

Blystone Valley Plat Five

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

38-03317

UNPLATTED

GRAPHIC SCALE IN FEET

BLYSTONE VALLEY PLAT TWO
AS RECORDED IN VOL. 145, PAGES 3-5,
LUCAS COUNTY PLAT RECORDS.

BLYSTONE VALLEY PLAT THREE
AS RECORDED IN VOL. 145, PAGES 52-54,
LUCAS COUNTY PLAT RECORDS.

P.O.C.
SW CORNER, SW 1/4,
SECTION 4
FOUND STONE

The owners of all lots within the existing plats of Blystone Valley 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 Blystone Valley Plat One, as recorded in Volume 143, Pages 17-20 L.C.P.R.

LEGEND

- ✱ 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 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
- ⊙ FOUND 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
- SET 1/2" DIA. IRON REBARS
- 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
- T.E. TOLEDO EDISON EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- U.E. UTILITY EASEMENT

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	105.00'	165.57'	105.64'	148.94'	N 45°31'36" E
C2	75.00'	118.27'	75.46'	106.39'	N 45°31'36" E
C3	135.00'	38.18'	19.22'	38.06'	N 82°35'52" E
C4	135.00'	65.73'	33.53'	65.08'	N 60°32'49" E
C5	135.00'	65.73'	33.53'	65.08'	N 32°39'08" E
C6	135.00'	43.24'	21.81'	43.06'	N 29°31'42" E
C7	50.00'	37.82'	19.87'	36.93'	S 67°58'37" E
C8	60.00'	39.84'	20.68'	39.11'	N 65°19'29" W
C9	60.00'	50.74'	27.00'	49.24'	S 71°25'42" W
C10	60.00'	48.69'	25.78'	47.37'	S 23°57'02" W
C11	60.00'	48.69'	25.78'	47.37'	S 22°32'54" E
C12	60.00'	50.31'	26.74'	48.85'	S 69°49'17" E
C13	60.00'	41.00'	21.33'	40.20'	N 66°34'58" E
C14	50.00'	37.82'	19.87'	36.93'	S 68°40'53" W
C15	60.00'	279.27'	63.58'	87.27'	S 00°21'08" W
C16	135.00'	212.88'	135.82'	191.50'	N 45°31'36" E

LINE DATA

L1 = S 89°17'56" E

34.68'

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.

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT

Louisville Title Agency of N.W. Ohio, Inc., Trustee, Owners 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 as shown hereon; said easement being described as parallel with and adjacent to the rear of Lots 106-113, inclusive, and also parallel with and adjacent to the front of Lots 92-103, inclusive, and parallel with and adjacent to the sidewalk easement along the front of Lots 104-106, inclusive, and parallel with and adjacent to the west side line of Lot 92; to be used for street lighting and 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 are 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 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.

This plat is located outside of the 100 year flood plain area (Zone X) according to the Flood Insurance Rate Map Number 39095C0237 D, effective date : October 6, 2003.

See microfiche #02-4155A01 of mortgage

Felice
Finch 1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
& Associates, Inc.
Engineers - Surveyors
Phone: (419)893-3680
Fax: (419)893-2932

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SE CORNER, SW 1/4, SECTION 4
ESTABLISHED USING FIELD INFORMATION
AS MEASURED BY FINCH-CHARCOL
ASSOCIATES DATED JUNE 27, 1973.
NO MONUMENTATION FOUND

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R.P. # X-773 A

County Engineer

Blystone Valley Plat Five

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:

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 South 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 an easterly direction along said South line of the West half (1/2) 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 nine hundred sixty-nine and seventy-five hundredths (969.75') feet to the intersection of the easterly line of Blystone Valley Plat Three, as recorded in Volume 145, Pages 52 through 54, Lucas County Plat Records, said point of intersection being marked with a found concrete monument, and also being the True Point of Beginning;

The following four (4) courses follow on and along said Blystone Valley Plat Three:

thence North zero (00) degrees, forty-two (42) minutes, four (04) seconds East, a distance of two hundred ten and zero hundredths (210.00') feet to a found concrete monument;

thence North eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds West, a distance of twenty-eight and eighty-four hundredths (28.84') feet to a found concrete monument;

thence North zero (00) degrees, forty-two (42) minutes, four (04) seconds East, a distance of one hundred sixty and zero hundredths (160.00') feet to a found concrete monument;

thence North eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds West, a distance of four hundred and eighty-five hundredths (400.85') feet to the intersection of the easterly line of said Blystone Valley Plat Three, said point of intersection being marked with a found concrete monument;

thence North zero (00) degrees, zero (00) minutes, zero (00) seconds East along said easterly line of Blystone Valley Plat Three, and also along the easterly line of Blystone Valley Plat Two, as recorded in Volume 145, Pages 3 through 5, Lucas County Plat Records, passing through a found concrete monument at a distance of eighty and ninety hundredths (80.90') feet, a distance of three hundred seventy-eight and eighty hundredths (378.80') feet to a point, said point being marked with a set concrete monument;

thence South eighty-nine (89) degrees, thirty-eight (38) minutes, fifty-two (52) seconds East along a line, a distance of six hundred one and seventeen hundredths (601.17') feet to the intersection of a line drawn one hundred sixty and zero hundredths (160.00') feet westerly of and parallel with 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 line drawn one hundred sixty and zero hundredths (160.00') feet westerly of and parallel with the East line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of twenty-four and forty-eight hundredths (24.48') feet to a point, said point being marked with a set concrete monument;

thence South eighty-nine (89) degrees, thirty-eight (38) minutes, fifty-two (52) seconds East along a line, a distance of one hundred sixty and zero hundredths (160.00') feet to the intersection of said East 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 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 seven hundred twenty-eight and ninety-four hundredths (728.94') feet to the intersection of said South 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 eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds West along said South line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), a distance of three hundred thirty-one and forty-two hundredths (331.42') feet to the True Point of Beginning.

Said parcel of land containing an area of 412,543 square feet, or 9.471 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.

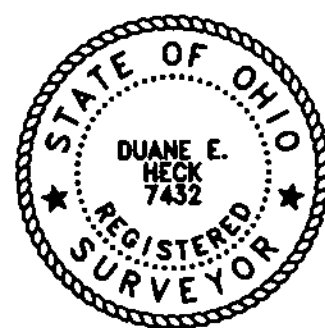
The above description is based on a survey performed under my supervision during February, 2002.

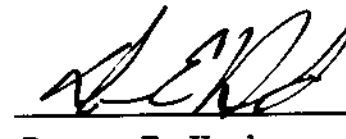
Prior Deed Reference is Microfiche 98-0208E03, Lucas County Deed Records.

SURVEYORS CERTIFICATE:

We hereby certify that during February, 2002, we surveyed the property, hereon described, subdividing the same into Lots numbered 92 to 113, both inclusive and Buffer Lot "A". 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  and , represent existing concrete monuments per plat of record.

FELLER, FINCH & ASSOCIATES, INC.




Duane E. Heck
Professional Surveyor No. 7432

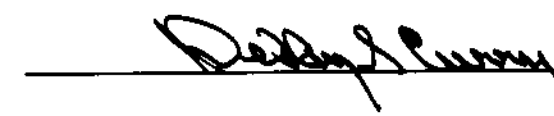

4/23/02
Date

MORTGAGEE'S RELEASE AND CONSENT:

The undersigned, Sky Bank, as the holder of a mortgage encumbering the property shown and described on the 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:

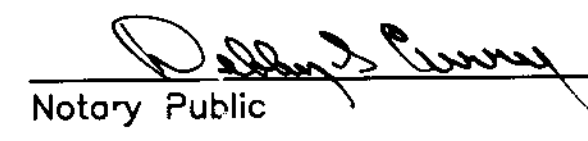



By 
Rodney R. Frey, Vice President

STATE OF OHIO, COUNTY OF LUCAS:

The foregoing instrument was acknowledged before me this 2nd day of April, 2002 by Rodney R. Frey, the Vice President, Sky Bank, on behalf of the corporation.




Notary Public

My commission expires on

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.


Lucas County Engineer

OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT:

Ownership of the property comprising this plat is correctly given.


Lucas County Tax Map Department

OWNERS CERTIFICATION:

We, the undersigned, as owners of the property hereon described, hereby adapt this subdivision into 22 lots numbered 92 to 113, 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 rights-of-way as shown on this plat. Buffer Lot "A" is hereby dedicated to the Lucas County Commissioners for the express purpose of prohibiting access across Buffer Lot "A" until such time as the abutting right-of-way dedication is extended or widened beyond said buffer lot.


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.

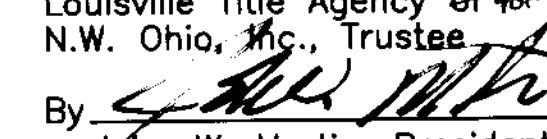
All drainage and sanitary easements shown hereon are hereby dedicated to the Board of Lucas County Commissioners, for public use; provided, however, that the undersigned and its successors and assigns reserve the right to use all common area for purposes not in conflict with said drainage and sanitary 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 22nd day of April, 2002.

Witness:

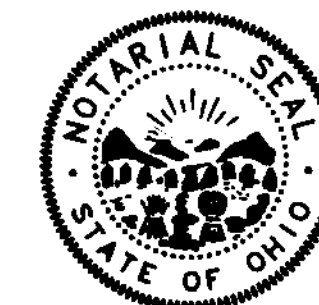

Patricia A. Johnson


Louisville Title Agency of N.W. Ohio, Inc., Trustee
By 
John W. Martin, President

By 
James M. Lindsay, Vice President

STATE OF OHIO, COUNTY OF LUCAS:

On this 22nd day of April, 2002, 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.

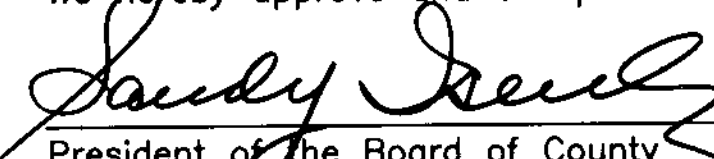


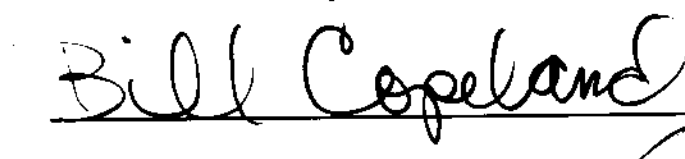
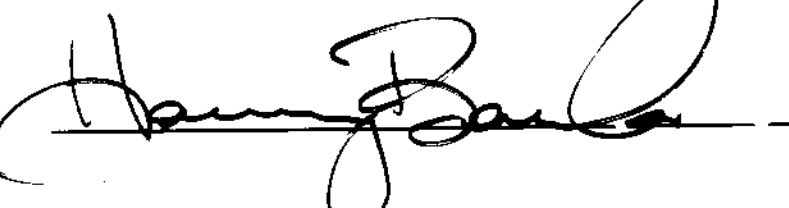

Notary Public in and for Lucas County, Ohio

My commission expires on

BOARD OF COUNTY COMMISSIONERS OF LUCAS COUNTY, OHIO:

We hereby approve and accept this plat this 25TH day of JUNE, 2002.

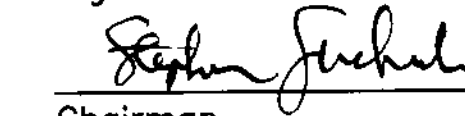

President of the Board of County Commissioners of Lucas County, Ohio

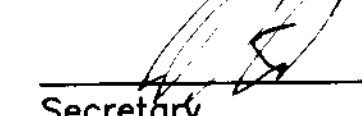



LUCAS COUNTY PLANNING COMMISSION:

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 24 day of April, 2002.


Chairman


Secretary


OFFICE OF THE LUCAS COUNTY AUDITOR:

This plat has been submitted for the purpose of appraisal this 27 day of June, 2002.


Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 27 day of June, 2002 at 3:33 P.M. Recorded in Volume 153, Pages 27 and 28 Book of Plats.


Lucas County Recorder

Feller
Finch 1683 Woodlands Drive P.O. Box 88 Maumee, Ohio 43537-0088
& Associates, Inc.
Engineers - Surveyors
Phone: (419) 893-3680
Fax: (419) 893-2982

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