

MADISON PLACE CONDOMINIUMS NO. 1

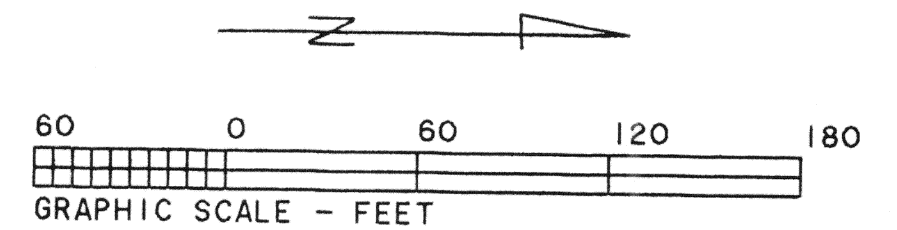
Phase II

Sheet 1 of 8

Herbert & Dora Kohler
Deed Volume OR 144, Page 1056

Part of the East Half of the SE 1/4 of Section 19, Duchouquet Twp., T5S, R6E
Auglaize Co., City of Wapakoneta, Ohio

W. Line of the East Half
of the SE 1/4, Section 19
(also Corp. Line, City of Wapakoneta)



MADISON PLACE CONDOMINIUMS NO. 1, PHASE II consists of a part of the East half of the SE 1/4 of Section 19, Duchouquet Twp., T5S, R6E, Auglaize Co., City of Wapakoneta, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of MADISON PLACE CONDOMINIUMS NO. 1, PHASE II, three pages of floor plans, three pages of elevation views of the buildings and one page showing the survey of the dedicatory's land, show insofar as graphically possible (1) the particulars of the buildings in the condominiums, including but not limited to the layout, location designation and dimensions of each of the units therein; and (2) the layout, location and dimensions of the common areas and facilities and limited common areas and facilities and the expandable area. The undersigned being a Professional Surveyor and Professional Engineer hereby certify that said drawings show the building as constructed, as graphically possible.

Charles R. Follrod
Professional Surveyor No. 7145
Charles R. Follrod, P.S.
R & A Engineers Inc.

Charles R. Follrod
Professional Engineer No. 51318
Charles R. Follrod, P.E.
R & A Engineers Inc.

No. _____
Filed for record this _____ day of _____, 19____ at _____ o'clock
_____ M. in the office of the Auglaize County Recorder and recorded in Plat Cabinet _____ on Slide _____

Fee: _____
RECORDER, Auglaize County, Ohio

For DECLARATIONS see O.R. Volume _____ Page _____

DESCRIPTION

(Madison Place Condominiums No. 1, Phase II)

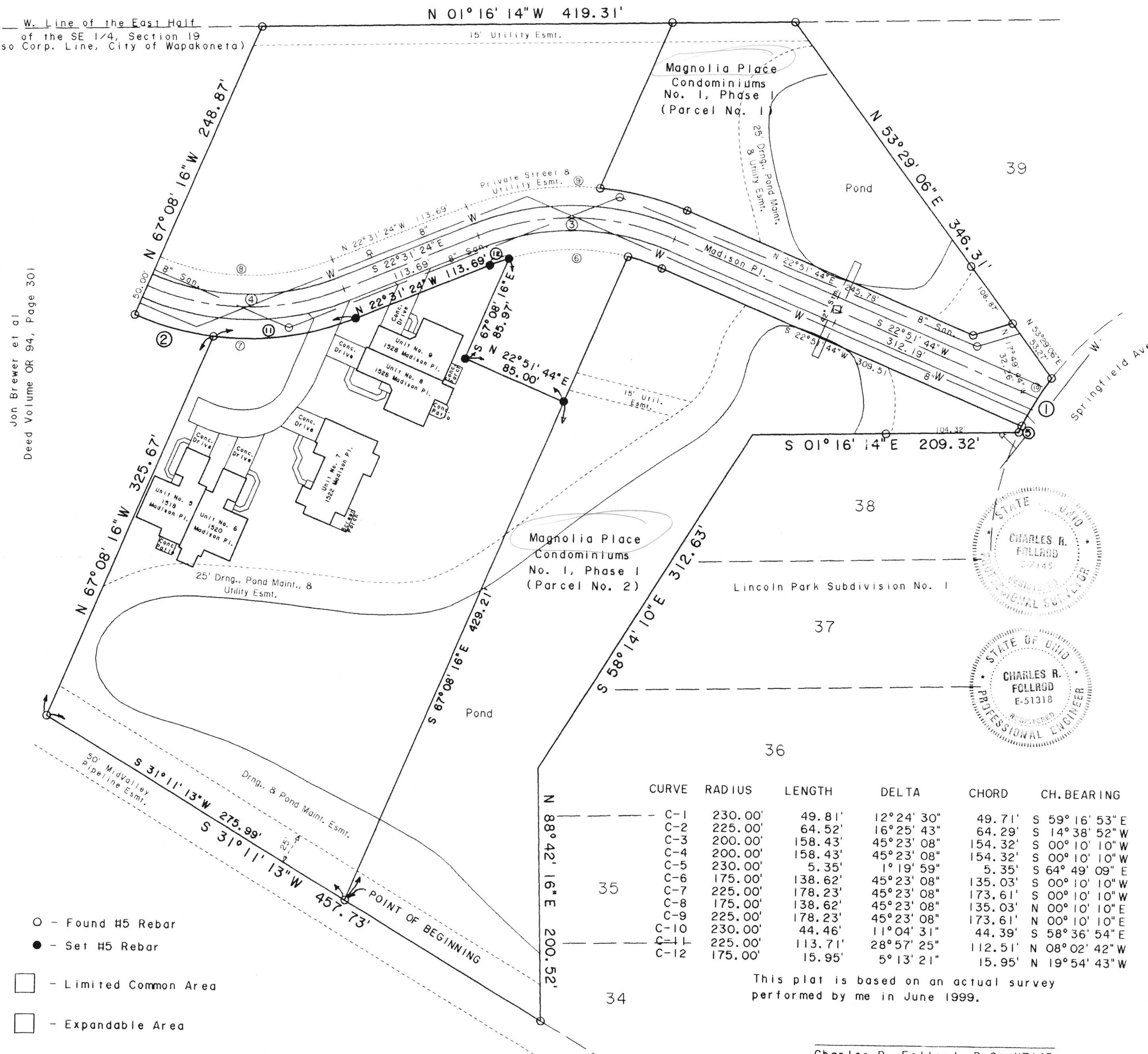
Being a parcel of land in the East Half of the SE 1/4 of Section 19, T5S, R6E, in Duchouquet Twp., Auglaize County, Ohio, also being in the City of Wapakoneta and more particularly described as follows:

BEGINNING at a found #5 rebar at the southeast corner of Parcel No. 2 in Madison Place Condominiums No. 1, Phase I as recorded in the Auglaize Co. Recorder's Office thence the following courses:

- S31°11'13"W, 275.99' to a found #5 rebar;
- N67°08'16"W, 325.67' to a found #5 rebar;
- Northwesterly on a curve to the left an arc distance of 113.71', said curve having a radius of 225.00' a delta angle of 28°57'25", and an L.C. of N08°02'42"W, 112.51' to a set #5 rebar;
- N22°31'24"W, 113.69' to a set #5 rebar;
- Northwesterly on a curve to the right an arc distance of 15.95', said curve having a radius of 175.00', a delta angle of 05°13'21", and an L.C. of N19°54'43"W, 15.95' to a set #5 rebar;
- S67°08'16"E, 85.97' to a set #5 rebar;
- N22°51'44"E, 85.00' to a set #5 rebar;
- S67°08'16"E, with the south line of said Parcel No. 2, 429.21' to the POINT OF BEGINNING.

The above described parcel contains 2.562 acres more or less, subject to all legal highways and easements of record.

Jon Brewer et al
Deed Volume OR 94, Page 301



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	230.00'	49.81'	12°24'30"	49.71'	S 59°16'53" E
C-2	225.00'	64.52'	16°25'43"	64.29'	S 14°38'52" W
C-3	200.00'	158.43'	45°23'08"	154.32'	S 00°10'10" W
C-4	200.00'	158.43'	45°23'08"	154.32'	S 00°10'10" W
C-5	230.00'	5.35'	1°19'59"	5.35'	S 64°49'09" E
C-6	175.00'	138.62'	45°23'08"	135.03'	S 00°10'10" W
C-7	225.00'	178.23'	45°23'08"	173.61'	S 00°10'10" W
C-8	175.00'	138.62'	45°23'08"	135.03'	N 00°10'10" E
C-9	225.00'	178.23'	45°23'08"	173.61'	N 00°10'10" E
C-10	230.00'	44.46'	11°04'31"	44.39'	S 58°36'54" E
C-11	225.00'	113.71'	28°57'25"	112.51'	N 08°02'42" W
C-12	175.00'	15.95'	5°13'21"	15.95'	N 19°54'43" W

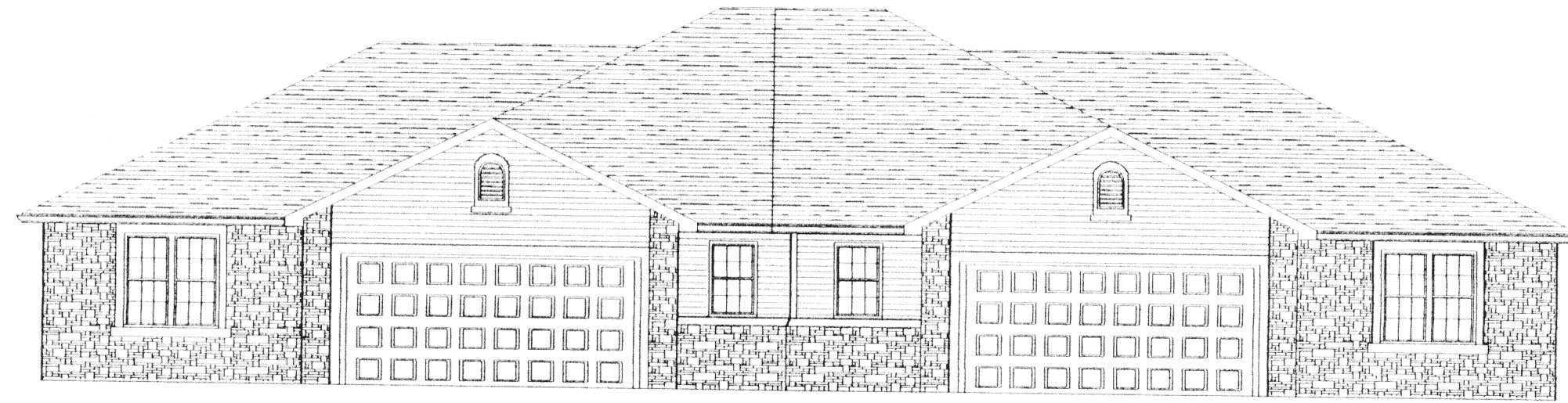
This plat is based on an actual survey performed by me in June 1999.

Charles R. Follrod, P.S. #7145

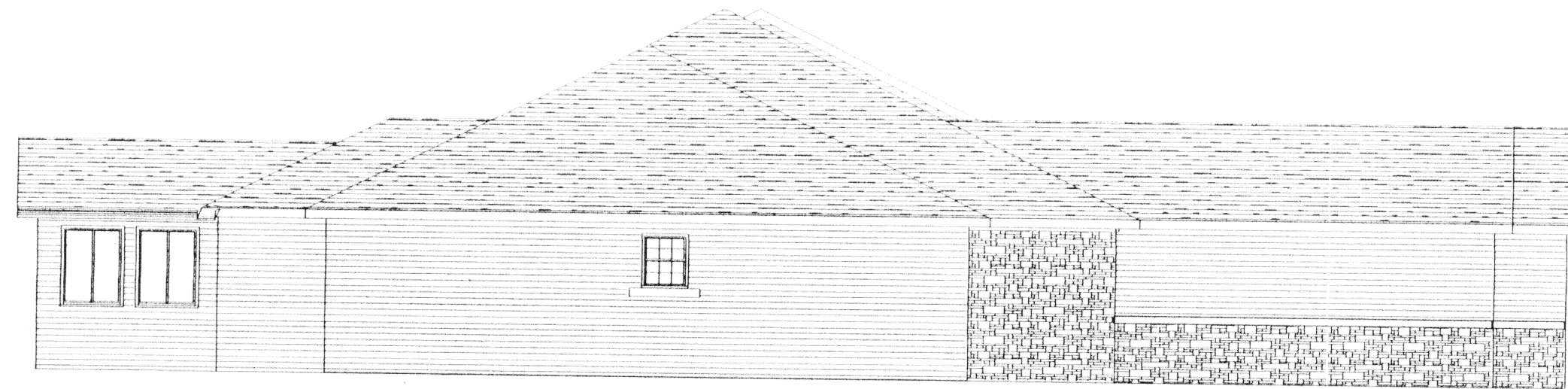
Duc-19-1



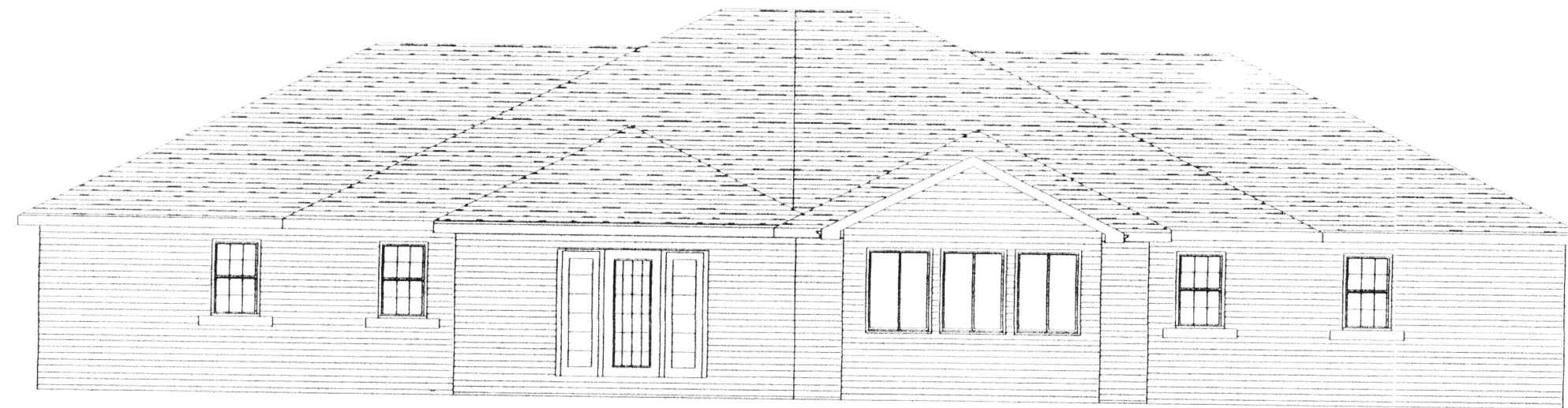
548 - 550 Madison Place
SCALE: 1/8" = 1'-0"



FRONT ELEVATION



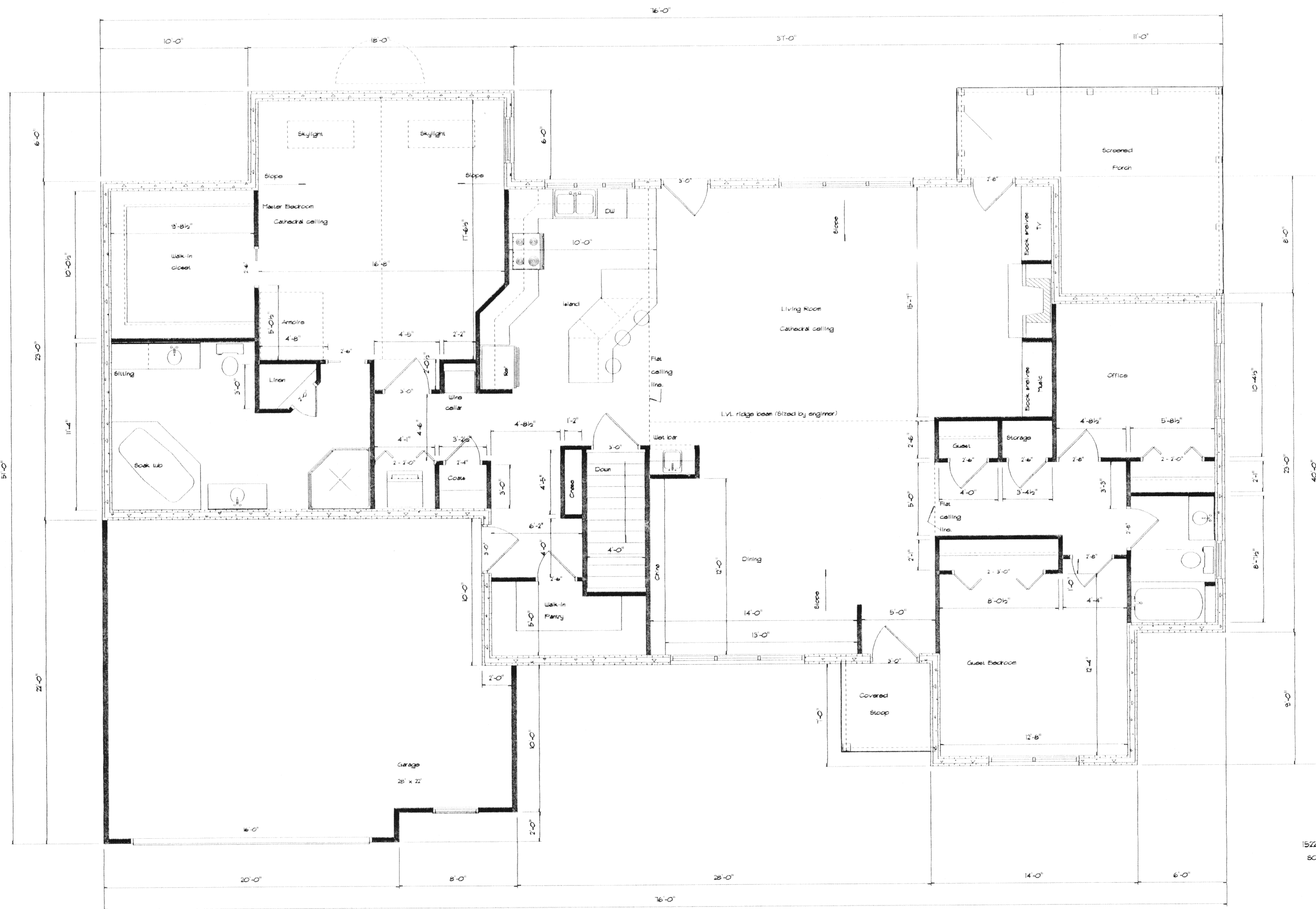
LEFT ELEVATION



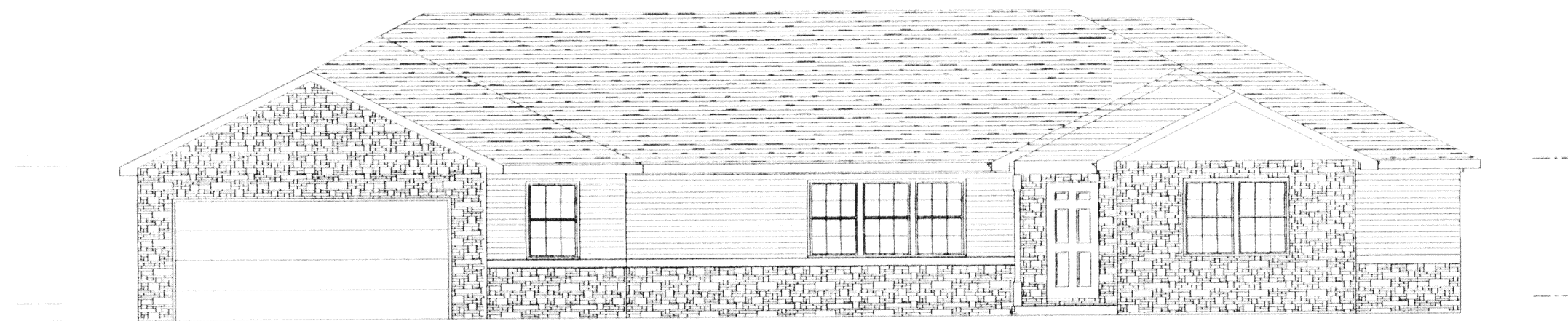
REAR ELEVATION



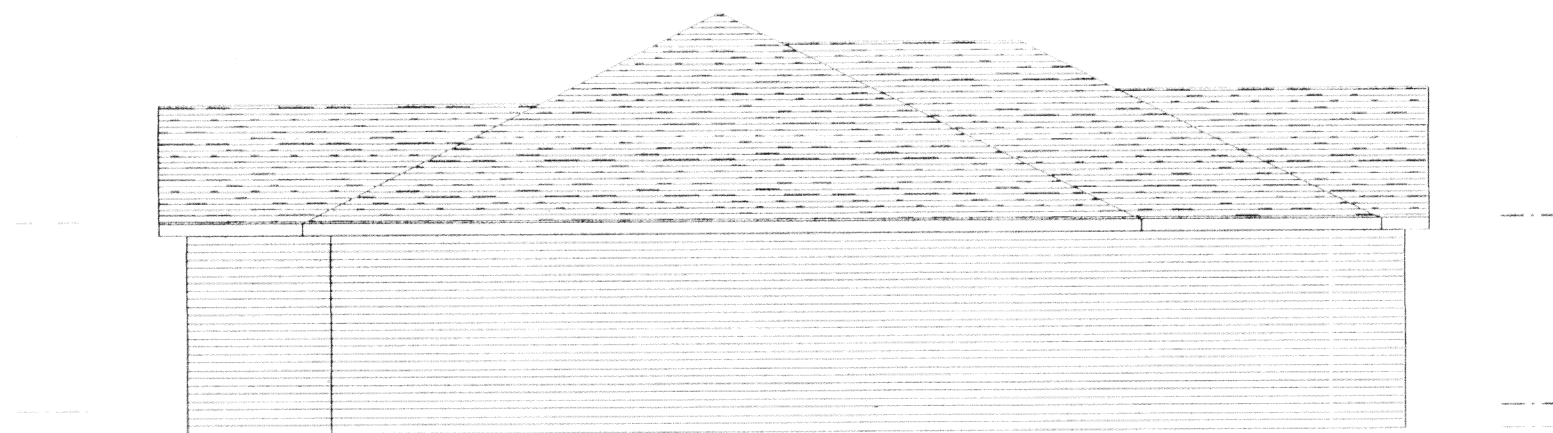
RIGHT ELEVATION



1522 Madison Place
SCALE: 3/16" = 1'-0"



FRONT ELEVATION



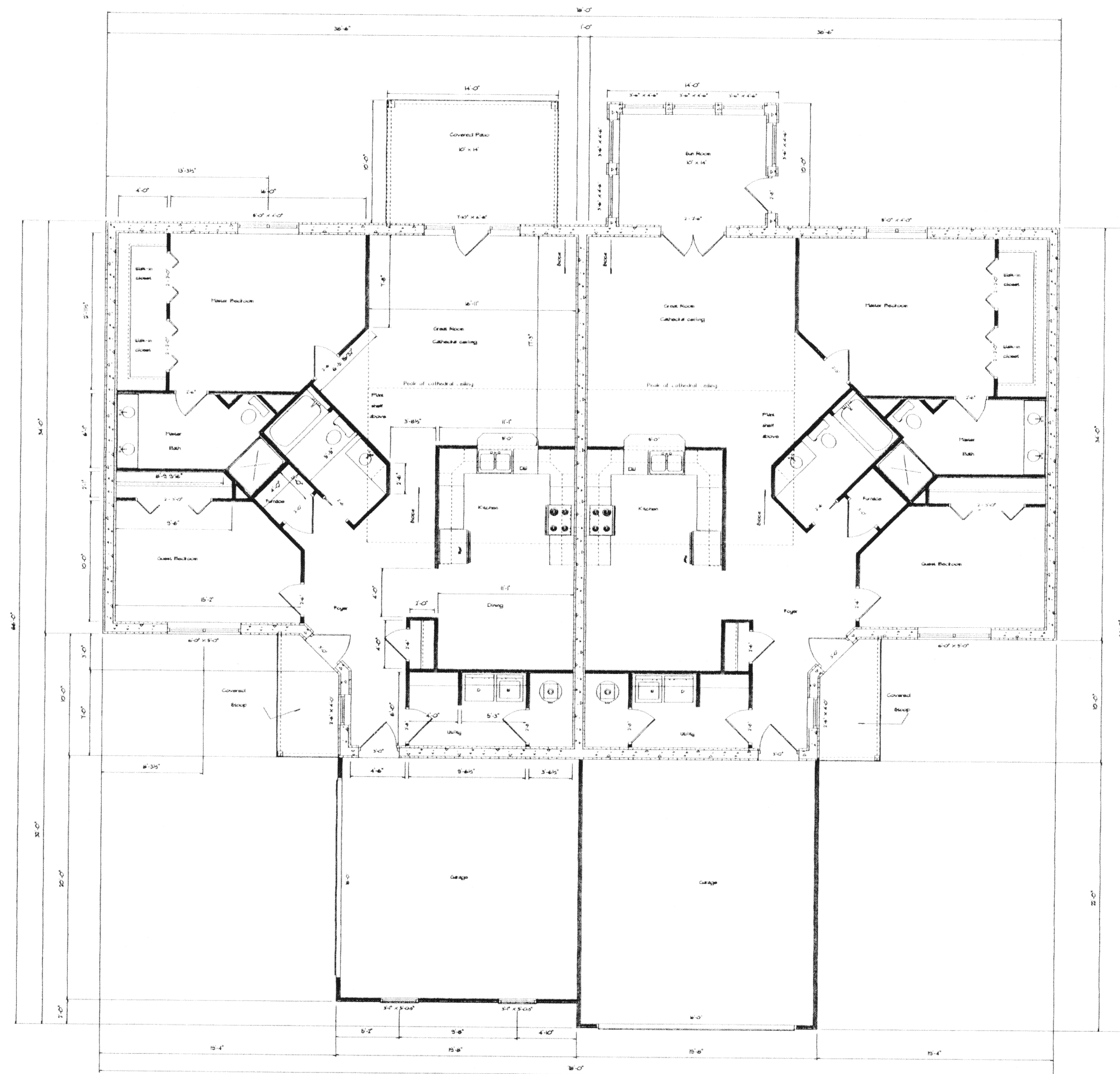
LEFT ELEVATION



REAR ELEVATION



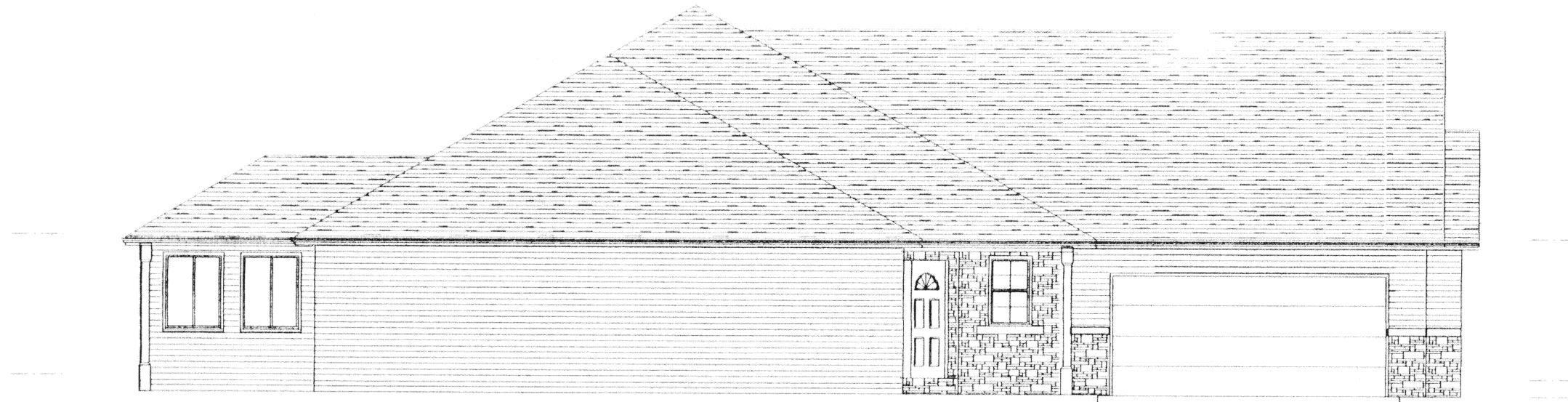
RIGHT ELEVATION



1526 - 1528 Madison Place
SCALE: 1/4" = 1'-0"



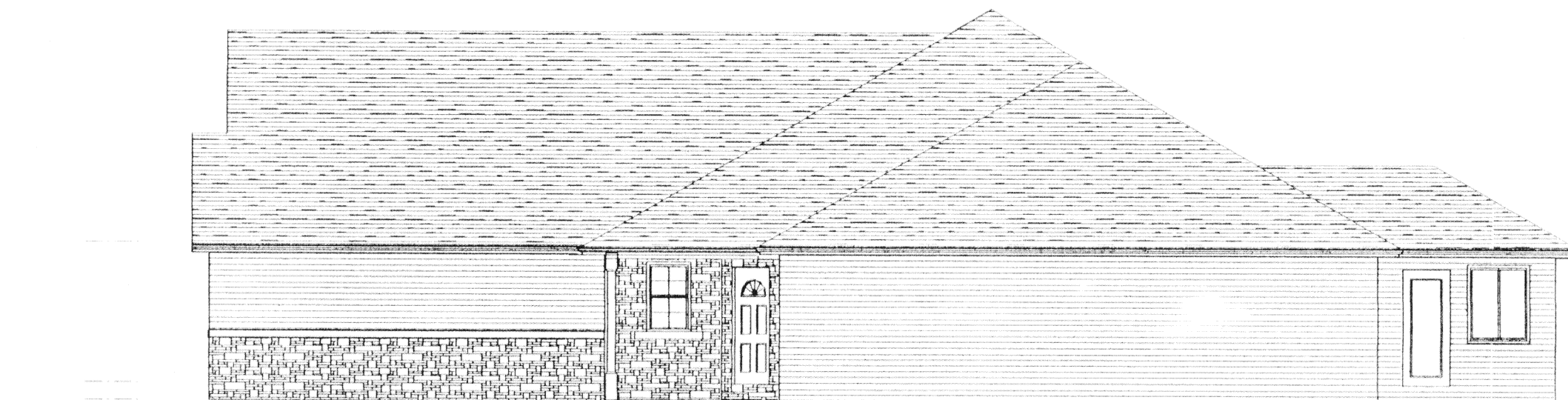
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

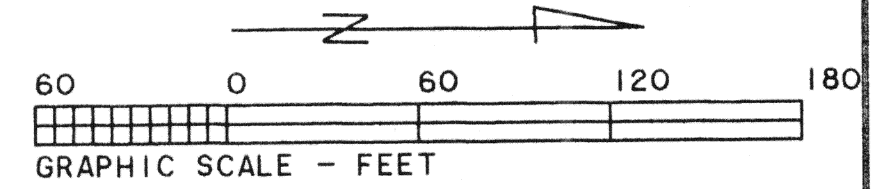


RIGHT ELEVATION

MADISON PLACE CONDOMINIUMS NO. 1

Phase II

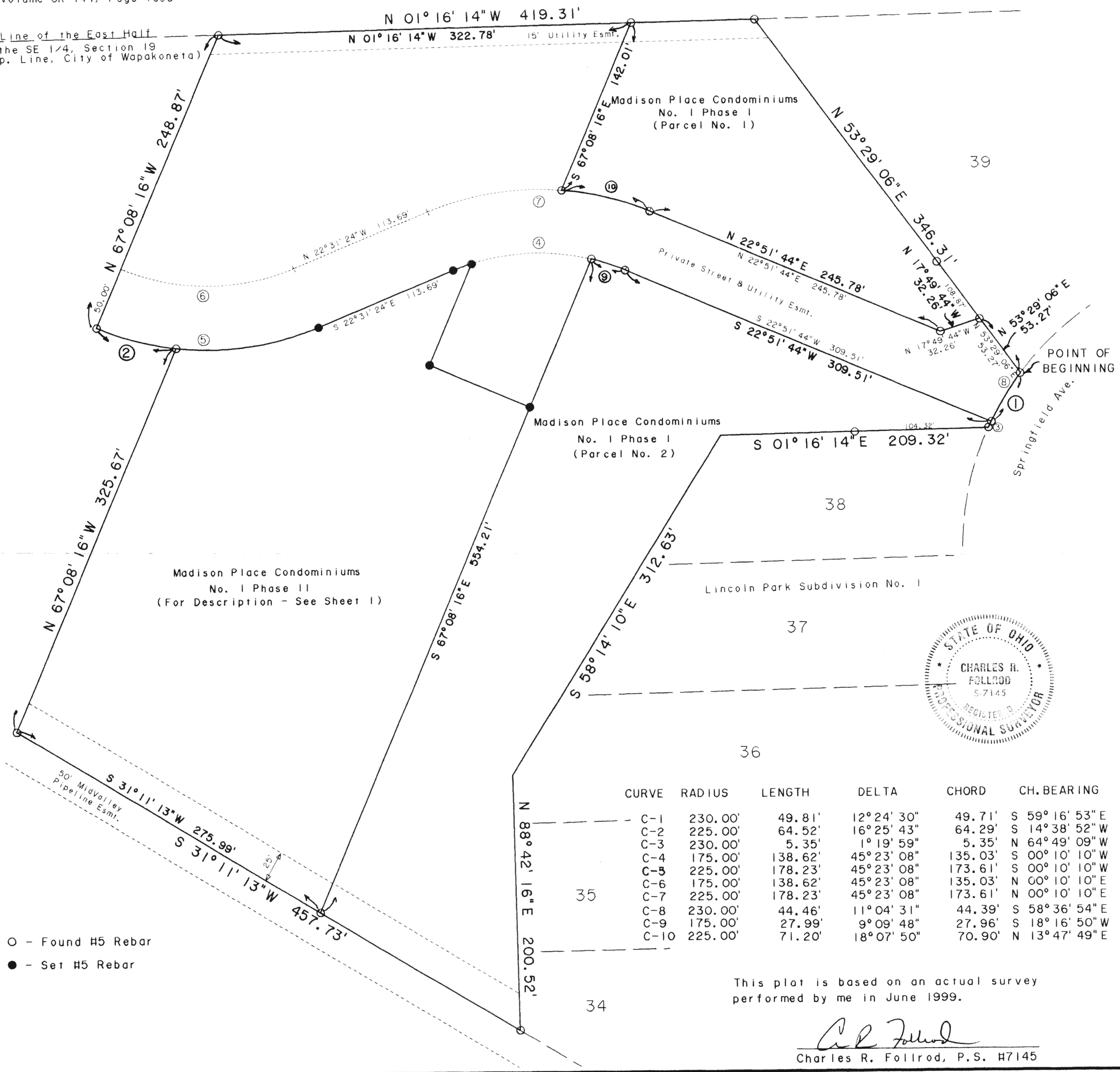
SURVEY OF DEDICATOR'S LAND



Herbert & Dora Kohler
Deed Volume OR 144, Page 1056

W. Line of the East Half
of the SE 1/4, Section 19
(also Corp. Line, City of Wapakoneta)

Jon Brewer et al
Deed Volume OR 94, Page 301



○ - Found #5 Rebar
● - Set #5 Rebar

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	230.00'	49.81'	12° 24' 30"	49.71'	S 59° 16' 53" E
C-2	225.00'	64.52'	16° 25' 43"	64.29'	S 14° 38' 52" W
C-3	230.00'	5.35'	1° 19' 59"	5.35'	N 64° 49' 09" W
C-4	175.00'	138.62'	45° 23' 08"	135.03'	S 00° 10' 10" W
C-5	225.00'	178.23'	45° 23' 08"	173.61'	S 00° 10' 10" W
C-6	175.00'	138.62'	45° 23' 08"	135.03'	N 00° 10' 10" E
C-7	225.00'	178.23'	45° 23' 08"	173.61'	N 00° 10' 10" E
C-8	230.00'	44.46'	11° 04' 31"	44.39'	S 58° 36' 54" E
C-9	175.00'	27.99'	9° 09' 48"	27.96'	S 18° 16' 50" W
C-10	225.00'	71.20'	18° 07' 50"	70.90'	N 13° 47' 49" E

This plat is based on an actual survey
performed by me in June 1999.

Charles R. Follrod
Charles R. Follrod, P.S. H7145

DESCRIPTION

(Madison Place Condominiums No. 1, Phase II Dedicator's Plat)

Being a parcel of land in the East Half of the SE 1/4 of Section 19, T5S, R6E, in Duchouquet Twp., Auglaize County, Ohio, also being in the City of Wapakoneta and more particularly described as follows:

BEGINNING at a found #5 rebar at the northeast corner of Lot No. 39 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize Co. Recorder's Office thence the following courses:

- Southeasterly on a curve to the left with the south right-of-way line of Springfield Ave., an arc distance of 44.46', said curve having a radius of 230.00', a delta angle of 11°04'31", and an L.C. of S58°36'54"E, 44.39' to a found #5 rebar;
- S22°51'44"W with the west line of Parcel No. 2 in Madison Place Condominiums No. 1, Phase 1, 309.51' to a found #5 rebar;
- Southwesterly on a curve to the left with said west line, an arc distance of 27.99', said curve having a radius of 175.00', a delta angle of 9°09'48", and an L.C. of S18°16'50"W, 27.96' to a found #5 rebar;
- S67°08'16"E with the south line of said Parcel No. 2, 554.21' to a found #5 rebar;
- S31°11'13"W, 275.99' to a found #5 rebar;
- N67°08'16"W, 325.67' to a found #5 rebar;
- Southwesterly on a curve to the right an arc distance of 64.52', said curve having a radius of 225.00', a delta angle of 16°25'43", and an L.C. of S14°38'52"W, 64.29' to a found #5 rebar;
- N67°08'16"W, 248.87' to a found #5 rebar on the west line of the East half of the SE 1/4 of Section 19;
- N01°16'14"W with said west line, 322.78' to a found #5 rebar on the south line of Parcel No. 1 in Madison Place Condominiums No. 1, Phase 1;
- S67°08'16"E with said south line, 142.01' to a found #5 rebar;
- Northeasterly on a curve to the right with the east line of said Parcel No. 1, an arc distance of 71.20' said curve having a radius of 225.00', a delta angle of 18°07'50", and an L.C. of N13°47'49"E, 70.90' to a found #5 rebar;
- N22°51'44"E with said east line of Parcel No. 1, 245.78' to a found #5 rebar;
- N17°49'44"W with said east line of Parcel No. 1, 32.26' to a found #5 rebar;
- N53°29'06"E with the south line of said Lot No. 39, 53.27' to the POINT OF BEGINNING.

The above described parcel contains 4.875 acres more or less, subject to all legal highways and easements of record.

DESCRIPTION

(Private Street & Utility Easement)

Being a parcel of land in the East Half of the SE 1/4 of Section 19, T5S, R6E, in Duchouquet Twp., Auglaize County, Ohio also being in the City of Wapakoneta and more particularly described as follows:

BEGINNING at a found #5 rebar at the northeast corner of Lot No. 39 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize County Recorder's Office, thence the following courses:

- Southeasterly on a curve to the left with the south right-of-way line of Springfield Ave., an arc distance of 44.46', said curve having a radius of 230.00', a delta angle of 11°04'31", and an L.C. of S58°36'54"E, 44.39';
- S22°51'44"W, 309.51';
- Southwesterly on a curve to the left an arc distance of 138.62', said curve having a radius of 175.00', a delta angle of 45°23'08", and an L.C. of S00°10'10"W, 135.03';
- S22°31'24"E, 113.69';
- Southwesterly on a curve to the right an arc distance of 178.23', said curve having a radius of 225.00', a delta angle of 45°23'08", and an L.C. of S00°10'10"W, 173.61';
- N67°08'16"W, 50.00';
- Northeasterly on a curve to the left an arc distance of 138.62', said curve having a radius of 175.00', a delta angle of 45°23'08", and an L.C. of N00°10'10"E, 135.03';
- N22°31'24"W, 113.69';
- Northeasterly on a curve to the right an arc distance of 178.23', said curve having a radius of 225.00', a delta angle of 45°23'08", and an L.C. of N00°10'10"E, 173.61';
- N22°51'44"E, 245.78';
- N17°49'44"W, 32.26';
- N53°29'06"E with the south line of Lot No. 39, 53.27' to the POINT OF BEGINNING.

The above described parcel contains 0.867 acres more or less, subject to all legal highways and easements of record.



AUGLAIZE COUNTY

Engineering Department

P.O. Box 59
1014 SOUTH BLACKHOOF STREET
WAPAKONETA, OHIO 45895
TELEPHONE (419) 738-3219
738-2713



Douglas Reinhart
COUNTY ENGINEER

R & A Engineers Inc.

Engineering & Surveying
1370 Bowman Rd.
Lima, Ohio 45804
419-228-2333

October 22, 1999

Charles R. Follrod, P.E., P.S.
R & A Engineers Inc., President
1370 Bowman Road
Lima, OH 45804

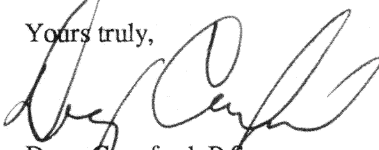
RE: Madison Place Condominiums No. 1 Phase 2

Dear Mr. Follrod,

During my review of the drawings for Madison Place Condominiums No. 1 Phase 2, I found the following I believe should be changed or added;

1. Madison Place Condominiums No. 1 Phase 1 parcels 1 & 2 are labeled Magnolia Place Condominiums No. 1 Phase 1.
2. The location of the buildings for units 5-9, similar to a site or mortgage inspection survey, as I had you add to Madison Place Condominiums No. 1 Phase 1.

Yours truly,


Doug Crawford, P.S.
Auglaize County Engineer's
Tax Map Office

cc: Tom Steinke, P.S., City of Wapakoneta

October 20, 1999

Mr. Doug Crawford
Auglaize Co. Tax Map Office
Auglaize Co. Courthouse
Wapakoneta, Ohio 45895


Re: Madison Place Condominiums No. 1, Phase II
Lincoln Park Subdivision

Dear Mr. Crawford:

Transmitted herewith please find one copy of the plat for the subject condominium project. This is being submitted for your review and comments.

If you have any questions, please do not hesitate to call me. Thank you for your attention to this project.

Sincerely,


Charles R. Follrod, P.E., P.S.
President

cc: Tom Steinke, City of Wapakoneta