

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

7.940 TOTAL ACRES
0.266 R/W ACRES
7.674 NET ACRES

BASIS OF BEARINGS
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION V, PHASE II, INSTRUMENT #201700003586

PROPERTY IS ZONED R-1

BUILDING SETBACK LINE

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

EASEMENTS

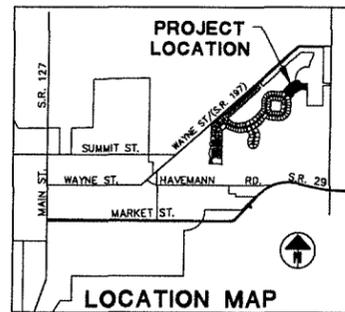
ALL EASEMENTS ARE FOR GENERAL UTILITY USE. SIDE LOT EASEMENTS ARE 7.5' EACH SIDE FOR A TOTAL OF 15' UNLESS OTHERWISE NOTED.

LOT 203-A & LOT 209-A

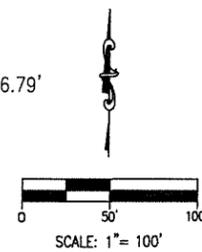
THESE TWO LOTS ARE TO BE USED FOR ACCESS FOR THE GOLF COURSE AND ARE TO BE DEEDED OVER TO THE GOLF COURSE OWNERS. THESE LOTS ARE NOT BUILDING LOTS.

REAR LOT STORM SYSTEMS

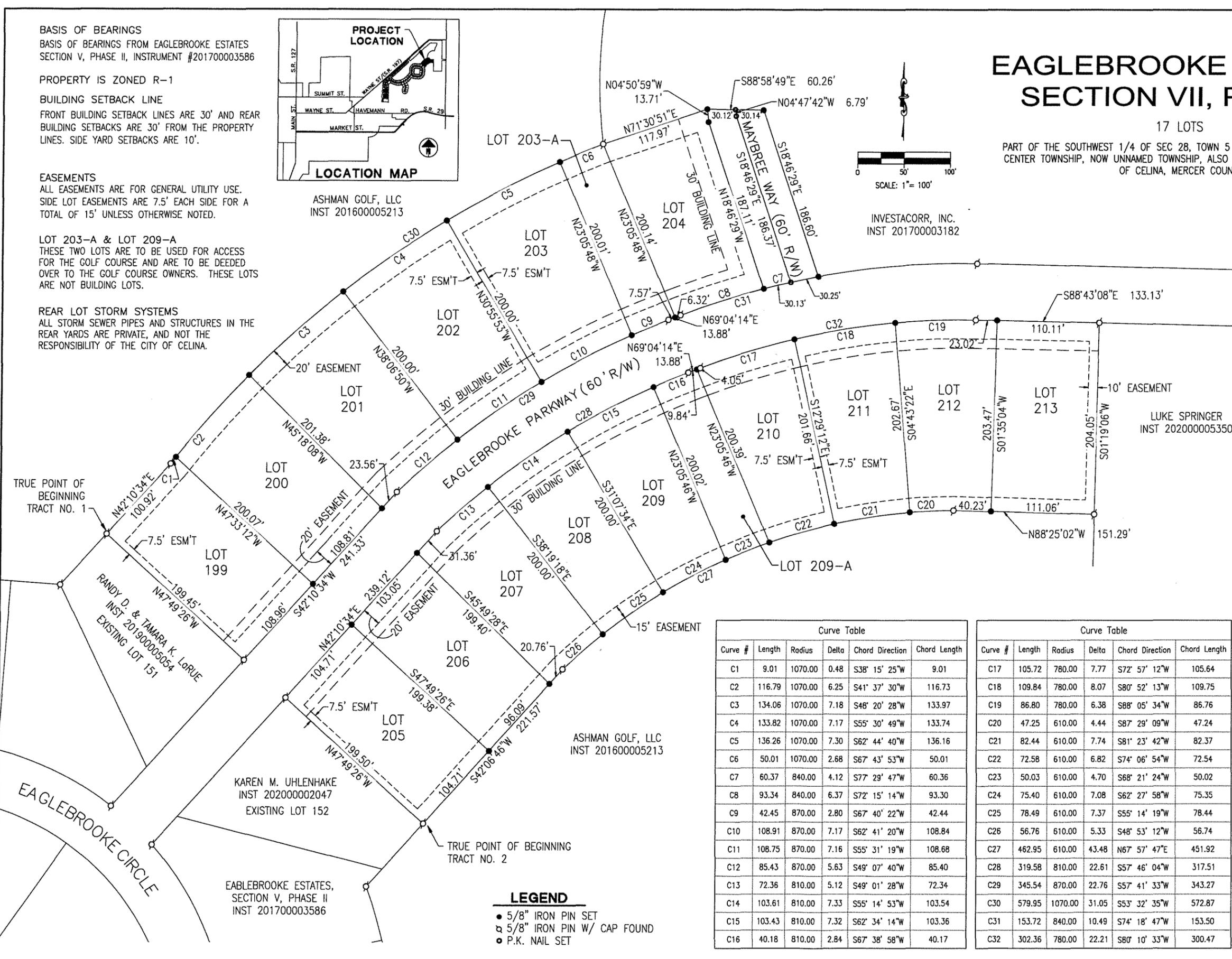
ALL STORM SEWER PIPES AND STRUCTURES IN THE REAR YARDS ARE PRIVATE, AND NOT THE RESPONSIBILITY OF THE CITY OF CELINA.



ASHMAN GOLF, LLC
INST 201600005213



INVESTACORR, INC.
INST 201700003182



| 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 Table | | | | | |
|-------------|--------|---------|-------|-----------------|--------------|
| 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 | S46° 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 Table | | | | | |
|-------------|--------|---------|-------|-----------------|--------------|
| 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 | 462.95 | 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

LEGEND

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



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