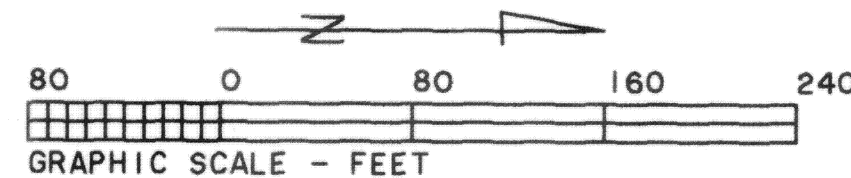


# MADISON PLACE CONDOMINIUMS NO. 1

## Phase V

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



John Kohler, Trustee  
Deed Volume OR 385, Page 712

N 01° 16' 14" W 1444.47'

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

N 01° 16' 14" W 116.21' POINT OF BEGINNING

Expandable Area  
Madison Place  
Condominiums No. 1

N 67° 13' 00" W 75.00'  
S 75° 50' 20" W 67.24'

Madison Place  
Condominiums  
No. 1, Phase  
(Parcel No. 1)

Additional Expandable Area

Madison Place  
Condominiums  
No. 1, Ph IV

Madison Place Condominiums  
No. 1, Phase II

Madison Place  
Condominiums  
No. 1, Phase 3

Madison Place  
Condominiums  
No. 1, Phase I  
(Parcel No. 2)

Lincoln Park Subdivision No. 1

MADISON PLACE CONDOMINIUMS NO. 1, PHASE V 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 V, two pages of floor plans, two pages of elevation views of the building 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. 1332  
Filed for record this 19th day of February, 2004 at 1:02 o'clock  
P.M. in the office of the Auglaize County Recorder and recorded in Plat Cabinet C on Slide 336-341

Fee: 259.20

*Ann B. B. B.*  
RECORDER, Auglaize County, Ohio

For DECLARATIONS see O.R. Volume 503 Page 172

### DESCRIPTION

(Madison Place Condominiums No. 1, Phase V)

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;
- Southeasterly on a curve to the left an arc distance of 74.19' said curve having a radius of 225.00', a delta angle of 18°53'33", and an L.C. of S04°42'52"E, 73.86' to a set #5 rebar;
- S75°50'20"W, 67.24' to a set #5 rebar;
- N67°13'00"W, 75.00' to a set #5 rebar;
- N01°16'14"W, 116.21' to the POINT OF BEGINNING.

The above described parcel contains 0.317 acres more or less, subject to all legal highways and easements of record.

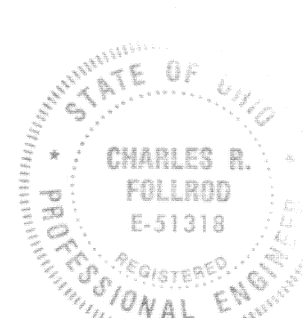
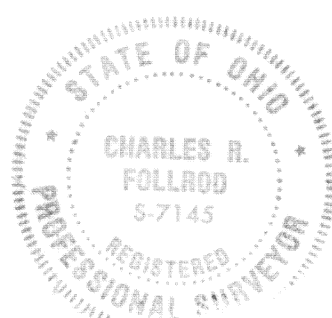
Jon Brewer et al  
Deed Volume OR 94, Page 301

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	225.00'	64.52'	16°25'43"	64.29'	N 14°38'52"E
C-2	200.00'	158.43'	45°23'08"	154.32'	S 00°10'10"W
C-3	200.00'	158.43'	45°23'08"	154.32'	S 00°10'10"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	225.00'	74.19'	18°53'33"	73.86'	S 04°42'52"E

- - 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





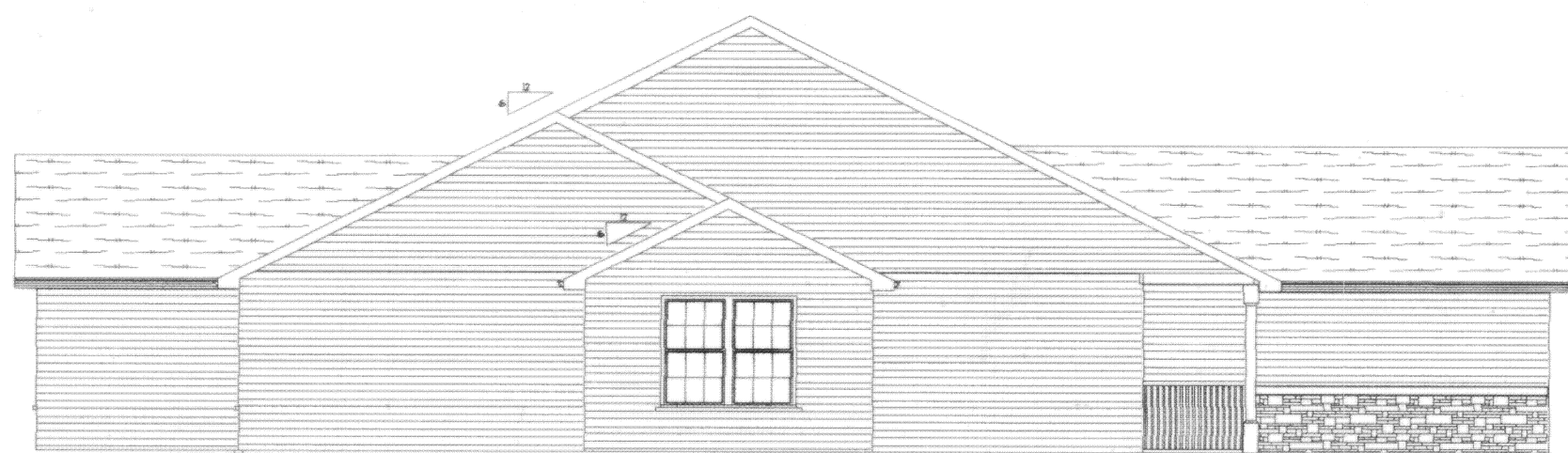
Unit No. 13  
1525 Madison Pl.

Madison Place Condominiums  
Job 263  
SCALE: 1/8" = 1'-0"  
5-15-20

C-337



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Unit No. 13  
1525 Madison Pl.

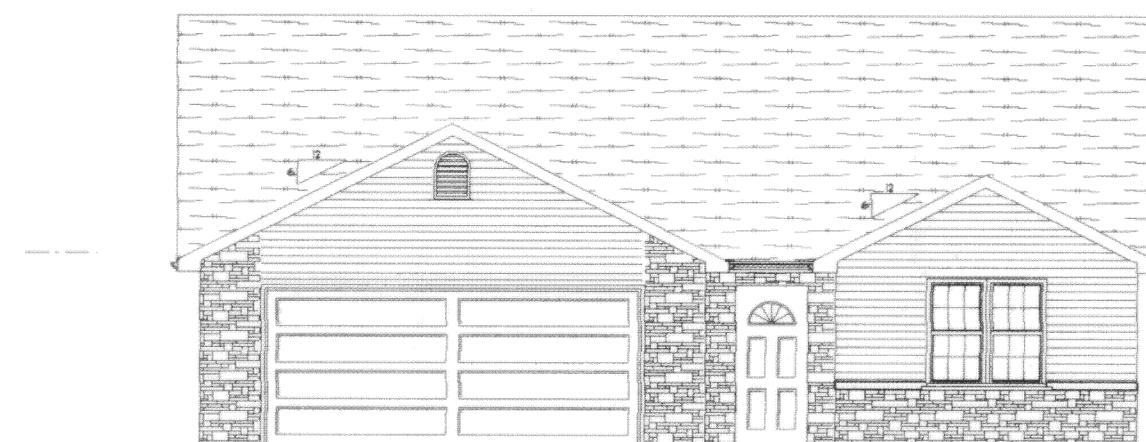
Madison Place Condominiums  
Job 263  
SCALE 1/8" = 1'-0"  
5-8-05



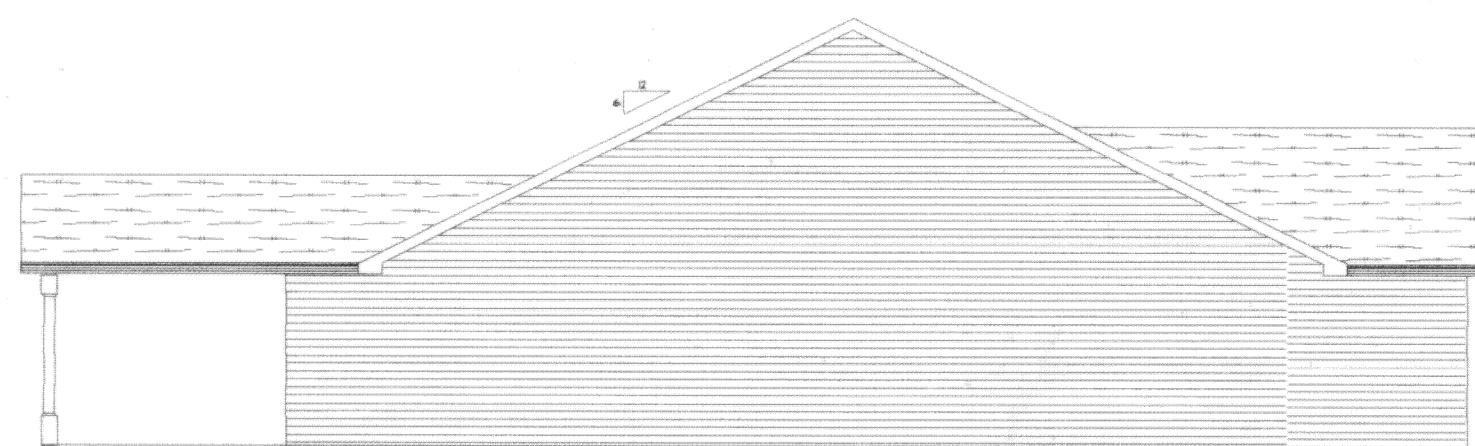
Unit No. 14  
1521 Madelon Pl.

Madison Place Condominiums  
Job 262  
SCALE: 1/4" = 1'-0"  
10-05





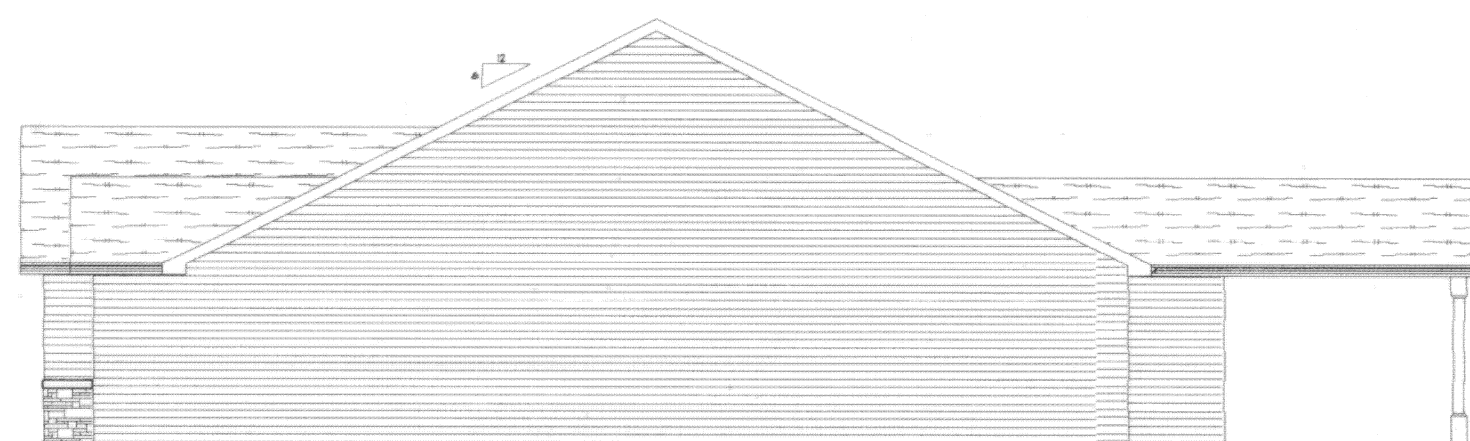
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Unit No. 14  
15271 Madison Pl.

Madison Place Condominiums  
Job 262  
SCALE: 1/8" = 1'-0"  
3-19-03

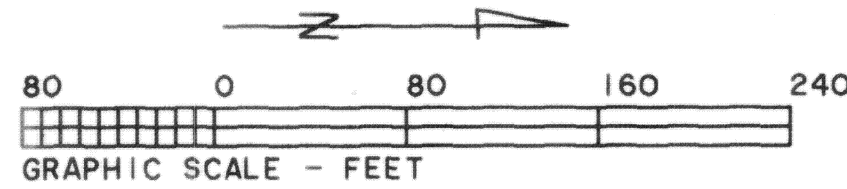
C-340

# MADISON PLACE CONDOMINIUMS NO. 1

## Phase V

Sheet 6 of 6

### Survey of Dedicator's Land



John Kohler, Trustee  
Deed Volume OR 385, Page 712

Additional Expandable Area

Expandable Area  
Madison Place  
Condominiums No. 1

Madison Place  
Condominiums  
No. 1, Ph. V  
(For Desc. - See  
Sht. No. 1)

Madison Place Condominiums  
No. 1 Phase I  
(Parcel No. 1)

Madison Place  
Condominiums  
No. 1 Phase III

Madison Place Condominiums  
No. 1 Phase I  
(Parcel No. 2)

Madison Place Condominiums  
No. 1 Phase II

Lincoln Park Subdivision No. 1

#### DESCRIPTION

(Madison Place Condominiums No. 1, Phase V 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 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' 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;
- Southwesterly on a curve to the right with the west line of Madison Place Condominiums No. 1, Phase II and the west line of Madison Place Condominiums No. 1, Phase IV, 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' to a found #5 rebar;
- S22°51'44"W with the west line of Madison Place Condominiums No. 1, Phase IV, 17.87' to a found #5 rebar;
- S67°08'16"E with the south line Madison Place Condominiums No. 1, Phase IV, 136.00' to a found #5 rebar;
- N22°51'44"E with the east line of Madison Place Condominiums No. 1, Phase IV, 81.51' to a found #5 rebar;
- S67°08'16"E with the south line Madison Place Condominiums No. 1, Phase II, 180.49' 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 8.271 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:

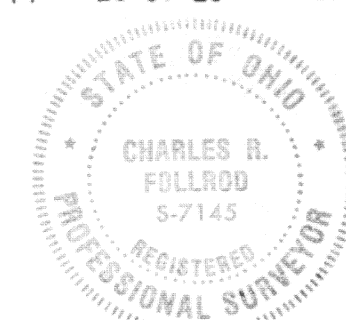
BEGINNING at a found #5 rebar at the northeast corner of Lot No. 39 in Lincoln Park Subdivision No. 1 as recorded in the Auglaize County Recorder's Office, thence the following courses:

- 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.

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
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



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

C-341