



# MADISON PLACE CONDOMINIUMS NO. 1

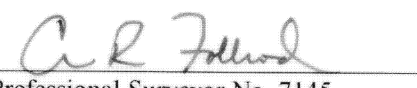
## Phase VII

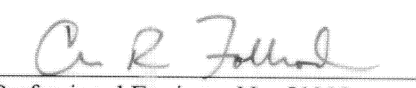
### DESCRIPTION

(Private Street & Utility Easement)

MADISON PLACE CONDOMINIUMS NO. 1, PHASE VII 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 VII, one page 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.

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

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

No. 8th  
Filed for record this February, 2005 at 1:59 o'clock  
396-400 M. in the office of the Auglaize County Recorder and recorded in Plat Cabinet C on Slide

Fee: 216.00

  
RECORDER, Auglaize County, Ohio

For DECLARATIONS see O.R. Volume 520 Page 774-790

  
RECEIVED  
FEB - 8 2005  
KARYN SCHUMANN  
Auglaize Co. Auditor

### DESCRIPTION

(Madison Place Condominiums No. 1, Phase VII)

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 Madison Place Condominiums No. 1, Phase II, thence S31°11'13"W with the east line of Madison Place Condominiums No. 1, Phase VI, 154.64' to a set #5 rebar and being the POINT OF BEGINNING, thence the following courses:

1. S31°11'13"W, 64.18' to a set #5 rebar;
2. N67°08'16"W, 128.55' to a set #5 rebar;
3. Northeasterly on a curve to the left an arc distance of 29.50', said curve having a radius of 65.00', a delta angle of 26°00'21", and an L.C. of N35°51'54"E, 29.25' to a set #5 rebar;
4. N22°51'44"E, 20.00' to a set #5 rebar;
5. Northeasterly on a curve to the right an arc distance of 23.56', said curve having a radius of 15.00', a delta angle of 90°00'00", and an L.C. of N67°51'44"E, 21.21' to a set #5 rebar;
6. S67°08'16"E, 116.26' to the POINT OF BEGINNING.

The above described parcel contains 0.185 acres more or less, subject to all legal highways and easements of record.

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:

1. 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';
2. S22°51'44"W, 309.51';
3. 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';
4. S22°31'24"E, 113.69';
5. 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';
6. S22°51'44"W, 78.57';
7. Southwesterly on a curve to the left an arc distance of 62.10', said curve having a radius of 175.00', a delta angle of 20°19'52", and an L.C. of S12°41'48"W, 61.77';
8. S67°08'16"E, 86.94';
9. Northeasterly on a curve to the left an arc distance of 23.56', said curve having a radius of 15.00', a delta angle of 90°00'00", and an L.C. of N67°51'44"E, 21.21';
10. N22°51'44"E, 20.00';
11. Northeasterly on a curve to the right an arc distance of 102.10', said curve having a radius of 65.00', a delta angle of 90°00'00", and an L.C. of N67°51'44"E, 91.92';
12. S67°08'16"E, 123.57';
13. S31°11'13"W, 50.53';
14. N67°08'16"W, 116.26';
15. Southwesterly on a curve to the left an arc distance of 23.56', said curve having a radius of 15.00', a delta angle of 90°00'00", and an L.C. of S67°51'44"W, 21.21';
16. S22°51'44"W, 20.00';
17. Southwesterly on a curve to the right an arc distance of 102.10', said curve having a radius of 65.00', a delta angle of 90°00'00", and an L.C. of S67°51'44"W, 91.92';
18. S50°18'17"W, 43.89';
19. Southeasterly on a curve to the right an arc distance of 96.14', said curve having a radius of 275.00', a delta angle of 20°01'54", and an L.C. of S12°30'25"E, 95.66';
20. S02°29'27"E, 10.17';
21. Southeasterly on a curve to the left an arc distance of 22.39', said curve having a radius of 25.00', a delta angle of 51°19'04", and an L.C. of S28°09'02"E, 21.65';
22. Southwesterly on a curve to the right an arc distance of 271.31', said curve having a radius of 55.00', a delta angle of 282°38'08", and an L.C. of S87°30'30"W, 68.75';
23. Northeasterly on a curve to the left an arc distance of 22.39', said curve having a radius of 25.00', a delta angle of 51°19'04", and an L.C. of N23°10'02"E, 21.65';
24. N02°29'27"W, 10.17';
25. Northwestery on a curve to the left an arc distance of 78.66', said curve having a radius of 225.00', a delta angle of 20°01'54", and an L.C. of N12°30'24"W, 78.26';
26. N22°31'24"W, 35.85';
27. 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';
28. N22°51'44"E, 78.57';
29. 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';
30. N22°31'24"W, 113.69';

31. 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';

32. N22°51'44"E, 245.78';

33. N17°49'44"W, 32.26';

34. N53°29'06"E with the south line of Lot No. 39, 53.27' to the POINT OF BEGINNING.

The above described parcel contains 1.939 acres more or less, subject to all legal highways and easements of record.

### DESCRIPTION

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

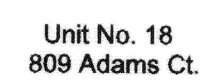
Being a parcel of land in the East Half of the SE 1/4 of Section 19, T5S, R6E, in Duchouquet Twp., Auglaize County, Ohio, also being in the City of Wapakoneta and more particularly described as follows:

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

1. N67°28'36"E with the south line of said Madison Place Condominiums No. 1, Phase VI, 191.76' to a found #5 rebar;
2. N22°31'24"W with the east line of said Madison Place Condominiums No. 1, Phase VI, 96.70' to a found #5 rebar;
3. Northeasterly on a curve to the right with the east line of said Madison Place Condominiums No. 1, Phase VI, the east line of Madison Place Condominiums No. 1, Phase V and the east line of Parcel No. 1 in Madison Place Condominiums No. 1, Phase I, 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' to a found #5 rebar;
4. N22°51'44"E with said east line of Parcel No. 1, 245.78' to a found #5 rebar;
5. N17°49'44"W with said east line of Parcel No. 1, 32.26' to a found #5 rebar;
6. 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;
7. 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;
8. 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;
9. 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;
10. S22°31'24"E with the west line of Madison Place Condominiums No. 1, Phase II, 113.69' to a found #5 rebar;
11. 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;
12. S22°51'44"W with the west line of Madison Place Condominiums No. 1, Phase IV, 17.87' to a found #5 rebar;
13. S67°08'16"E with the south line Madison Place Condominiums No. 1, Phase IV, 136.00' to a found #5 rebar;
14. N22°51'44"E with the east line of Madison Place Condominiums No. 1, Phase IV, 81.51' to a found #5 rebar;
15. S67°08'16"E with the south line Madison Place Condominiums No. 1, Phase II, 87.34' to a found #5 rebar;
16. S22°51'44"W with the west line of Madison Place Condominiums No. 1, Phase VI (Parcel No. 2), 103.01' to a found #5 rebar;
17. S67°08'16"E with the south line Madison Place Condominiums No. 1, Phase VI, 78.07' to a found #5 rebar;
18. S31°11'13"W, 905.73' to a found #5 rebar;
19. N01°16'14"W, 1025.16' to the POINT OF BEGINNING.

The above described parcel contains 7.186 acres more or less, subject to all legal highways and easements of record.

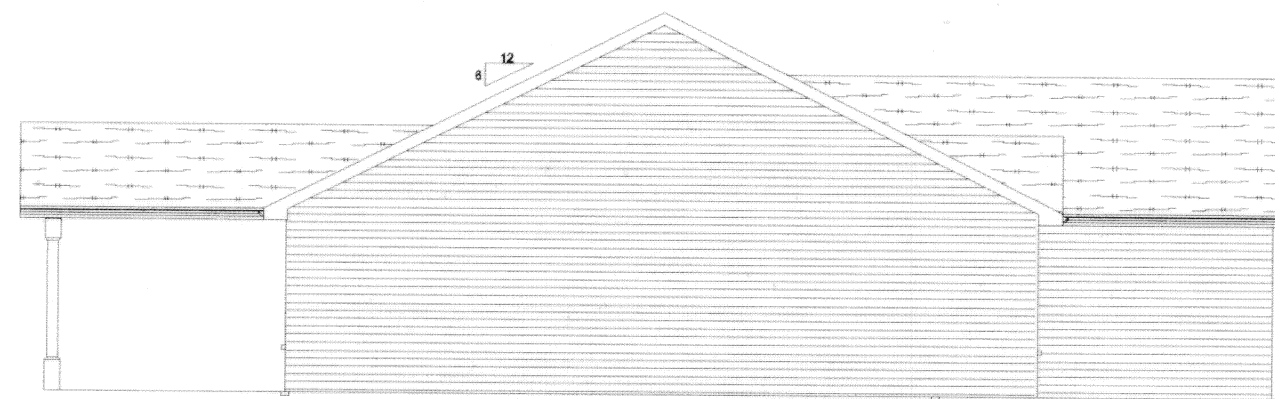




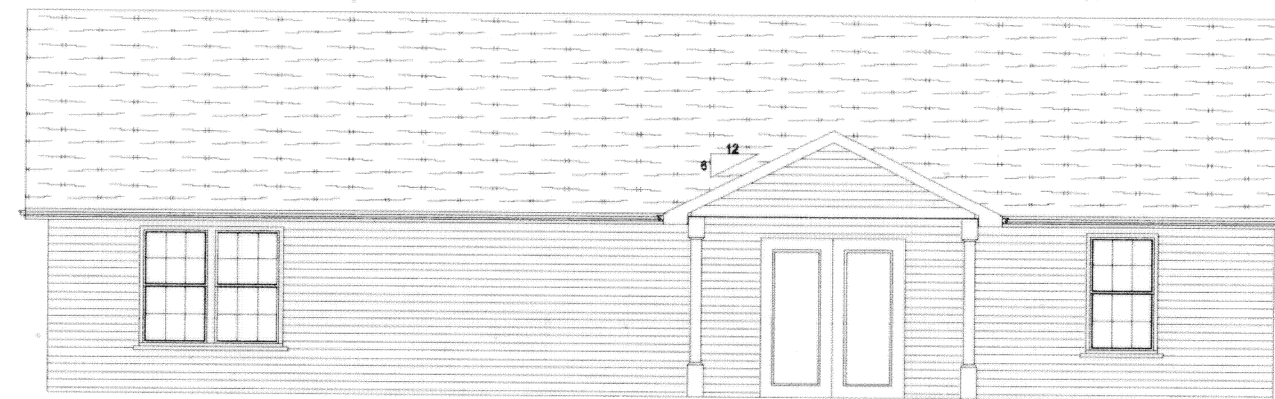
Madison Place Condominiums  
Job 267  
SCALE: 1/8" = 1'-0"  
9-14-04



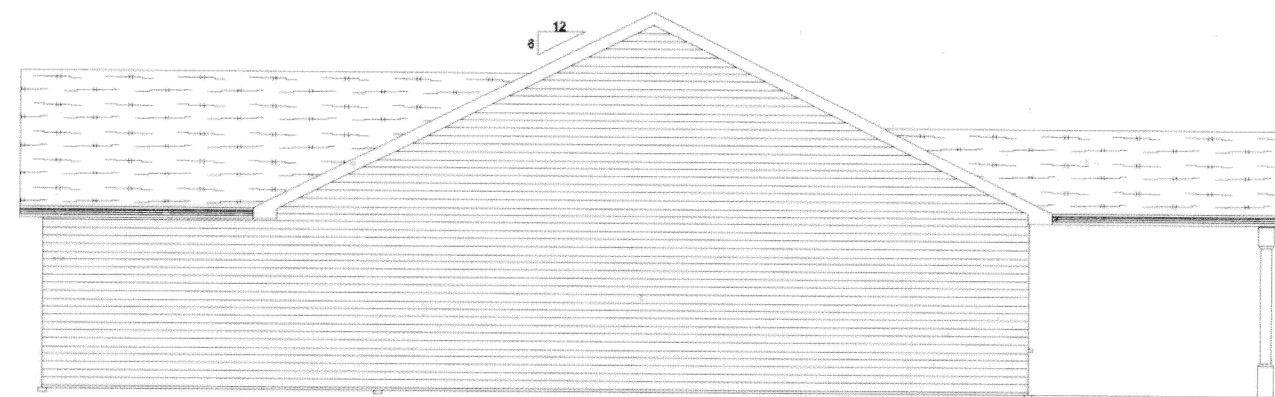
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Unit No. 18  
809 Adams Ct.

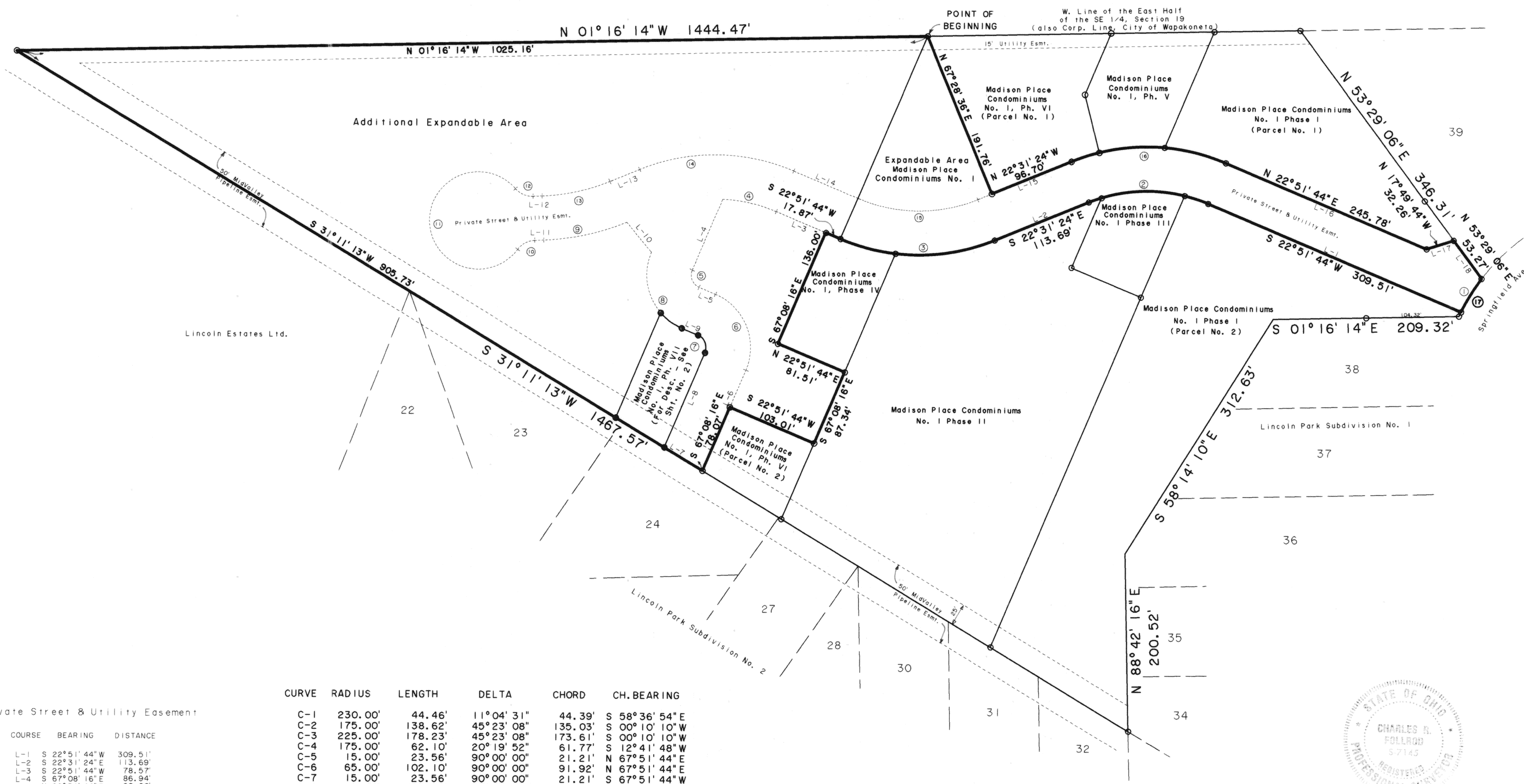
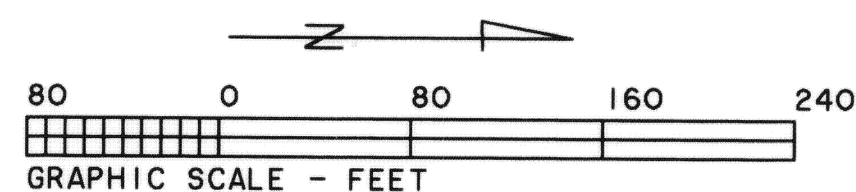
Madison Place Condominiums  
Job 267  
SCALE: 1/8" = 1'-0"  
9-14-04



**MADISON PLACE CONDOMINIUMS NO. 1**  
**Phase VII**

## Survey of Dedicator's Land

John Kohler, Trustee  
Deed Volume OR 385, Page 712



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	230.00'	44.46'	11°04' 31"	44.39'	S 58°36' 54"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'	62.10'	20°19' 52"	61.77'	S 12°41' 48"W
C-5	15.00'	23.56'	90°00' 00"	21.21'	N 67°51' 44"E
C-6	65.00'	102.10'	90°00' 00"	91.92'	N 67°51' 44"E
C-7	15.00'	23.56'	90°00' 00"	21.21'	S 67°51' 44"W
C-8	65.00'	102.10'	90°00' 00"	91.92'	S 67°51' 44"W
C-9	275.00'	96.14'	20°01' 54"	95.66'	S 12°30' 25"E
C-10	25.00'	22.39'	51°19' 04"	21.65'	S 28°09' 02"E
C-11	55.00'	271.31'	282°38' 08"	68.75'	S 87°30' 30"W
C-12	25.00'	22.39'	51°19' 04"	21.65'	N 23°10' 02"E
C-13	225.00'	78.66'	20°01' 54"	78.26'	N 12°30' 24"W
C-14	225.00'	178.23'	45°23' 08"	173.61'	N 00°10' 10"E
C-15	175.00'	138.62'	45°23' 08"	135.03'	N 00°10' 10"E
C-16	225.00'	178.23'	45°23' 08"	173.61'	N 00°10' 10"E
C-17	230.00'	49.81'	12°24' 30"	49.71'	S 09°16' 53"W

Private Street &amp; Utility Easement

COURSE	BEARING	DISTANCE
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L-1	S	22°51'44"	W	309.51
L-2	S	22°31'24"	E	113.69
L-3	S	22°51'44"	W	78.54
L-4	S	22°51'44"	E	85.77
L-5	N	22°51'44"	E	20.00
L-6	S	67°08'16"	E	123.57
L-7	S	31°14'13"	W	50.53
L-8	N	67°08'16"	W	116.26
L-9	S	22°51'44"	W	20.00
L-10	S	50°18'17"	W	43.89
L-11	S	02°29'27"	E	10.17
L-12	N	02°29'27"	W	10.17
L-13	N	22°31'24"	W	35.85
L-14	N	22°51'44"	E	78.57
L-15	N	22°31'24"	W	113.69
L-16	N	22°51'44"	E	245.78
L-17	N	17°49'44"	W	32.26
L-18	N	53°29'06"	E	53.27

○ - Found #5 Rebar

● - Set #5 Rebar

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

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