**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.

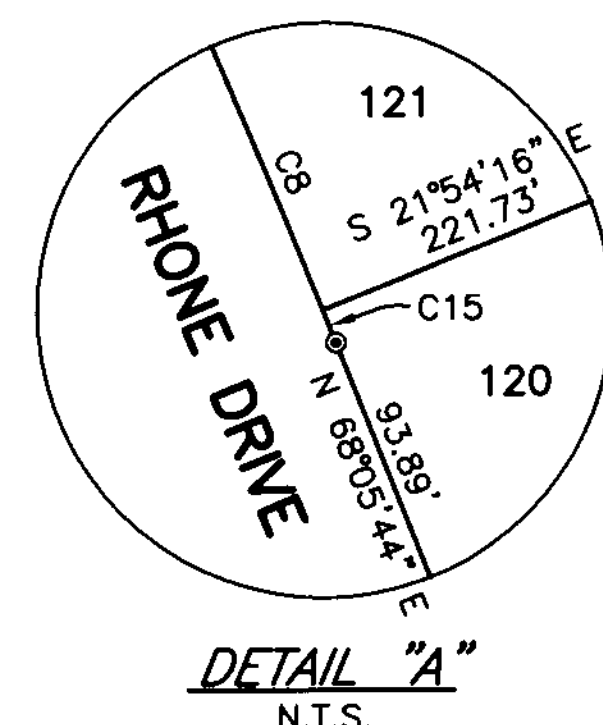
NOTE:

LIMITS OF FILL/EXCAVATION LINE - NO FILL OR EXCAVATION WORK SHALL BE ALLOWED IN THIS AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DEVELOPER.

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.

This plat is located within Zone AE according to the Flood Insurance Rate Map Number 39095C0236 D. Effective date: October 6, 2000. The building elevations within this subdivision shall be at least one foot above the 100 year flood elevation. The 100 year flood elevation for this area = 626.0 National Geodetic Vertical Datum.



**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 contiguous to all street lines in this said subdivision, 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 Grantee 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.

LINE DATA	
L1 = S 89°23'43" W	65.88'
L2 = S 23°47'43" W	34.09'
L3 = S 23°47'43" W	47.70'
L4 = N 65°51'45" E	25.00'
L5 = N 55°21'34" E	47.00'
L6 = N 74°00'45" E	48.25'
L7 = S 76°34'16" E	9.00'
L8 = S 37°02'33" E	32.00'
L9 = S 60°27'56" E	17.00'

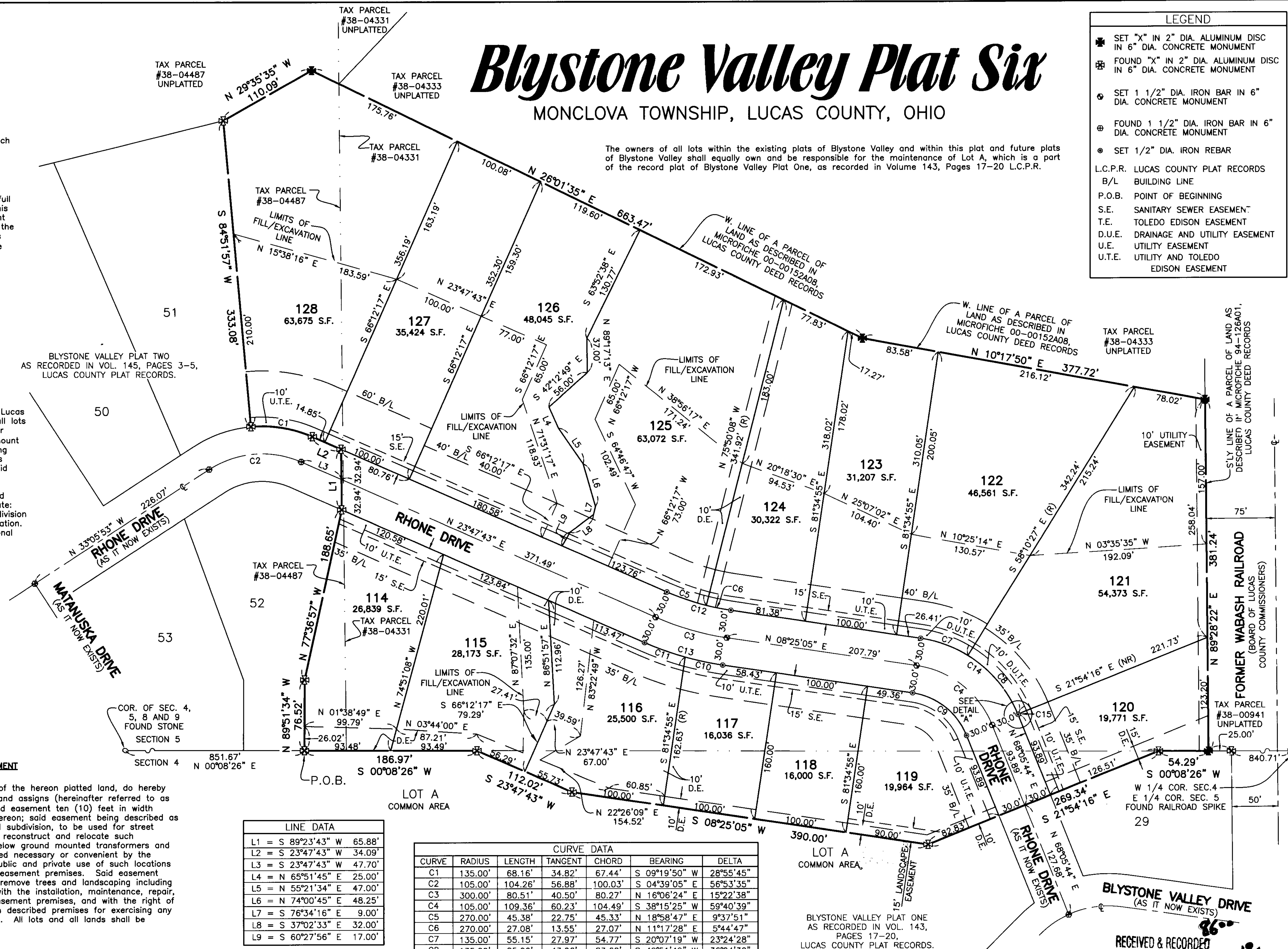
CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	135.00'	68.16'	34.82'	67.44'	S 09°19'50" W	28°55'45"
C2	105.00'	104.26'	56.88'	100.03'	S 04°39'05" E	56°53'35"
C3	300.00'	80.51'	40.50'	80.27'	N 16°06'24" E	15°22'38"
C4	105.00'	109.36'	60.23'	104.49'	S 38°15'25" W	59°40'39"
C5	270.00'	45.38'	22.75'	45.33'	N 18°58'47" E	9°37'51"
C6	270.00'	27.08'	13.55'	27.07'	N 11°17'28" E	5°44'47"
C7	135.00'	55.15'	27.97'	54.77'	S 20°07'19" W	23°24'28"
C8	135.00'	85.00'	43.96'	83.60'	S 49°51'49" W	36°04'30"
C9	75.00'	78.12'	43.02'	74.63'	S 38°15'25" W	59°40'39"
C10	330.00'	41.68'	20.87'	41.66'	N 12°02'12" E	7°14'15"
C11	330.00'	46.89'	23.48'	46.84'	N 19°43'31" E	8°08'23"
C12	270.00'	72.46'	36.45'	72.25'	N 16°06'24" E	15°22'38"
C13	330.00'	88.57'	44.55'	88.30'	N 16°06'24" E	15°22'38"
C14	135.00'	140.61'	77.44'	134.34'	S 38°15'25" W	59°40'39"
C15	135.00'	0.46'	0.23'	0.46'	S 67°59'54" W	0°11'41"

Blystone Valley Plat Six

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

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 REBAR
L.C.P.R. LUCAS COUNTY PLAT RECORDS	
B/L	BUILDING LINE
P.O.B.	POINT OF BEGINNING
S.E.	SANITARY SEWER EASEMENT
T.E.	TOLEDO EDISON EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
U.T.E.	UTILITY AND TOLEDO EDISON EASEMENT



RECEIVED & RECORDED

NOV 12 2002

Feller Finch & Associates, Inc.
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
Engineers - Surveyors
Phone: (419)893-3680
Fax: (419)893-2882

1
2

11-12-02 0154 P12-13

R7#X-784A

County Engineer

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 northerly line of Lot 52 in Blystone Valley Plat Two, as recorded in Volume 145, Pages 3 through 5, Lucas County Plat Records, with the easterly line of said Lot 52 in Blystone Valley Plat Two, said point of intersection being marked with a found concrete monument;

The following six (6) courses follow on and along said northerly line of Blystone Valley Plat Two:

thence in an westerly direction, having an assumed bearing of North eighty-nine (89) degrees, fifty-one (51) minutes, thirty-four (34) seconds West, a distance of seventy-six and fifty-two hundredths (76.52') feet to a point, said point being marked with a found concrete monument;

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

thence South eighty-nine (89) degrees, twenty-three (23) minutes, forty-three (43) seconds West, a distance of sixty-five and eighty-eight hundredths (65.88') feet to a point, said point being marked with a found concrete monument;

thence South twenty-three (23) degrees, forty-seven (47) minutes, forty-three (43) seconds West, a distance of thirty-four and nine hundredths (34.09') feet to a point of curve, said point of curve being marked with a found concrete monument;

thence in a southwesterly to southerly direction, along an arc of curve to the left, an arc distance of sixty-eight and sixteen hundredths (68.16') feet to a point, said point being marked with a found concrete monument, said arc of curve to the left 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 South nine (09) degrees, nineteen (19) minutes, fifty (50) seconds West;

thence South eighty-four (84) degrees, fifty-one (51) minutes, fifty-seven (57) seconds West, a distance of three hundred thirty-three and eight hundredths (333.08') feet to a point, said point being marked with a found concrete monument;

thence North twenty-nine (29) degrees, thirty-five (35) minutes, thirty-five (35) seconds West along a line, a distance of one hundred ten and nine hundredths (110.09') feet to the intersection of the westerly line of a parcel of land as described in Microfiche 00-00152A08, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;

The following two courses follow on and along said parcel of land as described in Microfiche 00-00152A08, Lucas County Deed Records:

thence North twenty-six (26) degrees, one (01) minute, thirty-five (35) seconds East, a distance of six hundred sixty-three and forty-seven hundredths (663.47') feet to a point, said point being marked with a set concrete monument;

thence North ten (10) degrees, seventeen (17) minutes, fifty (50) seconds East, a distance of three hundred seventy-seven and seventy-two hundredths (377.72') feet to the intersection of the southerly line of a parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records, said parcel of land as described in Microfiche 94-126A01, Lucas County Deed Records also being the 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 three hundred eighty-one and twenty-four hundredths (381.24') feet to the intersection of the westerly line of Blystone Valley Plat One, as recorded in Volume 143, pages 17 through 20, Lucas County Plat Records, said point of intersection being marked with a set concrete monument;

The following five (5) courses follow on and along said westerly line of Blystone Valley Plat One:

thence South zero (00) degrees, eight (08) minutes, twenty-six (26) seconds West, a distance of fifty-four and twenty-nine hundredths (54.29') feet to a point, said point being marked with a found concrete monument;

thence South twenty-one (21) degrees, fifty-four (54) minutes, sixteen (16) seconds East, a distance of two hundred sixty-nine and thirty-four hundredths (269.34') feet to a point, said point being marked with a found concrete monument;

thence South eight (08) degrees, twenty-five (25) minutes, five (05) seconds West, a distance of three hundred ninety and zero hundredths (390.00') feet to a point, said point being marked with a found concrete monument;

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

thence South zero (00) degrees, eight (08) minutes, twenty-six (26) seconds West, a distance of one hundred eighty-six and ninety-seven hundredths (186.97') feet to the Point of Beginning.

Said parcel of land containing an area of 576,742 square feet, or 13.240 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.

Blystone Valley Plat Six

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

LEGAL DESCRIPTION (con't):

The above described parcel of land consists of:






93,095 square feet or 2.138 acres of land within tax parcel No. 38-03317.
483,647 square feet or 11.102 acres of land within tax parcel No. 38-04332.

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.

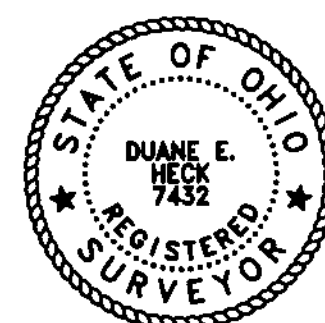
The above description is based on a survey performed under my supervision during June, 2002.

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

SURVEYORS CERTIFICATE:

We hereby certify that during June, 2002, we surveyed the property, hereon described, subdividing the same into Lots numbered 114 to 128, 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  and , represent existing concrete monuments per plat of record.

FELLER, FINCH & ASSOCIATES, INC.



Duane E. Heck
Professional Surveyor No. 7432

0/05/02
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:

Sai A. Shemmo
Jennifer Heckman

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

STATE OF OHIO, COUNTY OF LUCAS:

The foregoing instrument was acknowledged before me this 25th day of June, 2002 by Rodney R. Frey, the Vice President, Sky Bank, on behalf of the corporation.



Sai A. Shemmo
Notary Public

Nov. 22, 2004
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.

 11-12-02
Lucas County Tax Map Department

OWNERS CERTIFICATION:

We, the undersigned, as owners of the property hereon described, hereby adapt this subdivision into 15 lots numbered 114 to 128, 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.

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.

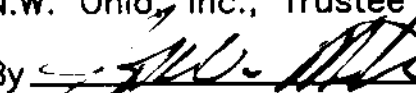
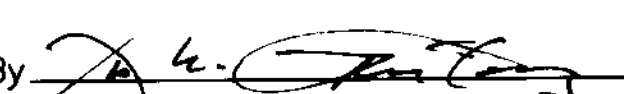
All drainage and sanitary easements shown hereon are hereby dedicated to the Board of Lucas County Commissioners, for public use; provided, however, that the undersigned and its successors and assigns reserve the right to use all common area for purposes not in conflict with said drainage and sanitary 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 25th day of June, 2002.

Witness:

Melissa J. Zaiser
Raf K. Schif

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 25th day of June, 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.



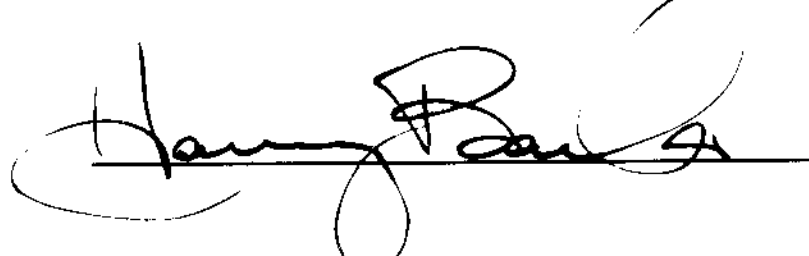
Raf K. Schif
Notary Public in and for Lucas County,
Ohio

My commission expires on

BOARD OF COUNTY COMMISSIONERS OF LUCAS COUNTY, OHIO:

We hereby approve and accept this plat this 7th day of November, 2002.

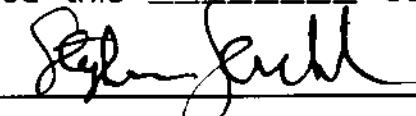
Sandy Seeger
President of the Board of County
Commissioners of Lucas County, Ohio

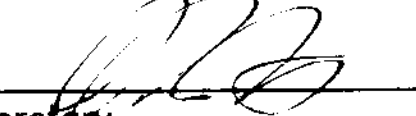


LUCAS COUNTY PLANNING COMMISSION:

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 26th day of June, 2002.


Chairman


Secretary

OFFICE OF THE LUCAS COUNTY AUDITOR:

This plat has been submitted for the purpose of appraisal this 12th day of November, 2002.

 S.g.
Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 12 day of November, 2002 at 10:00 A.M. Recorded in Volume 134, Pages 12 and 13 Book of Plats.


Lucas County Recorder

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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2

11-12-02 0154 P12-13

RP. #X-784 B