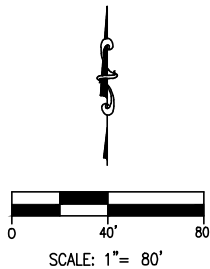


WHEATLAND ACRES PHASE VI

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

25-18-O
Exhibit A



LEGEND

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

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.46	75.00	47.72	S66° 17' 57"E	60.67
C2	55.63	75.00	42.49	S21° 11' 34"E	54.36
C3	39.36	25.00	90.21	S45° 03' 06"E	35.42
C4	10.00	75.00	7.64	S3° 52' 33"W	10.00
C5	46.39	137.00	19.40	N80° 27' 30"W	46.16
C6	78.73	50.00	90.21	S45° 03' 06"E	70.84
C7	5.01	50.00	5.74	S2° 55' 35"W	5.01

GENERAL INFORMATION

NUMBER OF LOTS: 17

TOTAL AREA OF PLAT: 8.232 ACRES
LOT ACREAGE: 6.989 ACRES
STREET RIGHT OF WAY: 1.243 ACRES

ZONING: R-1

EASEMENTS AND BUILDING SETBACK LINES ARE AS
SHOWN ON THE PLAT.

FRONT SETBACK: 30' AND 40'

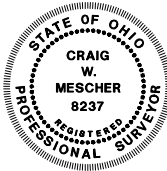
SIDE SETBACK: 10'

REAR SETBACK: 30'

SIDE LOT EASEMENTS ARE 5' EACH (10' TOTAL WIDTH)
UNLESS OTHERWISE NOTED.

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

OWNER/DEVELOPER:
SHINN BROTHERS, INC.
540 SUMMIT STREET
CELINA, OHIO 45822
PH. 419-586-5000



I hereby certify that this plat is true and accurate
to the best of my knowledge by Craig W. Mescher
Registered Surveyor No. 8237, July of 2018. Iron
pins to be set after construction of utilities.

Craig W. Mescher
Professional Surveyor #8237

ACCESS
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430

WHEATLAND ACRES

PHASE VI

BEING A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, AND THE EAST 1/2
OF 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 Northeast Corner of Lot #93 of Wheatland Acres Phase V subdivision as recorded in Instrument #201700005583 of the Mercer County Recorder's Records, for the TRUE POINT OF BEGINNING;

Thence South 89°50'31" West along the North line of said Wheatland Acres Phase V subdivision, a distance of five hundred forty-eight and fifteen hundredths feet (548.15') to an Iron Pin Found;

Thence North 00°03'17" East along the East line of a tract as recorded in Volume 221, Page 95, a distance of five hundred ninety-one and sixty-five hundredths feet (591.65') to an Iron Pin Set;

Thence South 89°56'43" East a distance of one hundred ninety and zero hundredths feet (190.00') to an Iron Pin Set;

Thence South 00°03'17" West a distance of fifteen and fifty-three hundredths feet (15.53') to an Iron Pin Set;

Thence South 89°56'43" East a distance of one hundred sixty-five and zero hundredths feet (165.00') to an Iron Pin Set;

Thence South 00°03'17" West a distance of ten and zero hundredths feet (10.00') to an Iron Pin Set;

Thence South 89°56'43" East a distance of one hundred sixty-five and sixty-seven hundredths feet (165.67') to an Iron Pin Set;

Thence South 78°30'56" East a distance of fifty and thirty-three hundredths feet (50.33') to an Iron Pin Set;

Thence South 00°03'17" West a distance of forty-two and two hundredths feet (42.02') to an Iron Pin Set;

Thence South 89°56'43" East a distance of one hundred thirty-six and thirty hundredths feet (136.30') to an Iron Pin Set;

The following two (2) calls follow the West line of Outlot #1 of Wheatland Acres Subdivision Section One as recorded in Plat Cabinet 1, Page 259;

Thence South 14°57'18" West a distance of thirty-two and fifty-seven hundredths feet (32.57') to an Iron Pin Found;

Thence South 12°33'23" West a distance of ninety-two and twenty-seven hundredths feet (92.27') to an Iron Pin Found;

The following seven (7) calls follow the West line of said Re-plat of Wheatland Acres Subdivision Section Two as recorded in Plat Cabinet 1, Page 355;

Thence South 19°31'07" East a distance of one hundred twenty and seventy-one hundredths feet (120.71') to an Iron Pin Found;

Thence South 50°42'11" West a distance of ninety-three and thirty-seven hundredths feet (93.37') to an Iron Pin Found;

Thence Northwesterly along a curve to the left, having a radius of one hundred thirty-seven feet (137.00'), a length of forty-six and thirty-nine hundredths feet (46.39'), and a long chord of forty-six and sixteen hundredths feet (46.16') and a bearing of North 80°27'30" West to an Iron Pin Found;

Thence South 89°50'31" West a distance of fifteen and fifty-two hundredths feet (15.52') to an Iron Pin Found;

Thence North 45°03'06" West a distance of sixteen and ninety-four hundredths feet (16.94') to an Iron Pin Found;

Thence South 89°50'31" West a distance of twenty-five and zero hundredths feet (25.00') to a Point;

Thence South 00°03'17" West a distance of two hundred thirty-seven and zero hundredths feet (237.00') to the TRUE POINT OF BEGINNING, containing 8.232 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.

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 platted land, does hereby grant unto The East Ohio Gas Company d/b/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 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 sublots 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 _____, 2018.

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 _____, 2018.

Chairman

RECORDER'S CERTIFICATE

Received for record this ____ day of _____, 2018
____ o'clock.
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 _____, 2018.

President, City Council

ACCEPTANCE

This Plat of "Wheatland Acres Phase VI" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, by Ordinance No. _____ dated this ____ day of _____, 2018. 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.

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no unpaid taxes on land comprising Wheatland Acres Phase VI Subdivision and that this plat was filed for transfer in the office of the Mercer County Auditor this ____ day of _____, 2018.

Mercer County Auditor, Randall E. Grapner