

LEGAL DESCRIPTION:

A parcel of land being part of Block 13 in the Replat of the Replat of part of Block 1 part of Block 10 and all of Block 11, The Replat of the Replat of Block 1 part of Block 10 and all of Block 11, The Replat of the Replat of Block 1 part of Block 10 and all of Block 11, Wood County Plat Records, in the City of Perrysburg, Wood County, Ohio, said parcel of land bounded and described as follows:

Commencing at the intersection of the centerline of Hollister Lane, as it now exists, with the centerline of Bostwick Road, as it now exists, said point of intersection being marked with a found monument box;

thence in a southerly direction along said centerline of Hollister Lane, as it now exists, having a record plat bearing of South zero (00) degrees, zero (00) minutes, zero (00) seconds West, a distance of one hundred seventeen and thirty-one hundredths (117.31') feet to a point;

thence North ninety (90) degrees, zero (00) minutes, zero (00) seconds East along a line, a distance of forty and four hundredths (40.04') feet to the intersection of the easterly right-of-way line of said Hollister Lane, as it now exists, said point of intersection being marked with a set 6" concrete monument, said point of intersection also being the True Point of Beginning;

thence in a northerly to northeasterly direction, along an arc of curve to the right, and along said easterly right-of-way line of Hollister Lane, as it now exists, on arc distance of sixty-two and ninety-one hundredths (62.91') feet to a point of tangency, said arc of curve to the right having a radius of nine hundred sixty and zero hundredths (960.00) feet, a central angle of three (03) degrees, forty-five (45) minutes, seventeen (17) seconds, chord distance of sixty-two and ninety hundredths (62.90) feet, and a chord bearing of North two (02) degrees, twenty-one (21) minutes, thirteen (13) seconds East, said point of tangency being marked with a set 6" concrete monument;

thence North four (04) degrees, thirteen (13) minutes, fifty-seven (57) seconds East along said easterly right-of-way line of Hollister Lane, as it now exists, a distance of twenty-one and seventy-six hundredths (21.76') feet to a point of curve, said point of curve being marked with a set 6" concrete monument;

thence in a northeasterly to easterly direction, along an arc of curve to the right, on arc distance of fourteen and ninety-seven hundredths (14.97') feet to the intersection of the northerly line of said Block 13, said point of intersection being a point of tangency, said northerly line of Block 13 also being a line drawn twenty-three and fifty (23.50) feet southerly of and parallel with the centerline of Bostwick Road, as it now exists, said arc of curve to the right having a radius of ten and zero hundredths (10.00) feet, a central angle of eighty-five (85) degrees, forty-six (46) minutes, three (03) seconds, a chord distance of thirteen and sixty-one hundredths (13.61) feet, and a chord bearing of North forty-seven (47) degrees, six (06) minutes, fifty-nine (59) seconds East, said point of tangency being marked with a set 6" concrete monument;

thence North ninety (90) degrees, zero (00) minutes, zero (00) seconds East along said northerly line of Block 13, a distance of five hundred twenty-seven and sixty-one hundredths (527.61') feet to a point, said point being marked with a set 6" concrete monument;

thence South zero (00) degrees, zero (00) minutes, zero (00) seconds West along a line, a distance of one hundred thirteen and thirty-five hundredths (113.35) feet to the intersection of a line drawn one hundred thirteen and thirty-five hundredths (113.35) feet southerly of and parallel with the northerly line of Block 13, a distance of four hundred eighteen and twenty-one hundredths (418.21) feet to a point, said point being marked with a set 6" concrete monument;

thence South ninety (90) degrees, zero (00) minutes, zero (00) seconds West, along said line drawn one hundred thirteen and thirty-five hundredths (113.35) feet southerly of and parallel with the northerly line of Block 13, a distance of four hundred eighteen and twenty-one hundredths (418.21) feet to a point, said point being marked with a set 6" concrete monument;

thence North zero (00) degrees, zero (00) minutes, zero (00) seconds East along a line, a distance of eighteen and fifty hundredths (18.50') feet to a point, said point being marked with a set 6" concrete monument;

thence North eighty-nine (89) degrees, thirty-one (31) minutes, twenty (20) seconds West along a line, a distance of one hundred twenty-three and fifty-seven hundredths (123.57) feet to the True Point of Beginning.

Said parcel of land containing an area of 58,865 square feet, or 1.351 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 said record plat and are for the express purpose of calculating angular measurement.

Said set 6" concrete monument being 30" in length with a 1" hexagonal bolt (Wood County Type "B" Monument).

Prior Plat Reference is Volume 23, Page 69-71, Wood County Plat Records.

**BROWNSTONE VILLAGE AT LEVIS COMMONS PLAT 1
IN THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO.**

OWNER'S CERTIFICATION:

We, the undersigned, owners of the property hereon described, do hereby adopt this subdivision into lots as shown, establish setback lines as shown, and do further grant to The Homeowners Association of Brownstone Village at Levis Commons Plat 1 and all other parties to whom the undersigned or its successors and assigns may hereafter grant non-exclusive easement rights and easements as shown hereon and designated as cross access easements for the purpose of permitting the construction, installation, maintenance and/or operation of public, quasi-public and/or private utility facilities there in. Maintenance shall include the right to remove any structures (other than primary residence), branches or other growth or obstructions of any kind that might interfere with the construction, maintenance, or safe operation of utility lines or drainage facilities, provided that removal of branches and growth shall be performed in an aesthetically pleasing manner. We further certify that we will improve this subdivision with the following improvements: water, sanitary sewer, storm sewer, sidewalks, street signs, street lights and pavement as shown on plans on file with the City of Perrysburg.

We hereby declare that the Common Areas shown on this Plat shall be owned and maintained by The Homeowners Association of Brownstone Village at Levis Commons Plat 1. The Common Areas are for the non-exclusive use of The Homeowners Association of Brownstone Village at Levis Commons Plat 1 and all other parties to whom the undersigned or its successors and assigns may hereafter grant non-exclusive easement rights.

IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this _____ day of _____, 200__.

WITNESSES
Dillon Homes, L.L.C.
Jack T. Sculfort, President (Signature)
STATE OF OHIO)
COUNTY OF LUCAS) SS
Jack T. Sculfort, President (Printed Name & Title)

The foregoing Owners Certification was acknowledged before me this _____ day of _____, 2005 by Jack T. Sculfort, as President of Dillon Homes, L.L.C., on behalf of the corporation acknowledged the signing of this plat to be the free act and deed for the purposes herein mentioned. Witness our hands the day and year above written.



Notary Public in and for Wood County, Ohio
My commission expires on _____

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT:

Dillon Homes, L.L.C., Owner of the hereon platted land, does hereby grant unto The Toledo Edison Company, its successors and assigns (hereinafter referred to as the Grantee) a non-exclusive, permanent right-of-way and easement variable in width under, over and through all lots and all land shown here in; said easement being described as parallel with and contiguous to the rights-of-way of Bostwick Road, as it now exists, in this said subdivision, 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 at such location as Grantee 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 electric current, 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.

NOTE:
ALTERATION OF ESTABLISHED DRAINAGE FLOW BY
OTHER THAN MAINTAINING AUTHORITY IS PROHIBITED.

OFFICE OF THE WOOD COUNTY RECORDER:

This plat was filed for record the _____ day of _____, 200__ at _____, M.
o'clock Recorded in Volume _____ Pages _____ Book of Plats.

Sue Kinder
Wood County Recorder

OFFICE OF THE WOOD COUNTY AUDITOR:

This plat has been submitted for appraisalment.
Signed this _____ day of _____, 200__.

Michael Sibbersen
Wood County Auditor

OFFICE OF THE PUBLIC SERVICE DIRECTOR, CITY OF PERRYSBURG, OHIO:

I hereby certify that this plat is approved by the DIRECTOR OF SERVICE-SAFETY of PERRYSBURG, of OHIO, in accordance with the subdivision rules and regulations for PERRYSBURG, OHIO.
Signed this _____ day of _____, 200__.



Jon G. Eckel
Public Service Director, City of Perrysburg

OFFICE OF THE MUNICIPAL PLANNING COMMISSIONER:

I hereby certify that this plat is approved by the MUNICIPAL PLANNING COMMISSION in accordance with the subdivision rules and regulations for PERRYSBURG, OHIO.
Signed this _____ day of _____, 200__.

Lisa Richard
Chairman, Planning Commission

SURVEYOR'S CERTIFICATION:

We hereby certify that during May, 2005 we surveyed the property, hereon described, subdividing the same lots numbered 1-18 and Common Area "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 pins have been set at all points marked thus .

Anthony A. Garcia
Professional Surveyor No. 8112
Date _____



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