

BASIS OF BEARINGS
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES
SECTION VII, PHASE I, INSTRUMENT #202100005462

PROPERTY IS ZONED R-1

BUILDING SETBACK LINE

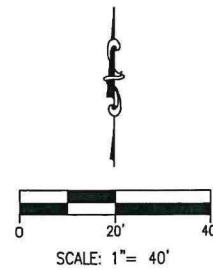
FRONT BUILDING SETBACK LINES ARE 30' AND REAR
BUILDING SETBACKS ARE 30' FROM THE PROPERTY
LINES. SIDE YARD SETBACKS ARE 10'.

EASEMENTS

ALL EASEMENTS ARE FOR GENERAL UTILITY USE.

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.

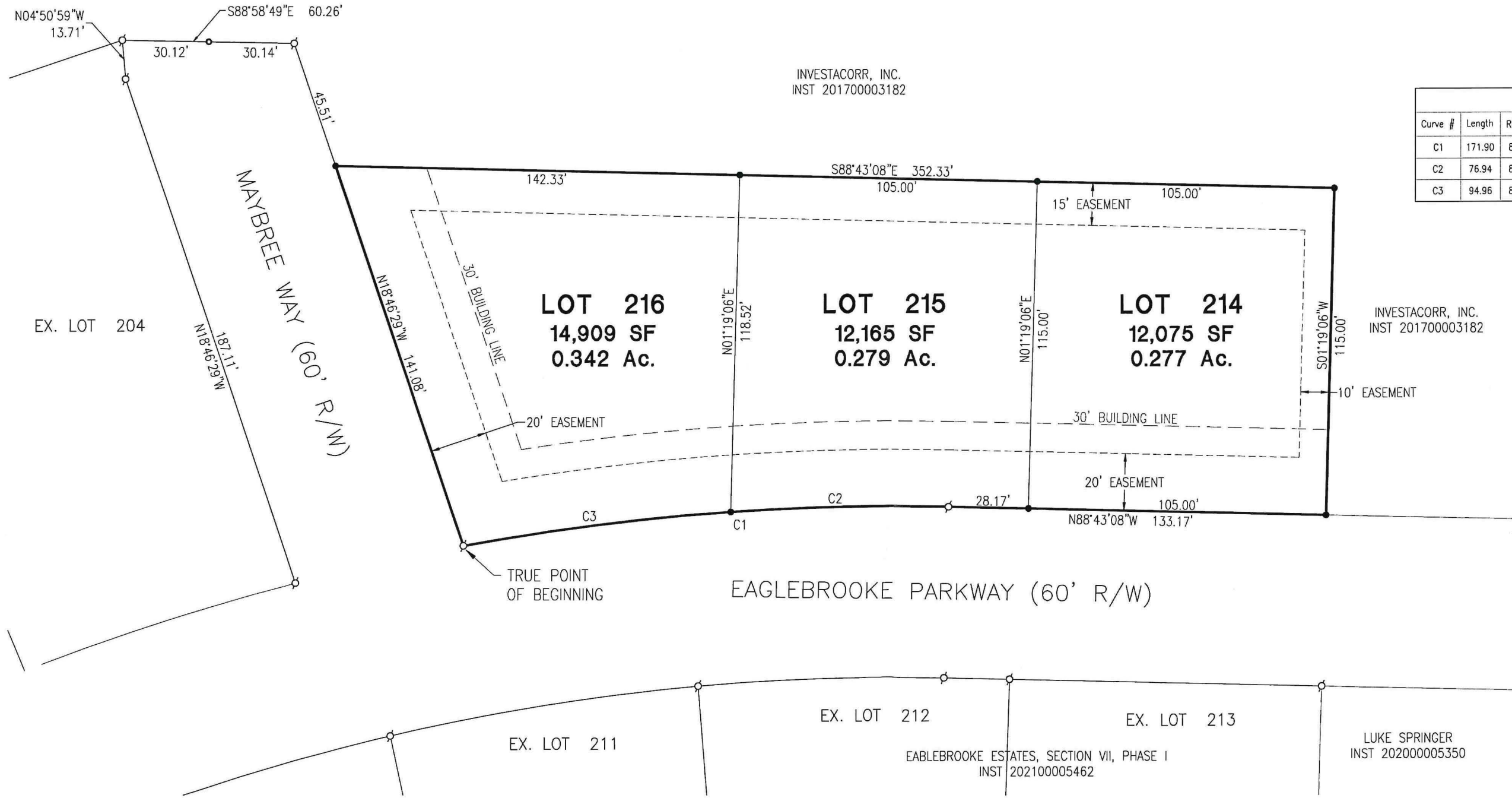


EAGLEBROOKE ESTATES SECTION VII, PHASE II

3 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

0.899 TOTAL ACRES
0.000 R/W ACRES
0.899 NET ACRES



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	171.90	840.00	11.73	S85° 25' 06"W	171.60
C2	76.94	840.00	5.25	S88° 39' 25"W	76.92
C3	94.96	840.00	6.48	S82° 47' 39"W	94.91

LEGEND

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

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

LUKE SPRINGER
INST 202000005350

EAGLEBROOKE ESTATES
SECTION VII, PHASE II

3 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 a tract 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:

Beginning at an Iron Pin Found at the Northeast intersection of the Right
of Way lines of Maybree Way and Eaglebrooke Parkway in Eaglebrooke
Estates Section VII, Phase I as recorded in Instrument #202100005462,
marking the TRUE POINT OF BEGINNING;

Thence North 18°46'29" West along the East Right of Way line of Maybree
Way, a distance of one hundred forty-one and eight hundredths feet
(141.08') to an Iron Pin Set;

Thence South 88°43'08" East a distance of three hundred fifty-two and
thirty-three hundredths feet (352.33') to an Iron Pin Set;

Thence South 01°19'06" West a distance of one hundred fifteen and zero
hundredths feet (115.00') to an Iron Pin Set;

Thence North 88°43'08" West along the North Right of Way line of
Eaglebrooke Parkway, a distance of one hundred thirty-three and
seventeen hundredths feet (133.17') 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 840.00', a Length of 171.90',
and a Chord of South 85°25'06" West~171.60', to the TRUE POINT OF
BEGINNING, containing 0.899 acres 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 September 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, President

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 _____, 2021.

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 22 day of October, 2021.

Secretary of Planning Commission
Vince Barnhart

RECORDER'S CERTIFICATE

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

Recorded in Instrument # _____

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 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 _____,
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, Jeffrey Hazel

Date Clerk, Jaan Wurster

These lots are subject to additional declarations, covenants and restrictions
recorded in Official Records Volume Instrument # _____ 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 II 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, September of 2021.
Iron pins to be set after construction of utilities.

Craig W. Mescher
Professional Surveyor #8237