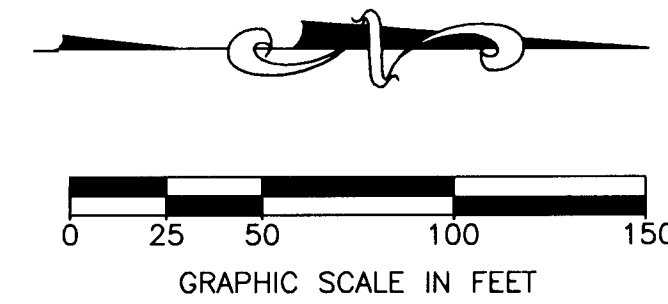


Blystone Valley Plat Seven

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

20030820-0056517
Pages: 2 Fee: \$120.00
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Sue Rioux
Lucas County Recorder PLAT



CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C150	50.00'	19.51'	9.88'	19.39'	N 79°20'51" W	22°21'35"
C151	50.00'	18.31'	9.26'	18.21'	N 57°40'36" W	20°58'55"
C152	50.00'	37.82'	19.87'	36.93'	N 68°51'23" W	43°20'30"
C153	60.00'	62.52'	34.43'	59.73'	N 77°02'10" W	59°42'05"
C154	60.00'	55.80'	30.10'	53.81'	N 46°28'13" E	53°17'08"
C155	60.00'	52.12'	27.83'	50.50'	N 05°03'28" W	49°46'15"
C156	60.00'	51.78'	27.62'	50.19'	N 54°39'54" W	49°26'37"
C157	60.00'	57.05'	30.89'	54.93'	N 73°22'20" E	54°28'55"
C158	60.00'	279.27'	63.58'	87.27'	N 00°31'38" W	266°41'00"
C159	50.00'	37.82'	19.87'	36.93'	N 67°48'07" E	43°20'30"

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

Port Lawrence Title and Trust Company, Trustee, and Blystone/Crosscreek Development LLC, a(n) Ohio Limited Liability Corporation, hereinafter called Grantor(s), hereby grant and convey to the TOLEDO EDISON COMPANY, an Ohio corporation, its successors and assigns, hereinafter called Grantee, the perpetual right and easement to construct, relocate, operate, repair, replace, remove and maintain, at this time or at such time or times in the future as the Grantee desires, a line or lines for the transmission and/or distribution of electric energy thereunder, with all necessary, wires, cables, stubs, anchors, transformers, fixtures and appliances in, through, under and upon the following described property:

Said easement being described as being ten (10) feet in width and parallel with and adjacent to the rear of Lots 129-136, inclusive, Lots 143 & 144, and parallel with the side lot line between Lots 134 & 135 and being centered on said side lot line, and parallel with and contiguous to the street right-of-way line and/or parallel with and contiguous to the sidewalk easement of all Lots in this Plat and as shown hereon.

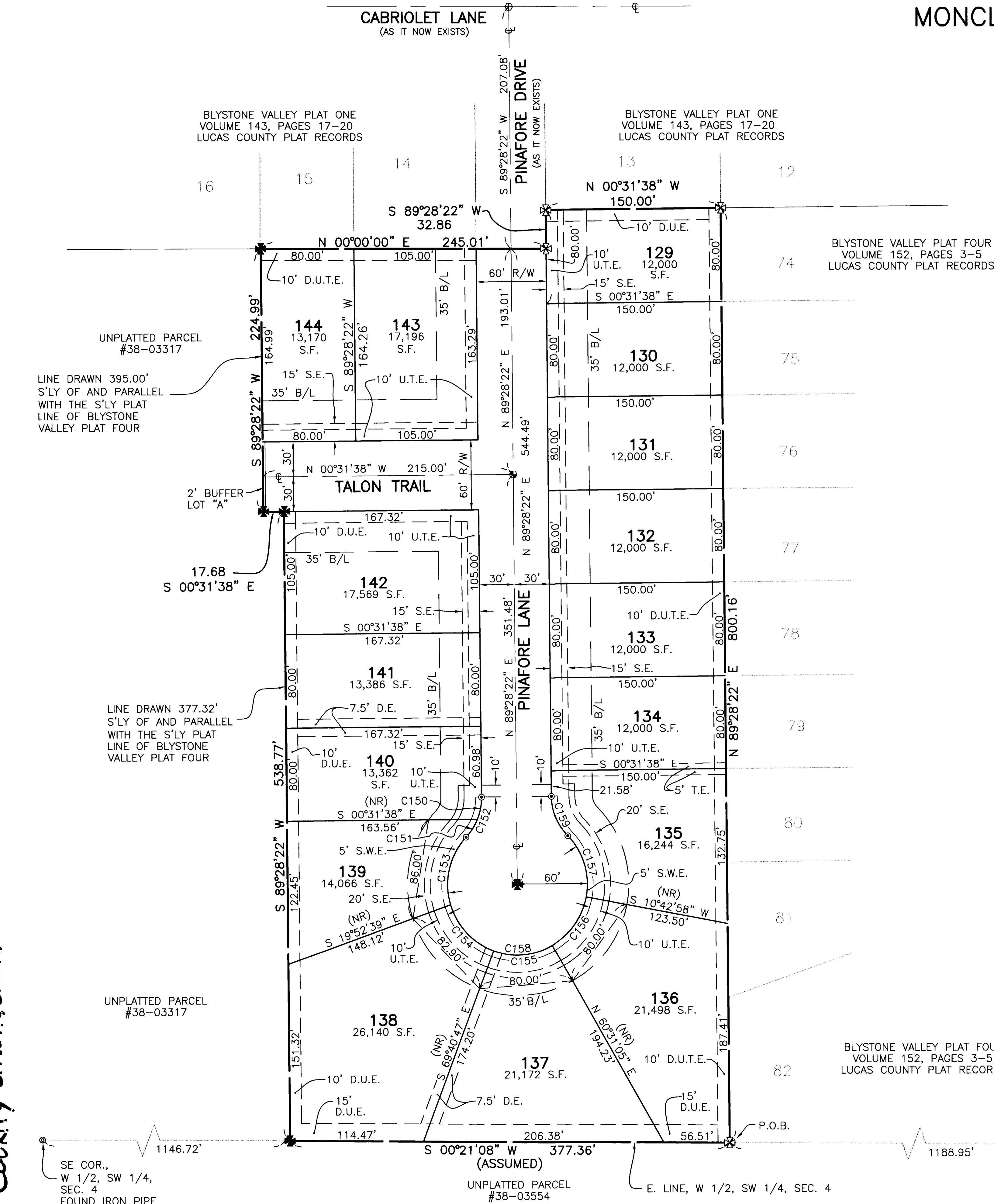
Together with the rights of ingress and egress to, over and from said property. Grantor(s) and Grantor's(s) heirs (successors) and assigns shall not build any structure that unreasonably interferes with Grantee's use of said easement strip, and Grantee shall have the right to trim or remove underbrush and trees and to remove and keep free any obstructions from and along said line or lines and outside the boundaries of the easement, that, in the judgment of Grantee, will interfere with the construction or safe operation thereof. Notwithstanding the foregoing, nothing contained in this agreement shall prevent the Grantor, its successors or assigns, from constructing and installing roadways, infrastructure, driveways, other utilities, signage and landscaping (collectively referred to herein as "Improvements") in, through, on, under and upon such easement strip. In the event Grantor installs such Improvements, Grantee shall use reasonable care in installing any lines, wires, cables, stubs, anchors, transformers, fixtures and appliances so as not to damage such Improvements and that any damage to such shall be made at Grantee's sole cost and expense. The lines herein authorized for the transmission and/or distribution of electricity must be placed underground and all of the provisions of this instrument shall be applicable to underground lines. In addition to the rights herein granted, Grantee shall have the right to dig and refill trenches, install underground cables, with or without conduit, tile, padmounts, transformers or other underground facilities not limited by the foregoing, all as may be desired by Grantee.

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.

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

1
2

COUNTY ENGINEER



Blystone Valley Plat Seven

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, in Monclova Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the East line of Lot 82 in Blystone Valley Plat Four, as recorded in Volume 152, Pages 3 through 5, Lucas County Plat Records, with the South line of said Lot 82 in Blystone Valley Plat Four, said East line of Lot 82 in Blystone Valley Plat Four also being 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 found concrete monument;

thence in an southerly direction along said East line of the West half (1/2) of the Southwest quarter (1/4) of Section four (4), having an assumed bearing of South zero (00) degrees, twenty-one (21) minutes, eight (08) seconds West, a distance of three hundred seventy-seven and thirty-six hundredths (377.36') feet to the intersection of a line drawn three hundred seventy-seven and thirty-two (377.32') feet southerly of and parallel with the southerly plat line of said Blystone Valley Plat Four, 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 seventy-seven and thirty-two hundredths (377.32') feet southerly of and parallel with the southerly plat line of Blystone Valley Plat Four, a distance of five hundred thirty-eight and seventy-seven hundredths (538.77') feet to a point, said point being marked with a set concrete monument;

thence South zero (00) degrees, thirty-one (31) minutes, thirty-eight (38) seconds East along a line, a distance of seventeen and sixty-eight hundredths (17.68') feet to the intersection of a line drawn three hundred ninety-five and zero hundredths (395.00') feet southerly of and parallel with said southerly plat line of Blystone Valley Plat Four, 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 ninety-five and zero hundredths (395.00') feet southerly of and parallel with the southerly plat line of Blystone Valley Plat Four, a distance of two hundred twenty-four and ninety-nine hundredths (224.99') feet to the intersection of the easterly plat 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 three (3) courses follow on and along said easterly plat line of Blystone Valley Plat One:

thence North zero (00) degrees, zero (00) minutes, zero (00) seconds East, a distance of two hundred forty-five and one hundredth (245.01') 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-two and eighty-six hundredths (32.86') feet to a point, said point being marked with a found concrete monument;

thence North zero (00) degrees, thirty-one (31) minutes, thirty-eight (38) seconds West, a distance of one hundred fifty and zero hundredths (150.00') feet to the intersection of said southerly plat line of Blystone Valley Plat Four, said point of intersection being marked with a found concrete monument;

thence North eighty-nine (89) degrees, twenty-eight (28) minutes, twenty-two (22) seconds East along said southerly plat line of Blystone Valley Plat Four, a distance of eight hundred and sixteen hundredths (800.16') feet to the Point of Beginning.

Said parcel of land containing an area of 297,569 square feet, or 6.831 acres of land, more or less, all within Tax Parcel No. 38-03317.

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 June, 2003.

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

SURVEYORS CERTIFICATE:

We hereby certify that during June, 2003, we surveyed the property, hereon described, subdividing the same into Lots numbered 129 to 144, 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

7/22/03
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:

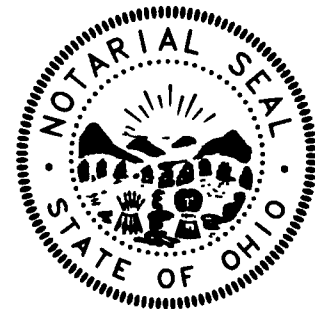




By 
Rodney R. Frey, Vice President

STATE OF OHIO, COUNTY OF LUCAS:

The foregoing instrument was acknowledged before me this 22nd day of July, 2003 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 16 lots numbered 129 to 144, 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.

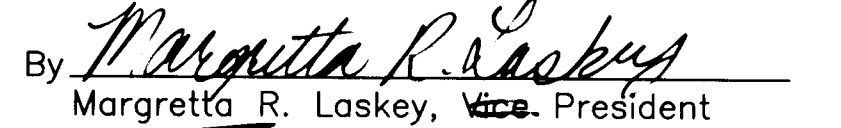
We further declare that we shall improve this subdivision with the following installations: Pavement and curbs or curbs and gutters, Sidewalks, Storm Sewers, Sanitary Sewers, and Waterlines. Buffer Lot A is hereby dedicated to the Lucas County Commissioners for the express purpose of prohibiting access across Buffer Lot A until such time as the abutting right-of-way dedication is extended or widened beyond said buffer lot.

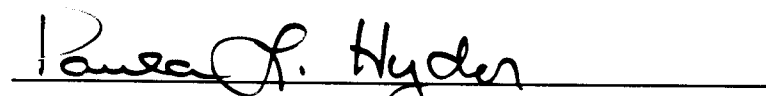
IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 22nd day of July, 2003.

Witness:



The Port Lawrence Title & Trust Company

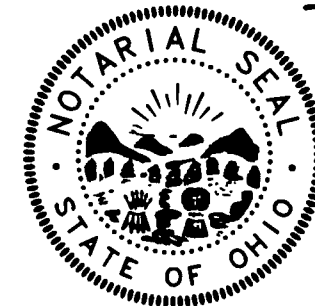
By 
Margretta R. Laskey, ~~Vice~~ President

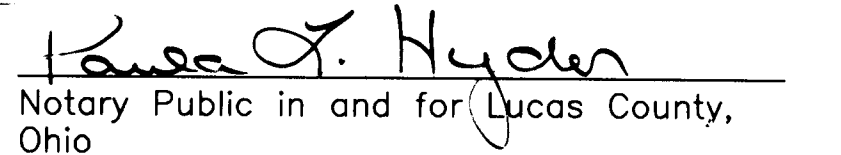


By 
Fred C. Meyer, Vice President

STATE OF OHIO, COUNTY OF LUCAS:

On this 23rd day of July, 2003, before me appeared The Port Lawrence Title & Trust Company, by Margretta R. Laskey, ~~Vice~~ President, and Fred C. Meyer, 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

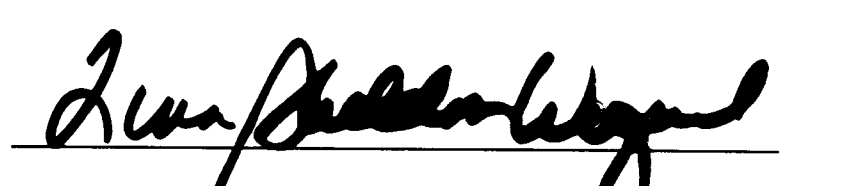
8-12-03
My commission expires on

BOARD OF COUNTY COMMISSIONERS OF LUCAS COUNTY, OHIO:

We hereby approve and accept this plat this 24th day of August, 2003.

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 23rd day of August, 2003.

Chairman

Secretary

OFFICE OF THE LUCAS COUNTY AUDITOR:

This plat has been submitted for the purpose of appraisalment this 20th day of August, 2003.

Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER:

Received for record this 20th day of August, 2003 at 3:02 P. Recorded in Volume 20030820-0056517 Pages 55 and 56 Book of Plats.

Lucas County Recorder

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