

River Ridge Plat Four

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

LEGAL DESCRIPTION:

A parcel of land being part of River Tract No. 62, 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 southerly plat line of The Colony at River Ridge, as recorded in Volume 22, Page 441 and 442, Wood County Plat Records, with the East line of said River Tract No. 62, said East line of River Tract No. 62 also being the West Plat line of McKinley Woods Plat Twenty-four, as recorded in Volume 22, Page 197, Wood County Plat Records, said point of intersection being marked with a found concrete monument;

thence in a southerly direction along said East line of River Tract No. 62, having an assumed bearing of South zero (00) degrees, nine (09) minutes, four (04) seconds East, a distance of six hundred fifty and thirty-nine hundredths (650.39') feet to the intersection of the North Plat line of River Ridge Plat Three, as recorded in Volume 22, Page 575 and 576, Wood County Plat Records, said point of intersection being marked with a found concrete monument;

The following three (3) courses follow on and along said North Plat line of River Ridge Plat Three:

thence South eighty-nine (89) degrees, fifty (50) minutes, fifty-six (56) seconds West, a distance of two hundred and zero hundredths (200.00') feet to a point, said point being marked with a found concrete monument;

thence South zero (00) degrees, nine (09) minutes, four (04) seconds East, a distance of three and zero hundredths (3.00') feet to a point, said point being marked with a found concrete monument;

thence South eighty-nine (89) degrees, fifty (50) minutes, fifty-six (56) seconds West, a distance of one hundred forty and three hundredths (140.03') feet to the intersection of the East Plat line of River Ridge Plat One, as recorded in Volume 22, Pages 439 through 441, 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 East Plat line of River Ridge Plat One:

thence North zero (00) degrees, seven (07) minutes, thirty (30) seconds West, a distance of four hundred fifty-four and eighty-nine hundredths (454.89') feet to a point, said point being marked with a found concrete monument;

thence North twenty-eight (28) degrees, five (05) minutes, zero (00) seconds East, a distance of fifty-nine and ninety-seven hundredths (59.97') feet to the intersection of the southwesterly plat line of said The Colony at River Ridge, said point of intersection being marked with a found concrete monument;

The following three (3) courses follow on and along said southerly plat line of The Colony at River Ridge:

thence continuing North twenty-eight (28) degrees, five (05) minutes, zero (00) seconds East, a distance of eighty-one and forty-one hundredths (81.41') feet to a point, said point being marked with a found concrete monument;

thence North sixty-five (65) degrees, thirty-seven (37) minutes, three (03) seconds East, a distance of one hundred fifty-one and thirty-one hundredths (151.31') feet to a point, said point being marked with a found concrete monument;

thence North eighty-four (84) degrees, forty-nine (49) minutes, fifty-nine (59) seconds East, a distance of one hundred thirty-five and forty-eight hundredths (135.48') feet to the Point of Beginning.

Said parcel of land containing an area of 205,657 square feet or 4.721 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

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

The above described parcel of land consists of:
81,196 square feet or 1.864 acres of land within Tax Parcel No. Q61100604000004002.
124,461 square feet or 2.857 acres of land within Tax Parcel No. Q61100604000004000.

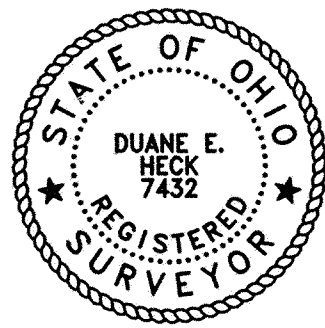
Said found concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

The above description is based on a survey performed under my supervision during August, 2004.

Prior Deed Reference is Volume 657, Page 695, Wood County Deed Records.

SURVEYORS CERTIFICATE:

We hereby certify that during August, 2004 we surveyed the property, hereon described, subdividing the same into lots numbered 52 to 62, both inclusive. Distances are given in feet and decimal parts thereof. Concrete monuments marked thus \star , have been set either at each change in direction of the boundary of the plat or on offsets and referenced thereto. Iron rebars have been set at all points marked thus \odot . The same type of monument, which conform to the Ohio Department of Transportation, Division of Highways, Standard Construction Drawing RM-1.1, have been set at points marked thus \odot . Monuments marked thus \star , and thus \odot , represent existing concrete monuments per plat of record.



FELLER, FINCH & ASSOCIATES, INC.

Duane E. Heck 10/5/04
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, 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.

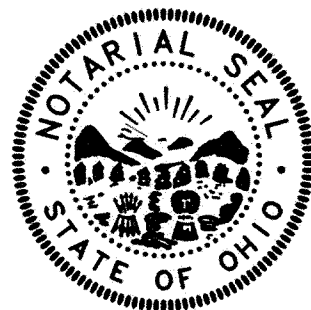
IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 8 day of OCTOBER, 2004.

Witness:

Gretchen M. Steward
GRETCHEN M. STEWARD
Richard W. Tattersall
RICHARD W. TATTERSALL

STATE OF OHIO }
COUNTY OF WOOD } SS

On this 8 day of October, 2004, 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 purposes hereon mentioned. Witness my hand and seal the day and year written above.



MELCHIOR BUILDING COMPANY

Laurie Melchior Huskisson, President

Gretchen M. Steward
Notary Public, State of Ohio
GRETCHEN M. STEWARD

My commission expires on 8/13/09.
Recorded in Wood County

OFFICE OF THE WOOD COUNTY RECORDER:

This plat was filed for record this 29th day of November, 2004 at 11:25 A.M. o'clock. Recorded in Volume 23, Pages 96-98, Book of Plats.

Sue Kinder
Sue Kinder
Wood County Recorder \$258.00

OFFICE OF THE WOOD COUNTY AUDITOR:

This plat has been submitted for appraisalment this 23 day of November, 2004.

Michael Sibbersen
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 10th day of November, 2004.

Peter D. Gwyn
Peter D. Gwyn
Acting 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 10th day of November, 2004.

Lisa Richard
Lisa Richard
Chairperson

Feller
Finch
& Associates, Inc.
Engineers - Surveyors
Planners
1683 Woodlands Drive - P.O. Box 68 - Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
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with additional offices located in Columbus & Delphos, Ohio and Jackson, Michigan

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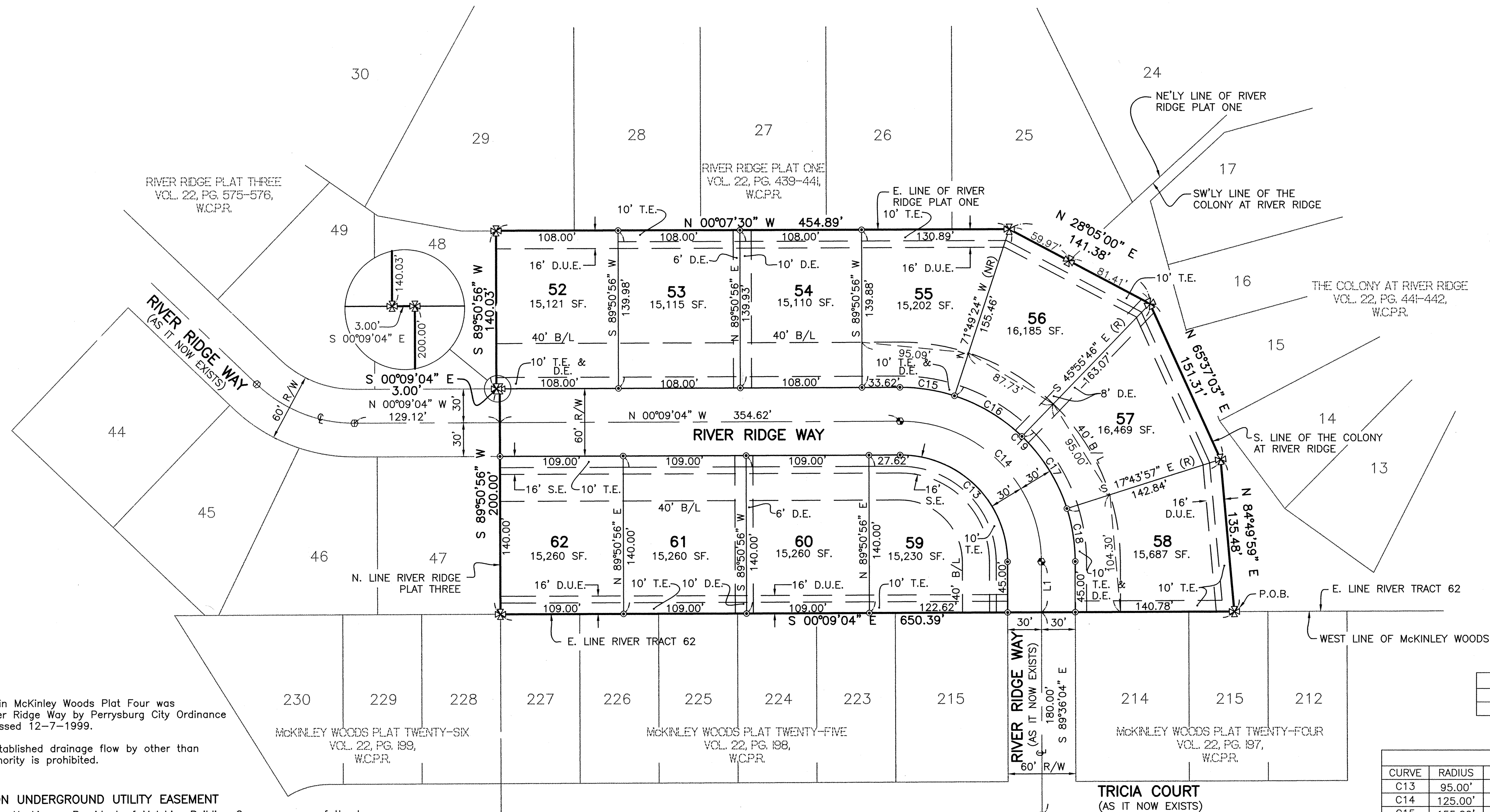
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Vol: 23 Pg: 97

LEGEND

- ✱ SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
- ✱ FOUND "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
- ⊕ SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
- ⊕ FOUND MONUMENT CONFORMING TO THE O.D.O.T., DIVISION OF HIGHWAYS, STANDARD CONSTRUCTION DRAWING MC-1,
- ⊙ SET IRON REBAR W/PLASTIC CAP
- (R) RADIAL
- (NR) NOT RADIAL
- P.O.B. POINT OF BEGINNING
- B/L BUILDING LINE
- S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- T.E. TOLEDO EDISON EASEMENT
- D.E. & T.E. DRAINAGE & TOLEDO EDISON EASEMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	45.00'	N 89°50'56" E

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C13	95.00'	149.23'	95.00'	134.35'	N 44°50'56" E
C14	125.00'	196.35'	125.00'	176.78'	N 44°50'56" E
C15	155.00'	49.22'	24.82'	49.01'	S 08°56'43" W
C16	155.00'	70.41'	35.83'	69.81'	S 31°03'22" W
C17	155.00'	76.28'	38.93'	75.51'	S 58°10'08" W
C18	155.00'	47.56'	23.97'	47.38'	S 81°03'29" W
C19	155.00'	243.47'	155.00'	219.20'	N 44°50'56" E



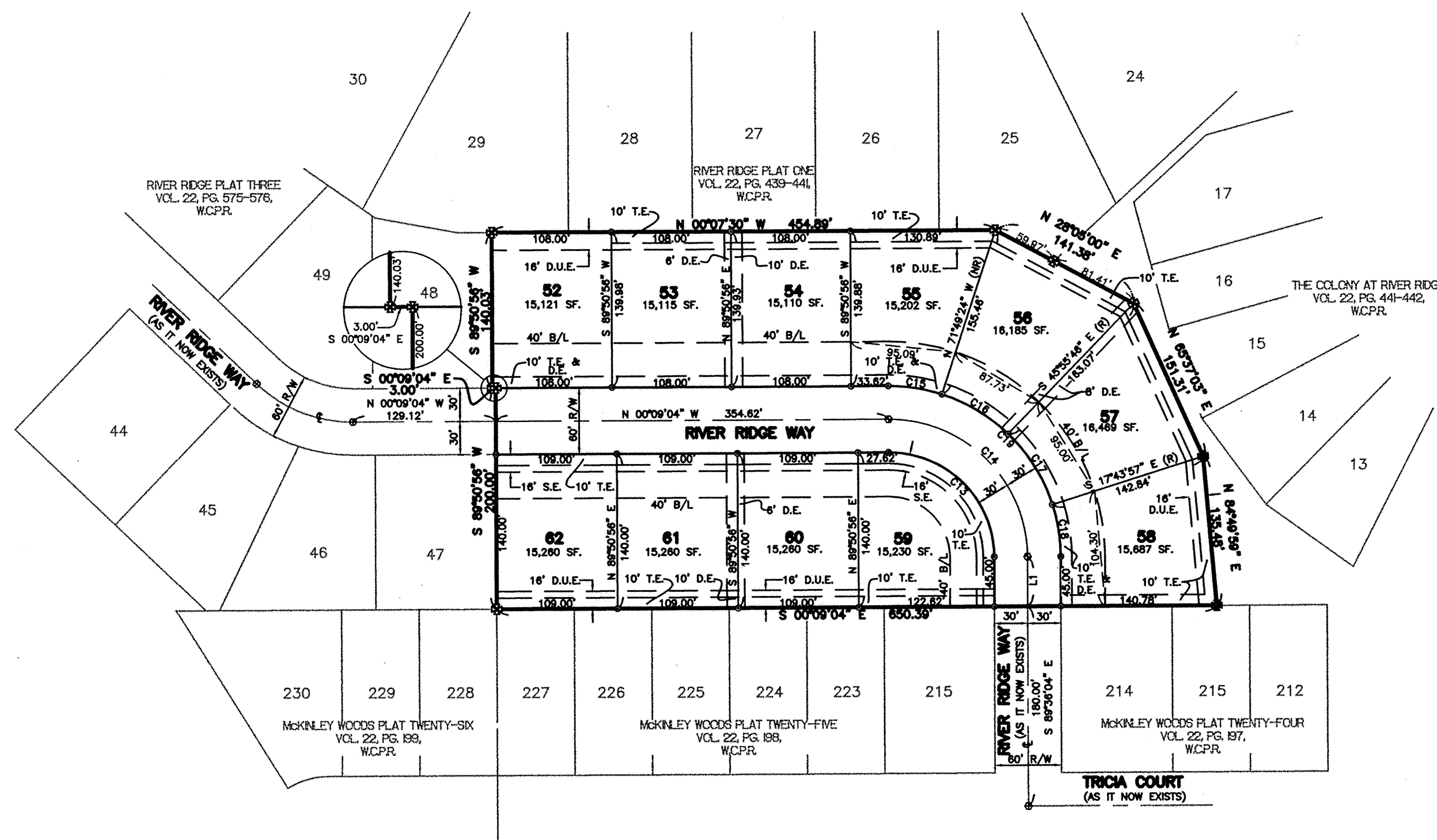
Feller Finch & Associates, Inc.
Engineers - Surveyors
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1
3

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**PLAT NOTES:**

Waterman Way in McKinley Woods Plat Four was changed to River Ridge Way by Perrysburg City Ordinance No. 195-99 passed 12-7-1999.

Alteration of established drainage flow by other than maintaining authority is prohibited.

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT

I, Laurie Melchior Huskisson, President of Melchior Building Companyowner of the hereon platted land, do hereby grant unto The Toledo Edison Company, their successors and assigns (hereinafter referred to as the grantee) a non-exclusive, permanent right-of-way and easement ten (10) feet in width under, over and through all lots and all land shown hereon; said easement being described as parallel with and contiguous to the rear of Lots 53, 54, and 55, parallel with and contiguous to all street lines and parallel with and contiguous to the East Line of Lot 58, to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity, for public and private use of such locations as Grantees may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping including lawns within said easement premise which may interfere with the installation, maintenance, repair, or operation of electric current and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant. All lots and all lands shall be restricted to underground utility service.

LEGEND

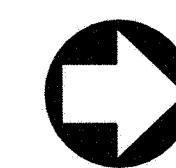
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NORTH
SCALE: 1" = 100'

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