

River Ridge Plat Three

CITY OF PERRYSBURG, WOOD COUNTY, OHIO

LEGAL DESCRIPTION:

A parcel of land being part of River Tract No. 62, and also part 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:

Commencing at the intersection of the East line of said Southeast quarter (1/4) of Section fourteen (14), with the North line of said Southeast quarter (1/4) of Section fourteen (14), said North line of the Southeast quarter (1/4) of Section fourteen (14) also being the South line of said River Tract No. 62, said point of intersection being marked with a found stone, thence in a westerly direction along said North line of the Southeast quarter (1/4) of Section fourteen (14), having an assumed bearing of South eighty-nine (89) degrees, thirty-six (36) minutes, forty-nine (49) seconds West, a distance of one thousand three hundred sixty and eighty-three hundredths (1360.83') feet to the intersection of the East line of said River Tract No. 62, said point of intersection being the True Point of Beginning, said point of intersection being marked with a set concrete monument;

thence South twenty-three (23) degrees, fifty-nine (59) minutes, forty-three (43) seconds West along a line, a distance of two hundred ninety-three and fifty-three hundredths (293.53') feet to the intersection of the southerly line of the North eight (8) acres of the North fifty-six (56) acres of the West half (1/2) 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 southerly line of the North eight (8) acres of the North fifty-six (56) acres of the West half (1/2) of the Southeast quarter (1/4) of Section fourteen (14), a distance of five hundred fifty-seven and forty-three hundredths (557.43') feet to the intersection of the easterly line of River Ridge Plat Two, as recorded in Volume 22, Pages 509 and 510, Wood County Plat Records, said point of intersection being marked with a found concrete monument;

thence North zero (00) degrees, twenty-three (23) minutes, eleven (11) seconds West along said easterly line of River Ridge Plat Two, a distance of one hundred fifty and zero hundredths (150.00') feet to the intersection of the easterly line of River Ridge Plat One, as recorded in Volume 22, Page 438, 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 line of River Ridge Plat One:

thence North eighty-nine (89) degrees, thirty-six (36) minutes, forty-nine (49) seconds East, a distance of twenty-seven and three hundredths (27.03') feet to a point, said point being marked with a found concrete monument;

thence North zero (00) degrees, twenty-three (23) minutes, eleven (11) seconds West, a distance of sixty and zero hundredths (60.00') feet to the intersection of the southerly line of the Replat of Lot 33 in River Ridge Plat One, as recorded in Volume , Page , Wood County Deed Records, said point of intersection being marked with a found concrete monument;

thence North eighty-nine (89) degrees, thirty-six (36) minutes, forty-nine (49) seconds East along said southerly line of the Replat of Lot 33 in River Ridge Plat One, a distance of eighty-six and twenty-seven hundredths (86.27') feet to the intersection of the easterly line of said Replat of Lot 33 in River Ridge Plat One, said point of intersection being marked with a found concrete monument;

The following two courses follow on and along said easterly line of Replat of Lot 33 in River Ridge Plat One:

thence North zero (00) degrees, twenty-three (23) minutes, eleven (11) seconds West, a distance of forty and zero hundredths (40.00') feet to a point, said point being marked with a set concrete monument;

thence North forty-six (46) degrees, seventeen (17) minutes, thirteen (13) seconds West, a distance of thirty-four and twelve hundredths (34.12') feet to the intersection of the southeasterly line of said River Ridge Plat One, said point of intersection being marked with a found concrete monument;

The following four (4) courses follow on and along said southeasterly line of River Ridge Plat One:

thence North forty-three (43) degrees, forty-two (42) minutes, forty-seven (47) seconds East, a distance of two hundred seventy-five and eighty-two hundredths (275.82') feet to a point, said point being marked with a found concrete monument;

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

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

thence North zero (00) degrees, seven (07) minutes, thirty (30) seconds West, a distance of thirty-one and six hundredths (31.06') feet to a point, said point being marked with a set concrete monument;

thence North eighty-nine (89) degrees, fifty (50) minutes, fifty-six (56) seconds East along a line, a distance of one hundred forty and three hundredths (140.03') feet to a point, said point being marked with a set concrete monument;

thence North zero (00) degrees, nine (09) minutes, four (04) seconds West along a line, a distance of three and zero hundredths (3.00') feet to a point, said point being marked with a set concrete monument;

thence North eighty-nine (89) degrees, fifty (50) minutes, fifty-six (56) seconds East along a line, a distance of two hundred and zero hundredths (200.00') feet to the intersection of said East line of River Tract No. 62, said point of intersection being marked with a set concrete monument;

thence South zero (00) degrees, nine (09) minutes, four (04) seconds East along said East line of River Tract No. 62, a distance of three hundred seventy-four and eighty-nine hundredths (374.89') feet to the True Point of Beginning.

Said parcel of land containing an area of 319,500 square feet or 7.335 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.

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.


The above description is based on a survey performed under my supervision during November, 2001.

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

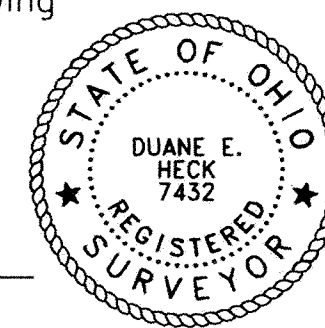
SURVEYORS CERTIFICATE:

We hereby certify that during November, 2001 we surveyed the property, hereon described, subdividing the same into lots numbered 38 to 51, 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 rebars 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

1/7/02
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 representative: this 9th day of January, 2002.

Witness:

MELCHIOR BUILDING COMPANY



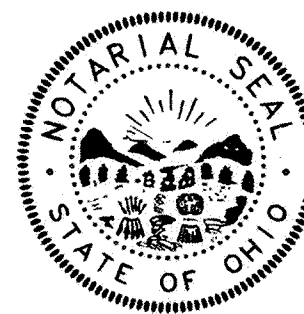


Laurie Melchior Huskisson, President

Connie Garteer

STATE OF OHIO, COUNTY OF LUCAS:

On this 9th day of January, 2002, 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.




Notary Public, State of Ohio

My commission expires on 9/25/2006
Recorded in wood County

OFFICE OF THE WOOD COUNTY RECORDER:

This plat was filed for record this 7 day of February, 2002 at 3:56 P. M. o'clock. Recorded in Volume 22, Pages 575-577, Book of Plats.


Sue Kinder
Wood County Recorder

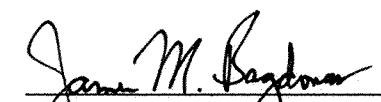
OFFICE OF THE WOOD COUNTY AUDITOR:

This plat has been submitted for appraisalment this 7 day of February, 2002.


Michael Sibbersen
Wood County Auditor

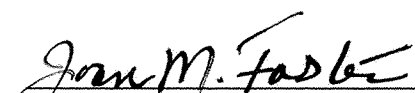
OFFICE OF THE SERVICE-SAFETY DIRECTOR, PERRYSBURG, OHIO:

This plat is approved by the Director of Service-Safety of Perrysburg, Ohio, on this 17th day of JANUARY, 2002.

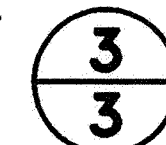

James M. Bagdonas
Service-Safety Director, City of Perrysburg

OFFICE OF THE MUNICIPAL PLANNING COMMISSION OF PERRYSBURG:

This plat is approved by the Municipal Planning Commission of Perrysburg, Ohio, on this 15 day of January, 2002.


Joan Foster
Chairman

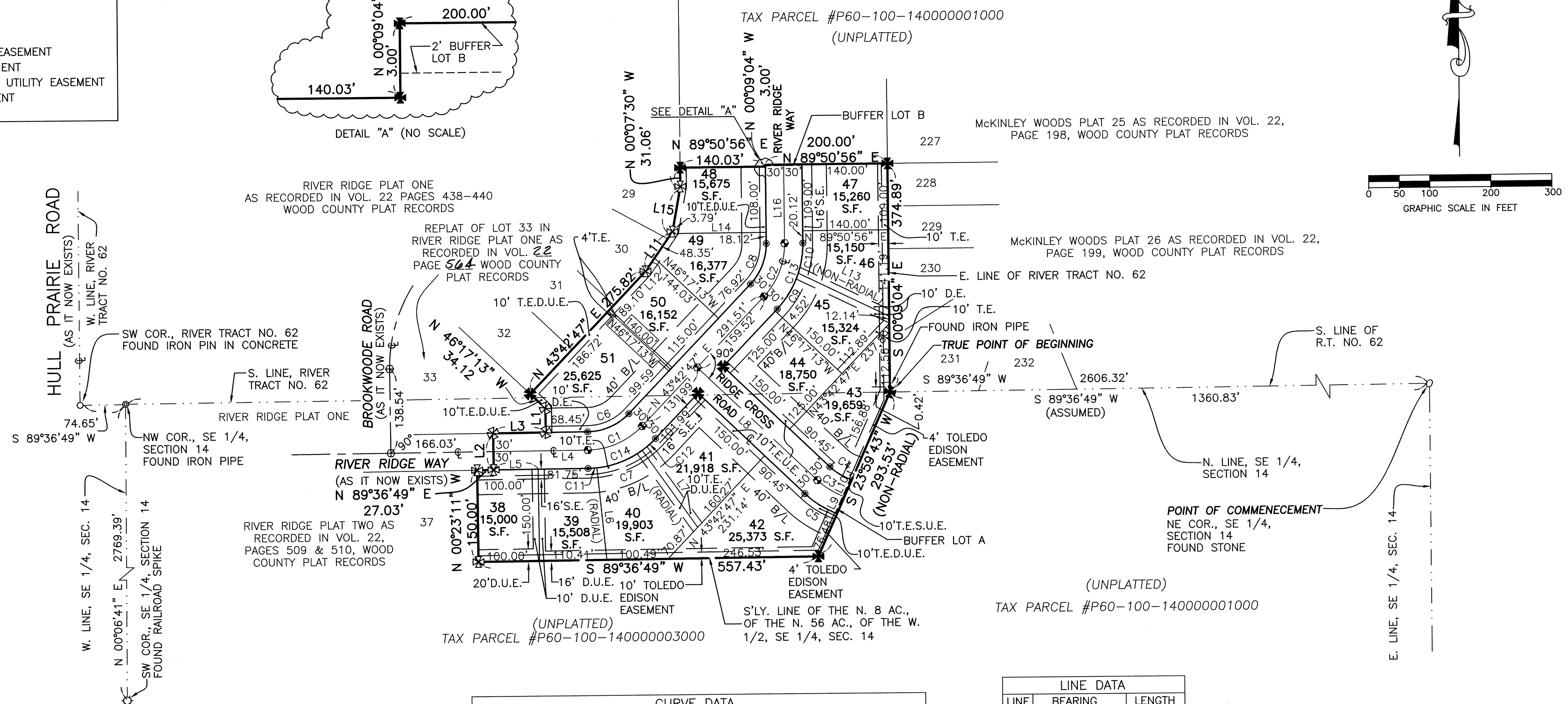
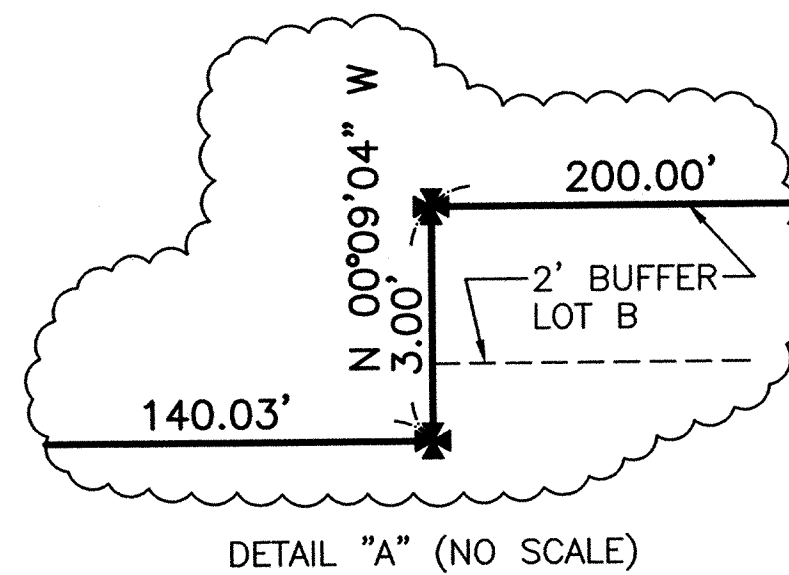
Feller
Finch & Associates, Inc.
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
Engineers - Surveyors
DATE: 12-13-01
Phone: (419)893-3680
Fax: (419)893-2982
PROJECT No.: 98-2569



CITY OF PERRYSBURG, WOOD COUNTY, OHIO

- ✱ 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 MONUMENT CONFORMING TO
THE O.D.O.T., DIVISION OF HIGHWAYS,
STANDARD CONSTRUCTION DRAWING MC-1,
- ⊕ FOUND MONUMENT CONFORMING TO
THE O.D.O.T., DIVISION OF HIGHWAYS,
STANDARD CONSTRUCTION DRAWING MC-1,
- SET 1/2" DIA. IRON REBAR
- FOUND STONE
- FOUND IRON PIN IN CONCRETE
- ✱ FOUND RAILROAD SPIKE
- FOUND IRON PIPE

B/L = BUILDING LINE
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
S.E. = SANITARY SEWER EASEMENT
S.U.E. = SANITARY SEWER AND UTILITY EASEMENT
T.E. = TOLEDO EDISON EASEMENT
U.E. = UTILITY EASEMENT



		CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	125.00'	100.14'	52.93'	97.48'	N 66°39'48" E	45°54'02"
C2	125.00'	95.70'	50.33'	93.38'	N 21°46'51" E	43°51'51"
C3	125.00'	52.13'	26.45'	51.75'	S 58°14'03" E	23°53'40"
C4	95.00'	41.82'	21.25'	41.48'	S 58°53'50" E	25°33'14"
C5	155.00'	62.46'	31.66'	62.04'	S 57°49'50" E	23°05'14"
C6	95.00'	76.11'	40.23'	74.09'	N 66°39'48" E	45°54'02"
C7	155.00'	80.39'	41.12'	79.49'	N 69°23'18" E	29°42'52"
C8	95.00'	72.73'	38.25'	70.97'	N 21°46'51" E	43°51'51"
C9	155.00'	68.65'	34.90'	68.09'	N 31°01'27" E	25°22'41"
C10	155.00'	50.01'	25.22'	49.79'	N 09°05'31" E	18°29'10"
C11	155.00'	14.52'	7.27'	14.52'	N 86°55'47" E	5°22'05"
C12	155.00'	29.26'	14.68'	29.22'	N 49°07'20" E	10°49'05"
C13	155.00'	118.66'	62.41'	115.79'	N 21°46'51" E	43°51'51"
C14	155.00'	124.17'	65.64'	120.88'	N 66°39'48" E	45°54'02"
C15	95.00'	73.12'	38.48'	71.33'	S 21°39'48" W	44°05'59"

LINE DATA		
LINE	BEARING	LENGTH
L1	N 00°23'11" W	40.00'
L2	N 00°23'11" W	60.00'
L3	N 89°36'49" E	86.27'
L4	N 89°36'49" E	154.72'
L5	N 89°36'49" E	72.97'
L6	N 05°45'16" W	151.34'
L7	N 35°28'08" W	155.52'
L8	N 46°17'13" W	270.45'
L9	S 23°59'43" W	30.06'
L10	S 23°59'43" W	30.11'
L11	N 34°52'18" E	78.36'
L12	N 34°52'18" E	26.22'
L13	S 64°13'51" E	164.55'
L14	N 89°50'56" E	155.90'
L15	N 10°20'31" E	75.10'
L16	N 00°09'04" W	129.12'

I, Laurie Melchior Huskisson, President of Melchior Building Company, Owner 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 all street lines of Ridge Cross Road in this said subdivision and also parallel with and adjacent to the rear lot lines of Lots 38, 39, 40, 42, 43, 45, 46, 47, 48, 49, 50 and 51 in this said subdivision and also parallel with and contiguous to all street lines of River Ridge Way for lots 38-41, inclusive, in this said subdivision, and in addition, four (4) foot easements, as shown hereon, to be used for street lighting along the side lot lines of lots 42, 43, 50 and 51, 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 area 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 and without said easement premise which may interfere with the installation, maintenance, repair, augment and maintain service cables outside described easement premises, 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.

**Feller
Finch & Associates, Inc.**
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
Engineers - Surveyors
DATE: 12-13-01
Phone: (419)693-3680
Fax: (419)693-2982
PROJECT No.: 98-2569