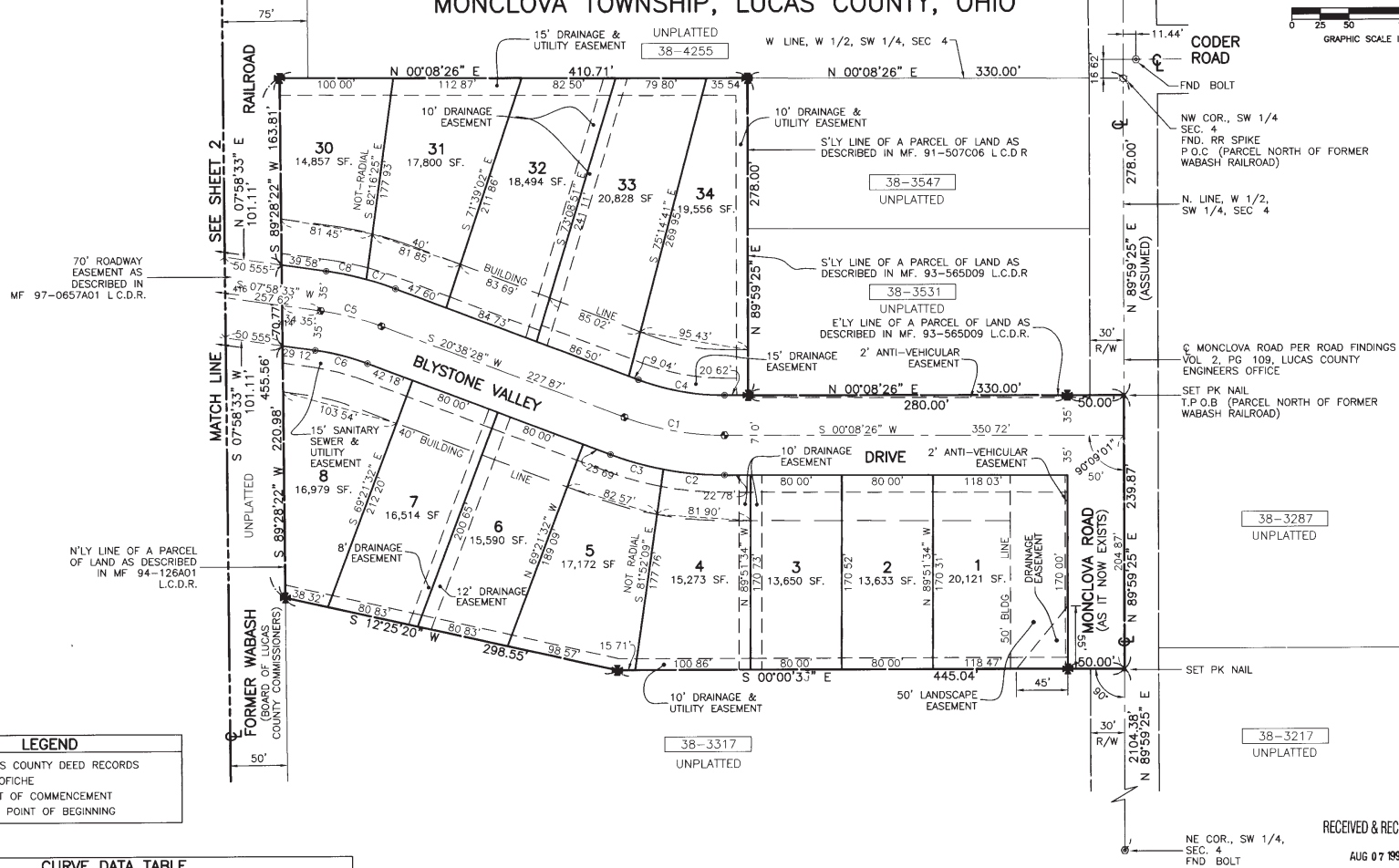
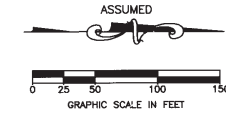


Blystone Valley Plat One

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



LEGEND	
L.C.D.R.	LUCAS COUNTY DEED RECORDS
MF.	MICROFICHE
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE POINT OF BEGINNING

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	89.43'	45.21'	88.97'	S 10°23'27" W	20°30'02"
C2	285.00'	53.69'	26.92'	53.61'	N 05°32'14" E	10°47'36"
C3	285.00'	48.29'	24.20'	48.23'	S 15°47'15" W	09°42'26"
C4	215.00'	76.93'	38.88'	76.52'	S 10°23'27" W	20°30'02"
C5	260.00'	55.26'	27.74'	55.15'	S 14°18'31" W	12°39'55"
C6	215.00'	47.53'	23.86'	47.43'	S 14°18'31" W	12°39'55"
C7	285.00'	26.86'	13.44'	26.85'	N 17°56'27" E	05°24'02"
C8	285.00'	36.14'	18.09'	36.11'	N 11°38'29" E	07°15'53"

This Plat is located outside the 100 year floodplain limits in Zone C as shown on Flood Insurance Rate Map Community - Panel Number 390359 0085B, dated March 16, 1983.

The owners of all lots within this plat and future plats of Blystone Valley shall equally own and be responsible for the maintenance of Lot A, which is part of the record plat of Blystone Valley Plat One.

SEE MICROFICHE MTC S 98-30650.05

Feller
Finch
& Associates, Inc.
Engineers Surveyors
1683 Woodlands Drive P.O. Box 88 Maumee, Ohio 43537-0088
Phone: (419)893-3680
Fax: (419)893-2985

RECEIVED & RECORDED

AUG 07 1998

SUPERIOR
RECORDERS LUCAS COUNTY, OHIO

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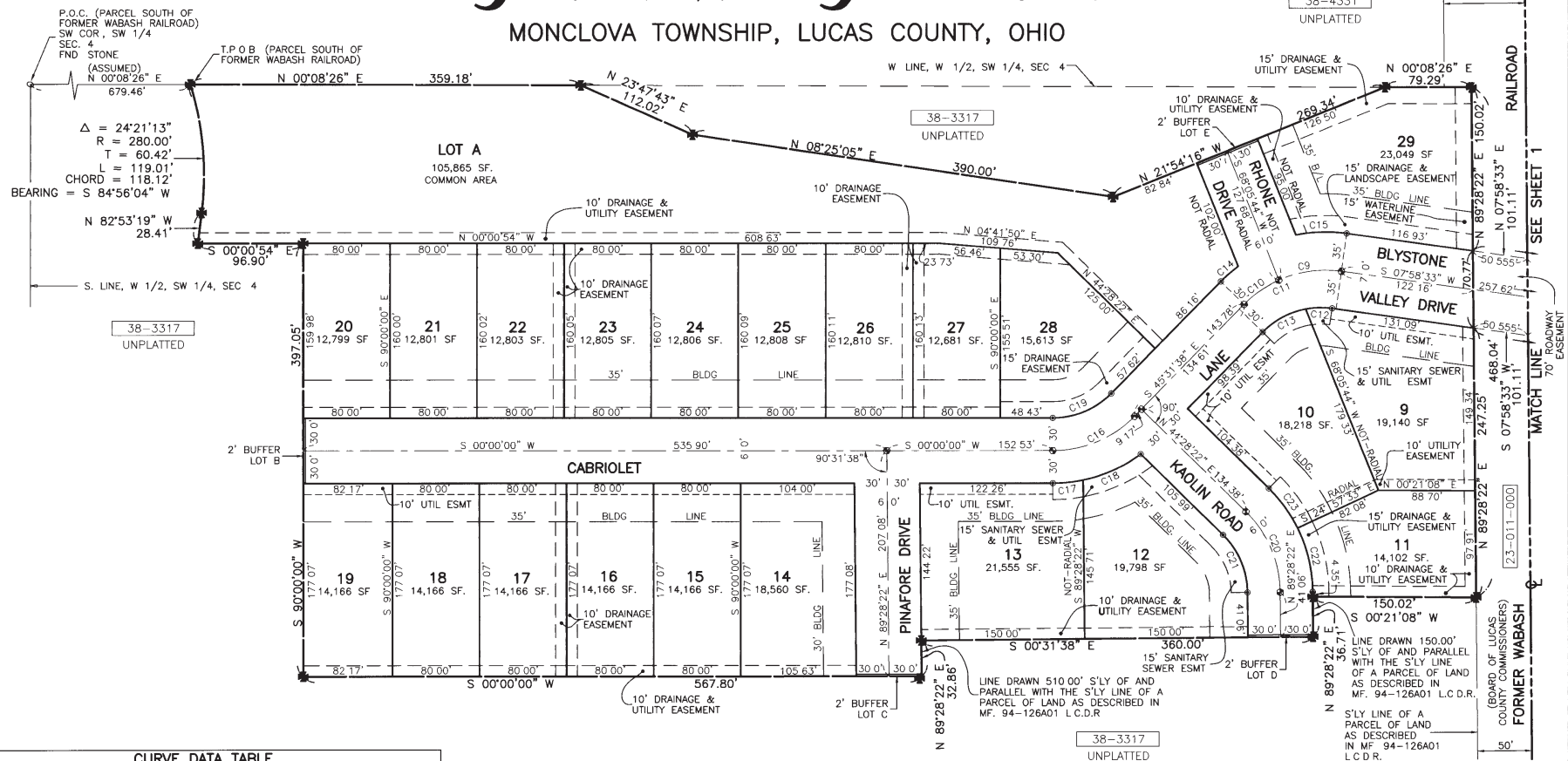
VOL 143 PG. 17

RP 625A

ENGINEERS

Blystone Valley Plat One

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

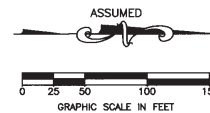


CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	105.00'	58.94'	30.27'	58.17'	N 08°08'23" W	32°09'51"
C10	105.00'	39.11'	19.78'	38.88'	S 34°51'28" E	21°20'20"
C11	105.00'	98.05'	52.93'	94.53'	S 18°46'33" E	53°30'11"
C12	75.00'	24.52'	12.37'	24.41'	S 01°23'19" E	18°43'45"
C13	75.00'	45.52'	23.48'	44.82'	N 28°08'25" W	34°46'26"
C14	135.00'	21.10'	10.57'	21.08'	N 41°02'59" W	08°57'17"
C15	140.00'	47.05'	23.75'	46.83'	N 01°39'05" W	19°15'15"
C16	105.00'	83.43'	44.06'	81.26'	S 22°45'49" E	45°31'38"
C17	135.00'	27.92'	14.01'	27.87'	S 05°55'30" E	11°51'00"
C18	135.00'	58.44'	29.69'	57.99'	S 24°15'06" E	24°48'12"
C19	75.00'	59.60'	31.47'	58.04'	N 22°45'49" W	45°31'38"
C20	105.00'	82.47'	43.49'	80.36'	N 66°58'22" E	45°00'00"
C21	75.00'	58.90'	31.07'	57.40'	N 66°58'22" E	45°00'00"
C22	135.00'	60.70'	30.87'	60.19'	N 76°35'32" E	25°45'39"
C23	135.00'	45.33'	22.88'	45.12'	S 54°05'32" W	19°14'21"

LEGEND

L.C.D.R. LUCAS COUNTY DEED RECORDS
 MF. MICROFICHE
 P.O.C. POINT OF COMMENCEMENT
 T.P.O.B. TRUE POINT OF BEGINNING



Feller
 Finch & Associates, Inc.
 Engineers Surveyors
 1883 Woodlands Drive P.O. Box 88 Maumee, Ohio 43537-0088
 Phone: (419)893-3680
 Fax: (419)893-2882

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JUL 143 PG 18

RP025B

Blystone Valley Plat One

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

LEGAL DESCRIPTION:

BLYSTONE VALLEY PLAT ONE SOUTH OF THE FORMER WABASH RAILROAD

A parcel of land being part of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), Town one (1), United States Reserve, Monclova Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the South line of said West half (1/2) of the Southwest quarter (1/4) of Section four (4), with the West line of said West half (1/2) of the Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a found stone;

thence in a northerly direction along said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), having an assumed bearing of North zero (00) degrees, eight (08) minutes, twenty-six (26) seconds East, a distance of six hundred seventy-nine and forty-six hundredths (679.46') feet to the True Point of Beginning, said True Point of Beginning, being marked with a set concrete monument,

thence continuing North zero (00) degrees, eight (08) minutes, twenty-six (26) seconds East along said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of three hundred fifty-nine and eighteen hundredths (359.18') feet a point, said point being marked with a set concrete monument;

thence North twenty-three (23) degrees, forty-seven (47) minutes, forty-three (43) seconds East along a line, a distance of one hundred twelve and two hundredths (112.02') feet to a point, said point being marked with a set concrete monument;

thence North eight (08) degrees, twenty-five (25) minutes, five (05) seconds East along a line, a distance of three hundred ninety and zero hundredths (390.00') feet to a point, said point being marked with a set concrete monument,

thence North twenty-one (21) degrees, fifty-four (54) minutes, sixteen (16) seconds West along a line, a distance of two hundred sixty-nine and thirty-four hundredths (269.34') feet to the intersection of said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a set concrete monument;

thence North zero (00) degrees, eight (08) minutes, twenty-six (26) seconds East along said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of seventy-nine and twenty-nine hundredths (79.29') feet to the intersection of the southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records (former Wabash Railroad), said point of intersection being marked with a set concrete monument,

thence North eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds East along said southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, a distance of four hundred sixty-eight and four hundredths (468.04') feet to a point, said point being marked with a set concrete monument,

thence South zero (00) degrees, twenty-one (21) minutes, eight (08) seconds West along a line, a distance of one hundred fifty and two hundredths (150.02') feet to the intersection of a line drawn one hundred fifty and zero hundredths (150.00') feet southerly of and parallel with said southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, said point of intersection being marked with a set concrete monument,

thence North eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds East along said line drawn one hundred fifty and zero hundredths (150.00') feet southerly of and parallel with the southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, a distance of thirty-six and seventy-one hundredths (36.71') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, thirty-one (31) minutes, thirty-eight (38) seconds East along a line, a distance of three hundred sixty and zero hundredths (360.00') feet to the intersection of a line drawn five hundred ten and zero hundredths (510.00') feet southerly of and parallel with said southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;

thence North eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds East along said line drawn five hundred ten and zero hundredths (510.00') feet southerly of and parallel with the southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, a distance of thirty-two and eighty-six hundredths (32.86') feet to a point, said point being marked with a set concrete monument,

thence South zero (00) degrees, zero (00) minutes, zero (00) seconds West along a line, a distance of five hundred sixty-seven and eighty hundredths (567.80') feet to a point, said point being marked with a set concrete monument,

thence South ninety (90) degrees, zero (00) minutes, zero (00) seconds West along a line, a distance of three hundred ninety-seven and five hundredths (397.05') feet to a point, said point being marked with a set concrete monument

thence South zero (00) degrees, zero (00) minutes, fifty-four (54) seconds East along a line, a distance of ninety-six and ninety hundredths (96.90') feet to a point, said point being marked with a set concrete monument;

thence North eighty-two (82) degrees, fifty-three (53) minutes, nineteen (19) seconds West along a line, a distance of twenty-eight and forty-one hundredths (28.41') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a westerly to southwesterly direction, along an arc of curve to the left, an arc distance of one hundred nineteen and one hundredth (119.01') feet to the True Point of Beginning, said arc of curve to the left having a radius of two hundred eighty and zero hundredths (280.00') feet, a central angle of twenty-four (24) degrees, twenty-one (21) minutes, thirteen (13) seconds, a chord distance of one hundred eighteen and twelve hundredths (118.12') feet, and a chord bearing of South eighty-four (84) degrees, fifty-six (56) minutes, four (04) seconds West.

Said parcel of land containing an area of 529,462 square feet or 12.155 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements or 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 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 January, 1998

Prior Deed Reference is Microfiche 85-429A04, Lucas County Deed Records.

BLYSTONE VALLEY PLAT ONE NORTH OF THE FORMER WABASH RAILROAD

A parcel of land being part of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), Town one (1), United States Reserve, Monclova Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the West line of said West half (1/2) of the Southwest quarter (1/4) of Section four (4), with the North line of said West half (1/2) of the Southwest quarter (1/4) of Section four (4), said North line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4) also being the centerline of Monclova Road, as it now exists, per Road Findings Volume 2, Page 109, Lucas County Engineers Office, said point of intersection being marked with a found railroad spike;

thence in an easterly direction along said North line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), having an assumed bearing of North eighty-nine (89) degrees, fifty-nine (59) minutes, twenty-five (25) seconds East, a distance of two hundred seventy-eight and zero hundredths (278.00') feet to the intersection of the easterly line of a parcel of land as described in Microfiche 93-565D09, Lucas County Deed Records, said point of intersection being marked with a set PK nail, said point of intersection being the True Point of Beginning;

thence continuing North eighty-nine (89) degrees, fifty-nine (59) minutes, twenty-five (25) seconds East along said North line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of two hundred thirty-nine and eighty-seven hundredths (239.87') feet a point, said point being marked with a set PK nail;

thence South zero (00) degrees, zero (00) minutes, thirty-eight (38) seconds East, passing through a set concrete monument at a distance of fifty and zero hundredths (50.00') feet, a distance of four hundred forty-five and four hundredths (445.04') feet to a point, said point being marked with a set concrete monument;

thence South twelve (12) degrees, twenty-five (25) minutes, twenty (20) seconds West along a line, a distance of two hundred ninety-eight and fifty-five hundredths (298.55') feet to the intersection of the northerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records (former Wabash Railroad), said point of intersection being marked with a set concrete monument

thence South eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds West along said northerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, a distance of four hundred fifty-five and fifty-six hundredths (455.56') feet to the intersection of said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a set concrete monument;

thence North zero (00) degrees, eighty (08) minutes, twenty-six (26) seconds East along said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of four hundred ten and seventy-one hundredths (410.71') feet to the intersection of the southerly line of a parcel of land as described in Microfiche 91-507C06, Lucas County Deed Records, said point of intersection being marked with a set concrete monument,

thence North eighty-nine (89) degrees, fifty-nine (59) minutes, twenty-five (25) seconds East along said southerly line of a parcel of land as described in Microfiche 91-507C06, Lucas County Deed Records, and along the southerly line of said parcel of land as described in Microfiche 93-565D09, Lucas County Deed Records, a distance of two hundred seventy-eight and zero hundredths (278.00') feet to the intersection of said easterly line of a parcel of land as described in Microfiche 93-565D09, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;

thence North zero (00) degrees, eight (08) minutes, twenty-six (26) seconds East along said easterly line of a parcel of land as described in Microfiche 93-565D09, Lucas County Deed Records, passing through a set concrete monument at a distance of two hundred eighty and zero hundredths (280.00') feet, a distance of three hundred thirty and zero hundredths (330.00') feet to the True Point of Beginning.

Said parcel of land containing an area of 281,999 square feet or 6.474 acres of land, more or less Subject to legal highways

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



Said parcel of land having a present road occupied area of 7,200 square feet or 0.165 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

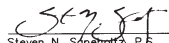
The above description is based on a survey performed under my supervision during January, 1998

SURVEYORS CERTIFICATE:

We hereby certify that during January, 1998, we surveyed the property, hereon described, subdividing the same into lots numbered 1 to 34, both inclusive, Lot A Common Area and Buffer Lots B, C, D & E 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 plot or on offsets and referenced thereto. Iron pipes have been set at all points marked thus *. Additional monuments marked thus , are to be set after the street improvements have been made.



FELLER, FINCH & ASSOCIATES, INC


Steven N. Senechal, P.E.
Registered Surveyor No. 6842

Feller
Finch & Associates, Inc.
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
Engineers Surveyors Phone: (419)893-3680
Fax: (419)893-3982

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Vol 143 PG 19

RP 625C

U:\DATA\972803\2209F06A Thu May 12 09:10:19M

Blystone Valley Plat One

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT:

Ownership of the property comprising this plot is correctly given.

Michael J. DeBorja August 7, 1998
Lucas County Tax Map Department

OFFICE OF THE LUCAS COUNTY AUDITOR:

This plot has been submitted for the purpose of appraisal this _____ day of _____, 1998.

Samuel K. Schmitz
Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 7 day of AUGUST, 1998 at _____ M. Recorded in Volume 143, Pages 17-20 Book of Plats

Joe P. Papp
Lucas County Recorder

COUNTY ENGINEER OF LUCAS COUNTY, OHIO:

I find that the streets shown on this plat have been constructed in accordance with the specifications shown hereon and are in good repair and said streets are hereby accepted for public use pursuant to Ohio Revised Code, Section 711.091

Raymond J. Wilson 11/1/99
Lucas County Engineer

BOARD OF COUNTY COMMISSIONERS OF LUCAS COUNTY, OHIO:

We hereby approve and accept this plat this 30 day of JULY, 1998

Sandy Seitz Bill Opsitade
President of the Board of County Commissioners of Lucas County, Ohio

GENERAL CONTRACTOR NOTE:

The general contractor who constructs the dwelling on each lot shall provide four (4) foot sidewalk along all street frontage within the subdivision. The sidewalk shall be concrete except where brick pavers are specified in the deed restrictions and approved by Lucas County Engineer. The sidewalks will be four (4) inches in depth except at drives where six (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner at his own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the City, Village, Township or County harmless from any liability to any person for his neglect, failure or refusal in performing such duty.

PLAT NOTES:

All lots in this subdivision are subject to the established Lucas County Sanitary System connection charges in addition, all lots within this Plat are subject to gravity sanitary trunk sewer connection charges of \$700.00 per single family lot. Amount and method of sanitary trunk sewer charge of any building other than single family shall be determined by the Lucas County Sanitary Engineer. All sanitary charges shall be paid prior to building service connection.

The Anti-Vehicular Access Easements shown on Lot 1 hereon shall be subject to use and administration by the Lucas County Board of Commissioners for the sole purpose of preventing and eliminating vehicular access to adjacent streets

LUCAS COUNTY PLANNING COMMISSION:

We hereby certify that this plat is approved by the Lucas County Planning Commission in accordance with the Subdivision Rules & Regulations as adopted by said Commission

Signed this 28 day of May, 1998

Shirley Becher
Chairman
Walter T. Edelen
Secretary

OWNERS CERTIFICATION:

We, the undersigned, as owners of the property hereon described, hereby adapt this subdivision into 34 lots numbered 1 to 34, inclusive, Lot A Common Area and Buffer Lots B, C, D & E, all as designated on this plat. The undersigned further establishes setback and building lines as shown on this Plat.

Buffer Lots B, C, D & E are hereby dedicated to the Board of Lucas County Commissioners, for public use, provided that such dedication of Buffer Lots B, C, D & E is for the express purpose or prohibiting access until such time as abutting property is platted. Lot A is hereby dedicated as a Common Area

We also dedicate to public use the streets and right-of-ways as shown on this plat.

We hereby establish easements as shown hereon for the purpose of permitting the construction, installation, relocation, repair, maintenance and replacement of public or quasi-public utility lines and facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, installation, relocation, repair, maintenance, replacement or safe operation of utility lines or facilities.

All drainage and sanitary easements shown hereon are hereby dedicated to the Board of Lucas County Commissioners, for public use; provided, however, that the undersigned and its successors and assigns reserve the right to use all common area for purposes not in conflict with said drainage and sanitary sewer easements.

We hereby declare that Lot A Common Area shown on this Plat is for the non-exclusive use of the owners of each lot in common with (a) the owners of the other lots in the Plat; (b) the owners of the lots on all contiguous or adjoining plots of Blystone Valley filed by the undersigned, or its successors and assigns; and (c) all other parties to whom the undersigned or its successors and assigns may hereafter grant non-exclusive easement rights

We further declare that we shall improve this subdivision with the following installations: Pavement and curbs or curbs and gutters, Sidewalks, Storm Sewers, Sanitary Sewers, and Waterlines

The undersigned also establishes the 2' Anti-Vehicular Access Easement on Lot 1 to prevent direct vehicular access to the abutting streets at the locations shown

The two foot Anti-Vehicular Access Easement lying within the right-of-way of Blystone Valley Drive west of Lots 1, 2 and 3, is for the express purpose of barring access onto the roadway without the written consent of the undersigned owners, or its successors and assigns

IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 28 day of MAY, 1998.

Witness
Ruben K. Schmitz
Patricia A. Johnson
Louisville Title Agency of N.W. Ohio, Inc., Trustee
By John W. Martin, President
By David A. Marker, Treasurer

STATE OF OHIO, COUNTY OF LUCAS:

On this 28 day of MAY, 1998, before me appeared Louisville Title of N.W. Ohio Inc., Trustee, by John W. Martin, President, and David A. Marker, Treasurer, and acknowledged the signing of this plat to be of their free act and deed for the purpose hereon mentioned. Witness my hand and seal the day and year written above.



Ruben K. Schmitz
Notary Public in and for Lucas County, Ohio.
My commission expires on _____

MORTGAGEE'S RELEASE AND CONSENT:

The undersigned, Mid-American National Bank and Trust Company, an Ohio Banking Corporation, as the holder of a mortgage encumbering the property shown and within plat, does hereby waive the priority of the lien of its mortgage; consent to the filing of this plat; and subject its mortgage to the provisions of this plat

Witness
Mid-American National Bank and Trust Company

Signed and acknowledged in the presence of

William P. Irwin
By William P. Irwin, Vice President

STATE OF OHIO, COUNTY OF LUCAS:

The foregoing instrument was acknowledged before me this 28 day of MAY, 1998 by William P. Irwin, the Vice President, Mid-American Bank and Trust Company, an Ohio Banking Corporation, on behalf of the corporation.



Sharon L. Wyrostek
Notary Public
Sharon L. Wyrostek
Notary Public, State of Ohio
My Commission Expires 7-24-2000
My commission expires on _____

Feller
Finch 1663 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
& Associates, Inc.
Engineers Surveyors
Phone: (419)893-3680
Fax: (419)893-2882



Vol 143 Pg 20

RP 6250

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