

# Blystone Valley Plat Three

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

**LEGEND**

SET "X" IN 2" DIA. ALUMINUM DISC  
IN 6" DIA. CONCRETE MONUMENT  
DIA. CONCRETE MONUMENT

FOUND "X" IN 2" DIA. ALUMINUM DISC  
IN 6" DIA. CONCRETE MONUMENT  
DIA. CONCRETE MONUMENT

SET 1 1/2" DIA. IRON BAR IN 6"  
DIA. CONCRETE MONUMENT

FOUND 1 1/2" DIA. IRON BAR IN 6"  
DIA. CONCRETE MONUMENT

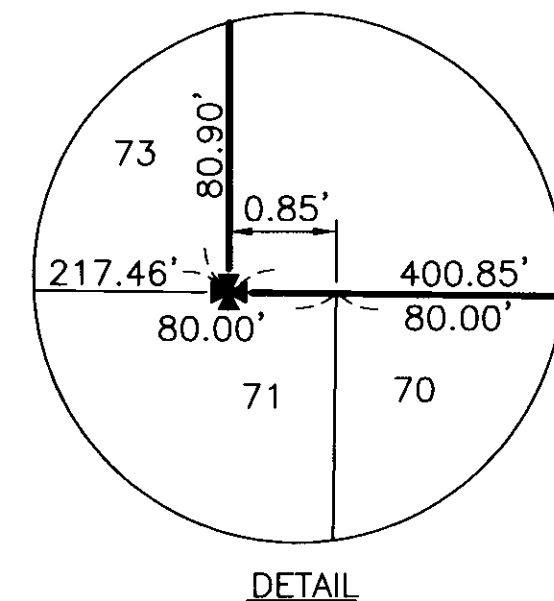
SET 3/4" DIA. IRON PIPE

L.C.P.R. LUCAS COUNTY PLAT RECORDS

B.L. BUILDING LINE

T.P.O.B. TRUE POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT



CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	55.94'	28.00'	55.91'	S 03°54'22" W	06°24'37"
C2	105.00'	164.93'	105.00'	148.49'	S 44°17'56" E	90°00'00"
C3	530.00'	7.55'	3.77'	7.55'	S 06°42'12" W	00°48'57"
C4	530.00'	51.75'	25.89'	51.73'	S 03°29'54" W	05°35'40"
C5	135.00'	10.68'	5.34'	10.68'	S 01°33'56" E	04°31'59"
C6	135.00'	62.39'	31.76'	61.84'	S 17°04'19" E	26°28'48"
C7	135.00'	62.39'	31.76'	61.84'	S 43°33'06" E	26°28'48"
C8	135.00'	62.39'	31.76'	61.84'	S 70°01'54" E	26°28'48"
C9	135.00'	14.20'	7.11'	14.19'	S 86°17'07" E	06°01'37"
C10	470.00'	52.58'	26.32'	52.56'	S 03°54'22" W	06°24'37"
C11	75.00'	117.81'	75.00'	106.07'	S 44°17'56" E	90°00'00"

RP # 650A

P:\dra\197205\22050p3a.dwg Wed Mar 31 12:05:29 1999

\$ 9000

RECEIVED & RECORDED

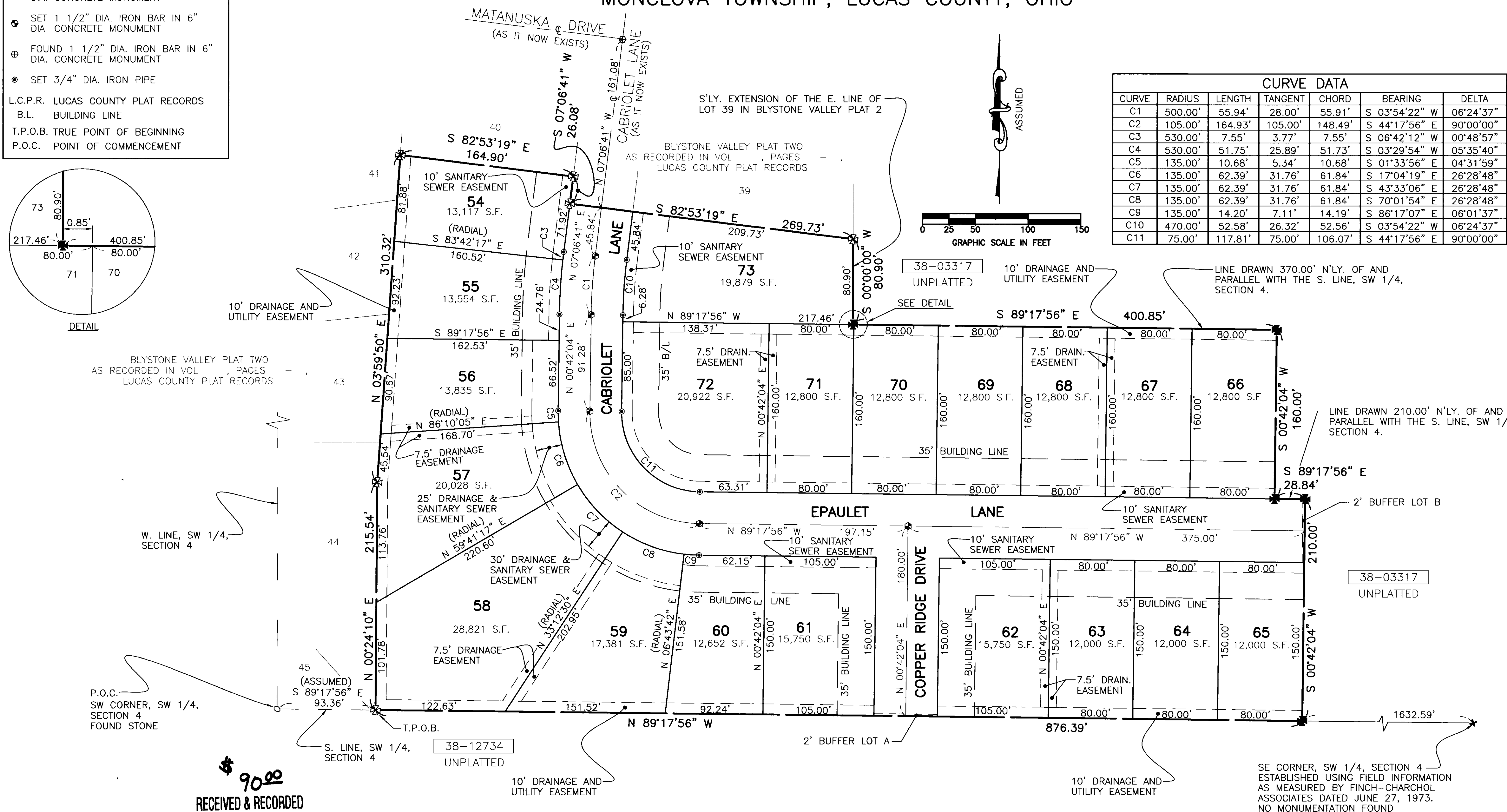
JUN 21 1999

SUE RIOUX

RECORDER, LUCAS COUNTY, OHIO

11:55 Am

See Vol 145 pg 52-54 of Plats



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.

Feller  
Finch  
& Associates, Inc.  
Engineers - Surveyors

1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068

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

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26p145 pg 52 County Engineer

# Blystone Valley Plat Three

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

**LEGAL DESCRIPTION:**

A parcel of land being part 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 Southwest quarter (1/4) of Section four (4), with the South line of said Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a found stone;

thence in an easterly direction along said South line of the Southwest quarter (1/4) of Section four (4), having an assumed bearing of South eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds East, a distance of ninety-three and thirty-six hundredths (93.36') feet to the intersection of the easterly line of Lot 44 in Blystone Valley Plat Two, as recorded in Volume 145, Pages 3 through 5, Lucas County Plat Records, said South line of the Southwest quarter (1/4) of Section four (4) also being the South line of said Lot 44 and Lot 45, in said Blystone Valley Plat Two, said point of intersection being marked with a found concrete monument, said point of intersection also being the True Point of Beginning.

The following five courses follow on and along the plat line of said Blystone Valley Plat Two:

thence North zero (00) degrees, twenty-four (24) minutes, ten (10) seconds East along a line, a distance of two hundred fifteen and fifty-four hundredths (215.54') feet to a point, said point being marked with a found concrete monument;

thence North three (03) degrees, fifty-nine (59) minutes, fifty (50) seconds East 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 found concrete monument;

thence South eighty-two (82) degrees, fifty-three (53) minutes, nineteen (19) seconds East 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 found concrete monument;

thence South seven (07) degrees, six (06) minutes, forty-one (41) seconds West along a line, a distance of twenty-six and eight hundredths (26.08') feet to a point, said point being marked with a found concrete monument;

thence South eighty-two (82) degrees, fifty-three (53) minutes, nineteen (19) seconds East along a line, a distance of two hundred sixty-nine and seventy-three hundredths (269.73') feet to the intersection of the East line of Lot 39 in said Blystone Valley Plat Two;

thence South zero (00) degrees, zero (00) minutes, zero (00) seconds West along said East line of the southerly extension of Lot 39 in Blystone Valley Plat Two, a distance of eighty and ninety hundredths (80.90') feet to the intersection of a line drawn three hundred seventy and zero hundredths (370.00') feet northerly of and parallel with said South line of the Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a set concrete monument;

thence South eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds East along said line drawn three hundred seventy and zero hundredths (370.00') feet northerly of and parallel with the South line of the Southwest quarter (1/4) of Section four (4), a distance of four hundred and eighty-five hundredths (400.85') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, forty-two (42) minutes, four (04) seconds West along a line, a distance of one hundred sixty and zero hundredths (160.00') feet to the intersection of a line drawn two hundred ten and zero hundredths (210.00') feet northerly of and parallel with said South line of the Southwest quarter (1/4) of Section four (4), said point of intersection being marked with a set concrete monument;

thence South eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds East along said line drawn two hundred ten and zero hundredths (210.00') feet northerly of and parallel with the South line of the Southwest quarter (1/4) of Section four (4), a distance of twenty-eight and eighty-four hundredths (28.84') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, forty-two (42) minutes, four (04) seconds West along a line, a distance of two hundred ten and zero hundredths (210.00') feet to the intersection of said South line of the Southwest quarter (1/4) of Section four (4), said point on 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 eight hundred seventy-six and thirty-nine hundredths (876.39') feet to the True Point of Beginning.

Said parcel of land containing an area of 369,299 square feet or 8.478 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.

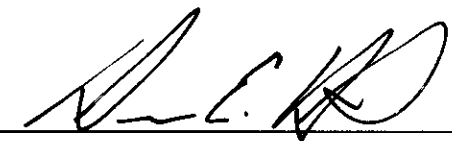
Prior Deed Reference is Microfiche 98-0208E03, Lucas County Deed Records.

**SURVEYORS CERTIFICATE:**

We hereby certify that during December, 1998, we surveyed the property, hereon described, subdividing the same into lots numbered 54 to 73, 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 monuments per plat of record.

FELLER, FINCH & ASSOCIATES, INC.



  
Duane E. Heck  
Professional Surveyor No. 7432

4/2/99  
Date

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

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Vol 145 Pg 53

RP# 6508

P:\dram\972205\2205p03a.dwg Tue Apr 20 21:53:57 1999

# Blystone Valley Plat Three

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

## OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT:

Ownership of the property comprising this plat is correctly given.

R.V. Crawford 21 June 99  
Lucas County Tax Map Department

## OFFICE OF THE LUCAS COUNTY AUDITOR:

This plat has been submitted for the purpose of appraisal this 21<sup>ST</sup> day of JUNE, 1999.

Sam Kuyler HC  
Lucas County Auditor

## OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 21<sup>ST</sup> day of June, 1999 at \_\_\_\_\_ M. Recorded in Volume 145, Pages 52-54 Book of Plats.

Joe Bump DJ  
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.

George E. Wilson 12/21/99  
Lucas County Engineer

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

We hereby approve and accept this plat this 3 day of June, 1999.

Samuel Storch Bill Potelano  
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.

## 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 22<sup>ND</sup> day of April, 1999

Shirley Beach  
Chairman

John W. Martin  
Secretary

## OWNERS CERTIFICATION:

We, the undersigned, as owners of the property hereon described, hereby adapt this subdivision into 20 lots numbered 54 to 73, 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.

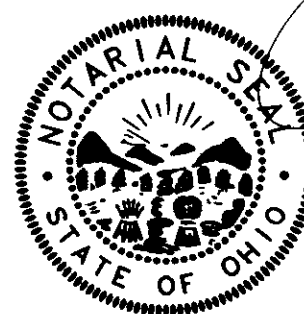
IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 19 day of April, 1999.

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

STATE OF OHIO, COUNTY OF LUCAS:

On this 19 day of April, 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.

 MELISSA M. BRYCE  
Notary Public-State of Ohio  
Commission Expires 4-3-99

 NOTARIAL SEAL  
STATE OF OHIO

43-99  
Notary Public in and for Lucas County, Ohio

My commission expires on

## MORTGAGEE'S RELEASE AND CONSENT:

The undersigned, Mid Am Bank 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.

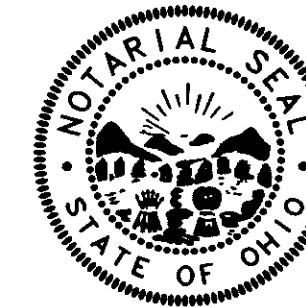
Witness: Mid Am Bank

Signed and acknowledged in the presence of:

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

STATE OF OHIO, COUNTY OF LUCAS:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 1999 by William P. Irwin, the Vice President, Mid Am Bank, on behalf of the corporation.

 NOTARIAL SEAL  
STATE OF OHIO

William P. Irwin  
Notary Public

My commission expires on

 NOTARIAL SEAL  
STATE OF OHIO

MELISSA M. BRYCE  
Notary Public, State of Ohio  
Commission Expires 4-3-04

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

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RP # 650C

P:\data\197205\2205p03a.dwg Wed Mar 31 12:02:27 1999