

# EAGLEBROOKE CIRCLE SECTION II

5.957 ACRES; 13 LOTS

PART OF THE SOUTHWEST 1/4 OF SEC 28 AND SOUTHEAST 1/4 OF SEC 29  
CENTER TOWNSHIP AND NORTHWEST 1/4 OF SEC 33, JEFFERSON TOWNSHIP,  
TOWN 5 SOUTH, RANGE 3 EAST, CITY OF CELINA, MERCER COUNTY OHIO

## LEGAL DESCRIPTION

Being a tract of land located in the Southwest Quarter of Section 28 and Southeast Quarter of Section 29 Center Township, and the Northwest Quarter of Section 33, Jefferson Township, Town 5 South, Range 3 East, City of Celina, Mercer County Ohio, and bounded and described as follows:

Beginning at an Iron Pin Found at the Northwest corner of Lot 137 of Eaglebrooke Circle Section 1, Plat Cabinet 3, Page 52, for the TRUE POINT OF BEGINNING;

Thence Northeasterly one hundred ninety-seven and sixty-seven hundredths feet (197.67) along the arc of a curve to the right having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of one hundred ninety-three and twenty-six hundredths feet (193.26) and a bearing of North 68°16'02" East to an Iron Pin Found;

Thence South 85°57'01" East a distance of three hundred ten and fifty-two hundredths feet (310.52') to an Iron Pin Found;

Thence Southeasterly four hundred twenty-two and forty-nine hundredths feet (422.49) along the arc of a curve to the right having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of three hundred eighty and forty-three hundredths feet (380.43) and a bearing of South 40°58'53" East to an Iron Pin Set;

Thence South 03°59'15" West a distance of two hundred eighty-seven and twenty-six hundredths feet (287.26') to an Iron Pin Set;

Thence, Southwesterly four hundred twenty-three and seven hundredths feet (423.07') along the arc of a curve to the right having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of three hundred eighty and eighty-four hundredths feet (380.84') and a bearing of South 49°01'06" West to an Iron Pin Set;

Thence North 85°57'03" West a distance of one hundred eighty-nine and twenty-four hundredths feet (189.24') to an Iron Pin Found at the Southeast corner of Lot 143 of said Eaglebrooke Circle Section 1;

Thence North 04°02'57" East a distance of one hundred seventy-five and zero hundredths feet (175.00') to an Iron Pin Found at the Northeast corner of Lot 143 of said Eaglebrooke Circle Section 1;

Thence South 85°57'03" East a distance of two hundred five and eighty-five hundredths feet (205.85') to an Iron Pin Found;

Thence, Northeasterly one hundred eighteen and eighty-five hundredths feet (118.85') along the arc of a curve to the left having a radius of ninety-four and fifteen hundredths feet (94.15') and along a chord of one hundred eleven and twelve hundredths feet (111.12') and a bearing of North 48°19'00" East to an Iron Pin Found;

Thence North 03°59'15" East a distance of three hundred one and ninety-four hundredths feet (301.94') to an Iron Pin Found;

Thence, Northwesterly one hundred forty-seven and seventy-nine hundredths feet (147.79') along the arc of a curve to the left having a radius of ninety-four and fifteen hundredths feet (94.15') and along a chord of one hundred thirty-three and eight hundredths feet (133.08') and a bearing of North 40°58'53" West to an Iron Pin Found;

Thence North 85°57'01" West a distance of three hundred one and forty-one hundredths feet (301.41') to an Iron Pin Found;

Thence Southwesterly sixty-three and seventy-six hundredths feet (63.76') along the arc of a curve to the left having a radius of ninety-four and fifteen hundredths feet (94.15') and along a chord of sixty-two and fifty-five hundredths feet (62.55') and a bearing of South 66°37'38" West to an Iron Pin Found at the Southeast corner of Lot 137 of said Eaglebrooke Circle Section 1;

Thence North 42°46'22" West a distance of one hundred seventy-five and zero hundredths feet (175.00') to the TRUE POINT OF BEGINNING, containing 5.957 acres more or less.

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

Previous Deed Reference: O.R. 155, Pg. 884;

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February, 2008, on file with the Mercer County Engineer's Office.

### 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.

Owner: White Tree Investments, LTD.

Randall K. Bruns, General Manager \_\_\_\_\_ 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

o'clock.  
Recorded in Plat Cabinet \_\_\_\_\_ Page \_\_\_\_\_

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 "Eaglebrooke Circle Section II" 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.

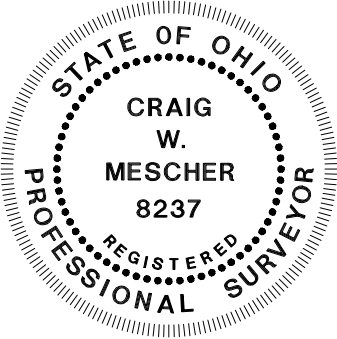
Date \_\_\_\_\_ Mayor \_\_\_\_\_

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.

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, April of 2017. Iron pins to be set after construction of utilities.

Craig W. Mescher  
Professional Surveyor #8237



### BASIS OF BEARINGS

BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.

### PROPERTY IS ZONED R-1

### BUILDING SETBACK LINE

FRONT BUILDING SETBACK LINES ARE 50' AND REAR BUILDING SETBACKS ARE 30' FROM THE PROPERTY LINES. SIDE YARD SETBACKS ARE 10'.

### EASEMENTS

ALL EASEMENTS ARE FOR GENERAL UTILITY USE. SIDE LOT EASEMENTS ARE 7.5' EACH SIDE FOR A TOTAL OF 15' UNLESS OTHERWISE NOTED.

## LEGEND

- 5/8" IRON PIN SET
- 5/8" IRON PIN W/ CAP FOUND

### OWNER

WHITE TREE INVESTMENTS, LTD.  
6781 HELLWORTH ROAD  
CELINA, OHIO 45822  
PH. 419-586-9367

### DEVELOPER

BRUNS BUILDING &  
DEVELOPMENT CORP., INC.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

Parcel Table	
Parcel #	Area
165	0.402 Acre 17500 SF
166	0.447 Acre 19462 SF
167	0.416 Acre 18110 SF
168	0.561 Acre 24451 SF
169	0.506 Acre 22035 SF
170	0.633 Acre 27562 SF
171	0.424 Acre 18451 SF
172	0.420 Acre 18286 SF
173	0.419 Acre 18252 SF
174	0.422 Acre 18375 SF
175	0.422 Acre 18375 SF
176	0.413 Acre 17983 SF
177	0.474 Acre 20641 SF

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	172.15	269.15	36.65	S65° 33' 01"W	169.23
C2	25.53	269.15	5.43	S86° 35' 25"W	25.52
C3	145.70	269.15	31.02	N70° 26' 33"W	143.92
C4	154.82	269.15	32.96	N38° 27' 21"W	152.70
C5	121.97	269.15	25.96	N8° 59' 41"W	120.93
C6	23.93	269.15	5.09	N6° 32' 06"E	23.93
C7	212.48	269.15	45.23	N31° 41' 53"E	207.00
C8	159.22	269.15	33.89	N71° 15' 40"E	156.91
C9	27.44	269.15	5.84	S88° 52' 17"E	27.43
C10	49.61	94.16	30.19	N69° 23' 05"E	49.04
C11	69.25	94.16	42.14	N33° 13' 25"E	67.70
C12	42.67	94.15	25.96	N8° 59' 41"W	42.30
C13	54.16	94.15	32.96	N38° 27' 21"W	53.41
C14	50.97	94.15	31.02	N70° 26' 33"W	50.35
C15	63.76	94.15	38.80	S66° 37' 38"W	62.55
C16	197.67	269.15	42.08	S68° 16' 02"W	193.26
C17	422.49	269.15	89.94	N40° 58' 53"W	380.43
C18	423.07	269.15	90.06	N49° 01' 06"E	380.84
C19	118.85	94.16	72.32	N48° 19' 00"E	111.12
C20	147.79	94.15	89.94	N40° 58' 53"W	133.08