

EAGLEBROOKE ESTATES SECTION V, PHASE II

21 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:

TRACT NO. 1: Beginning at an Iron Pin Found at the Northeast corner of Lot 136 Eaglebrooke Estates Section V, Phase I, Plat Cabinet 3, Page 51, for the TRUE POINT OF BEGINNING;

Thence Northeasterly three hundred eighty-one and fifty-one hundredths feet (381.51) along the arc of a curve to the right having a radius of five hundred four and fifteen hundredths feet (504.15) and along a chord of three hundred seventy-two and forty-seven hundredths feet (372.47) and a bearing of North 68°54'22" East to an Iron Pin Found;

Thence South 85°57'01" East a distance of four hundred twenty-nine and twenty-two hundredths feet (429.22) to an Iron Pin Found;

Thence North 42°10'34" East a distance of seventy-three and thirteen hundredths feet (73.13) to an Iron Pin Set;

Thence South 47°49'26" East a distance of one hundred ninety-nine and forty-five hundredths feet (199.45) to an Iron Pin Set;

Thence South 42°10'34" West a distance of two hundred nine and seventy-two hundredths feet (209.72) to an Iron Pin Found;

Thence, Northwestly one hundred ninety-four and ten hundredths feet (194.10) along the arc of a curve to the left having a radius of three hundred twenty-nine and fifteen hundredths feet (329.15) and along a chord of one hundred ninety-one and thirty hundredths feet (191.30) and a bearing of North 69°03'22" West to an Iron Pin Found;

Thence North 85°57'01" West a distance of three hundred twelve and eighty-eight hundredths feet (312.88) to an Iron Pin Found;

Thence Southwesterly two hundred forty-four and thirty-five hundredths feet (244.35) along the arc of a curve to the left having a radius of three hundred twenty-nine and fifteen hundredths feet (329.15) and along a chord of two hundred thirty-eight and seventy-eight hundredths feet (238.78) and a bearing of South 68°29'40" West to an Iron Pin Found at the Southeast corner of Lot 136 of said Eaglebrooke Estates Section V Phase I;

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 OF Tract No. 1 containing 3.792 acres more or less in Tract No. 1.

TRACT NO. 2: Beginning at an Iron Pin Found at the Southeast corner of Lot 126 Eaglebrooke Estates Section V, Phase I, Plat Cabinet 3, Page 51, for the TRUE POINT OF BEGINNING;

Thence North 04°02'57" East a distance of one hundred seventy-five and zero hundredths feet (175.00) to an Iron Pin Found;

Thence North 06°37'43" East a distance of sixty and six hundredths feet (60.06) to an Iron Pin Found;

Thence South 85°57'03" East a distance of one hundred eighty-nine and twenty-four hundredths feet (189.24) to an Iron Pin Set;

Thence Northeasterly four hundred twenty-three and seven hundredths feet (423.07) along the arc of a curve to the left 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 North 49°01'06" East to an Iron Pin Set;

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

Thence, Northwestly eighty-eight and seventy-six hundredths feet (88.76) along the arc of a curve to the left having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of eighty-eight and thirty-six hundredths feet (88.36) and a bearing of North 05°27'35" West to an Iron Pin Found;

Thence North 78°17'15" East a distance of sixty and eight hundredths feet (60.08) to an Iron Pin Found;

Thence, Northwestly one hundred fifty-seven and twenty-eight hundredths feet (157.28) along the arc of a curve to the left having a radius of three hundred twenty-nine and fifteen hundredths feet (329.15) and along a chord of one hundred fifty-five and seventy-nine feet (155.79) and a bearing of North 28°00'47" West to an Iron Pin Found;

Thence North 42°10'34" East a distance of two hundred ten and sixty-six hundredths feet (210.66) to an Iron Pin Set;

Thence South 47°49'26" East a distance of one hundred ninety-nine and fifty hundredths feet (199.50) to an Iron Pin Set;

Thence South 42°06'46" West a distance of ninety and zero hundredths feet (90.00) to an Iron Pin Found;

Thence, Southeasterly one hundred seventy-six and forty-two hundredths feet (176.42) along the arc of a curve to the right having a radius of five hundred four and fifteen hundredths feet (504.16) and along a chord of one hundred seventy-five and fifty-two hundredths feet (175.52) and a bearing of South 10°06'32" East to an Iron Pin Found;

Thence South 03°59'15" West a distance of three hundred forty-three and five hundredths feet (343.05) to an Iron Pin Found;

Thence Southwesterly seven hundred thirty-eight and sixteen hundredths feet (738.16) along the arc of a curve to the right having a radius of five hundred two and ninety-four hundredths feet (502.94) and along a chord of six hundred seventy-three and sixty-six hundredths feet (673.66) and a bearing of South 47°55'20" West to an Iron Pin Found;

Thence North 85°57'03" West a distance of two hundred twenty-nine and twenty-two hundredths feet (229.22) to TRUE POINT OF BEGINNING OF Tract No. 2 containing 7.655 acres more or less in Tract No. 2.

Said tracts combined containing 11.447 total acres, 1.439 Right-of-Way acres and 10.008 net acres of land more or less and 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.

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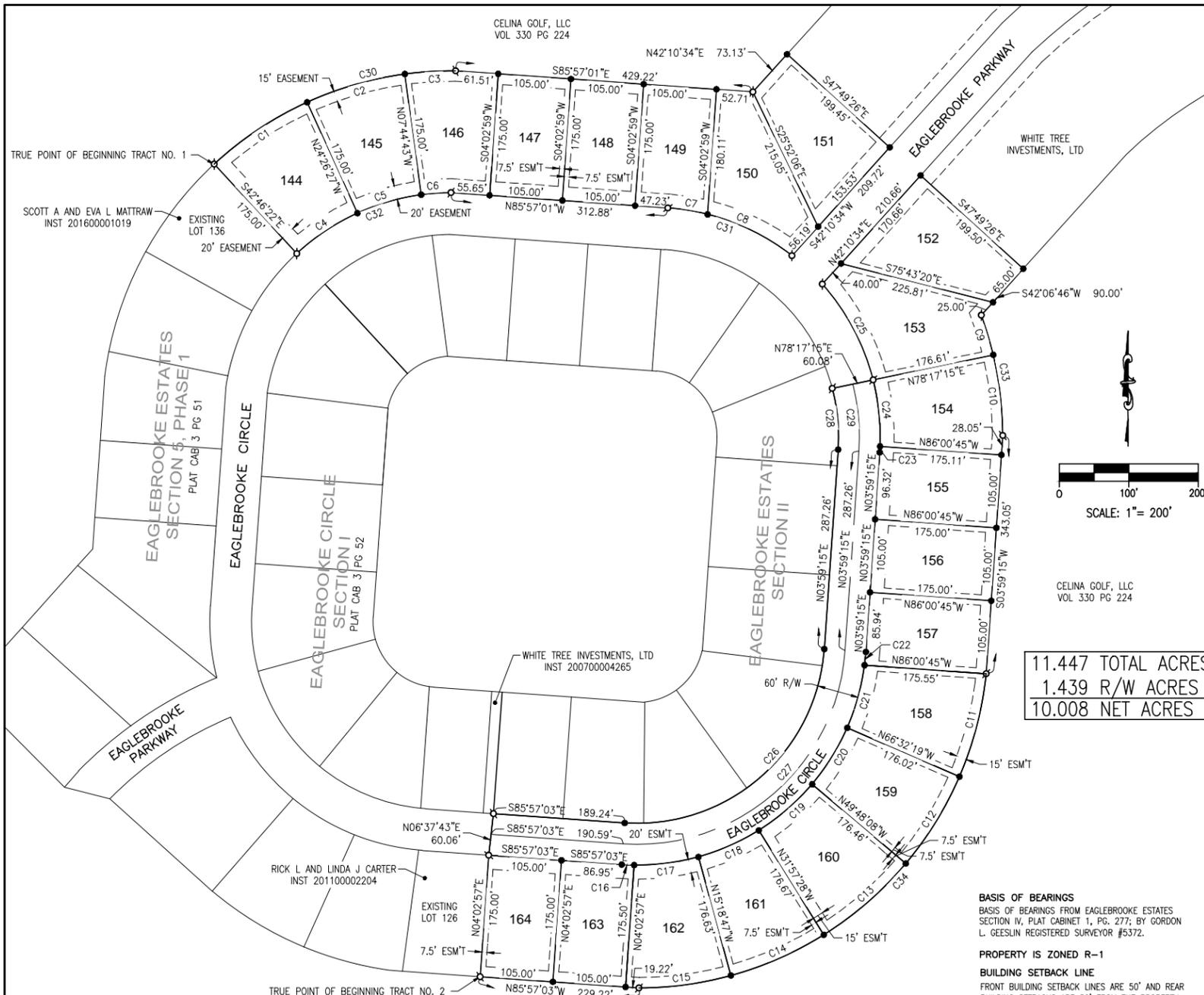
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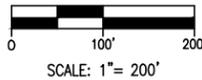
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11.447 TOTAL ACRES
1.439 R/W ACRES
10.008 NET ACRES



BASIS OF BEARINGS
BASIS OF BEARINGS FOR 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

Parcel #	Area
144	0.536 Acre 23329 SF
145	0.488 Acre 21247 SF
146	0.469 Acre 20438 SF
147	0.422 Acre 18375 SF
148	0.422 Acre 18375 SF
149	0.424 Acre 18473 SF
150	0.513 Acre 22332 SF
151	0.519 Acre 22603 SF
152	0.540 Acre 23513 SF
153	0.572 Acre 24905 SF
154	0.488 Acre 21268 SF

Parcel #	Area
155	0.422 Acre 18375 SF
156	0.422 Acre 18375 SF
157	0.422 Acre 18379 SF
158	0.498 Acre 21713 SF
159	0.491 Acre 21409 SF
160	0.525 Acre 22871 SF
161	0.490 Acre 21345 SF
162	0.500 Acre 21779 SF
163	0.422 Acre 18378 SF
164	0.422 Acre 18375 SF

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	161.30	504.15	18.33	S56° 23' 35"W	160.62
C2	146.91	504.15	16.70	S73° 54' 25"W	146.39
C3	73.30	504.15	8.33	S86° 25' 12"W	73.24
C4	105.31	329.15	18.33	N56° 23' 35"E	104.86
C5	95.91	329.15	16.70	N73° 54' 25"E	95.57
C6	43.13	329.15	7.51	S86° 00' 29"W	43.09
C7	58.07	329.15	10.11	N80° 53' 45"W	58.00
C8	136.03	329.15	23.68	S64° 00' 06"E	135.07
C9	59.65	504.16	6.78	N16° 44' 37"W	59.62
C10	116.76	504.16	13.27	N6° 43' 09"W	116.50
C11	153.42	502.94	17.48	N14° 36' 55"E	152.83
C12	147.21	502.94	16.77	N31° 44' 23"E	146.69

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	135.84	502.94	15.48	N47° 51' 46"E	135.43
C14	146.48	502.94	16.69	N66° 21' 23"E	145.96
C15	134.02	502.94	15.27	N82° 20' 03"E	133.63
C16	18.06	329.15	3.14	S87° 31' 23"E	18.06
C17	93.63	329.15	16.30	N82° 45' 21"E	93.32
C18	95.16	329.15	16.56	N66° 19' 28"E	94.83
C19	102.02	329.15	17.76	N49° 09' 46"E	101.61
C20	95.73	329.15	16.66	N31° 57' 06"E	95.39
C21	93.71	329.15	16.31	N15° 27' 50"E	93.40
C22	19.07	329.15	3.52	N5° 38' 51"E	19.07
C23	8.68	329.15	1.51	N3° 13' 56"E	8.68
C24	96.52	329.15	16.80	N5° 55' 26"W	96.17

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	157.28	329.15	27.38	N28° 00' 47"W	155.79
C26	423.07	269.15	90.06	N49° 01' 06"E	380.84
C27	470.23	299.15	90.06	N49° 01' 06"E	423.29
C28	88.76	269.15	18.89	N5° 27' 35"W	88.36
C29	96.98	299.15	18.57	N5° 17' 58"W	96.55
C30	381.51	504.15	43.36	S68° 54' 22"W	372.47
C31	194.10	329.15	33.79	N69° 03' 22"W	191.30
C32	244.35	329.15	42.53	S68° 29' 40"W	238.78
C33	176.42	504.16	20.05	N10° 06' 32"W	175.52
C34	738.16	502.94	84.09	N47° 55' 20"E	673.66



I hereby certify that this plot 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

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 land 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 Estates Section V, Phase II" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, Ohio 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.

OWNER
WHITE TREE INVESTMENTS, LTD.
1429 CRANBERRY ROAD
ST. HENRY, OHIO 45883
PH. (419) 925-4078

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



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