

Blystone Valley Plat Nine

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

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Phil Copeland
Lucas County Recorder PLAT 1

LEGEND

✕ FOUND "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT	B/L BUILDING LINE
✕ SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT	(R) RADIAL
⊙ SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT	(NR) NOT RADIAL
⊙ FOUND 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT	P.O.C. POINT OF COMMENCEMENT
⊙ SET 5/8" DIA. X 30" IRON REBARS	T.P.O.B. TRUE POINT OF BEGINNING
□ FOUND MONUMENT BOX	D.E. DRAINAGE EASEMENT
	D.U.E. DRAINAGE & UTILITY EASEMENT
	D.U.T.E. DRAINAGE, UTILITY & TOLEDO EDISON EASEMENT
	HW.E. HIGHWAY EASEMENT
	S.E. SANITARY SEWER EASEMENT
	SW.E. SIDEWALK EASEMENT
	U.T.E. UTILITY & TOLEDO EDISON EASEMENT
	O.R. OFFICIAL RECORD

SIDEWALK NOTE:

The owner of each lot, at the time of construction, shall provide four (4) foot sidewalks along all street frontage within the subdivision where required. 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/her own expense, to keep and maintain the sidewalks adjacent to his/her 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 Monclova Township and Lucas County harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

UTILITY EASEMENT AREAS:

The areas indicated on the Plat as "Utility Easements" are to be used for the purposes of installation and maintenance of utilities serving the residences located in the Plat including, but not limited to, electric, natural gas, waterline, sanitary sewer and storm sewer lines, cable service, telephone service, and other such utilities. No utility desiring to place any such lines or facilities in any such easements shall do so at any time within the first three years after the recording of this Plat except after first having obtained the written consent of Miller Diversified, Inc. ("Developer") its successors or assigns. Any installation of utility lines or facilities in such area shall be conducted so as not to interfere with any existing utility services in the same area, and any person or entity installing such utilities in such area shall be responsible to restore the area to the condition in which it existed prior to such installation which may include, but is not limited to, restoring the grade (after any applicable settling), reseeding the area with grass, replacing any landscaping permitted thereon, and restoring any other utility facilities to their condition existing prior to such installation. If any person or entity installing any such utility fails to perform such restoration as set forth in the preceding sentence, or damages or interferes with any other pre-existing utilities in such area, the owner of any adjacent or affected lot may file a claim against same to fulfill such obligations, and any person or entity so installing any such utility consents to the jurisdiction of the Lucas County Court of Common Pleas for resolution of such claim. Notwithstanding the foregoing, the Developer may, by written direction, given at any time within the three-year period after the filing of this Plat, waive any requirement of any such utility to restore the property to its condition existing prior to such installation.

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT:

Midland title Agency of NW Ohio, 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 twelve (12) feet in width under, over and through all lots and all land shown hereon; said easement being described as parallel with and contiguous to all street lines and parallel with and adjacent to the sidewalk easement within this plat, 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, or operation of electric current, and with the right of access, ingress and egress to and from any of the within described premises for exercising any restricted to underground utility service.

FLOOD ZONE:

This plat is located outside of the 100 year flood plain area (Zone X) according to the Flood Insurance Rate Map Number 39095C0236 E, Effective date: August 26, 2011.

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. Amount and method of sanitary trunk sewer charge of any building shall be determined by the Lucas County Sanitary Engineer. All sanitary charges shall be paid prior to building service connection.

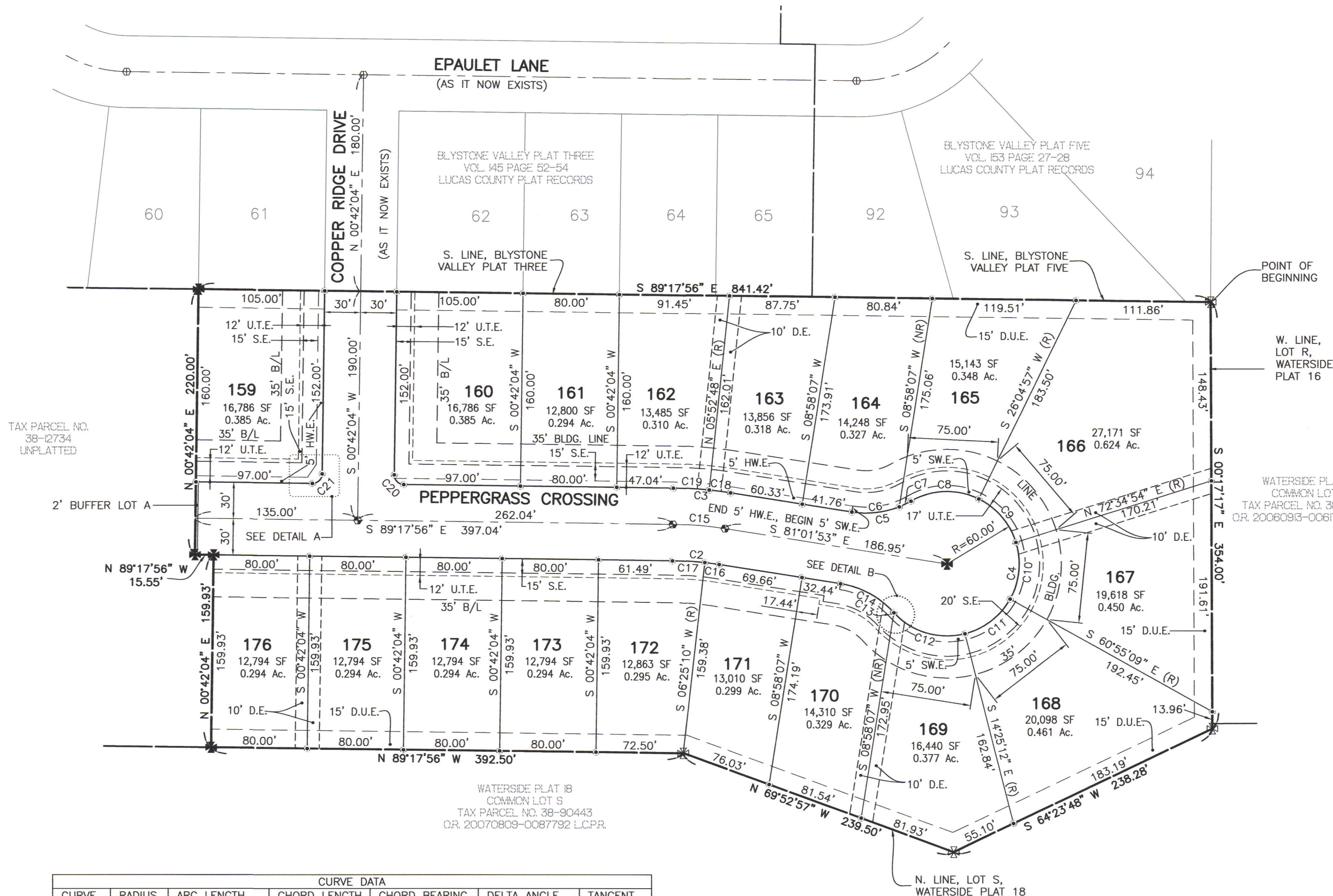
The owners of this plat will be responsible for the off-site detention pond and will be subject to drainage maintenance assessments.

Feller Finch
1683 Woodlands Drive · P.O. Box 68 · Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com
Engineers · Surveyors
Planners

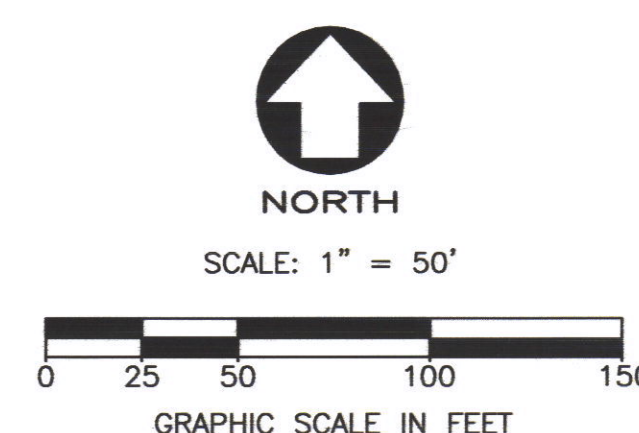
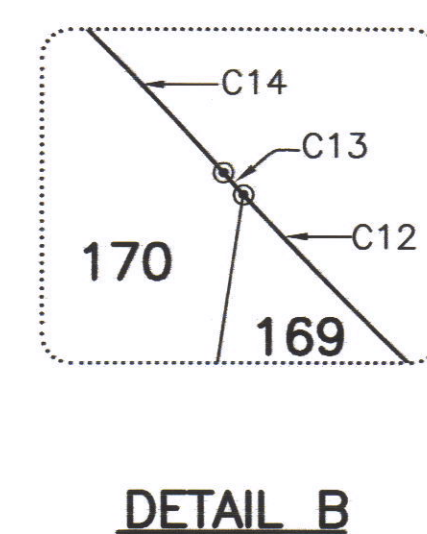
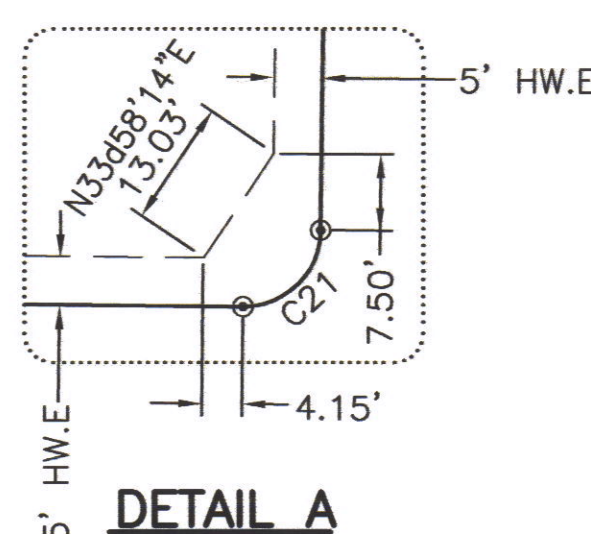
County Engineer

1
2

R.P. X-1005 A



CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C2	270.00'	38.96'	38.93'	N 85°09'54" W	8°16'03"	19.51'
C3	330.00'	47.62'	47.58'	S 85°09'54" E	8°16'03"	23.85'
C4	60.00'	270.06'	93.33'	N 08°58'07" E	25°53'06"	74.25'
C5	75.00'	50.98'	50.00'	N 79°29'51" E	38°56'33"	26.52'
C6	75.00'	40.13'	39.65'	N 83°38'31" E	30°39'12"	20.56'
C7	75.00'	10.85'	10.84'	N 64°10'15" E	8°17'21"	5.43'
C8	60.00'	58.70'	56.39'	N 88°03'16" E	56°03'23"	31.94'
C9	60.00'	48.69'	47.37'	N 40°40'04" W	46°29'57"	25.78'
C10	60.00'	48.69'	47.37'	S 05°49'52" W	46°29'57"	25.78'
C11	60.00'	48.69'	47.37'	S 52°19'49" W	46°29'57"	25.78'
C12	60.00'	64.73'	61.64'	S 73°30'51" E	61°48'44"	35.92'
C13	60.00'	0.54'	0.54'	N 42°20'54" W	0°31'09"	0.27'
C14	75.00'	50.98'	50.00'	S 61°33'36" E	38°56'33"	26.52'
C15	300.00'	43.29'	43.25'	S 85°09'54" E	8°16'03"	21.68'
C16	270.00'	12.03'	12.03'	S 82°18'27" E	2°33'09"	6.02'
C17	270.00'	26.93'	26.92'	N 86°26'29" W	5°42'54"	13.48'
C18	330.00'	17.79'	17.79'	N 82°34'32" W	3°05'19"	8.90'
C19	330.00'	29.83'	29.82'	N 86°42'34" W	5°10'44"	14.92'
C20	8.00'	12.57'	11.31'	S 44°17'56" E	90°00'00"	8.00'
C21	8.00'	12.57'	11.31'	N 45°42'04" E	90°00'00"	8.00'



Blystone Valley Plat Nine

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

LEGAL DESCRIPTION:

A parcel of land being part of the Northwest quarter (1/4) of Section Nine (9), Town One (1), United States Reserve of the Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, in Monclova Township, Lucas County, Ohio. Said parcel of land being bounded and described as follows:

Beginning at the intersection of the North line of the Northwest quarter (1/4) of Section Nine (9) with the East line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Nine (9), said North line of the Northwest quarter (1/4) of Section Nine (9) also being the South line of Blystone Valley Plat Five as recorded in Volume 153, Page 27 and 28, Lucas County Plat Records, said East line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Nine (9) also being the West line of Lot R in Waterside Plat Sixteen as recorded in Official Record 20060913-0061720, Lucas County Plat Records, said point of intersection being marked with a found concrete monument;

thence South zero (00) degrees, seventeen (17) minutes, seventeen (17) seconds East along said West line of Lot R in Waterside Plat Sixteen and the said East line of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Nine (9), a distance of three hundred fifty-four and zero hundredths (354.00') feet to the intersection of the North line of Common Lot S in Waterside Plat Eighteen, as recorded in Official Record 20070809-0047792, Lucas County Plat Records, said point of intersection being marked with a found concrete monument;

thence South sixty-four (64) degrees, twenty-three (23) minutes, forty-eight (48) seconds West along said North line of Common Lot S in Waterside Plat Eighteen, as recorded in Official Record 20070809-0047792, Lucas County Plat Records, a distance of two hundred thirty-eight and twenty-eight hundredths (238.28') feet to a point, said point being marked with a found concrete monument;

thence North sixty-nine (69) degrees, fifty-two (52) minutes, fifty-seven (57) seconds West, along said North line of Common Lot S in Waterside Plat Eighteen, as recorded in Official Record 20070809-0047792, Lucas County Plat Records, a distance of two hundred thirty-nine and fifty hundredths (239.50') feet to a point, said point being marked with a found concrete monument;

thence North eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds West along said North line of Common Lot S in Waterside Plat Eighteen, as recorded in Official Record 20070809-0047792, Lucas County Plat Records, a distance of three hundred ninety-two and fifty hundredths (392.50') feet to a point, said point being marked with a set concrete monument;

thence North zero (00) degrees, forty-two (42) minutes, four (04) seconds East along a line, a distance of one hundred fifty-nine and ninety-three hundredths (159.93') feet to a point, said point being marked with a set concrete monument;

thence North eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds West along a line, a distance of fifteen and fifty-five hundredths (15.55') feet to a point, said point being marked with a set concrete monument;

thence North zero (00) degrees, forty-two (42) minutes, four (04) seconds East along a line, a distance of two hundred twenty and zero hundredths (220.00') feet to the intersection of said North line of the Northwest quarter (1/4) of Section Nine (9), and also the South 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 set concrete monument;

thence South eighty-nine (89) degrees, seventeen (17) minutes, fifty-six (56) seconds East along South line of Blystone Valley Plat Three and said South line of Blystone Valley Plat Five also being said North line of the Northwest quarter (1/4) of Section Nine (9), a distance of eight hundred forty-one and forty-two hundredths (841.42') feet to the True Point of Beginning,

Said parcel of land having an area of 333,152 square feet or, 7.648 acres of land, more or less. All within Tax Parcel Number 38-12734.

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 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 August 2014.

Prior Deed Reference is Official Record 20140407-0012185, Lucas County Deed Records.

OWNERS CERTIFICATION:

We, the undersigned, owners of the property hereon described, hereby adopt the subdivision as shown on this plat, establish setback lines as shown and dedicate to public use the streets and right-of-ways as shown. We do hereby establish easements as shown hereon for the purpose of permitting the construction, installation, relocation, repair, maintenance of public or quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance, or safe operation of utility lines or drainage facilities. We further declare that we shall improve this subdivision with the following installations: Pavement, Storm Sewers, Sanitary Sewers, Watermains and sidewalks, as shown on the approved plans of this subdivision. 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.

MIDLAND TITLE AGENCY OF NW OHIO, TRUSTEE,

WITNESSES

STATE OF OHIO)
COUNTY OF LUCAS) SS

On this 23 day of February, 2015, before me personally appeared Midland title Agency of NW Ohio, Trustee, by ~~Donald M. Vambert III, President~~ and Sandra M. Hylant, Vice President, who acknowledges the signing of this plat to be of his free act and deed for the purpose hereon mentioned. Witness my hand and seal the day and year written above.



Julie K. Wasserman
Notary Public in and for Lucas County, Ohio



My commission expires 10-22-2016

SURVEYORS CERTIFICATE:

We hereby certify that during August, 2014 we surveyed the property, hereon described, subdividing the same into lots numbered 159 to 176, 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 rebar have been set at all points marked thus ⊙. Additional monuments marked thus ⊙, are to be set after the street improvements have been made.

FELLER, FINCH & ASSOCIATES, INC.

D. Edward Thornton Feb 20, 2015
D. Edward Thornton Date
Professional Surveyor No. 7827



OFFICE OF THE LUCAS COUNTY AUDITOR APPROVAL:

This plat has been submitted for the purpose of appraisalment this 11th day of June, 2015.

Amber Lopez
Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER APPROVAL:

Received for record this 11th day of June, 2015.

Phil Capshaw B.S.
Lucas County Recorder

LUCAS COUNTY ENGINEER, OHIO APPROVAL:

I find that the streets shown on this plat have been constructed or adequate financial guarantees have been approved in accordance with the specifications shown hereon.

Keith Earley
Lucas County Engineer

LUCAS COUNTY BOARD OF COMMISSIONERS, OHIO APPROVAL:

We hereby approve and accept this plat this 9th day of June, 2015.

Ann Chelcie Wapich
President of
Lucas County Board of Commissioners

Pat Lee
Carol Brubaker

LUCAS COUNTY PLANNING COMMISSION APPROVAL:

We hereby certify that this plat is approved by the Lucas County Planning Commission in accordance with the Subdivision Rules & Regulations for Lucas County, Ohio.

Signed this 25 day of February, 2015.

Jeff M. Mulder
Chairperson

Sharon C. Miller
Secretary

ZONING INSPECTOR OF MONCLOVA TOWNSHIP:

I have examined this plat and find it in compliance with the provisions of the Monclova Township Zoning Resolution.

Eric M.
Township Zoning Inspector

2-20-2015
Date

OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT APPROVAL:

Ownership of the property comprising this plat is correctly shown.

Kelly Forette 6-11-2015
Lucas County Tax Map Department

Feller
Finch
& Associates, Inc.
Engineers - Surveyors
Planners
1683 Woodlands Drive - P.O. Box 68 - Maumee, Ohio 43537
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www.fellerfinch.com

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R.P.X-1005 B