

WHEATLAND ACRES PHASE V

BEING A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 2 EAST JEFFERSON TOWNSHIP MERCER COUNTY, OHIO, CITY OF CELINA

LEGAL DESCRIPTION

Being part of a 22.000 acre tract, located in the Northwest Quarter of Section 36, and the East Half of the Northeast Quarter of Section 35, Jefferson Township, Town 5 South, Range 2 East, Mercer County, City of Celina, Ohio, being more particularly described as follows:

Commencing at an Iron Pin Found at the Southwest Corner of said 22.000 acre tract of land as recorded in Instrument #201600006056 of the Mercer County Recorder's Records, for the TRUE POINT OF BEGINNING;

Thence North 00°03'17" East along the East line of a tract as recorded in Volume 221, Page 95, a distance of four hundred twenty-one and eleven hundredths feet (421.11') to an Iron Pin Set;

Thence North 08°50'31" East a distance of five hundred forty-eight and fifteen hundredths feet (548.15') to an Iron Pin Set;

The following three (3) calls follow the West line of the Re-plot of Wheatland Acres Subdivision Section Two as recorded in Plat Cabinet 1, Page 355;

Thence South 00°03'17" West along a distance of two hundred forty-nine and seventy-nine hundredths feet (249.79') to an Iron Pin Found;

Thence North 89°50'31" East a distance of thirty-seven and three hundredths feet (37.03') to an Iron Pin Found;

Thence South 00°08'00" West a distance of fifty and zero hundredths feet (50.00') to an Iron Pin Found;

Thence South 44°56'25" West along the West line of a tract as recorded in Instrument #201100001142, a distance of seventeen and zero hundredths feet (17.00') to an Iron Pin Found;

Thence South 00°02'19" West along the West line of said tract as recorded in Instrument #201100001142, a distance of one hundred eight and eighty hundredths feet (108.80') to an Iron Pin Found;

Thence South 83°50'58" West along the North line of Farmview Estates Subdivision as recorded in Plat Book 9, Page 24, a distance of twenty-five and zero hundredths feet (25.00') to an Iron Pin Found;

Thence South 89°47'15" West along the North line said Farmview Estates Subdivision, a distance of five hundred forty-eight and fifteen hundredths feet (548.15') to the TRUE POINT OF BEGINNING, containing 5.409 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201600006056.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in November of 2016 and is on file with the Mercer County Engineers Office.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	46.23	125.00	21.19	S78°21'45"E	45.97
C2	41.65	125.00	19.09	S59°25'12"E	41.46
C3	21.03	25.00	48.19	N07°58'07"W	20.41
C4	69.36	50.00	79.48	S50°19'25"E	62.33
C5	58.90	50.00	67.50	S19°09'54"W	55.56
C6	58.90	50.00	67.50	S57°39'47"W	55.56
C7	54.02	50.00	61.90	N27°38'10"W	51.43
C8	21.03	25.00	48.19	S29°48'44"E	20.41
C9	20.91	75.00	15.98	S57°51'42"E	20.84
C10	31.82	75.00	24.31	S76°00'14"E	31.58
C11	70.31	100.00	40.28	S70°00'57"E	68.87

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on lands comprising Wheatland Acres Phase V Subdivision and that this plat was filed for transfer in the office of the Mercer County Auditor this _____ day of _____, 2017.

Mercer County Auditor, Randall E. Crapner

OWNER/DEVELOPER:

SHINN BROTHERS, INC.
540 SUMMIT STREET
CELINA, OHIO 45822
PH: 419-566-5000

BASIS OF BEARINGS

BASIS OF BEARINGS FROM WHEATLAND ACRES SECTION ONE, BY JAMES REELIN REGISTERED SURVEYOR #7764



I hereby certify that this plat is true and accurate to the best of my knowledge as of October of 2017, from pins to be set after construction of utilities.

Craig W. Mescher
Professional Surveyor #8237



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: That the undersigned owners of the land embraced to this plat do certify that the said plat is a true representation of the same and that we do dedicate the streets appearing hereon to the use of the public forever.

All utility easements and building setback lines shall be strictly adhered to as shown on the plat.

The undersigned owner of the within plated land, does hereby grant unto the East Ohio Gas Company a/o/a Dominion East Ohio, The City of Celina, DP&L, Frontier, Spectrum Cable and all other city approved utility companies and their successors and assigns (hereinafter referred to as Grantee) a non-exclusive permanent ten (10.00) foot wide right-of-way and easement as shown, under and over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground facilities as deemed necessary or convenient by the Grantee for delivering, distributing, transporting, and transmitting respective utilities for public and private use at such locations as the Grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said facilities. The right to install, repair, augment and maintain facilities, wires, services and pipelines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All subsists and all lands shall be restricted to underground utility service.

Shinn Bros., Inc., Owner _____ Date _____

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF MERCER:
Before me a Notary Public in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free act and deed.

In testimony whereof I have affixed my hand and seal this _____ day of _____, 2017.

My commission expires: _____

PLANNING COMMISSION CERTIFICATE

We hereby certify that the plat has been found to comply with the standards of the Planning Board, City of Celina, Ohio. Approved this _____ day of _____, 2017.

Chairman _____

RECORDER'S CERTIFICATE

Received for record this _____ day of _____, 2017

Recorded in Instrument # _____

Fee: _____

Mercer County Recorder _____

CELINA CITY COUNCIL CERTIFICATE

We hereby certify that the accompanying plat was approved and that the streets dedicated hereon were approved and accepted by the Council of the City of Celina, Ohio at a regular meeting of said Council.

Passed on this _____ day of _____, 2017.

President, City Council _____

ACCEPTANCE

This Plat of "Wheatland Acres Phase V" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, by Ordinance No. _____ dated this _____ day of _____, 2017. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

Date _____ Mayor _____

Date _____ Clerk _____

These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume _____ Page _____ in the Mercer County Recorder's Office.

GENERAL INFORMATION

NUMBER OF LOTS: 8

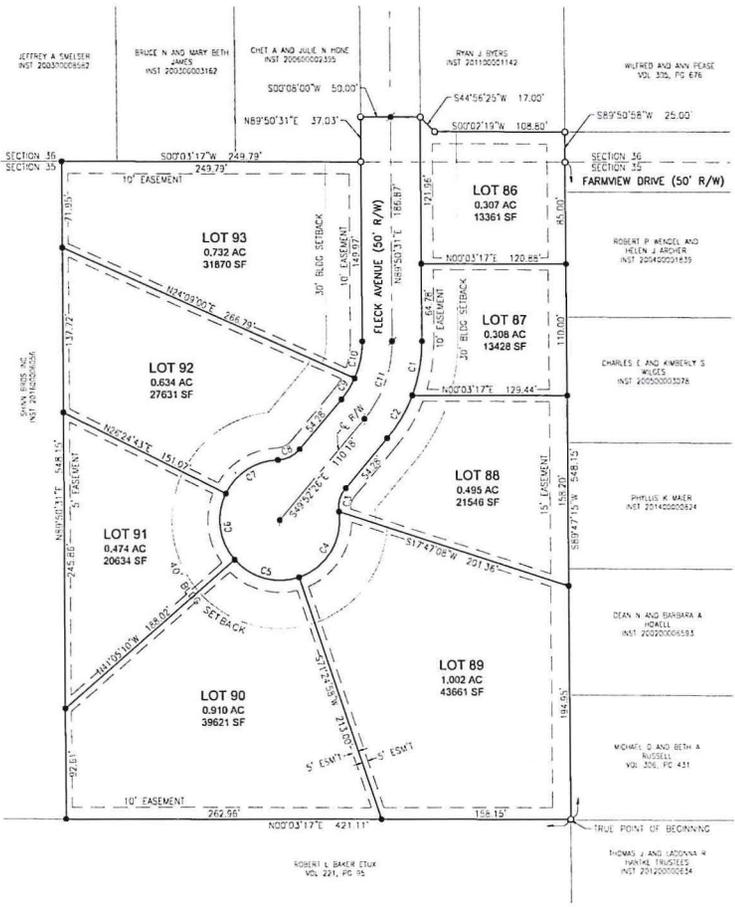
TOTAL AREA OF PLAT: 5.409 ACRES
LOT ACREAGE: 4.861 ACRES
STREET RIGHT OF WAY: 0.548 ACRES

ZONING: R-1

EASEMENTS AND BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT.
FRONT SETBACK: 20' AND 40'
SIDE SETBACK: 10'
REAR SETBACK: 30'
SIDE LOT EASEMENTS ARE 5' EACH (10' TOTAL WIDTH) UNLESS OTHERWISE NOTED.

LEGEND

- 5/8" IRON BAR SET
- IRON PIN FOUND
- P.K./MAG SET
- P.K./MAG FOUND
- ⊞ MONUMENT BOX FOUND



306_21_2017_4_20_17_PN_4123243535_Mercer_County_Auditor_Craig_W_Mescher_R_Surveyor_8237