



# Blystone Valley Plat Four

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), 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 easterly line of Lot 11 in Blystone Valley Plat One, as recorded in Volume 143, Pages 17 through 20, Lucas County Plat Records, with 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 found concrete monument;

thence in an easterly direction along said southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, having an assumed bearing of North eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds East, a distance of eight hundred forty and eleven hundredths (840.11') feet to the intersection of the East 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 set concrete monument;

thence South zero (00) degrees, twenty-one (21) minutes, eight (08) seconds West along said East line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of three hundred sixty and four hundredths (360.04') feet to the intersection of a line drawn three hundred sixty and zero hundredths (360.00') 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 South eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds West along said line drawn three hundred sixty and zero hundredths (360.00') 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 eight hundred and sixteen hundredths (800.16') feet to the intersection of the East line of said Blystone Valley Plat One, said point of intersection being marked with a set concrete monument;

The following three (3) courses follow on and along said East line of Blystone Valley Plat One:

thence North zero (00) degrees, thirty-one (31) minutes, thirty-eight (38) seconds West, a distance of two hundred ten and zero hundredths (210.00') feet to a point, said point being marked with a found concrete monument;

thence South eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds West, a distance of thirty-six and seventy-one hundredths (36.71') feet to a point, said point being marked with a found concrete monument;

thence North zero (00) degrees, twenty-one (21) minutes, eight (08) seconds East, a distance of one hundred fifty and two hundredths (150.02') feet to the Point of Beginning.

Said parcel of land containing an area of 294,388 square feet or 6.758 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.

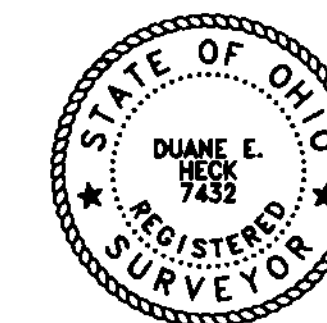
The above description is based on a survey performed under my supervision during October, 1999.


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

## SURVEYORS CERTIFICATE:

We hereby certify that during October, 1999, we surveyed the property, hereon described, subdividing the same into lots numbered 74 to 91, both inclusive. 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 . 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  
Date 5/16/01

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

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R.P. # 746 B

# Blystone Valley Plat Four

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

## OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT:

Ownership of the property comprising this plat is correctly given.

Joseph E. Shultz 7:30 AM  
Lucas County Tax Map Department

## OFFICE OF THE LUCAS COUNTY AUDITOR:

This plat has been submitted for the purpose of appraisalment this 3<sup>rd</sup> day of July, 2001.

William H. Hatcher  
Lucas County Auditor

## OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 30<sup>th</sup> day of July, 2001 at \_\_\_\_\_ M. Recorded in Volume 151, Pages 27-29 Book of Plats.

Joe P. Gier  
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.

Kurt E. Earley  
Lucas County Engineer

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

We hereby approve and accept this plat this 26<sup>th</sup> day of JULY, 2001.

Sandy Smith Bill Corleand  
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 30<sup>th</sup> day of July, 2001.

Stephen J. Fink  
Chairman

John A. B. B.  
Secretary

## OWNERS CERTIFICATION:

We, the undersigned, as owners of the property hereon described, hereby adapt this subdivision into 18 lots numbered 74 to 91, inclusive, as designated on this plat. The undersigned further establishes setback and building lines as shown on this Plat.

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 17<sup>th</sup> day of MAY, 2001.

Witness:

John W. Martin

Louisville Title Agency of  
N.W. Ohio, Inc., Trustee

By John W. Martin  
John W. Martin, President

James M. Lindsay

By James M. Lindsay  
James M. Lindsay, Vice President

STATE OF OHIO  
COUNTY OF LUCAS) SS

On this 17<sup>th</sup> day of MAY, 2001, before me appeared Louisville Title Agency of N.W. Ohio Inc., Trustee, by John W. Martin, President, and James M. Lindsay 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.



James M. Lindsay  
Notary Public in and for Lucas County,  
Ohio

My commission expires on \_\_\_\_\_

## MORTGAGEE'S RELEASE AND CONSENT:

The undersigned, Sky 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:

Sky Bank

Signed and acknowledged in the  
presence of:

John W. Martin  
James M. Lindsay

By Rodney R. Frey  
Rodney R. Frey, Vice President

STATE OF OHIO  
COUNTY OF LUCAS) SS

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2001 by Rodney R. Frey, the Vice President, Sky Bank, on behalf of the corporation.



James M. Lindsay  
Notary Public

My commission expires on \_\_\_\_\_

Feller  
Finch 1883 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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