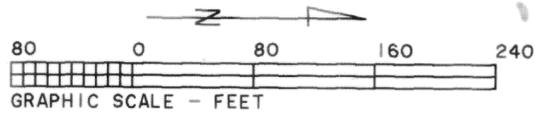


# MADISON PLACE CONDOMINIUMS NO. 1

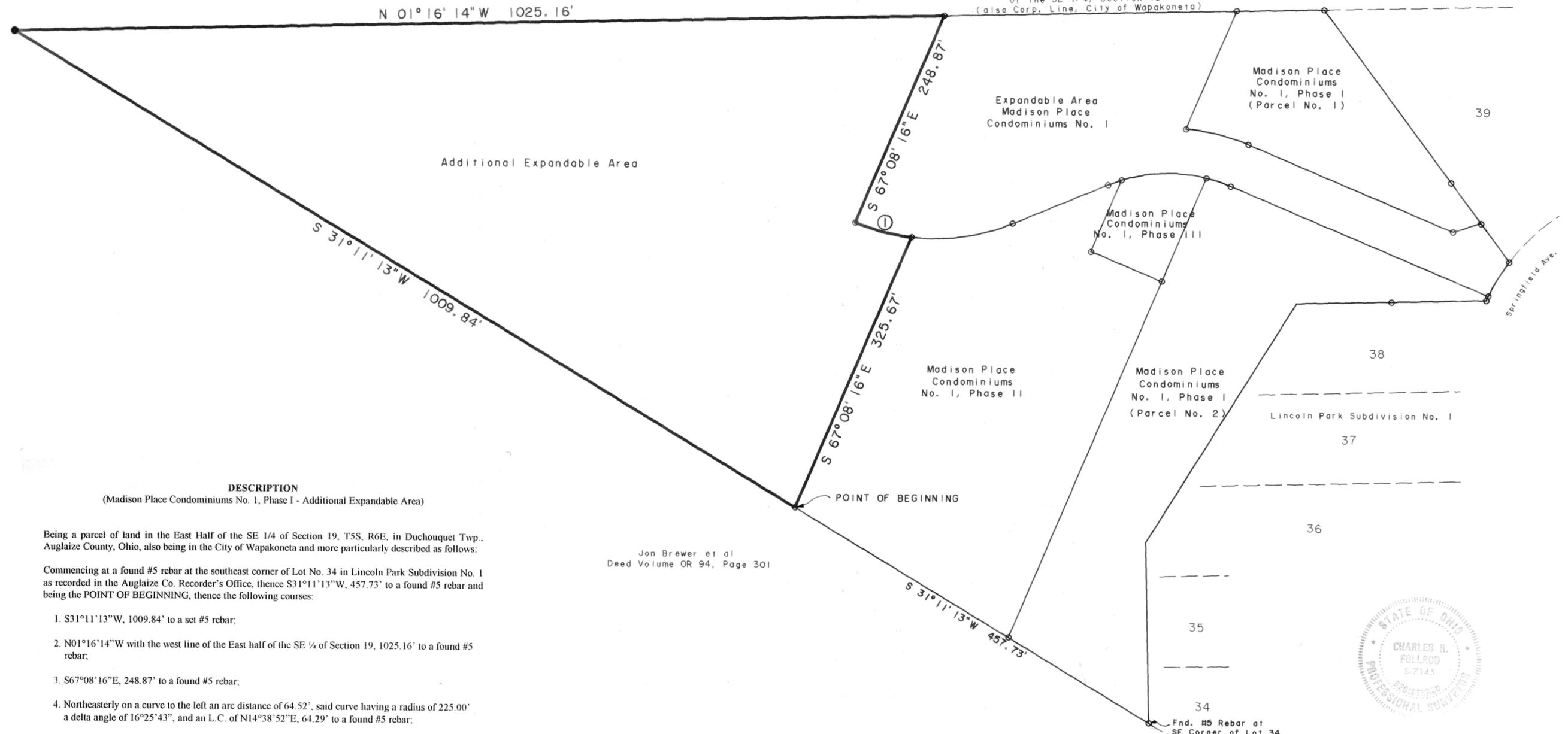
## Phase I - Additional Expandable Area

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



John Kohler, Trustee  
Deed Volume OR 385, Page 712

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



**DESCRIPTION**  
(Madison Place Condominiums No. 1, Phase I - Additional Expandable Area)

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:

Commencing at a found #5 rebar at the southeast corner of Lot No. 34 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize Co. Recorder's Office, thence S31°11'13"W, 457.73' to a found #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. S31°11'13"W, 1009.84' to a set #5 rebar;
2. N01°16'14"W with the west line of the East half of the SE 1/4 of Section 19, 1025.16' to a found #5 rebar;
3. S67°08'16"E, 248.87' to a found #5 rebar;
4. Northeasterly on a curve to the left 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 N14°38'52"E, 64.29' to a found #5 rebar;
5. S67°08'16"E, 325.67' to the POINT OF BEGINNING.

The above described parcel contains 6.431 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	225.00'	64.52'	16°25'43"	64.29'	N 14°38'52"E

*June 24, 2003*  
*Plat Cab C Slide 302*  
*Ann Billings TN*  
*Auglaize Co Recorder*

- - Found #5 Rebar
- - Set #5 Rebar

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

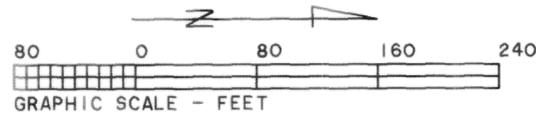


*Charles R. Follrod*  
Charles R. Follrod, P.S. #7145

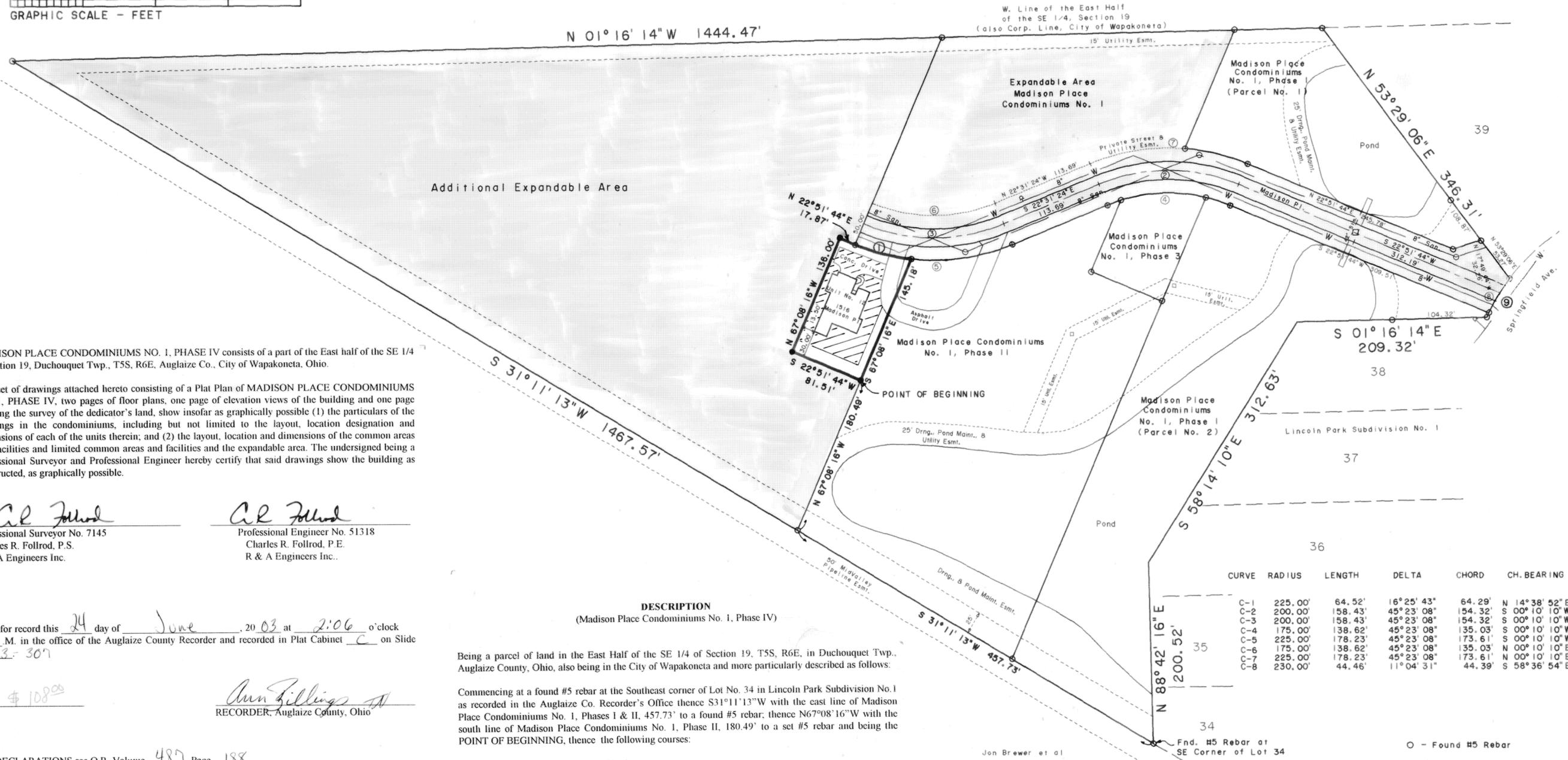
# MADISON PLACE CONDOMINIUMS NO. 1

## Phase IV

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



John Kohler, Trustee  
Deed Volume OR 385, Page 712



MADISON PLACE CONDOMINIUMS NO. 1, PHASE IV 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 IV, two pages of floor plans, one page of elevation views of the building and one page showing the survey of the dedicator'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. 303-307  
Filed for record this 24 day of June, 2003 at 2:06 o'clock  
P. M. in the office of the Auglaize County Recorder and recorded in Plat Cabinet C on Slide

Fee: \$ 108.00

*Ann Killings*  
RECORDER, Auglaize County, Ohio

For DECLARATIONS see O.R. Volume 487 Page 188

**DESCRIPTION**  
(Madison Place Condominiums No. 1, Phase IV)

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:

Commencing at a found #5 rebar at the Southeast corner of Lot No. 34 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize Co. Recorder's Office thence S31°11'13"W with the east line of Madison Place Condominiums No. 1, Phases I & II, 457.73' to a found #5 rebar; thence N67°08'16"W with the south line of Madison Place Condominiums No. 1, Phase II, 180.49' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. S22°51'44"W, 81.51' to a set #5 rebar;
2. N67°08'16"W, 136.00' to a set #5 rebar;
3. N22°51'44"E, 17.87' to a found #5 rebar;
4. Northeasterly on a curve to the left 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 N14°38'52"E, 64.29' to a found #5 rebar;
5. S67°08'16"E with the south line of said Madison Place Condominiums No. 1, Phase II, 145.18' to the POINT OF BEGINNING.

The above described parcel contains 0.259 acres more or less, subject to all legal highways and easements of record.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	225.00'	64.52'	16°25'43"	64.29'	N 14°38'52"E
C-2	200.00'	158.43'	45°23'08"	54.32'	S 00°10'10"W
C-3	200.00'	158.43'	45°23'08"	54.32'	S 00°10'10"W
C-4	175.00'	138.62'	45°23'08"	35.03'	S 00°10'10"W
C-5	225.00'	178.23'	45°23'08"	73.61'	S 00°10'10"W
C-6	175.00'	138.62'	45°23'08"	35.03'	N 00°10'10"E
C-7	225.00'	178.23'	45°23'08"	73.61'	N 00°10'10"E
C-8	230.00'	44.46'	11°04'31"	44.39'	S 58°36'54"E

Jon Brewer et al  
Deed Volume OR 94, Page 301

- - Found #5 Rebar
- - Set #5 Rebar
- ▨ - Limited Common Area
- ▭ - Expandable Area

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

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









FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



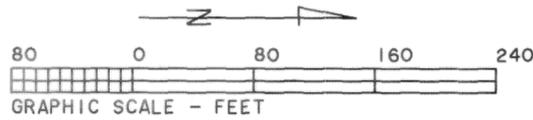
RIGHT ELEVATION

1516 Madison Pl.

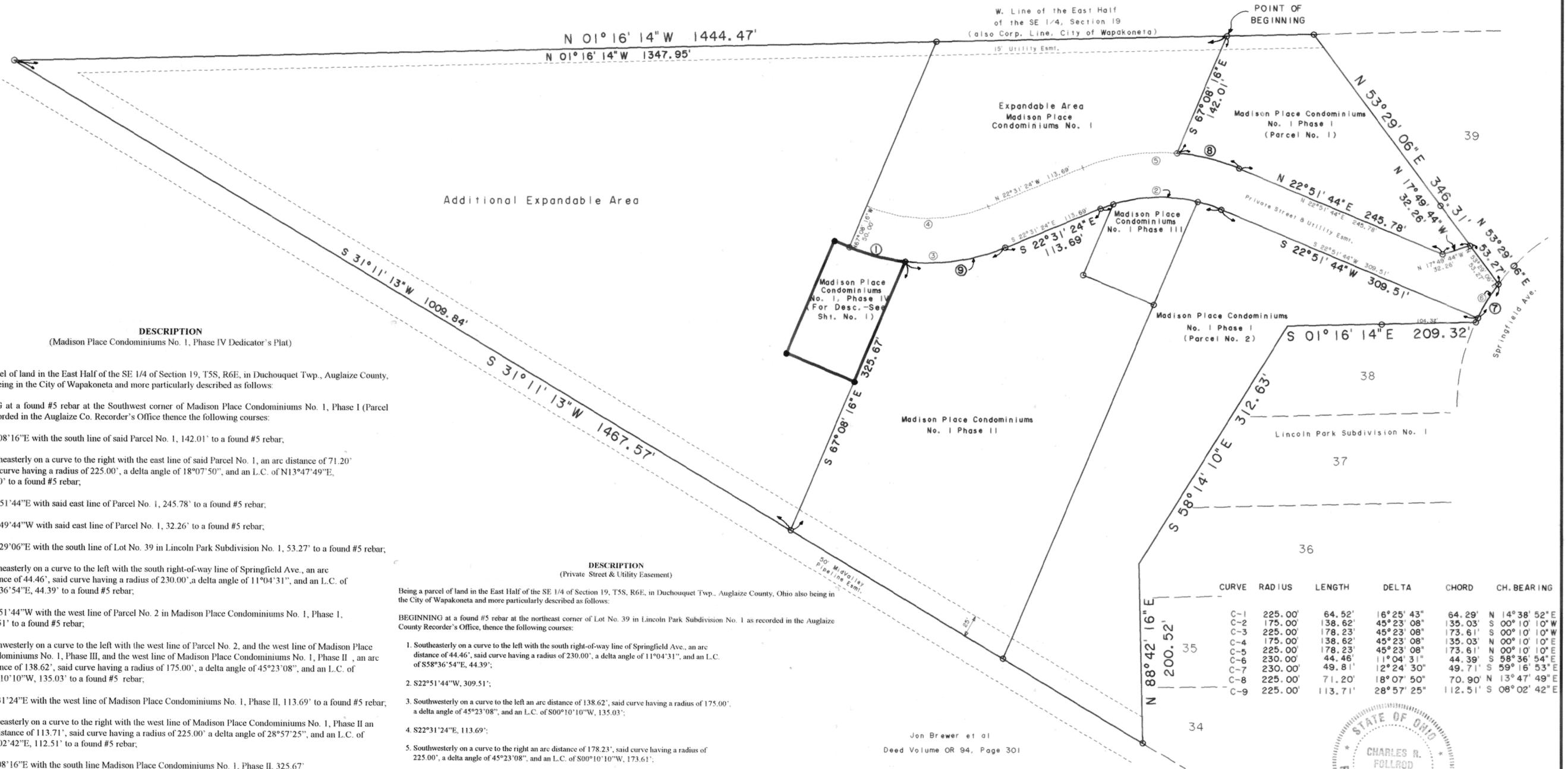
# MADISON PLACE CONDOMINIUMS NO. 1

## Phase IV

### Survey of Dedicator's Land



John Kohler, Trustee  
Deed Volume OR 385, Page 712



**DESCRIPTION**  
(Madison Place Condominiums No. 1, Phase IV 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 Madison Place Condominiums No. 1, Phase I (Parcel No. 1) as recorded in the Auglaize Co. Recorder's Office thence the following courses:

- S67°08'16"E with the south line of said Parcel No. 1, 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 Lot No. 39 in Lincoln Park Subdivision No. 1, 53.27' to a found #5 rebar;
- 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 I, 309.51' to a found #5 rebar;
- Southwesterly on a curve to the left with the west line of Parcel No. 2, and the west line of Madison Place Condominiums No. 1, Phase III, and the west line of Madison Place Condominiums No. 1, Phase II, 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' to a found #5 rebar;
- S22°31'24"E with the west line of Madison Place Condominiums No. 1, Phase II, 113.69' to a found #5 rebar;
- Southeasterly on a curve to the right with the west line of Madison Place Condominiums No. 1, Phase II 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 S08°02'42"E, 112.51' to a found #5 rebar;
- S67°08'16"E with the south line Madison Place Condominiums No. 1, Phase II, 325.67' to a found #5 rebar;
- S31°11'13"W, 1009.84' to a found #5 rebar;
- N01°16'14"W, 1347.95' to the POINT OF BEGINNING.

The above described parcel contains 8.530 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:

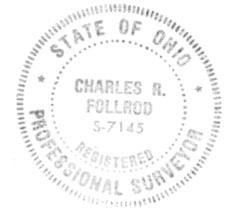
BEGINNING at a found #5 rebar at the northeast corner of Lot No. 39 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize County Recorder's Office, thence the following courses:

- 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.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	225.00'	64.52'	16°25'43"	64.29'	N 14°38'52"E
C-2	175.00'	138.62'	45°23'08"	135.03'	S 00°10'10"W
C-3	225.00'	178.23'	45°23'08"	173.61'	S 00°10'10"W
C-4	175.00'	138.62'	45°23'08"	135.03'	N 00°10'10"E
C-5	225.00'	178.23'	45°23'08"	173.61'	N 00°10'10"E
C-6	230.00'	44.46'	11°04'31"	44.39'	S 58°36'54"E
C-7	230.00'	49.81'	12°24'30"	49.71'	S 59°16'53"E
C-8	225.00'	71.20'	18°07'50"	70.90'	N 13°47'49"E
C-9	225.00'	113.71'	28°57'25"	112.51'	S 08°02'42"E

Jon Brewer et al  
Deed Volume OR 94, Page 301



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

- - Found #5 Rebar
- - Set #5 Rebar

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