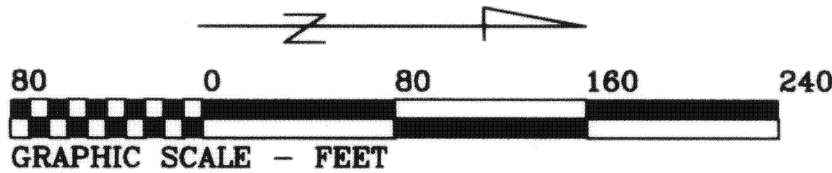


MADISON PLACE CONDOMINIUMS NO. 1

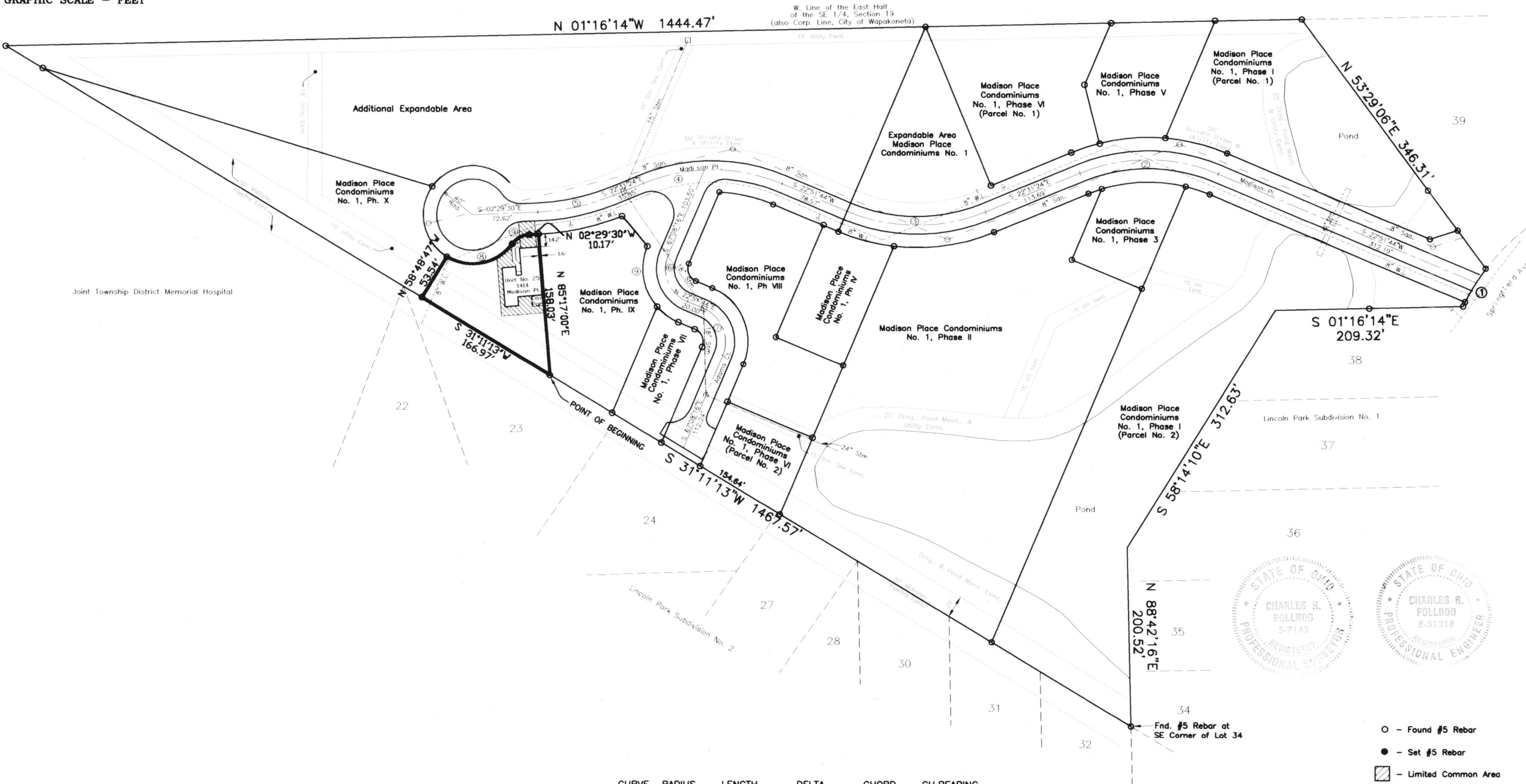
Phase XI

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

RECEIVED
FEB 04 2008
JANET SCHULER
Auglaize Co. Auditor



John Kohler, Trustee
Deed Volume OR 385, Page 712



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	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	200.00'	158.43'	45°23'08"	154.32'	S 00°10'10"W
C-5	250.00'	87.40'	20°01'54"	86.96'	S 12°30'25"E
C-6	40.00'	62.83'	90°00'00"	56.57'	N 67°51'44"E
C-7	40.00'	62.83'	90°00'00"	56.57'	N 67°51'44"E
C-8	55.00'	81.59'	84°59'47"	74.31'	N 11°18'41"W
C-9	25.00'	22.39'	51°19'04"	21.65'	N 28°09'02"W

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

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

Charles R. Follrod
Charles R. Follrod, P.S. #7145
Jan. 29, 2008

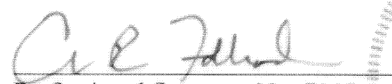
MADISON PLACE CONDOMINIUMS NO. 1

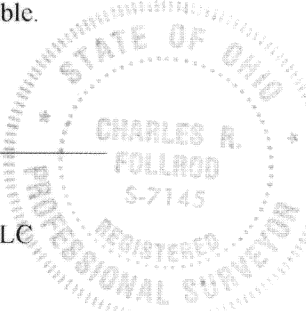
Phase XI

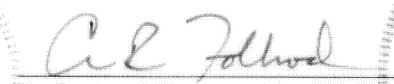
Sheet 2 of 5

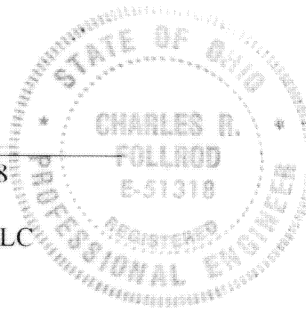
MADISON PLACE CONDOMINIUMS NO. 1, PHASE XI consists of a part of the East half of the SE 1/4 of Section 19, Duchouquet Twp., T5S, R6E, Auglaize Co., City of Wapakoneta, Ohio.

This set of drawings attached hereto consisting of a Plat Plan of MADISON PLACE CONDOMINIUMS NO. 1, PHASE XI, one page of floor plans, one page of elevation views of the buildings 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.
Follrod Development Services LLC





Professional Engineer No. 51318
Charles R. Follrod, P.E.
Follrod Development Services LLC



No. 752
Filed for record this 4th day of February, 2008 at 11:40 o'clock
A.M. in the office of the Auglaize County Recorder and recorded in Plat Cabinet D on Slide
181-185

Fee: \$ 216.00


RECORDER, Auglaize County, Ohio

For DECLARATIONS see O.R. Volume 563 Page 335.

DESCRIPTION

(Madison Place Condominiums No. 1, Phase XI)

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 Madison Place Condominiums No. 1, Phase IX, thence the following courses:

- S31°11'13"W, 166.97' to a found #5 rebar;
- N58°48'47"W with the north line of Madison Place Condominiums No. 1, Phase X, 53.54' to a found #5 rebar;
- Northwesterly on a curve to the left an arc distance of 81.59', said curve having a radius of 55.00', a delta angle of 84°59'47", and an L.C. of N11°18'41"W, 74.31' to a set #5 rebar;
- Northwesterly on a curve to the right 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 N28°09'02"W, 21.65' to a set #5 rebar;
- N02°29'30"W, 10.17' to a found #5 rebar;
- N85°17'00"E with the south line of said Madison Place Condominiums No. 1, Phase IX, 158.03' to the POINT OF BEGINNING.

The above described parcel contains 0.272 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';
- S22°51'44"W, 78.57';
- 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. Northwesterly 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 XI 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:

- N67°28'36"E with the south line of said Madison Place Condominiums No. 1, Phase VI, 191.76' to a found #5 rebar;
- N22°31'24"W with the east line of said Madison Place Condominiums No. 1, Phase VI, 96.70' to a found #5 rebar;
- 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 1, 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, Phases IV and VIII, 78.57' to a found #5 rebar;

13. Southwesterly on a curve to the left with the west line of Madison Place Condominiums No. 1, Phase VIII, 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' to a found #5 rebar;

14. S67°08'16"E with the south line of Madison Place Condominiums No. 1, Phase VIII, 86.94' to a found #5 rebar;

15. Northeasterly on a curve to the left with the south line of Madison Place Condominiums No. 1, Phase VIII, 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 found #5 rebar;

16. N22°51'44"E with the south line of Madison Place Condominiums No. 1, Phase VIII, 20.00' to a found #5 rebar;

17. Northeasterly on a curve to the right with the south line of Madison Place Condominiums No. 1, Phase VIII, 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' to a found #5 rebar;

18. S67°08'16"E with the south line of Madison Place Condominiums No. 1, Phases VI and VIII, 123.57' to a found #5 rebar;

19. S31°11'13"W, 50.53' to a found #5 rebar at the Northeast corner of Madison Place Condominiums No. 1, Phase VII;

20. N67°08'16"W with the north line of Madison Place Condominiums No. 1, Phase VII, 116.26' to a found #5 rebar;

21. Southwesterly on a curve to the left with the west line of Madison Place Condominiums No. 1, Phase VII, 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' to a found #5 rebar;

22. S22°51'44"W with the west line of Madison Place Condominiums No. 1, Phase VII, 20.00' to a found #5 rebar;

23. Southwesterly on a curve to the right with the west line of Madison Place Condominiums No. 1, Phase VII and the north line of Madison Place Condominiums No. 1, Phase IX, 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' to a found #5 rebar;

24. S50°18'17"W with the west line of Madison Place Condominiums No. 1, Phase IX, 43.89' to a found #5 rebar;

25. Southeasterly on a curve to the right with the west line of Madison Place Condominiums No. 1, Phase IX, 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' to a found #5 rebar;

26. N85°17'00"E with the south line of Madison Place Condominiums No. 1, Phase IX, 158.03' to a found #5 rebar;

27. S31°11'13"W with the east line of Madison Place Condominiums No. 1, Phase XI, 166.97' to a found #5 rebar;

28. N58°48'47"W with the north line of Madison Place Condominiums No. 1, Phase X, 53.54' to a found #5 rebar;

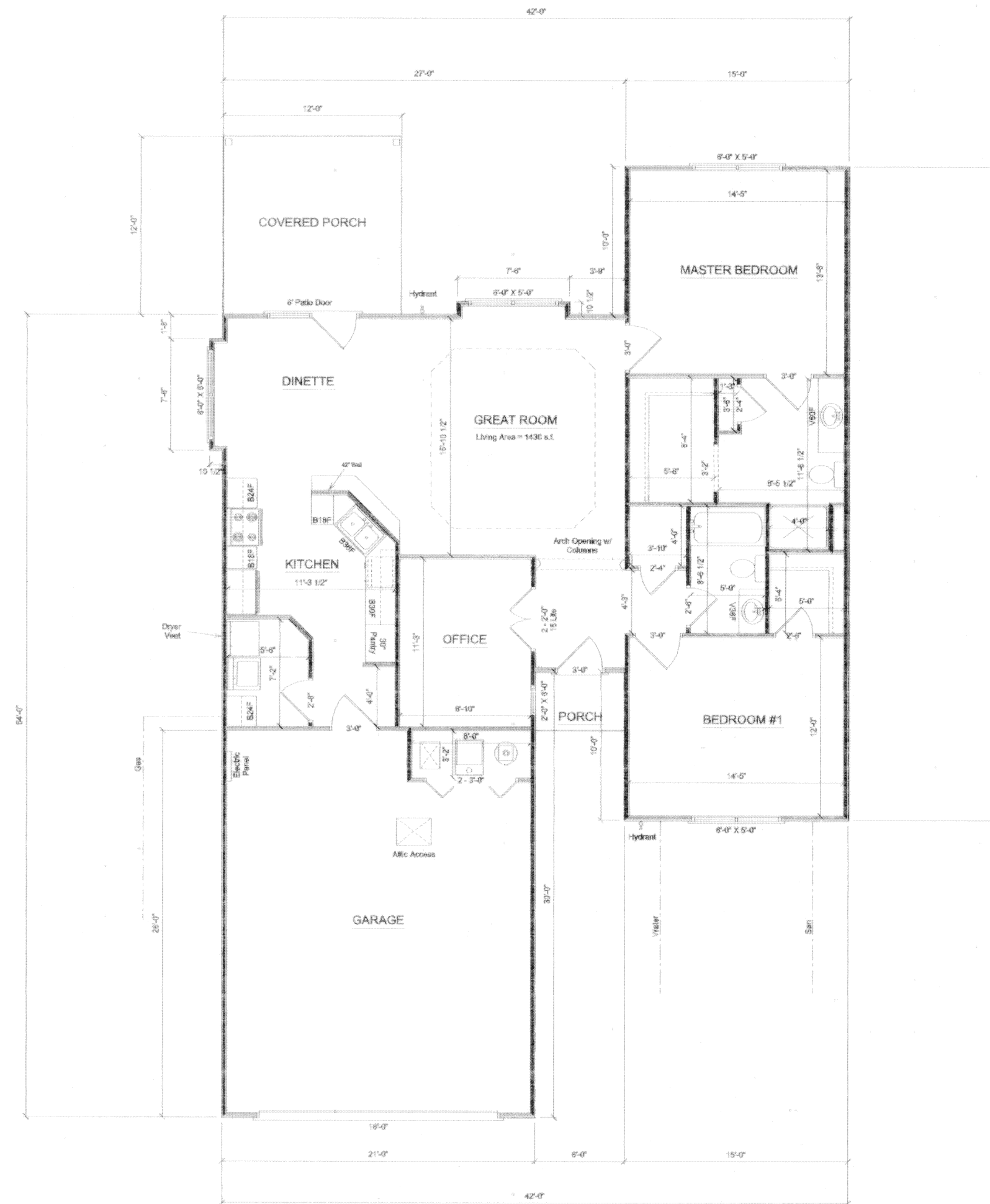
29. Southwesterly on a curve to the right with the north line of Madison Place Condominiums No. 1, Phase X, an arc distance of 90.08', said curve having a radius of 55.00', a delta angle of 93°50'41", and an L.C. of S78°06'33"W, 80.35' to a found #5 rebar;

30. S16°52'00"W with the west line of Madison Place Condominiums No. 1, Phase X, 453.73' to a found #5 rebar;

31. S31°11'13"W, 48.41' to a found #5 rebar;

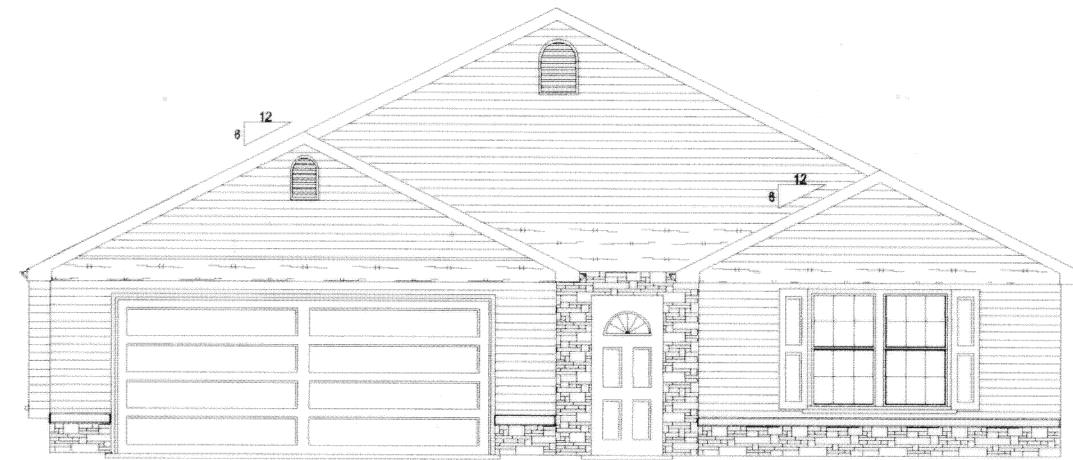
32. N01°16'14"W, 1025.16' to the POINT OF BEGINNING.

The above described parcel contains 5.341 acres more or less, subject to all legal highways and easements of record.

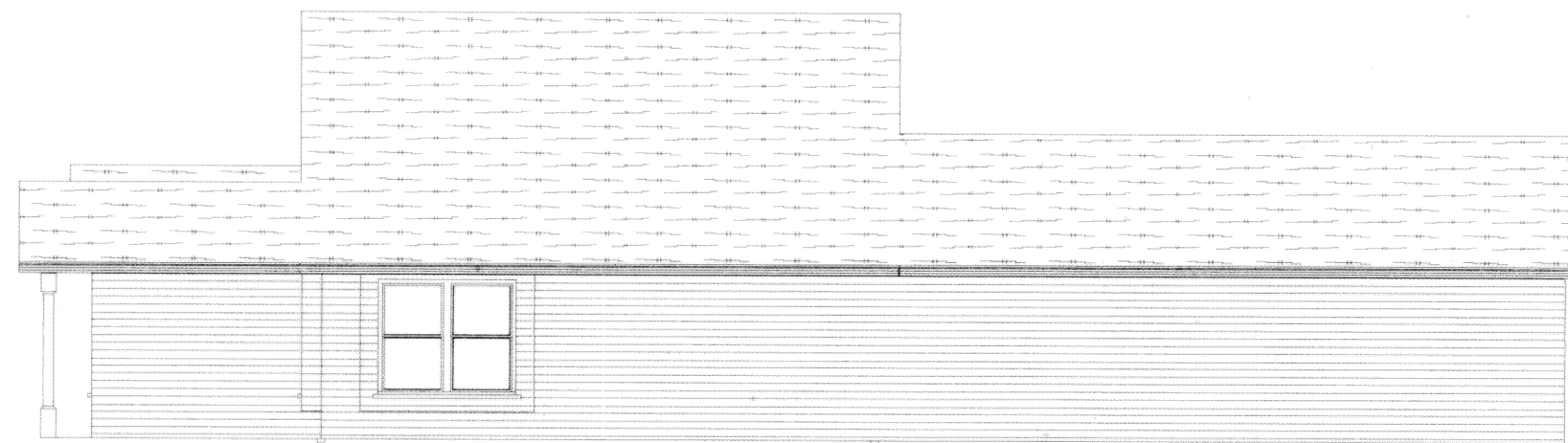


Unit No. 25
1414 Madison Pl.

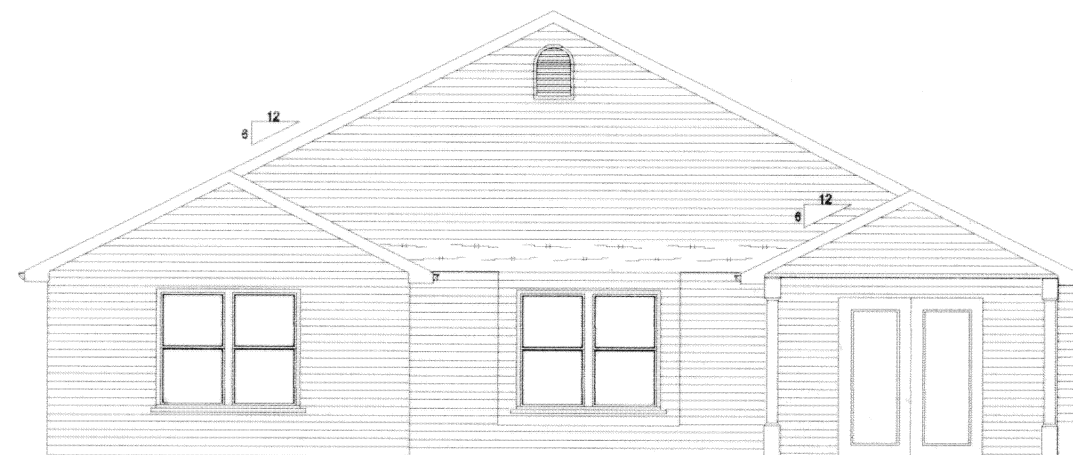
Madison Place Condominiums
Job 273
1414 Madison Pl.
SCALE: 1/8" = 1'-0"
6-25-06



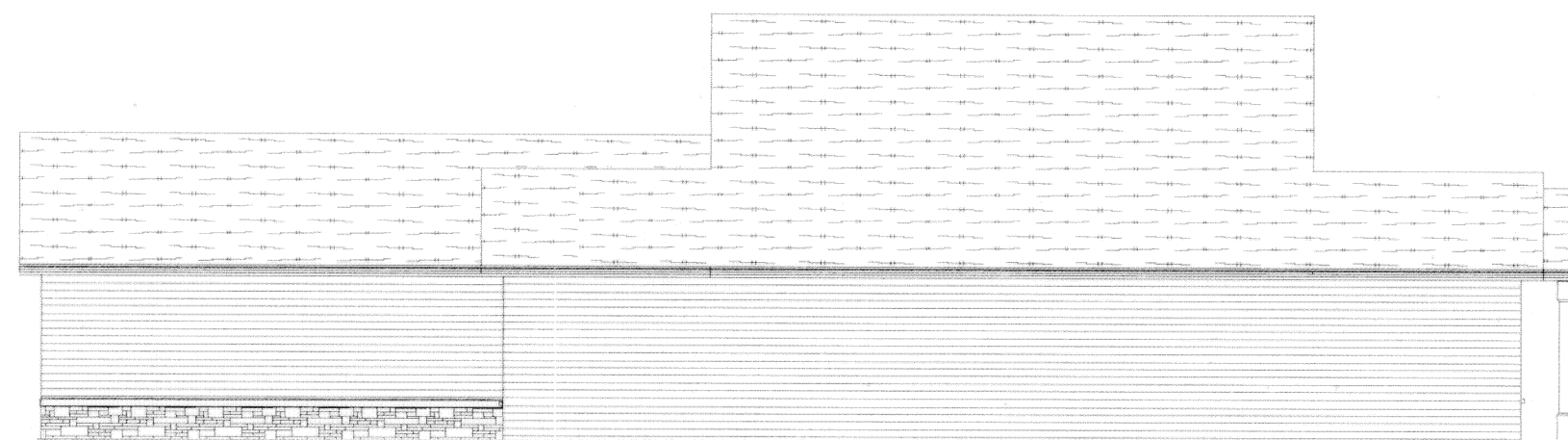
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



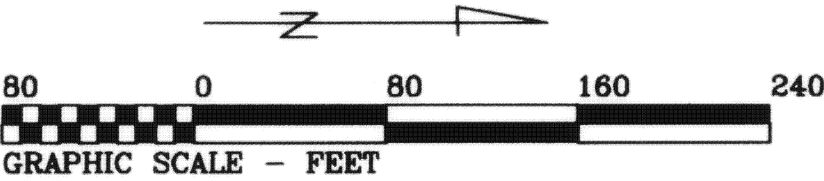
RIGHT ELEVATION

Unit No. 25
1414 Madison Pl.

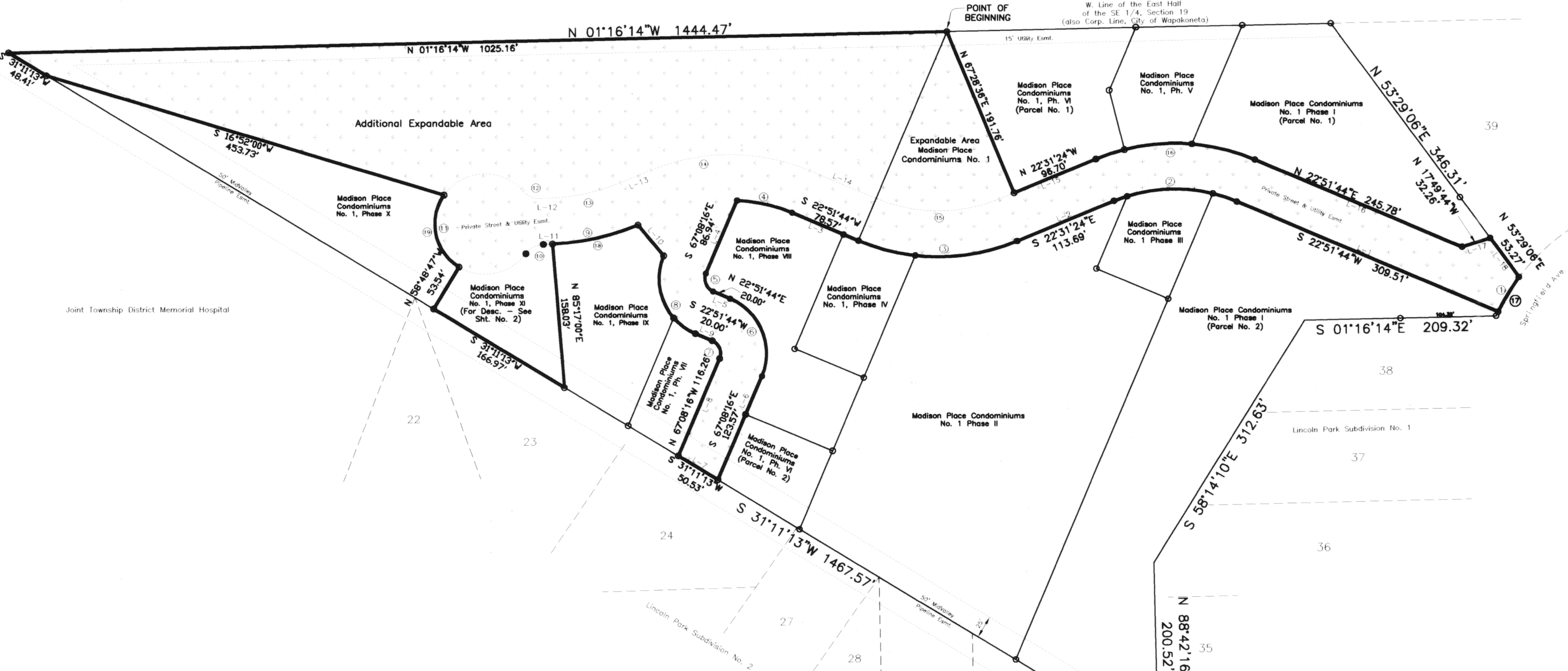
Madison Place Condominiums
Job 273
1414 Madison Pl.
SCALE: 1/8" = 1'-0"
9/2006

MADISON PLACE CONDOMINIUMS NO. 1
Phase XI

Survey of Dedicator's Land & Expandable Area



John Kohler, Trustee
Deed Volume OR 385, Page 712



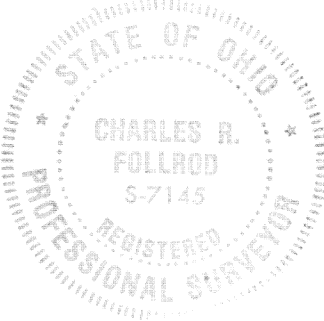
Private Street & Utility Easement

COURSE	BEARING	DISTANCE
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	78.57'
L-4	S 67°08'16"E	86.94'
L-5	N 22°51'44"E	20.00'
L-6	S 67°08'16"E	123.57'
L-7	S 31°11'13"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'

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'	44.46'	11°04'31"	44.39'	S 58°36'54"E
C-18	275.00'	96.15'	20°01'54"	95.66'	S 12°30'25"E
C-19	55.00'	90.08'	93°50'41"	80.35'	S 78°06'33"W

- Expandable Area
- 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
Jan. 29, 2008