

The Colony at River Ridge

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

LEGAL DESCRIPTION:

A parcel of land being part of River Tract No. 62, in the City of Perrysburg, Wood County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the South line of said River Tract No. 62 with the East line of said River Tract No. 62, said point of intersection being marked with a set capped iron pipe;

thence in a northerly direction along said East line of River Tract No. 62, having an assumed bearing of North zero (00) degrees, nine (09) minutes, four (04) seconds West, a distance of one thousand twenty-five and twenty-nine hundredths (1025.29') feet to a point, said point being marked with a set concrete monument, said point also being the True Point of Beginning;

thence South eighty-four (84) degrees, forty-nine (49) minutes, fifty-nine (59) seconds West along a line, a distance of one hundred thirty-five and forty-eight hundredths (135.48') feet to a point, said point being marked with a set concrete monument;

thence South sixty-five (65) degrees, thirty-seven (37) minutes, three (03) seconds West along a line, a distance of one hundred fifty-one and thirty-one hundredths (151.31') feet 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 eighty-one and forty-one hundredths (81.41') feet to the intersection of the easterly plat line of River Ridge Plat One, as recorded in Volume _____, Page _____ through _____, Wood County Plat Records, said point of intersection being marked with a found concrete monument;

The following thirteen (13) courses follow on and along said easterly plat line of River Ridge Plat One:

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

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

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

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

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

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

thence North forty-two (42) degrees, forty-seven (47) minutes, thirty-two (32) seconds West, a distance of eighty-eight and forty-three hundredths (88.43') feet to a point of curve, said point of curve being marked with a found concrete monument;

thence in a northwesterly to northerly direction along an arc of curve to the right, an arc distance of sixty-eight and thirty-one hundredths (68.31') feet to a point, said point being marked with a found concrete monument; said arc of curve to the right 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 West, a chord distance of sixty-six and eighty-five hundredths (66.85') feet, and a chord bearing of North twenty-two (22) degrees, eleven (11) minutes, thirty-three (33) seconds West;

thence South eighty (80) degrees, thirty-seven (37) minutes, seven (07) seconds East, a distance of one hundred seventy-eight and twenty-six hundredths (178.26') feet to a point, said point being marked with a found concrete monument;

thence North nine (09) degrees, twenty-two (22) minutes, fifty-three (53) seconds East 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 found concrete monument;

thence North seven (07) degrees, fourteen (14) minutes, forty-four (44) seconds East 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 found concrete monument;

thence North five (05) degrees, fifty-two (52) minutes, twenty-five (25) seconds West 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 found concrete monument;

thence North forty-three (43) degrees, five (05) minutes, sixteen (16) seconds West along a line, a distance of one hundred seventy-one and fifty hundredths (171.50') feet to the intersection of the South line of a parcel of land as described as Parcel No. 5WD in Volume 451, Page 43, Wood County Deed Records, said point of intersection being marked with a found concrete monument;

The following three (3) courses follow on and along said South line of a parcel of land as described as Parcel No. 5WD in Volume 451, Page 43, Wood County Deed Records:

thence North seventy-one (71) degrees, twenty-eight (28) minutes, forty-eight (48) seconds East, a distance of eleven and seventy-three hundredths (11.73') feet to a point, said point being marked with a set concrete monument;

thence North eighty-eight (88) degrees, forty-one (41) minutes, fifty-six (56) seconds East, a distance of one hundred thirty-nine and nine hundredths (139.09') feet to a point on curve, said point on curve being marked with a set concrete monument;

thence in a southeasterly to easterly direction along an arc of curve to the left, an arc distance of five hundred seventy-nine and twenty-four hundredths (579.24') feet to the intersection of said East line of River Tract No. 62, said arc of curve to the left having a radius of seven thousand seven hundred ninety-eight and thirty-six hundredths (7798.36') feet, a central angle of four (04) degrees, fifteen (15) minutes, twenty-one (21) seconds, a chord distance of five hundred seventy-nine and ten hundredths (579.10') feet, and a chord bearing of South sixty-one (61) degrees, forty-two (42) minutes, twenty-nine (29) seconds East;

thence South zero (00) degrees, nine (09) minutes, four (04) seconds East along said East line of River Tract No. 62, a distance of five hundred seventy-four and zero hundredths (574.00') feet to the True Point of Beginning.

Said parcel of land containing an area of 435,665 square feet or 10.001 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 capped iron pipe being a 3/4" diameter and 30" long iron pipe with plastic cap stamped "PS 6842".

Said set and said found 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 689, Page 455 and Volume 657, Page 695, Wood County Deed Records.

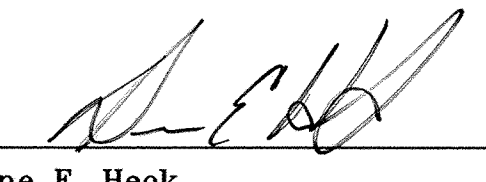
The above description is based on a survey performed under my supervision during September, 1999.

SURVEYORS CERTIFICATE:

We hereby certify that during September, 1999 we surveyed the property, hereon described, subdividing the same into lots numbered 1 to 17, both inclusive, and Common Area. 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 , and also found at points marked thus . Monuments marked thus , represent existing concrete monuments per plat of record.



FELLER, FINCH & ASSOCIATES, INC.

 7/27/00
Duane E. Heck Date
Professional Surveyor No. 7432

#1440


OWNERS CERTIFICATION:

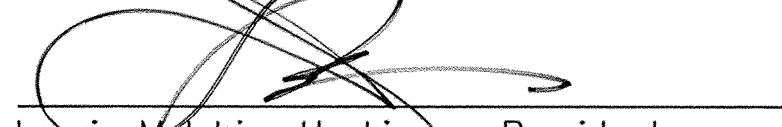
We, the undersigned, owners of the property hereon described, do hereby adopt this subdivision into lots as shown, establish setback lines as shown, and dedicate to the City of Perrysburg for public use the streets and rights-of-way as shown, and we do further grant to the City of Perrysburg easements 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:

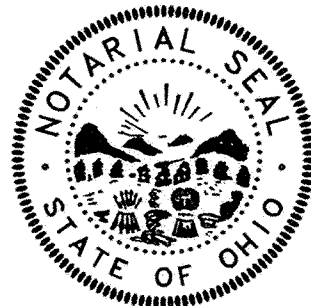
MELCHIOR BUILDING COMPANY

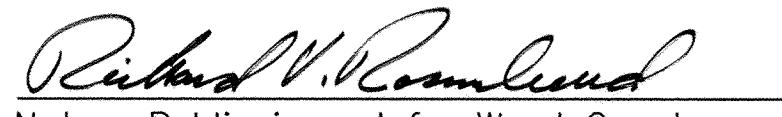

Richard V. Roslund
David J. Hanna


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
Sept. 24, 2001
My commission expires on

OFFICE OF THE WOOD COUNTY RECORDER:

This plat was filed for record this 17 day of August, 2000 at 11:53 A.M. o'clock. Recorded in Volume 22, Pages 441, Book of Plats.


Sue Kinder
Wood County Recorder

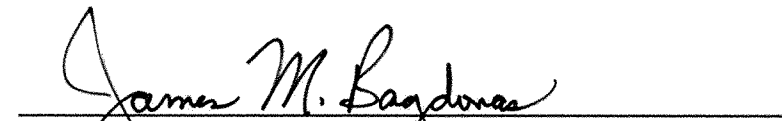
OFFICE OF THE WOOD COUNTY AUDITOR:

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

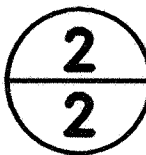
OFFICE OF THE MUNICIPAL PLANNING COMMISSION OF PERRYSBURG:

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


Walter J. Celley
Chairman

Feller
Finch 1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
& Associates, Inc.
Engineers - Surveyors

Phone: (419)893-3680
Fax: (419)893-2982

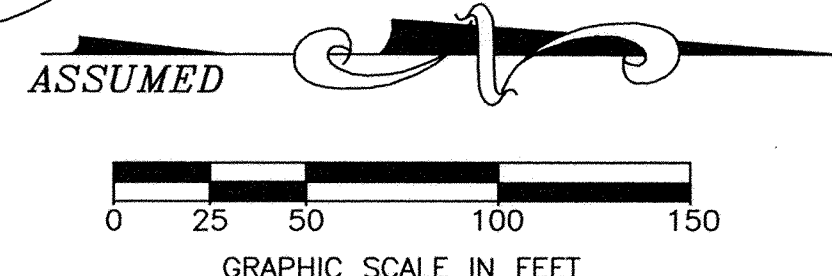
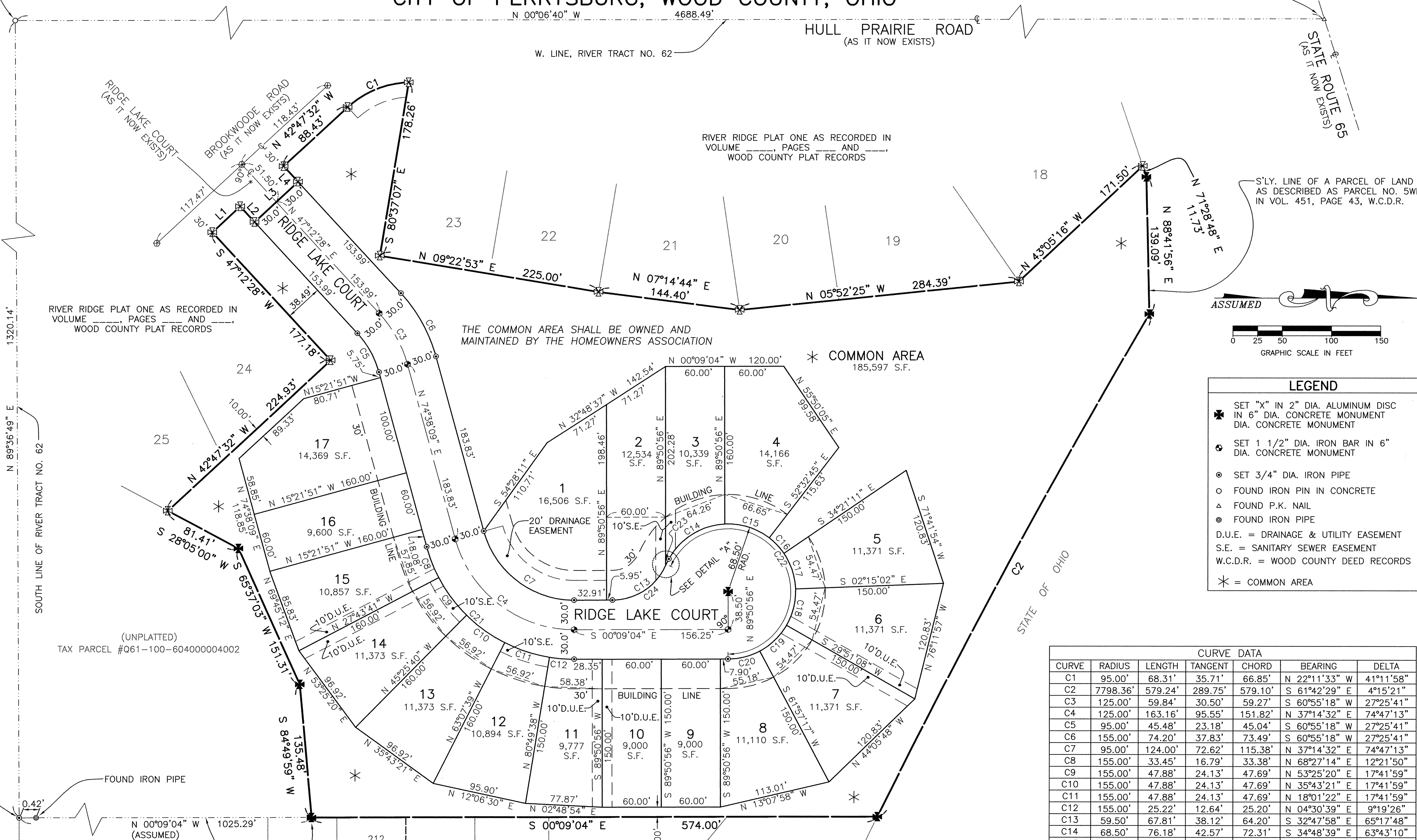


The Colony at River Ridge

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

SW COR., RIVER TRACT NO. 62
FOUND IRON PIN IN CONCRETE

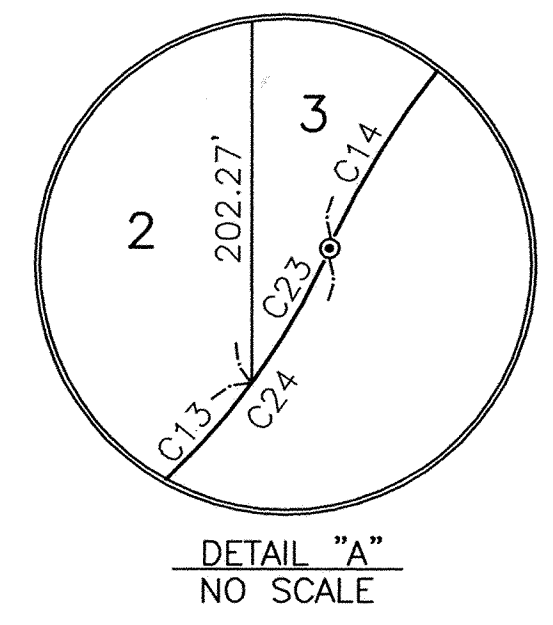
FOUND P.K. NAIL AT THE
INTERSECTION OF S.R. 65
AND THE W. LINE, R.T. 62



LEGEND	
✱	SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
⊙	SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
⊙	SET 3/4" DIA. IRON PIPE
○	FOUND IRON PIN IN CONCRETE
△	FOUND P.K. NAIL
⊙	FOUND IRON PIPE
D.U.E. = DRAINAGE & UTILITY EASEMENT	
S.E. = SANITARY SEWER EASEMENT	
W.C.D.R. = WOOD COUNTY DEED RECORDS	
✱ = COMMON AREA	

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	95.00'	68.31'	35.71'	66.85'	N 22°11'33" W	41°11'58"
C2	7798.36'	579.24'	289.75'	579.10'	S 61°42'29" E	4°15'21"
C3	125.00'	59.84'	30.50'	59.27'	S 60°55'18" W	27°25'41"
C4	125.00'	163.16'	95.55'	151.82'	N 37°14'32" E	74°47'13"
C5	95.00'	45.48'	23.18'	45.04'	S 60°55'18" W	27°25'41"
C6	155.00'	74.20'	37.83'	73.49'	S 60°55'18" W	27°25'41"
C7	95.00'	124.00'	72.62'	115.38'	N 37°14'32" E	74°47'13"
C8	155.00'	33.45'	16.79'	33.38'	N 68°27'14" E	12°21'50"
C9	155.00'	47.88'	24.13'	47.69'	N 53°25'20" E	17°41'59"
C10	155.00'	47.88'	24.13'	47.69'	N 35°43'21" E	17°41'59"
C11	155.00'	47.88'	24.13'	47.69'	N 18°01'22" E	17°41'59"
C12	155.00'	25.22'	12.64'	25.20'	N 04°30'39" E	9°19'26"
C13	59.50'	67.81'	38.12'	64.20'	S 32°47'58" E	65°17'48"
C14	68.50'	76.18'	42.57'	72.31'	S 34°48'39" E	63°43'10"
C15	68.50'	48.31'	25.21'	47.31'	S 17°15'05" W	40°24'19"
C16	68.50'	21.75'	10.97'	21.66'	S 46°33'02" W	18°11'35"
C17	68.50'	38.38'	19.71'	37.88'	S 71°41'54" W	32°06'09"
C18	68.50'	38.38'	19.71'	37.88'	N 76°11'57" W	32°06'09"
C19	68.50'	38.38'	19.71'	37.88'	N 44°05'48" W	32°06'09"
C20	68.50'	33.35'	17.01'	33.02'	N 14°05'54" W	27°53'39"
C21	155.00'	202.31'	118.48'	188.26'	N 37°14'32" E	74°47'13"
C22	68.50'	294.73'	104.44'	114.56'	S 56°35'21" W	246°31'10"
C23	59.50'	1.27'	0.64'	1.27'	S 66°03'33" E	01°13'22"
C24	59.50'	69.08'	39.02'	65.26'	N 33°24'39" W	66°31'10"

LINE DATA		
LINE	BEARING	LENGTH
L1	N 42°47'32" W	38.49'
L2	N 47°12'28" E	21.50'
L3	N 42°47'32" W	60.00'
L4	S 47°12'28" W	21.50'



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

Feller
Finch
& Associates, Inc.
Engineers - Surveyors

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Phone: (419)893-3680
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