

PROPERTY IS ZONED R-1

BUILDING SETBACK LINE

EASEMENTS

LOT 203-A & LOT 209-A

REAR LOT STORM SYSTEMS

LOCATION MAP

6.79'

0 50' 100'

SCALE: 1" = 100'

17 LOTS

INVESTACORR, INC.
INST 201700003182

7.940 TOTAL ACRES
0.266 R/W ACRES
7.674 NET ACRES

Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
199	0.501 Acre 21828 SF	208	0.418 Acre 18210 SF
200	0.522 Acre 22745 SF	209	0.411 Acre 17883 SF
201	0.558 Acre 24321 SF	210	0.421 Acre 18320 SF
202	0.557 Acre 24257 SF	211	0.446 Acre 19440 SF
203	0.563 Acre 24516 SF	212	0.460 Acre 20031 SF
204	0.490 Acre 21344 SF	213	0.517 Acre 22532 SF
205	0.479 Acre 20884 SF	203-A	0.230 Acre 10002 SF
206	0.456 Acre 19847 SF	209-A	0.230 Acre 10005 SF
207	0.416 Acre 18105 SF		

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.01	1070.00	0.48	S38° 15' 25"W	9.01
C2	116.79	1070.00	6.25	S41° 37' 30"W	116.73
C3	134.06	1070.00	7.18	S48° 20' 28"W	133.97
C4	133.82	1070.00	7.17	S55° 30' 49"W	133.74
C5	136.26	1070.00	7.30	S62° 44' 40"W	136.16
C6	50.01	1070.00	2.68	S67° 43' 53"W	50.01
C7	60.37	840.00	4.12	S77° 29' 47"W	60.36
C8	93.34	840.00	6.37	S72° 15' 14"W	93.30
C9	42.45	870.00	2.80	S67° 40' 22"W	42.44
C10	108.91	870.00	7.17	S62° 41' 20"W	108.84
C11	108.75	870.00	7.16	S55° 31' 19"W	108.68
C12	85.43	870.00	5.63	S49° 07' 40"W	85.40
C13	72.36	810.00	5.12	S49° 01' 28"W	72.34
C14	103.61	810.00	7.33	S55° 14' 53"W	103.54
C15	103.43	810.00	7.32	S62° 34' 14"W	103.36
C16	40.18	810.00	2.84	S67° 38' 58"W	40.17

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	105.72	780.00	7.77	S72° 57' 12"W	105.64
C18	109.84	780.00	8.07	S80° 52' 13"W	109.75
C19	86.80	780.00	6.38	S88° 05' 34"W	86.76
C20	47.25	610.00	4.44	S87° 29' 09"W	47.24
C21	82.44	610.00	7.74	S81° 23' 42"W	82.37
C22	72.58	610.00	6.82	S74° 06' 54"W	72.54
C23	50.03	610.00	4.70	S68° 21' 24"W	50.02
C24	75.40	610.00	7.08	S62° 27' 58"W	75.35
C25	78.49	610.00	7.37	S55° 14' 19"W	78.44
C26	56.76	610.00	5.33	S48° 53' 12"W	56.74
C27	482.95	610.00	43.48	N67° 57' 47"E	451.92
C28	319.58	810.00	22.61	S57° 46' 04"W	317.51
C29	345.54	870.00	22.76	S57° 41' 33"W	343.27
C30	579.95	1070.00	31.05	S53° 32' 35"W	572.87
C31	153.72	840.00	10.49	S74° 18' 47"W	153.50
C32	302.36	780.00	22.21	S80° 10' 33"W	300.47

OWNER
INVESTACORR, INC.
6781 HELLWARTH 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

ACCESS
Engineering Solutions
www.accessengllc.com | 419-586-1430

LEGEND

- 5/8" IRON PIN SET
- 5/8" IRON PIN W/ CAP FOUND
- P.K. NAIL SET

Jun 30, 2021 1:20:43 PM P:\220811.03\Pict Drawing (update).dwg

EAGLEBROOKE ESTATES
SECTION VII, PHASE I

17 LOTS

PART OF THE SOUTHWEST 1/4 OF SEC 28, TOWN 5 SOUTH, RANGE 3 EAST, FORMERLY
CENTER TOWNSHIP, NOW UNNAMED TOWNSHIP, ALSO KNOWN AS WAYNE TOWNSHIP, CITY
OF CELINA, MERCER COUNTY OHIO

LEGAL DESCRIPTION

Being tracts of land located in the Southwest Quarter of Section 28, Town 5 South, Range 3 East, formerly Center Township, now unnamed township, also known as Wayne Township, 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 #151 Eaglebrooke Estates Section V, Phase II as recorded in Instrument #201900005054, marking the TRUE POINT OF BEGINNING;

Thence North 42°10'34" East along the Southeast line of a tract as recorded in Instrument #201600005213, a distance of one hundred and ninety-two hundredths feet (100.92') to an Iron Pin Found;

Thence along the Southeast line of a tract as recorded in Instrument #201600005213, along a curve to the Right having a Radius of 1070.00', a Length of 579.95', and a Chord of North 53°32'35" East~572.87' to an Iron Pin Found;

Thence North 71°30'51" East a distance of one hundred seventeen and ninety-seven hundredths feet (117.97') to an Iron Pin Set;

Thence South 88°58'49" East a distance of sixty and twenty-six hundredths feet (60.26') to an Iron Pin Set;

Thence South 18°46'29" East a distance of one hundred eighty-six and sixty hundredths feet (186.60') to an Iron Pin Set;

Thence along the North Right of Way line of Eaglebrooke Parkway, along a curve to the Left, having a Radius of 840.00', a Length of 153.72', and a Chord of South 74°18'47" West~153.50', to an Iron Pin Found;

Thence South 69°04'14" West along the North Right of Way line of Eaglebrooke Parkway, a distance of thirteen and eighty-eight hundredths feet (13.88) to an Iron Pin Found;

Thence along the North Right of Way line of Eaglebrooke Parkway, along a curve to the Left, having a radius of 870.00', a Length of 345.54', and a Chord of South 57°41'33" West~343.27', to an Iron Pin Found;

Thence South 42°10'34" West along the North Right of Way line of Eaglebrooke Parkway, a distance of two hundred forty-one and thirty-three hundredths feet (241.33') to an Iron Pin Found;

Thence North 47°49'26" West along the East line of Lot #151 Eaglebrooke Estates Section V, Phase II as recorded in Instrument #201900005054, a distance of one hundred ninety-nine and forty-five hundredths feet (199.45') to the TRUE POINT OF BEGINNING of Tract No. 1, containing 3.687 acres more or less in Tract No. 1.

TRACT NO. 2: Beginning at an Iron Pin Found at the Southeast corner of Lot #152 Eaglebrooke Estates Section V, Phase II as recorded in Instrument #202000002047, marking the TRUE POINT OF BEGINNING;

Thence North 47°49'26" West along the East line of Lot #152 Eaglebrooke Estates Section V, Phase II as recorded in Instrument #202000002047, a distance of one hundred ninety-nine and fifty hundredths feet (199.50') to an Iron Pin Found;

Thence North 42°10'34" East along the South Right of Way line of Eaglebrooke Parkway, a distance of two hundred thirty-nine and twelve hundredths feet (239.12) to an Iron Pin Found;

Thence along the South Right of Way line of Eaglebrooke Parkway, along a curve to the Right, having a Radius of 810.00', a Length of 319.58', and a Chord North 57°46'04" East~317.51', to an Iron Pin Found;

Thence North 69°04'14" East along the South Right of Way line of Eaglebrooke Parkway, a distance of thirteen and eighty-eight hundredths feet (13.88) to an Iron Pin Found;

Thence along the South Right of Way line of Eaglebrooke Parkway, along a curve to the Right, having a Radius of 780.00', a Length of 302.36', and a Chord of North 80°10'33" East~300.47', to an Iron Pin Found;

Thence South 88°43'08" East along the South Right of Way line of Eaglebrooke Parkway, a distance of one hundred thirty-three and thirteen hundredths feet (133.13) to an Iron Pin Found;

Thence South 01°19'06" West along the West Line of a tract as recorded in Instrument #202000005350, a distance of two hundred four and five hundredths feet (204.05') to an Iron Pin Found;

Thence North 88°25'02" West along the Northwest Line of a tract as recorded in Instrument #201600005213, a distance of one hundred fifty-one and twenty-nine hundredths feet (151.29') to an Iron Pin Found;

Thence along the Northwest line of a tract as recorded in Instrument #201600005213, along a curve to the Left, having a Radius of 610.00', a Length of 462.95', and a Chord of South 67°57'47" West~451.92', to an Iron Pin Found;

Thence South 42°06'46" West along the Northwest line of a tract as recorded in Instrument #201600005213, a distance of two hundred twenty-one and fifty-seven hundredths feet (221.57') to the TRUE POINT OF BEGINNING of Tract No. 2, containing 4.253 acres more or less in Tract No. 2.

Said tracts combined containing 7.940 total 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. Instrument #201700003182;

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in January, 2021, 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: Investacorr, Inc.

Randall K. Bruns
Randall K. Bruns, President

8-19-21
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 *19th* day of *August*, 2021.

Brian May
My commission expires *4-5-26*
BRIAN MAY
Notary Public, State of Ohio
My Commission Expires:
April 05, 2026

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 *19* day of *August*, 2021.

[Signature]
Secretary of Planning Commission

RECORDER'S CERTIFICATE

Received for record this ____ day of _____, 2021
____ o'clock.

Recorded in Plat Cabinet ____ Page ____

Fee: ____

Mercer County Recorder, Angela King

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 _____, 2021.

President, City Council, Jason King

CITY CERTIFICATION

This Plat of "Eaglebrooke Estates Section VII, Phase I" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, by Ordinance No. _____ dated this ____ day of _____, 2021. 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, Jeffery Hazel

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.

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on land comprising Eaglebrooke Estates Section VII, Phase I and that this plat was filed for transfer in the office of the Mercer County Auditor this ____ day of _____, 20____.

Mercer County Auditor, Randall E. Grapner



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
Craig W. Mescher
Professional Surveyor #8237

