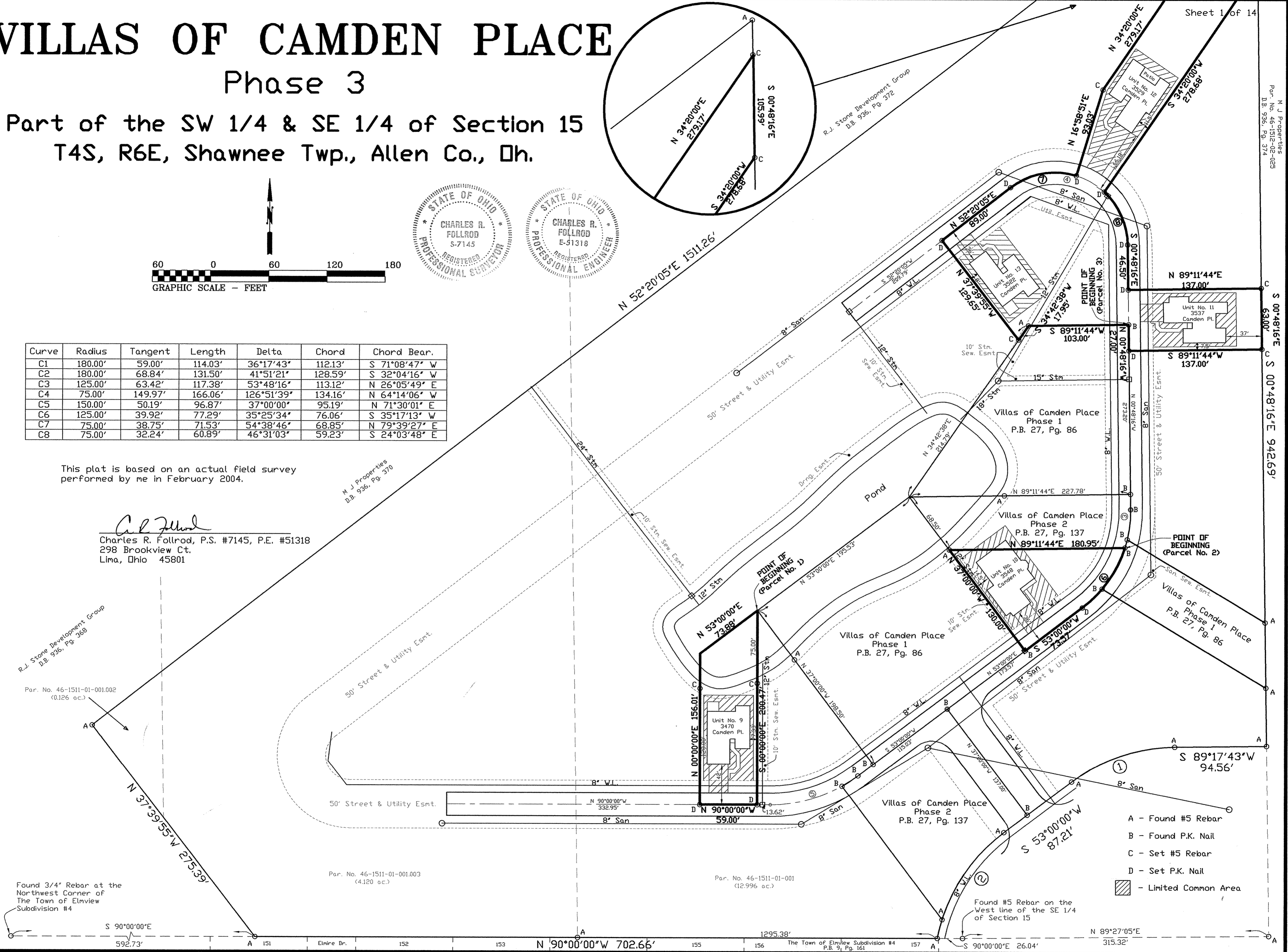
Sheet 1 of 14



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W
C3	125.00'	63.42'	117.38'	53°48'16"	113.12'	N 26°05'49" E
C4	75.00'	149.97'	166.06'	126°51'39"	134.16'	N 64°14'06" W
C5	150.00'	50.19'	96.87'	37°00'00"	95.19'	N 71°30'01" E
C6	125.00'	39.92'	77.29'	35°25'34"	76.06'	S 35°17'13" W
C7	75.00'	38.75'	71.53'	54°38'46"	68.85'	N 79°39'27" E
C8	75.00'	32.24'	60.89'	46°31'03"	59.23'	S 24°03'48" E

This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145, P.E. #51318  
298 Brookview Ct.  
Lima, Ohio 45801



- A - Found #5 Rebar
- B - Found P.K. Nail
- C - Set #5 Rebar
- D - Set P.K. Nail
- Limited Common Area

R.J. Stone Development Group  
D.B. 936, Pg. 368

Par. No. 46-1511-01-001.002  
(0.126 ac.)

Found 3/4" Rebar at the Northwest Corner of The Town of Elmview Subdivision #4

Par. No. 46-1511-01-001.003  
(4.120 ac.)

Par. No. 46-1511-01-001  
(12.996 ac.)

Found #5 Rebar on the West line of the SE 1/4 of Section 15

S 90°00'00"E  
592.73'

N 90°00'00"W 702.66'

1295.38'

N 89°27'05"E  
315.32'

M. J. Properties  
Par. No. 46-1512-02-003  
D.B. 936, Pg. 374

M. J. Properties  
Par. No. 46-1511-01-001.001  
D.B. 936, Pg. 374

M. J. Properties  
Par. No. 46-1511-01-001.002  
D.B. 936, Pg. 374

M. J. Properties  
Par. No. 46-1511-01-001.003  
D.B. 936, Pg. 374

M. J. Properties  
Par. No. 46-1511-01-001.004  
D.B. 936, Pg. 374

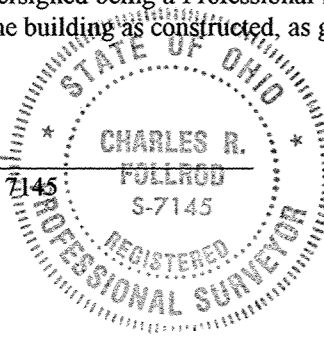
# VILLAS OF CAMDEN PLACE

## Phase 3

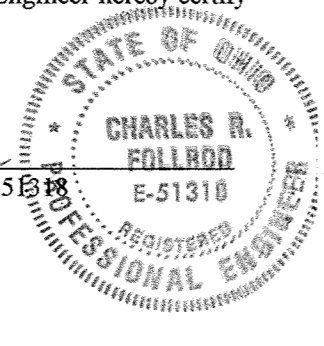
VILLAS OF CAMDEN PLACE - Phase 3, consists of a part of the SW 1/4 and SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of VILLAS OF CAMDEN PLACE - Phase 3, one page of descriptions, five pages of floor plans, five pages of elevation views of the buildings, one page showing the expandable area, and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

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



*Charles R. Follrod*  
Professional Engineer No. 51310  
Charles R. Follrod, P.E.  
R & A Engineers Inc.



No. 200602745  
Filed for record this 27<sup>th</sup> day of February, 2006 at 1:19 o'clock  
A.M. in the office of the Allen County Recorder and recorded in Plat Book 28 on Page 18.

Fee: 579.60

*Mona S. Cook*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 953 Page 276.

### LEGAL DESCRIPTION

(Villas of Camden Place - Phase 3)

#### Parcel No. 1

Being a parcel of land in the SW 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a point at the Northwest corner of the Villas of Camden Place - Phase 1 (Parcel No. 1), thence the following courses:

- S00°00'00"E, 200.47' to a set P.K. nail, passing over a set #5 rebar at 75.00';
- N90°00'00"W, 59.00' to a set P.K. nail;
- N00°00'00"E, 156.01' to a point, passing over a set #5 rebar at 120.00';
- N53°00'00"E, 73.88' to the POINT OF BEGINNING.

The above described parcel contains 0.241 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

#### Parcel No. 2

Being a parcel of land in the SW 1/4 and SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found P.K. nail at the Southeast corner of the Villas of Camden Place - Phase 2 (Parcel No. 2), thence the following courses:

- Southwesterly on a curve to the right with the west line of the Villas of Camden Place - Phase 1 (Parcel No. 2), an arc distance of 77.29', said curve having a radius of 125.00', a delta angle of 35°25'34", and an L.C. of S35°17'13"W, 76.06' to a set P.K. nail;
- S53°00'00"W, 73.57' to a found P.K. nail;
- N37°00'00"W with the north line of the Villas of Camden Place - Phase 1 (Parcel No. 1), 130.00' to a found #5 rebar;
- N89°11'44"E with the south line of the Villas of Camden Place - Phase 2 (Parcel No. 2), 180.95' to the POINT OF BEGINNING.

The above described parcel contains 0.244 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

#### Parcel No. 3

Being a parcel of land in the SW 1/4 and SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

BEGINNING at a found P.K. nail at the Northeast corner of the Villas of Camden Place - Phase 1 (Parcel No. 3), thence the following courses:

- S89°11'44"W with the north line of the Villas of Camden Place - Phase 1 (Parcel No. 3), 103.00' to a found #5 rebar;
- S34°42'38"W with the west line of the Villas of Camden Place - Phase 1 (Parcel No. 3), 17.95' to a set #5 rebar;
- N37°39'55"W, 129.65' to a set P.K. nail;
- N52°20'05"E, 89.00' to a set P.K. nail;
- Northeasterly on a curve to the right an arc distance of 71.53', said curve having a radius of 75.00', a delta angle of 54°38'46", and an L.C. of N79°39'27"E, 68.85' to a set P.K. nail;
- N16°58'51"E, 93.03' to a set #5 rebar;
- N34°20'00"E, 279.17' to a set #5 rebar;
- S00°48'16"E, 105.99' to a set #5 rebar;
- S34°20'00"W, 278.68' to a set P.K. nail;
- Southeasterly on a curve to the right an arc distance of 60.89', said curve having a radius of 75.00', a delta angle of 46°31'03", and an L.C. of S24°03'48"E, 59.23' to a set P.K. nail;
- S00°48'16"E, 46.50' to a set P.K. nail;
- N89°11'44"E, 137.00' to a set #5 rebar;
- S00°48'16"E, 63.00' to a set #5 rebar;
- S89°11'44"W, 137.00' to a set P.K. nail;
- N00°48'16"W, 27.00' to the POINT OF BEGINNING.

The above described parcel contains 1.148 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel No.: 46-1511-01-001

### LEGAL DESCRIPTION

(Villas of Camden Place)

#### Expandable Area

Being a parcel of land in the SW 1/4 and SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 592.73' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

- N37°39'55"W, 275.39' to a set #5 rebar;
- N52°20'05"E, 1511.26' to a set #5 rebar;
- S00°48'16"E, 942.69' to a set #5 rebar;
- S89°17'43"W, 94.56' to a set #5 rebar;
- Southwesterly on a curve to the left an arc distance of 114.03', said curve having a radius of 180.00', a delta angle of 36°17'43", and an L.C. of S71°08'47"W, 112.13' to a set #5 rebar;
- S53°00'00"W, 87.21' to a set #5 rebar;
- Southwesterly on a curve to the left an arc distance of 131.50', said curve having a radius of 180.00', a delta angle of 41°51'21", and an L.C. of S32°04'16"W, 128.59' to a set #5 rebar;
- N90°00'00"W with the north line of said Town of Elmview Subdivision #4, 702.66' to the POINT OF BEGINNING.

The above described parcel contains 17.242 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

Part of Parcel Nos.: 46-1511-01-001.002 (0.126 ac.), 46-1511-01-001.003 (4.120 ac.), and 46-1511-01-001 (12.996 ac.).

Deedholders: R.J. Stone Development Group (D.B. 936, Pg. 368 & D.B. 936, Pg. 372)  
M.J Properties (D.B. 936, Pg. 370)

### Save and Except

- (Villas of Camden Place, Phase 1 - Acreage = 1.789 ac.)
- (Villas of Camden Place, Phase 2 - Acreage = 0.710 ac.)
- (Villas of Camden Place, Phase 3 - Acreage = 1.633 ac.)

The expandable area contains 13.110 acres more or less subject to all legal highways and easements of record.

### LEGAL DESCRIPTION

(Villas of Camden Place)

#### 80' Street & Utility Easement

Being an easement for street and utility purposes in the SW 1/4 and SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.39' to a set #5 rebar; thence Northeasterly on a curve to the right an arc distance of 121.49', said curve having a radius of 180.00', a delta angle of 38°40'16", and an L.C. of N30°28'47"E, 119.20' and being the POINT OF BEGINNING, thence the following courses:

- N37°00'00"W, 162.28';
- N53°00'00"E, 80.00';
- S37°00'00"E, 162.00';
- S53°00'00"W, 70.00';
- Southwesterly on a curve to the left an arc distance of 10.01', said curve having a radius of 180.00', a delta angle of 03°11'05", and an L.C. of S51°23'42"W, 10.00' to the POINT OF BEGINNING.

The above described easement contains 0.298 acres more or less subject to all legal highways and easements of record.

Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)

#### 50' Street & Utility Easement

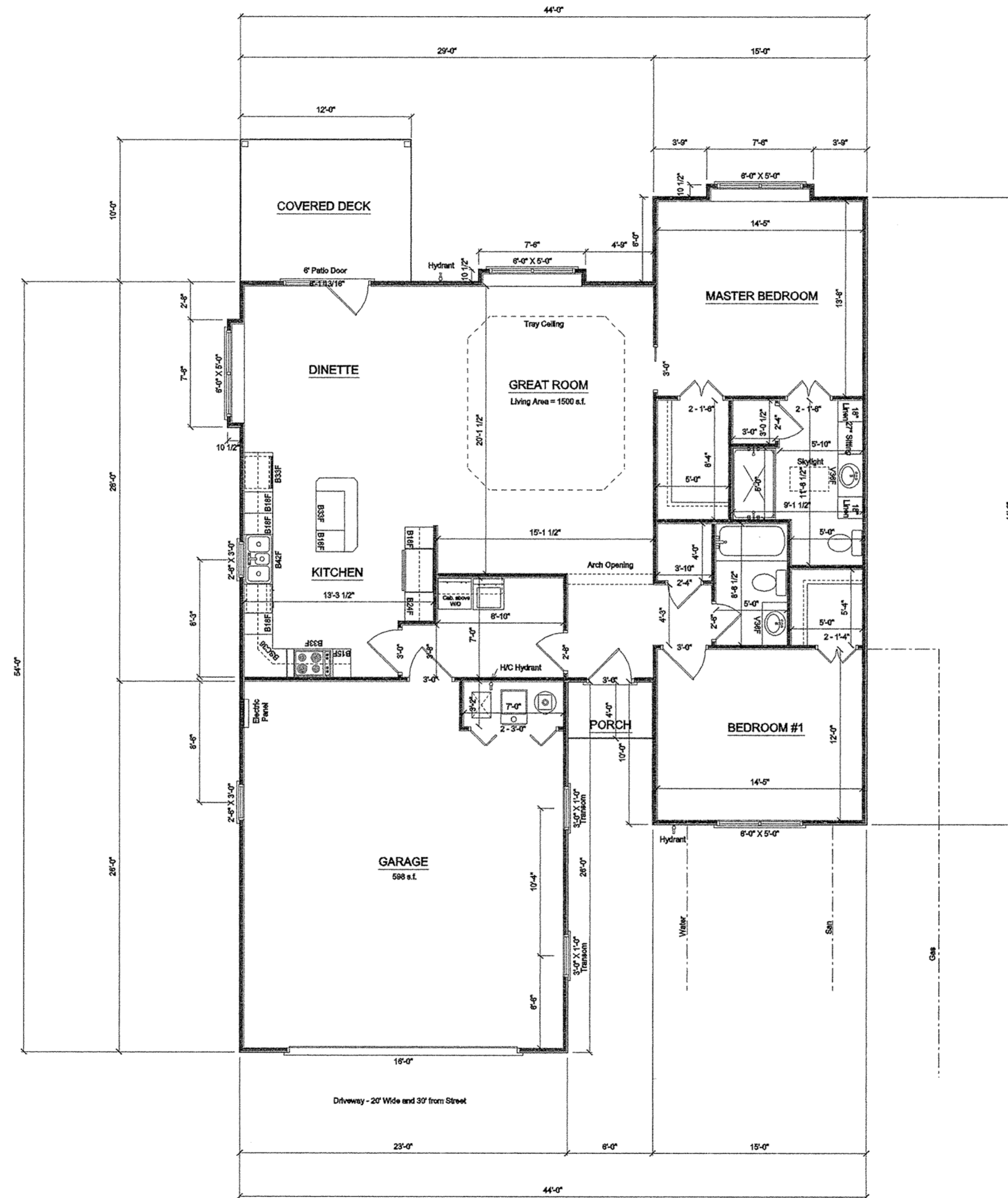
Being an easement for street and utility purposes in the SE 1/4 of Section 15, T4S, R6E, Shawnee Township, Allen Co. Ohio and more particularly described as follows:

Commencing at a found #5 rebar at the Northwest corner of The Town of Elmview Subdivision #4 as recorded in P.B. 9, Pg. 161 in the Allen Co. Recorder's Office thence S90°00'00"E with the north line of said subdivision, 1295.39' to a set #5 rebar; thence Northeasterly on a curve to the right an arc distance of 121.49', said curve having a radius of 180.00', a delta angle of 38°40'16", and an L.C. of N30°28'47"E, 119.20'; thence N37°00'00"W, 112.28' and being the POINT OF BEGINNING, thence the following courses:

- S53°00'00"W, 75.03';
- Southwesterly on a curve to the right an arc distance of 113.01', said curve having a radius of 175.00', a delta angle of 37°00'00", and an L.C. of S71°30'01"W, 111.06';
- N90°00'00"W, 432.71';
- Northwesterly on a curve to the right an arc distance of 186.32', said curve having a radius of 75.00', a delta angle of 142°20'05", and an L.C. of N18°49'58"W, 141.97';
- N52°20'05"E, 895.82';
- Southeasterly on a curve to the right an arc distance of 221.41', said curve having a radius of 100.00', a delta angle of 126°51'39", and an L.C. of S64°14'06"E, 178.88';
- S00°48'16"E, 273.20';
- Southwesterly on a curve to the right an arc distance of 140.86', said curve having a radius of 150.00', a delta angle of 53°48'16", and an L.C. of S26°05'50"W, 135.74';
- S53°00'00"W, 133.57';
- N37°00'00"W, 50.00';
- N53°00'00"E, 133.57';
- Northeasterly on a curve to the left an arc distance of 93.91', said curve having a radius of 100.00', a delta angle of 53°48'16", and an L.C. of N26°05'48"E, 90.49';
- N00°48'16"W, 273.20';
- Northwesterly on a curve to the left an arc distance of 110.71', said curve having a radius of 50.00', a delta angle of 126°51'39", and an L.C. of N64°14'06"W, 89.44';
- S52°20'05"W, 895.82';
- Southeasterly on a curve to the left an arc distance of 62.11', said curve having a radius of 25.00', a delta angle of 142°20'05", and an L.C. of S18°49'58"E, 47.32';
- N90°00'00"E, 432.71';
- Northeasterly on a curve to the left an arc distance of 80.72', said curve having a radius of 125.00', a delta angle of 37°00'00", and an L.C. of N71°30'01"E, 79.33';
- N53°00'00"E, 75.03';
- S37°00'00"E, 50.00' to the POINT OF BEGINNING.

The above described easement contains 2.657 acres more or less subject to all legal highways and easements of record.

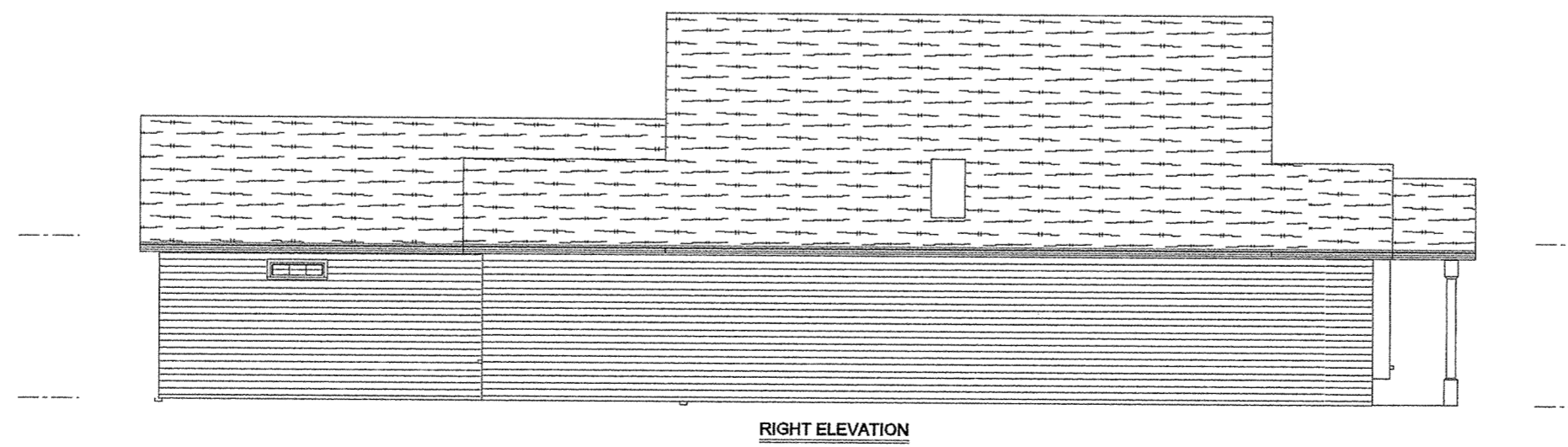
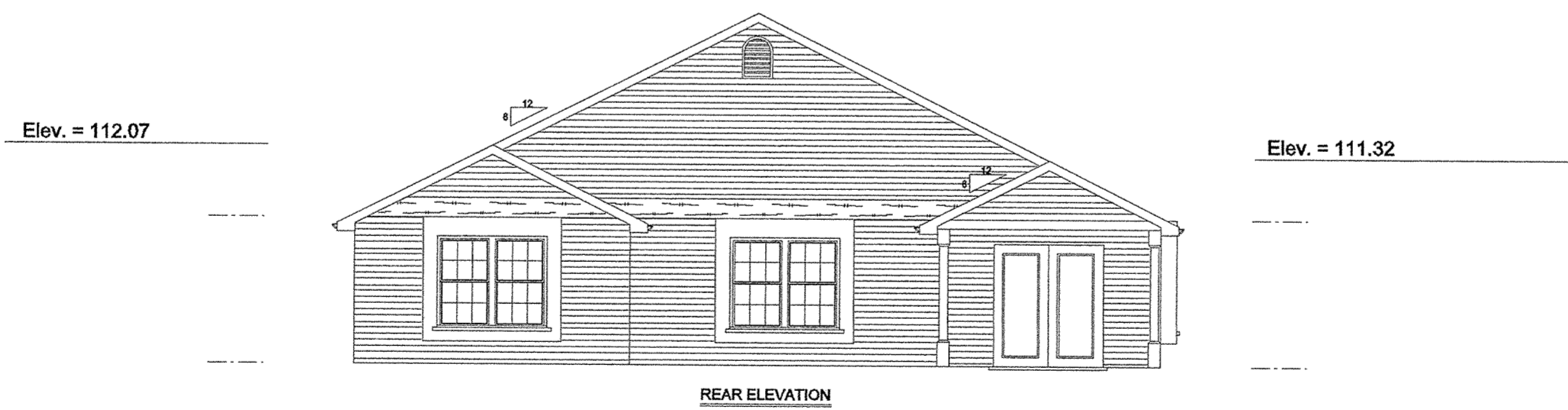
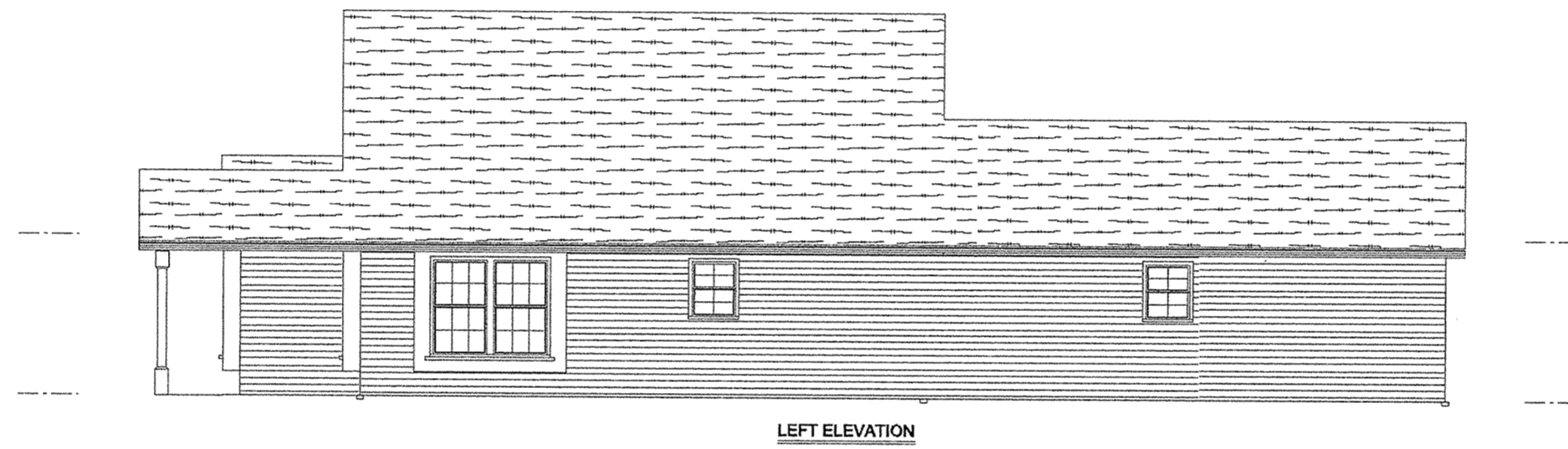
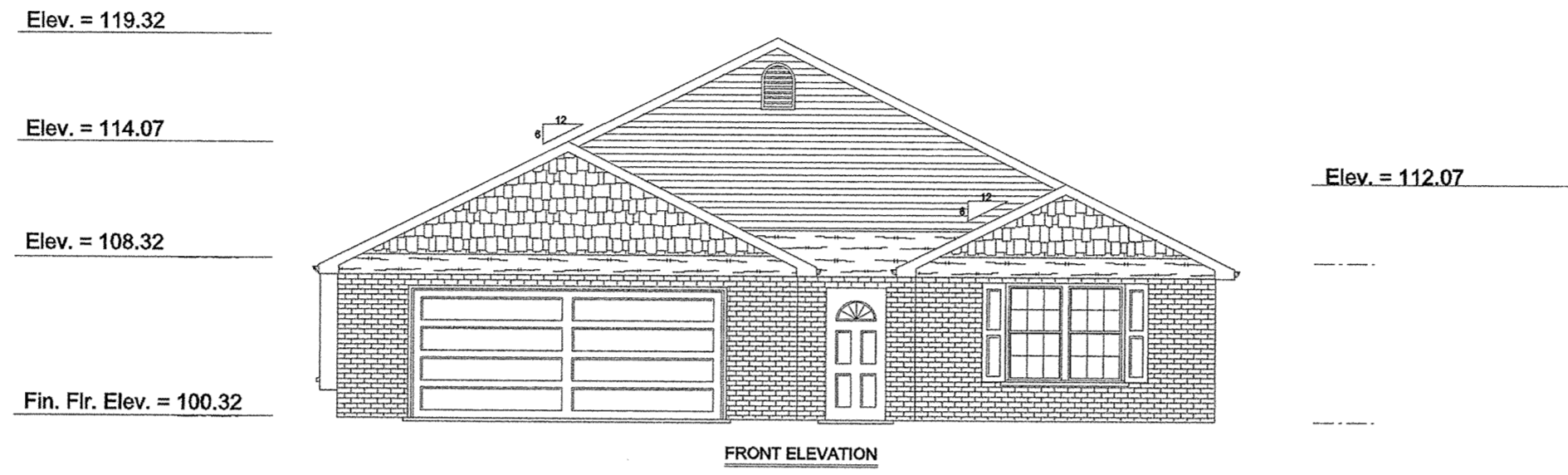
Basis of Bearings: The North line of the Town of Elmview Subdivision #4 (S90°00'00"E)



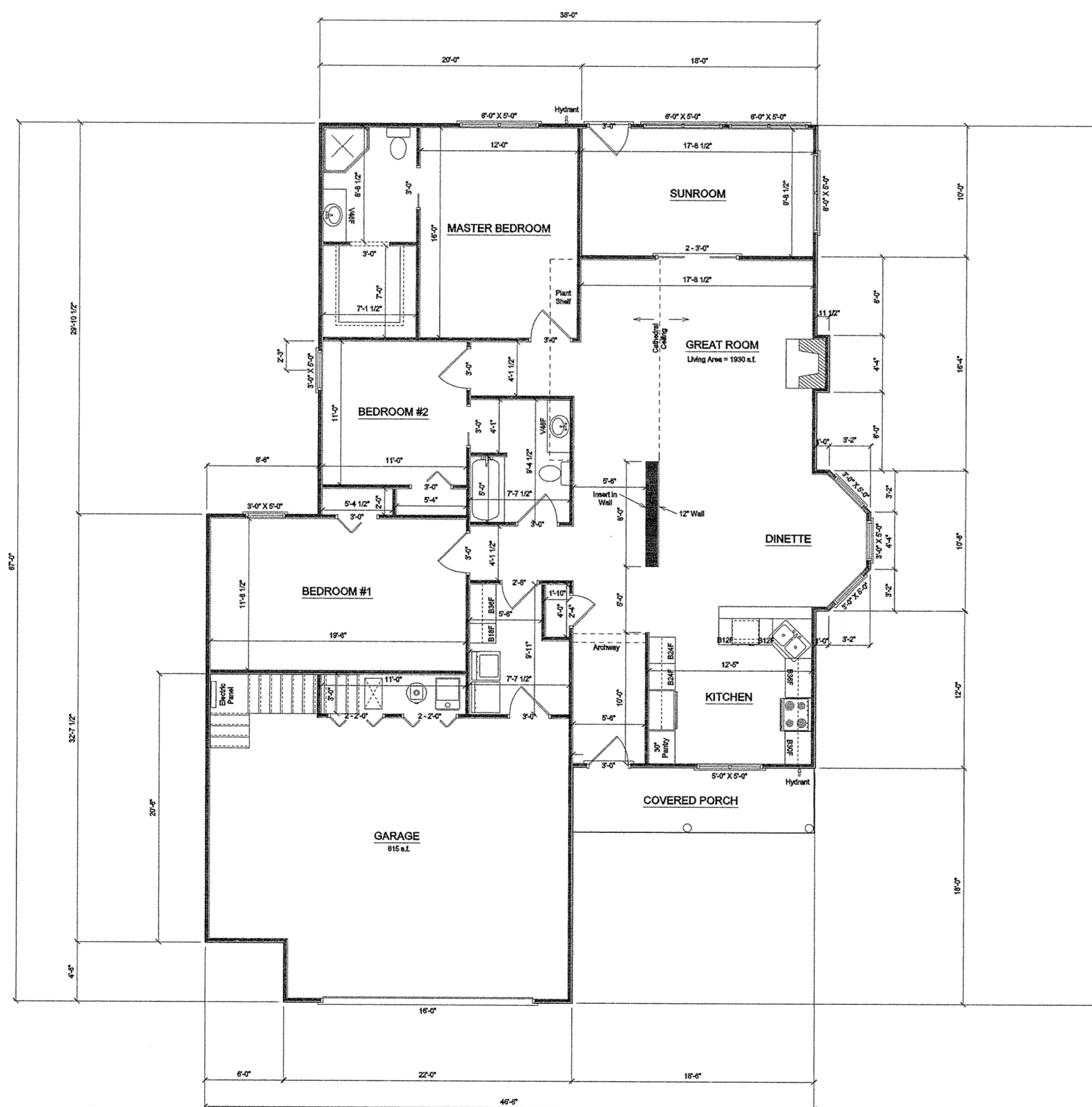
Unit No. 9  
3470 Camden Place

Living Area = 1500 s.f.  
Garage = 588 s.f.  
Porch = 144 s.f.  
Total Area = 2242 s.f.

Camden Place Condominiums  
Job 321  
3470 Camden Pl.  
SCALE: 1/8" = 1'-0"  
12-9-05



B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 3470 Camden Place Elev. = 100.00



Unit No. 10  
3548 Camden Place

Living Area = 1930 s.f.  
Garage = 816 s.f.  
Porch = 74 s.f.

Camden Ridge Condominiums  
Job 320  
3548 Camden Pl.  
SCALE: 1/8" = 1'-0"  
11-19-05

Elev. = 121.02

Elev. = 116.49

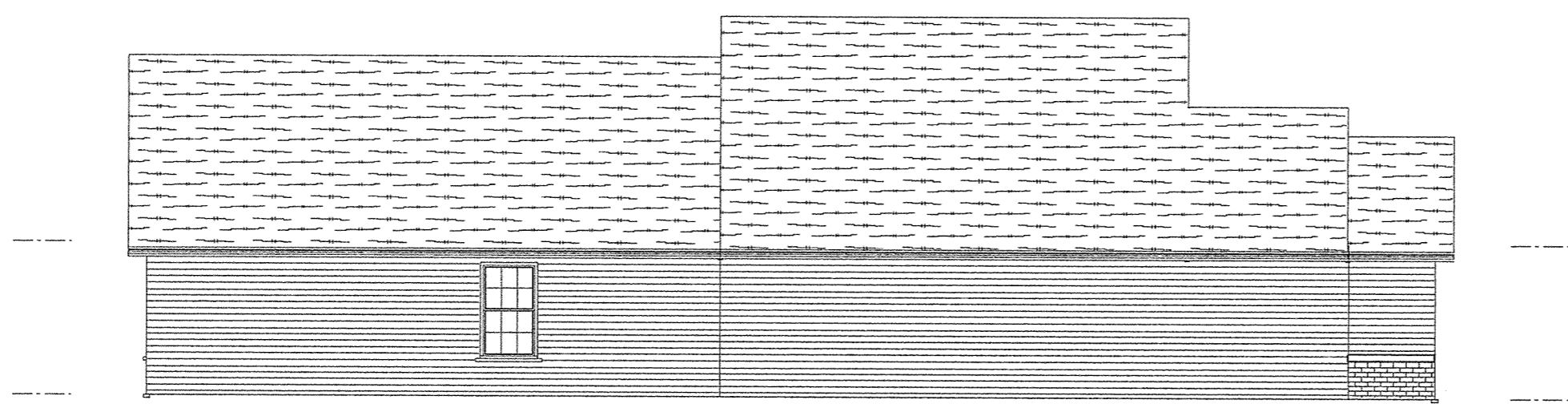
Elev. = 114.99

Elev. = 109.49

Fin. Fir. Elev. = 101.49

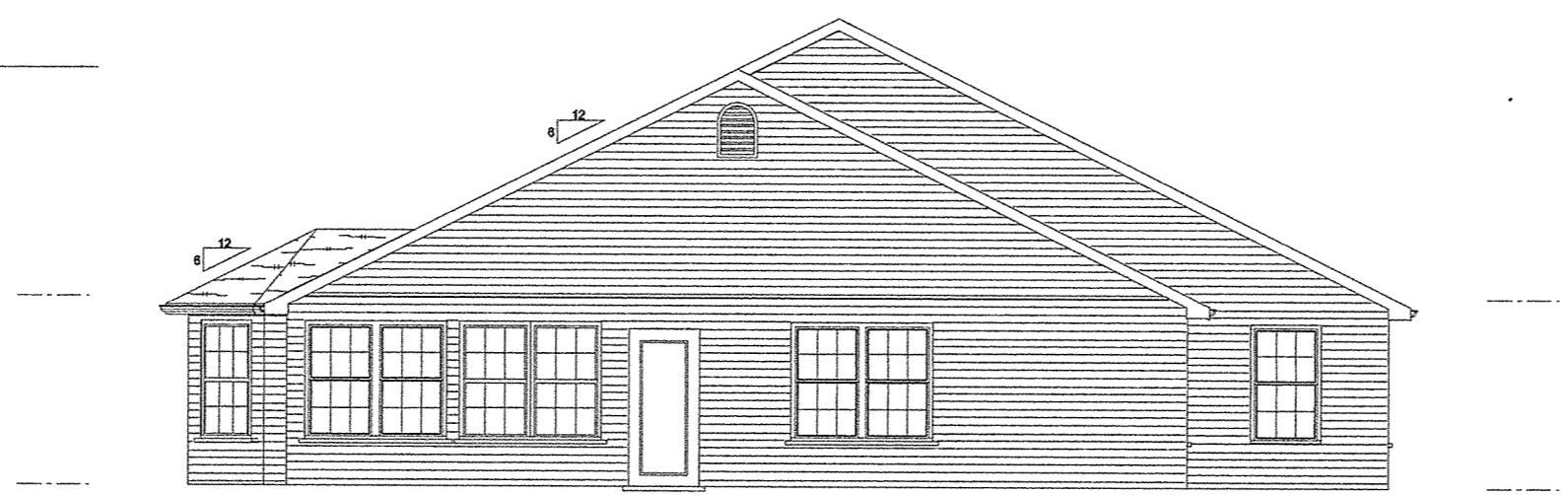


FRONT ELEVATION



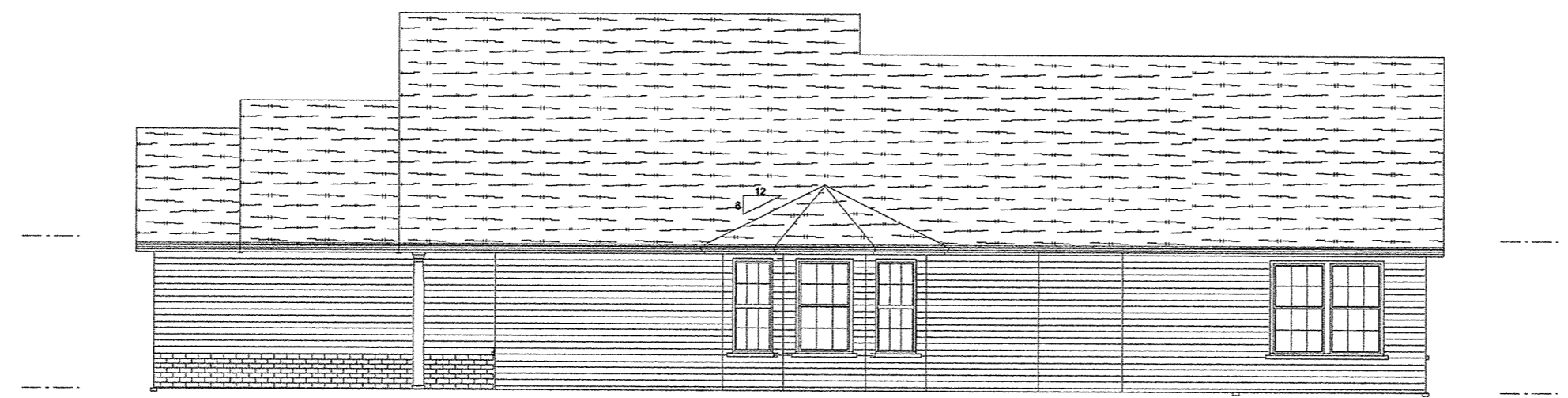
LEFT ELEVATION

Elev. = 118.99



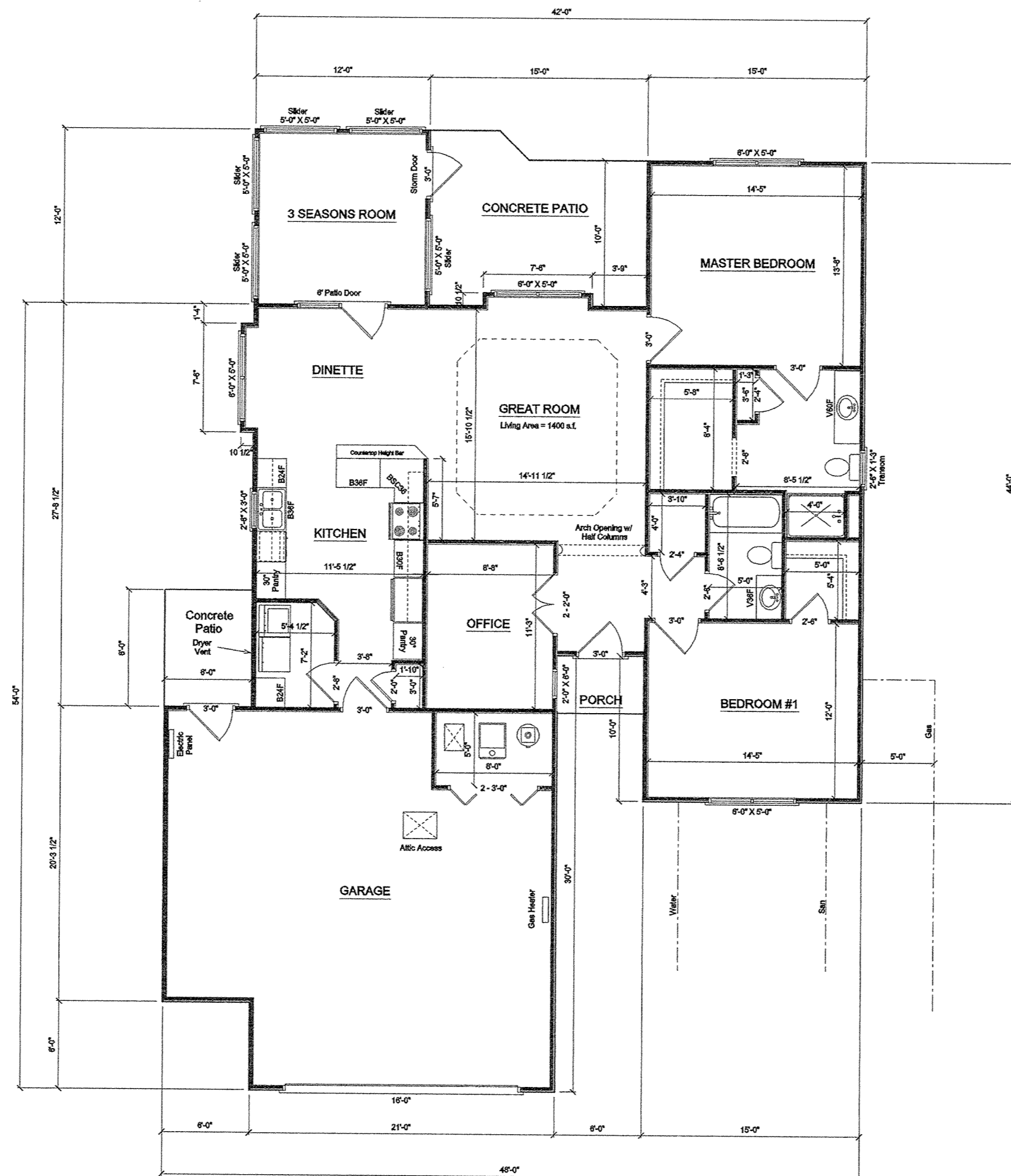
REAR ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 3546 Camden Place Elev. = 100.00



RIGHT ELEVATION

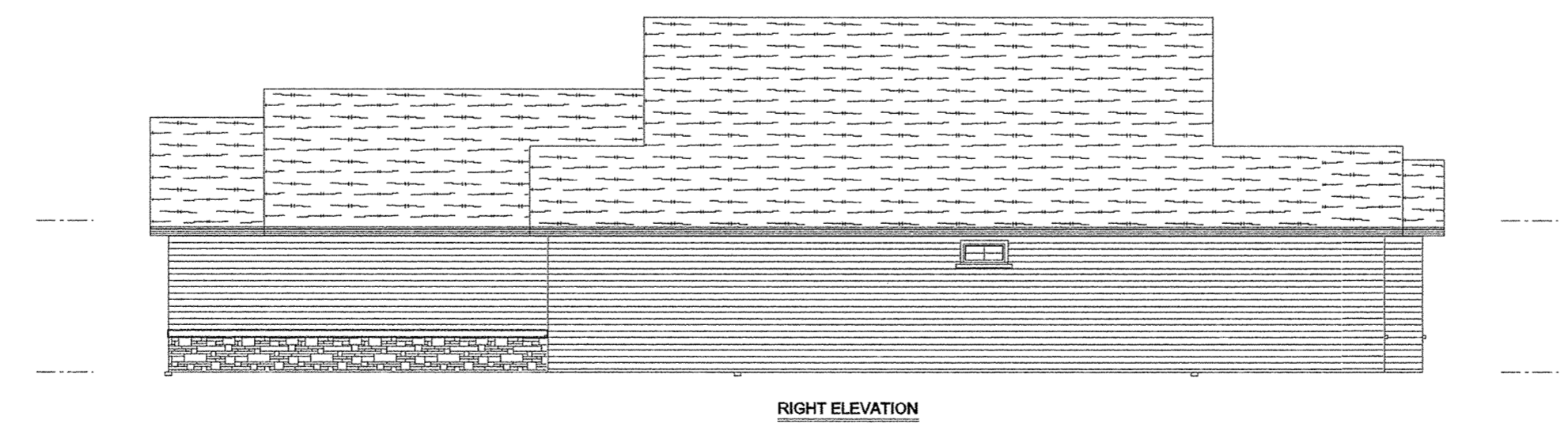
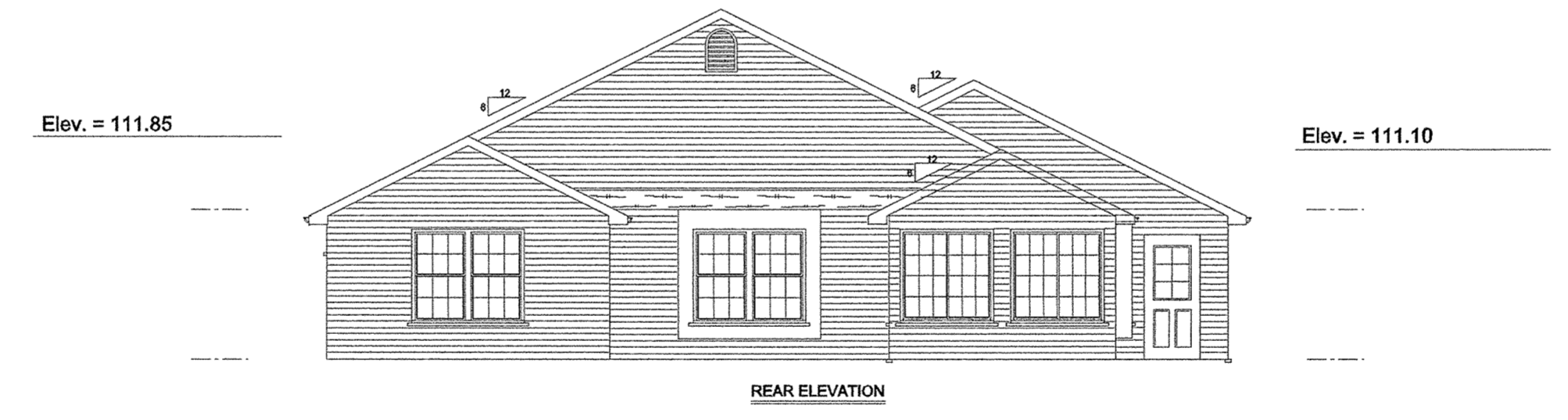
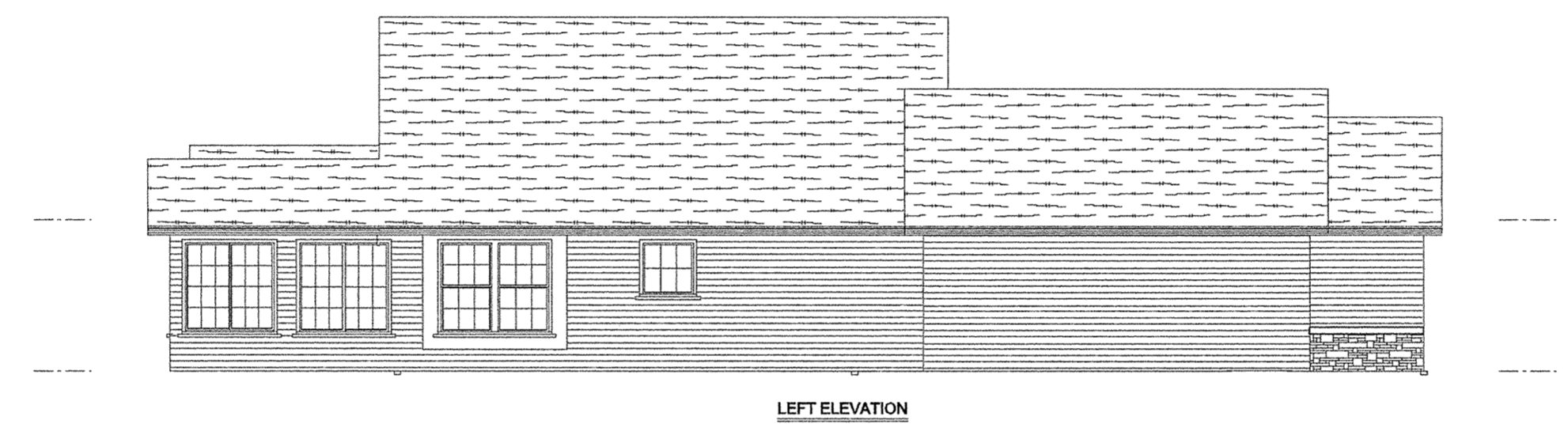
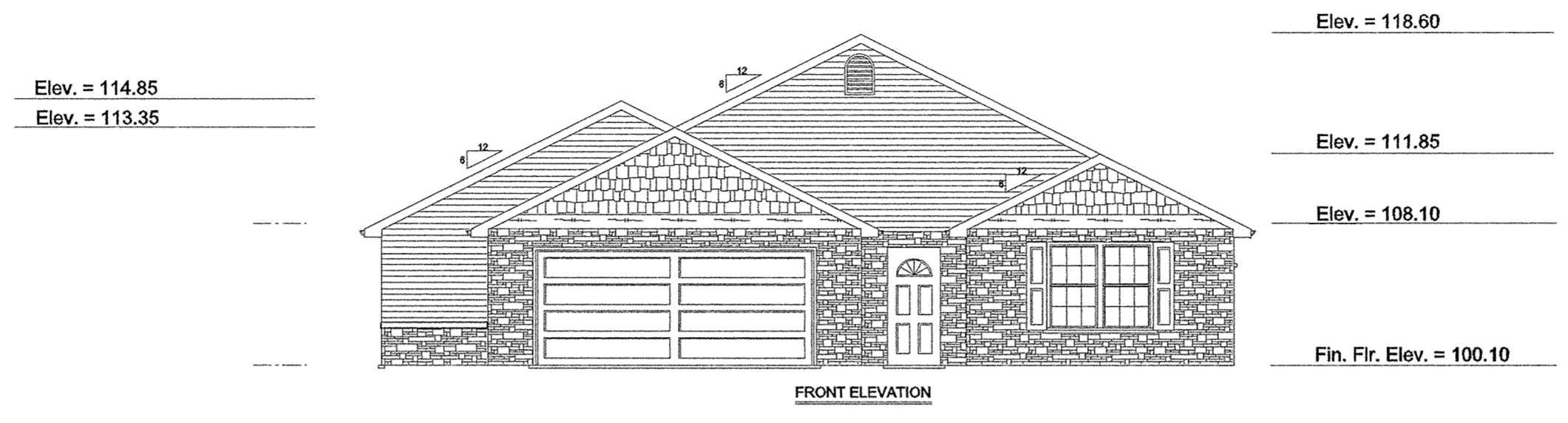
Unit No. 10  
3548 Camden Place



Unit No. 11  
3537 Camden Place

Villas of Camden Place  
Job 318  
3537 Camden Pl.  
SCALE: 1/8" = 1'-0"  
9-23-06

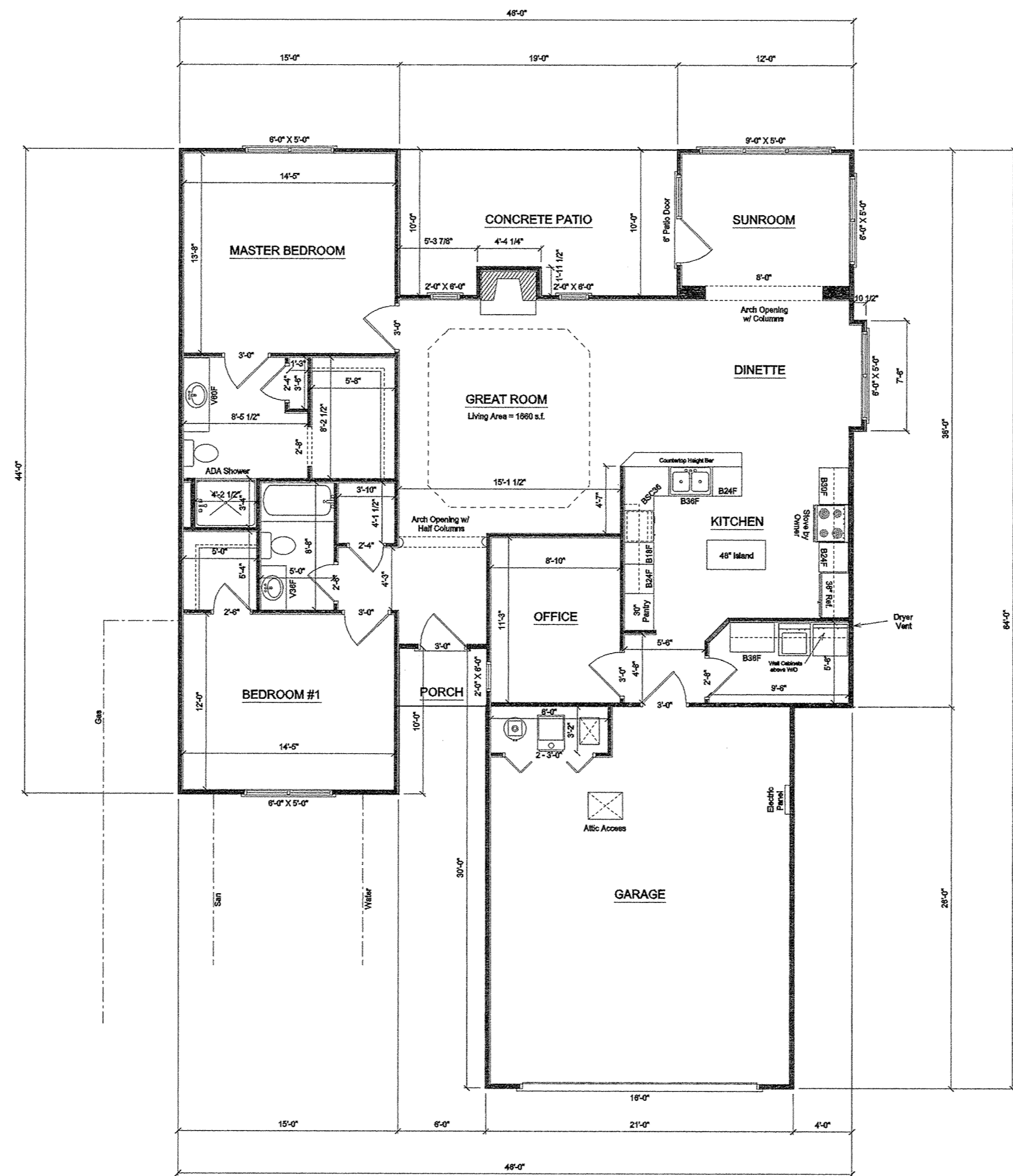




B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 3546 Camden Place Elev. = 100.00

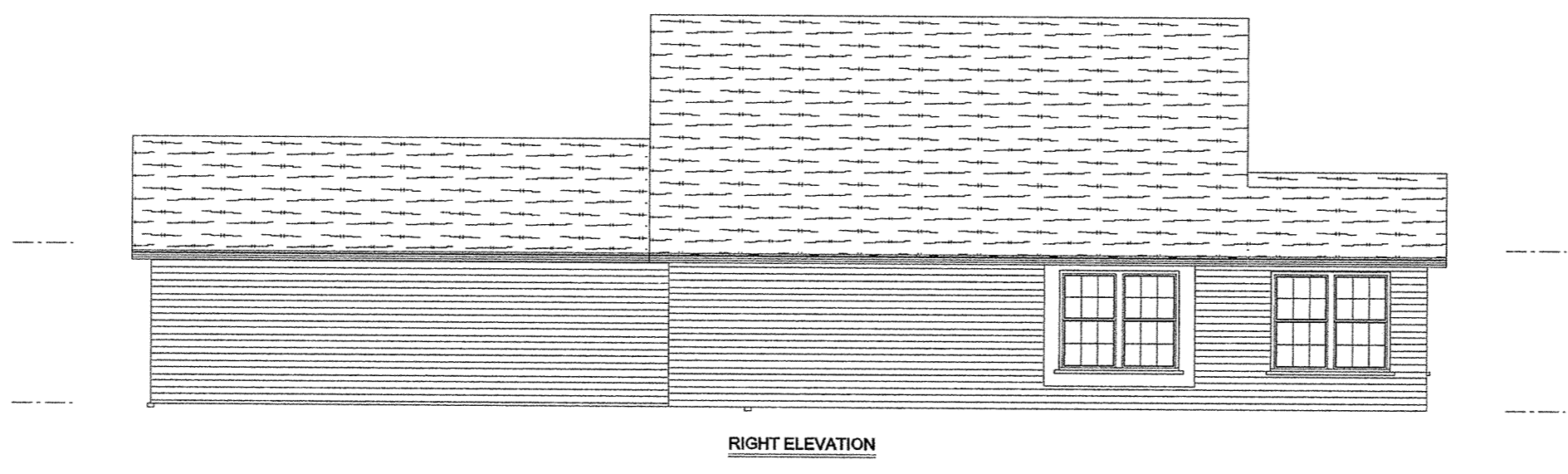
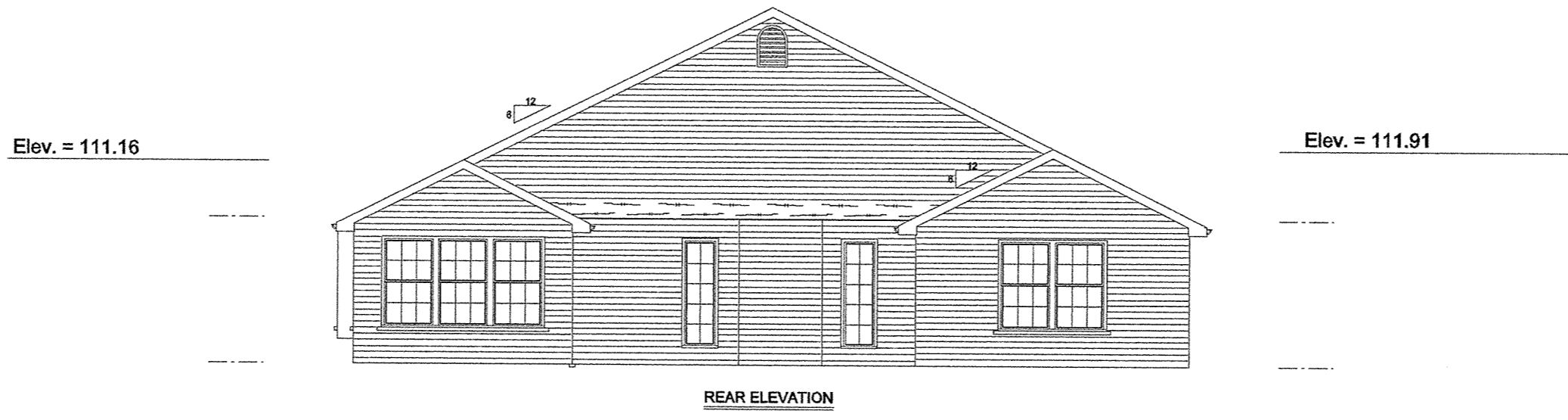
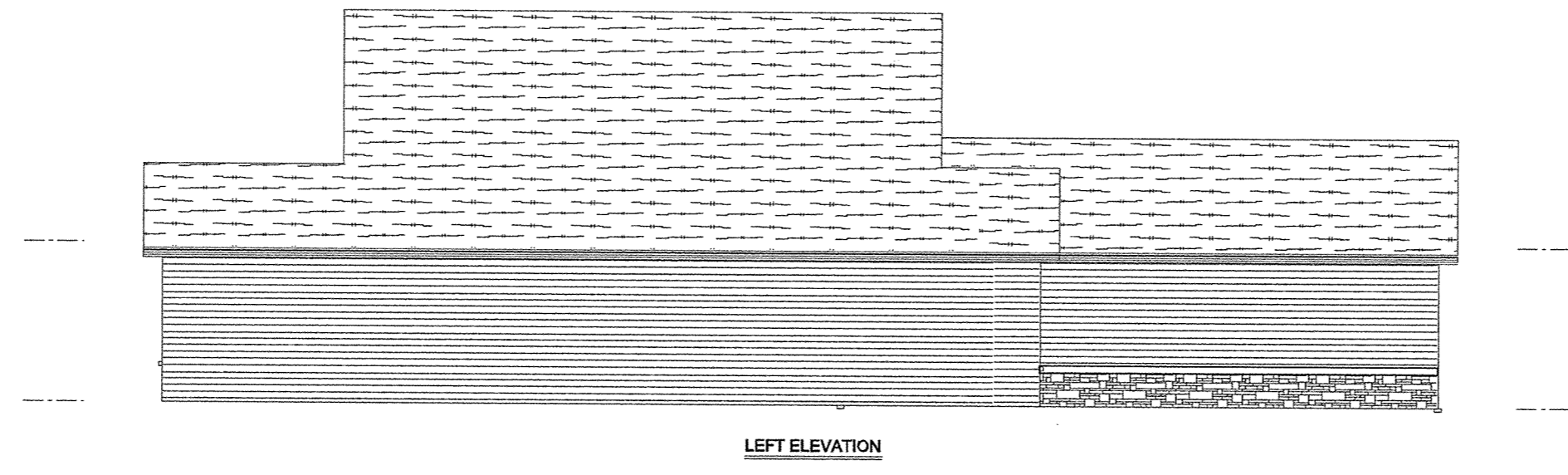
Unit No. 11  
3537 Camden Place

Villas of Camden Place  
Job 318  
3537 Camden Place  
SCALE: 1/8" = 1'-0"  
9-23-05



Unit No. 12  
3529 Camden Place

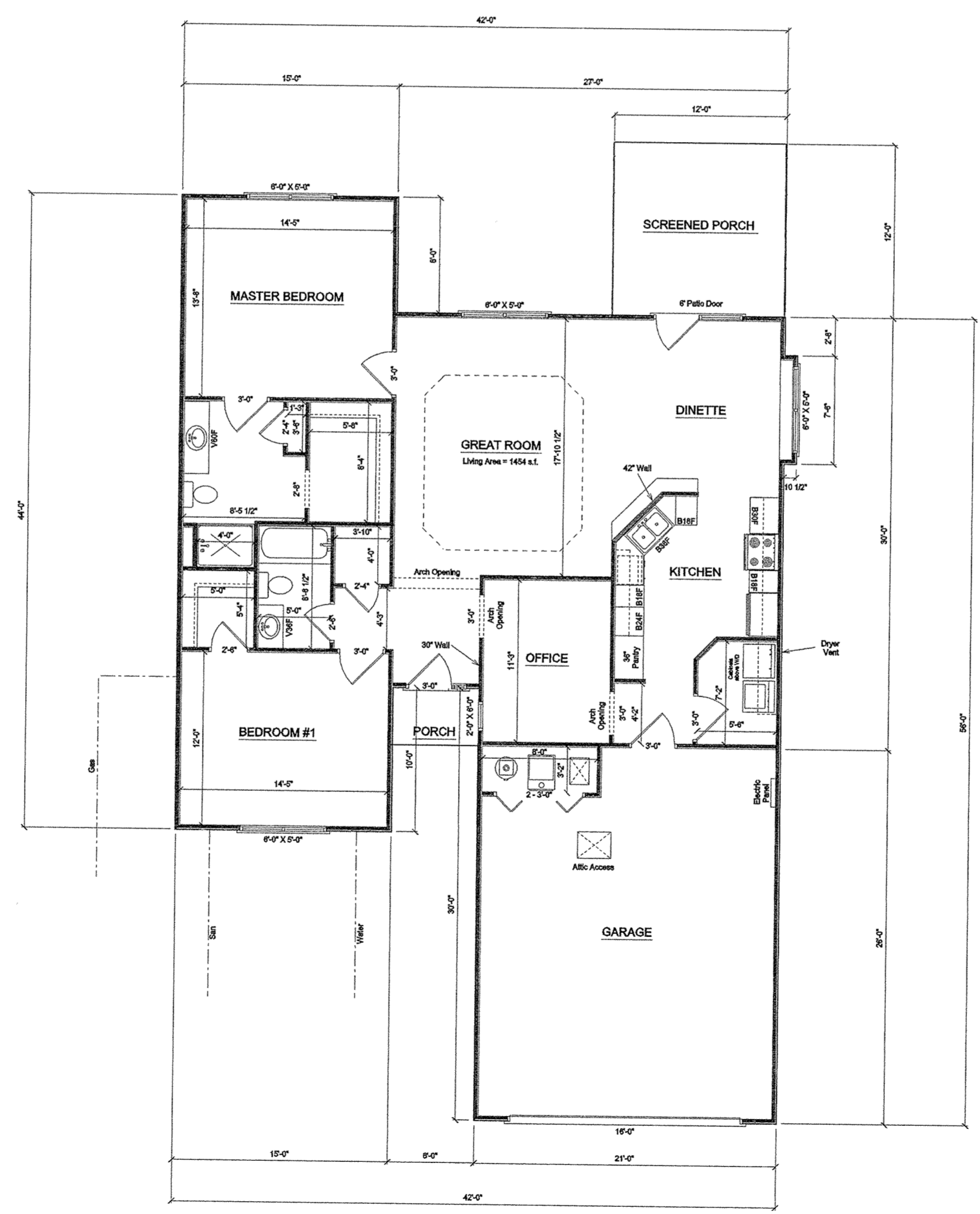
Camden Ridge Condominiums  
Job 319  
3529 Camden Pl.  
SCALE: 1/8" = 1'-0"  
10-28-05



B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 3522 Camden Place Elev. = 100.00

Unit No. 12  
3529 Camden Place

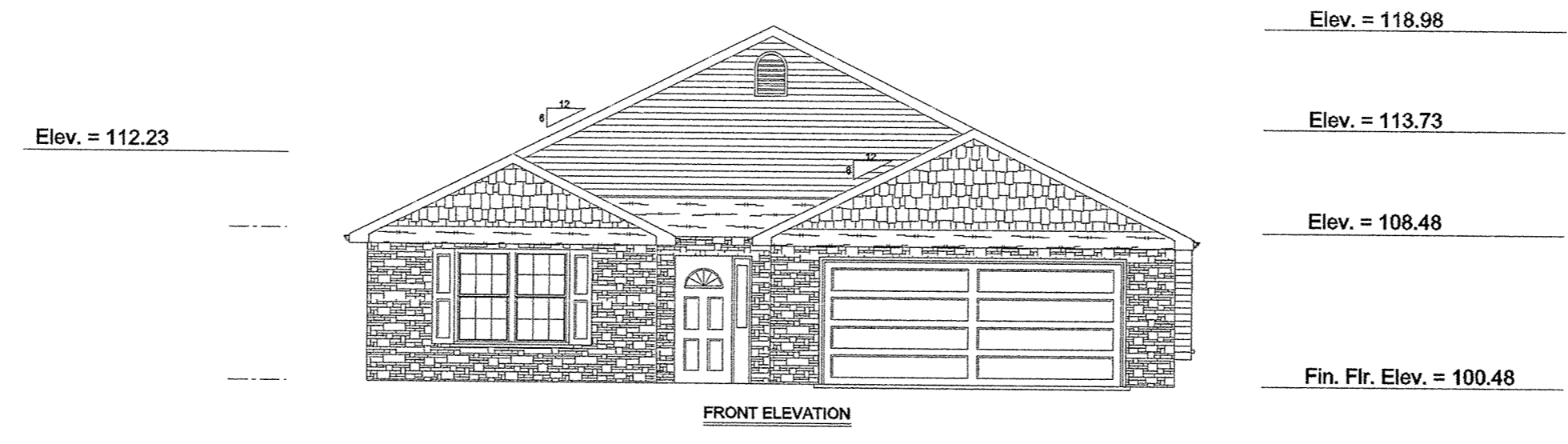
Camden Ridge Condominiums  
Job 319  
3529 Camden Pl.  
SCALE: 3/8" = 1'-0"  
11-02-05



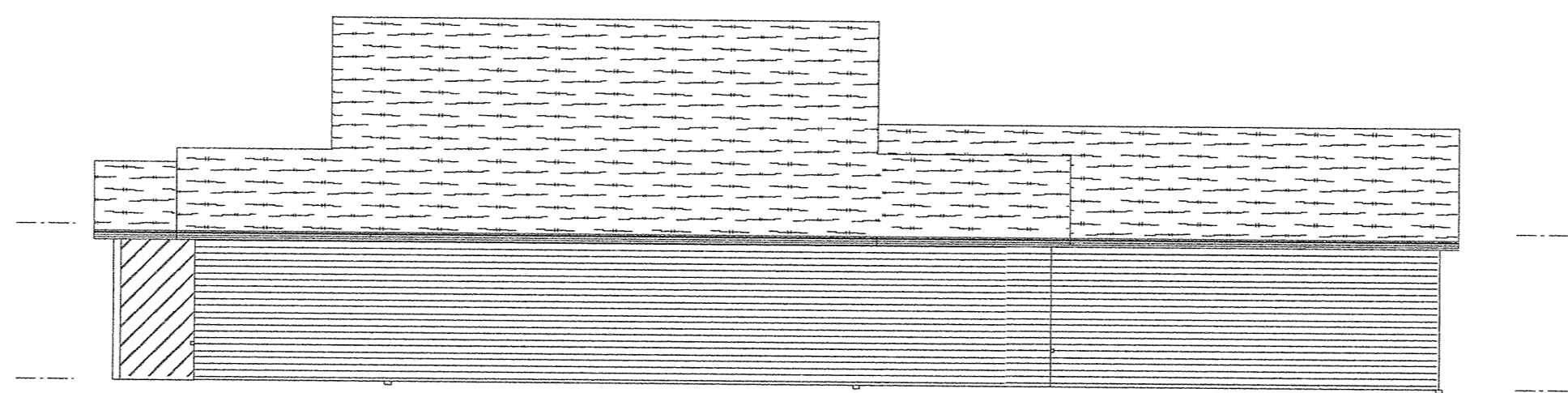
Unit No. 13  
3522 Camden Place

Living Area = 1454 s.f.  
Garage Area = 546 s.f.  
Porch = 166 s.f.  
Total Area = 2166 s.f.

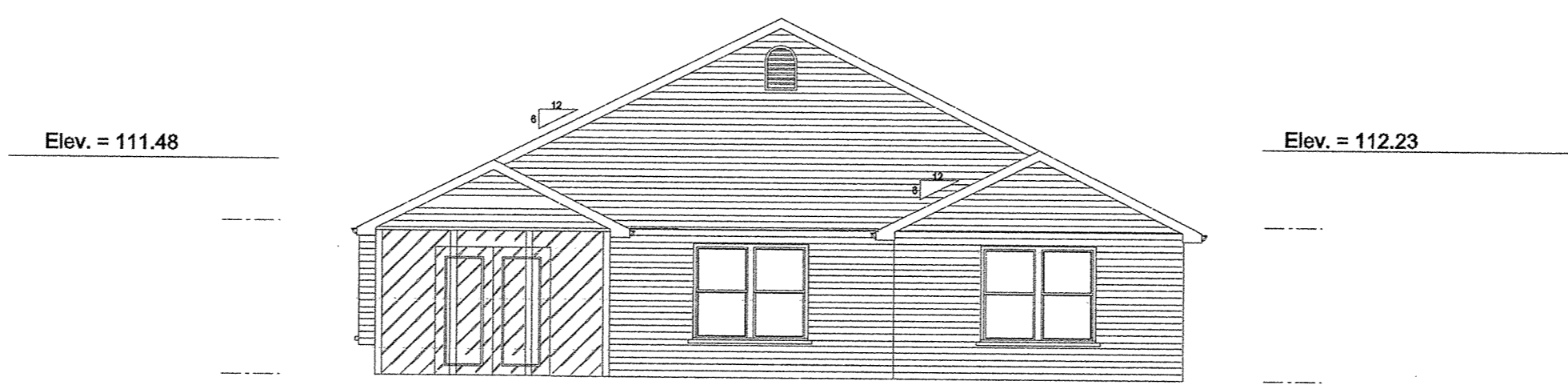
Camden Place Condominiums  
Job 322  
3522 Camden Pl.  
SCALE: 1/8" = 1'-0"  
1-0-06



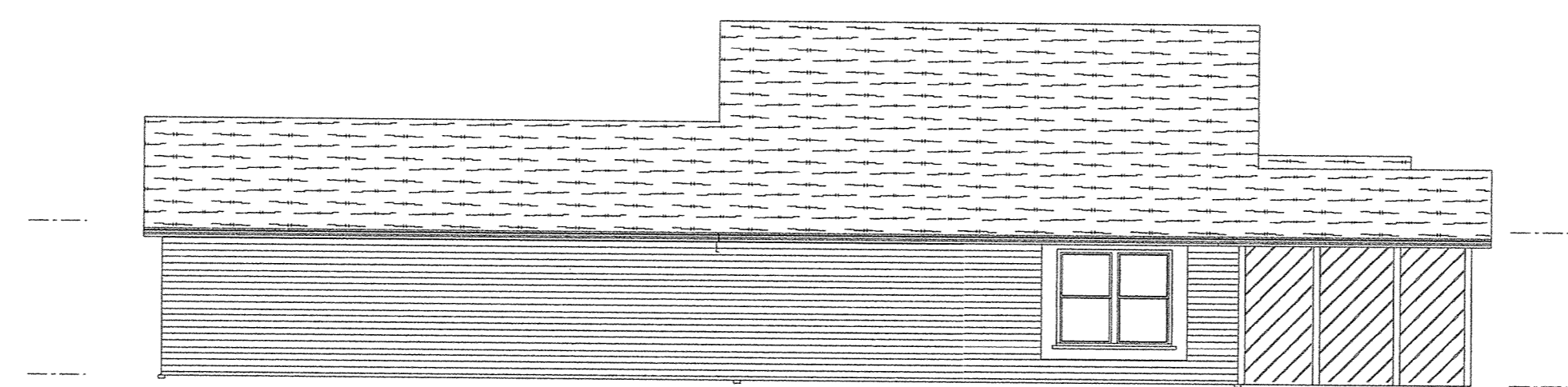
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 3522 Camden Place Elev. = 100.00

Unit No. 13  
3522 Camden Place

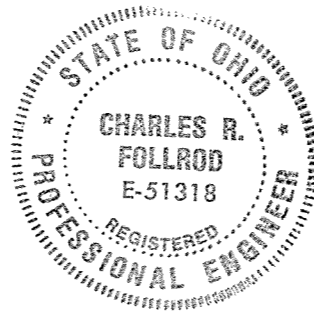
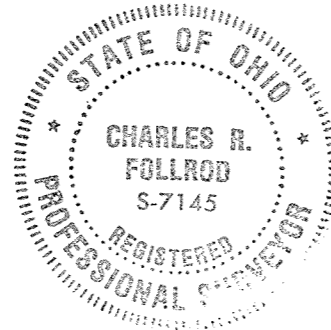
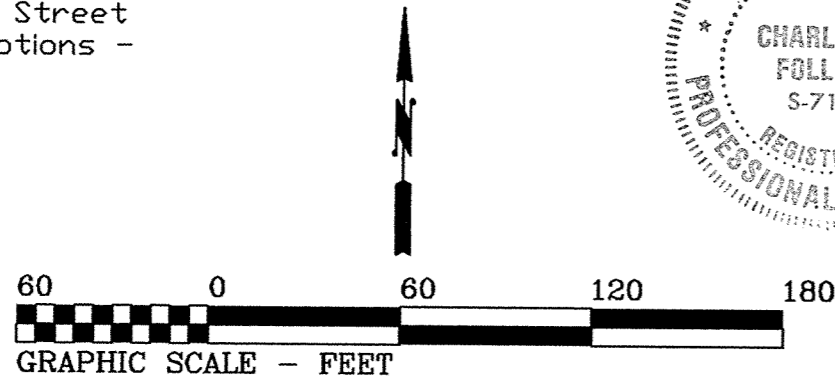
Camden Place Condominiums  
Job 322  
3522 Camden Pl.  
SCALE: 1/8" = 1'-0"  
1/8/09

# VILLAS OF CAMDEN PLACE

## Phase 3 Expandable Area

Sheet 13 of 14

For Expandable Area and Street & Utility Easement Descriptions - See Sheet No. 2



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	5.00'	10.01'	3°11'05"	10.00'	S 51°23'42" W
C2	175.00'	58.55'	113.01'	37°00'00"	111.06'	S 71°30'01" W
C3	75.00'	219.90'	186.32'	142°20'05"	141.97'	N 18°49'58" W
C4	100.00'	199.96'	221.41'	126°51'39"	178.88'	S 64°14'06" E
C5	150.00'	76.11'	140.86'	53°48'16"	135.74'	S 26°05'50" W
C6	100.00'	50.74'	93.91'	53°48'16"	90.49'	N 26°05'48" E
C7	50.00'	99.98'	110.71'	126°51'39"	89.44'	N 64°14'06" W
C8	25.00'	73.30'	62.11'	142°20'05"	47.32'	S 18°49'58" E
C9	125.00'	41.82'	80.72'	37°00'00"	79.33'	N 71°30'01" E
C10	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C11	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W

This plat is based on an actual field survey performed by me in February 2004.

*Charles R. Follrod*  
 Charles R. Follrod, P.S. #7145, P.E. #51318  
 298 Brookview Ct.  
 Lima, Ohio 45801

R.J. Stone Development Group  
 D.B. 936, Pg. 369

Par. No. 46-1511-01-001.002  
 (0.126 ac.)

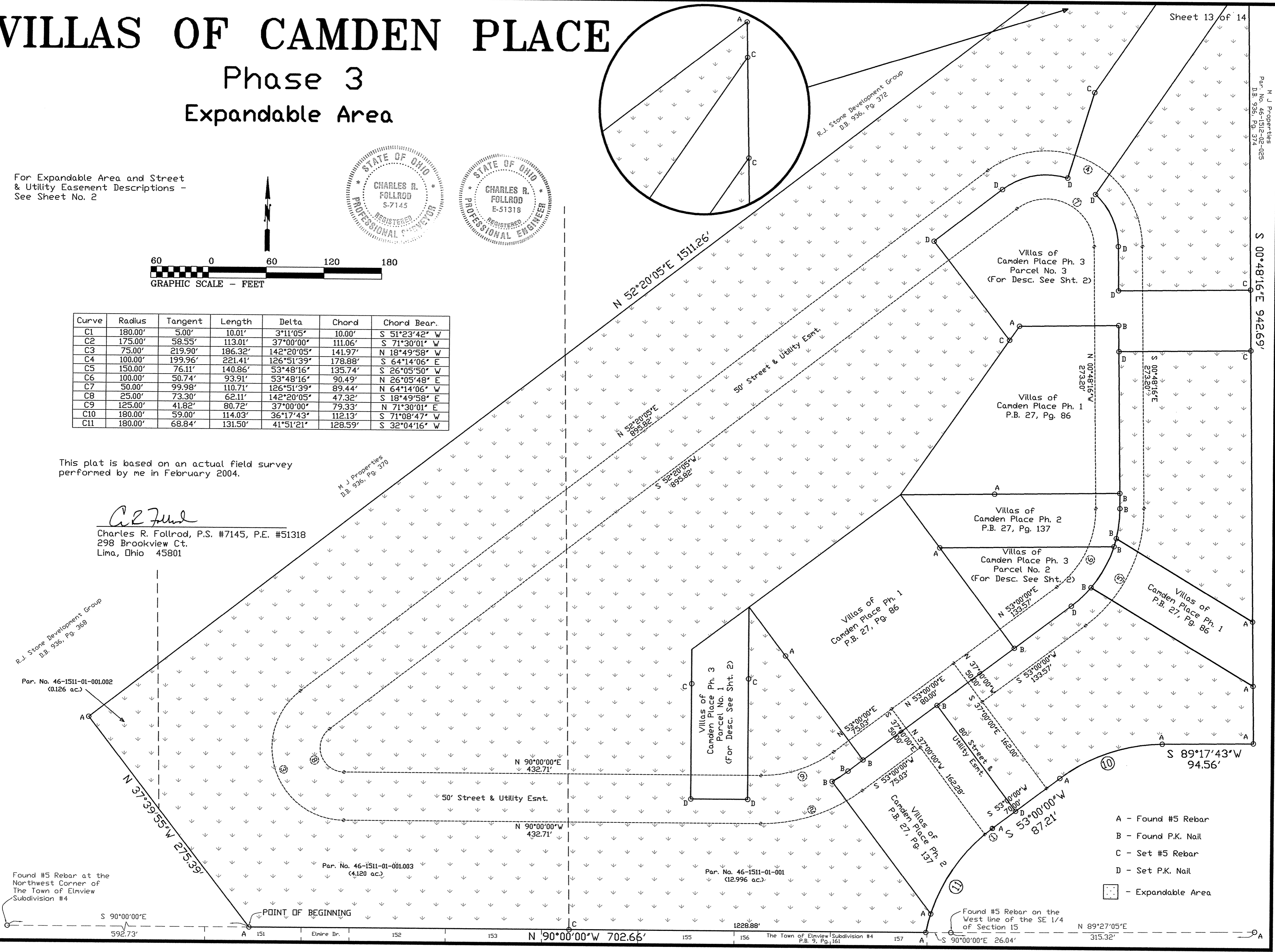
Found #5 Rebar at the Northwest Corner of The Town of Elmview Subdivision #4

Par. No. 46-1511-01-001.003  
 (4.120 ac.)

Par. No. 46-1511-01-001  
 (12.996 ac.)

Found #5 Rebar on the West line of the SE 1/4 of Section 15

- A - Found #5 Rebar
- B - Found P.K. Nail
- C - Set #5 Rebar
- D - Set P.K. Nail
- Expandable Area

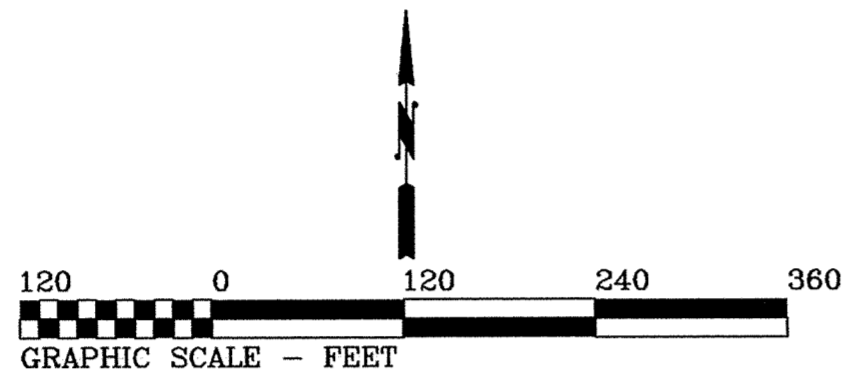


# VILLAS OF CAMDEN PLACE

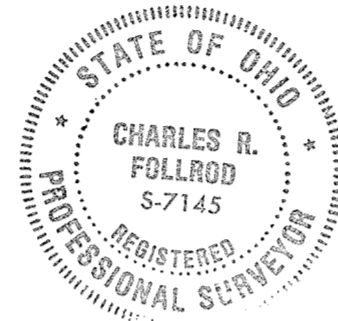
## Phase 3

### Survey of Dedicator's Land

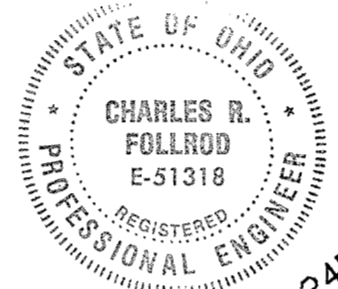
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	180.00'	59.00'	114.03'	36°17'43"	112.13'	S 71°08'47" W
C2	180.00'	68.84'	131.50'	41°51'21"	128.59'	S 32°04'16" W



This plat is based on an actual field survey performed by me in February 2004.



*Charles R. Follrod*  
 Charles R. Follrod, P.S. #7145, P.E. #51318  
 298 Brookview Ct.  
 Lima, Ohio 45801



Ohio Power Co.  
 Par. No. 46-1511-01-001.001  
 D.B. 338, Pg. 687

N 52°22'26"E 2456.26'

R.J. Stone Development Group  
 Par. No. 46-1511-01-001.003  
 D.B. 936, Pg. 372

M.J. Properties  
 Par. No. 46-1512-02-025  
 D.B. 936, Pg. 374

Villas of Camden Place  
 (For Description - See Sht. No. 2)

Camden Ridge No. 1  
 P.B. 28, Pg. 9

R.J. Stone Development Group  
 Par. No. 46-1511-01-001.002  
 D.B. 936, Pg. 368

M.J. Properties  
 Par. No. 46-1511-01-001.003  
 D.B. 936, Pg. 370

- A - Found #5 Rebar
- B - Set #5 Rebar
- C - Found Concrete Monument

Found #4 Rebar being N00°08'45"E, 0.86' from 'A'

Thomas D. & Jill A. Altenbach  
 Par. No. 46-1511-03-002  
 D.B. 890, Pg. 879

Found 3/4" Rebar at the Northwest Corner of The Town of Elmview Subdivision #4

N 00°11'15"E 310.14'

POINT OF BEGINNING

S 90°00'00"E 592.73'

N 37°39'55"W 275.39'

N 90°00'00"W 1321.43'

N 90°00'00"W 702.66'

S 53°00'00"W 87.21'

Found #5 Rebar on the West line of the SE 1/4 of Section 15

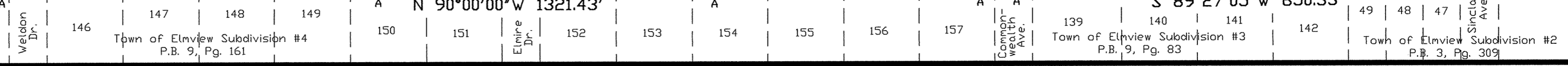
S 89°17'43"W 94.56'

S 89°27'05"W 650.33'

S 00°48'16"E 942.69'

S 00°48'16"E 1803.66'

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20

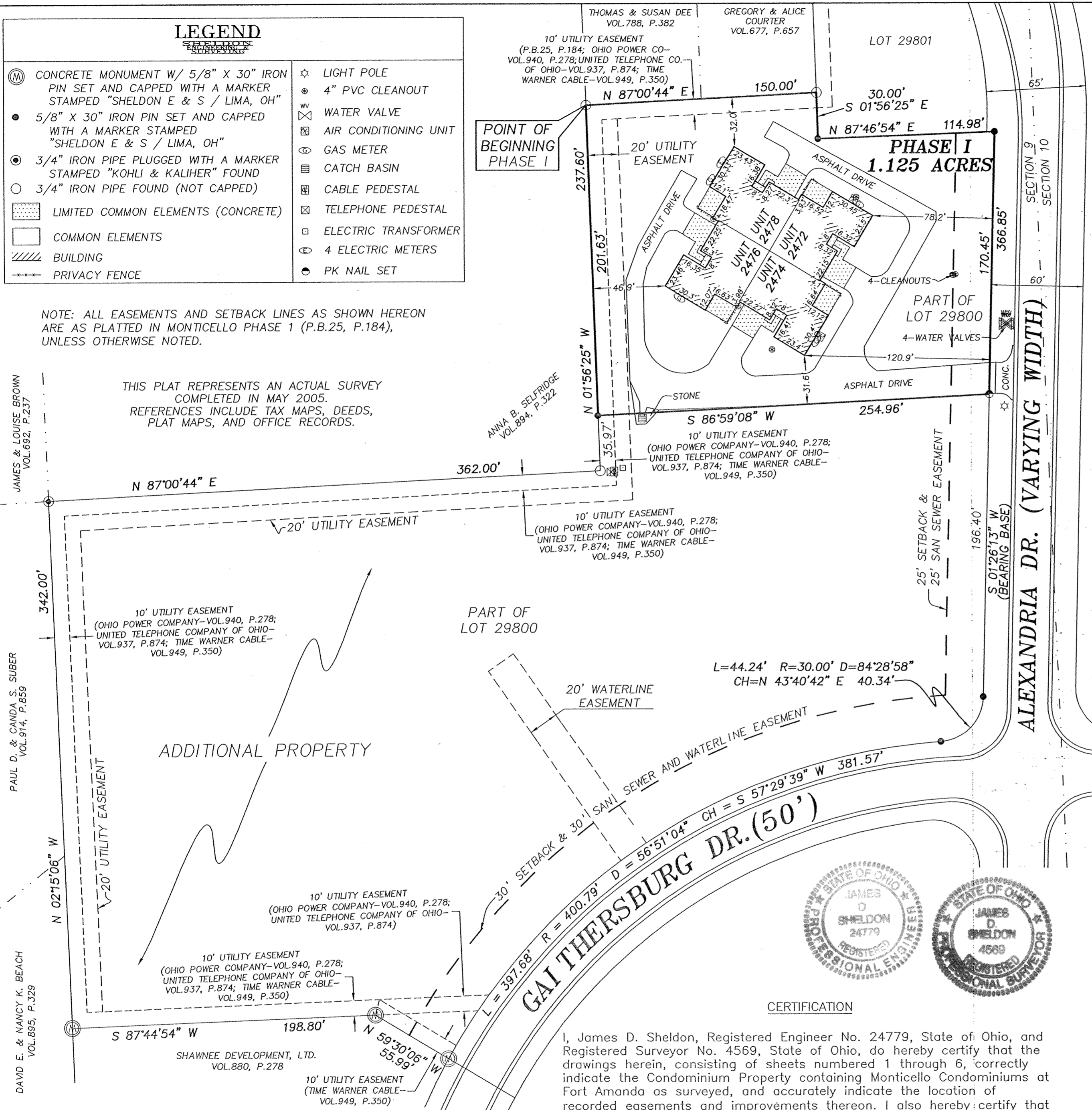


**LEGEND**

⊙ CONCRETE MONUMENT W/ 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"	☆ LIGHT POLE
● 5/8" X 30" IRON PIN SET AND CAPPED WITH A MARKER STAMPED "SHELDON E & S / LIMA, OH"	⊕ 4" PVC CLEANOUT
⊙ 3/4" IRON PIPE PLUGGED WITH A MARKER STAMPED "KOHLI & KALIHAR" FOUND	⊗ WATER VALVE
○ 3/4" IRON PIPE FOUND (NOT CAPPED)	⊕ AIR CONDITIONING UNIT
▨ LIMITED COMMON ELEMENTS (CONCRETE)	⊕ GAS METER
□ COMMON ELEMENTS	⊕ CATCH BASIN
▨ BUILDING	⊕ CABLE PEDESTAL
--- PRIVACY FENCE	⊕ TELEPHONE PEDESTAL
	⊕ ELECTRIC TRANSFORMER
	⊕ 4 ELECTRIC METERS
	⊕ PK NAIL SET

NOTE: ALL EASEMENTS AND SETBACK LINES AS SHOWN HEREON ARE AS PLATTED IN MONTICELLO PHASE 1 (P.B.25, P.184), UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED IN MAY 2005. REFERENCES INCLUDE TAX MAPS, DEEDS, PLAT MAPS, AND OFFICE RECORDS.



**PLAT OF  
MONTICELLO CONDOMINIUMS  
AT FORT AMANDA PHASE I  
PART OF LOT 29800 IN  
MONTICELLO PHASE 1 (P.B. 25, P.184)  
IN THE S.E. 1/4 SECTION 9  
T4S-R6E, SHAWNEE TOWNSHIP  
ALLEN COUNTY, OHIO**

OWNER:  
SHAWNEE DEVELOPMENT, LTD. (VOL.880, P.278)  
PART OF TAX PARCEL:  
46-0904-05-012.002

DESCRIPTION  
1.125 ACRES

Being a Part of Lot 29800 in Monticello Phase 1 (Plat Book 25, Page 184) situated in the Southeast Quarter of Section 9, Township 4 South, Range 6 East, Shawnee Township, Allen County, Ohio, and being more particularly described as follows:

**BEGINNING FOR THE SAME** at a 3/4-inch iron pipe found marking a northwest corner of said Lot 29800 -

Thence on and along said Lot the following four (4) courses:

- 1) North 87°-00'-44" East for a distance of 150.00 feet to a 3/4-inch iron pipe found on the west line of Lot 29801 -
- 2) South 01°-56'-25" East for a distance of 30.00 feet to a 5/8-inch iron pin set marking the southwest corner of said Lot 29801 -
- 3) North 87°-46'-54" East for a distance of 114.98 feet to a 5/8-inch iron pin set on the west right of way of Alexandria Drive -
- 4) South 01°-26'-13" West (bearing base) on and along said west right of way for a distance of 170.45 feet to a PK nail set -

Thence South 86°-59'-08" West through said Lot 29800 for a distance of 254.96 feet to a 5/8-inch iron pin set on a westerly line of said Lot -

Thence North 01°-56'-25" West on and along said westerly line for a distance of 201.63 feet to the **place of beginning**.

Containing in all 1.125 acres of land subject, however, to all legal easements and rights of way.

The foregoing description is based on a field survey completed in May, 2005, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569).

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

COUNTY RECORDER'S CERTIFICATION

NO. 20060311  
FILED FOR RECORD IN THE ALLEN COUNTY, OHIO, RECORDER'S OFFICE THIS 3rd DATE OF MARCH, 2006.  
AT 10:13 O'CLOCK A. M. AND RECORDED IN ALLEN COUNTY PLAT BOOK 28 ON PAGE 32

FEE: \$ 248.40

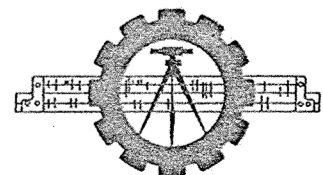
DECLARATION: D.V. 953 PAGE 537

BY: Mona S. Gosh  
RECORDER OF ALLEN COUNTY, OHIO

REVIEWED BY: W. M. Howbert  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 3-03-06

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

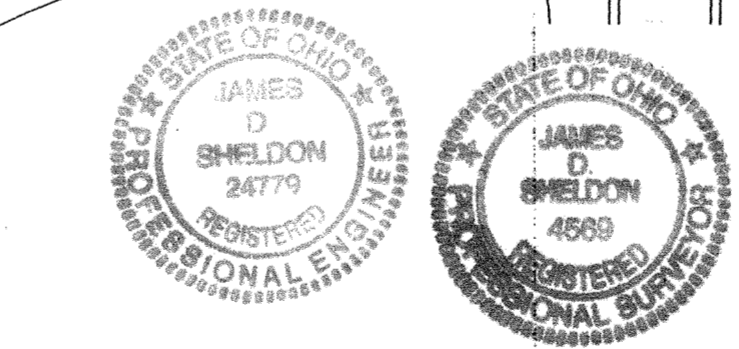
**SHELDON ENGINEERING & SURVEYING, INC.**



LIMA, OHIO

06-17-2005	DATE	JOB NO.	22074
DRAWN	WSM	NO.	CONDO1
CHECKED	JDS	SCALE	1" = 50'
APPROVED	JDS	SCALE	1" = 50'

NO.	DATE	DESCRIPTION	BY
1	2/24/2006	REVISE ADD. PROP.; ADD CABLE EASE	WSM



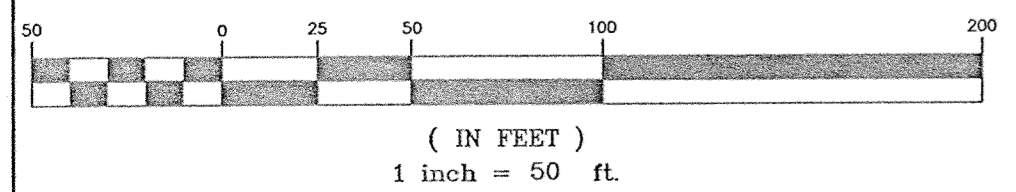
CERTIFICATION

I, James D. Sheldon, Registered Engineer No. 24779, State of Ohio, and Registered Surveyor No. 4569, State of Ohio, do hereby certify that the drawings herein, consisting of sheets numbered 1 through 6, correctly indicate the Condominium Property containing Monticello Condominiums at Fort Amanda as surveyed, and accurately indicate the location of recorded easements and improvements thereon. I also hereby certify that these drawings correctly indicate the location, dimensions, and configurations of the buildings, Limited Common Elements, and Common Elements as constructed on the date shown.

Date: 27 FEB 06

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

GRAPHIC SCALE





# UNIT 2472 - ELEVATIONS & FLOOR PLANS

CONDOMINIUM BUILDING NO. 1  
UNITS 2472, 2474, 2476, & 2478  
FRONT / RIGHT / LEFT & REAR  
ELEVATION (TYP.) (AS CONSTRUCTED)

CONDOMINIUM BUILDING NO. 1  
CRAWL SPACE IN UNITS 2472,  
2474, 2476, & 2478 (TYP.)  
(AS CONSTRUCTED)

Scale: 1/8" = 1'-0"

**ELEVATIONS:**  
 A - 1ST FLOOR FINISH FLOOR = 100.00'  
 B - 1ST FLOOR CEILING = 108.00'  
 C - 2ND FLOOR FINISH FLOOR = 109.00'  
 D - 2ND FLOOR CEILING = 117.00'

UNIT 2472  
2,008 SQ.FT.

CONDOMINIUM BUILDING NO. 1  
UNIT 2472 (AS CONSTRUCTED)  
SCALE: 3/32" = 1'-0"

Legend: [Stippled Area] - Limited Common Elements

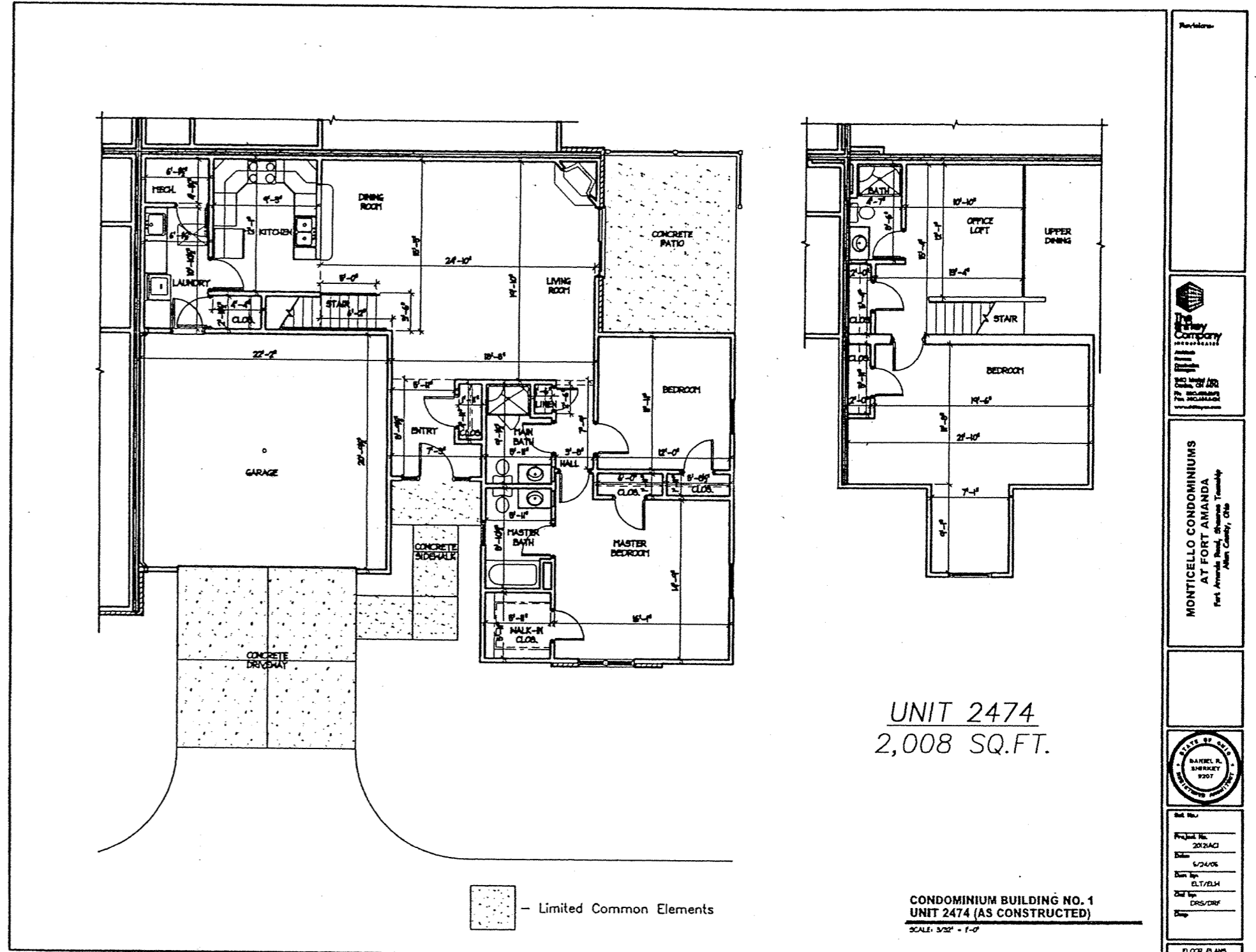
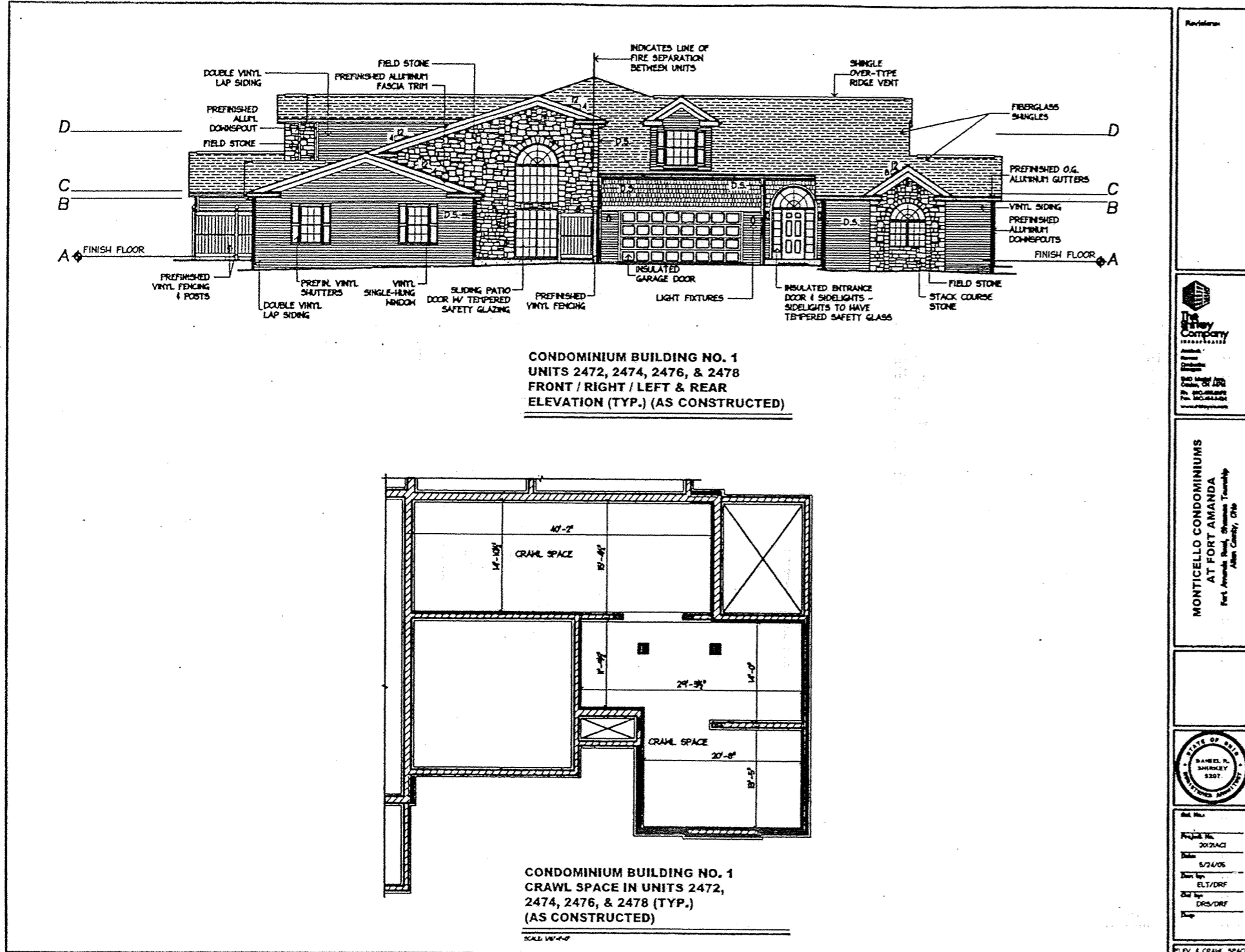
PREPARED BY:  
 SHELDON ENGINEERING & SURVEYING, INC.  
 1280 N. COLE ST. LIMA, OHIO 45801  
 TELE: (419) 228-4421  
 JAMES D. SHELDON, P.E., P.S.

**SHELDON ENGINEERING & SURVEYING, INC.**

LIMA, OHIO

06-27-2005	DATE	JOB NO.	22074
JDS	DRAWN	NO.	CONDO1
JDS	CHECKED	SCALE	NONE
JDS	APPROVED		

# UNIT 2474 - ELEVATIONS & FLOOR PLANS



**ELEVATIONS:**

- A - 1ST FLOOR FINISH FLOOR = 100.00'
- B - 1ST FLOOR CEILING = 108.00'
- C - 2ND FLOOR FINISH FLOOR = 109.00'
- D - 2ND FLOOR CEILING = 117.00'

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

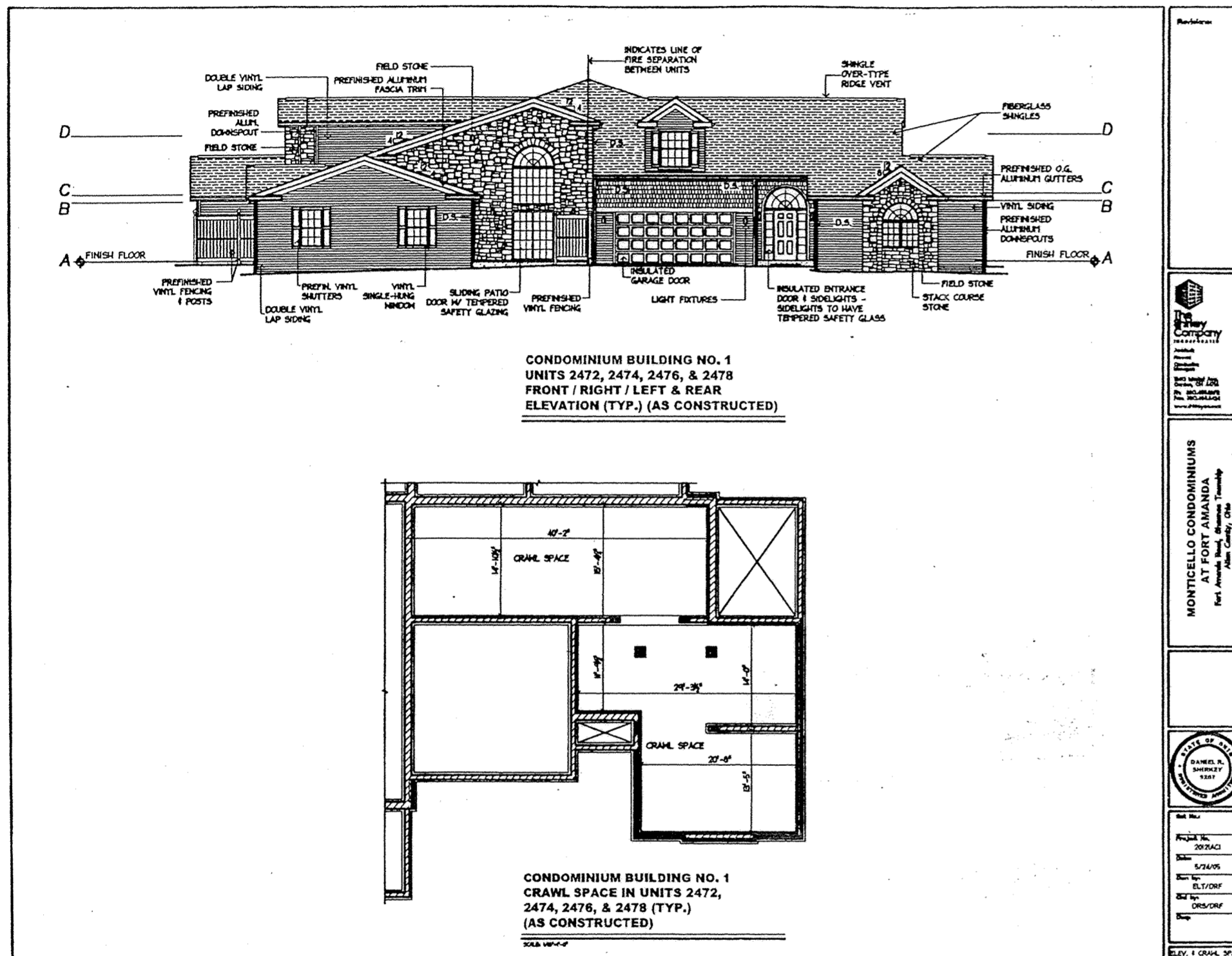
**SHELDON ENGINEERING  
& SURVEYING, INC.**



LIMA, OHIO

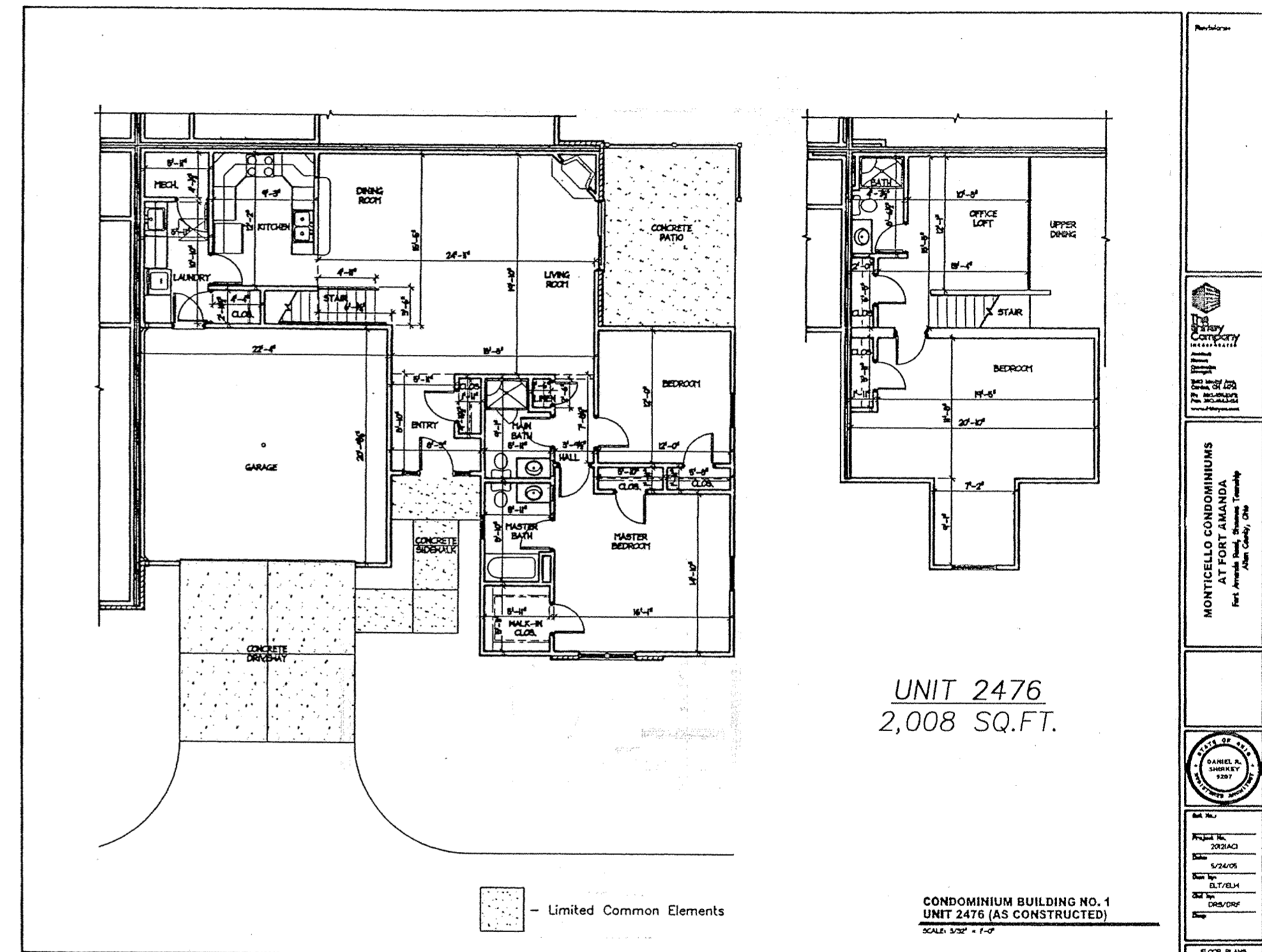
06-27-2005	DATE	JOB NO.	22074
DRAWN	WSM	NO.	CONDO1
CHECKED	JDS	SCALE	NONE
APPROVED	JDS		

UNIT 2476 - ELEVATIONS & FLOOR PLANS



ELEVATIONS:

- A - 1ST FLOOR FINISH FLOOR = 100.00'
- B - 1ST FLOOR CEILING = 108.00'
- C - 2ND FLOOR FINISH FLOOR = 109.00'
- D - 2ND FLOOR CEILING = 117.00'



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

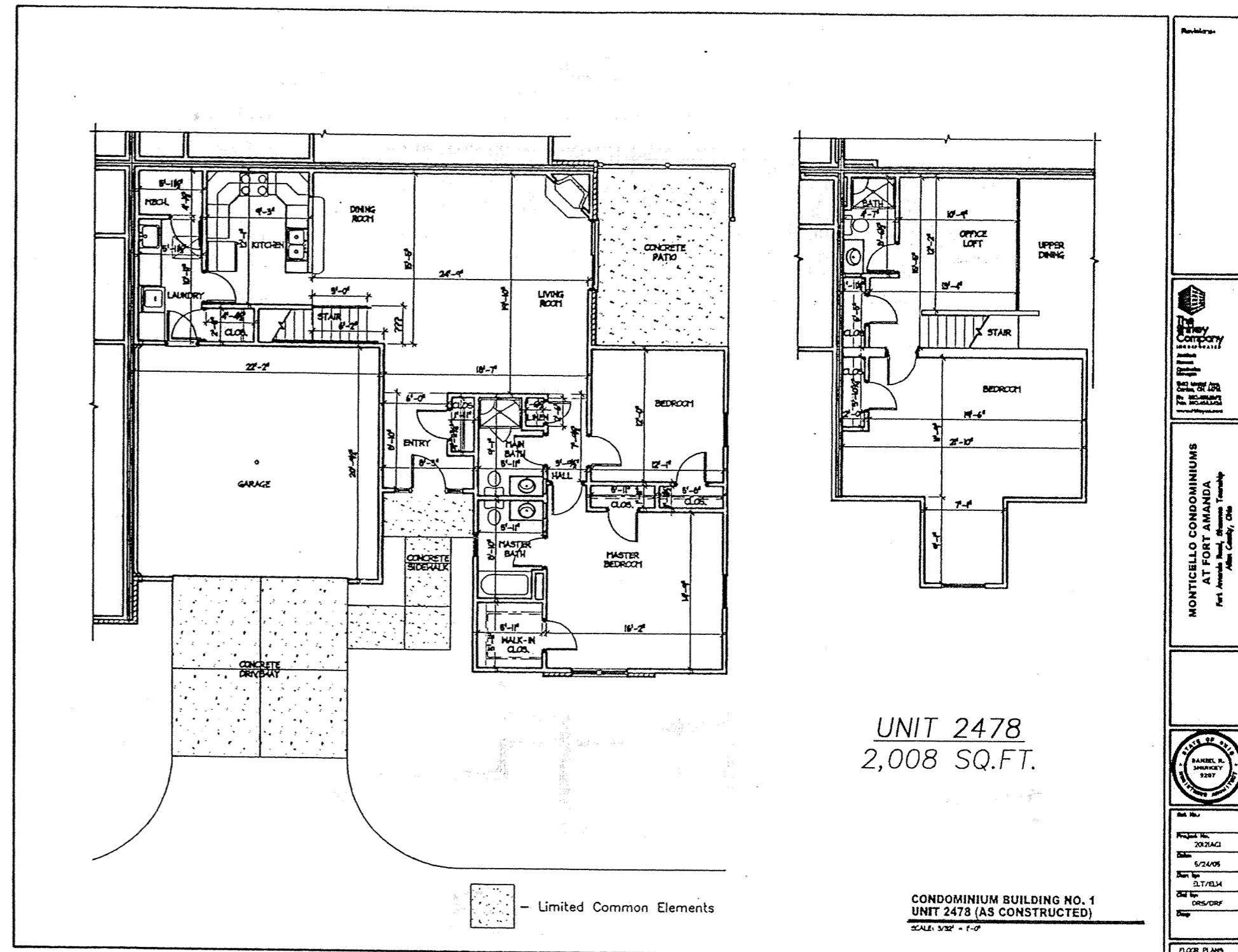
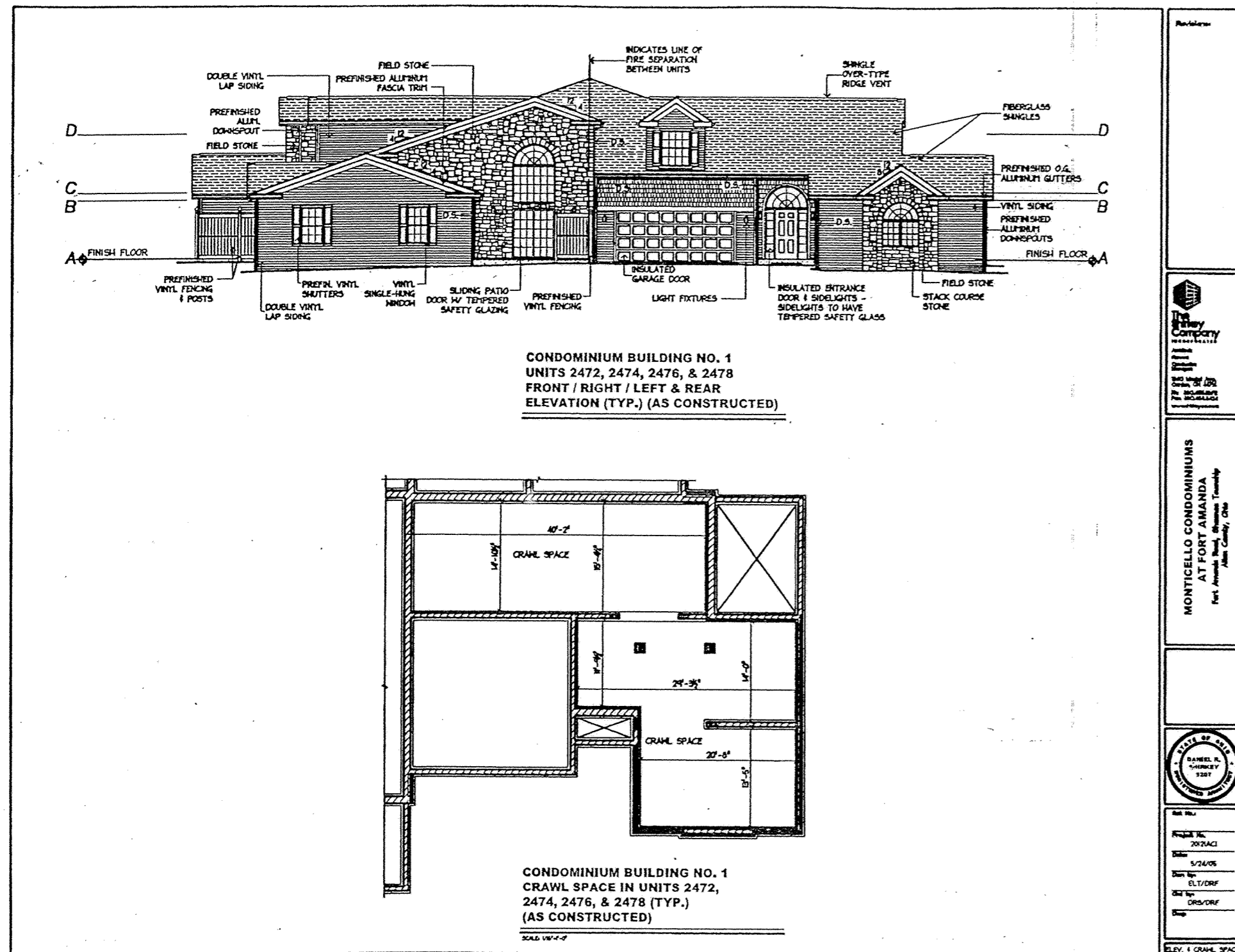
**SHELDON ENGINEERING & SURVEYING, INC.**



LIMA, OHIO

06-27-2005	DATE	JOB NO.	22074
JDS	DRAWN	NO.	CONDO1
JDS	CHECKED	SCALE	NONE
JDS	APPROVED		

UNIT 2478 - ELEVATIONS & FLOOR PLANS



ELEVATIONS:

- A - 1ST FLOOR FINISH FLOOR = 100.00'
- B - 1ST FLOOR CEILING = 108.00'
- C - 2ND FLOOR FINISH FLOOR = 109.00'
- D - 2ND FLOOR CEILING = 117.00'

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

**SHELDON ENGINEERING & SURVEYING, INC.**



LIMA, OHIO

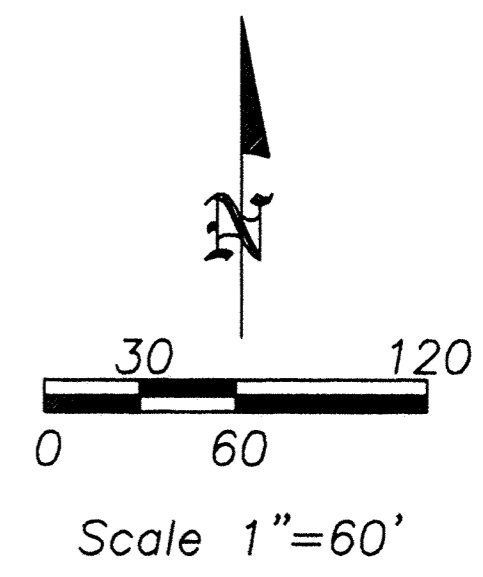
06-27-2005	DATE	22074	JOB NO.
WSM	DRAWN	CONDO1	
JDS	CHECKED		
JDS	APPROVED	SCALE	NONE



# THIRD AMENDMENT TO THE VILLAGE AT RIVER WALK CONDOMINIUM (PHASE III)

(BUILDING NO. 7)

N 1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio



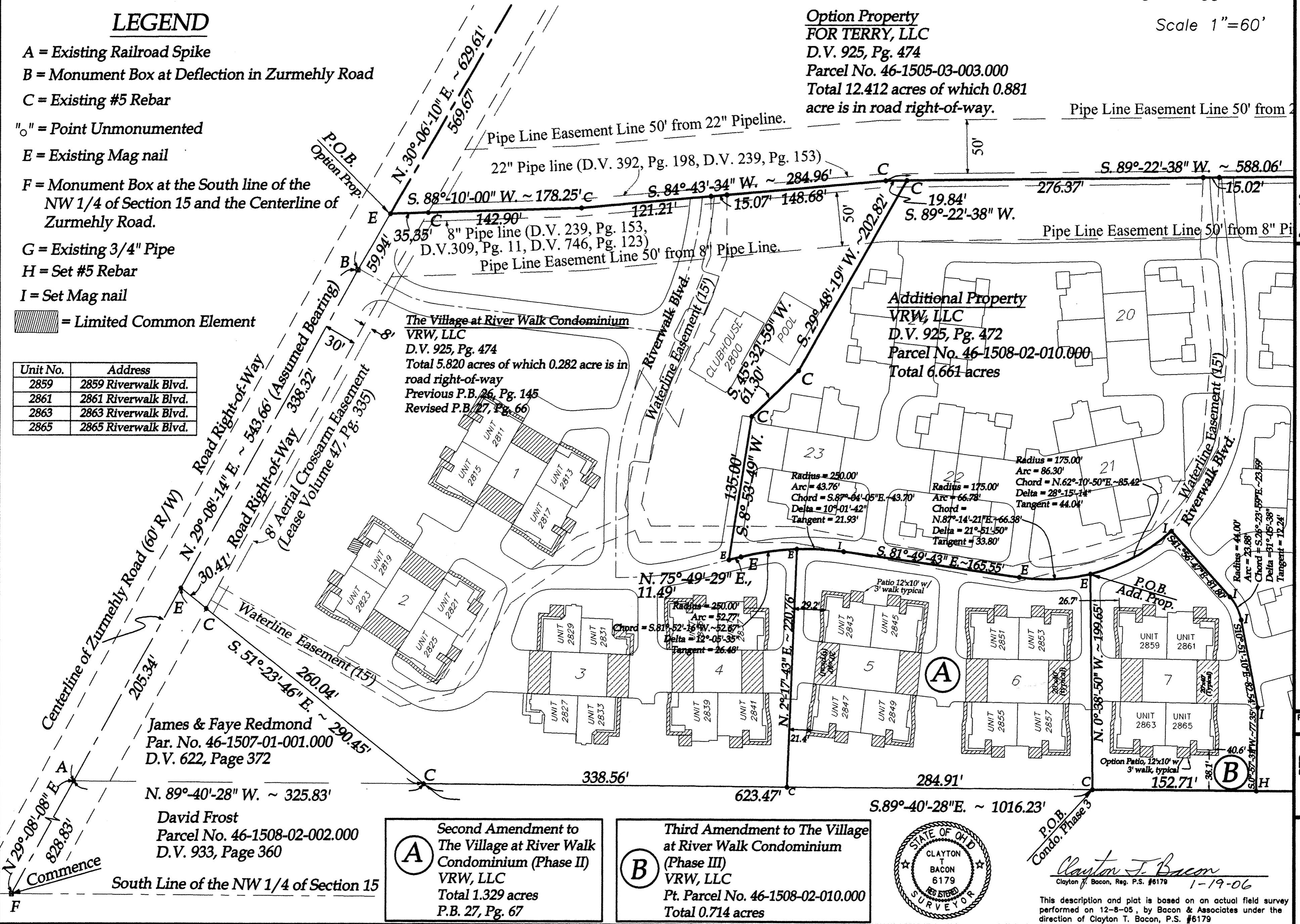
## LEGEND

- A = Existing Railroad Spike
- B = Monument Box at Deflection in Zurmehly Road
- C = Existing #5 Rebar
- "o" = Point Unmonumented
- E = Existing Mag nail
- F = Monument Box at the South line of the NW 1/4 of Section 15 and the Centerline of Zurmehly Road.
- G = Existing 3/4" Pipe
- H = Set #5 Rebar
- I = Set Mag nail
- = Limited Common Element

Unit No.	Address
2859	2859 Riverwalk Blvd.
2861	2861 Riverwalk Blvd.
2863	2863 Riverwalk Blvd.
2865	2865 Riverwalk Blvd.

**Option Property  
FOR TERRY, LLC**  
D.V. 925, Pg. 474  
Parcel No. 46-1505-03-003.000  
Total 12.412 acres of which 0.881  
acre is in road right-of-way.

Pipe Line Easement Line 50' from 22" Pipeline.



**The Village at River Walk Condominium  
VRW, LLC**  
D.V. 925, Pg. 474  
Total 5.820 acres of which 0.282 acre is in  
road right-of-way  
Previous P.B. 26, Pg. 145  
Revised P.B. 27, Pg. 66

**Additional Property  
VRW, LLC**  
D.V. 925, Pg. 472  
Parcel No. 46-1508-02-010.000  
Total 6.661 acres

**James & Faye Redmond**  
Par. No. 46-1507-01-001.000  
D.V. 622, Page 372

**David Frost**  
Parcel No. 46-1508-02-002.000  
D.V. 933, Page 360

South Line of the NW 1/4 of Section 15

**(A)** Second Amendment to  
The Village at River Walk  
Condominium (Phase II)  
VRW, LLC  
Total 1.329 acres  
P.B. 27, Pg. 67

**(B)** Third Amendment to The Village  
at River Walk Condominium  
(Phase III)  
VRW, LLC  
Pt. Parcel No. 46-1508-02-010.000  
Total 0.714 acres



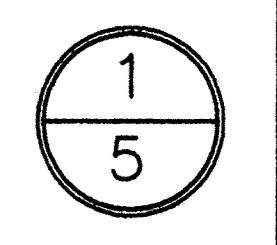
*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
1-19-06

This description and plat is based on an actual field survey performed on 12-8-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

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

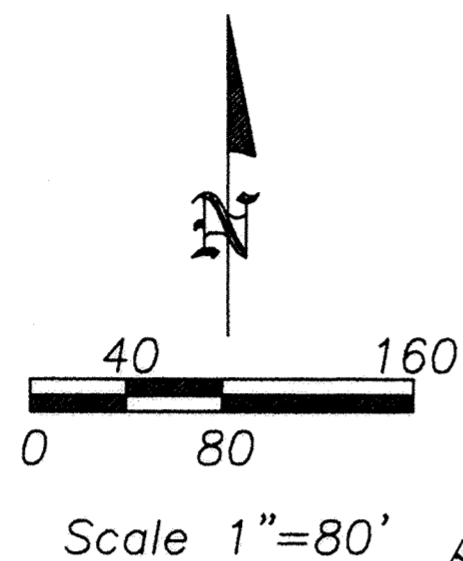
**Third Amendment to The Village At River Walk Condominium (Phase III)**  
 N1/2 of Section 15, T4S, R6E  
 Shawnee Township, Allen County, Ohio

File: 142-04  
 Drawn: BTB  
 Date: 12-7-05  
 1-18-06



# THIRD AMENDMENT TO THE VILLAGE AT RIVER WALK CONDOMINIUM (PHASE III) ADDITIONAL PROPERTY AND OPTION PROPERTY

N 1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio

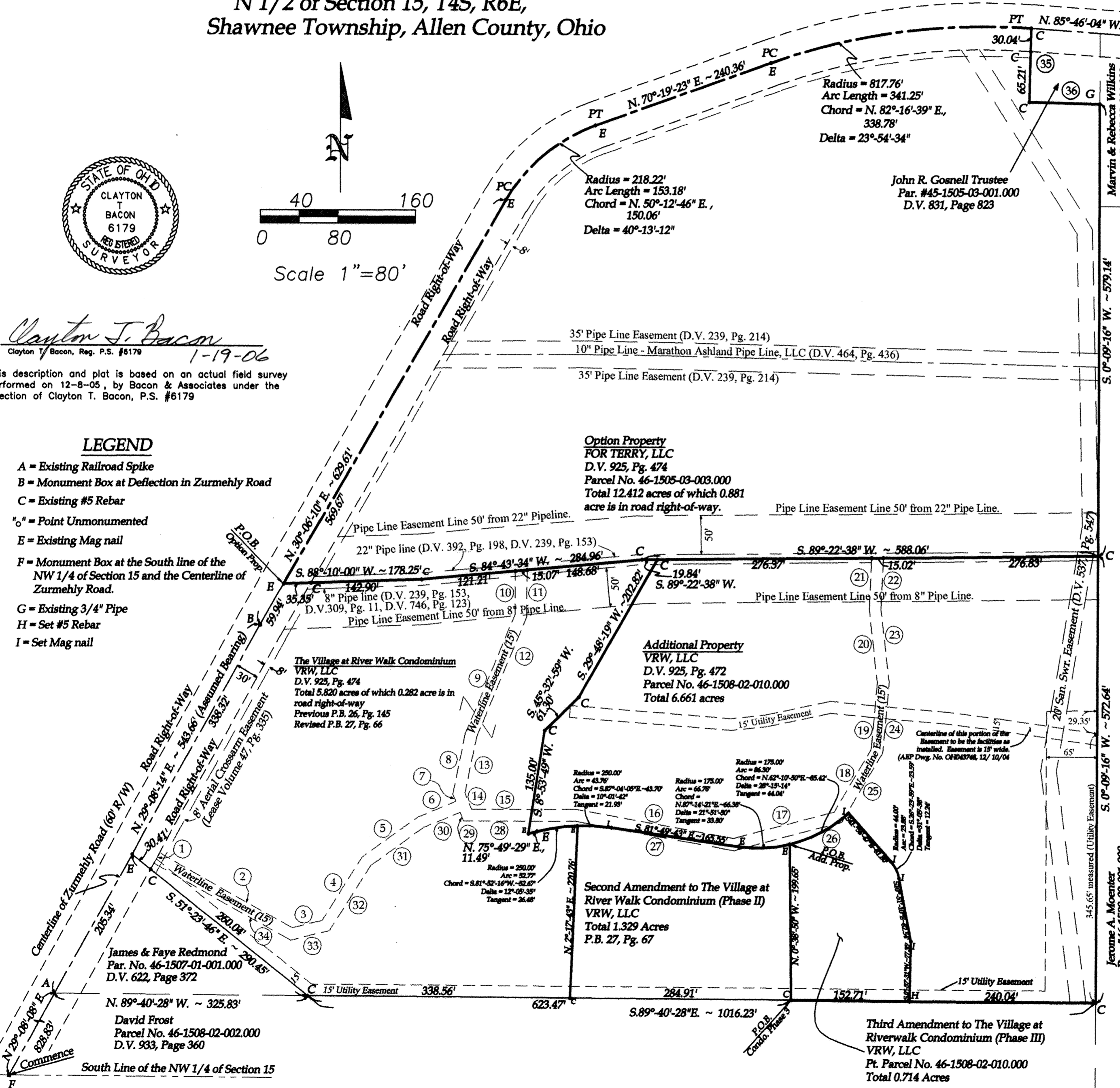


*Clayton T. Bacon*  
Clayton T. Bacon, Reg. P.S. #6179  
1-19-06

This description and plat is based on an actual field survey performed on 12-8-05, by Bacon & Associates under the direction of Clayton T. Bacon, P.S. #6179

### LEGEND

- A = Existing Railroad Spike
- B = Monument Box at Deflection in Zurmehly Road
- C = Existing #5 Rebar
- o = Point Unmonumented
- E = Existing Mag nail
- F = Monument Box at the South line of the NW 1/4 of Section 15 and the Centerline of Zurmehly Road.
- G = Existing 3/4" Pipe
- H = Set #5 Rebar
- I = Set Mag nail



LINE DESIGNATION TABLE		
Number (#)	Distance (ft.)	Bearing (Degrees-min.-sec.)
1	15.00	N. 29°-08'-14" E.
2	196.14	S. 60°-43'-35" E.
3	39.81	N. 75°-46'-14" E.
4	95.64	N. 34°-24'-14" E.
5	87.75	N. 54°-54'-14" E.
6	51.42	N. 67°-39'-17" E.
7	10.39	N. 22°-20'-43" W.
8	80.23	N. 11°-24'-17" E.
9	165.80	N. 22°-39'-17" E.
10	54.83	N. 0°-09'-17" E.
11	59.24'	S. 0°-09'-17" W.
12	167.30	S. 22°-39'-17" W.
13	74.20	S. 11°-24'-17" W.
14	22.64	S. 22°-20'-43" E.
15	134.84	N. 89°-57'-30" E.
16	206.53	S. 79°-49'-43" E.
17	132.93	N. 75°-19'-26" E.
18	94.95	N. 30°-19'-26" E.
19	87.71	N. 5°-03'-55" E.
20	91.46	N. 6°-25'-31" W.
21	66.74	N. 2°-21'-32" E.
22	66.36	S. 2°-21'-32" W.
23	91.82	S. 6°-25'-31" E.
24	92.58	S. 5°-03'-55" W.
25	104.53	S. 30°-19'-26" W.
26	142.45	S. 75°-19'-26" W.
27	208.50	N. 79°-49'-43" W.
28	143.56	S. 89°-57'-30" W.
29	11.86	N. 22°-20'-43" W.
30	49.74	S. 67°-39'-17" W.
31	85.42	S. 54°-54'-14" W.
32	98.62	S. 34°-24'-14" W.
33	51.74	S. 75°-46'-14" W.
34	202.10	N. 60°-43'-35" W.
35	95.25	S. 1°-34'-01" W.
36	91.08	S. 88°-18'-37" E.

S. 0°-30'-16" W. on the East Line of the W 1/2, NE 1/4, Section 15 (Centerline of Shawnee Road), 2654.34'

Marvin & Rebecca Wilkins  
Par. #45-1505-03-001.000  
D.V. 687, Page 646

Jerome A. Moenier  
Par. #46-1508-02-010.000  
D.V. 874, Page 128

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

**Third Amendment to The Village At River Walk Condominium (Phase III)**  
N1/2 of Section 15, T4S, R6E  
Shawnee Township, Allen County, Ohio

Drawn: BTB  
Date: 12-8-05  
1-18-06

File: 142-04

2  
5

**Description  
Condominium, Phase III**

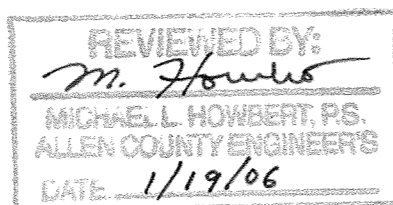
Being part of Parcel No. 46-1508-02-010.000 located in the N½ of Section of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a monument box at the intersection of the South line of the NW¼ of Section 15 and the centerline of Zurmehly Road; thence N.29°-08'-08"E. on the centerline of Zurmehly Rd., 828.83' to an existing railroad spike; thence N.29°-08'-14"E. (assumed bearing) on said centerline, 205.34' to an existing Mag nail; thence S.51°-23'-46"E., 290.45' to an existing #5 rebar; thence S.89°-40'-28"E., 623.47' to an existing #5 rebar at the POINT OF BEGINNING; thence the following courses:

1. N.0°-38'-50"W. on the east platted line of The 2nd Amendment to The Village At River Walk Condominium, 199.65' to an existing Mag nail on a curve to the left;
2. Northeasterly on said curve with an arc length of 86.30', a radius of 175.00', a delta angle of 28°-15'-14" an a chord of N.62°-10'-50"E., 85.42' to a set Mag nail;
3. S.41°-56'-47"E. on the centerline of a driveway, 81.80' to a set Mag nail at the PC of a curve to the right;
4. Southeasterly on said curve with an arc length of 23.88', a radius of 44.00', a delta angle of 31°-05'-38" and a chord of S.26°-23'-59"E., 23.59' to a set Mag nail at the PT of said curve;
5. S.10°-51'-10"E., 82.54' to a set Mag nail;
6. S.0°-57'-31"W., 77.35' to a set #5 rebar;
7. N.89°-40'-28"W., 152.71' to the POINT OF BEGINNING.

The above-described parcel contains 0.714 Acres, more or less, subject to all easements at time of survey.

This plat & description are based on a field survey on December 8, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.



**Description  
Additional Property**

Being Parcel No. 46-1508-02-010.000 located in the N½ of Section of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a monument box at the intersection of the South line of the NW¼ of Section 15 and the centerline of Zurmehly Road; thence N.29°-08'-08"E. on the centerline of Zurmehly Road, 828.83' to an existing railroad spike; thence N.29°-08'-14"E. (assumed bearing) on said centerline, 205.34' to an existing Mag nail; thence S.51°-23'-46"E., 290.45' to an existing #5 rebar; thence S.89°-40'-28"E., 623.47' to an existing #5 rebar; thence N.0°-38'-50"W. on the east line of the 2nd Amendment to the Village at River Walk Condominium, 199.65' to an existing Mag nail on a curve to the right at the POINT OF BEGINNING of the parcel to be described; thence the following courses:

1. Southwesterly on said curve non-tangentially with an arc length of 66.78', a radius of 175.00', a delta angle of 21°-51'-50", and a chord of S.87°-14'-21"W., 66.38' to an existing Mag nail at the PC of the curve;
2. N.81°-49'-43"W. on the centerline of the private drive known as Riverwalk Blvd., 165.55' to an existing Mag nail at the PT of a curve to the left;
3. Westerly on said curve with an arc length of 43.76', a radius of 250.00', a delta angle of 10°-01'-42" and a chord of N.87°-04'-05"W., 43.70' to an existing Mag nail;
4. Continue westerly on a curve with an arc length of 52.77' a radius of 250.00', a delta angle of 12°-05'-35" and a chord of S.81°-52'-16"W., 52.67' to an existing Mag nail at the PC;
5. S.75°-49'-29"W., 11.49' to an existing Mag nail;
6. N.8°-53'-49"E., 135.00' to an existing #5 rebar;
7. N.45°-32'-59"E., 61.30' to an existing #5 rebar;
8. N.29°-48'-19"E., 202.82' to an existing #5 rebar;
9. N.89°-22'-38"E., 588.06' to an existing #5 rebar;
10. S.0°-09'-16"W., 572.64' to an existing #5 rebar;
11. N.89°-40'-28"W., 240.04';
12. N.0°-57'-31"E., 77.35' to a set Mag nail;
13. N.10°-51'-10"W., 82.54' to a set Mag nail on the PT of a curve to the left;
14. Northwesterly on said curve with an arc length of 23.88', a radius of 44.00', a delta angle of 31°-05'-38" and a chord of N.26°-23'-59"W., 23.59' to a set Mag nail at the PC of said curve;
15. N.41°-56'-47"W., 81.80' to a set Mag nail on a curve to the right;
16. Southwesterly on said curve with an arc length of 86.30', a radius of 175.00', a delta angle of 28°-15'-14", and a chord of S.62°-10'-50"W., 85.42' to the POINT OF BEGINNING.

The above-described parcel contains 6.661 Acres, more or less, subject to all easements at the time of survey.

This plat & description are based on a field survey on December 8, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

**Description  
Option Property**

Being parcel No. 46-1505-03-003.000 located in the N½ of Section 15, T4S, R6E, Shawnee Township, Allen County, Ohio, more particularly described as follows:

Commencing for reference at a monument box at the intersection of the South line of the NW¼ of Section 15 and the centerline Zurmehly Road; thence N.29°-08'-08"E. on the centerline of Zurmehly Road, 828.83' to an existing railroad spike; thence N.29°-08'-14"E. (assumed bearing) on said centerline, 543.66' to an existing monument box; thence N.30°-06'-10"E. on the centerline of Zurmehly Road, 59.94' to an existing Mag nail at the POINT OF BEGINNING; thence the following course;

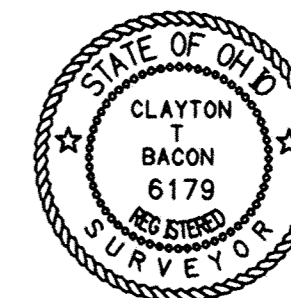
1. Continue N.30°-06'-10"E. on said centerline, 569.67' to an existing Mag nail at the PC of a curve to the right;
2. Northeasterly on said curve with an arc length of 153.18', a radius of 218.22, a delta angle of 40°-13'-12" and a chord of N.50°-12'-46"E., 150.06' to an existing Mag nail at the PT;
3. N.70°-19'-23"E. on said centerline, 240.36' to an existing Mag nail at the PC of a curve to the right;
4. Northeasterly on said curve with an arc length of 341.25', a radius of 817.76', a delta angle of 23°-54'-34", and a chord of N.82°-16'-39"E. ~ 338.78' to an existing #5 rebar at the PT;
5. S.1°-34'-01"W., 95.25' to an existing #5 rebar, passing an existing #5 rebar at 30.04';
6. S.88°-18'-37"E., 91.08' to an existing ¾" pipe;
7. S.0°-09'-16"W., 579.14' to an existing #5 rebar;
8. S.89°-22'-38"W., 588.06' to an existing #5 rebar, passing an existing #5 rebar set at 568.22';
9. S.84°-43'-34"W., 284.96' to an existing #5 rebar;
10. S.88°-10'-00"W., 178.25' to the POINT OF BEGINNING, passing an existing #5 rebar on the east R/W line of Zurmehly Rd. at 142.90'.

The above-described parcel of land contains 12.412 acres, more or less, subject to all legal highways and easements of record at the time of this survey.

This plat and description are based on a field survey on December 8, 2005 by Bacon & Associates, LLC under the direction of Clayton T. Bacon, P.S. #6179.

**SURVEYOR'S AFFIDAVIT**

This description and plat is based on an actual field survey performed on December 8, 2005 by Bacon & Associates under the direct supervision of Clayton T. Bacon, P.S. #6179.



Clayton T. Bacon 1-19-06  
Clayton T. Bacon, P.S. #6179 Date

200603672  
ALLEN COUNTY RECORDER

As the Allen County Recorder, I do hereby certify that this plat has been recorded on 14<sup>th</sup> day of March, 2006 in the Official Record Plat Vol 28, Page 38.  
Fee \$ 207.00

Mona S. Book / L.M.B.  
Allen County Recorder  
See Deed Vol 954 Page 90

**ALLEN COUNTY AUDITOR**

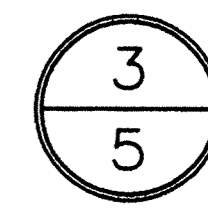
As the Allen County Auditor, I do hereby certify that this plat has been recorded on \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Allen County Auditor

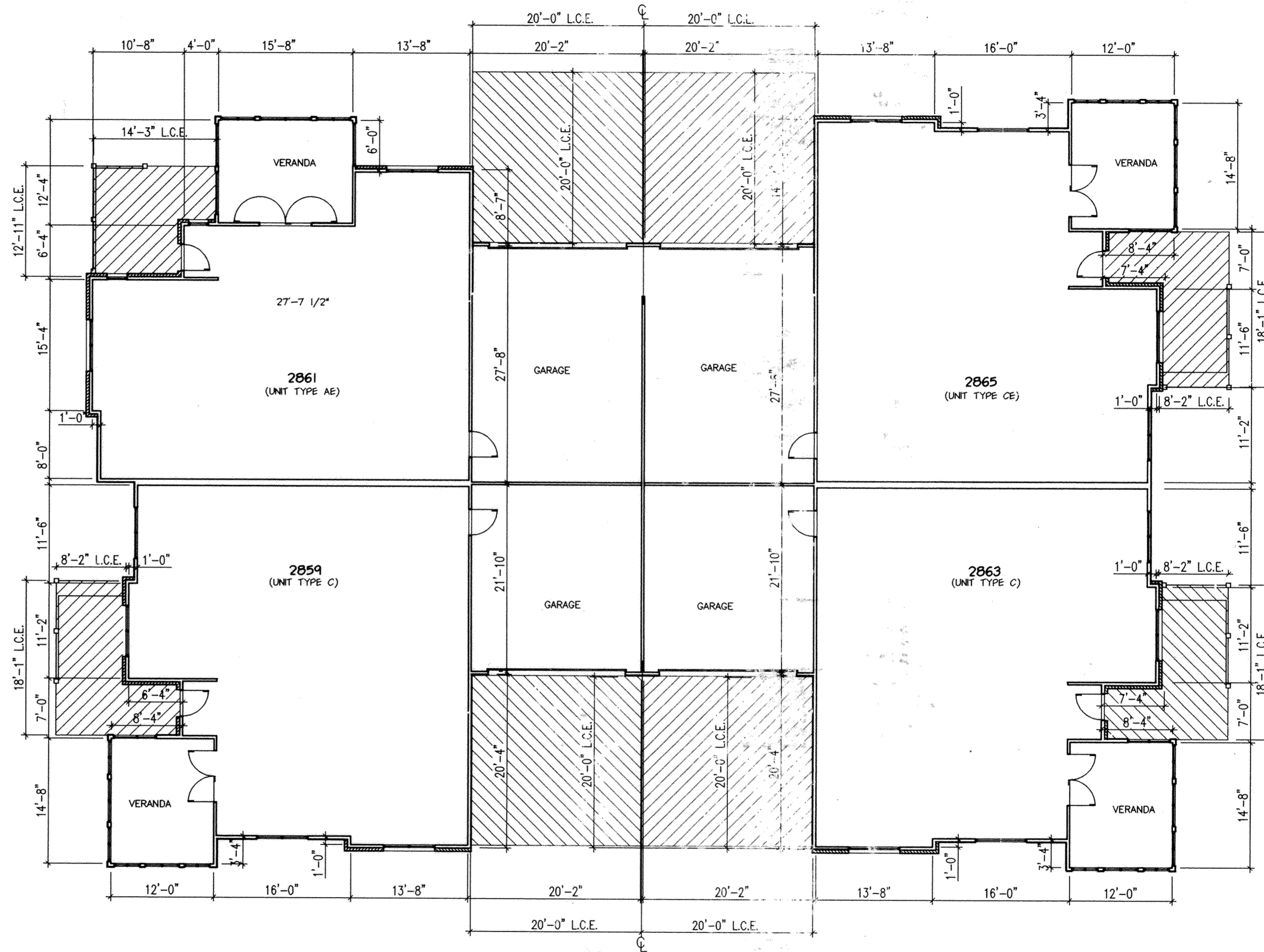
Prepared By  
**Bacon & Associates, L.L.C.**  
750 N. Eastown Rd., Elida, Ohio 45807  
Office: (419) 999-3756 - Fax: (419) 999-2523

**Third Amendment to The Village At River Walk Condominium (Phase III)**  
N1/2 of Section 15, T4S, R6E,  
Shawnee Township, Allen County, Ohio

File: 142-04  
Drawn: BTB  
Date: 12-8-05  
1-18-06





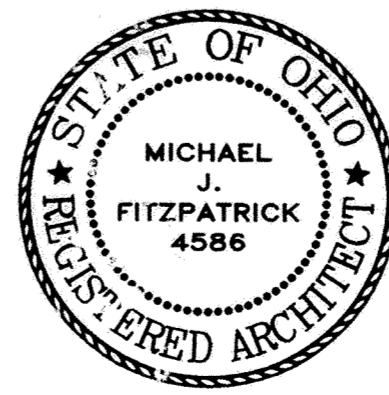


**FLOOR PLAN**

SCALE:  
0 1 2 3 4 8

NOTE:  
 [Hatched Area Symbol] AREAS DESIGNATED THUS INDICATES LIMITED COMMON ELEMENT PERTAINING TO ADJACENT UNIT  
 L.C.E. = LIMITED COMMON ELEMENT

BUILDING NO. 7

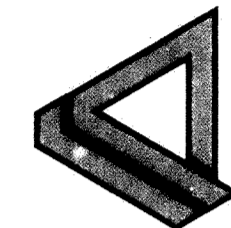


ARCHITECT'S CERTIFICATION

"I CERTIFY THAT THIS DRAWING, CONSISTING OF 2 SHEETS, ACCURATELY SHOWS EACH BUILDING OF THE VILLAGE OF RIVERWALK CONDOMINIUM, AS CONSTRUCTED, WITH RESPECT TO THE PROPERTY SHOWN ON THIS DRAWING FOR THE SOLE PURPOSE OF COMPLYING WITH O.R.C. 5311.07." "I CERTIFY THAT THE DIMENSIONS SHOWN ARE BASED ON ACTUAL FIELD MEASUREMENTS."

BY: *[Signature]* 1/17/06  
 OHIO REGISTERED ARCHITECT NO. 4586  
 MICHAEL J. FITZPATRICK

ARCHITECTURAL ALLIANCE  
 165 NORTH FIFTH STREET  
 COLUMBUS, OHIO 43215  
 614.469.7500 FAX 614.469.0500  
 E-MAIL: mail@archall.com

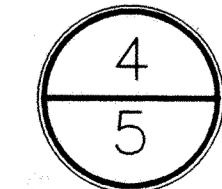


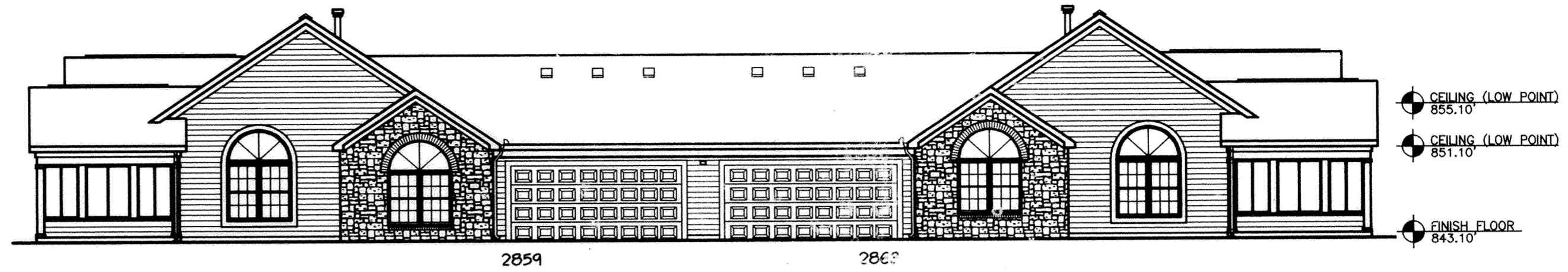
Prepared By

Third Amendment to The Village of River Walk Condominium  
 N 1/2 of Section 15, T4S, R6E  
 Shawnee Township, Allen County, Ohio

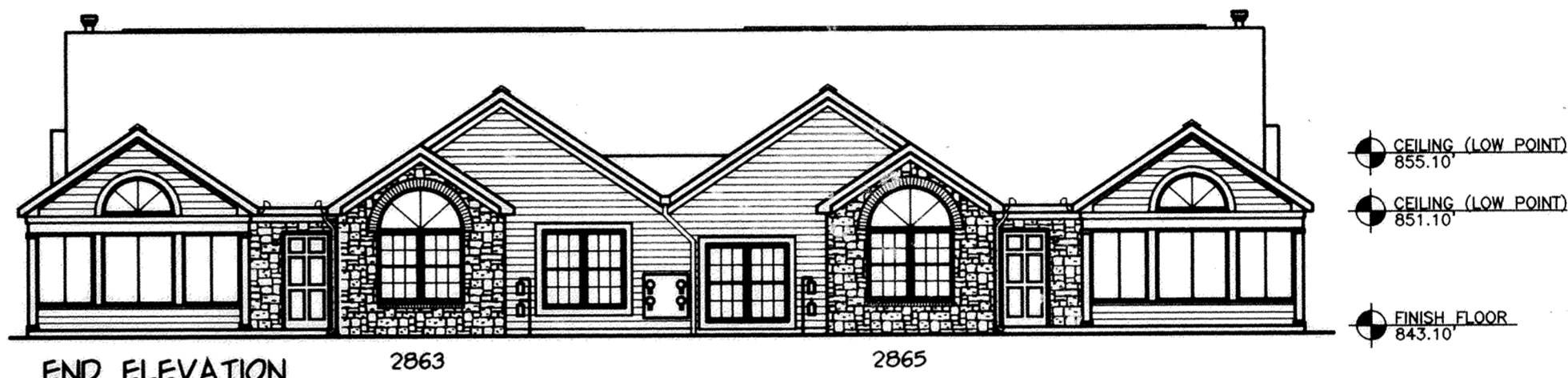
Project No.: A5011

Drawn: BWB  
 Date: 1/18/06

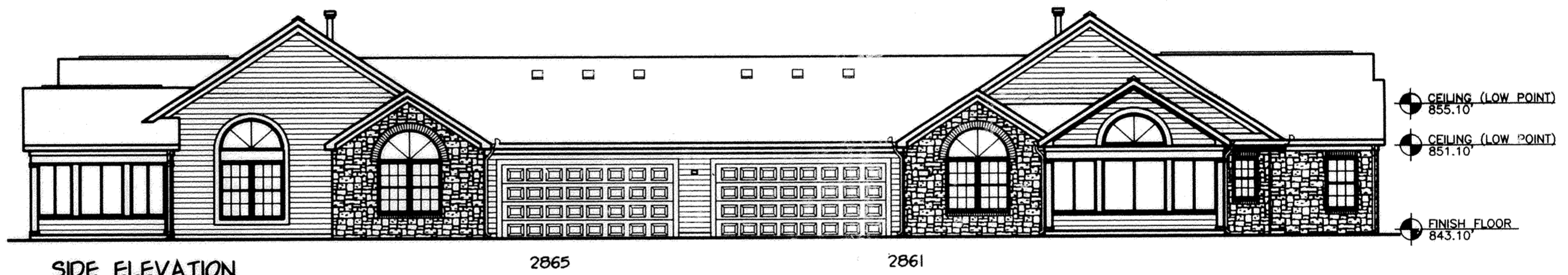




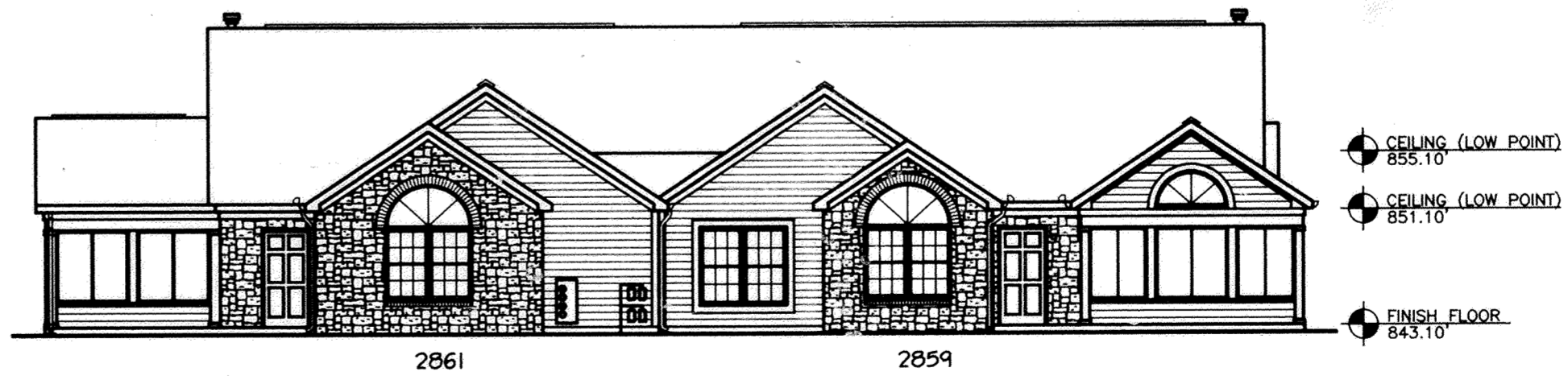
SIDE ELEVATION



END ELEVATION



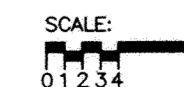
SIDE ELEVATION



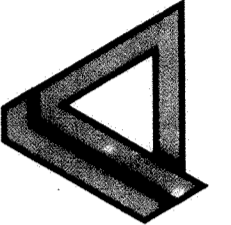
END ELEVATION

FINISH FLOOR ELEVATIONS ARE BASED ON NAVD 88

BUILDING NO. 7



ARCHITECTURAL ALLIANCE  
 185 NORTH FIFTH STREET  
 COLUMBUS, OHIO 43215  
 614.469.7500 FAX 614.469.0500  
 E-MAIL: mail@archall.com

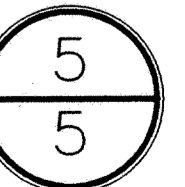


Prepared By

Third Amendment to The Village of River Walk Condominium  
 N 1/2 of Section 15, T4S, R6E  
 Shawnee Township, Allen County, Ohio

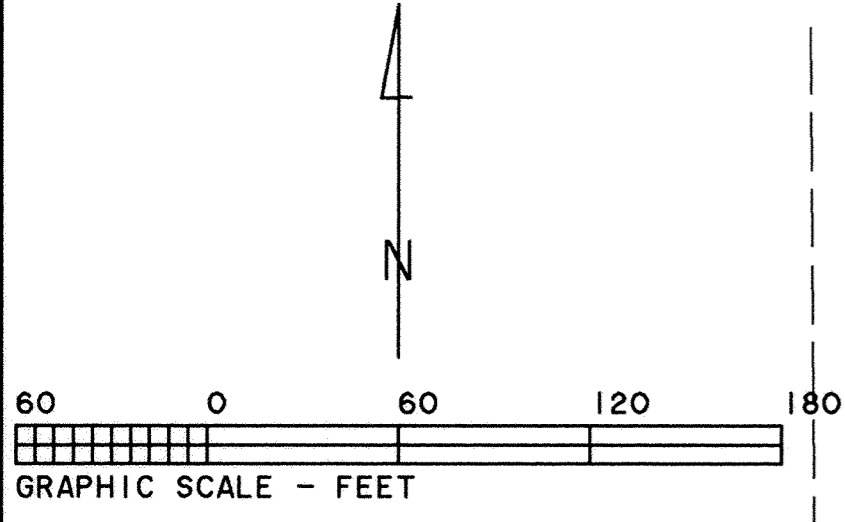
Project No.: A5011

Drawn: BWB  
 Date: 1/18/06



# SPRINGBROOK GREENS CONDOMINIUMS NO. 14

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



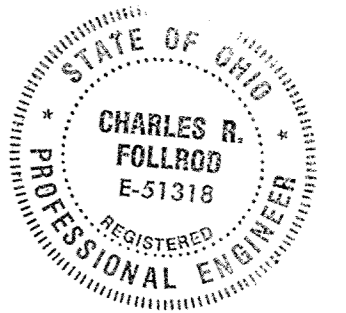
R. J. Stone Development Group, Inc.  
D.B. 875 Pg. 350

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

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

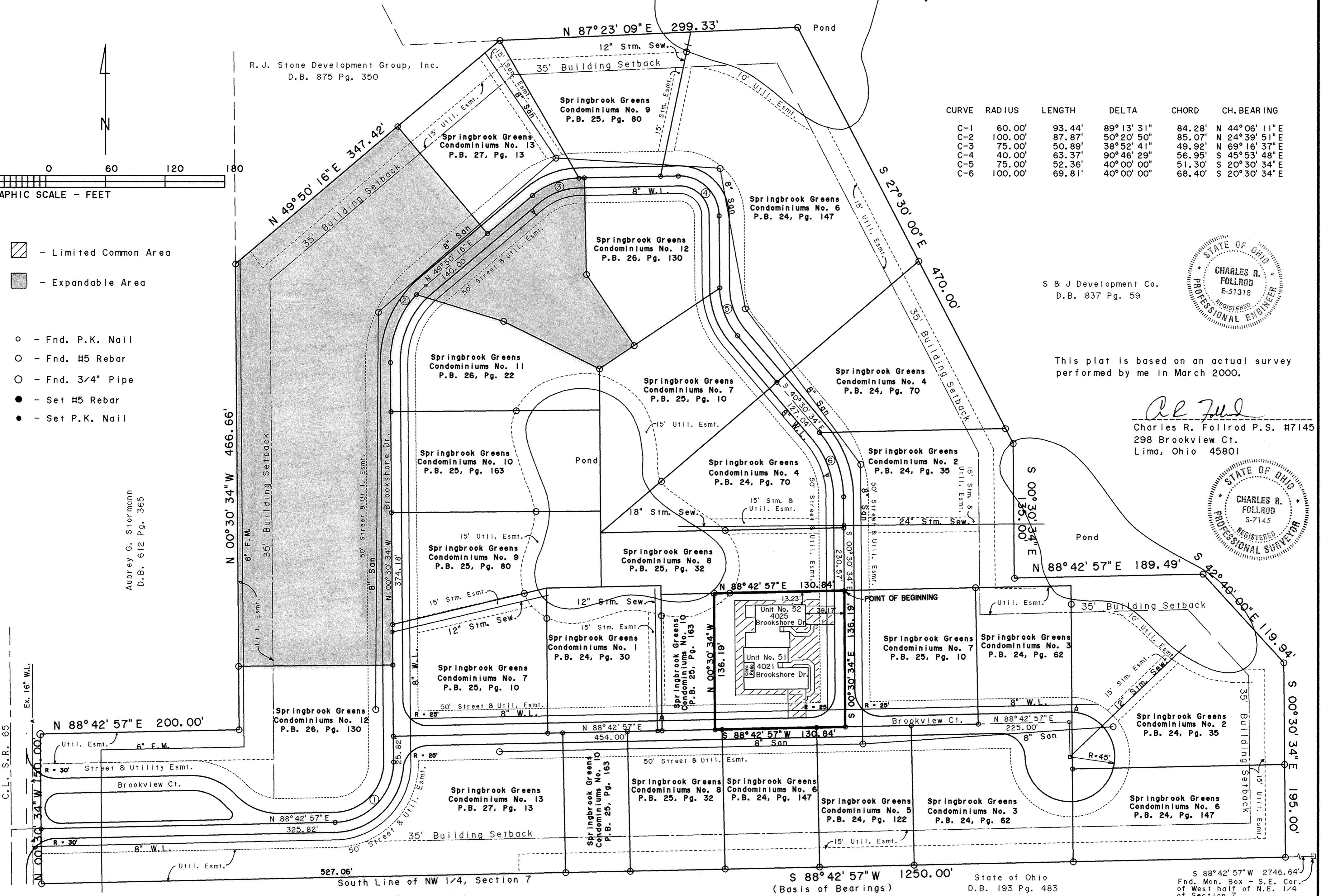
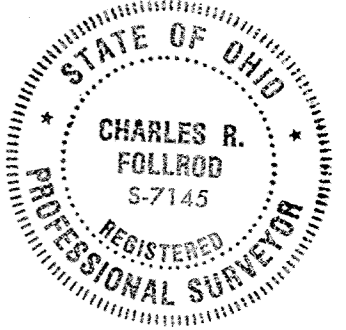
Aubrey G. Stormann  
D.B. 612 Pg. 365

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



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

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



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

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

State of Ohio  
D.B. 193 Pg. 483

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

# SPRINGBROOK GREENS CONDOMINIUMS NO. 14

(Private Street & Utility Easement - Brookview Ct.)

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

SPRINGBROOK GREENS CONDOMINIUMS NO. 14, consists of a part of the NW 1/4 of Section 7, T3S, R7E, Bath Township, Allen County, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of SPRINGBROOK GREENS CONDOMINIUMS NO. 14, one page of descriptions, one page of floor plans, one page of elevation views of the buildings and one page showing the survey of the dedicator's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

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

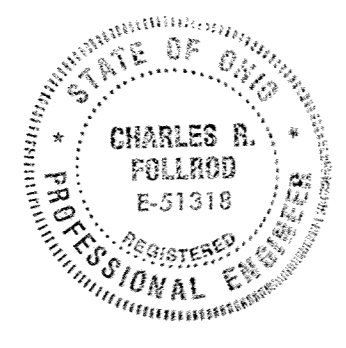
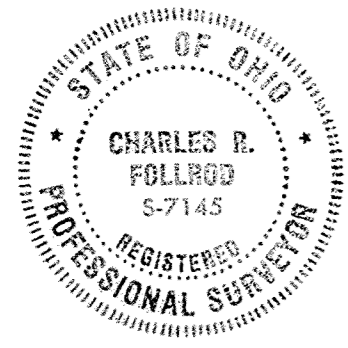
*Charles R. Follrod*  
Professional Engineer No. 51318  
Charles R. Follrod, P.E.  
R & A Engineers Inc.

No. 200603914  
Filed for record this 17th day of March, 2006 at 2:17 o'clock  
P.M. in the office of the Allen County Recorder and recorded in Plat Book 28 on Page 43

Fee: 207.00

*Mona S. Book / LMB*  
RECORDER, Allen County, Ohio

For DECLARATIONS see Deed Volume 954 Page 2166



### DESCRIPTION (Springbrook Greens Condominiums No. 14)

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

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

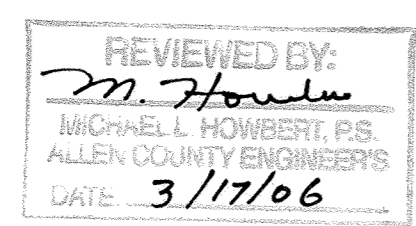
- S00°30'34"E with the west line of said Springbrook Greens Condominiums No. 7, (Parcel No. 2) 136.19' to a found P.K. nail;
- S88°42'57"W with the north lines of Springbrook Greens Condominiums Nos. 5, 6, & 8, 130.84' to a found P.K. nail;
- N00°30'34"W with the east line of Springbrook Greens Condominiums No. 10, 136.19' to a found #5 rebar;
- N88°42'57"E with the south line of Springbrook Greens Condominiums No. 8, 130.84' to the POINT OF BEGINNING.

The above described parcel contains 0.409 acres more or less, subject to all legal highways and easements of record.

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

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

Parcel No.: 37-0702-01-019.001



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

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

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

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

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

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

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

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

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

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

Total Private Street & Utility Easement = 3.161 acres

### DESCRIPTION (Springbrook Greens Condominiums No. 14 Dedicator's Land)

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

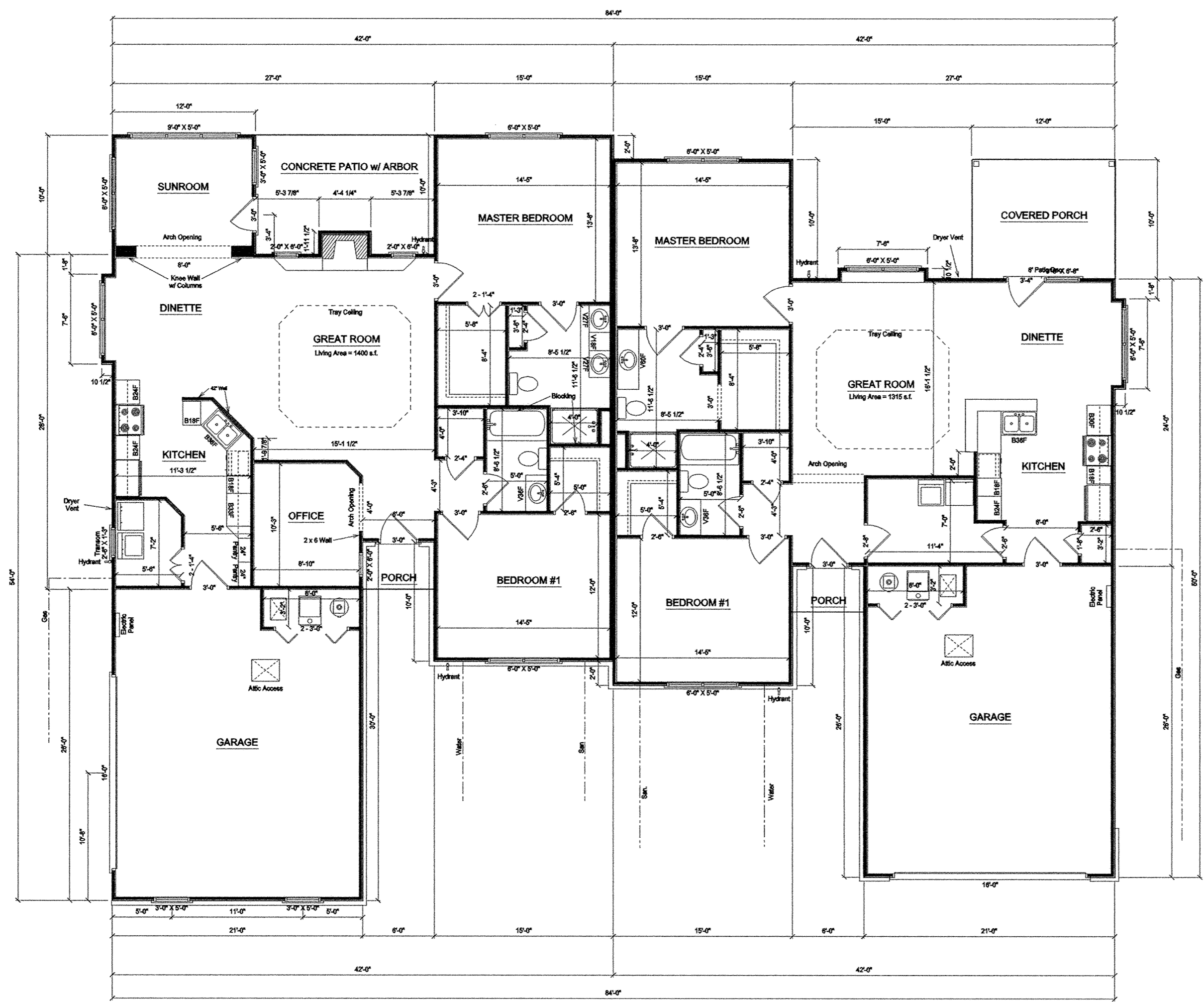
Commencing at a found monument box at the Southeast corner of the west half of the NE 1/4 of Section 7 (being on the centerline of Berryhill Rd.) thence S88°42'57"W with the south line of said NE 1/4 and NW 1/4 of Section 7, 2746.64' to a found #5 rebar and being the POINT OF BEGINNING, thence the following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

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

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

- SAVE AND EXCEPT**
- (Springbrook Greens Condominiums No. 1 - Acreage = 0.383 ac.) (For Description - See P.B. 24, Pg. 30)
  - (Springbrook Greens Condominiums No. 2 - Acreage = 1.502 ac.) (For Description - See P.B. 24, Pg. 35)
  - (Springbrook Greens Condominiums No. 3 - Acreage = 0.814 ac.) (For Description - See P.B. 24, Pg. 62)
  - (Springbrook Greens Condominiums No. 4 - Acreage = 0.965 ac.) (For Description - See P.B. 24, Pg. 70)
  - (Springbrook Greens Condominiums No. 5 - Acreage = 0.305 ac.) (For Description - See P.B. 24, Pg. 122)
  - (Springbrook Greens Condominiums No. 6 - Acreage = 1.972 ac.) (For Description - See P.B. 24, Pg. 147)
  - (Springbrook Greens Condominiums No. 7 - Acreage = 1.377 ac.) (For Description - See P.B. 25, Pg. 10)
  - (Springbrook Greens Condominiums No. 8 - Acreage = 0.646 ac.) (For Description - See P.B. 25, Pg. 32)
  - (Springbrook Greens Condominiums No. 9 - Acreage = 0.880 ac.) (For Description - See P.B. 25, Pg. 80)
  - (Springbrook Greens Condominiums No. 10 - Acreage = 0.862 ac.) (For Description - See P.B. 25, Pg. 163)
  - (Springbrook Greens Condominiums No. 11 - Acreage = 0.410 ac.) (For Description - See P.B. 26, Pg. 22)
  - (Springbrook Greens Condominiums No. 12 - Acreage = 1.397 ac.) (For Description - See P.B. 26, Pg. 130)
  - (Springbrook Greens Condominiums No. 13 - Acreage = 1.412 ac.) (For Description - See P.B. 27, Pg. 13)

The total dedicator's land contains 2.748 acres more or less subject to all legal highways and easements of record.



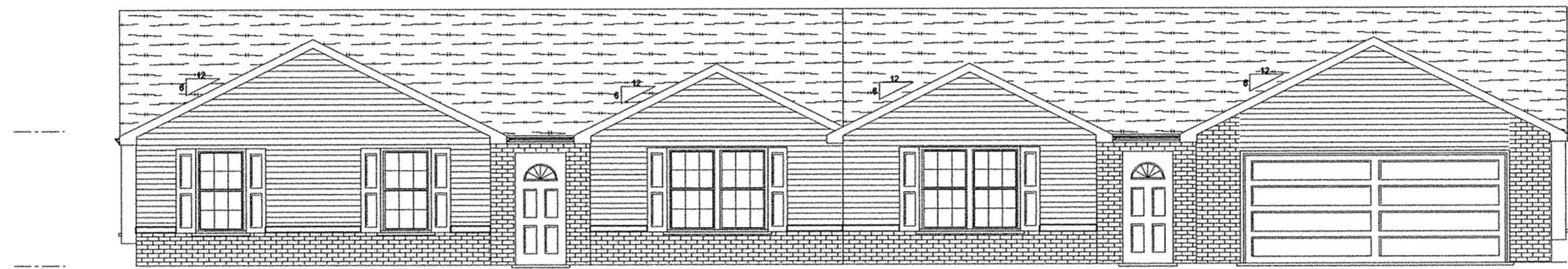
Unit No. 51  
4021 Brookshore Dr.

Unit No. 52  
4025 Brookshore Dr.

General Notes:

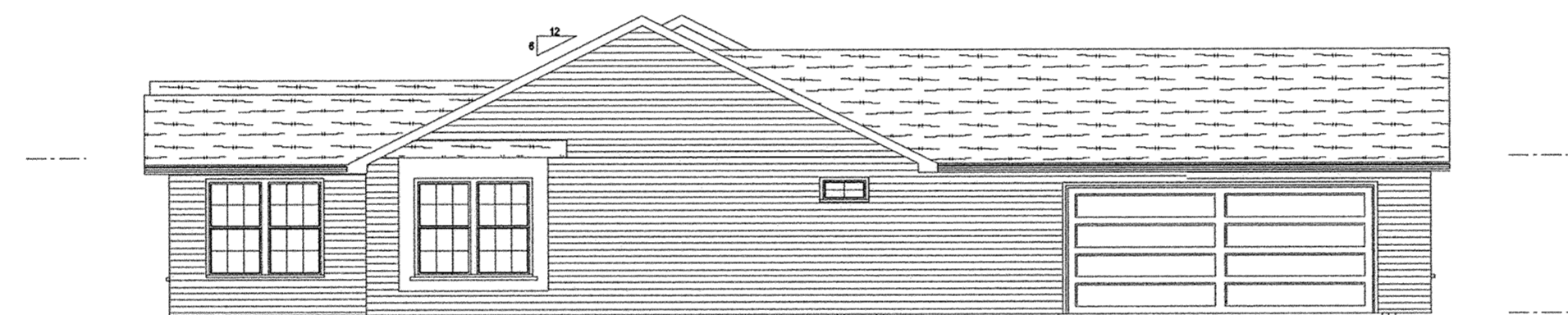
1. All sub-contractors are required to clean up daily before leaving the job site. This includes sweeping the house and putting all trash in the dumpster. All cardboard boxes are to be broken down flat or filled with other trash before being placed in the dumpster.
2. Framers shall install cabinet blocking in kitchen, laundry room and any other areas where there are wall cabinets. Blocking shall also be placed at all windows and patio doors for curtains.
3. Garage door openings are 16'-1 1/2" x 7'-1" before trim.
4. The HVAC contractor shall install drywall in the furnace area before installing equipment.

Springbrook Greens Condominiums  
Job 960/961  
SCALE: 1/8" = 1'-0"  
7-1-05

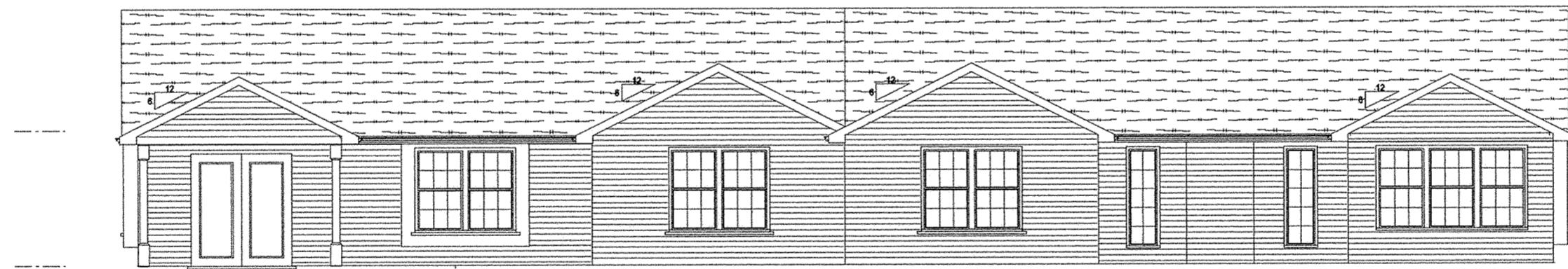


FRONT ELEVATION

Elev. = 116.98  
 Elev. = 115.23  
 Elev. = 115.71  
 Elev. = 109.98  
 Fin. Flr. Elev. = 101.98

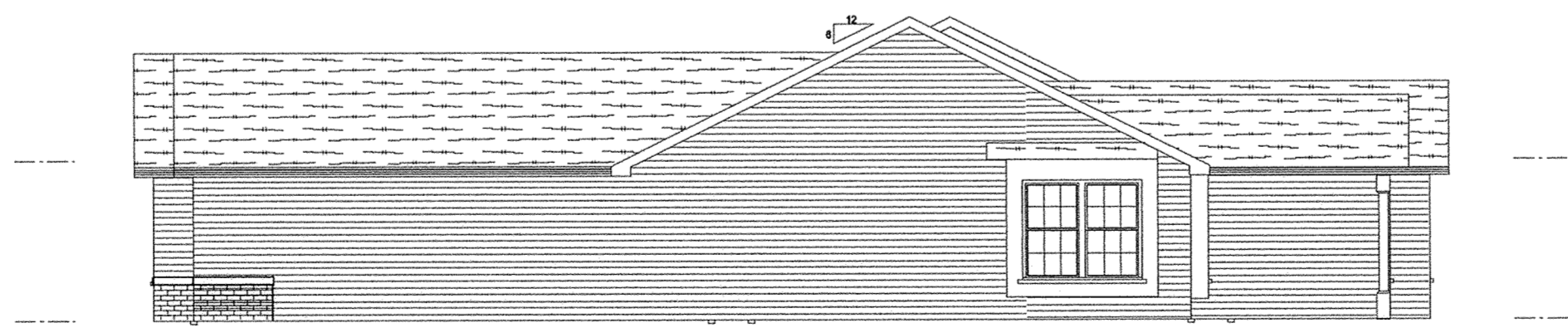


LEFT ELEVATION



REAR ELEVATION

Elev. = 113.73  
 Elev. = 112.98



RIGHT ELEVATION

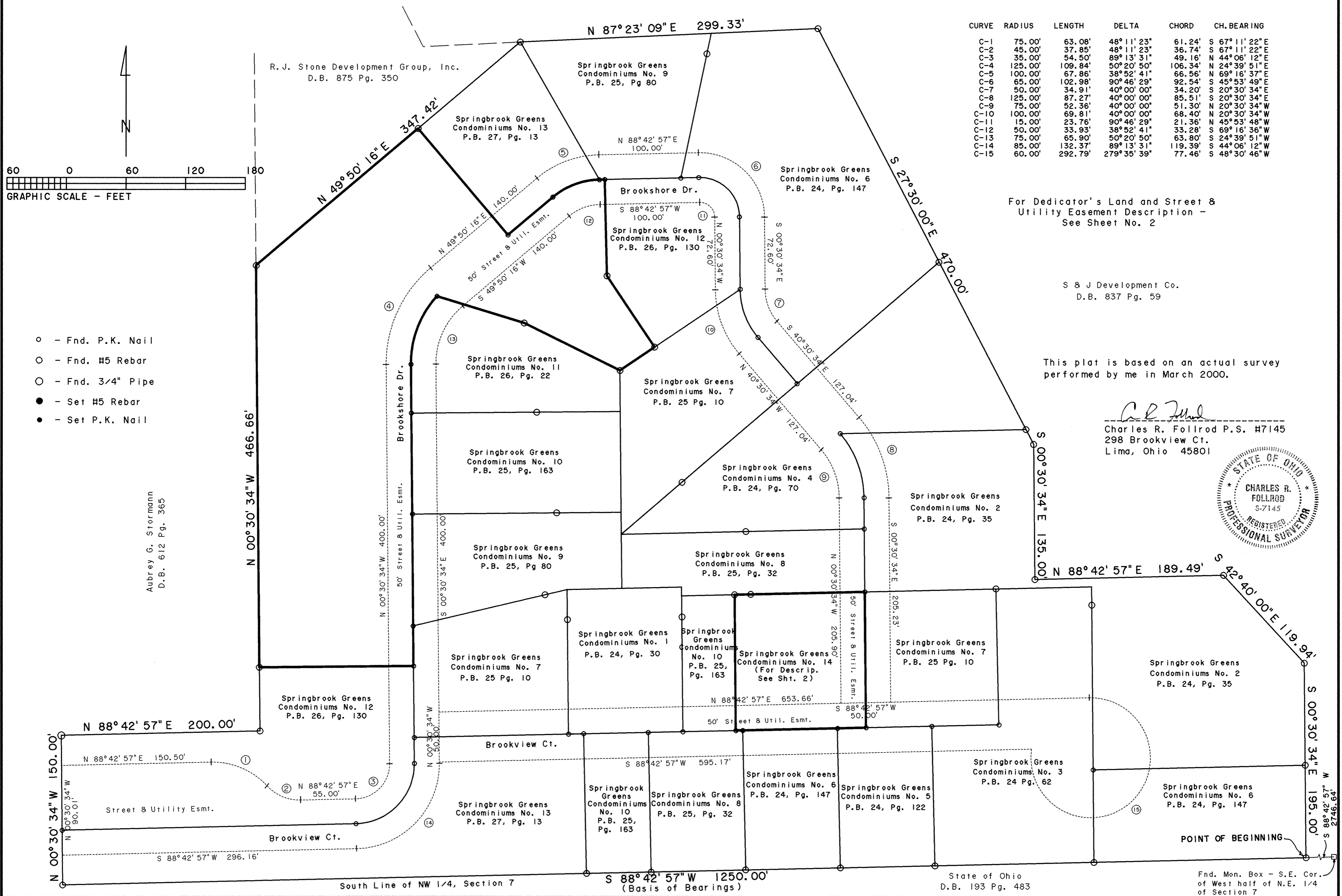
B.M. - Top of Steamer Nozzle on Fire Hydrant Located in Front of 4049 Brookshore Dr. Elev. = 100.00

Unit Nos. 51 & 52  
 4021 - 4025 Brookshore Dr.

Springbrook Greens Condominiums  
 Job 960/961  
 SCALE: 1/8" = 1'-0"  
 7-5-06

# SPRINGBROOK GREENS CONDOMINIUMS NO. 14

## Survey of Dedicator's Land



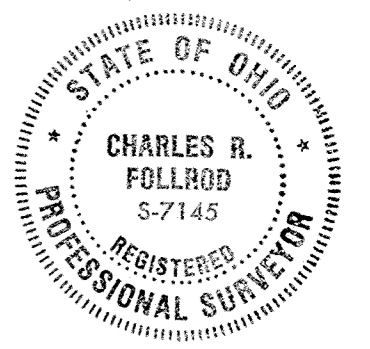
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	75.00'	63.08'	48° 11' 23"	61.24'	S 67° 11' 22" E
C-2	45.00'	37.85'	48° 11' 23"	36.74'	S 67° 11' 22" E
C-3	35.00'	54.50'	89° 13' 31"	49.16'	N 44° 06' 12" E
C-4	125.00'	109.84'	50° 20' 50"	106.34'	N 24° 39' 51" E
C-5	100.00'	67.86'	38° 52' 41"	66.56'	N 69°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

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

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

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

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



- - Fnd. P.K. Nail
- - Fnd. H5 Rebar
- - Fnd. 3/4" Pipe
- - Set H5 Rebar
- - Set P.K. Nail

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

State of Ohio  
D.B. 193 Pg. 483

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

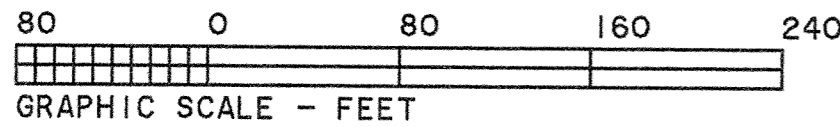
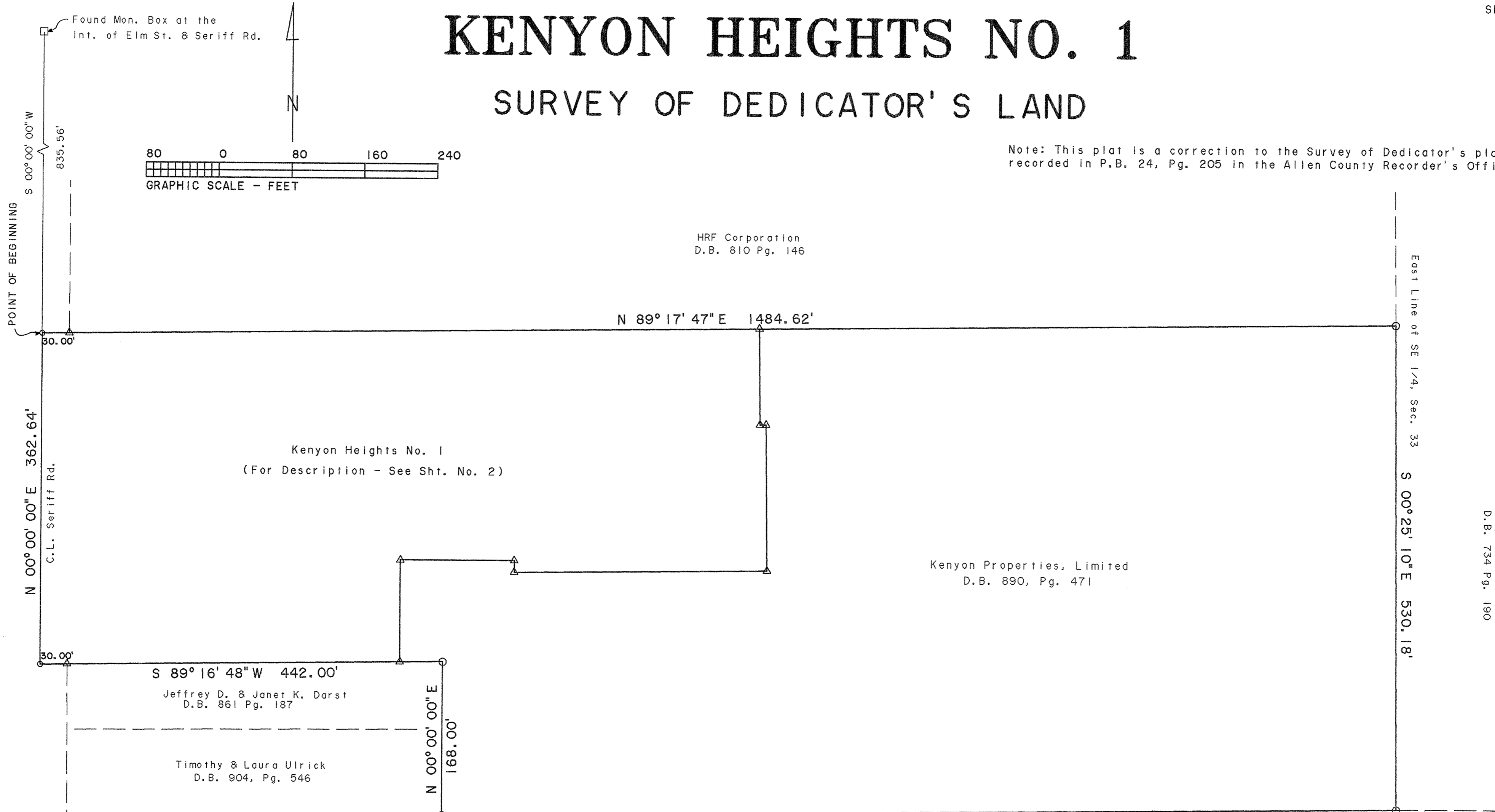
South Line of NW 1/4, Section 7

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

# KENYON HEIGHTS NO. 1

## SURVEY OF DEDICATOR'S LAND

Note: This plat is a correction to the Survey of Dedicator's plat recorded in P.B. 24, Pg. 205 in the Allen County Recorder's Office.



HRF Corporation  
D.B. 810 Pg. 146

N 89° 17' 47" E 1484.62'

Kenyon Heights No. 1  
(For Description - See Sht. No. 2)

Kenyon Properties, Limited  
D.B. 890, Pg. 471

Jeffrey D. & Janet K. Darst  
D.B. 861 Pg. 187

Timothy & Laura Ulrick  
D.B. 904, Pg. 546

Charlene M. Walter  
D.B. 734 Pg. 190

### DESCRIPTION (Survey of Dedicator's Land)

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

Commencing at a found monument box at the intersection of W. Elm St. and Seriff Rd. thence S00°00'00"W with the centerline of Seriff Rd., 835.56' to a set P.K. nail and being the POINT OF BEGINNING, thence the following courses:

1. N89°17'47"E, 1484.62' to a set #5 rebar;
2. S00°25'10"E, with the east line of the SE 1/4, 530.18 to a set #5 rebar;
3. S89°16'48"W, 1046.51' to a set #5 rebar;
4. N00°00'00"E, 168.00' to a set #5 rebar;
5. S89°16'48"W, 442.00' to a set P.K. nail;
6. N00°00'00"E with the centerline of Seriff Rd., 362.64' to the POINT OF BEGINNING.

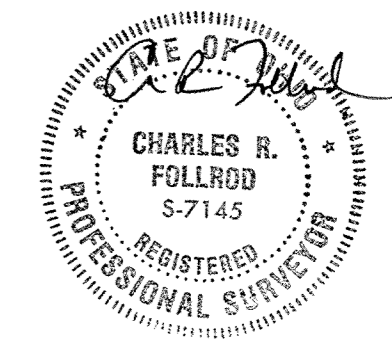
21330	Hollar Ave (50')	21335	Makley Subdivision P.B. 9 Pg. 26	21336	21337	S 89° 16' 48" W 1046.51'	Makley Subdivision P.B. 9 Pg. 133	No. 1 22404	22405	22406	22407
-------	------------------	-------	-------------------------------------	-------	-------	--------------------------	--------------------------------------	----------------	-------	-------	-------

The above described parcel contains 16.396 acres more or less, subject to all legal highway and easements of record.

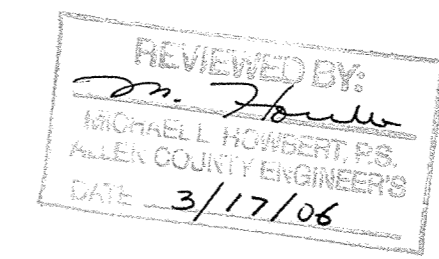
Basis of Bearings: The centerline of Seriff Rd. (S00°00'00"W)

Prior Deedholder: Kenyon Properties, Limited (D.B. 890, Pg. 471)

Parcel No.: 36-3304-01-005



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

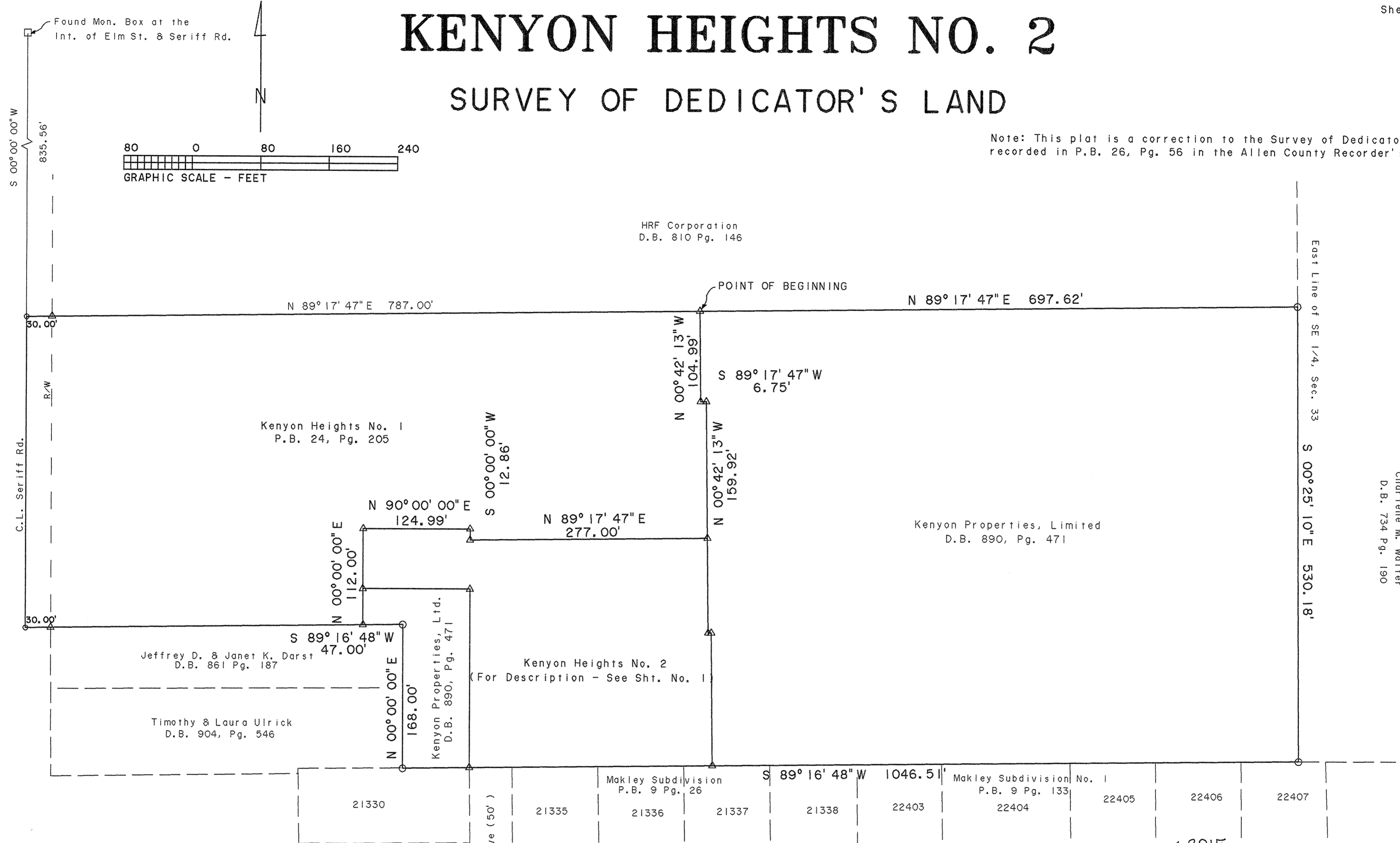




# KENYON HEIGHTS NO. 2

## SURVEY OF DEDICATOR'S LAND

Note: This plat is a correction to the Survey of Dedicator's plat recorded in P.B. 26, Pg. 56 in the Allen County Recorder's Office.



HRF Corporation  
D.B. 810 Pg. 146

Kenyon Properties, Limited  
D.B. 890, Pg. 471

Charlene M. Waller  
D.B. 734 Pg. 190

### DESCRIPTION (Survey of Dedicator's Land)

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

Commencing at a found monument box at the intersection of W. Elm St. and Seriff Rd. thence S00°00'00"W with the centerline of Seriff Rd., 835.56' to a found P.K. nail; thence N89°17'47"E with the north line of Kenyon Heights No. 1 as recorded in P.B. 24, Pg. 205 at the Allen County Recorder's Office, 787.00' to a found concrete monument at the Northeast corner of said subdivision (also being the Northeast corner of Lot No. 29676) and being the POINT OF BEGINNING, thence the following courses:

- N89°17'47"E, 697.62' to a found #5 rebar;
- S00°25'10"E, with the east line of the SE 1/4, 530.18 to a found #5 rebar;
- S89°16'48"W, 1046.51' to a found #5 rebar;
- N00°00'00"E, 168.00' to a found #5 rebar;
- S89°16'48"W, 47.00' to a found concrete monument;
- N00°00'00"E, 112.00' to a found concrete monument;

- N90°00'00"E, 124.99' to a found concrete monument;
- S00°00'00"W, 12.86' to a found concrete monument;
- N89°17'47"E, 277.00' to a found concrete monument;
- N00°42'13"W, 159.92' to a found concrete monument;
- S89°17'47"W, 6.75' to a found concrete monument;
- N00°42'13"W, 104.99' to the POINT OF BEGINNING.

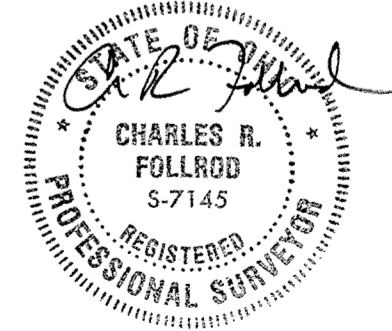
The above described parcel contains 10.729 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: The centerline of Seriff Rd. (S00°00'00"W)

Prior Deedholder: Kenyon Properties, Limited (D.B. 890, Pg. 471)

Parcel No.: 36-3304-01-005

200603915  
**FILED AND RECORDED**  
 May 17 2006  
 AT 2:20 O'CLOCK P.M.  
 VOL 28 PAGE 48  
 MONA S. LOSH  
 RECORDER, ALLEN CO., OHIO  
 FEE \$6.84 PAID  
 Chuck Folwell



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

REVIEWED BY:  
 [Signature]  
 MICHAEL L. HOWERT, P.S.  
 ALLEN COUNTY ENGINEER'S  
 DATE 3/17/06

**ALLEY VACATION  
IN  
BALMER AND EATON HEIRS ADDITION  
P.B. 4, PG. 102  
VILLAGE OF BLUFFTON**

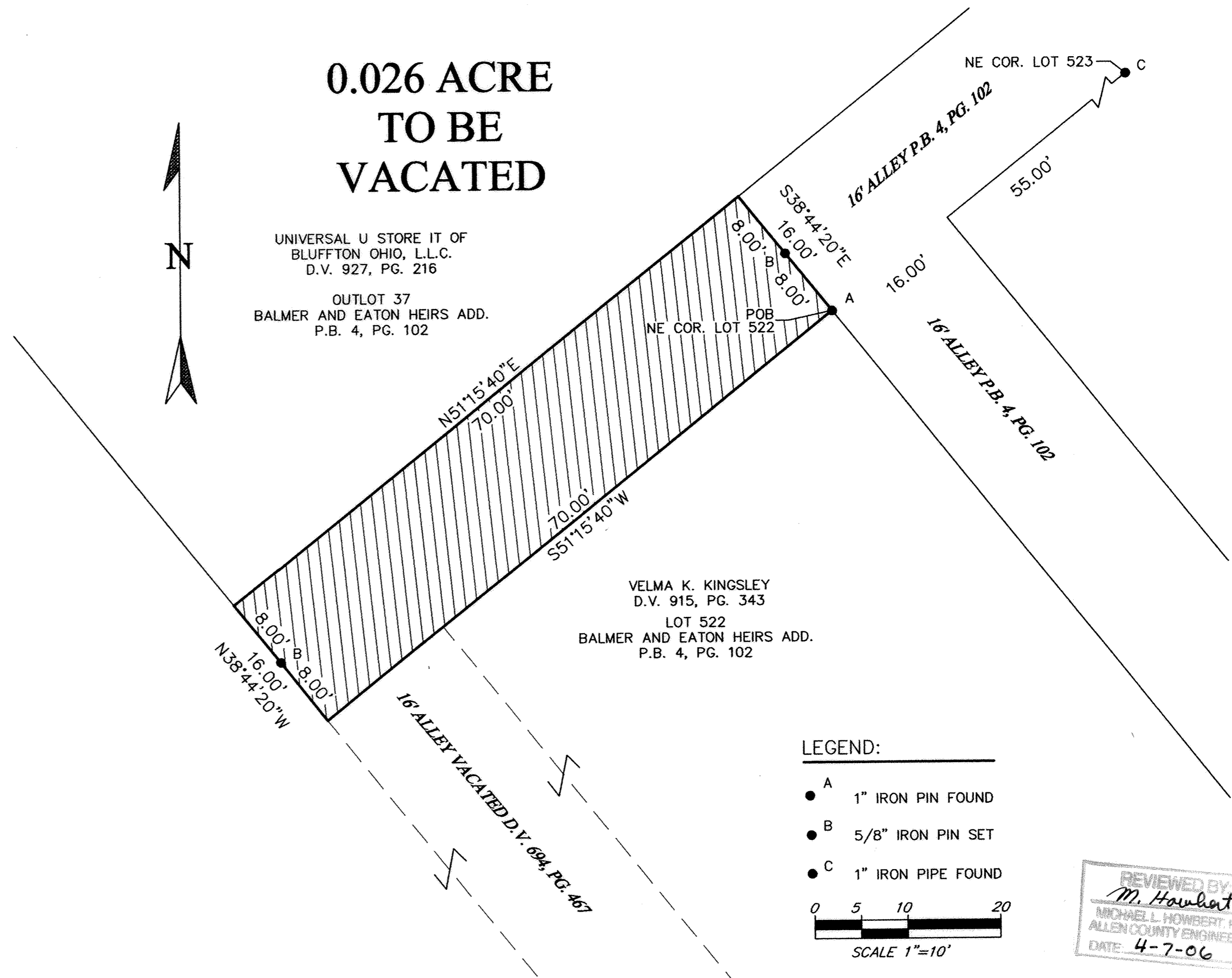
Plat Book 28, Page 50.

**SITUATED IN:  
N.W. 1/4 SECTION 12,  
T-2-S, R-8-E,  
RICHLAND TOWNSHIP,  
VILLAGE OF BLUFFTON  
ALLEN COUNTY, OHIO**

**0.026 ACRE  
TO BE  
VACATED**

DESCRIPTION FOR VACATION

The following described parcel of land is situated in the Northwest quarter of Section 12, Township 2 South, Range 8 East, in the Village of Bluffton, in Balmer and Eaton Heirs Addition (Plat Book 4, Page 102), Allen County, Ohio, and is more particularly described as follows:  
Beginning at a 1 inch iron pin (found) at the Northeast Corner of Lot 522 in said addition;  
thence with the north line of Lot 522, S 51° 15' 40" W, a distance of 70.00 feet to a point in the west line of said addition;  
thence with the west line of said addition, N 38° 44' 20" W, a distance of 16.00 feet to the southwest corner of Outlot 37, passing a 5/8 inch rebar set at 8.00 feet;  
thence with the South line of said Outlot 37, N 51° 15' 40" E, a distance of 70.00 feet to a point;  
thence on the extension of a 16 foot alley running along the easterly line of said Lot 522, S 38° 44' 20" E, a distance of 16.00 feet to the POINT OF BEGINNING, passing a 5/8 inch iron pin set at 8.00 feet.  
Containing 0.026 acres, more or less, subject to all easements of record.  
This description is based on an actual field survey performed in November, 2005 and was prepared by Leland D. Yoakam L.S. No. 7676. All markers are accurate as to material and location and are in place. All bearings are assumed and refer to the South line of Outlot 37 as being N 51° 15' 40" E.



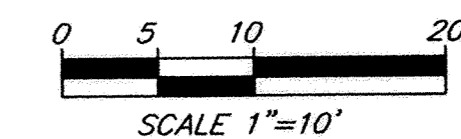
UNIVERSAL U STORE IT OF  
BLUFFTON OHIO, L.L.C.  
D.V. 927, PG. 216

OUTLOT 37  
BALMER AND EATON HEIRS ADD.  
P.B. 4, PG. 102

VELMA K. KINGSLEY  
D.V. 915, PG. 343  
LOT 522  
BALMER AND EATON HEIRS ADD.  
P.B. 4, PG. 102

LEGEND:

- A 1" IRON PIN FOUND
- B 5/8" IRON PIN SET
- C 1" IRON PIPE FOUND



REVIEWED BY: *WL*  
*M. Howbert*  
MICHAEL L. HOWBERT, P.S.  
ALLEN COUNTY ENGINEER'S  
DATE: 4-7-06

RESOLUTION

Ordinance Resolution No. 03-06, Dated: 02-27-2006

Recorded in Deed Volume 955, Page 161

COUNTY AUDITOR'S CERTIFICATE

Filed for transfer on this 7<sup>th</sup> day of April, 2006.

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

SS no fee

COUNTY RECORDERS CERTIFICATE

200605196  
Filed for record under file # 200605196 on this 7<sup>th</sup> day of April, 2006, at a time of 3:23 PM in the County Recorder's Office for a fee of 41.40 and recorded in Plat Book 28, Page 50 and Deed Volume 955, Page 161.

*Mona J. Laska*  
Recorder, Allen County, Ohio



*Leland D. Yoakam*  
LELAND D. YOAKAM, REG. SUR. #7676

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER OF 2005. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE. ALL BEARINGS REFER TO THE TO THE SOUTH LINE OF OUTLOT 37 AS BEING N 51°15'40" E.

<b>YOAKAM SURVEYING</b> 9425 Sugar Creek Rd. Harrod, Ohio 45850 Leland D. Yoakam, P.S. 7676 Phone (419) 643-2805	CLIENT: LEONARD KINGSLEY
	COUNTY: ALLEN
	TOWNSHIP: RICHLAND
	SURVEYED BY: L.D.Y.
	SHEET: 1 OF 1
SCALE: 1"=10'	DATE: NOV. 2005

# VACATION OF STREETS AND ALLEYS IN WESTMINSTER STATION P.B. 2, PG. 260-261

Plat Book 28, Page 51

**DESCRIPTION FOR VACATION**

The following described land is situated in the Northwest Quarter of Section 7, Township 4 South, Range 8 East, Auglaize Township, Allen County, Ohio, being ONLY the streets and alleys as dedicated in the plat of West Minster Station Recorded in Plat Book 2, Page 260 and 261 south of the C. & A. R.R. as shown on the plat and is more particularly described as follows:

Beginning at a monument box marking the Northwest Corner of Section 7, also being the intersection of the centerline of Clum Road with the centerline of Cool Road;

thence with the centerline of Cool Road, S 00° 00' 00" W, a distance of 367.98 feet to a pk nail found being the intersection of the southerly line of an abandoned railroad with the centerline of Cool Road;

thence along the southline of the abandoned railroad, S 83° 15' 51" E., a distance of 25.17 feet to a 5/8" iron pin (found), also being the POINT OF BEGINNING for the land to be described;

thence continuing along the south line also being the north line of a 20' street, S 83° 15' 51" E, a distance of 1192.19 feet to a point;

thence with the east line of a 20' street, S 00° 00' 00" E, a distance of 216.18 feet to point;

thence S 89° 31' 25" W, a distance of 1184.00 feet to a point in the east line of Cool Road as dedicated on the plat of West Minster Station;

thence with the east line of dedicated Cool Road, N 00° 00' 00" E, a distance of 50.00 feet to a point;

thence with the North line of a 50' street, S 89° 31' 25" E, a distance of 150.00 feet to a point in the west line of a 12' alley;

thence N 00° 00' 00" E, a distance of 276.75 feet to a point in the south line of a 20' street;

thence N 83° 15' 51" W, a distance of 151.04 feet to a point in the east line of dedicated Cool Road;

thence with the east line of dedicated Cool Road N 00° 00' 00" E, a distance of 20.14 feet to the POINT OF BEGINNING.

less and excepting Lot 30 thru Lot 45 and Outlot 3 as platted in Plat Book 2, page 260 and 261;

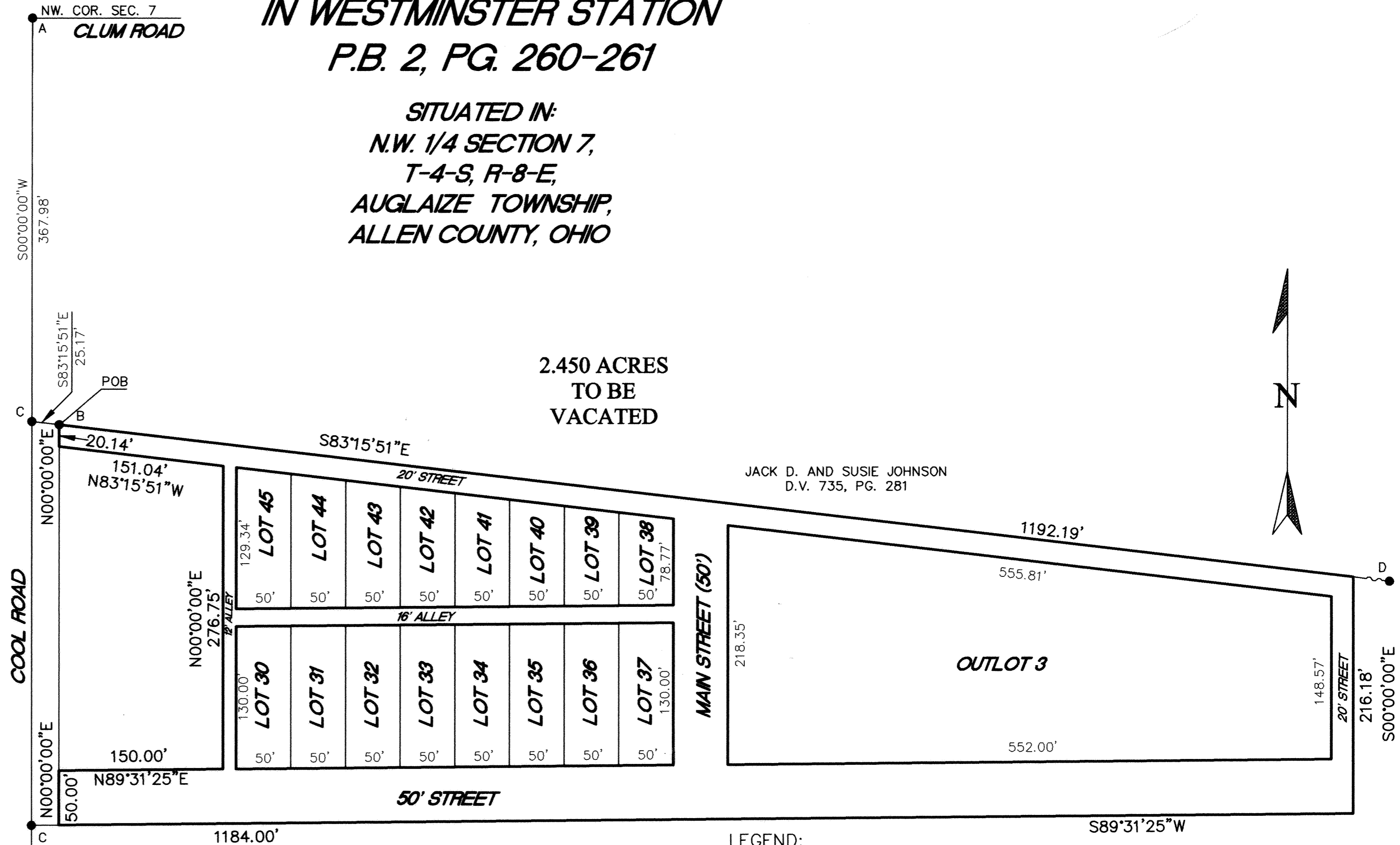
Containing 2.450 acres, more or less, subject to all easements of record. This description is based on an actual field survey performed in July, 2005 and was prepared by Leland D. Yoakam L.S. No. 7676. All markers are accurate as to material and location and are in place. All bearings are assumed and refer to the Centerline of Cool Road as being N 00° 00' 00" E, it is the intent of this description to describe the perimeter of the streets and alleys to be vacated.

**SITUATED IN:  
N.W. 1/4 SECTION 7,  
T-4-S, R-8-E,  
AUGLAIZE TOWNSHIP,  
ALLEN COUNTY, OHIO**

**2.450 ACRES  
TO BE  
VACATED**

JACK D. AND SUSIE JOHNSON  
D.V. 735, PG. 281

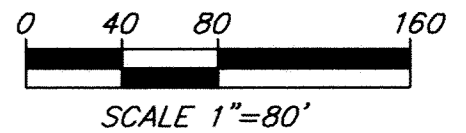
DOUG AND CAROL L. STIMMEL  
D.V. 894, PG. 414



NOTE: NO PINS SET AT REQUEST OF OWNER

**LEGEND:**

- A MON. BOX FOUND
- B 5/8" IRON PIN FOUND
- C PK NAIL FOUND
- D R/R CORNER POST FOUND



**RESOLUTION**

Resolution No. 265-06, Dated: April 20, 2006

Recorded in Deed Volume 956, Page 103

**COUNTY AUDITOR'S CERTIFICATE**

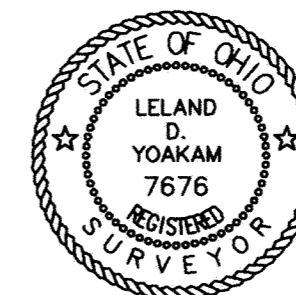
Filed for transfer on this 25<sup>th</sup> day of April, 2006.

Ben E. Diegenbrock SMS  
Auditor, Allen County, Ohio

**COUNTY RECORDERS CERTIFICATE**

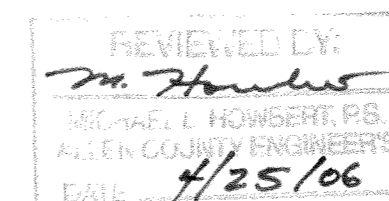
Filed for record under file # 200604219 on this 25<sup>th</sup> day of April, 2005, at a time of 2:17 PM in the County Recorder's Office for a fee of \$41.40 and recorded in Plat Book 28, Page 51 and Deed Volume 956, Page 103.

Monu S. Losh by mH  
Recorder, Allen County, Ohio



Leland D. Yoakam  
LELAND D. YOAKAM, REG. SUR. #7676

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN JULY OF 2005. ALL MARKERS ARE ACCURATE AS TO MATERIAL AND LOCATION AND ARE IN PLACE. ALL BEARINGS REFER TO THE TO THE CENTERLINE OF COOL ROAD AS BEING N 00°00'00" E.



<b>YOAKAM SURVEYING</b> 9425 Sugar Creek Rd. Harrod, Ohio 45850 Leland D. Yoakam, P.S. 7676 Phone (419) 643-2805	CLIENT: NATHAN REX
	COUNTY: ALLEN
	TOWNSHIP: AUGLAIZE
	SURVEYED BY: L.D.Y.
	SHEET: 1 OF 1
	SCALE: 1"=80'
	DATE: JULY 2005



REPLAT OF LOTS 29867-29869 IN EASTGATE PARK No. 5 N.E. QTR., SEC. 5, T-4-S, R-7-E, PERRY TOWNSHIP, ALLEN COUNTY, OHIO

LEGAL DESCRIPTION

Replat of Lots 29867-29869 of Eastgate Park No.5

Being all of Lots 29867, 29868, and 29869 of Eastgate Park No. 5 (Plat Book 26, Page 48), as same are platted in the northeast quarter of Section 5, Township-4-South, Range-7-East, Perry Township, Allen County, Ohio, more particularly described by metes and bounds as follows:

Commencing at a county monument box at the southeast corner of the northeast quarter of said Section 5;

thence northerly with the east line of said northeast quarter (legal centerline of Greely Chapel Road) at N 01°19'32"E, 510.00 feet to the northeast corner of a 13.821-acre parcel granted to Sam's Real Estate Business Trust (Deed Volume 850, Page 566);

thence westerly with the north line of said 13.821-acre parcel at N 88°45'38"W, 50.00 feet to an iron pipe (reset) in the west right-of-way line of Motel Avenue, which point is the POINT OF BEGINNING [this point is also the southeast corner of said Lot 29868];

thence continuing westerly with the north line of said 13.821-acre parcel at N 88°45'38"W, 543.00 feet to an iron pipe (set) in the east right-of-way line of Roschman Avenue, as same was dedicated by said plat of Eastgate Park No. 5 [this point is also the southwest corner of said Lot 29869];

thence generally northerly with the curving east line of Roschman Avenue (concave westerly) an arc distance of 204.64 feet (radius is 583.81 feet; chord bears N 09°04'05"W, 203.59 feet; central angle is 20°05'00") to an iron pipe (found) at a point of reverse curvature;

thence generally northerly with the curving east line of Roschman Avenue (concave easterly) an arc distance of 95.23 feet (radius is 533.81 feet; chord bears N 13°59'58"W, 95.10 feet; central angle is 10°13'16") to an iron pipe (set) at the northwest corner of said Lot 29869;

thence easterly with the north line of said Lot 29869 at S 89°02'53"E, 334.70 feet to an iron pipe (set) at the southeast corner of Lot 29870 of said Eastgate Park No. 5;

thence northerly with the east line of said Lot 29870 (same as west line of said Lot 29867) at N 00°57'07"E, 186.66 feet to an iron pipe (set) at the northwest corner of said Lot 29867;

thence easterly with the north line of said Lot 29867 at S 89°02'53"E, 271.40 feet to an iron pipe (set) at the northeast corner of said Lot 29867, which point is also in the dedicated west line of Motel Avenue;

thence southerly with said west line of Motel Avenue (east lines of said Lots 29867 and 29868) at S 01°19'32"W, 481.77 feet to the POINT OF BEGINNING.

This parcel contains a gross area of 4.986 acres, of which no area is occupied by any present roadway, thus leaving a net area also of 4.986 acres; subject to all easements of record at the time of the recording of this instrument.

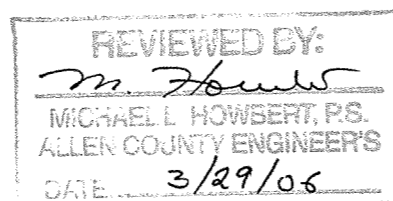
Owner claims title by a deed recorded at Deed Volume 772, Page 702 of the deed books at the Allen County Recorder's Office.

This description is based on surveying work performed by Kohli & Kalher Associates, Inc., through March 23, 2006. Bearings and distances are based on the referenced plat of Eastgate Park No. 5. Iron pipes set this survey are 3/4-inch diameter by 30-inch long with an orange plastic "K&K/LIMA" plug.

Michael G. Buettner Registered Professional Surveyor No. 6881

(SEAL)

MAR 24 2006



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 2.544 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.

Witness as to Robert J. Roschman

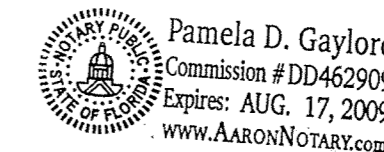
ROSCHMAN FAMILY PARTNERSHIP NO. 1, LTD., a Florida Limited Partnership, by ROSCHMAN INVESTMENT CORP., a Florida For Profit Corporation Grantor's Managing General Partner,

Robert J. Roschman, President

State of Florida, S.S., Broward County

Be it remembered that on this 19 day of April, 2006 Personally came the said owner listed above, 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 Broward County, Florida



APPROVAL BY THE PLANNING COMMISSION

I hereby certify that this plat was approved by the Planning Commission on 5 April 2006

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

Certified Director, Lima-Allen County Regional Planning Commission

APPROVAL OF COUNTY COMMISSIONERS

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

President of the Board of Allen County Commissioners

COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on April 26, 2006

Allen County Auditor Fee 1.50 KH

200606312

COUNTY RECORDER

I hereby certify that this plat was filed for recording on April 26, 2006 and that it was recorded on April 26, 2006 in Vol. 28, Page 52, plat records of Allen County, Ohio. Fee \$280 Time: 2:25 PM

Allen County Recorder

