

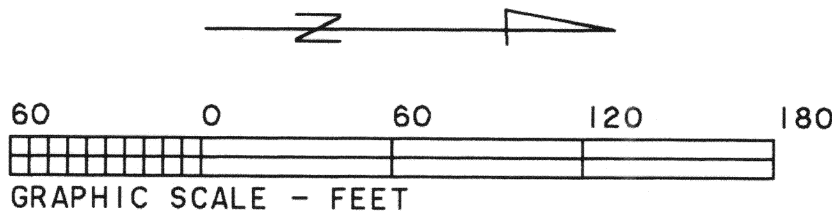
MADISON PLACE CONDOMINIUMS NO. 1

Phase I

Sheet 1 of 6

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

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

MADISON PLACE CONDOMINIUMS NO. 1, PHASE I 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 I, two pages of floor plans, two pages of elevation views of the buildings and one page showing the survey of the dedicatory 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 Engineer No. 7145
Charles R. Follrod, P.E.
R & A Engineers Inc.

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

16218

No. 16
Filed for record this 16 day of July, 1999 at 1:22 o'clock
P.M. in the office of the Auglaize County Recorder and recorded in Plat Cabinet C on Slide 195-200

Fee: 129.60

Ann Bullen
RECORDER, Auglaize County, Ohio

For DECLARATIONS see O.R. Volume 300 Page 532

Karen Schumann
K.K. 7.16.99

DESCRIPTION
(Parcel No. 1)

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 southwest corner of Lincoln Park Subdivision No. 1 (also being the southwest corner of Lot No. 39) as recorded in the Auglaize Co. Recorder's Office thence the following courses:

- N53°29'06"E with the south line of said Lot No. 39, 293.04' to a set #5 rebar, passing over a found #5 rebar at 237.44';
- S17°49'44"E with the west line of a Private Street & Utility Easement, 32.26' to a set #5 rebar;
- S22°51'44"W with the west line of said easement, 245.78' to a set #5 rebar;
- Southwesterly on a curve to the left with said easement, 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 813°47'49"W, 70.90' to a set #5 rebar;
- N67°08'16"W, 142.01' to a set #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, 96.53' to the POINT OF BEGINNING.

The above described parcel contains 0.858 acres more or less, subject to all legal highways and easements of record.

(Parcel No. 2)

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 northwest corner of Lot No. 38 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize Co. Recorder's Office, thence the following courses:

- S01°16'14"E with the west line of said Lot No. 38, 209.32' to a point passing over a #5 rebar at 104.32';
- S58°14'10"E with the south line of said Subdivision, 312.63' to a point;
- N88°42'16"E with the south line of said Subdivision, 200.52' to a found #5 rebar at the southeast corner of Lot No. 34;
- S31°11'13"W, 181.74' to a set #5 rebar;
- N67°08'16"W, 554.21' to a set #5 rebar;
- Northeasterly on a curve to the right with the east line of a Private Street & Utility Easement, 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 N18°16'50"E, 27.96' to a set #5 rebar;
- N22°51'44"E with the east line of said easement, 309.51' to a set #5 rebar;
- Southeasterly on a curve to the left with the south right-of-way line of Springfield Ave., an arc distance of 5.35', said curve having a radius of 230.00', a delta angle of 01°19'59", and an L.C. of S64°49'09"E, 5.35' to the POINT OF BEGINNING.

The above described parcel contains 1.909 acres more or less, subject to all legal highways and easements of record.

Basis of Bearings: The North line of the SE 1/4, Section 19 (N88°12'16"E)

Prior Deedholder: Jon Brewer et al (Deed Volume OR 94, Pg. 301)

	CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
35	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'	71.20'	18°07'50"	70.90'	S 13°47'49"W
	C-12	175.00'	27.99'	9°09'48"	27.96'	N 18°16'50"E

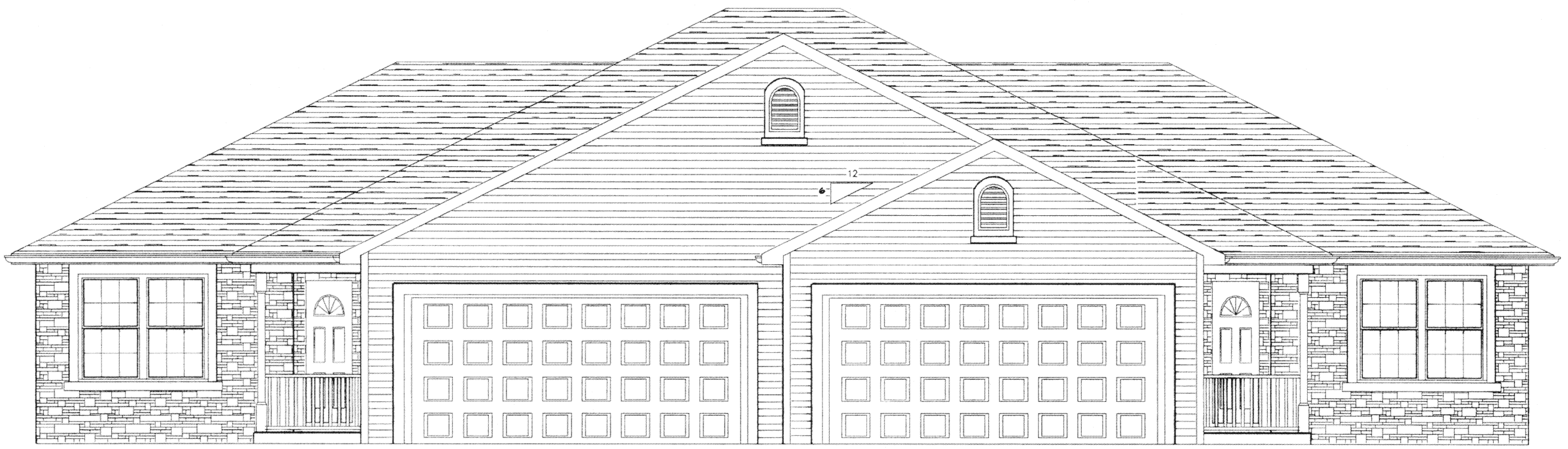
This plat is based on an actual survey
performed by me in June 1999.

Charles R. Follrod
Charles R. Follrod, P.S. #7145

○ - Found #5 Rebar
● - Set #5 Rebar

- Limited Common Area

- Expandable Area



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



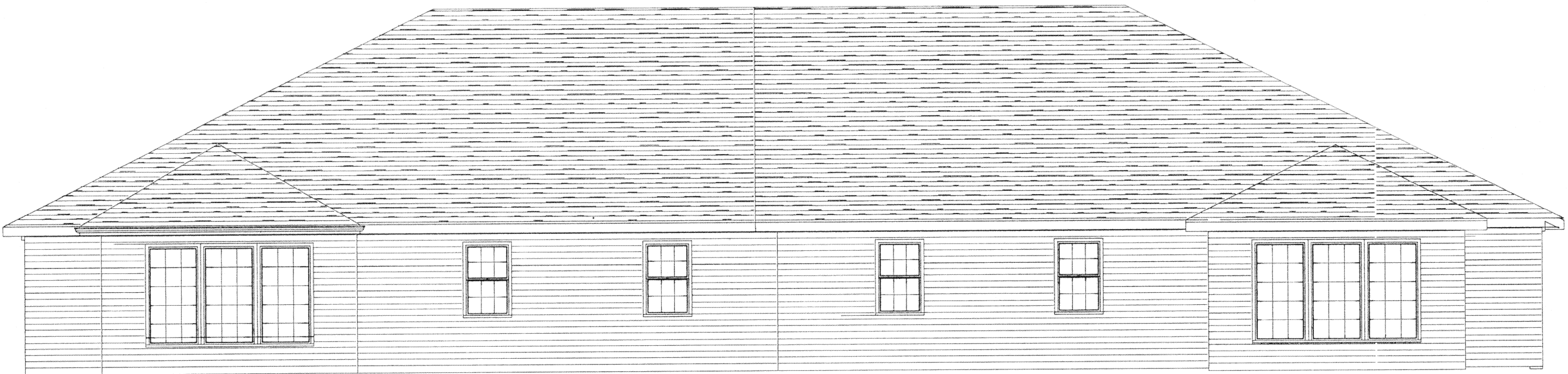
RIGHT ELEVATION

1601-1603 Madison Place

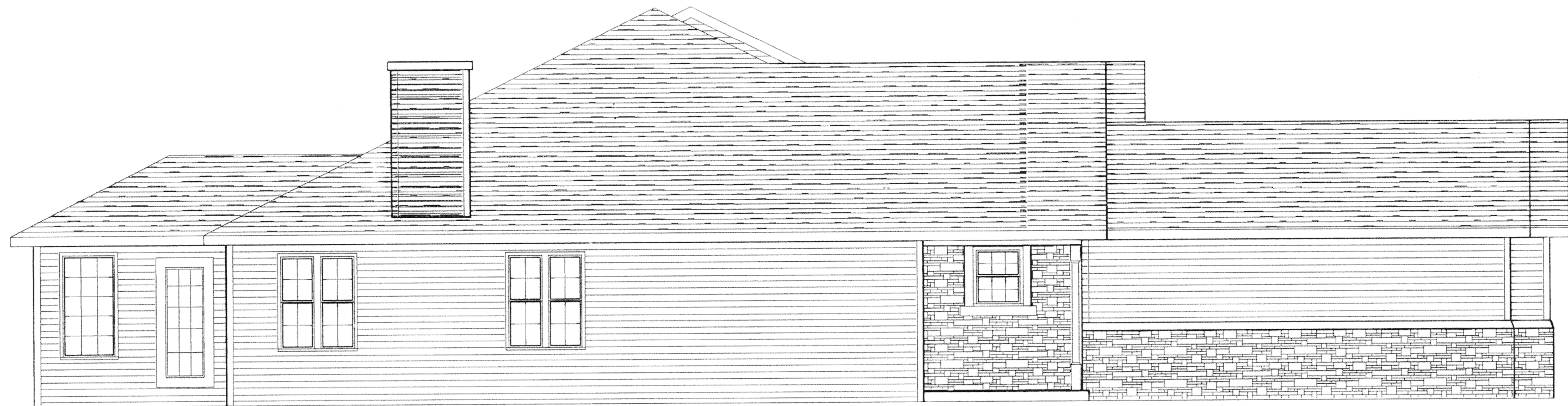




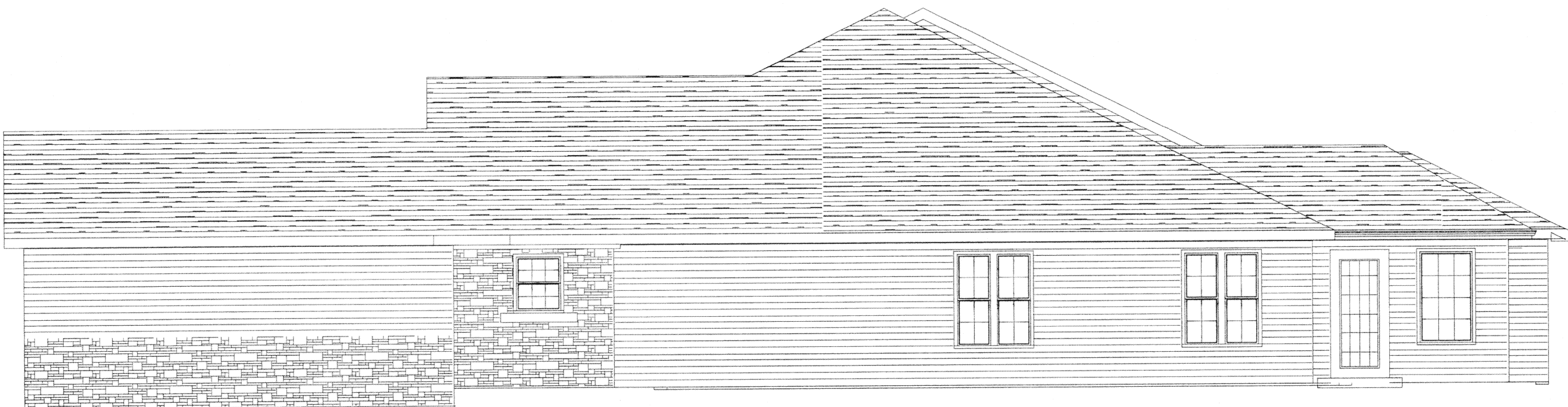
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

1606-1608 Madison Place

MADISON PLACE CONDOMINIUMS NO. 1

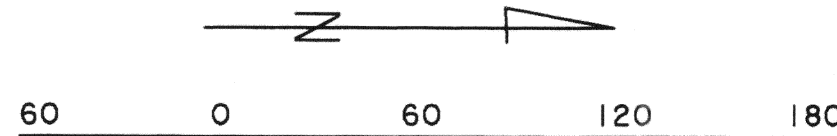
Phase I

Sheet 6 of 6

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)

SURVEY OF DEDICATOR'S LAND



GRAPHIC SCALE - FEET
DESCRIPTION
(Madison Place Condominiums No. 1, Phase I 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 southwest corner of Lincoln Park Subdivision No. 1 (also being the southwest corner of Lot No. 39) as recorded in the Auglaize Co. Recorder's Office thence the following courses:

- N53°29'06"E with the south line of said Lot No. 39, 346.31' to a found #5 rebar, passing over a found #5 rebar at 237.44';
- Southeasterly on a curve to the left with the south right-of-way line of Springfield Ave., an arc distance of 49.81', said curve having a radius of 230.00', a delta angle of 12°24'30", and an L.C. of S59°16'53"E, 49.71' to a found #5 rebar;
- S01°16'14"E with the west line of Lot No. 38, 209.32' to a point, passing over a found #5 rebar at 104.32';
- S58°14'10"E with the south line of said Lincoln Park Subdivision No. 1, 312.63' to a point;
- N88°42'16"E with the south line of said Lincoln Park Subdivision No. 1, 200.52' to a found #5 rebar at the southeast corner of Lot No. 34;
- S31°11'13"W, 457.73' to a set #5 rebar;
- N67°08'16"W, 325.67' to a set #5 rebar;
- Southeasterly 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, 248.87' to a set #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, 419.31' to the POINT OF BEGINNING.

The above described parcel contains 7.642 acres more or less, subject to all legal highways and easements of record.

DESCRIPTION (Street & Utility Easement)

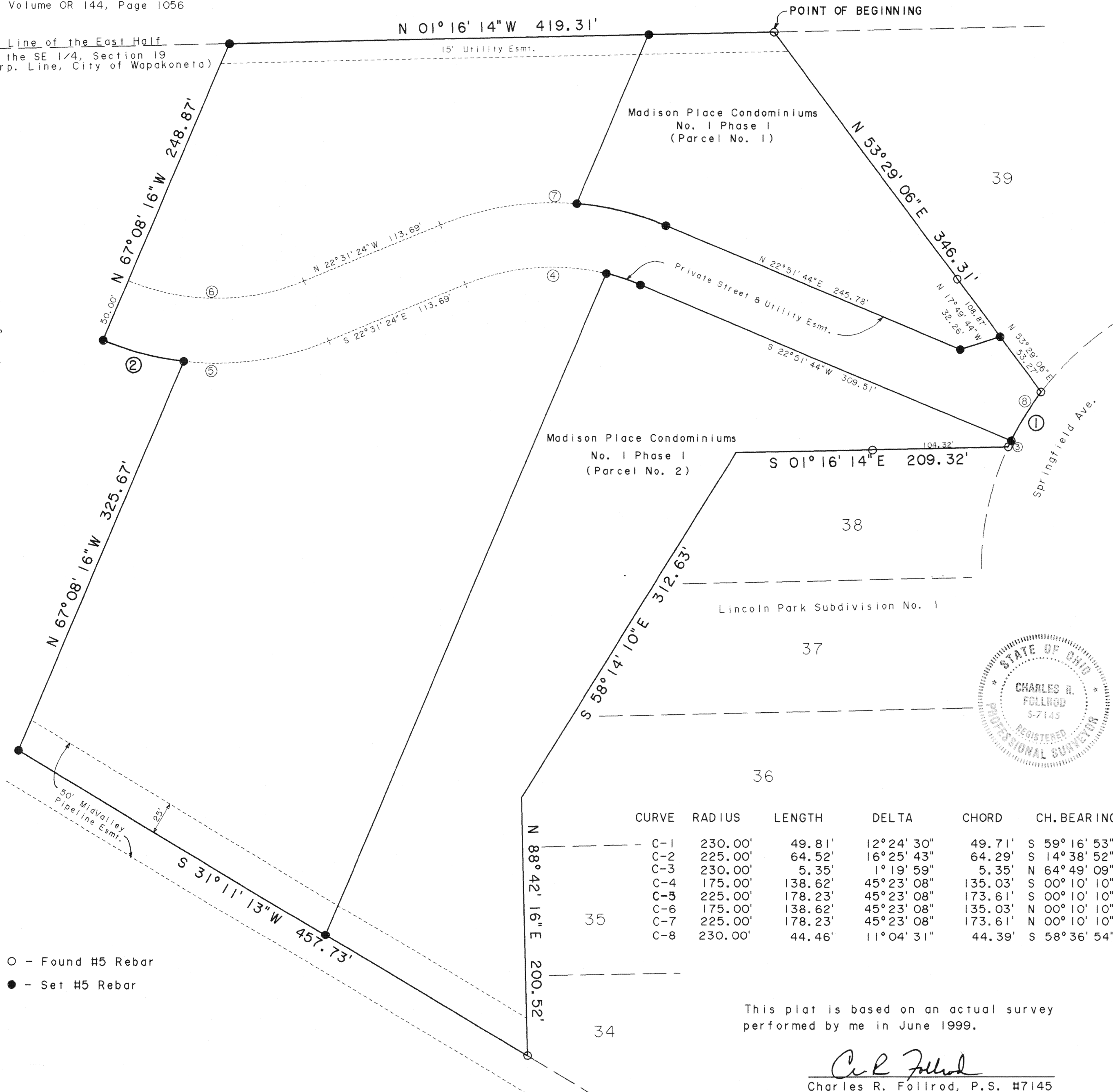
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BEGINNING at a found #5 rebar at the northeast corner of Lot No. 39 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize County Recorder's Office, thence the following courses:

- 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';
- Southeasterly 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';
- Southeasterly 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.

Jon Brewer et al
Deed Volume OR 94, Page 301



○ - Found #5 Rebar
● - Set #5 Rebar

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

Charles R. Follrod, P.S. #7145