

# Blystone Valley Plat Two

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

PINAFORE DRIVE  
(AS IT NOW EXISTS)

38-04331  
UNPLATTED

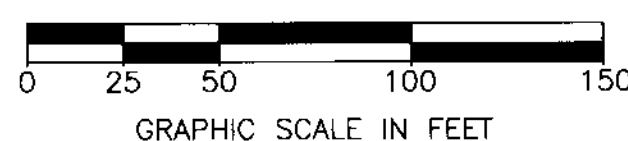
$\Delta = 28^{\circ}55'45''$   
 $R = 135.00'$   
 $T = 34.82'$   
 $L = 68.16'$   
 $CH = 67.44'$   
 $BRG = N09^{\circ}19'50''E$

BLYSTONE VALLEY PLAT ONE  
AS RECORDED IN VOL. 143, PGS. 17-20, L.C.P.R.

LOT A

**NOTE:**  
NO FILL OR EXCAVATION WORK  
SHALL BE ALLOWED IN THIS AREA  
WITHOUT THE EXPRESS WRITTEN  
CONSENT OF THE DEVELOPER.

100 YEAR FLOOD PLAIN LINE  
ELEVATION = 626.00 PER  
FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NUMBER  
390359 0085 B, EFFECTIVE  
DATE MARCH 16, 1983.



## LEGEND

L.C.P.R. LUCAS COUNTY PLAT RECORDS  
B.L. BUILDING LINE  
P.O.B. POINT OF BEGINNING

#12900  
RECEIVED & RECORDED  
MAY 06 1999  
11:50 AM  
SUE RHOX  
RECORDER LUCAS COUNTY OHIO

S.W. COR., S.E. 1/4,  
SEC. 5 FOUND SPIKE

38-09381  
UNPLATTED

38-12734  
UNPLATTED

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

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RP# X-643A

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	105.00'	104.26'	56.88'	100.03'	S 04°39'05" E	56°53'35"
C2	105.00'	60.66'	31.20'	59.82'	N 16°32'56" W	33°05'53"
C3	400.00'	110.69'	55.70'	110.34'	S 64°49'47" W	15°51'20"
C4	250.00'	106.26'	53.95'	105.46'	S 84°56'04" W	24°21'13"
C5	500.00'	62.06'	31.07'	62.02'	N 03°33'20" E	07°06'41"
C6	470.00'	58.33'	29.20'	58.30'	N 03°33'20" E	07°06'41"
C7	530.00'	48.29'	24.16'	48.27'	N 02°36'36" E	05°13'13"
C8	530.00'	17.49'	8.75'	17.49'	N 06°09'57" E	01°53'28"
C9	220.00'	93.51'	47.47'	92.81'	S 84°56'04" W	24°21'13"
C10	370.00'	102.39'	51.52'	102.06'	S 64°49'47" W	15°51'20"
C11	135.00'	72.69'	37.25'	71.81'	N 17°40'24" W	30°50'57"
C12	135.00'	5.30'	2.65'	5.30'	N 01°07'28" W	02°14'56"
C13	50.00'	37.82'	19.87'	36.93'	S 21°40'15" E	43°20'30"
C14	60.00'	31.26'	15.99'	30.91'	N 28°25'03" W	29°50'55"
C15	60.00'	64.47'	35.74'	61.41'	N 17°17'24" E	61°33'58"
C16	60.00'	66.95'	37.44'	63.53'	N 80°02'14" E	63°55'41"
C17	60.00'	44.95'	23.59'	43.91'	S 46°32'10" E	42°55'32"
C18	60.00'	71.64'	40.79'	67.46'	S 09°08'03" W	68°24'55"
C19	50.00'	37.82'	19.87'	36.93'	N 21°40'15" E	43°20'30"
C20	75.00'	43.33'	22.29'	42.73'	N 16°32'56" W	33°05'53"
C21	135.00'	65.89'	33.61'	65.24'	S 19°06'58" E	27°57'50"
C22	75.00'	74.47'	40.63'	71.45'	S 04°39'05" E	56°53'35"
C23	430.00'	119.00'	59.88'	118.62'	S 64°49'47" W	15°51'20"
C24	60.00'	279.27'	63.58'	87.27'	S 90°00'00" E	266°41'01"

The owner of all lots within Blystone Valley Plat One, as recorded in Volume 143, Pages 17-20 L.C.P.R., and within this plat and future plats of Blystone Valley shall equally own and be responsible for the maintenance of Lot A, which is a part of the record plat of said Blystone Valley Plat One.

S.E. COR., S.W. 1/4, SEC. 4 ESTABLISHED USING FIELD INFORMATION  
AS MEASURED BY FINCH-CHARCOT & ASSOCIATES DATED JUNE 27,  
1973. NO MONUMENTATION FOUND.

Engineers

# Blystone Valley Plat Two

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

## LEGAL DESCRIPTION:

A parcel of land being part of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), and also being part of the Southeast quarter (1/4) of Section five (5), all being in Town one (1), United States Reserve, Monclova Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the South line of Lot 19 in Blystone Valley Plat One, as recorded in Volume 143, Pages 17 through 20, Lucas County Plat Records, with the East line of said Lot 19 in Blystone Valley Plat One, said point of intersection being marked with a found concrete monument;

thence in a southerly direction along the southerly extension of said East line of Lot 19 in Blystone Valley Plat One, having an assumed bearing of South zero (00) degrees, zero (00) minutes, zero (00) seconds West, a distance of three hundred thirty-eight and ninety-nine hundredths (338.99') 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 two hundred sixty-nine and seventy-three hundredths (269.73') feet to a point, said point being marked with a set concrete monument;

thence North seven (07) degrees, six (06) minutes, forty-one (41) seconds East along a line, a distance of twenty-six and eight hundredths (26.08') 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 one hundred sixty-four and ninety hundredths (164.90') feet to a point, said point being marked with a set concrete monument.

thence South three (03) degrees, fifty-nine (59) minutes, fifty (50) seconds West along a line, a distance of three hundred ten and thirty-two hundredths (310.32') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, twenty-four (24) minutes, ten (10) seconds West along a line, a distance of two hundred fifteen and fifty-four hundredths (215.54') feet to the intersection of the South line of said Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a set concrete monument;

thence North eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds West along said South line of the Southwest quarter (1/4) of Section four (4), a distance of ninety-three and thirty-six hundredths (93.36') feet to the intersection of the West line of said West half (1/2) of the Southwest quarter (1/4) of Section four (4), said West line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4) also being the East line of said Southeast quarter (1/4) of Section five (5), said point of intersection being marked with a found stone monument;

thence South eighty-nine (89) degrees, twenty-three (23) minutes, forty-three (43) seconds West along the South line of said Southeast quarter (1/4) of Section five (5), a distance of four hundred fifty-five and thirty-seven hundredths (455.37') feet to a point, said point being marked with a set concrete monument;

thence North twenty-five (25) degrees, eight (08) minutes, twenty-seven (27) seconds West along a line, a distance of one hundred eighty-two and ninety-four hundredths (182.94') feet to a point, said point being marked with a set concrete monument;

thence North thirteen (13) degrees, forty-six (46) minutes, forty-four (44) seconds West along a line, a distance of six hundred twenty-one and fourteen hundredths (621.14') feet to a point, said point being marked with a set concrete monument;

thence North eighty-four (84) degrees, fifty-one (51) minutes, fifty-seven (57) seconds East along a line, a distance of three hundred thirty-three and eight hundredths (333.08') feet to a point on curve, said point on curve being marked with a set concrete monument;

thence in a northerly to northeasterly direction, along an arc of curve to the right, an arc distance of sixty-eight and sixteen hundredths (68.16') feet to a point of tangency, said point of tangency being marked with a set concrete monument, said arc of curve to the right having a radius of one hundred thirty-five and zero hundredths (135.00') feet, a central angle of twenty-eight (28) degrees, fifty-five (55) minutes, forty-five (45) seconds, a chord distance of sixty-seven and forty-four hundredths (67.44') feet, and a chord bearing of North nine (09) degrees, nineteen (19) minutes, fifty (50) seconds East;

thence North twenty-three (23) degrees, forty-seven (47) minutes, forty-three (43) seconds East along a line, a distance of thirty-four and nine hundredths (34.09') feet to the intersection of a line drawn two and zero hundredths (2.00') feet southerly of and parallel with the North line of the South fifty-five (55) acres of said Southeast quarter (1/4) of Section five (5), said point of intersection being marked with a set concrete monument;

thence North eighty-nine (89) degrees, twenty-three (23) minutes, forty-three (43) seconds East along said line drawn two and zero hundredths (2.00') feet southerly of and parallel with the North line of the South fifty-five (55) acres of the Southeast quarter (1/4) of Section five (5), a distance of sixty-five and eighty-eight hundredths (65.88') feet to a point, said point being marked with a set concrete monument;

thence South seventy-seven (77) degrees, thirty-six (36) minutes, fifty-seven (57) seconds East along a line, a distance of one hundred eighty-eight and sixty-five hundredths (188.65') feet to a point, said point being marked with a set concrete monument;

thence South eighty-nine (89) degrees, fifty-one (51) minutes, thirty-four (34) seconds East along a line, a distance of seventy-six and fifty-two hundredths (76.52') feet to the intersection of the westerly line of said Blystone Valley Plat One, said point of intersection being marked with a set concrete monument;

thence South zero (00) degrees, eight (08) minutes, twenty-six (26) seconds West along said westerly line of Blystone Valley Plat One, a distance of one hundred seventy-two and twenty-one hundredths (172.21') feet to the intersection of the southerly line of said Blystone Valley Plat One, said point of intersection being a point on curve, said point of intersection being marked with a found concrete monument;

The following four courses follow on and along said southerly line of Blystone Valley Plat One,

thence in a northeasterly to easterly direction, along an arc of curve to the right, an arc distance of one hundred nineteen and one hundredth (119.01') feet to a point of tangency, said point of tangency being marked with a found concrete monument, said arc of curve to the right 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 North eighty-four (84) degrees, fifty-six (56) minutes, (04) seconds East;

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

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

thence North ninety (90) degrees, zero (00) minutes, zero (00) seconds East, a distance of three hundred ninety-seven and five hundredths (397.05') feet to the Point of Beginning.

Said parcel of land containing an area of 688,111 square feet or 15.797 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 found and 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 December, 1998.

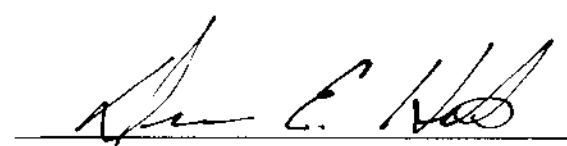
Prior Deed Reference is Microfiche 97-0686C07 and Microfiche 98-0208E03, Lucas County Deed Records.

## SURVEYORS CERTIFICATE:

We hereby certify that during December, 1998, we surveyed the property, hereon described, subdividing the same into lots numbered 35 to 53, both inclusive, and Buffer Lots A & 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 . Additional monuments marked thus , are to be set after the street improvements have been made. Monuments marked thus , represent existing concrete monument per plats of record.

FELLER, FINCH & ASSOCIATES, INC.



  
Duane E. Heck  
Professional Surveyor No. 7432  
3/15/99  
Date

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

2  
3

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RP#X-643B



# Blystone Valley Plat Two

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

## OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT:

Ownership of the property comprising this plat is correctly given.

Walter Harris MAY 6, 1999  
Lucas County Tax Map Department

## OFFICE OF THE LUCAS COUNTY AUDITOR:

This plat has been submitted for the purpose of appraisalment this 6<sup>TH</sup> day of MAY, 1999.

RL Sam Keph  
Lucas County Auditor

## OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 6<sup>TH</sup> day of MAY, 1999 at 11:50 A.M. Recorded in Volume 145, Pages 3-6 Book of Plats.

Shirley  
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.

Keith Earley  
Lucas County Engineer

## BOARD OF COUNTY COMMISSIONERS OF LUCAS COUNTY, OHIO:

We hereby approve and accept this plat this 15 day of April, 1999.

Sandy Bill  
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 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 building elevations within this subdivision shall be at least one foot above the 100 year flood elevation. The 100 year flood elevation is calculated at 626.0.

## 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 25<sup>th</sup> day of March, 1999.  
Richard C. Meyer  
Chairman  
MA  
Secretary

## OWNERS CERTIFICATION:

We, the undersigned, as owners of the property hereon described, hereby adapt this subdivision into 19 lots numbered 35 to 53, inclusive, and Buffer Lots A & B, all as designated on this plat. The undersigned further establishes setback and building lines as shown on this Plat.

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

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 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.

IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 25<sup>th</sup> day of MARCH, 1999.

Witness: COB Louisville Title Agency for N.W. Ohio Inc., Trustee  
By John W. Martin John W. Martin, President  
By Rodney R. Frey Rodney R. Frey, Vice President

STATE OF OHIO, COUNTY OF LUCAS:

On this 25<sup>th</sup> day of MARCH, 1999, before me appeared Louisville Title Agency for N.W. Ohio Inc., Trustee, by John W. Martin, President, and Rodney R. Frey, Vice President, 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.



COB  
Notary Public in and for Lucas County,  
Ohio Melissa M. Bryce  
4-3-99  
My commission expires on

## MORTGAGEE'S RELEASE AND CONSENT:

The undersigned, Mid Am Bank, 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.

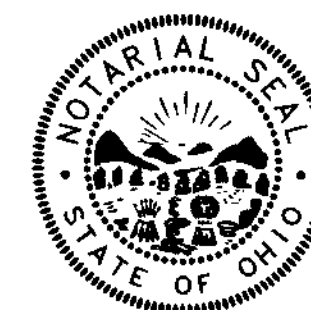
Witness: Mid Am Bank

Signed and acknowledged in the presence of:

John W. Martin By William P. Irwin  
William P. Irwin, Vice President  
Jennifer Liebow

STATE OF OHIO, COUNTY OF LUCAS:

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of MARCH, 1999 by William P. Irwin, the Vice President, Mid Am Bank, an Ohio Banking Corporation, on behalf of the corporation.



John W. Martin  
Notary Public in and for Lucas County,  
Ohio John W. Martin  
My commission expires on