

# Waterwood Farms Plat One

VILLAGE OF SWANTON, FULTON COUNTY, OHIO

A parcel of land being part of the Northwest quarter (1/4) of Section one (1), and part of the East half (1/2) of the Northeast quarter (1/4) of Section two (2), all being in Town seven (7) North, Range eight (8) East in Fulton Township, Fulton County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said East half (1/2) of the Northeast quarter (1/4) of Section two (2), with the East line of said East half (1/2) of the Northeast quarter (1/4) of Section two (2), said North line of the East half (1/2) of the Northeast quarter (1/4) of Section two (2) also being the centerline of County Road 1, as it now exists, said East line of the East half (1/2) of the Northeast quarter (1/4) of Section two (2) also being the West line of said Northwest quarter (1/4) of Section one (1), said point of intersection being marked with a found railroad spike;

thence in a southerly direction along said East line of the East half (1/2) of the Northeast quarter (1/4) of Section two (2), having an assumed bearing of South one (01) degree, nine (09) minutes, forty-six (46) seconds East, a distance of one thousand five hundred two and ninety-six hundredths (1502.96') feet to a point, said point being the True Point of Beginning;

thence South eighty-seven (87) degrees, thirty-four (34) minutes, twenty-nine (29) seconds East along a line, a distance of one hundred five and thirteen hundredths (105.13') feet to a point, said point being marked with a set concrete monument;

thence South fifty-six (56) degrees, twenty (20) minutes, five (05) seconds East along a line, a distance of two hundred thirteen and twenty-nine hundredths (213.29') feet to a point, said point being marked with a set concrete monument;

thence South eighteen (18) degrees, twenty-two (22) minutes, thirty-six (36) seconds East along a line, a distance of one hundred sixty-eight and thirty-four hundredths (168.34') feet to a point, said point being marked with a set concrete monument;

thence North forty-seven (47) degrees, forty-five (45) minutes, forty-one (41) seconds East along a line, a distance of one hundred ninety-four and nineteen hundredths (194.19') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in an easterly to northeasterly direction along an arc of curve to the left, an arc distance of fifty-four and fifty-five hundredths (54.55') feet to a point of tangency, said arc of curve to the left having a radius of four hundred seventy and zero hundredths (470.00') feet, a central angle of six (06) degrees, thirty-eight (38) minutes, fifty-eight (58) seconds, a chord distance of fifty-four and fifty-two hundredths (54.52') feet, and a chord bearing of North forty-four (44) degrees, twenty-six (26) minutes, twelve (12) seconds East, said point of tangency being marked with a set concrete monument;

thence North forty-one (41) degrees, six (06) minutes, forty-two (42) seconds East along a line, a distance of sixty and forty-four hundredths (60.44') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a northerly to northeasterly direction along an arc of curve to the right, an arc distance of one hundred twelve and twelve hundredths (112.12') feet to a point of tangency, said arc of curve to the right having a radius of five hundred thirty and zero hundredths (530.00') feet, a central angle of twelve (12) degrees, seven (07) minutes, fourteen (14) seconds, a chord distance of one hundred eleven and ninety-one hundredths (111.91') feet, and a chord bearing of North forty-seven (47) degrees, ten (10) minutes, nineteen (19) seconds East, said point of tangency being marked with a set concrete monument;

thence North fifty-three (53) degrees, thirteen (13) minutes, fifty-six (56) seconds East along a line, passing through a set concrete monument at a distance of sixteen and ninety-three hundredths (16.93') feet, a distance of forty-six and ninety-two hundredths (46.92') feet to the intersection of the centerline of State Route 64, as it now exists, said point of intersection being marked with a set PK nail, said point of intersection also being South thirty-six (36) degrees, forty-four (44) minutes, forty-nine (49) seconds East along said centerline of State Route 64, as it now exists, a distance of one hundred forty-one and sixty-nine hundredths (141.69') feet from a railroad spike marking the intersection of the southerly right-of-way line of the Ohio Turnpike, as it now exists;

thence South thirty-six (36) degrees, forty-four (44) minutes, forty-nine (49) seconds East along said centerline of State Route 64, as it now exists, a distance of sixty and zero hundredths (60.00') feet to a point, said point being marked with a set PK nail;

thence South fifty-three (53) degrees, thirteen (13) minutes, fifty-six (56) seconds West along a line, passing through a set concrete monument at a distance of thirty and zero hundredths (30.00') feet, a distance of forty-six and ninety hundredths (46.90') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southwesterly to southerly direction along an arc of curve to the left, an arc distance of ninety-nine and forty-two hundredths (99.42') feet to a point of tangency, said arc of curve to the left having a radius of four hundred seventy and zero hundredths (470.00') feet, a central angle of twelve (12) degrees, seven (07) minutes, fourteen (14) seconds, a chord distance of ninety-nine and twenty-four hundredths (99.24') feet, and a chord bearing of South forty-seven (47) degrees, ten (10) minutes, nineteen (19) seconds West, said point of tangency being marked with a set concrete monument;

thence South forty-one (41) degrees, six (06) minutes, forty-two (42) seconds West along a line, a distance of sixty and forty-four hundredths (60.44') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southerly to southwesterly direction along an arc of curve to the right, an arc distance of sixty-one and fifty-one hundredths (61.51') feet to a point of tangency, said arc of curve to the right having a radius of five hundred thirty and zero hundredths (530.00') feet, a central angle of six (06) degrees, thirty-eight (38) minutes, fifty-eight (58) seconds, a chord distance of sixty-one and forty-eight hundredths (61.48') feet, and a chord bearing of South forty-four (44) degrees, twenty-six (26) minutes, twelve (12) seconds West, said point of tangency being marked with a set concrete monument;

thence South forty-seven (47) degrees, forty-five (45) minutes, forty-one (41) seconds West along a line, passing through the southerly line of a parcel of land as described in Volume 222, Page 84, Fulton County Deed Records, at a distance of three hundred sixty-seven and seventy-seven hundredths (367.77') feet, a distance of three hundred ninety-nine and eighty-four hundredths (399.84') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southerly to southwesterly direction along an arc of curve to the right, an arc distance of forty-seven and eighty-two hundredths (47.82') feet to a point of tangency, said arc of curve to the right having a radius of five hundred thirty and zero hundredths (530.00') feet, a central angle of five (05) degrees, ten (10) minutes, twelve (12) seconds, a chord distance of forty-seven and eighty-one hundredths (47.81') feet, and a chord bearing of South fifty (50) degrees, twenty (20) minutes, forty-seven (47) seconds West, said point of tangency being marked with a set concrete monument;

thence South fifty-two (52) degrees, fifty-five (55) minutes, fifty-two (52) seconds West along a line, a distance of fifty six and five hundredths (56.05') feet to a point, said point being marked with a set concrete monument;

thence South thirty-seven (37) degrees, four (04) minutes, eight (08) seconds East along a line, a distance of twenty-three and two hundredths (23.02') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southeasterly to southerly direction along an arc of curve to the right, an arc distance of one hundred eighty-one and seventy-four hundredths (181.74') feet to a point of tangency, said point of tangency also being the intersection of a line drawn two hundred and zero hundredths (200.00') feet easterly of and parallel with the West line of said Northwest quarter (1/4) of Section One (1), said arc of curve to the right having a radius of two hundred ninety and zero hundredths (290.00') feet, a central angle of thirty-five (35) degrees, fifty-four (54) minutes, twenty-two (22) seconds, a chord distance of one hundred seventy-eight and seventy-eight hundredths (178.78') feet, and a chord bearing of South nineteen (19) degrees, six (06) minutes, fifty-seven (57) seconds East, said point of tangency being marked with a set concrete monument;

thence South one (01) degree, nine (09) minutes, forty-six (46) seconds East, along said line drawn two hundred and zero hundredths (200.00') feet easterly of and parallel with the West line of the Northwest quarter (1/4) of Section One (1), a distance of three hundred eighty-two and nine hundredths (382.09') feet to the intersection of the South line of said Northwest quarter (1/4) of Section one (1), said point of intersection being marked with a set concrete monument;

thence South eighty-eight (88) degrees, forty-four (44) minutes, three (03) seconds West, along said South line of the Northwest quarter (1/4) of Section one (1), a distance of two hundred and zero hundredths (200.00') feet to the Southwest corner of said Northwest quarter (1/4) of Section One (1), said Southwest corner of the Northwest quarter (1/4) of Section One (1) also being the Southeast corner of said East half (1/2) of the Northeast quarter (1/4) of Section Two (2), said point being marked with a set concrete monument;

thence North one (01) degree, nine (09) minutes, forty-six (46) seconds West along said West line of the Northwest quarter (1/4) of Section One (1), a distance of three hundred eighty-two and forty-five hundredths (382.45') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a northerly to northwesterly direction along an arc of curve to the left, an arc distance of sixteen and nineteen hundredths (16.19') feet to a point, said arc of curve to the left having a radius of ninety and zero hundredths (90.00') feet, a central angle of ten (10) degrees, eighteen (18) minutes, twenty-nine (29) seconds, a chord distance of sixteen and seventeen hundredths (16.17') feet, and a chord bearing of North six (06) degrees, nineteen (19) minutes, zero (00) seconds West, said point being marked with a set concrete monument;

thence South eighty-eight (88) degrees, six (06) minutes, four (04) seconds West along a line, a distance of two hundred fourteen and thirty-four hundredths (214.34') feet to a point, said point being marked with a set concrete monument;

thence North one (01) degree, fifty-three (53) minutes, fifty-six (56) seconds West along a line, a distance of thirty-five and forty-nine hundredths (35.49') feet to a point, said point being marked with a set concrete monument;

thence North twenty-five (25) degrees, thirty-five (35) minutes, two (02) seconds West along a line, a distance of one hundred forty-three and sixty-six hundredths (143.66') feet to a point, said point being marked with a set concrete monument;

thence North thirty-seven (37) degrees, four (04) minutes, eight (08) seconds West along a line, a distance of three hundred ninety-nine and eighteen hundredths (399.18') feet to a point, said point being marked with a set concrete monument;

thence North forty-four (44) degrees, eighteen (18) minutes, fifty-five (55) seconds East along a line, a distance of one hundred sixty-six and eighty-five hundredths (166.85') feet to a point, said point being marked with a set concrete monument;

thence North fifty-one (51) degrees, twenty-four (24) minutes, forty-one (41) seconds East along a line, a distance of three hundred nineteen and twenty-five hundredths (319.25') feet to a point, said point being marked with a set concrete monument;

thence South eight (08) degrees, six (06) minutes, four (04) seconds East along a line, a distance of eighty-five and seventy-seven hundredths (85.77') feet to a point, said point being marked with a set concrete monument;

thence South eighty-seven (87) degrees, thirty-four (34) minutes, twenty-nine (29) seconds East along a line, a distance of one hundred twenty-seven and twelve hundredths (127.12') feet to the True Point of Beginning.

Said parcel of land containing an area of 535,577 square feet, or 12.295 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.




Said parcel of land having a present road occupied area of 1,800 square feet or 0.041 acres of land, more or less.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

200100107613  
Filed for Record in  
FULTON COUNTY, OHIO  
SANDRA BARBER  
09-10-2001 09:38 AM  
PLAT 64.89  
ES Book 1 Page 181 - 182

## SURVEYOR

I hereby certify that during January, 2001, I surveyed the property hereon described subdividing same into lots numbered consecutively from 1 to 14 and inclusive, Lots A and B and Buffer Lots C & D. Distances are given in feet and decimal parts thereof. Concrete monuments have been set at each change in direction of the boundary of the plat and marked thus . Iron pipes have been set at all points marked thus . Additional monuments marked thus  are to be set after the street improvements have been made.



FELLER, FINCH & ASSOCIATES, INC.

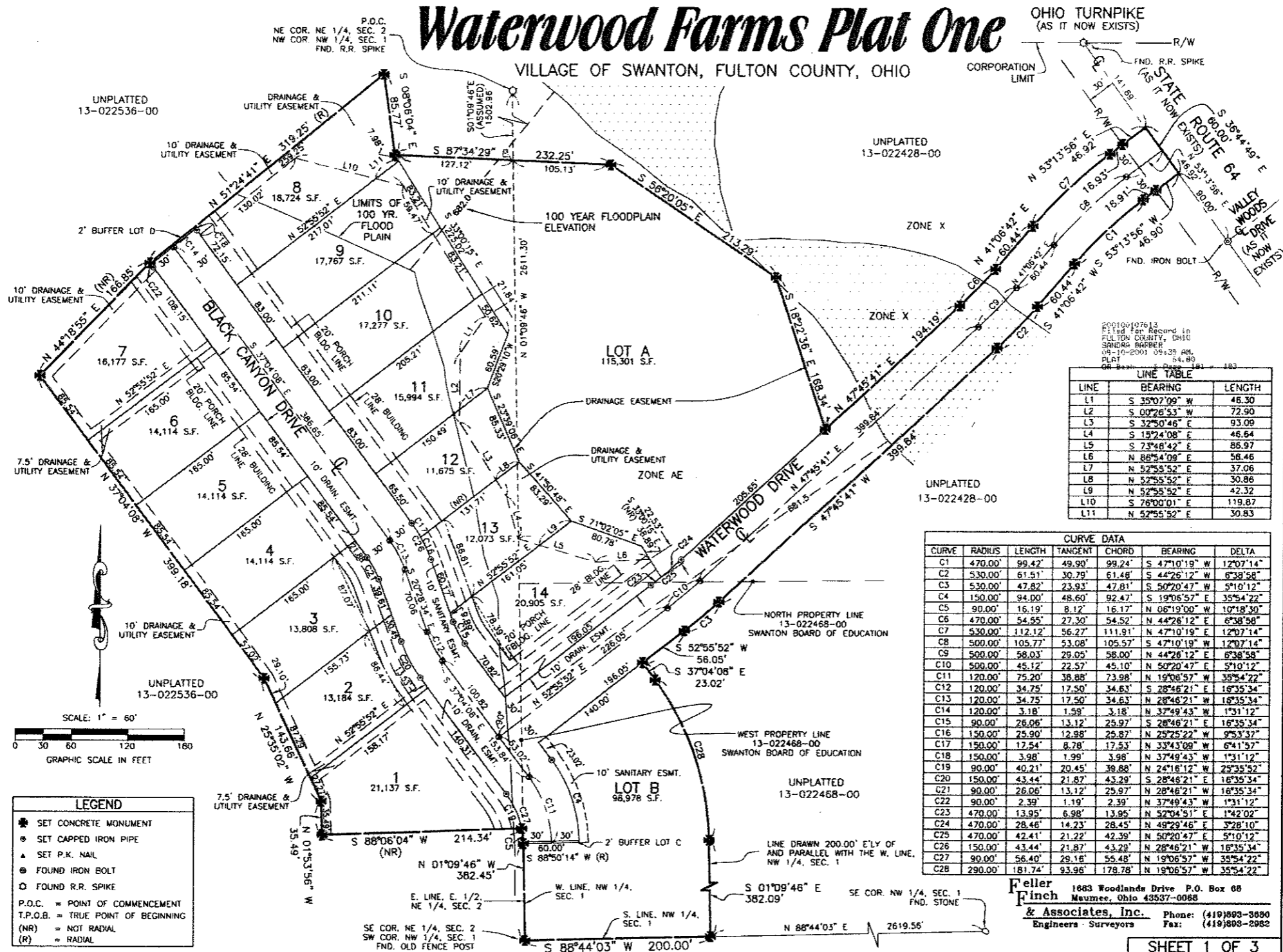
  
Duane E. Heck  
Professional Surveyor No. 7432

Feller Finch & Associates, Inc. 1683 Woodlands Drive P.O. Box 68  
Maumee, Ohio 43537-0068  
Phone: (419)893-3680  
Engineers - Surveyors Fax: (419)893-2982

# Waterwood Farms Plat One

VILLAGE OF SWANTON, FULTON COUNTY, OHIO

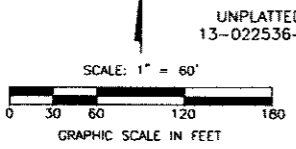
OHIO TURNPIKE  
(AS IT NOW EXISTS)



500100107613  
Filed for Record in  
FULTON COUNTY, OHIO  
SANDRA BARBER  
18-10-2003 09:25 AM  
PLAT 54.80  
ON 8-11-2003 10:18 AM

LINE	BEARING	LENGTH
L1	S 35°07'09" W	46.30
L2	S 00°26'53" W	72.90
L3	S 32°50'46" E	93.09
L4	S 15°24'08" E	46.64
L5	S 73°48'42" E	86.97
L6	N 88°54'09" E	58.46
L7	N 52°55'52" E	37.06
L8	N 52°55'52" E	30.86
L9	N 52°55'52" E	42.32
L10	S 78°00'01" E	119.87
L11	N 52°55'52" E	30.83

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.00'	99.42'	49.90'	99.24'	S 47°10'19" W	12°07'14"
C2	530.00'	61.51'	30.79'	61.48'	S 44°26'12" W	6°38'58"
C3	530.00'	47.82'	23.93'	47.81'	S 50°20'47" W	5°10'12"
C4	150.00'	94.00'	48.60'	92.47'	S 19°06'57" E	35°54'22"
C5	90.00'	16.19'	8.12'	16.17'	N 06°19'00" W	10°18'30"
C6	470.00'	54.55'	27.30'	54.52'	N 44°26'12" E	6°38'58"
C7	530.00'	112.12'	56.27'	111.91'	N 47°10'19" E	12°07'14"
C8	500.00'	105.77'	53.08'	105.57'	S 47°10'19" W	12°07'14"
C9	500.00'	58.03'	29.05'	58.00'	N 44°26'12" E	6°38'58"
C10	500.00'	45.12'	22.57'	45.10'	N 50°20'47" E	5°10'12"
C11	120.00'	75.20'	38.88'	73.98'	N 19°06'57" W	35°54'22"
C12	120.00'	34.75'	17.50'	34.63'	S 28°46'21" E	16°35'34"
C13	120.00'	34.75'	17.50'	34.63'	N 28°46'21" W	16°35'34"
C14	120.00'	3.18'	1.59'	3.18'	N 37°49'43" W	1°31'12"
C15	90.00'	26.06'	13.12'	25.97'	S 28°46'21" E	16°35'34"
C16	150.00'	25.90'	12.98'	25.87'	N 25°25'22" W	9°53'37"
C17	150.00'	12.54'	6.28'	12.53'	N 33°43'09" W	6°41'57"
C18	150.00'	3.98'	1.99'	3.98'	N 37°49'43" W	1°31'12"
C19	90.00'	40.21'	20.45'	39.88'	N 24°18'12" W	25°35'52"
C20	150.00'	43.44'	21.87'	43.29'	S 28°46'21" E	16°35'34"
C21	90.00'	26.06'	13.12'	25.97'	N 28°46'21" W	16°35'34"
C22	90.00'	2.39'	1.19'	2.39'	N 37°49'43" W	1°31'12"
C23	470.00'	13.95'	6.98'	13.95'	N 52°04'51" E	1°42'02"
C24	470.00'	28.46'	14.23'	28.45'	N 49°29'46" E	3°28'10"
C25	470.00'	42.41'	21.22'	42.39'	N 50°20'47" E	5°10'12"
C26	150.00'	43.44'	21.87'	43.29'	N 28°46'21" W	16°35'34"
C27	90.00'	56.40'	29.16'	55.48'	N 19°06'57" W	35°54'22"
C28	290.00'	181.74'	93.96'	178.78'	N 19°06'57" W	35°54'22"



LEGEND	
●	SET CONCRETE MONUMENT
⊙	SET CAPPED IRON PIPE
▲	SET P.K. NAIL
⊕	FOUND IRON BOLT
⊙	FOUND R.R. SPIKE
P.O.C. = POINT OF COMMENCEMENT	
T.P.O.B. = TRUE POINT OF BEGINNING	
(NR) = NOT RADIAL	
(R) = RADIAL	

**Feller Finch & Associates, Inc.**  
1663 Woodlands Drive P.O. Box 88  
Neumee, Ohio 43537-0088  
Phone: (419)893-3080  
Fax: (419)893-2982

# Waterwood Farms Plat One

VILLAGE OF SWANTON, FULTON COUNTY, OHIO

OWNER(S)

I (we), the undersigned, owner(s) of the property hereon described, do hereby adopt Waterwood Farms Plat One as shown on this plat, establish lines as shown, and dedicate to public use the streets and rights-of-way as shown. Buffer Lots C & D are dedicated conditionally to the Village of Swanton until such time as the rights-of-way are extended. I (we) do hereby establish easements as shown hereon, for the purpose of permitting the construction, installation, relocation and maintenance of public or quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities. I (we) further certify that I (we) will improve this subdivision with the following installations: pavement, storm sewers, sanitary sewers, watermains and sidewalks, as shown on the approved plans of this subdivision.

IN WITNESS WHEREOF, the undersigned has caused this plat to be executed on its behalf by its duly authorized representatives

this 6th day of Sept., 2001.

Patricia A. Johnson  
Patricia A. Johnson

V. P. Frit  
Vicki L. Frit

LOUISVILLE TITLE AGENCY  
for N.W. OHIO, INC. TRUSTEE

John W. Martin  
John W. Martin, President

Swanton Board of Education

William Green  
William Green, President

NOTARY

STATE OF OHIO )  
COUNTY OF Lucas ) SS

On this 6th day of September, 2001, before me personally appeared, and acknowledged the signing this plat to be their free act and deed for the purposes herein mentioned. Witness my hand and seal the day and year written above.



John W. Martin  
NOTARY PUBLIC FOR  
John W. Martin Signature  
My commission expires: 7/14/02



William Green  
NOTARY PUBLIC FOR  
William Green Signature  
My commission expires: \_\_\_\_\_

SWANTON PLANNING COMMISSION

We hereby certify that this plat is approved by the Swanton Planning Commission and is in accordance with subdivision rules and regulations as approved by such Commission and the Council of the Village of Swanton. Signed this 10 day of July, 2001.

Ronald D. Millett  
Chairman, Swanton Planning Commission

DIRECTOR OF PUBLIC WORKS AND DEDICATION OF STREETS

I, the Director of Public Works of the Village of Swanton, Ohio hereby certify that I have reviewed this plat and find it in accordance with subdivision rules and regulations as approved by the Swanton Planning Commission and the Council of the Village of Swanton, and hereby approve this plat on this 10 day of July, 2001.

Raymond G. Walter  
Director of Public Works, Village of Swanton

OFFICE OF THE FULTON COUNTY AUDITOR

Transferred this 10th day of SEPTEMBER, 2001

Nancy J. Yackee, JG  
Fulton County Auditor

OFFICE OF THE FULTON COUNTY RECORDER

Filed for record this 10th day of SEPTEMBER, 2001  
at 9:28 A.M. Recorded in Plat Cabinet A, Slides 181, Record of Plots.

Sharon K. Amber  
Fulton County Recorder

DEDICATION OF STREETS (ALLOW)

I find that the streets shown on this plat have been constructed in accordance with the specifications shown hereon and are in good repair and such streets are hereby accepted for public use pursuant to Ohio Revised Code, 5711.091 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Director of Public Works, Village of Swanton

PLAT NOTES:

The owner of each lot in this Plat and all future Plats of Waterwood Farms shall each have an equal and undivided interest in the Lot A Drainage Easement Area as shown hereon. The owners of all lots within this plat shall be responsible for the maintenance of the Lot A Drainage Easement Area as shown hereon.

In this regard, all lots in this Plat shall be subject to drainage maintenance assessments in the event that, and at such time as, Fulton County determines that the owner or owners of the property herein described are not properly maintaining the above mentioned drainage facilities. In such event, the amount and method of assessment shall be determined by the Fulton County Engineer. In addition, at such times as adjoining real property is platted that uses the above mentioned drainage facilities, the owner or owners of such platted lots shall also share in the responsibility for the maintenance of the above mentioned drainage facilities.

The Building Elevations within this subdivision shall be at least one foot above the 100 year flood elevation as shown hereon. Floodplain information taken from Flood Insurance Rate Map Community-Panel Number 390182 0135 C, Effective date: September 29, 1989.

GENERAL CONTRACTOR NOTE:

The general contractor who constructs the dwelling on each lot shall provide four (4) foot sidewalks along all street frontage within the subdivision. The sidewalks will be four (4) inches in depth, except at drives, where six (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner, at his own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the Village or County harmless from any liability to any person for his neglect, failure or refusal in performing such duty.

NOTES:

Notwithstanding anything in this Plat to the contrary, the Board of Education of the Swanton Local School District executes this Plat solely for the purpose of subdividing its land included in Waterwood Farms and no other purpose. The Board of Education of the Swanton Local School District is not the developer of the subdivision and is not responsible in any way or to any party to improve or develop the subdivision in any manner whatsoever; this being the sole responsibility of the Louisville Title Agency for N.W. Ohio, Inc., Trustee and its beneficiary.

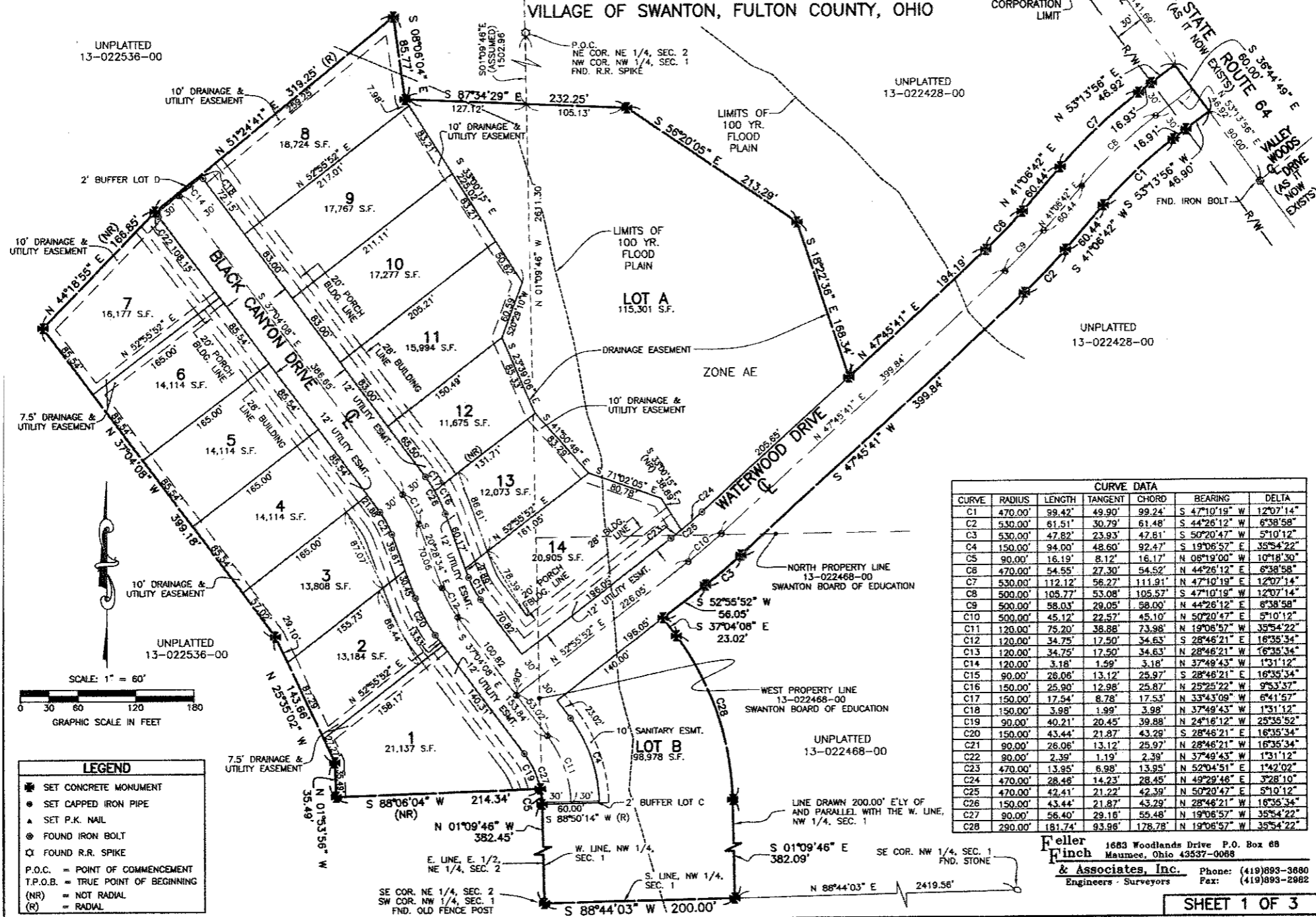
200109107632  
Filed for Record in  
FULTON COUNTY, OHIO  
SANDRA BARBER  
09-10-2001 09:29 AM  
PLAT 64.90  
OR Book 1 Page 181 - 183

**Feller  
Finch  
& Associates, Inc.** 1883 Woodlands Drive P.O. Box 88  
Maumee, Ohio 43537-0088  
Engineers - Surveyors Phone: (419)893-3680  
Fax: (419)893-2982

# Replat of Waterwood Farms Plat One

VILLAGE OF SWANTON, FULTON COUNTY, OHIO

OHIO TURNPIKE  
(AS IT NOW EXISTS)



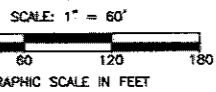
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UNPLATTED  
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**LEGEND**

- SET CONCRETE MONUMENT
- SET CAPPED IRON PIPE
- ▲ SET P.K. NAIL
- ⊙ FOUND IRON BOLT
- ⊚ FOUND R.R. SPIKE

P.O.C. = POINT OF COMMENCEMENT  
T.P.O.B. = TRUE POINT OF BEGINNING  
(NR) = NOT RADIAL  
(R) = RADIAL

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.00'	99.42'	49.90'	99.24'	S 47°10'19" W	12°07'14"
C2	530.00'	61.51'	30.79'	61.48'	S 44°26'12" W	6°38'58"
C3	530.00'	47.82'	23.93'	47.81'	S 50°20'47" W	5°10'12"
C4	150.00'	94.00'	48.60'	92.47'	S 19°06'57" E	35°54'22"
C5	90.00'	16.19'	8.12'	16.17'	N 08°19'00" W	10°18'30"
C6	470.00'	54.55'	27.30'	54.52'	N 44°26'12" E	6°38'58"
C7	530.00'	112.12'	56.27'	111.91'	N 47°10'19" E	12°07'14"
C8	500.00'	105.77'	53.08'	105.57'	S 47°10'19" W	12°07'14"
C9	500.00'	58.03'	29.05'	58.00'	N 44°26'12" E	6°38'58"
C10	500.00'	45.12'	22.57'	45.10'	N 50°20'47" E	5°10'12"
C11	120.00'	75.20'	38.88'	73.98'	N 19°06'57" W	35°54'22"
C12	120.00'	34.75'	17.50'	34.63'	S 28°46'21" W	16°35'34"
C13	120.00'	34.75'	17.50'	34.63'	N 28°46'21" W	16°35'34"
C14	120.00'	3.18'	1.59'	3.18'	N 37°48'43" W	1°31'12"
C15	90.00'	26.06'	13.12'	25.97'	S 28°46'21" E	16°35'34"
C16	150.00'	25.90'	12.95'	25.87'	N 25°25'22" W	9°53'37"
C17	150.00'	17.54'	8.78'	17.53'	N 33°43'09" W	6°41'57"
C18	150.00'	3.98'	1.99'	3.98'	N 37°48'43" W	1°31'12"
C19	90.00'	40.21'	20.45'	39.88'	N 24°16'12" W	25°35'52"
C20	150.00'	43.44'	21.87'	43.29'	S 28°46'21" E	16°35'34"
C21	90.00'	26.06'	13.12'	25.97'	N 28°46'21" W	16°35'34"
C22	90.00'	2.39'	1.19'	2.39'	N 37°48'43" W	1°31'12"
C23	470.00'	13.95'	6.98'	13.95'	N 52°04'51" E	1°42'02"
C24	470.00'	28.46'	14.23'	28.45'	N 49°22'46" E	3°28'10"
C25	470.00'	42.41'	21.22'	42.39'	N 50°20'47" E	5°10'12"
C26	150.00'	43.44'	21.87'	43.29'	N 28°46'21" W	16°35'34"
C27	90.00'	56.40'	29.16'	55.48'	N 19°06'57" W	35°54'22"
C28	280.00'	181.74'	93.86'	178.78'	N 19°06'57" W	35°54'22"

**Feller  
Finch  
& Associates, Inc.**  
1683 Woodlands Drive P.O. Box 88  
Maumee, Ohio 43537-0088  
Phone: (419)893-3880  
Fax: (419)893-2882  
Engineers - Surveyors

# Replat of Waterwood Farms Plat One

VILLAGE OF SWANTON, FULTON COUNTY, OHIO

A parcel of land being part of the Northwest quarter (1/4) of Section one (1), and part of the East half (1/2) of the Northeast quarter (1/4) of Section two (2), all being in Town seven (7) North, Range eight (8) East in Fulton Township, Fulton County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said East half (1/2) of the Northeast quarter (1/4) of Section two (2), with the East line of said East half (1/2) of the Northeast quarter (1/4) of Section two (2), said North line of the East half (1/2) of the Northeast quarter (1/4) of Section two (2) also being the centerline of County Road J, as it now exists, said East line of the East half (1/2) of the Northeast quarter (1/4) of Section two (2) also being the West line of said Northwest quarter (1/4) of Section one (1), said point of intersection being marked with a found railroad spike;

thence in a southerly direction along said East line of the East half (1/2) of the Northeast quarter (1/4) of Section two (2), having an assumed bearing of South one (01) degree, nine (09) minutes, forty-six (46) seconds East, a distance of one thousand five hundred two and ninety-six hundredths (1502.96') feet to a point, said point being the True Point of Beginning;

thence South eighty-seven (87) degrees, thirty-four (34) minutes, twenty-nine (29) seconds East along a line, a distance of one hundred five and thirteen hundredths (105.13') feet to a point, said point being marked with a set concrete monument;

thence South fifty-six (56) degrees, twenty (20) minutes, five (05) seconds East along a line, a distance of two hundred thirteen and twenty-nine hundredths (213.29') feet to a point, said point being marked with a set concrete monument;

thence South eighteen (18) degrees, twenty-two (22) minutes, thirty-six (36) seconds East along a line, a distance of one hundred sixty-eight and thirty-four hundredths (168.34') feet to a point, said point being marked with a set concrete monument;

thence North forty-seven (47) degrees, forty-five (45) minutes, forty-one (41) seconds East along a line, a distance of one hundred ninety-four and nineteen hundredths (194.19') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in an easterly to northeasterly direction along an arc of curve to the left, an arc distance of fifty-four and fifty-five hundredths (54.55') feet to a point of tangency, said arc of curve to the left having a radius of four hundred seventy and zero hundredths (470.00') feet, a central angle of six (06) degrees, thirty-eight (38) minutes, fifty-eight (58) seconds, a chord distance of fifty-four and fifty-two hundredths (54.52') feet, and a chord bearing of North forty-four (44) degrees, twenty-six (26) minutes, twelve (12) seconds East, said point of tangency being marked with a set concrete monument;

thence North forty-one (41) degrees, six (06) minutes, forty-two (42) seconds East along a line, a distance of sixty and forty-four hundredths (60.44') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a northerly to northeasterly direction along an arc of curve to the right, an arc distance of one hundred twelve and twelve hundredths (112.12') feet to a point of tangency, said arc of curve to the right having a radius of five hundred thirty and zero hundredths (530.00') feet, a central angle of twelve (12) degrees, seven (07) minutes, fourteen (14) seconds, a chord distance of one hundred eleven and ninety-one hundredths (111.91') feet, and a chord bearing of North forty-seven (47) degrees, ten (10) minutes, nineteen (19) seconds East, said point of tangency being marked with a set concrete monument;

thence North fifty-three (53) degrees, thirteen (13) minutes, fifty-six (56) seconds East along a line, passing through a set concrete monument at a distance of sixteen and ninety-three hundredths (16.93') feet, a distance of forty-six and ninety-two hundredths (46.92') feet to the intersection of the centerline of State Route 64, as it now exists, said point of intersection being marked with a set PK nail, said point of intersection also being South thirty-six (36) degrees, forty-four (44) minutes, forty-nine (49) seconds East along said centerline of State Route 64, as it now exists, a distance of one hundred forty-one and sixty-nine hundredths (141.69') feet from a railroad spike marking the intersection of the southerly right-of-way line of the Ohio Turnpike, as it now exists;

thence South thirty-six (36) degrees, forty-four (44) minutes, forty-nine (49) seconds East along said centerline of State Route 64, as it now exists, a distance of sixty and zero hundredths (60.00') feet to a point, said point being marked with a set PK nail;

thence South fifty-three (53) degrees, thirteen (13) minutes, fifty-six (56) seconds West along a line, passing through a set concrete monument at a distance of thirty and zero hundredths (30.00') feet, a distance of forty-six and ninety hundredths (46.90') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southeasterly to southerly direction along an arc of curve to the left, an arc distance of ninety-nine and forty-two hundredths (99.42') feet to a point of tangency, said arc of curve to the left having a radius of four hundred seventy and zero hundredths (470.00') feet, a central angle of twelve (12) degrees, seven (07) minutes, fourteen (14) seconds, a chord distance of ninety-nine and twenty-four hundredths (99.24') feet, and a chord bearing of South forty-seven (47) degrees, ten (10) minutes, nineteen (19) seconds West, said point of tangency being marked with a set concrete monument;

thence South forty-one (41) degrees, six (06) minutes, forty-two (42) seconds West along a line, a distance of sixty and forty-four hundredths (60.44') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southerly to southwesterly direction along an arc of curve to the right, an arc distance of sixty-one and fifty-one hundredths (61.51') feet to a point of tangency, said arc of curve to the right having a radius of five hundred thirty and zero hundredths (530.00') feet, a central angle of six (06) degrees, thirty-eight (38) minutes, fifty-eight (58) seconds, a chord distance of sixty-one and forty-eight hundredths (61.48') feet, and a chord bearing of South forty-four (44) degrees, twenty-six (26) minutes, twelve (12) seconds West, said point of tangency being marked with a set concrete monument;

thence South forty-seven (47) degrees, forty-five (45) minutes, forty-one (41) seconds West along a line, passing through the southerly line of a parcel of land as described in Volume 222, Page 84, Fulton County Deed Records, at a distance of three hundred sixty-seven and seventy-seven hundredths (367.77') feet, a distance of three hundred ninety-nine and eighty-four hundredths (399.84') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southerly to southwesterly direction along an arc of curve to the right, an arc distance of forty-seven and eighty-two hundredths (47.82') feet to a point of tangency, said arc of curve to the right having a radius of five hundred thirty and zero hundredths (530.00') feet, a central angle of five (05) degrees, ten (10) minutes, twelve (12) seconds, a chord distance of forty-seven and eighty-one hundredths (47.81') feet, and a chord bearing of South fifty (50) degrees, twenty (20) minutes, forty-seven (47) seconds West, said point of tangency being marked with a set concrete monument;

thence South fifty-two (52) degrees, fifty-five (55) minutes, fifty-two (52) seconds West along a line, a distance of fifty six and five hundredths (56.05') feet to a point, said point being marked with a set concrete monument;

thence South thirty-seven (37) degrees, four (04) minutes, eight (08) seconds East along a line, a distance of twenty-three and two hundredths (23.02') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a southeasterly to southerly direction along an arc of curve to the right, an arc distance of one hundred eighty-one and seventy-four hundredths (181.74') feet to a point of tangency, said point of tangency also being the intersection of a line drawn two hundred and zero hundredths (200.00') feet easterly of and parallel with the West line of said Northwest quarter (1/4) of Section One (1), said arc of curve to the right having a radius of two hundred ninety and zero hundredths (290.00') feet, a central angle of thirty-five (35) degrees, fifty-four (54) minutes, twenty-two (22) seconds, a chord distance of one hundred seventy-eight and seventy-eight hundredths (178.78') feet, and a chord bearing of South nineteen (19) degrees, six (06) minutes, fifty-seven (57) seconds East, said point of tangency being marked with a set concrete monument;

thence South one (01) degree, nine (09) minutes, forty-six (46) seconds East, along said line drawn two hundred and zero hundredths (200.00') easterly of and parallel with the West line of the Northwest quarter (1/4) of Section One (1), a distance of three hundred eighty-two and nine hundredths (382.09') feet to the intersection of the South line of said Northwest quarter (1/4) of Section one (1), said point of intersection being marked with a set concrete monument;

thence South eighty-eight (88) degrees, forty-four (44) minutes, three (03) seconds West, along said South line of the Northwest quarter (1/4) of Section one (1), a distance of two hundred and zero hundredths (200.00') feet to the Southwest corner of said Northwest quarter (1/4) of Section One (1), said Southwest corner of the Northwest quarter (1/4) of Section One (1) also being the Southeast corner of said East half (1/2) of the Northeast quarter (1/4) of Section Two (2), said point being marked with a set concrete monument;

thence North one (01) degree, nine (09) minutes, forty-six (46) seconds West along said West line of the Northwest quarter (1/4) of Section One (1), a distance of three hundred eighty-two and forty-five hundredths (382.45') feet to a point of curve, said point of curve being marked with a set concrete monument;

thence in a northerly to northwesterly direction along an arc of curve to the left, an arc distance of sixteen and nineteen hundredths (16.19') feet to a point, said arc of curve to the left having a radius of ninety and zero hundredths (90.00') feet, a central angle of ten (10) degrees, eighteen (18) minutes, twenty-nine (29) seconds, a chord distance of sixteen and seventeen hundredths (16.17') feet, and a chord bearing of North six (06) degrees, nineteen (19) minutes, zero (00) seconds West, said point being marked with a set concrete monument;

thence South eighty-eight (88) degrees, six (06) minutes, four (04) seconds West along a line, a distance of two hundred fourteen and thirty-four hundredths (214.34') feet to a point, said point being marked with a set concrete monument;

thence North one (01) degree, fifty-three (53) minutes, fifty-six (56) seconds West along a line, a distance of thirty-five and ninety-nine hundredths (35.99') feet to a point, said point being marked with a set concrete monument;

thence North twenty-five (25) degrees, thirty-five (35) minutes, two (02) seconds West along a line, a distance of one hundred forty-three and sixty-six hundredths (143.66') feet to a point, said point being marked with a set concrete monument;

thence North thirty-seven (37) degrees, four (04) minutes, eight (08) seconds West along a line, a distance of three hundred ninety-nine and eighteen hundredths (399.18') feet to a point, said point being marked with a set concrete monument;

thence North forty-four (44) degrees, eighteen (18) minutes, fifty-five (55) seconds East along a line, a distance of one hundred sixty-six and eighty-five hundredths (166.85') feet to a point, said point being marked with a set concrete monument;

thence North fifty-one (51) degrees, twenty-four (24) minutes, forty-one (41) seconds East along a line, a distance of three hundred nineteen and twenty-five hundredths (319.25') feet to a point, said point being marked with a set concrete monument;

thence South eight (08) degrees, six (06) minutes, four (04) seconds East along a line, a distance of eighty-five and seventy-seven hundredths (85.77') feet to a point, said point being marked with a set concrete monument;

thence South eighty-seven (87) degrees, thirty-four (34) minutes, twenty-nine (29) seconds East along a line, a distance of one hundred twenty-seven and twelve hundredths (127.12') feet to the True Point of Beginning.

Said parcel of land containing an area of 535,577 square feet, or 12.295 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Said parcel of land having a present road occupied area of 1,800 square feet or 0.041 acres of land, more or less.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

## SURVEYOR

I hereby certify that during January, 2001, I surveyed the property hereon described subdividing same into lots numbered consecutively from 1 to 14 and inclusive, Lots A and B and Buffer Lots C & D. Distances are given in feet and decimal parts thereof. Concrete monuments have been set at each change in direction of the boundary of the plat and marked thus  $\odot$ . Iron pipes have been set at all points marked thus  $\oplus$ . Additional monuments marked thus  $\otimes$  are to be set after the street improvements have been made.



FELLER, FINCH & ASSOCIATES, INC.

*[Signature]*  
Duane E. Heck  
Professional Surveyor No. 7432

Feller Finch & Associates, Inc. 1683 Woodlands Drive P.O. Box 68  
Maumee, Ohio 43537-0068  
Engineers - Surveyors Phone: (419)893-3880  
Fax: (419)893-2982

# Replat of Waterwood Farms Plat One

VILLAGE OF SWANTON, FULTON COUNTY, OHIO

## OWNER(S)

I (we), the undersigned, owner(s) of the property hereon described, do hereby adopt Waterwood Farms Plat One as shown on this plat, establish lines as shown, and dedicate to public use the streets and rights-of-way as shown. Buffer Lots C & D are dedicated conditionally to the Village of Swanton until such time as the rights-of-way are extended. I (we) do hereby establish easements as shown hereon, for the purpose of permitting the construction, installation, relocation and maintenance of public or quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities. I (we) further certify that I (we) will improve this subdivision with the following installations: pavement, storm sewers, sanitary sewers, watermains and sidewalks, as shown on the approved plans of this subdivision.

IN WITNESS WHEREOF, the undersigned has caused this plat to be executed on its behalf by its duly authorized representatives

this 7th day of November, 2001.

Heleneann Weber  
Mary C. Wilkins  
Brandon Girard  
John W. Martin

LOUISVILLE TITLE AGENCY  
for N.W. OHIO, INC. TRUSTEE

John W. Martin  
John W. Martin, President

Swanton Board of Education

William Green  
William Green, President

## NOTARY

STATE OF OHIO )  
COUNTY OF Lucas ) SS

On this 7th day of November, 2001, before me personally appeared, and acknowledged the signing this plat to be their free act and deed for the purposes herein mentioned. Witness my hand and seal the day and year written above.



Mary C. Wilkins  
NOTARY PUBLIC FOR  
John W. Martin Signature  
My commission expires: 1-5-2003



William Green  
NOTARY PUBLIC FOR  
William Green Signature  
My commission expires: 10-21-2002

## SWANTON PLANNING COMMISSION

We hereby certify that this plat is approved by the Swanton Planning Commission and is in accordance with subdivision rules and regulations as approved by such Commission and the Council of the Village of Swanton. Signed this 19 day of November, 2001.

Ronald D. Moffatt  
Chairman, Swanton Planning Commission

## DIRECTOR OF PUBLIC WORKS

I, the Director of Public Works of the Village of Swanton, Ohio hereby certify that I have reviewed this plat and find it in accordance with subdivision rules and regulations as approved by the Swanton Planning Commission and the Council of the Village of Swanton, and hereby approve this plat on this 19 day of November, 2001.

Raymond A. Walter  
Director of Public Works, Village of Swanton

## OFFICE OF THE FULTON COUNTY AUDITOR

Transferred this 3RD day of DECEMBER, 2001.

Nancy J. Harker  
Fulton County Auditor

## OFFICE OF THE FULTON COUNTY RECORDER

Filed for record this 3rd day of December, 2001, at 12:11 P.M. Recorded in Plat Cabinet A, Slides 185-187, Record of Plats.

Janice Barber  
Fulton County Recorder

## DEDICATION OF STREETS

I find that the streets shown on this plat have been constructed in accordance with the specifications shown hereon and are in good repair and such streets are hereby accepted for public use pursuant to Ohio Revised Code, §711.091 on this 19 day of November, 2001.

Raymond A. Walter  
Director of Public Works, Village of Swanton

## PLAT NOTES:

The owner of each Lot in this Plat and all future Plats of Waterwood Farms shall each have an equal and undivided interest in the Lot A Drainage Easement Area as shown hereon. The owners of all lots within this plat shall be responsible for the maintenance of the Lot A Drainage Easement Area as shown hereon.

In this regard, all lots in this Plat shall be subject to drainage maintenance assessments in the event that, and at such time as, Fulton County determines that the owner or owners of the property herein described are not properly maintaining the above mentioned drainage facilities. In such event, the amount and method of assessment shall be determined by the Fulton County Engineer. In addition, at such times as adjoining real property is platted that uses the above mentioned drainage facilities, the owner or owners of such platted lots shall also share in the responsibility for the maintenance of the above mentioned drainage facilities.

The Building Elevations within this subdivision shall be at least one foot above the 100 year flood elevation as shown hereon. Floodplain information taken from Flood Insurance Rate Map Community--Panel Number 390182 0135 C, Effective date: September 29, 1989.

## GENERAL CONTRACTOR NOTE:

The general contractor who constructs the dwelling on each lot shall provide four (4) foot sidewalks along all street frontage within the subdivision. The sidewalks will be four (4) inches in depth, except at drives, where six (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner, at his own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the Village or County harmless from any liability to any person for his neglect, failure or refusal in performing such duty.

20010011106  
Filed for Record in  
FULTON COUNTY, OHIO  
SANDRA BARBER  
12-03-2001 12:11 PM  
PLAT 64.80  
OR Book 1 Page 185 - 187

## NOTES:

Notwithstanding anything in this Plat to the contrary, the Board of Education of the Swanton Local School District executes this Plat solely for the purpose of subdividing its land included in Waterwood Farms and no other purpose. The Board of Education of the Swanton Local School District is not the developer of the subdivision and is not responsible in any way or to any party to improve or develop the subdivision in any manner whatsoever; this being the sole responsibility of the Louisville Title Agency for N.W. Ohio, Inc., Trustee and its beneficiary.

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