

LEGAL DESCRIPTION:

A parcel of land being part of River Tract No. 62 and also part of the North half (1/2) of the Southeast quarter (1/4) of Section fourteen (14), Town one (1), United States Reserve of Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, all being located in the City of Perrysburg, Wood County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the South line of said River Tract No. 62 with the West line of said River Tract No. 62, said South line of River Tract No. 62 also being the westerly extension of the North line of the Southeast quarter (1/4) of said Section fourteen (14), said West line of River Tract No. 62 also being the centerline of Hull Prairie Road, as it now exists, said point of intersection being marked with a found iron pin in concrete;

thence in a northerly direction along said West line of River Tract No. 62, having an assumed bearing of North zero (00) degrees, six (06) minutes, forty (40) seconds West, a distance of three hundred twenty-eight and zero hundredths (328.00') feet to the intersection of the South line of a parcel of land as described in Volume 506, Page 260, Wood County Deed Records, said point of intersection being marked with a found PK nail;

thence North eighty-nine (89) degrees, fifty-three (53) minutes, twenty (20) seconds East along said South line of a parcel of land as described in Volume 506, Page 260, Wood County Deed Records, passing through a set concrete monument at a distance of fifty and zero hundredths (50.00') feet, a distance of four hundred forty-six and eighty-four hundredths (446.84') feet to the intersection of the East line of said parcel of land as described in Volume 506, Page 260, Wood County Deed Records, said point of intersection being marked with a set concrete monument;

thence North zero (00) degrees, six (06) minutes, forty (40) seconds West along said East line of a parcel of land as described in Volume 506, Page 260, Wood County Deed Records, a distance of four hundred eighteen and zero hundredths (418.00') feet to the intersection of the easterly plat line of The Overlook at River Ridge, as recorded in Volume 22, Pages 407 and 408, Wood County Plat Records, said point of intersection being marked with a found concrete monument;

The following two (2) courses follow on and along said easterly plat line of The Overlook at River Ridge:

thence North thirty-eight (38) degrees, five (05) minutes, six (06) seconds West, a distance of two hundred six and fourteen hundredths (206.14') feet to a point, said point being marked with a found concrete monument;

thence North zero (00) degrees, six (06) minutes, forty (40) seconds West, a distance of eight hundred fifty-three and three hundredths (853.03') feet to the intersection of the southerly line of a parcel of land as described as Parcel No. 6YWD in Volume 451, Page 43, Wood County Deed Records, said point of intersection being marked with a found concrete monument;

thence North seventy-one (71) degrees, twenty-eight (28) minutes, forty-eight (48) seconds East along said southerly line of a parcel of land as described as Parcel No. 6YWD in Volume 451, page 43, Wood County Deed Records, and also along the southerly line of a parcel of land as described as Parcel No. 5WD in Volume 451, Page 43, Wood County Deed Records, a distance of three hundred fifty-seven and seventy-four hundredths (357.74') feet to a point, said point being marked with a set concrete monument;

thence South forty-three (43) degrees, five (05) minutes, sixteen (16) seconds East along a line, a distance of one hundred seventy-one and fifty hundredths (171.50') feet to a point, said point being marked with a set concrete monument;

thence South five (05) degrees, fifty-two (52) minutes, twenty-five (25) seconds East along a line, a distance of two hundred eighty-four and thirty-nine hundredths (284.39') feet to a point, said point being marked with a set concrete monument;

thence South seven (07) degrees, fourteen (14) minutes, forty-four (44) seconds West along a line, a distance of one hundred forty-four and forty hundredths (144.40') feet to a point, said point being marked with a set concrete monument;

thence South nine (09) degrees, twenty-two (22) minutes, fifty-three (53) seconds West along a line, a distance of two hundred twenty-five and zero hundredths (225.00') feet to a point, said point being marked with a set concrete monument;

thence North eighty (80) degrees, thirty-seven (37) minutes, seven (07) seconds West along a line, a distance of one hundred seventy-eight and twenty-six hundredths (178.26') feet to a point on curve, said point on curve being marked with a set concrete monument;

thence in a southerly to southeasterly direction along an arc of curve to the left, an arc distance of sixty-eight and thirty-one hundredths (68.31') feet to a point of tangency, said arc of curve to the left having a radius of ninety-five and zero hundredths (95.00') feet, a central angle of forty-one (41) degrees, eleven (11) minutes, fifty-eight (58) seconds, a chord distance of sixty-six and eighty-five hundredths (66.85') feet, and a chord bearing of South twenty-two (22) degrees, eleven (11) minutes, thirty-three (33) seconds East, said point of tangency being marked with a set concrete monument;

thence South forty-two (42) degrees, forty-seven (47) minutes, thirty-two (32) seconds East along a line, a distance of eighty-eight and forty-three hundredths (88.43') feet to a point, said point being marked with a set concrete monument;

thence North forty-seven (47) degrees, twelve (12) minutes, twenty-eight (28) seconds East along a line, a distance of twenty-one and fifty hundredths (21.50') feet to a point, said point being marked with a set concrete monument;

thence South forty-two (42) degrees, forty-seven (47) minutes, (32) seconds East along a line, a distance of sixty and zero hundredths (60.00') feet to a point, said point being marked with a set concrete monument;

thence South forty-seven (47) degrees, twelve (12) minutes, twenty-eight (28) seconds West along a line, a distance of twenty-one and fifty hundredths (21.50') feet to a point, said point being marked with a set concrete monument;

thence South forty-two (42) degrees, forty-seven (47) minutes, thirty-two (32) seconds East along a line, a distance of thirty-eight and forty-nine hundredths (38.49') feet to a point, said point being marked with a set concrete monument;

thence North forty-seven (47) degrees, twelve (12) minutes, twenty-eight (28) seconds East along a line, a distance of one hundred seventy-seven and eighteen hundredths (177.18') feet to a point, said point being marked with a set concrete monument;

River Ridge Plat One

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

thence South forty-two (42) degrees, forty-seven (47) minutes, thirty-two (32) seconds East along a line, a distance of two hundred twenty-four and ninety-three hundredths (224.93') feet to a point, said point being marked with a set concrete monument;

thence South twenty-eight (28) degrees, five (05) minutes, zero (00) seconds West along a line, a distance of fifty-nine and ninety-seven hundredths (59.97') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, seven (07) minutes, thirty (30) seconds East along a line, a distance of four hundred eighty-five and ninety-five hundredths (485.95') feet to a point, said point being marked with a set concrete monument;

thence South ten (10) degrees, twenty (20) minutes, thirty-one (31) seconds West along a line, a distance of seventy-five and ten hundredths (75.10') feet to a point, said point being marked with a set concrete monument;

thence South thirty-four (34) degrees, fifty-two (52) minutes, eighteen (18) seconds West along a line, a distance of seventy-eight and thirty-six hundredths (78.36') feet to a point, said point being marked with a set concrete monument;

thence South forty-three (43) degrees, forty-two (42) minutes, forty-seven (47) seconds West along a line, a distance of three hundred sixty-four and fifty-eight hundredths (364.58') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, twenty-three (23) minutes, eleven (11) seconds East along a line, a distance of sixty and zero hundredths (60.00') feet to the intersection of a line drawn one hundred seventeen and thirty-six hundredths (117.36') feet southerly of and parallel with said North line of the Southeast quarter (1/4) of Section fourteen (14), said point of intersection being marked with a set concrete monument;

thence South eighty-nine (89) degrees, thirty-six (36) minutes, forty-nine (49) seconds West along said line drawn one hundred seventeen and thirty-six hundredths (117.36') feet southerly of and parallel with the North line of the Southeast quarter (1/4) of Section fourteen (14), a distance of two hundred sixty-six and three hundredths (266.03') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a westerly to northwesterly direction along an arc of curve to the right, an arc distance of ninety-three and thirty-three hundredths (93.33') feet to a point of tangency, said arc of curve to the right having a radius of one hundred fifty-five and zero hundredths (155.00') feet, a central angle of thirty-four (34) degrees, twenty-nine (29) minutes, fifty-seven (57) seconds, a chord distance of ninety-one and ninety-three hundredths (91.93') feet, and a chord bearing of North seventy-three (73) degrees, eight (08) minutes, twelve (12) seconds West;

thence North fifty-five (55) degrees, fifty-three (53) minutes, fourteen (14) seconds West along a line, a distance of one hundred ten and ninety-four hundredths (110.94') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a northwesterly to westerly direction along an arc of curve to the left, an arc distance of ninety-three and thirty-three hundredths (93.33') feet to the intersection of said South line of River Tract No. 62, said arc of curve to the left having a radius of one hundred fifty-five and zero hundredths (155.00') feet, a central angle of thirty-four (34) degrees, twenty-nine (29) minutes, fifty-seven (57) seconds, a chord distance of ninety-one and ninety-three hundredths (91.93') feet and a chord bearing of North seventy-three (73) degrees, eight (08) minutes, twelve (12) seconds West, said point of intersection being marked with a set concrete monument;

thence South eighty-nine (89) degrees, thirty-six (36) minutes, forty-nine (49) seconds West along said South line of River Tract No. 62, passing through a found iron pipe at a distance of sixty and eighty-eight hundredths (60.88') feet, said found iron pipe marking the intersection of the West line of said Southeast quarter (1/4) of Section fourteen (14), a distance of one hundred thirty-five and fifty-three hundredths (135.53') feet to the Point of Beginning.

Said parcel of land containing an area of 1,068,571 square feet or 24.531 acres of land, more or less. Subject to legal highways.

Said parcel of land having a present road occupied area of 9,838 square feet or 0.226 acres of land, more or less.





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

Said set concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

Prior deed reference is Volume 657, Page 695, and Volume 689, Page 455, Wood County Deed Records.

The above description is based on a survey performed under my supervision during September, 1999.

SURVEYORS CERTIFICATE:

We hereby certify that during September, 1999 we surveyed the property, hereon described, subdividing the same into lots numbered 1 to 33, both inclusive, and Buffer Lots A and B. Distances are given in feet and decimal parts thereof. Concrete monuments marked thus , have been set either at each change in direction of the boundary of the plat or on offsets and referenced thereto. Iron pipes have been set at all points marked thus . The same type of monument, which conform to the Ohio Department of Transportation, Division of Highways, Standard Construction Drawing MC-1, have been set at points marked thus . Monuments marked thus , represent existing concrete monuments per plat of record.

FELLER, FINCH & ASSOCIATES, INC.

Duane E. Heck
Professional Surveyor No. 7432

Date




OWNERS CERTIFICATION:

We, the undersigned, owners of the property hereon described, do hereby adopt this subdivision into lots as shown, establish setback lines as shown, and dedicate to the City of Perrysburg for public use the streets and rights-of-way as shown, except Buffer Lots "A" and "B" which are dedicated on condition that the abutting right-of-way dedication is extended or widened beyond said buffer lot, and we do further grant to the City of Perrysburg easements as shown hereon and designated as utility easements and drainage easements for the purpose of permitting the construction, installation, relocation or maintenance of public or quasi-public utility facilities thereon. Said dedication of rights-of-way and granting of easements shall include the conveyance of all water, sanitary sewer and storm sewer facilities located therein. Maintenance shall include the right to remove any structures, branches or other growth or obstructions of any kind that might interfere with the construction, maintenance, or safe operation of utility lines or drainage facilities. We further certify that we will improve this subdivision with the following improvements: water, sanitary sewer, storm sewer, sidewalks, street trees, street signs, street lights and pavement as shown on plans on file with the City of Perrysburg.

IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 28th day of July, 2000.

Witness:

MELCHIOR BUILDING COMPANY



RICHARD V. ROSENLUND
DAVID J. KRANIA


Laurie Melchior Huskisson, President

STATE OF OHIO, COUNTY OF LUCAS:

On this 28th day of July, 2000, before me appeared MELCHIOR BUILDING COMPANY by Laurie Melchior Huskisson, President, and acknowledged the signing of this plat to be of her free act and deed for the purpose hereon mentioned. Witness my hand and seal the day and year written above.



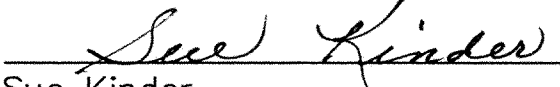

Notary Public in and for Wood County, Ohio
Richard V. Rosenlund

Sept. 24, 2001
My commission expires on

OFFICE OF THE WOOD COUNTY RECORDER:

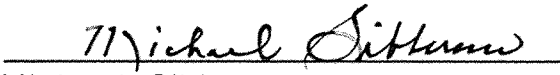
#14139

This plat was filed for record this 17 day of August, 2000 at 11:51 A.M. o'clock. Recorded in Volume 22, Pages 438, Book of Plats.


Sue Kinder
Wood County Recorder

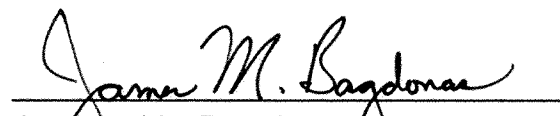
OFFICE OF THE WOOD COUNTY AUDITOR:

This plat has been submitted for appraisalment this 17 day of August, 2000.


Michael Sibbersen
Wood County Auditor


OFFICE OF THE SERVICE-SAFETY DIRECTOR, PERRYSBURG, OHIO:

This plat is approved by the Director of Service-Safety of Perrysburg, Ohio, on this 8th, day of AUGUST, 2000.


James M. Bagdonas
Service-Safety Director, City of Perrysburg

OFFICE OF THE MUNICIPAL PLANNING COMMISSION OF PERRYSBURG:

This plat is approved by the Municipal Planning Commission of Perrysburg, Ohio, on this 14th, day of AUGUST, 2000.

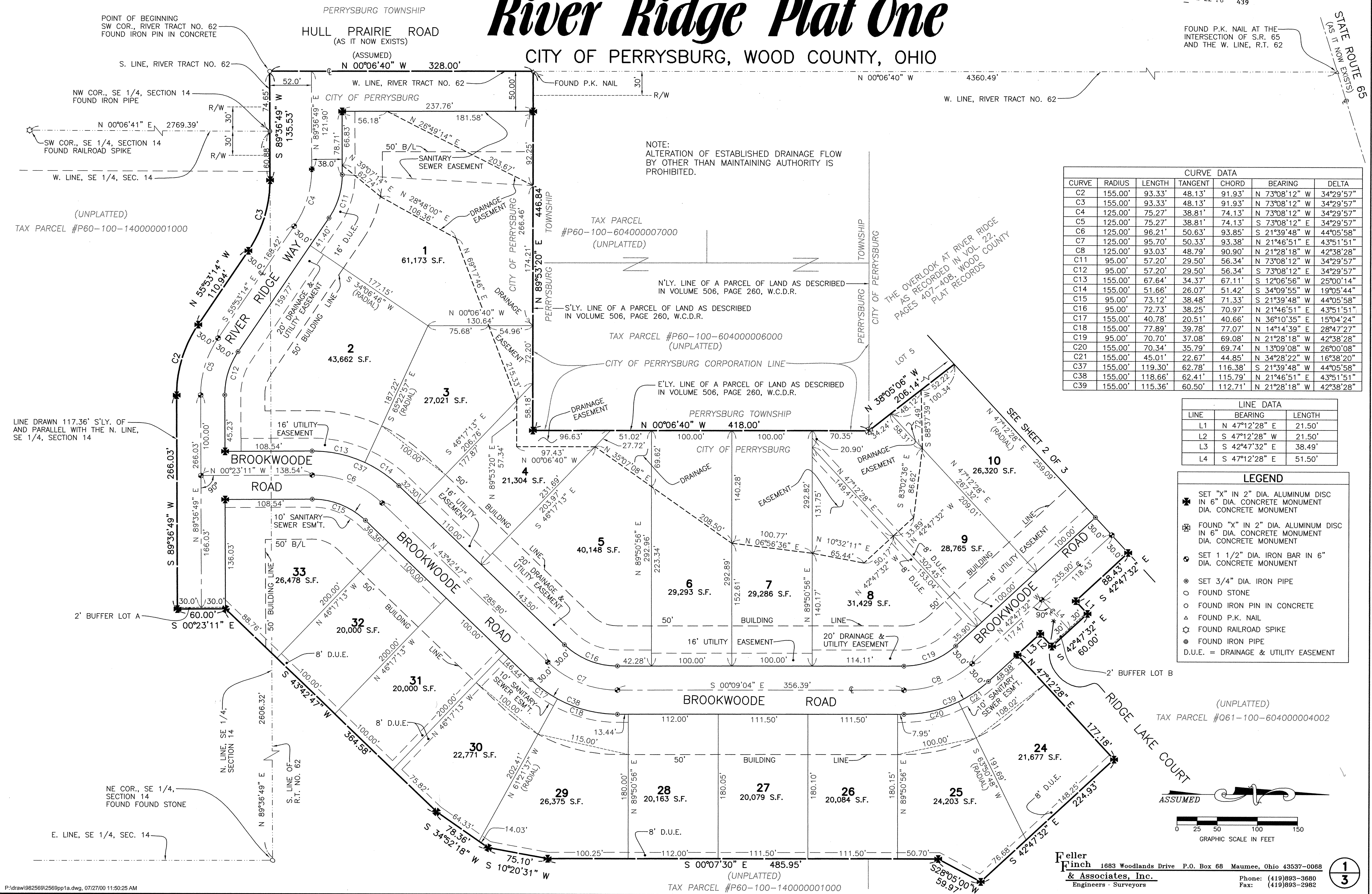

Walter J. Celley
Chairman

Feller
& Associates, Inc.
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
Engineers - Surveyors
Phone: (419)893-3680
Fax: (419)893-2982

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River Ridge Plat One

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

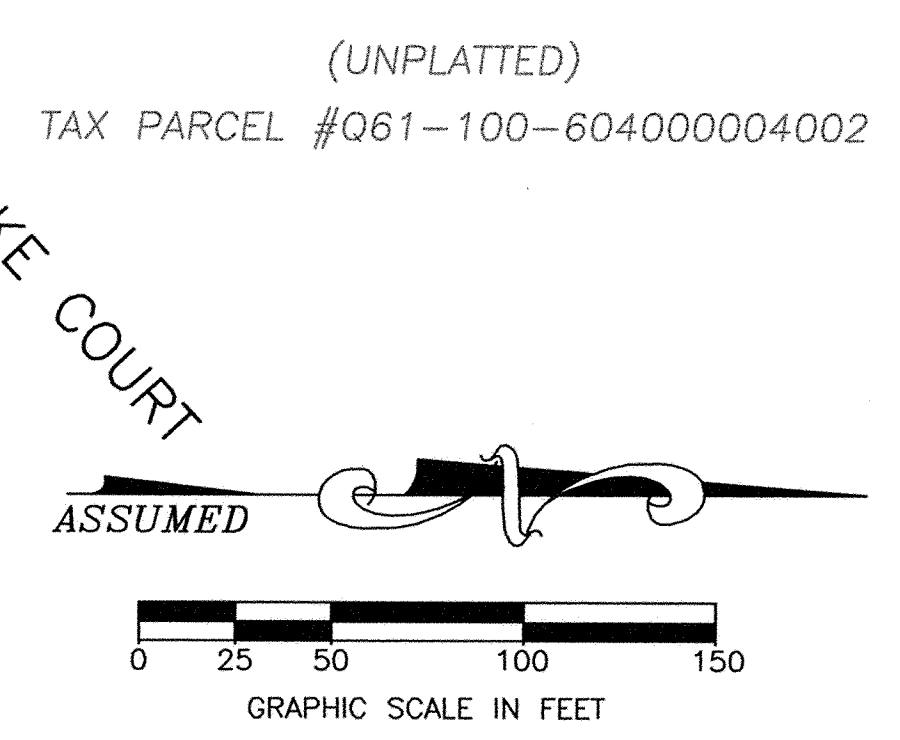


NOTE:
ALTERATION OF ESTABLISHED DRAINAGE FLOW
BY OTHER THAN MAINTAINING AUTHORITY IS
PROHIBITED.

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C2	155.00'	93.33'	48.13'	91.93'	N 73°08'12" W
C3	155.00'	93.33'	48.13'	91.93'	N 73°08'12" W
C4	125.00'	75.27'	38.81'	74.13'	N 73°08'12" W
C5	125.00'	75.27'	38.81'	74.13'	S 73°08'12" E
C6	125.00'	96.21'	50.63'	93.85'	S 21°39'48" W
C7	125.00'	95.70'	50.33'	93.38'	N 21°46'51" E
C8	125.00'	93.03'	48.79'	90.90'	N 21°28'18" W
C11	95.00'	57.20'	29.50'	56.34'	N 73°08'12" W
C12	95.00'	57.20'	29.50'	56.34'	S 73°08'12" E
C13	155.00'	67.64'	34.37'	67.11'	S 12°06'56" W
C14	155.00'	51.66'	26.07'	51.42'	S 34°09'55" W
C15	95.00'	73.12'	38.48'	71.33'	S 21°39'48" W
C16	95.00'	72.73'	38.25'	70.97'	N 21°46'51" E
C17	155.00'	40.78'	20.51'	40.66'	N 36°10'35" E
C18	155.00'	77.89'	39.78'	77.07'	N 14°14'39" E
C19	95.00'	70.70'	37.08'	69.08'	N 21°28'18" W
C20	155.00'	70.34'	35.79'	69.74'	N 13°09'08" W
C21	155.00'	45.01'	22.67'	44.85'	N 34°28'22" W
C37	155.00'	119.30'	62.78'	116.38'	S 21°39'48" W
C38	155.00'	118.66'	62.41'	115.79'	N 21°46'51" E
C39	155.00'	115.36'	60.50'	112.71'	N 21°28'18" W

LINE DATA		
LINE	BEARING	LENGTH
L1	N 47°12'28" E	21.50'
L2	S 47°12'28" W	21.50'
L3	S 42°47'32" E	38.49'
L4	S 47°12'28" E	51.50'

- LEGEND**
- SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT DIA. CONCRETE MONUMENT
 - FOUND "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT DIA. CONCRETE MONUMENT
 - SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
 - SET 3/4" DIA. IRON PIPE
 - FOUND STONE
 - FOUND IRON PIN IN CONCRETE
 - FOUND P.K. NAIL
 - FOUND RAILROAD SPIKE
 - FOUND IRON PIPE
 - D.U.E. = DRAINAGE & UTILITY EASEMENT

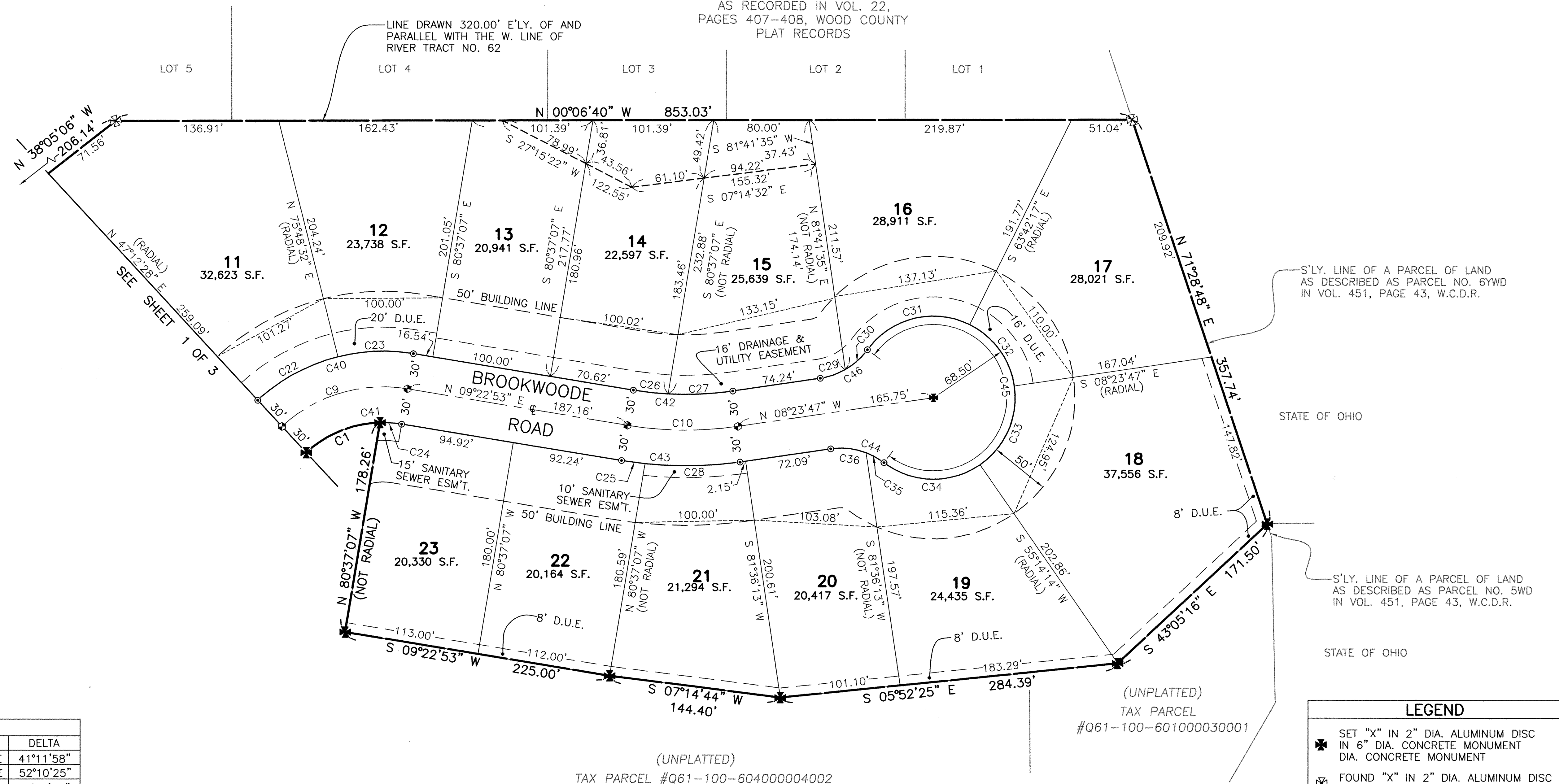


Feller Finch & Associates, Inc.
Engineers - Surveyors
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
Phone: (419)893-3680 Fax: (419)893-2982

River Ridge Plat One

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

THE OVERLOOK AT RIVER RIDGE
AS RECORDED IN VOL. 22,
PAGES 407-408, WOOD COUNTY
PLAT RECORDS



CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	95.00'	68.31'	35.71'	66.85'	S 22°11'33" E	41°11'58"
C9	125.00'	113.83'	61.20'	109.93'	S 16°42'20" E	52°10'25"
C10	300.00'	93.08'	46.92'	92.71'	N 00°29'33" E	17°46'40"
C22	155.00'	77.37'	39.51'	76.57'	S 28°29'30" E	28°36'04"
C23	155.00'	63.77'	32.34'	63.32'	S 02°24'18" E	23°34'21"
C24	95.00'	18.20'	9.13'	18.17'	S 03°53'40" W	10°58'27"
C25	330.00'	19.77'	9.89'	19.77'	N 07°39'54" E	03°25'57"
C26	270.00'	29.45'	14.74'	29.43'	N 06°15'26" E	06°14'55"
C27	270.00'	54.33'	27.26'	54.24'	N 02°37'54" W	11°31'45"
C28	330.00'	82.62'	41.53'	82.41'	N 01°13'25" W	14°20'43"
C29	59.50'	22.25'	11.26'	22.12'	N 19°06'34" W	21°25'35"
C30	59.50'	25.14'	12.76'	24.95'	N 41°55'38" W	24°12'33"
C31	68.50'	96.04'	57.81'	88.36'	S 13°52'06" E	80°19'38"
C32	68.50'	66.12'	35.89'	63.59'	S 53°56'58" W	55°18'30"
C33	68.50'	76.08'	42.50'	72.23'	N 66°34'46" W	63°38'01"
C34	68.50'	86.08'	49.77'	80.53'	N 01°14'18" E	72°00'08"
C35	59.50'	17.20'	8.66'	17.14'	S 28°57'27" W	16°33'49"
C36	59.50'	30.19'	15.43'	29.87'	S 06°08'23" W	29°04'20"
C40	155.00'	141.14'	75.89'	136.32'	S 16°42'20" E	52°10'25"
C41	95.00'	86.51'	46.51'	83.55'	S 16°42'20" E	52°10'25"
C42	270.00'	83.78'	42.23'	83.44'	N 00°29'33" E	17°46'40"
C43	330.00'	102.39'	51.61'	101.98'	N 00°29'33" E	17°46'40"
C44	59.50'	47.39'	25.03'	46.15'	S 14°25'17" W	45°38'09"
C45	68.50'	324.32'	67.00'	95.79'	S 81°36'13" W	271°16'17"
C46	59.50'	47.39'	25.03'	46.15'	N 31°12'51" W	45°38'08"

LEGEND

- SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT DIA. CONCRETE MONUMENT
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