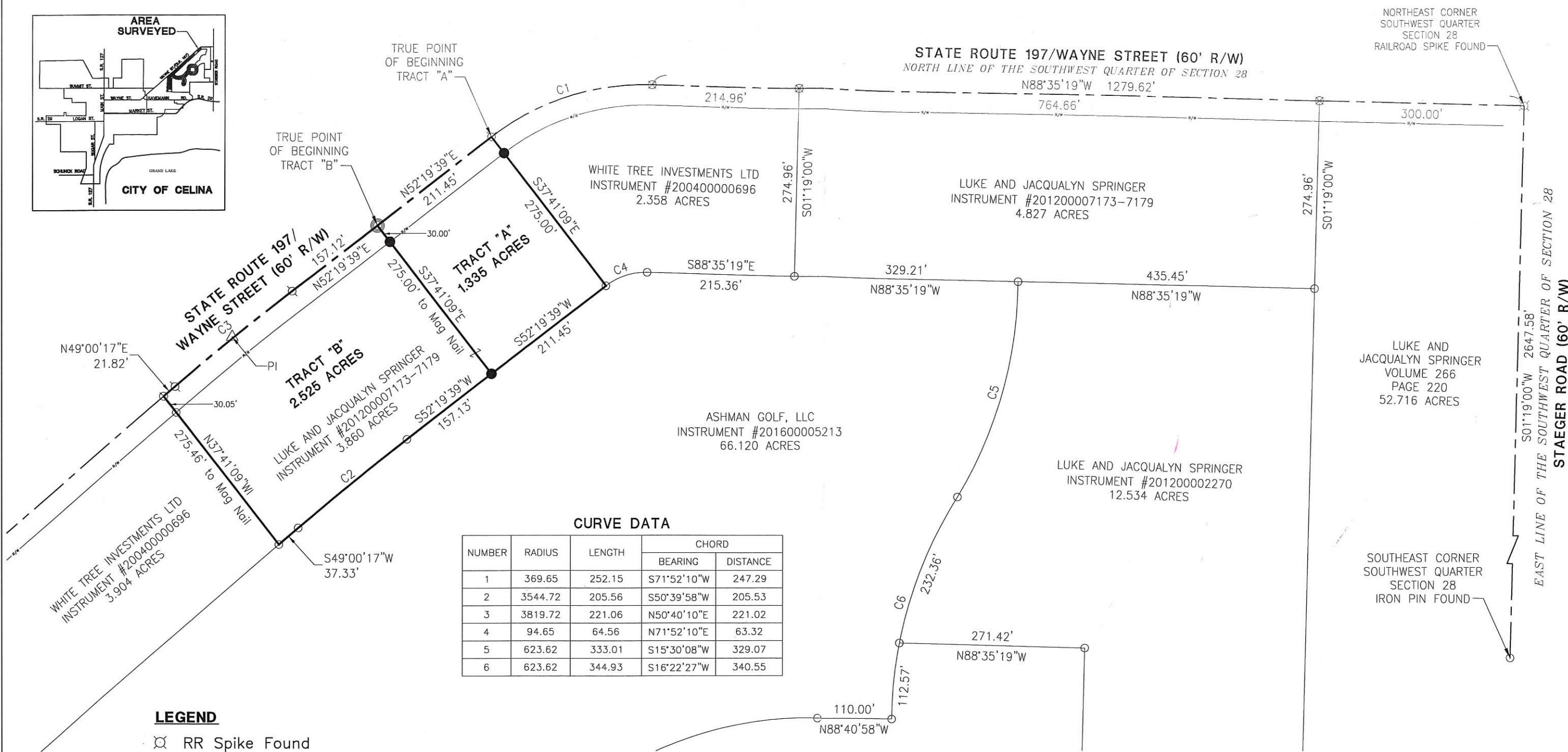
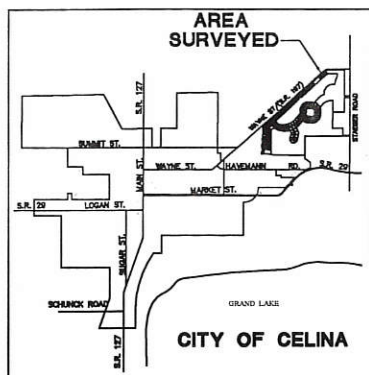


0628376001

# SURVEY FOR LUKE AND JACQUALYN SPRINGER



**CURVE DATA**

NUMBER	RADIUS	LENGTH	CHORD	
			BEARING	DISTANCE
1	369.65	252.15	S71°52'10"W	247.29
2	3544.72	205.56	S50°39'58"W	205.53
3	3819.72	221.06	N50°40'10"E	221.02
4	94.65	64.56	N71°52'10"E	63.32
5	623.62	333.01	S15°30'08"W	329.07
6	623.62	344.93	S16°22'27"W	340.55

**LEGEND**

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner

*[Signature]*  
City of Celina

Surveyed By: *[Signature]*  
Craig W. Mescher Reg. Surveyor No. 8237

Scale: 1" = 150'

PROJECT # 216811.04

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



References:  
Bearings from Celina Golf Survey by Craig W. Mescher P.S.# 8237 in May of 2016.

State of: Ohio County: Mercer  
Township: Center City: Celina  
Sec.: 28 Town 5S Range: 3E  
Deed Ref.: Instrument #201200007173  
Date Surveyed: February 7, 2017

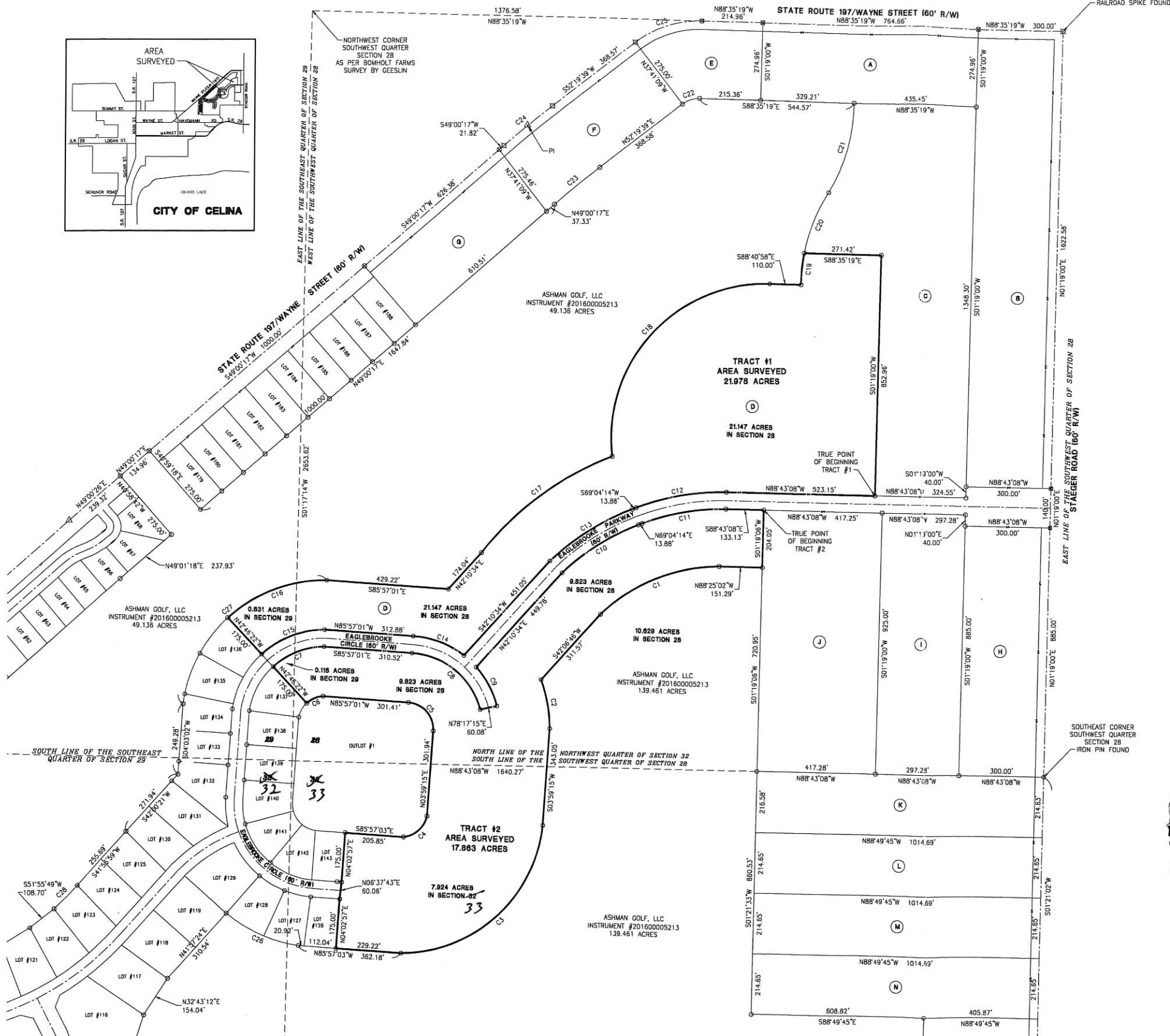
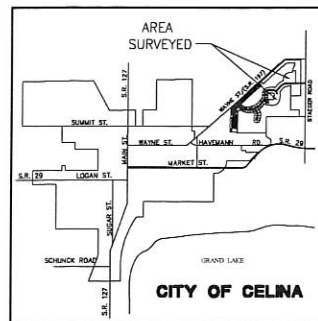
06-28C





# SURVEY FOR WHITE TREE INVESTMENTS, LTD

BEING A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29 OF CENTER TOWNSHIP (TOWNSHIP 5 SOUTH, RANGE 3 EAST) AND SECTION 32 OF JEFFERSON TOWNSHIP (TOWNSHIP 5 SOUTH, RANGE 3 EAST), MERCER COUNTY, CITY OF CELINA, OHIO.



## OWNER REFERENCES

Symbol	Owner Reference	Owner Reference	Owner Reference
(A)	LUKE AND JACQUALYN SPRINGER INSTRUMENT #2012000713-7179 4.827 ACRES	(H)	LUKE AND JACQUALYN SPRINGER VOLUME 266 PAGE 220 8.095 ACRES
(B)	LUKE AND JACQUALYN SPRINGER VOLUME 266 PAGE 220 11.177 ACRES	(I)	LUKE AND JACQUALYN SPRINGER INSTRUMENT #20110002269 6.313 ACRES
(C)	LUKE AND JACQUALYN SPRINGER INSTRUMENT #20110002270 12.534 ACRES	(J)	LUKE AND JACQUALYN SPRINGER INSTRUMENT #20110002270 8.861 ACRES
(D)	WHITE TREE INVESTMENTS LTD OR 155 PAGE 884 38.721 ACRES	(K)	DURAND AND HEATHER MCCORMICK INSTRUMENT #20050003238 3.011 ACRES
(E)	WHITE TREE INVESTMENTS LTD OR 155 PAGE 884 38.721 ACRES	(L)	ERIC NEBERING AND JAMIE SUTTER INSTRUMENT #2003000365 5.000 ACRES
(F)	LUKE AND JACQUALYN SPRINGER INSTRUMENT #2012000713-7179 3.860 ACRES	(M)	ANDREW WAESCH AND TARYN KOONITZ INSTRUMENT #20040007087 5.000 ACRES
(G)	WHITE TREE INVESTMENTS LTD INSTRUMENT #20040000966 3.904 ACRES	(N)	BRADEN AVERY INSTRUMENT #20050002231 5.000 ACRES
(U)	KEVIN AND KATHERINE MILLER INSTRUMENT #20130000846 2.000 ACRES	(O)	JAMES AND BARBARA DABBELT INSTRUMENT #20120000756 2.000 ACRES
(V)	LINUS BRAUN TRUST INSTRUMENT #20080000657 21.793 ACRES	(P)	SCOTT AND JOAN STEPHENS INSTRUMENT #20040004284 5.000 ACRES
(W)	LINUS BRAUN TRUST INSTRUMENT #20080000657 12.696 ACRES	(Q)	ERIC AND DEBBIE WAGNER INSTRUMENT #20050001619 2.000 ACRES
(X)	LINUS BRAUN TRUST INSTRUMENT #20040000921 5.429 ACRES	(R)	SARA THACH INSTRUMENT #20120000520 24.000 ACRES
(Y)	TROY TOWN LLC INSTRUMENT #20040000921 5.429 ACRES	(S)	RALPH PICKERING JR INSTRUMENT #20100000925 6.539 ACRES
(Z)	JW LAYLA LLC INSTRUMENT #201000001547 2.668 ACRES	(T)	LINUS BRAUN TRUST INSTRUMENT #20080000657 21.793 ACRES
(AA)	ENDURING RENOVATIONS LLC INSTRUMENT #201000003496 0.167 ACRES	(U)	FARM CREDIT SERVICES OF MID-AMERICA INSTRUMENT #20040004324 0.573 ACRES

## BASIS OF BEARINGS

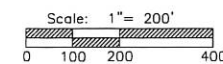
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28 OF CENTER TOWNSHIP, BEARING BEING S01°19'00"W.

## CURVE DATA

NUMBER	RADIUS	LENGTH	BEARING	DISTANCE
1	810.00	462.95	S67°57'47"W	451.92
2	504.16	176.42	S10°06'32"E	175.52
3	302.94	738.16	S47°53'20"W	673.66
4	94.16	118.85	N48°19'00"E	111.12
5	94.15	147.79	N40°58'53"W	133.08
6	94.15	63.76	S66°37'38"W	62.55
7	269.15	197.67	N68°16'02"E	193.26
8	269.15	333.73	S50°25'43"E	312.76
9	329.15	157.28	N28°00'47"W	155.79
10	810.00	319.58	N57°46'04"E	317.51
11	780.00	302.36	N80°10'33"E	300.47
12	840.00	325.62	S80°10'33"W	323.59
13	870.00	345.54	S57°41'33"W	343.27
14	329.15	194.10	N89°03'22"W	191.30
15	329.15	244.35	S68°54'20"W	238.78
16	504.15	381.51	N68°54'22"E	372.47
17	1070.00	579.95	N57°32'35"E	572.87
18	544.99	935.88	N42°07'56"E	824.93
19	823.82	112.57	N05°41'59"E	112.41
20	823.82	232.36	N21°32'43"E	231.02
21	823.82	333.01	S15°30'08"W	329.07
22	94.63	64.56	N71°52'10"E	63.32
23	3544.72	205.56	N50°39'58"E	205.53
24	370.00	49.24	N87°40'18"W	49.20
25	370.00	12.61	N87°27'38"W	21.61
26	504.16	380.88	S55°51'16"E	277.26
27	504.15	730.95	S49°02'58"W	688.59

## REFERENCES

EAGLEBROOKE ESTATES SECTION 1 PC 1 PAGE 213 IN DECEMBER OF 1994.  
 EAGLEBROOKE ESTATES COMMERCIAL AREA PC 1 PAGE 231 IN OCTOBER OF 1995.  
 EAGLEBROOKE ESTATES SECTION 2 PC 1 PAGE 257 IN AUGUST OF 1996.  
 EAGLEBROOKE ESTATES SECTION 3 PC 1 PAGE 267 IN DECEMBER OF 1996.  
 EAGLEBROOKE ESTATES SECTION 4 PC 1 PAGE 277 IN MAY OF 1997.  
 RUSCHER DEVELOPMENT SURVEY PC 1 PAGE 309 IN APRIL OF 1999.  
 EAGLEBROOKE ESTATES SECTION 5 PC 3 PAGE 51 IN FEBRUARY OF 2004.  
 EAGLEBROOKE CIRCLE SECTION 1 PC 3 PAGE 32 IN FEBRUARY OF 2004.  
 EAGLEBROOKE CIRCLE DEDICATION PLAT INSTRUMENT #20110001718 IN APRIL OF 2011.  
 EAGLEBROOKE ESTATES SECTION 6 PHASE 1 INSTRUMENT #201300007359 IN DECEMBER OF 2013.  
 OBERMAN SURVEY BY GORDON L. GEESLIN PS 5372 IN JUNE OF 1985.  
 ARLINGTON ROSE SURVEY BY GORDON L. GEESLIN PS 5372 IN OCTOBER OF 1986.  
 WHITE TREE INVESTMENTS SURVEY BY ERIC C. THOMAS PS 7235 IN DECEMBER OF 2002.  
 LAKENWOOD VILLAGE LIMITED PARTNERSHIP SURVEY BY ERIC C. THOMAS PS 7236 IN DECEMBER OF 2002.  
 WHITE TREE PARTNERSHIP SURVEY BY CRAIG W. MESCHER PS 8237 IN 2003.  
 WHITE TREE INVESTMENTS SURVEY BY CRAIG W. MESCHER PS 8237 IN JANUARY OF 2004.  
 EAGLEBROOKE ESTATES SECTION V PHASE 1 PC 3 PAGE 51 IN FEBRUARY OF 2004.  
 TROY TOWN LLC SURVEY BY CRAIG W. MESCHER PS 8237 IN JULY OF 2005.  
 BOMHOLT FARMS SURVEY BY JAMES W. GEESLIN PS 7784 IN APRIL OF 2007.  
 CELINA GOLF, LLC SURVEY BY CRAIG W. MESCHER PS 8237 IN JUNE OF 2010.  
 LAKENWOOD VILLAGE LIMITED PARTNERSHIP SURVEY BY CRAIG W. MESCHER PS 8237 IN JULY OF 2010.  
 WHITE TREE INVESTMENTS AND BRUNS BUILDING AND DEVELOPMENT CORP. SURVEY BY CRAIG W. MESCHER PS 8237 IN APRIL OF 2011.



## LEGEND

- ☒ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Iron Pin in Monument Box Found



Surveyed By: Craig W. Mescher Reg. Surveyor No. 8237  
 Date: April 24, 2017

PROJECT # 216811.01  
**ACCESS**  
 Engineering Solutions

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

06-334 06-28C



# EAGLEBROOKE ESTATES SECTION V, PHASE II

21 LOTS

PART OF THE SOUTHWEST 1/4 OF SEC 28 AND SOUTHEAST 1/4 OF SEC 29 CENTER TOWNSHIP AND NORTHWEST 1/4 OF SEC 33, JEFFERSON TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, CITY OF CELINA, MERCER COUNTY OHIO

## LEGAL DESCRIPTION

Being a tract of land located in the Southwest Quarter of Section 28 and Southeast Quarter of Section 29 Center Township, and the Northwest Quarter of Section 33, Jefferson Township, Town 5 South, Range 3 East, 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 136 Eaglebrooke Estates Section V, Phase I, Plat Cabinet 3, Page 51, for the TRUE POINT OF BEGINNING;

Thence Northeasterly three hundred eighty-one and fifty-eight hundredths feet (381.58) along the arc of a curve to the right having a radius of five hundred four and fifteen hundredths feet (504.15) and along a chord of three hundred seventy-two and fifty-three hundredths feet (372.53) and a bearing of North 68°54'37" East to an Iron Pin Found;

Thence South 85°57'01" East a distance of four hundred twenty-nine and fifteen hundredths feet (429.15) to an Iron Pin Found;

Thence North 42°10'34" East a distance of seventy-three and thirteen hundredths feet (73.13) to an Iron Pin Set;

Thence South 47°49'26" East a distance of one hundred ninety-nine and forty-five hundredths feet (199.45) to an Iron Pin Set;

Thence South 42°10'34" West a distance of two hundred nine and seventy-two hundredths feet (209.72) to an Iron Pin Found;

Thence Northwesterly one hundred ninety-four and ten hundredths feet (194.10) along the arc of a curve to the left having a radius of three hundred twenty-nine and fifteen hundredths feet (329.15) and along a chord of one hundred ninety-one and thirty hundredths feet (191.30) and a bearing of North 69°03'22" West to an Iron Pin Found;

Thence North 85°57'01" West a distance of three hundred twelve and eighty-eight hundredths feet (312.88) to an Iron Pin Found;

Thence Southwesterly two hundred forty-four and thirty-five hundredths feet (244.35) along the arc of a curve to the left having a radius of three hundred twenty-nine and fifteen hundredths feet (329.15) and along a chord of two hundred thirty-eight and seventy-eight hundredths feet (238.78) and a bearing of South 68°29'40" West to an Iron Pin Found at the Southeast corner of Lot 136 of said Eaglebrooke Estates Section V Phase I;

Thence North 42°46'22" West a distance of one hundred seventy-five and zero hundredths feet (175.00) to the TRUE POINT OF BEGINNING OF Tract No. 1 containing 3.792 acres more or less in Tract No. 1.

**TRACT NO. 2:** Beginning at an Iron Pin Found at the Southeast corner of Lot 126 Eaglebrooke Estates Section V, Phase I, Plat Cabinet 3, Page 51, for the TRUE POINT OF BEGINNING;

Thence North 04°02'57" East a distance of one hundred seventy-five and zero hundredths feet (175.00) to an Iron Pin Found;

Thence North 06°37'43" East a distance of sixty and six hundredths feet (60.06) to an Iron Pin Found;

Thence South 85°57'03" East a distance of one hundred eighty-nine and twenty-four hundredths feet (189.24) to an Iron Pin Set;

Thence Northeasterly four hundred twenty-three and seven hundredths feet (423.07) along the arc of a curve to the left having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of three hundred eighty and eighty four hundredths feet (380.84) and a bearing of North 49°01'06" East to an Iron Pin Set;

Thence North 03°59'15" East a distance of two hundred eighty-seven and twenty-six hundredths feet (287.26) to an Iron Pin Set;

Thence Northwesterly eighty-eight and seventy-six hundredths feet (88.76) along the arc of a curve to the left having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of eighty-eight and thirty-six hundredths feet (88.36) and a bearing of North 05°27'35" West to an Iron Pin Found;

Thence North 78°17'15" East a distance of sixty and eight hundredths feet (60.08) to an Iron Pin Found;

Thence Northwesterly one hundred fifty-seven and twenty-eight hundredths feet (157.28) along the arc of a curve to the left having a radius of three hundred twenty-nine and fifteen hundredths feet (329.15) and along a chord of one hundred fifty-five and seventy-nine feet (155.79) and a bearing of North 28°00'47" West to an Iron Pin Found;

Thence North 42°10'34" East a distance of two hundred ten and sixty-six hundredths feet (210.66) to an Iron Pin Set;

Thence South 47°49'26" East a distance of one hundred ninety-nine and fifty hundredths feet (199.50) to an Iron Pin Set;

Thence South 42°06'46" West a distance of ninety and zero hundredths feet (90.00) to an Iron Pin Found;

Thence Southeasterly one hundred seventy-six and forty-two hundredths feet (176.42) along the arc of a curve to the right having a radius of five hundred four and sixteen hundredths feet (504.16) and along a chord of one hundred seventy-five and fifty-two hundredths feet (175.52) and a bearing of South 10°06'32" East to an Iron Pin Found;

Thence South 03°59'15" West a distance of three hundred fifty-six and thirty-one hundredths feet (356.31) to an Iron Pin Found;

Thence Southwesterly seven hundred twenty-five and seven hundredths feet (725.07) along the arc of a curve to the right having a radius of five hundred four and sixteen hundredths feet (504.16) and along a chord of six hundred sixty-four and eighteen hundredths feet (664.18) and a bearing of South 48°42'57" West to an Iron Pin Found;

Thence North 85°57'03" West a distance of two hundred twenty-nine and twenty-two hundredths feet (229.22) to TRUE POINT OF BEGINNING OF Tract No. 2 containing 7.655 acres more or less in Tract No. 2.

Said tracts combined containing 11.447 total acres, 1.439 Right-of-Way acres and 10.008 net 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. 155, Pg. 884;

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February, 2008, on file with the Mercer County Engineer's Office.



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  
Professional Surveyor #8237

**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: White Tree Investments, LTD.

Randall K. Bruns, General Manager \_\_\_\_\_ 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 \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2017.

Chairman \_\_\_\_\_

**RECORDER'S CERTIFICATE**  
Received for record this \_\_\_\_ day of \_\_\_\_\_, 2017  
o'clock.  
Recorded in Plat Cabinet \_\_\_\_\_ Page \_\_\_\_\_  
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 \_\_\_\_\_, 2017.

President, City Council \_\_\_\_\_

**ACCEPTANCE**  
This Plat of "Eaglebrooke Estates Section V, Phase II" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, Ohio by Ordinance No. \_\_\_\_\_ dated this \_\_\_\_ day of \_\_\_\_\_, 2017. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

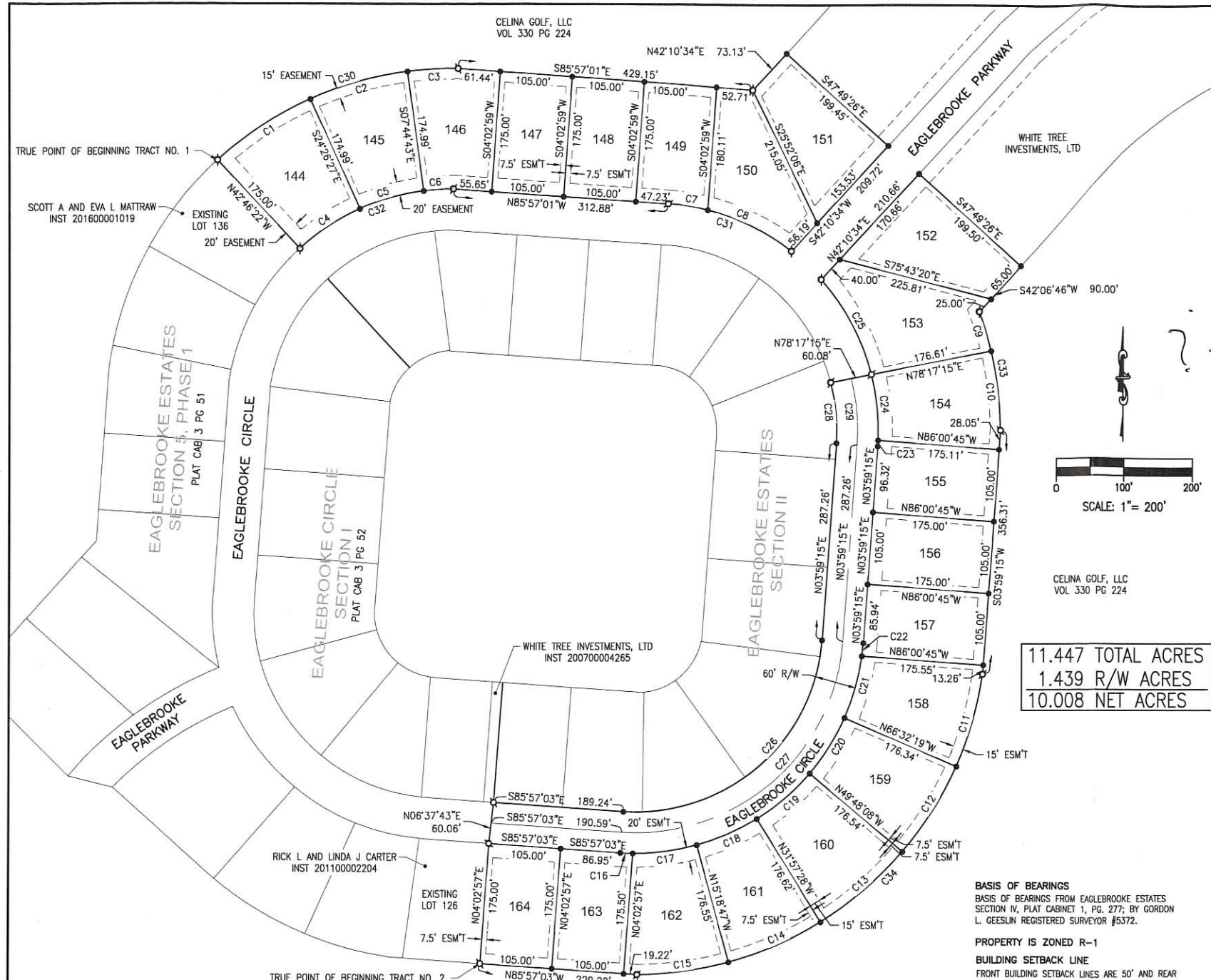
Date \_\_\_\_\_ Mayor \_\_\_\_\_  
Date \_\_\_\_\_ Clerk \_\_\_\_\_

These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume \_\_\_\_\_ Page \_\_\_\_\_ in the Mercer County Recorder's Office.

**OWNER**  
WHITE TREE INVESTMENTS, LTD.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

**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



11.447 TOTAL ACRES  
1.439 R/W ACRES  
10.008 NET ACRES

**BASIS OF BEARINGS**  
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.

**PROPERTY IS ZONED R-1**  
**BUILDING SETBACK LINE**  
FRONT BUILDING SETBACK LINES ARE 50' 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.

### LEGEND

- 5/8" IRON PIN SET
- 5/8" IRON PIN W/ CAP FOUND

Parcel #	Area
144	0.536 Acre 23328 SF
145	0.488 Acre 21246 SF
146	0.469 Acre 20438 SF
147	0.422 Acre 18375 SF
148	0.422 Acre 18375 SF
149	0.424 Acre 18473 SF
150	0.513 Acre 22332 SF
151	0.519 Acre 22603 SF
152	0.540 Acre 23513 SF
153	0.572 Acre 24905 SF
154	0.488 Acre 21268 SF

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	161.30	504.19	18.33	S56° 23' 42"W	160.62
C2	146.90	504.19	16.69	S73° 54' 25"W	146.39
C3	73.37	504.19	8.34	S86° 25' 22"W	73.30
C4	105.31	329.15	18.33	N56° 23' 35"E	104.86
C5	95.91	329.15	16.70	N73° 54' 25"E	95.57
C6	43.13	329.15	7.51	S86° 00' 29"W	43.09
C7	58.07	329.15	10.11	N80° 53' 45"W	58.00
C8	136.03	329.15	23.68	S64° 00' 06"E	135.07
C9	59.65	504.16	6.78	N16° 44' 37"W	59.62
C10	116.76	504.16	13.27	N6° 43' 09"W	116.50
C11	140.32	504.16	15.95	N15° 29' 18"E	139.86
C12	147.27	504.16	16.74	N31° 49' 46"E	146.74

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	157.02	504.16	17.84	N49° 07' 12"E	156.39
C14	146.46	504.16	16.64	N66° 21' 53"E	145.94
C15	134.01	504.16	15.23	N82° 18' 06"E	133.62
C16	18.06	329.15	3.14	S87° 31' 23"E	18.06
C17	93.63	329.15	16.30	N82° 45' 21"E	93.32
C19	102.02	329.15	17.76	N49° 09' 46"E	101.61
C20	95.73	329.15	16.66	N31° 57' 06"E	95.39
C21	93.71	329.15	16.31	N15° 27' 50"E	93.40
C22	19.07	329.15	3.32	N5° 38' 51"E	19.07
C23	8.68	329.15	1.51	N3° 13' 56"E	8.68
C24	96.52	329.15	16.80	N5° 55' 26"W	96.17
C25	157.28	329.15	27.38	N28° 00' 47"W	155.79

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	423.07	269.15	90.06	N49° 01' 06"E	380.84
C27	470.23	299.15	90.06	N49° 01' 06"E	423.29
C28	88.76	269.15	18.89	N5° 27' 35"W	88.36
C29	96.98	299.15	18.57	N5° 17' 58"W	96.55
C30	381.58	504.19	43.36	S68° 54' 39"W	372.53
C31	194.10	329.15	33.79	N69° 03' 22"W	191.30
C32	244.35	329.15	42.53	S68° 29' 40"W	238.78
C33	176.42	504.16	20.05	N10° 06' 32"W	175.52
C34	725.07	504.16	82.40	N48° 42' 57"E	664.18

06-28C  
06-33A

0633101001; 0628376002; 0628376002

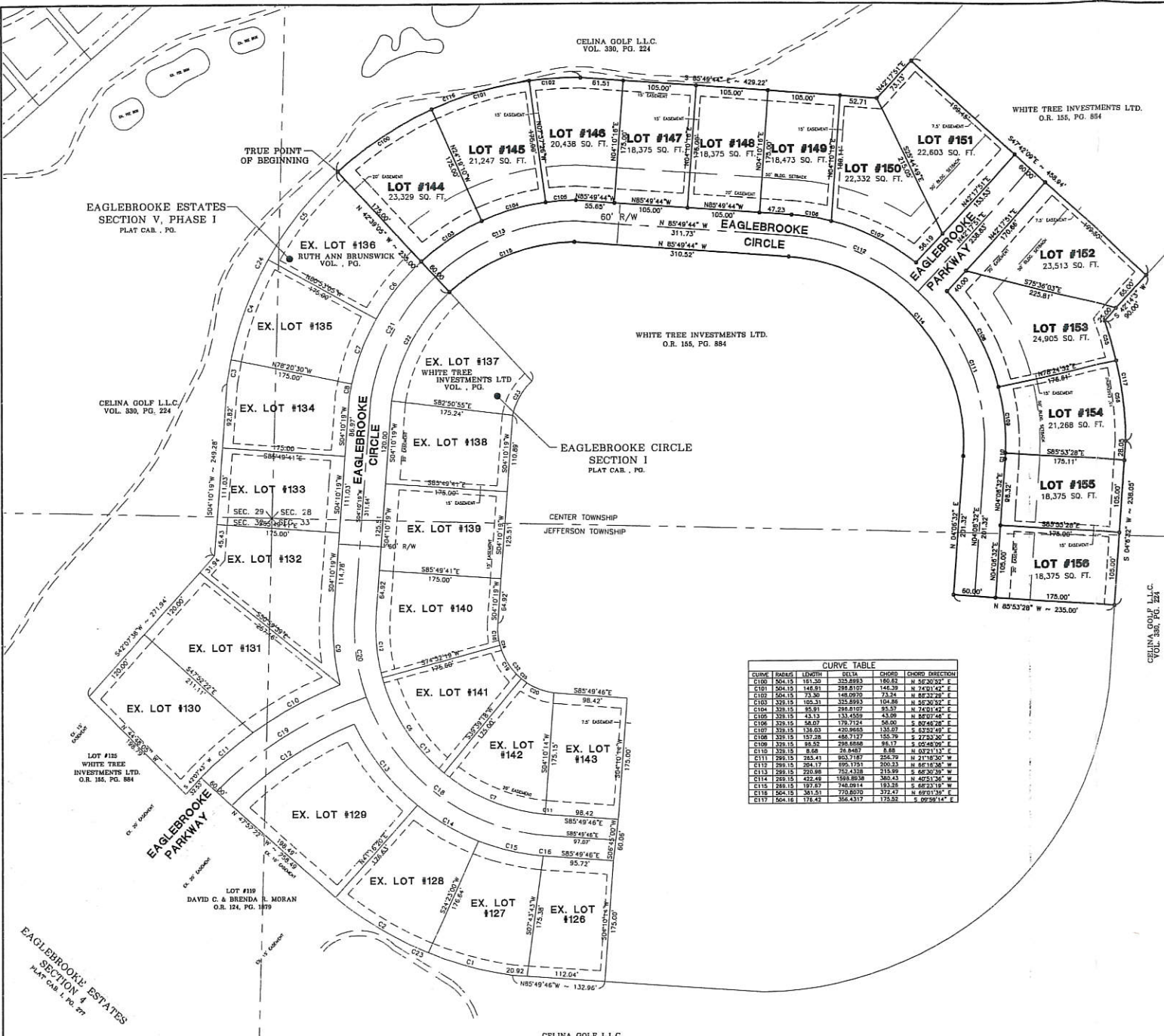


0628376002

# PLAT OF EAGLEBROOKE ESTATES SECTION V, PHASE II

8.181 ACRES  
NUMBER OF LOTS: 13

PART OF THE S.E. 1/4 OF SEC. 28 CENTER TOWNSHIP  
& N.W. 1/4 OF SEC 33, JEFFERSON TOWNSHIP, TOWN 5  
SOUTH, RANGE 3 EAST, CITY OF CELINA, MERCER COUNTY OHIO



CURVE	INDEX	LENGTH	RADIUS	CHORD	DELTA	CHORD BEARING
C100	504.15	181.50	325.8933	180.83	160.82	S 50°20'32" E
C101	504.15	148.61	298.8107	146.79	130.24	S 49°44'14" E
C102	504.15	73.90	149.0909	73.51	66.83	S 49°44'14" E
C103	329.15	105.53	325.8933	104.88	93.20	S 49°44'14" E
C104	329.15	69.61	248.8107	69.57	62.82	S 49°44'14" E
C105	329.15	43.13	132.4559	43.00	39.47	S 49°44'14" E
C106	329.15	26.07	75.2734	26.00	23.84	S 49°44'14" E
C107	329.15	18.03	420.8655	18.03	16.83	S 49°44'14" E
C108	329.15	10.78	248.8107	10.78	9.83	S 49°44'14" E
C109	329.15	6.66	76.8467	6.66	6.07	S 49°44'14" E
C110	249.15	244.41	303.7187	244.72	211.30	S 49°44'14" E
C111	249.15	204.17	195.1751	200.53	181.38	S 49°44'14" E
C112	249.15	200.89	75.2734	176.69	160.29	S 49°44'14" E
C113	249.15	122.49	158.8938	120.43	109.54	S 49°44'14" E
C114	249.15	72.75	76.0914	72.75	66.23	S 49°44'14" E
C115	504.15	361.51	770.8030	372.47	329.13	S 49°44'14" E
C117	504.15	178.42	356.4317	175.52	159.50	S 49°44'14" E

CURVE	LENGTH	RADIUS	CHORD	DELTA	
C1	125.00	504.15	572.9142 E	125.78	140.18 44°
C2	150.00	504.15	658.2100 E	150.78	172.58 30°
C3	175.00	504.15	750.3848 W	175.39	200.93 16°
C4	150.00	504.15	658.2100 W	150.78	172.58 30°
C5	125.00	504.15	572.9142 W	125.78	140.18 44°
C6	100.00	329.15	368.1350 W	100.30	118.10 00°
C7	100.00	329.15	368.1350 W	100.30	118.10 00°
C8	18.36	192.15	510.2330 W	18.38	31.11 52°
C9	18.36	192.15	510.2330 W	18.38	31.11 52°
C10	141.80	289.89	320.8533 W	141.57	133.03 04°
C11	30.04	209.89	249.7818 W	30.03	49.99 00°
C12	148.54	329.15	377.4250 W	147.28	25.21 04°
C13	107.75	329.15	377.4250 W	106.49	19.51 07°
C14	90.68	329.15	377.4250 W	89.74	16.30 11°
C15	5.44	329.15	377.4250 W	5.44	02.66 48°
C16	422.78	289.15	449.4942 E	420.84	60.00 00°
C17	354.20	289.15	449.4942 E	352.18	60.00 00°
C18	211.41	289.15	449.4942 E	209.91	60.00 00°
C19	180.58	289.15	449.4942 E	177.18	60.00 00°
C20	149.44	289.15	449.4942 E	147.49	60.00 00°
C21	107.75	289.15	449.4942 E	106.00	60.00 00°
C22	15.02	84.15	815.0921 E	15.00	9.00 17°

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: White Tree Investments LTD.

White Tree Investments LTD., Owner \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_, 2008.

Chairman \_\_\_\_\_

RECORDER'S CERTIFICATE  
Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2008 \_\_\_\_\_ o'clock.  
Recorded in Plat Cabinet \_\_\_\_\_ Page \_\_\_\_\_  
Fee: \_\_\_\_\_

Mercer County Recorder \_\_\_\_\_

OWNER:  
WHITE TREE INVESTMENTS LTD.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

DEVELOPER:  
BRUNS BUILDING & DEVELOPMENT CORP. INC.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

### Legal Description

Being a tract of land located in the Southeast Quarter of Section 28, Center Township, and Northwest Quarter of Section 33, Jefferson Township, Town 5 South, Range 3 East, City of Celina, Mercer County Ohio, and bounded and described as follows:  
Beginning at an Iron Pin Found at the Northwest corner of lot 136 Eaglebrooke Estates Section 5, Phase 1, Plat Cabinet . Page . for the TRUE POINT OF BEGINNING;  
Thence Northeasterly three hundred eighty-one and fifty-one hundredths feet (381.51) along the arc of a curve to the right having a radius of five hundred four and fifteen hundredths feet (504.15) and along a chord of three hundred seventy-two and forty-seven hundredths feet (372.47) and a bearing of North 69°01'39" East to an Iron Pin Set;  
Thence South 85°49'44" East a distance of four hundred twenty-nine and twenty-two hundredths feet (429.22') to an Iron Pin Set;  
Thence North 42°17'51" East a distance of seventy-three and thirteen hundredths feet (73.13') to an Iron Pin Set;  
Thence South 47°42'09" East a distance of four hundred fifty-eight and ninety-four hundredths feet (458.94') to an Iron Pin Set;  
Thence South 42°14'03" West a distance of ninety and zero hundredths feet (90.00') to an Iron Pin Set;  
Thence Southeasterly one hundred seventy-six and forty-two hundredths feet (176.42) along the arc of a curve to the right having a radius of five hundred four and sixteen hundredths feet (504.16) and along a chord of one hundred seventy-five and fifty-two hundredths feet (175.52) and a bearing of South 09°59'14" East to an Iron Pin Set;  
Thence South 04°06'32" West a distance of two hundred thirty-eight and five hundredths feet (238.05') to an Iron Pin Set;  
Thence North 85°53'28" West a distance of two hundred thirty-five and zero hundredths feet (235.00') to an Iron Pin Set;  
Thence North 04°06'32" East a distance of two hundred one and thirty-two hundredths feet (201.32') to an Iron Pin Set;  
Thence Northwesterly four hundred twenty-two and forty-nine hundredths feet (422.49) along the arc of a curve to the left having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of three hundred eighty and forty-three hundredths feet (380.43) and a bearing of North 40°51'36" West to an Iron Pin Set;  
Thence North 85°49'44" West a distance of three hundred ten and fifty-two hundredths feet (310.52') to an Iron Pin Set;  
Thence Southwesterly one hundred ninety-seven and sixty-seven hundredths feet (197.67) along the arc of a curve to the left having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of one hundred ninety-three and twenty-six hundredths feet (193.26) and a bearing of South 68°23'19" West to an Iron Pin Set;  
Thence North 42°39'05" West a distance of two hundred thirty-five and zero hundredths feet (235.00') to the TRUE POINT OF BEGINNING, containing 8.181 acres more or less.  
Said tract being subject to all highways and any other easements or restrictions of record.  
Previous Deed Reference: O.R. 155, Pg. 884;  
Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February, 2008, on file with the Mercer County Engineer's Office.

I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, February of 2008. Iron pins to be set after construction of utilities.

Craig W. Mescher  
Professional Surveyor #8237

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 \_\_\_\_\_, 2008.  
My commission expires: \_\_\_\_\_

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 \_\_\_\_\_, 2008.

President, City Council \_\_\_\_\_

ACCEPTANCE  
This Plat of "Eaglebrooke Estates Section V, Phase II" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, Ohio, Ordinance No. \_\_\_\_\_ dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

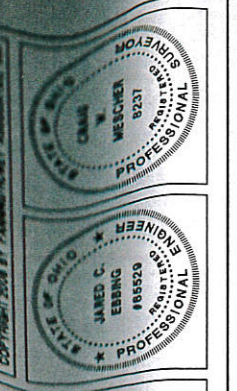
Date \_\_\_\_\_ Mayor \_\_\_\_\_

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.

PROPERTY IS ZONED R-1  
BUILDING SETBACK LINE  
FRONT BUILDING SETBACK LINES ARE 50' AND REAR BUILDING SETBACKS ARE 30' FROM THE PROPERTY LINES. SIDE YARD SETBACKS ARE 10'.

BASIS OF BEARINGS  
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.

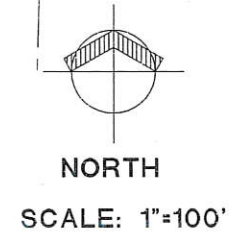


**EAGLEBROOKE ESTATES**  
SECTION FIVE, PHASE TWO  
CELINA, OHIO

**FANNING HOWEY**  
CIVIL ENGINEERING DIVISION  
www.fhai.com/civilengineering 419.586.2292 614.764.4661

**FINAL PLAT**  
DRAWN BY: RAB COMM. NO.: 20881.01  
CHECKED BY: JCE DATE: FEBRUARY 6, 2008  
REVISIONS NO. DATE  
1/1  
EAGLEBROOKE

06-28C





0628376 002

# EAGLEBROOKE ESTATES SECTION VI, PHASE II

**3.904 TOTAL ACRES**  
**0.717 R/W ACRES**  
**3.187 NET ACRES**

**NUMBER OF LOTS: 6**

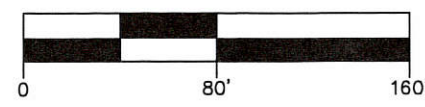
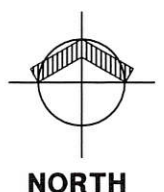
**BEING A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, AND IN THE CITY OF CELINA, MERCER COUNTY, OHIO**

RDKD LLC  
INSTRUMENT #200700005025

LUKE & JACQUALYN SPRINGER  
INSTRUMENT #201200007179



- LEGEND**
- 5/8" IRON BAR SET
  - ⊗ 5/8" IRON BAR FOUND
  - P.K. NAIL SET
  - ⊗ P.K. NAIL FOUND



SCALE: 1" = 40'

**OWNER:**  
WHITE TREE INVESTMENTS LTD.  
6781 HELLWARTH ROAD  
CELINA, OHIO 4522  
PH. (419) 586-9367

**DEVELOPER:**  
BRUNS BUILDING & DEVELOPMENT CORP. INC.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

**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: White Tree Investments LTD.

White Tree Investments LTD., Owner \_\_\_\_\_ Date \_\_\_\_\_

**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 \_\_\_\_\_, 201\_\_.

Secretary \_\_\_\_\_

**RECORDER'S CERTIFICATE**  
Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.  
Recorded in Official Records Instrument # \_\_\_\_\_

Fee: \_\_\_\_\_  
Mercer County Recorder \_\_\_\_\_

### Legal Description

BEING A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 3 EAST, IN THE CITY OF CELINA, MERCER COUNTY, OHIO.  
COMMENCING AT A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF EAGLEBROOKE SUBDIVISION SECTION VI PHASE I AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #201300007359 FOR THE TRUE POINT OF BEGINNING;  
THENCE NORTH 49°10'17" EAST ALONG THE CENTERLINE OF WAYNE STREET A DISTANCE OF SIX HUNDRED TWENTY-SIX AND THIRTY-EIGHT HUNDREDTHS FEET (626.38') TO A P.K. NAIL FOUND;  
THENCE SOUTH 37°32'03" EAST A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND FORTY-FIVE HUNDREDTHS FEET (275.45') TO AN IRON PIN FOUND;  
THENCE SOUTH 49°10'17" WEST A DISTANCE OF SIX HUNDRED TEN AND FIFTY-ONE HUNDREDTHS FEET (610.51') TO AN IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID EAGLEBROOKE SUBDIVISION SECTION VI PHASE I;  
THENCE NORTH 40°50'13" WEST ALONG THE EAST LINE OF SAID EAGLEBROOK SUBDIVISION SECTION VI PHASE I, A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (275.00') TO THE TRUE POINT OF BEGINNING, CONTAINING 3.904 TOTAL ACRES, 0.717 RIGHT-OF-WAY ACRES AND 3.187 NET ACRES OF LAND MORE OR LESS.;  
SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.  
PREVIOUS DEED REFERENCE: OFFICIAL RECORDS INSTRUMENT #200400000696;  
DESCRIPTION BASED ON A SURVEY BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237 IN OCTOBER, 2016, ON FILE WITH THE MERCER COUNTY ENGINEER'S OFFICE.

**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 \_\_\_\_\_, 201\_\_.

My commission expires: \_\_\_\_\_

**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 \_\_\_\_\_, 201\_\_.

President of City Council \_\_\_\_\_

**ACCEPTANCE**  
This Plat of "Eaglebrooke Estates Section VI, Phase II" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, Ohio, Ordinance No. \_\_\_\_\_ dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.  
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 Instrument # \_\_\_\_\_ in the Mercer County Recorder's Office.

EXISTING ZONING IS R-1, PROPOSED ZONING IS R-2

**BUILDING SETBACK LINE**  
FRONT BUILDING SETBACK LINES ARE 25' AND REAR BUILDING SETBACKS ARE 25' FROM THE PROPERTY LINES. SIDE YARD SETBACKS ARE 8'.

**BASIS OF BEARINGS**  
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION VI PHASE I, RECORDED IN O.R. INSTRUMENT #201300007359.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237, OCTOBER OF 2016. IRON PINS TO BE SET AFTER CONSTRUCTION OF UTILITIES.

CRAIG W. MESCHER  
PROFESSIONAL SURVEYOR #8237



PROJECT NO.: 216811.04  
DATE: OCTOBER 2016  
DRAWN BY: BMM  
CHECKED BY: CWM

**EAGLEBROOKE ESTATES SECTION VI PHASE II**  
**CITY OF CELINA MERCER COUNTY, OHIO**

**FINAL PLAT**

REV. NO.	REV. DATE	REVISION COMMENTS

2 / 10

06-28C



# EAGLEBROOKE CIRCLE SECTION II

5.957 ACRES; 13 LOTS

PART OF THE SOUTHWEST 1/4 OF SEC 28 AND SOUTHEAST 1/4 OF SEC 29 CENTER TOWNSHIP AND NORTHWEST 1/4 OF SEC 33, JEFFERSON TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, CITY OF CELINA, MERCER COUNTY OHIO

## LEGAL DESCRIPTION

Being a tract of land located in the Southwest Quarter of Section 28 and Southeast Quarter of Section 29 Center Township, and the Northwest Quarter of Section 33, Jefferson Township, Town 5 South, Range 3 East, City of Celina, Mercer County Ohio, and bounded and described as follows:

Beginning at an Iron Pin Found at the Northwest corner of Lot 137 of Eaglebrooke Circle Section 1, Plat Cabinet 3, Page 52, for the TRUE POINT OF BEGINNING;

Thence Northeasterly one hundred ninety-seven and sixty-seven hundredths feet (197.67) along the arc of a curve to the right having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of one hundred ninety-three and twenty-six hundredths feet (193.26) and a bearing of North 66°16'02" East to an Iron Pin Found;

Thence South 85°57'01" East a distance of three hundred ten and fifty-two hundredths feet (310.52') to an Iron Pin Found;

Thence Southeasterly four hundred twenty-two and forty-nine hundredths feet (422.49) along the arc of a curve to the right having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of three hundred eighty and forty-three hundredths feet (380.43) and a bearing of South 40°58'53" East to an Iron Pin Set;

Thence South 03°59'15" West a distance of two hundred eighty-seven and twenty-six hundredths feet (287.26') to an Iron Pin Set;

Thence, Southwesterly four hundred twenty-three and seven hundredths feet (423.07') along the arc of a curve to the right having a radius of two hundred sixty-nine and fifteen hundredths feet (269.15) and along a chord of three hundred eighty and eighty-four hundredths feet (380.84') and a bearing of South 49°01'06" West to an Iron Pin Set;

Thence North 85°57'03" West a distance of one hundred eighty-nine and twenty-four hundredths feet (189.24') to an Iron Pin Found at the Southeast corner of Lot 143 of said Eaglebrooke Circle Section 1;

Thence North 04°02'57" East a distance of one hundred seventy-five and zero hundredths feet (175.00') to an Iron Pin Found at the Northeast corner of Lot 143 of said Eaglebrooke Circle Section 1;

Thence South 85°57'03" East a distance of two hundred five and eighty-five hundredths feet (205.85') to an Iron Pin Found;

Thence, Northeasterly one hundred eighteen and eighty-five hundredths feet (118.85') along the arc of a curve to the left having a radius of ninety-four and fifteen hundredths feet (94.15') and along a chord of one hundred eleven and twelve hundredths feet (111.12') and a bearing of North 48°19'00" East to an Iron Pin Found;

Thence North 03°59'15" East a distance of three hundred one and ninety-four hundredths feet (301.94') to an Iron Pin Found;

Thence, Northwesterly one hundred forty-seven and seventy-nine hundredths feet (147.79') along the arc of a curve to the left having a radius of ninety-four and fifteen hundredths feet (94.15') and along a chord of one hundred thirty-three and eight hundredths feet (133.08') and a bearing of North 40°58'53" West to an Iron Pin Found;

Thence North 85°57'01" West a distance of three hundred one and forty-one hundredths feet (301.41') to an Iron Pin Found;

Thence Southwesterly sixty-three and seventy-six hundredths feet (63.76') along the arc of a curve to the left having a radius of ninety-four and fifteen hundredths feet (94.15') and along a chord of sixty-five hundredths feet (62.55') and a bearing of South 66°37'38" West to an Iron Pin Found at the Southeast corner of Lot 137 of said Eaglebrooke Circle Section 1;

Thence North 42°46'22" West a distance of one hundred seventy-five and zero hundredths feet (175.00') to the TRUE POINT OF BEGINNING, containing 5.957 acres more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: O.R. 155, Pg. 884;

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February, 2008, 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: White Tree Investments, LTD.

Randall K. Bruns, General Manager \_\_\_\_\_ 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 \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2017.

Chairman \_\_\_\_\_

## RECORDER'S CERTIFICATE

Received for record this \_\_\_\_ day of \_\_\_\_\_, 2017

Recorded in Plat Cabinet \_\_\_\_\_ Page \_\_\_\_\_

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 \_\_\_\_\_, 2017.

President, City Council \_\_\_\_\_

## ACCEPTANCE

This Plat of "Eaglebrooke Circle Section 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 \_\_\_\_\_, 2017. Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

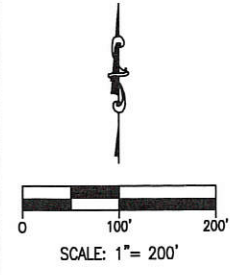
Date \_\_\_\_\_ Mayor \_\_\_\_\_

Date \_\_\_\_\_ Clerk \_\_\_\_\_

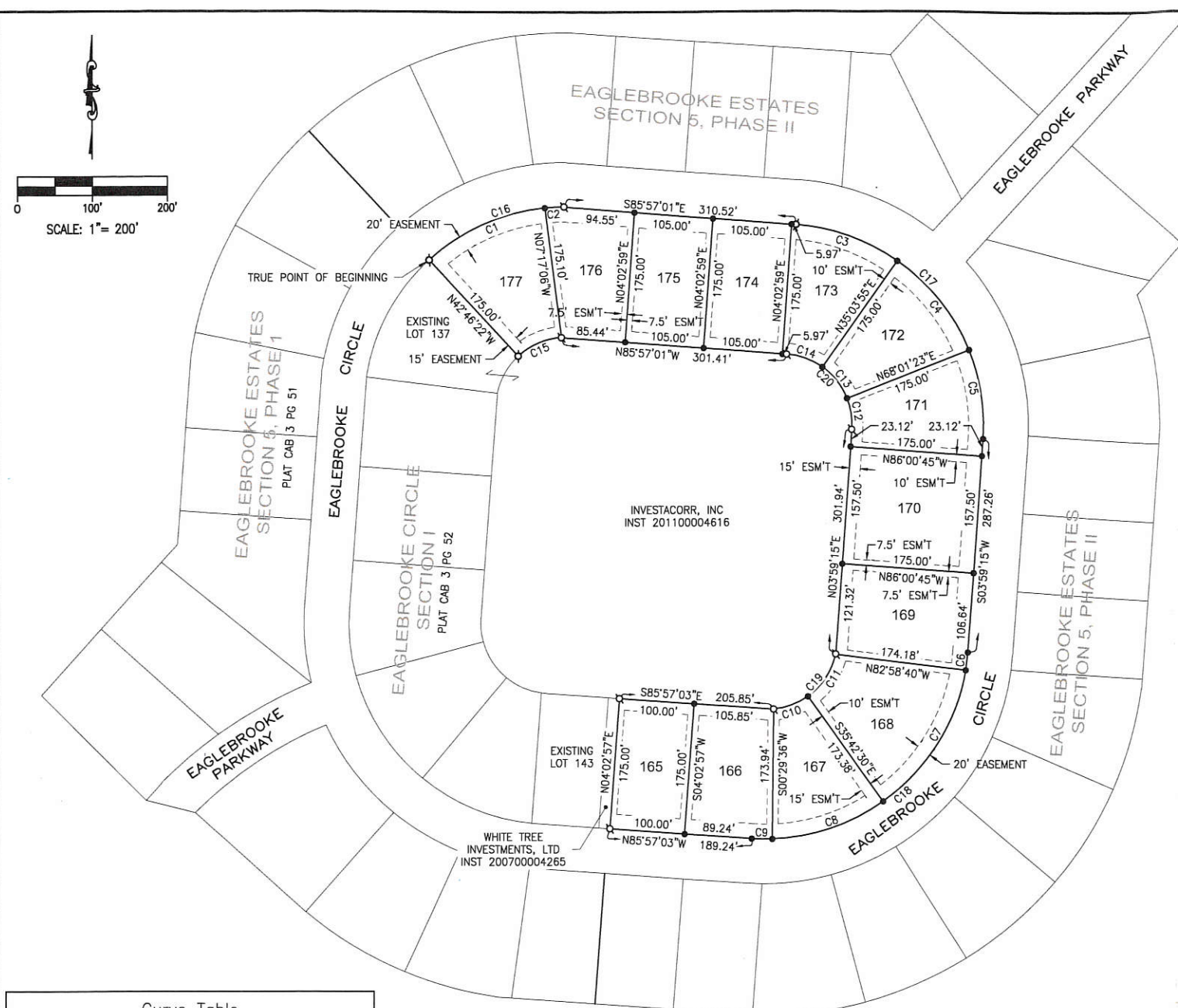
These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume \_\_\_\_\_ Page \_\_\_\_\_ in the Mercer County Recorder's Office.

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  
Professional Surveyor #8237



SCALE: 1" = 200'



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	172.15	269.15	36.65	S65° 33' 01"W	169.23
C2	25.53	269.15	5.43	S86° 35' 25"W	25.52
C3	145.70	269.15	31.02	N70° 26' 33"W	143.92
C4	154.82	269.15	32.96	N38° 27' 21"W	152.70
C5	121.97	269.15	25.96	N8° 59' 41"W	120.93
C6	23.93	269.15	5.09	N6° 32' 06"E	23.93
C7	212.48	269.15	45.23	N31° 41' 53"E	207.00
C8	159.22	269.15	33.89	N71° 15' 40"E	156.91
C9	27.44	269.15	5.84	S88° 52' 17"E	27.43
C10	49.61	94.16	30.19	N69° 23' 05"E	49.04
C11	69.25	94.16	42.14	N33° 13' 25"E	67.70
C12	42.67	94.15	25.96	N8° 59' 41"W	42.30
C13	54.16	94.15	32.96	N38° 27' 21"W	53.41
C14	50.97	94.15	31.02	N70° 26' 33"W	50.35
C15	63.76	94.15	38.80	S66° 37' 38"W	62.55
C16	197.67	269.15	42.08	S68° 16' 02"W	193.26
C17	422.49	269.15	89.94	N40° 58' 53"W	380.43
C18	423.07	269.15	90.06	N49° 01' 06"E	380.84
C19	118.85	94.16	72.32	N48° 19' 00"E	111.12
C20	147.79	94.15	89.94	N40° 58' 53"W	133.08

Parcel Table

Parcel #	Area
165	0.402 Acre 17500 SF
166	0.447 Acre 19462 SF
167	0.416 Acre 18110 SF
168	0.561 Acre 24451 SF
169	0.506 Acre 22035 SF
170	0.633 Acre 27562 SF
171	0.424 Acre 18451 SF
172	0.420 Acre 18286 SF
173	0.419 Acre 18252 SF
174	0.422 Acre 18375 SF
175	0.422 Acre 18375 SF
176	0.413 Acre 17983 SF
177	0.474 Acre 20641 SF

## LEGEND

- 5/8" IRON PIN SET
- ⊙ 5/8" IRON PIN W/ CAP FOUND

**OWNER**  
WHITE TREE INVESTMENTS, LTD.  
6781 HELLWORTH 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

## BASIS OF BEARINGS

BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.

PROPERTY IS ZONED R-1

## BUILDING SETBACK LINE

FRONT BUILDING SETBACK LINES ARE 50' 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.

06-28C  
06-33A

0628370002 ; 0633101001

Apr 18, 2017 9:46:33 AM P:\1716811\01\Eaglebrooke Circle, Sec II Plat.dwg



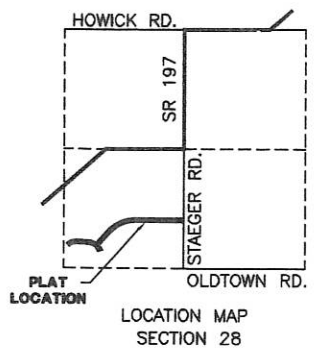


# EAGLEBROOKE PARKWAY & EAGLEBROOKE CIRCLE DEDICATION PLAT

BEING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (1/4)  
OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, CENTER TWP.,  
CITY OF CELINA, MERCER COUNTY, OHIO

### LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN W/ CAP SET
- ⊙ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- ⊘ IRON PIN W/ CAP FOUND
- R.R. SPIKE FOUND



CELINA GOLF, LLC  
D.V. 330 PG. 224

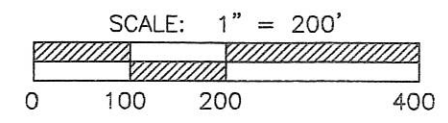
SURVEYED BY: *[Signature]*  
CRAIG W. MESCHER REG. SURVEYOR No. 8237  
DATE: 3/30/2011  
DWG BY: KRF CHK'D BY: CWM

BASIS OF BEARINGS:  
MERCER COUNTY LOCAL  
COORDINATE DATUM

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 08 2011

MERCER COUNTY  
TAX MAP DEPARTMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	302.36'	780.00'	22°12'38"	300.47'	S80°10'33"W
C2	319.58'	810.00'	22°36'20"	317.51'	S57°46'04"W
C3	157.28'	329.15'	27°22'39"	155.79'	S28°00'47"E
C4	333.73'	269.15'	71°02'35"	312.76'	N50°25'43"W
C5	197.67'	269.15'	42°04'49"	193.26'	S68°16'02"W
C6	244.35'	329.15'	42°32'04"	238.78'	N68°29'40"E
C7	194.11'	329.15'	33°47'18"	191.30'	S69°03'22"E
C8	345.54'	870.00'	22°45'22"	343.27'	N57°41'33"E
C9	325.62'	840.00'	22°12'38"	323.59'	N80°10'33"E

WHITE TREE INVESTMENTS, LTD.  
O.R. 155 PG. 884

**AREA SURVEYED**  
2.926 Ac. TOTAL  
WHITE TREE INVESTMENTS, LTD.  
TO EAGLEBROOKE CIRCLE

**TOTAL AREA SURVEYED: EAGLEBROOKE PARKWAY**

2.926 Ac.=WHITE TREE INVESTMENTS, LTD.  
+ 0.639 Ac.=BRUNS BUILDING & DEVELOPMENT CORPORATION, INC.  
3.565 Ac.=TOTAL DEDICATED ACREAGE TO EAGLEBROOKE PARKWAY

**TOTAL AREA SURVEYED: EAGLEBROOKE CIRCLE**

1.247 Ac.=WHITE TREE INVESTMENTS, LTD.  
1.247 Ac.=TOTAL DEDICATED ACREAGE TO EAGLEBROOKE CIRCLE

**AREA SURVEYED**  
1.247 Ac. TOTAL  
WHITE TREE INVESTMENTS, LTD.  
TO EAGLEBROOKE CIRCLE

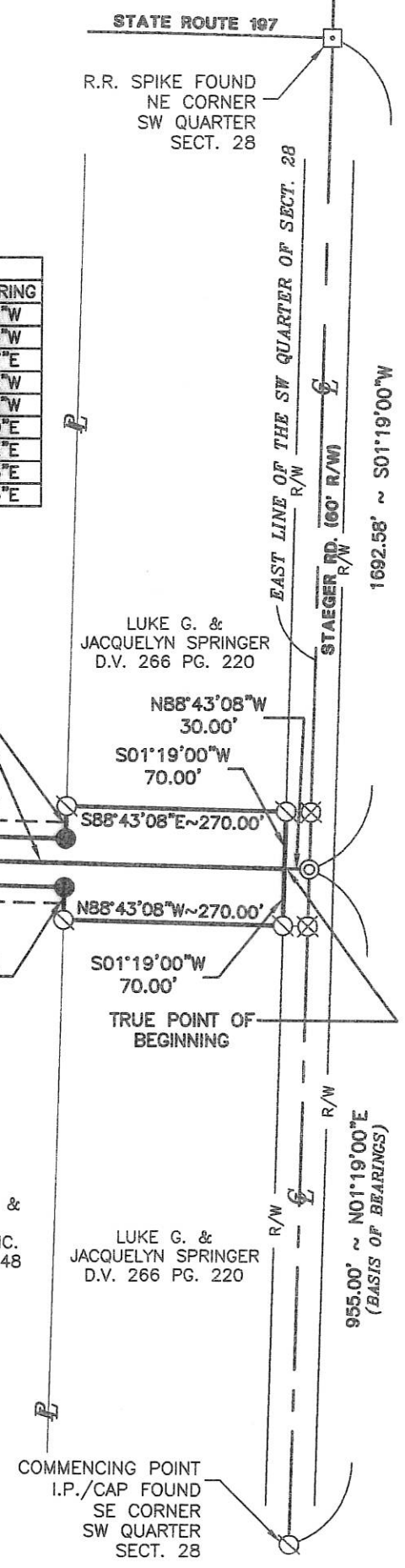
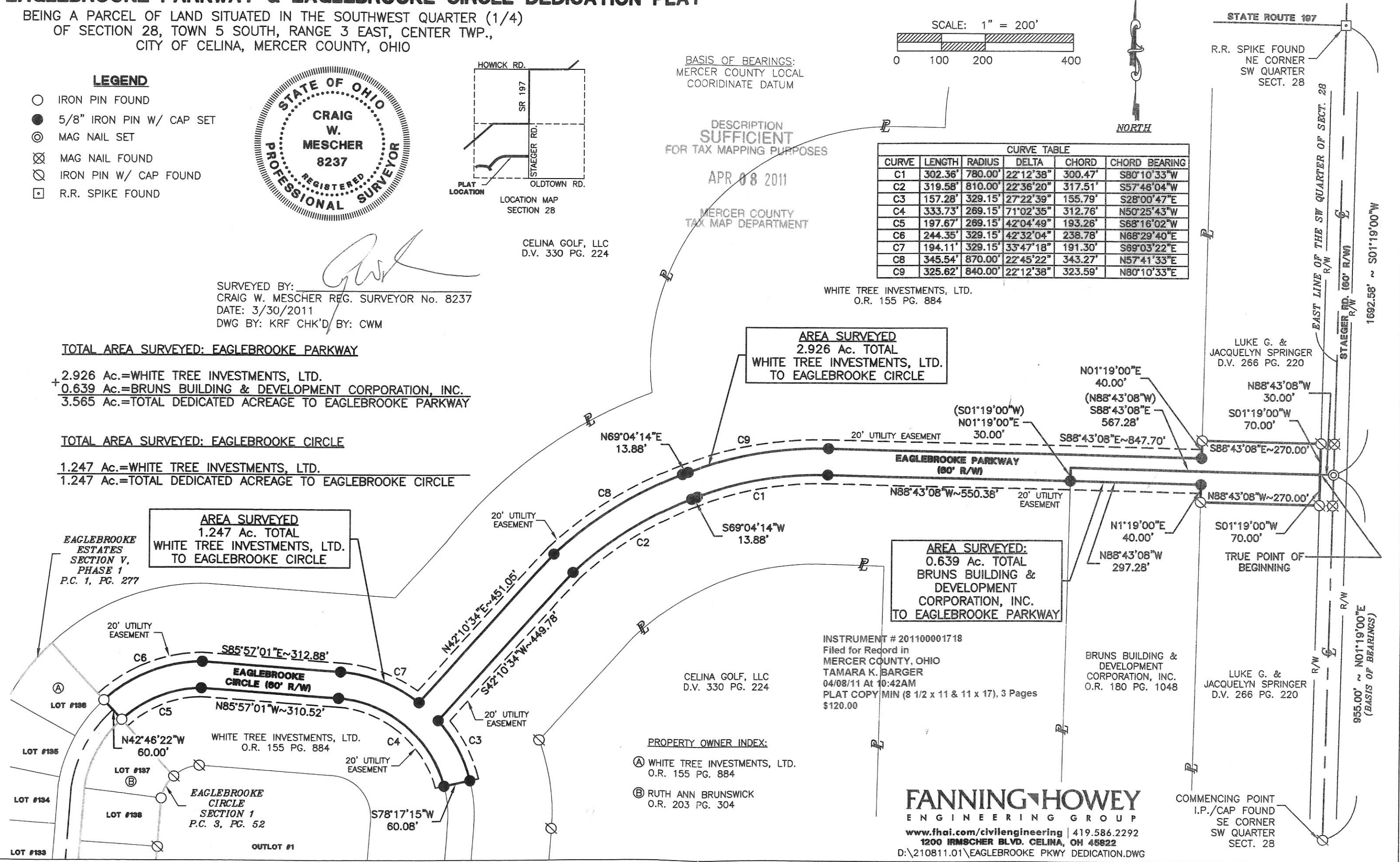
**AREA SURVEYED:**  
0.639 Ac. TOTAL  
BRUNS BUILDING &  
DEVELOPMENT  
CORPORATION, INC.  
TO EAGLEBROOKE PARKWAY

INSTRUMENT # 201100001718  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K. BARGER  
04/08/11 At 10:42AM  
PLAT COPY MIN (8 1/2 x 11 & 11 x 17), 3 Pages  
\$120.00

- PROPERTY OWNER INDEX:**
- Ⓐ WHITE TREE INVESTMENTS, LTD.  
O.R. 155 PG. 884
  - Ⓑ RUTH ANN BRUNSWICK  
O.R. 203 PG. 304

**FANNING-HOWEY**  
ENGINEERING GROUP

www.fhai.com/civilengineering | 419.586.2292  
1200 IRMSCHER BLVD. CELINA, OH 45822  
D:\210811.01\EAGLEBROOKE PKWY DEDICATION.DWG



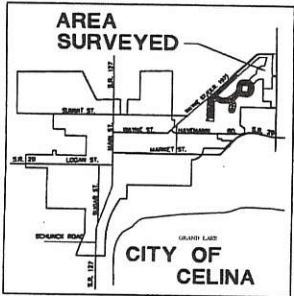


06283710004; 0628376002

# SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

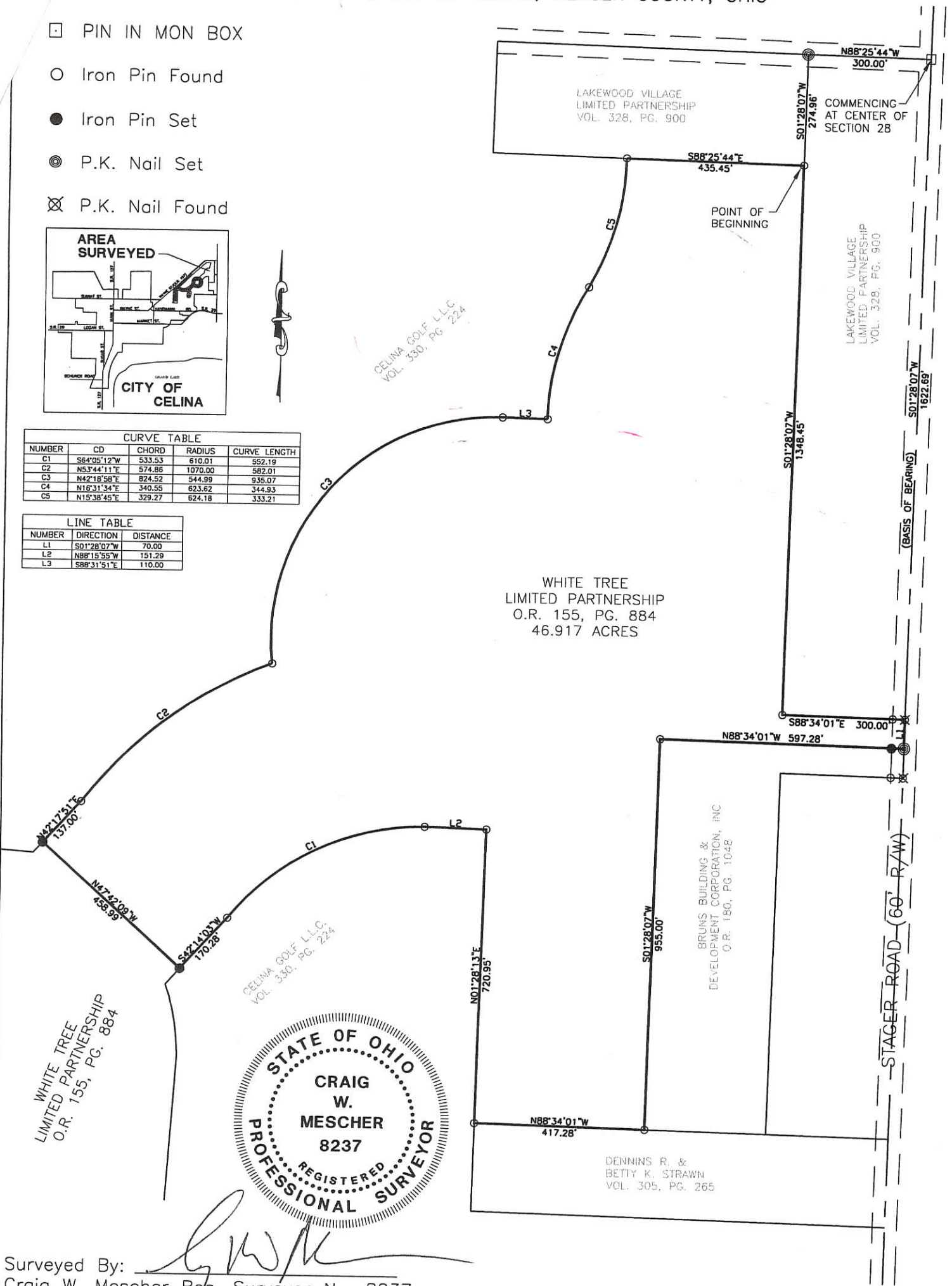
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- PIN IN MON BOX
- Iron Pin Found
- Iron Pin Set
- P.K. Nail Set
- P.K. Nail Found



CURVE TABLE				
NUMBER	CD	CHORD	RADIUS	CURVE LENGTH
C1	S64°05'12"W	533.53	810.01	552.19
C2	N53°44'11"E	574.86	1070.00	582.01
C3	N42°18'58"E	824.52	544.99	935.07
C4	N16°31'34"E	340.55	623.62	344.93
C5	N15°38'45"E	329.27	624.18	333.21

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S01°28'07"W	70.00
L2	N88°15'55"W	151.29
L3	S88°31'51"E	110.00



Surveyed By: Craig W. Mescher  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date: \_\_\_\_\_

References: SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP DONE BY ERIC C. THOMAS NO. 7236	Scale: 1" = 300' 
Part of SW 1/4 Sec. 28 T5-S R3-E CENTER Twp., Mercer Co., OH	
Grantor: _____ Deeds: _____ Area Retained _____ Ac.	
Grantee: _____ Area _____ Ac.	
Approvals: Agency: Bd. of Health Date: _____	Co. San. Eng _____ Co. Engineer _____ Permanent Parcel No. _____

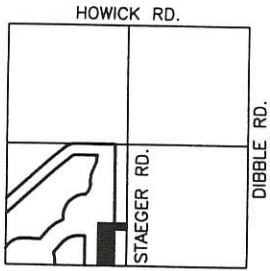
PROJECT #203811.02  
**FANNING-HOWEY**  
 CIVIL ENGINEERING DIVISION  
 www.fhai.com/civilengineering | 419.586.2292

21-280



# SURVEY FOR WHITE TREE INVESTMENTS, LTD.

BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,  
CENTER TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, CITY OF CELINA, OHIO



LOCATION MAP  
SECTION 28

TRACT #1  
88.547 ACRES  
(FROM PREVIOUS SURVEY)  
BY ERIC C. THOMAS 12-10-02

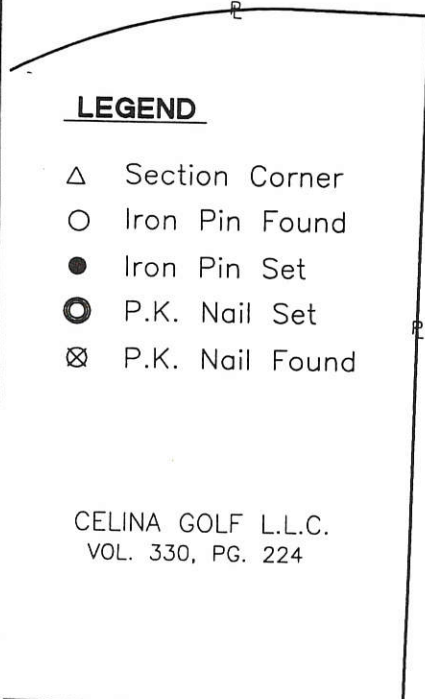
OWNER:  
WHITE TREE  
INVESTMENTS, LTD.  
O.R. 155, PG. 884

**AREA SURVEYED**  
7.000 TOTAL AC.  
0.048 R/W AC.  
6.952 NET AC.

### LEGEND

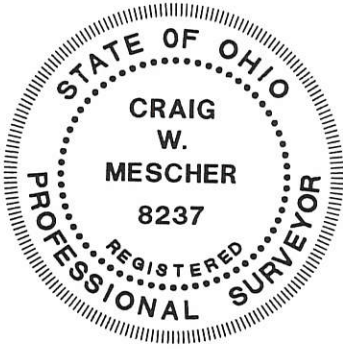
- △ Section Corner
- Iron Pin Found
- Iron Pin Set
- ⊙ P.K. Nail Set
- ⊗ P.K. Nail Found

CELINA GOLF L.L.C.  
VOL. 330, PG. 224



BETTY K. & DENNIS R. STRAWN  
VOL. 305, PG. 265

SE CORNER  
SW 1/4  
SEC. 28  
IRON PIN FOUND

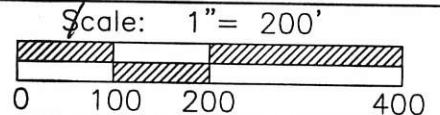


*[Signature]*  
City Approval  
Date: 1/13/04

Surveyed By: *[Signature]*  
Craig W. Mescher Reg. Surveyor No. 8237  
Date: 01-13-2004

PROJECT # 202830.01  
Fanning/Howey Associates, Inc.

References: Bearings from the previous  
Survey by Eric C. Thomas  
# 7236 in December 2002



Part of S.W.1/4 Sec. 28 T5-S R3-E CENTER Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac

**Civil Engineering  
Division**  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

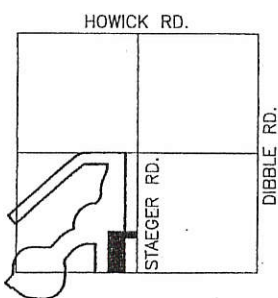


0628376003

06-28C ✓

# SURVEY FOR WHITE TREE INVESTMENTS, LTD.

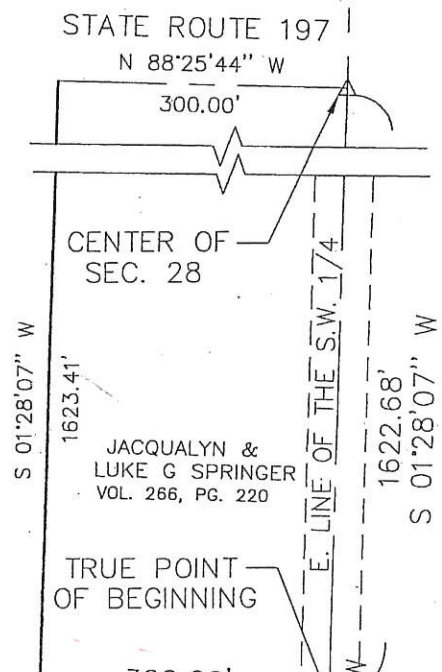
BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28  
CENTER TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, CITY OF CELINA, OHIO



LOCATION MAP  
SEC. 28

OWNER:  
WHITE TREE  
INVESTMENTS, LTD.  
O.R. \_\_\_\_\_, PG. \_\_\_\_\_

TRACT #1  
88.547 ACRES  
(FROM PREVIOUS SURVEY)



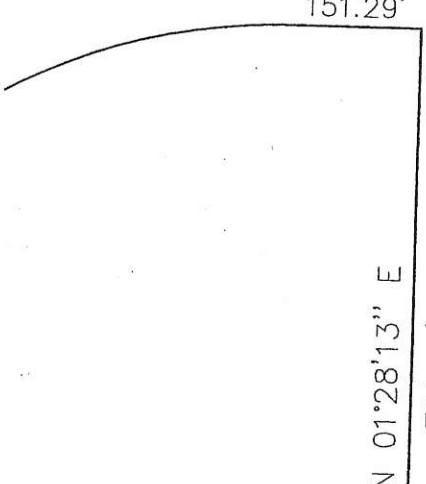
JACQUALYN &  
LUKE G SPRINGER  
VOL. 266, PG. 220

TRUE POINT  
OF BEGINNING

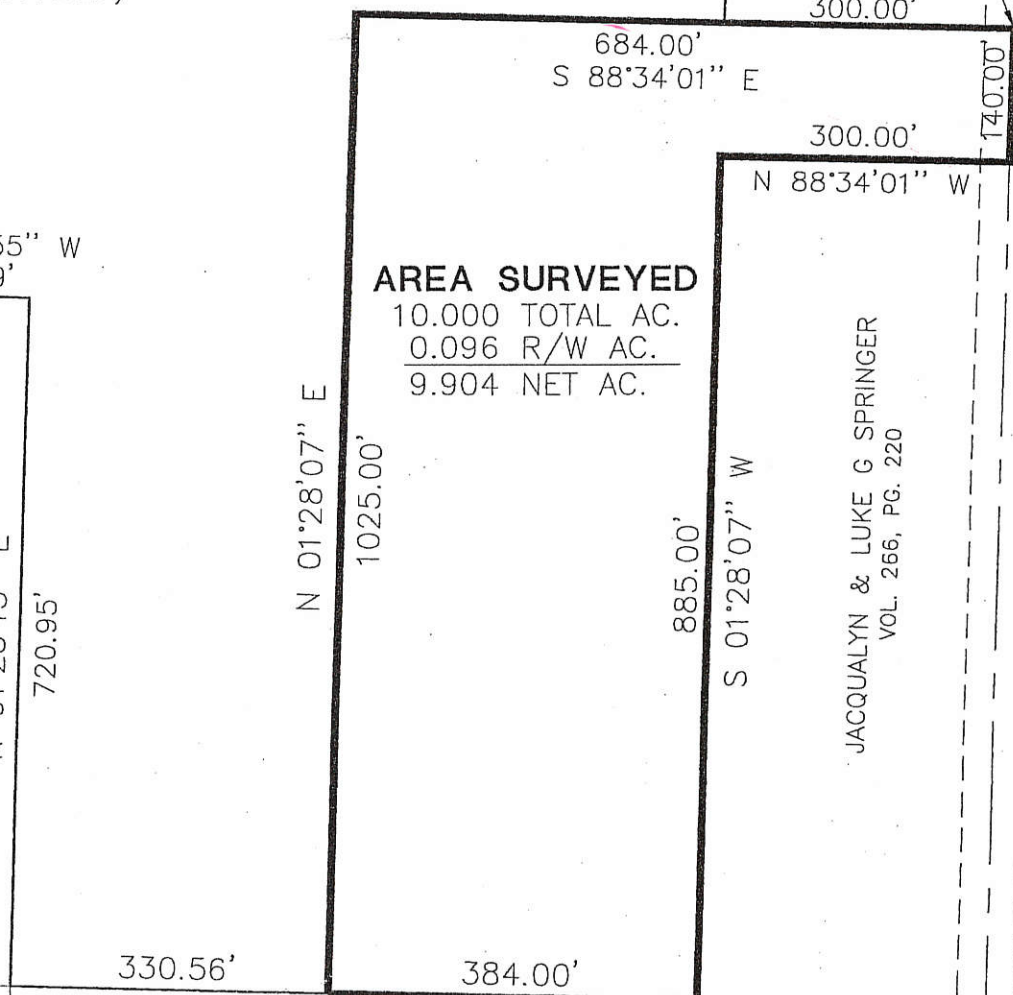
STAEGER ROAD (60' R/W)

N 88°15'55" W  
151.29'

**AREA SURVEYED**  
10.000 TOTAL AC.  
0.096 R/W AC.  
9.904 NET AC.



CELINA GOLF L.L.C.  
VOL. 330, PG. 224

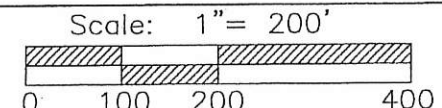


N 88°34'01" W  
BETTY K. & DENNIS R. STRAWN  
VOL. 305, PG. 265



Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 12-19-02

References: Bearings from the previous  
Survey by James Geeslin



Part of S.W.1/4 Sec. 28 T 5-S R 3-E CENTER Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: _____ Agency: Bd. of Health Date: _____	Co. San. Eng _____	Co. Engineer _____	Permanent Parcel No. _____
--	--------------------	--------------------	----------------------------

PROJECT # 202830.01  
Fanning/Howey Associates, Inc.  
**Civil Engineering**  
Division  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

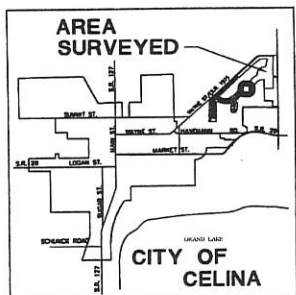


0028376004; 0028376002

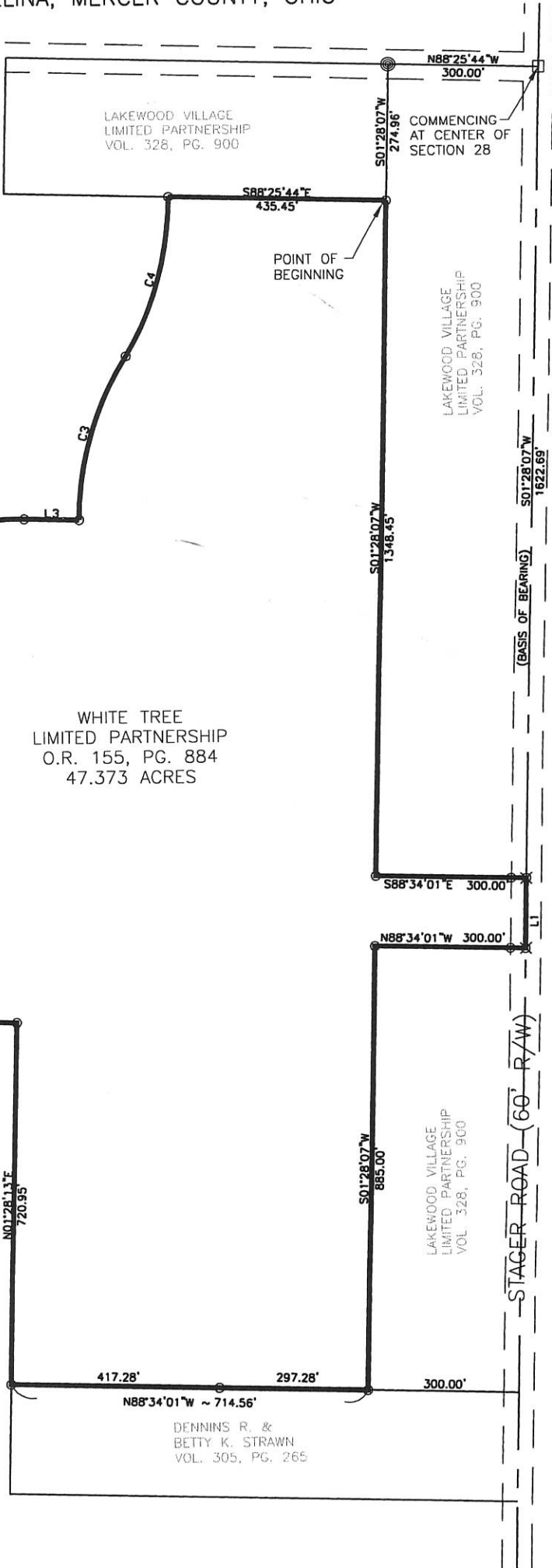
# SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- PIN IN MON BOX
- Iron Pin Found
- Iron Pin Set
- P.K. Nail Set
- P.K. Nail Found



CELINA GOLF LLC,  
VOL. 330, PG. 224



WHITE TREE LIMITED PARTNERSHIP  
O.R. 155, PG. 884  
47.373 ACRES

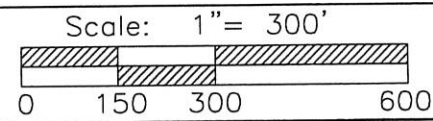
NUMBER	CD	CHORD	RADIUS	CURVE LENGTH
C1	S80°31'12\"/>			

NUMBER	DIRECTION	DISTANCE
L1	S01°28'07\"/>	



Surveyed By: *[Signature]*  
Craig W. Mescher Reg. Surveyor No. 8237  
Date:

References:  
SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP  
DONE BY ERIC C. THOMAS NO. 7236



Part of SW 1/4 Sec. 28 T5-S R3-E CENTER Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: \_\_\_\_\_  
Agency: Bd. of Health \_\_\_\_\_ Co. San. Eng \_\_\_\_\_ Co. Engineer \_\_\_\_\_  
Date: \_\_\_\_\_ Permanent Parcel No. \_\_\_\_\_

PROJECT #203811.02

**FANNING HOWEY**  
CIVIL ENGINEERING DIVISION  
www.fhcai.com/civilengineering | 419.586.2292

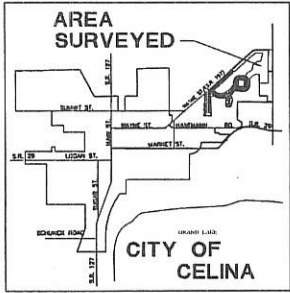
06-28C



# SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

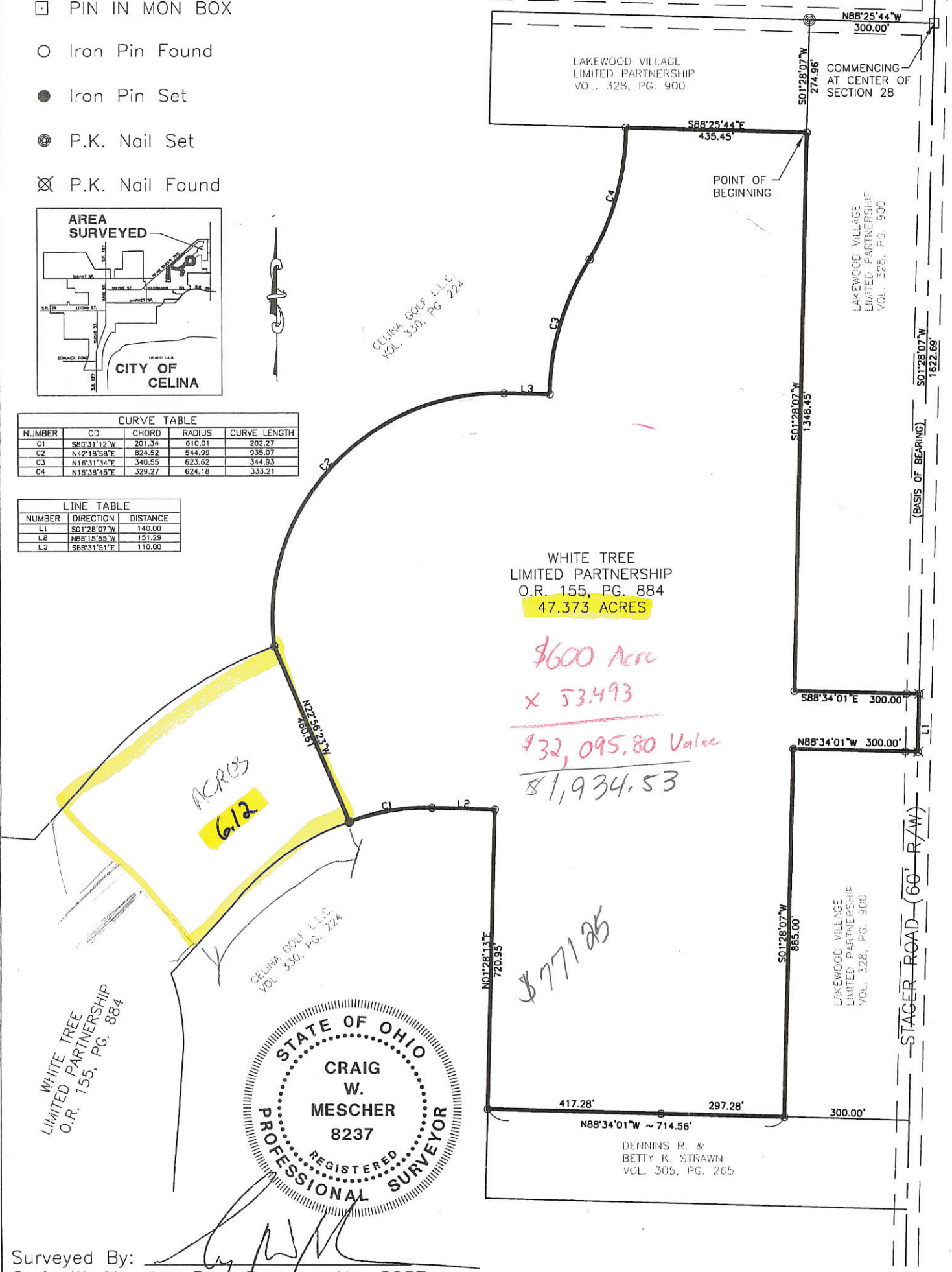
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST  
CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- PIN IN MON BOX
- Iron Pin Found
- Iron Pin Set
- P.K. Nail Set
- P.K. Nail Found



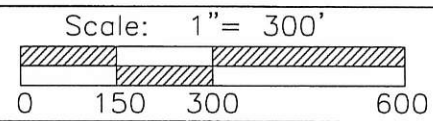
CURVE TABLE				
NUMBER	CD	CHORD	RADIUS	CURVE LENGTH
C1	S80°31'12"W	201.34	610.01	202.27
C2	N42°18'58"E	824.82	544.89	935.07
C3	N15°31'34"E	340.55	623.62	344.93
C4	N15°38'45"E	329.27	624.18	333.21

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S01°28'07"W	140.00
L2	N88°15'55"W	151.29
L3	S88°31'51"E	110.00



Surveyed By: Craig W. Mescher  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date: \_\_\_\_\_

References:  
 SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP  
 DONE BY ERIC C. THOMAS NO. 7236



Part of SW 1/4 Sec. 28 T5-S R3-E CENTER Twp., Mercer Co., OH  
 Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
 Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: \_\_\_\_\_  
 Agency: Bd. of Health  
 Date: \_\_\_\_\_

Co. San. Eng \_\_\_\_\_ Co. Engineer \_\_\_\_\_ Permanent Parcel No. \_\_\_\_\_

PROJECT #203811.02  
**FANNING-HOWEY**  
 CIVIL ENGINEERING DIVISION  
 www.fhfi.com/civilengineering | 419.586.2292



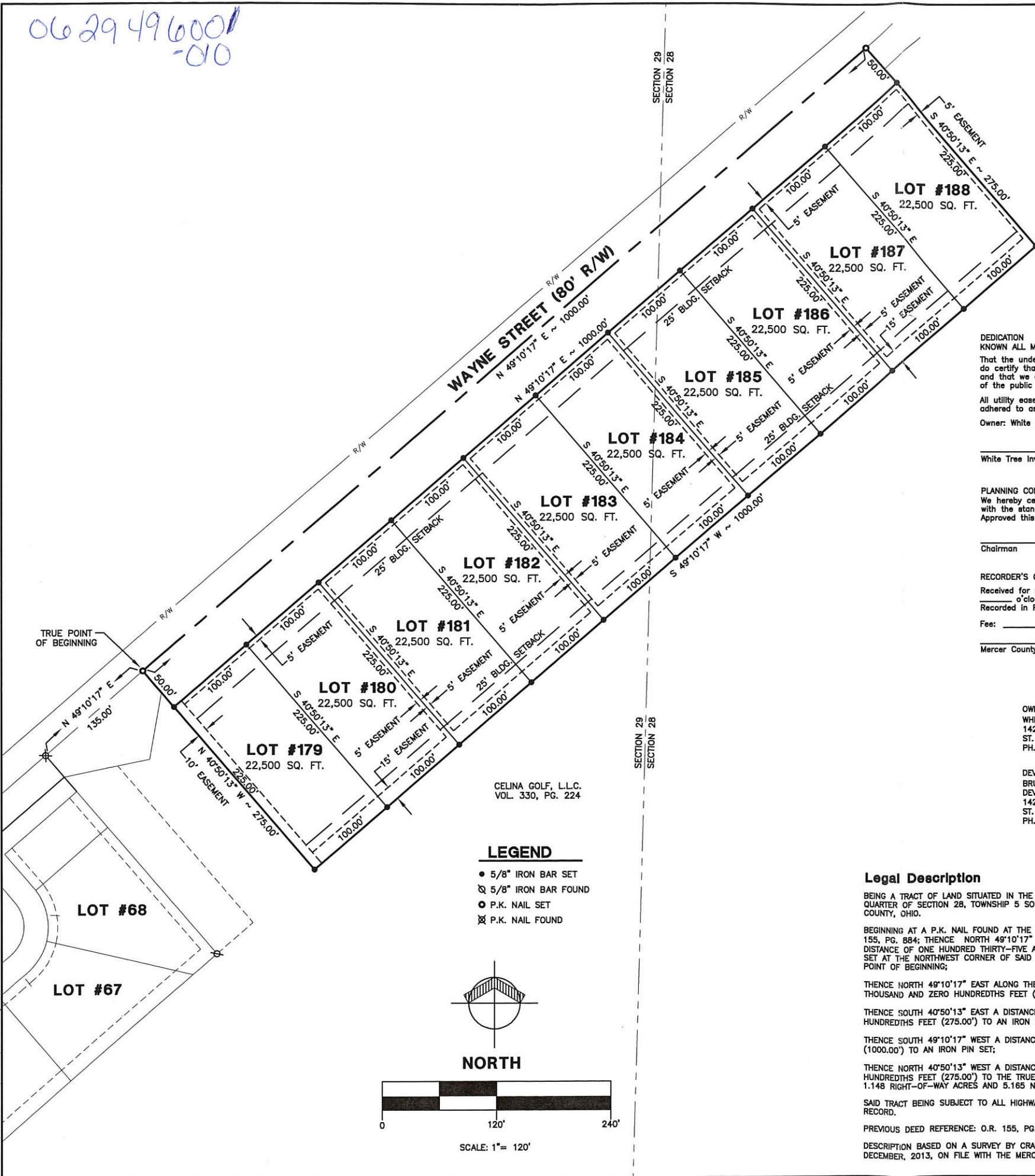
0629496000  
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# EAGLEBROOKE ESTATES SECTION VI, PHASE I

6.313 TOTAL ACRES  
1.148 R/W ACRES  
5.165 NET ACRES

NUMBER OF LOTS: 10

BEING A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, AND IN THE CITY OF CELINA, MERCER COUNTY, OHIO



**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: White Tree Investments LTD.

White Tree Investments LTD., Owner Date

**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 \_\_\_, 201\_\_.

Chairman

**RECORDER'S CERTIFICATE**  
Recorded for record this \_\_\_ day of \_\_\_, 201\_\_  
o'clock.  
Recorded in Plat Cabinet \_\_\_ Page \_\_\_  
Fee: \_\_\_

Mercer County Recorder

**OWNER:**  
WHITE TREE INVESTMENTS LTD.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

**DEVELOPER:**  
BRUNS BUILDING &  
DEVELOPMENT CORP. INC.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

### Legal Description

BEING A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 3 EAST, IN THE CITY OF CELINA, MERCER COUNTY, OHIO.  
BEGINNING AT A P.K. NAIL FOUND AT THE NORTHWEST CORNER OF EAGLEBROOKE SECTION TWO, VOL. 155, PG. 884; THENCE NORTH 49°10'17" EAST ALONG THE CENTERLINE OF WAYNE STREET A DISTANCE OF ONE HUNDRED THIRTY-FIVE AND ZERO HUNDREDTHS FEET (135.00') TO AN P.K. NAIL SET AT THE NORTHWEST CORNER OF SAID 10.218 ACRE TRACT VOL. 155, PG. 884 FOR THE TRUE POINT OF BEGINNING;  
THENCE NORTH 49°10'17" EAST ALONG THE CENTERLINE OF WAYNE STREET A DISTANCE OF ONE THOUSAND AND ZERO HUNDREDTHS FEET (1000.00') TO A P.K. NAIL SET;  
THENCE SOUTH 40°50'13" EAST A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (275.00') TO AN IRON PIN SET;  
THENCE SOUTH 49°10'17" WEST A DISTANCE OF ONE THOUSAND AND ZERO HUNDREDTHS FEET (1000.00') TO AN IRON PIN SET;  
THENCE NORTH 40°50'13" WEST A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (275.00') TO THE TRUE POINT OF BEGINNING, CONTAINING 6.313 TOTAL ACRES, 1.148 RIGHT-OF-WAY ACRES AND 5.165 NET ACRES OF LAND MORE OR LESS;  
SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.  
PREVIOUS DEED REFERENCE: O.R. 155, PG. 884;  
DESCRIPTION BASED ON A SURVEY BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237 IN DECEMBER, 2013, ON FILE WITH THE MERCER COUNTY ENGINEER'S OFFICE.

**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 \_\_\_, 201\_\_.

My commission expires: \_\_\_

**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 \_\_\_, 201\_\_.

President, City Council, Jason King

**ACCEPTANCE**  
This Plat of "Eaglebrooke Estates Section VI, 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 \_\_\_, 201\_\_.  
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

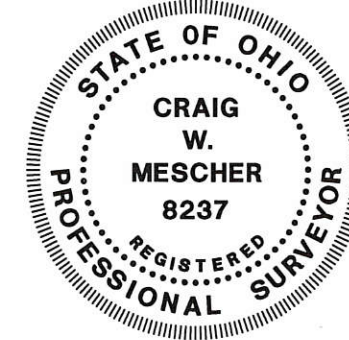
Date Clerk

These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume \_\_\_ Page \_\_\_ in the Mercer County Recorder's Office.

PROPERTY IS ZONED R-2

**BUILDING SETBACK LINE**  
FRONT BUILDING SETBACK LINES ARE 25' AND REAR BUILDING SETBACKS ARE 25' FROM THE PROPERTY LINES. SIDE YARD SETBACKS ARE 8'.

**BASIS OF BEARINGS**  
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237, DECEMBER OF 2013. IRON PINS TO BE SET AFTER CONSTRUCTION OF UTILITIES.

CRAIG W. MESCHER  
PROFESSIONAL SURVEYOR #8237

**PACCESS**  
Engineering Solutions  
www.accessengllc.com | 419-586-1430

PROJECT NO.: 214811.01  
DATE: DECEMBER 2013  
DRAWN BY: THK  
CHECKED BY: CWM

**EAGLEBROOKE ESTATES**  
SECTION SIX, PHASE ONE  
CELINA, OHIO

REV NO	REV DATE	REVISION COMMENTS

1 / 1

136-280

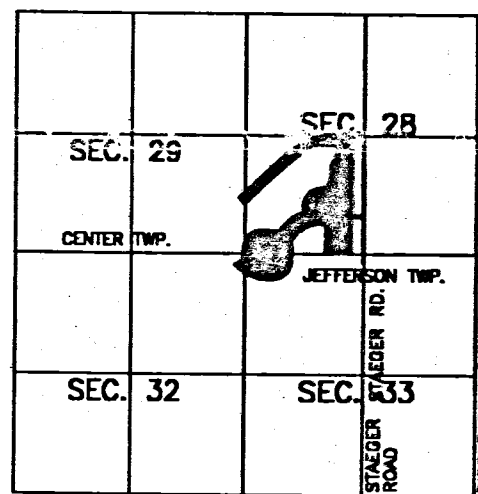


06-28C  
 06-33A  
 06-32B  
 06-29D

6-28-376-001  
 .002 ✓  
 06-33-101-001

# SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP

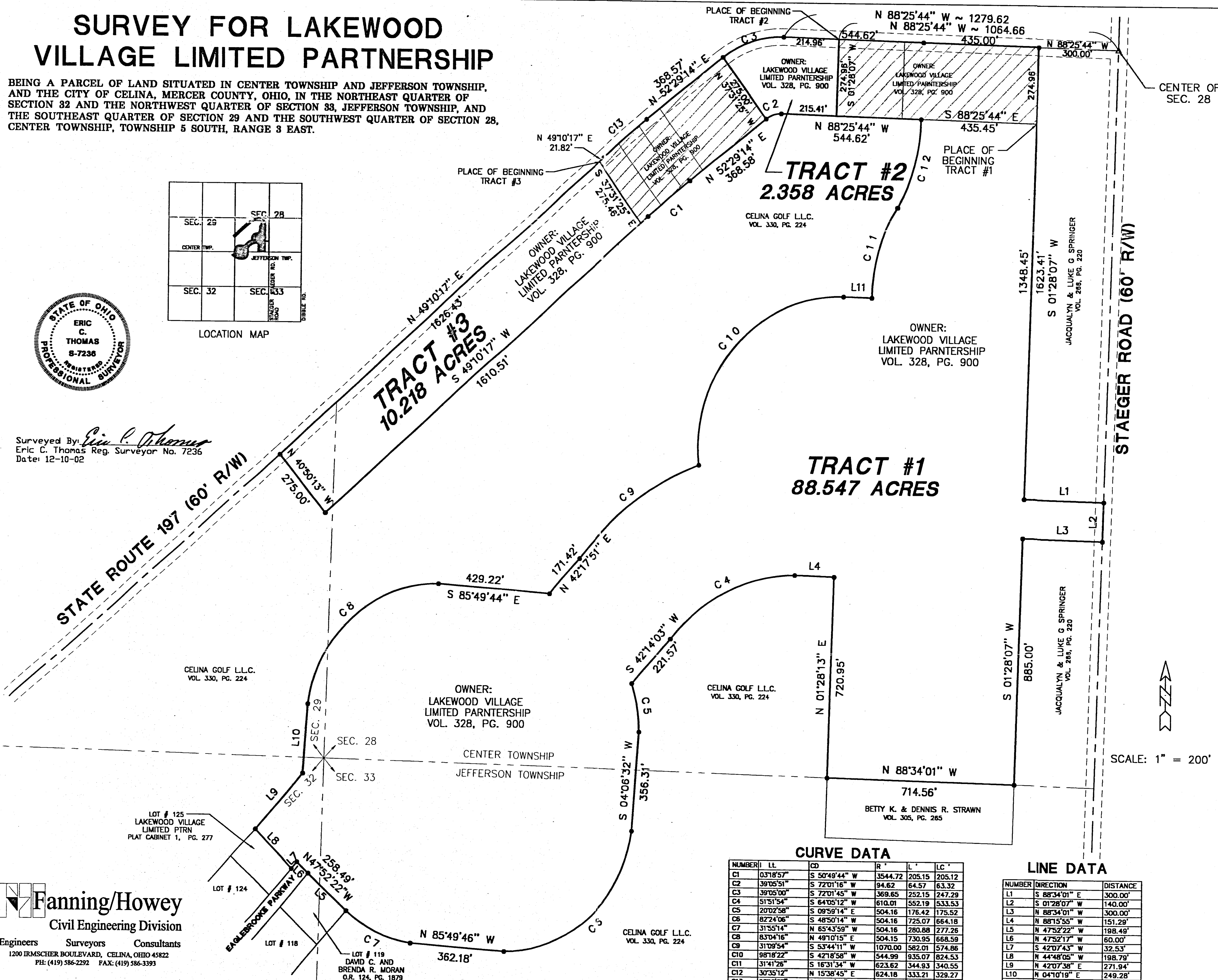
BEING A PARCEL OF LAND SITUATED IN CENTER TOWNSHIP AND JEFFERSON TOWNSHIP, AND THE CITY OF CELINA, MERCER COUNTY, OHIO, IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, JEFFERSON TOWNSHIP, AND THE SOUTHEAST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 28, CENTER TOWNSHIP, TOWNSHIP 5 SOUTH, RANGE 3 EAST.



LOCATION MAP



Surveyed By: *Eric C. Thomas*  
 Eric C. Thomas Reg. Surveyor No. 7236  
 Date: 12-10-02



### CURVE DATA

NUMBER	LL	CD	R'	L'	LC'
C1	0318'57"	S 50°49'44" W	3544.72	205.15	205.12
C2	3905'51"	S 72°01'16" W	94.62	64.57	63.32
C3	3905'00"	S 72°01'45" W	369.65	252.15	247.29
C4	5151'54"	S 64°05'12" W	610.01	552.19	533.53
C5	2002'58"	S 09°59'14" E	504.16	176.42	175.52
C6	8224'06"	S 48°50'14" W	504.16	725.07	664.18
C7	3155'14"	N 65°43'59" W	504.16	280.88	277.26
C8	8304'16"	N 49°10'15" E	504.15	730.95	668.59
C9	3109'54"	S 53°44'11" W	1070.00	582.01	574.86
C10	9818'22"	S 42°18'58" W	544.99	935.07	824.53
C11	3141'26"	S 16°31'34" W	623.62	344.93	340.55
C12	3035'12"	N 15°38'45" E	624.18	333.21	329.27
C13	0318'57"	S 50°49'45" W	3819.72	221.06	221.03

### LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S 88°34'01" E	300.00'
L2	S 01°28'07" W	140.00'
L3	N 88°34'01" W	300.00'
L4	N 88°15'55" W	151.29'
L5	N 47°52'22" W	198.49'
L6	N 47°52'17" W	60.00'
L7	S 42°07'43" W	32.53'
L8	N 44°48'05" W	198.79'
L9	N 42°07'38" E	271.94'
L10	N 04°10'19" E	249.28'
L11	S 88°31'51" E	110.00'

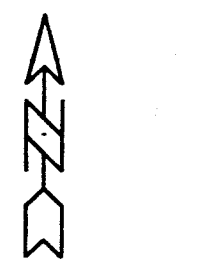
**Fanning/Howey**  
 Civil Engineering Division  
 Engineers Surveyors Consultants  
 1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
 PH: (419) 586-2292 FAX: (419) 586-3393

LOT # 125  
 LAKEWOOD VILLAGE LIMITED PTRN  
 PLAT CABINET 1, PG. 277

LOT # 124

LOT # 118

LOT # 119  
 DAVID C. AND  
 BRENDA R. MORAN  
 O.R. 124, PG. 1879



SCALE: 1" = 200'

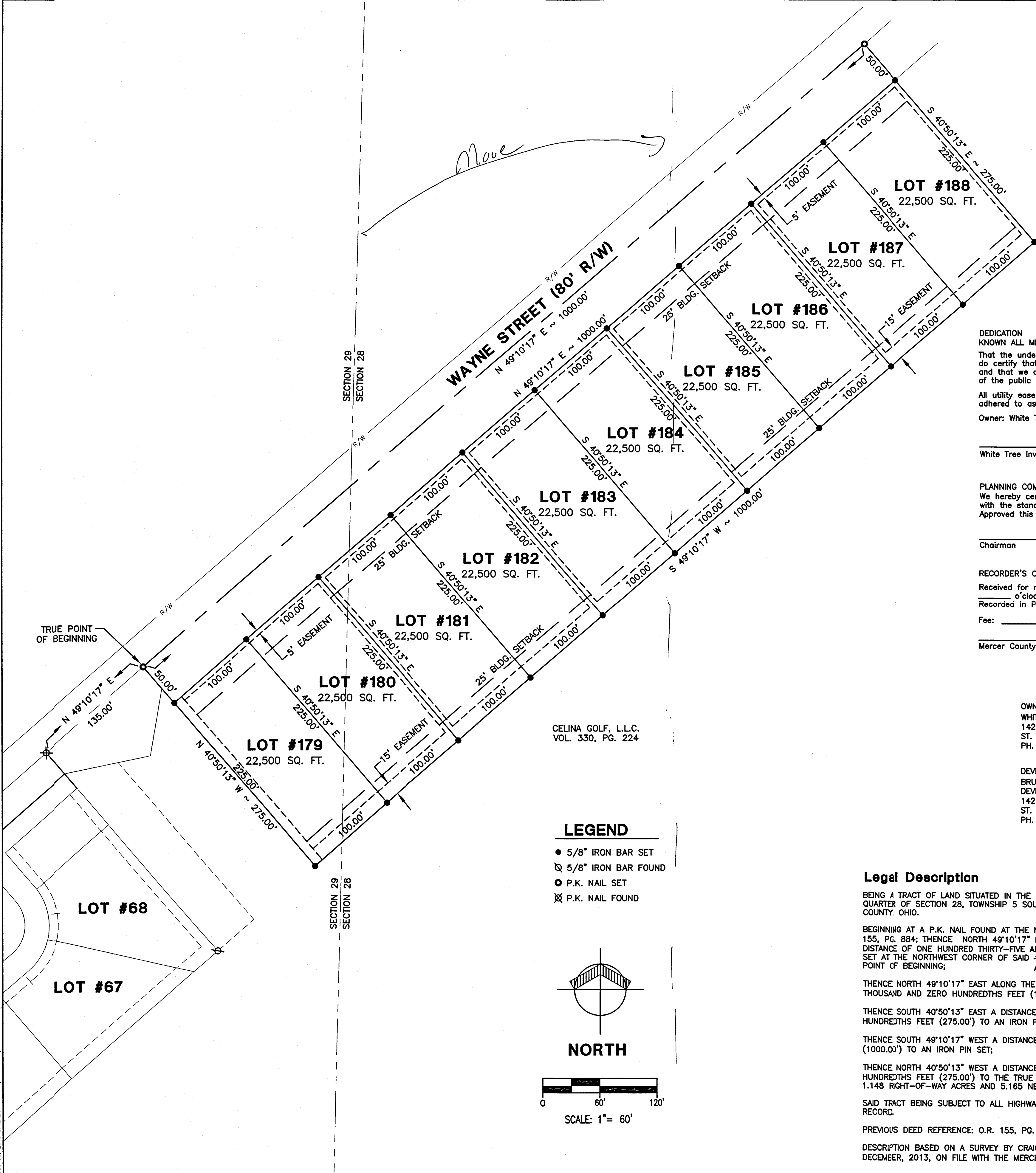


# EAGLEBROOKE ESTATES SECTION VI, PHASE I

6.313 TOTAL ACRES  
1.148 R/W ACRES  
5.165 NET ACRES

NUMBER OF LOTS: 10

BEING A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, AND IN THE CITY OF CELINA, MERCER COUNTY, OHIO



**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: White Tree Investments LTD.

White Tree Investments LTD., Owner      Date

**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 \_\_\_\_\_, 201\_\_.

Chairman

**RECORDER'S CERTIFICATE**  
 Received for record this \_\_\_\_ day of \_\_\_\_\_, 201\_\_  
 o'clock.  
 Recorded in Plat Cabinet \_\_\_\_ Page \_\_\_\_  
 Fee: \_\_\_\_\_  
 Mercer County Recorder

**OWNER:**  
 WHITE TREE INVESTMENTS LTD.  
 1429 CRANBERRY ROAD  
 ST. HENRY, OHIO 45883  
 PH. (419) 925-4078

**DEVELOPER:**  
 BRUNS BUILDING & DEVELOPMENT CORP. INC.  
 1429 CRANBERRY ROAD  
 ST. HENRY, OHIO 45883  
 PH. (419) 925-4078

### Legal Description

BEING A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 3 EAST, IN THE CITY OF CELINA, MERCER COUNTY, OHIO.

BEGINNING AT A P.K. NAIL FOUND AT THE NORTHWEST CORNER OF EAGLEBROOKE SECTION TWO, VOL. 155, PG. 884; THENCE NORTH 49°10'17" EAST ALONG THE CENTERLINE OF WAYNE STREET A DISTANCE OF ONE HUNDRED THIRTY-FIVE AND ZERO HUNDREDTHS FEET (135.00') TO AN P.K. NAIL SET AT THE NORTHWEST CORNER OF SAID 40.812 ACRE TRACT VOL. 155, PG. 884 FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 49°10'17" EAST ALONG THE CENTERLINE OF WAYNE STREET A DISTANCE OF ONE THOUSAND AND ZERO HUNDREDTHS FEET (1000.00') TO A P.K. NAIL SET;

THENCE SOUTH 40°50'13" EAST A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (275.00') TO AN IRON PIN SET;

THENCE SOUTH 49°10'17" WEST A DISTANCE OF ONE THOUSAND AND ZERO HUNDREDTHS FEET (1000.00') TO AN IRON PIN SET;

THENCE NORTH 40°50'13" WEST A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (275.00') TO THE TRUE POINT OF BEGINNING, CONTAINING 6.313 TOTAL ACRES, 1.148 RIGHT-OF-WAY ACRES AND 5.165 NET ACRES OF LAND MORE OR LESS;

SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

PREVIOUS DEED REFERENCE: O.R. 155, PG. 884;

DESCRIPTION BASED ON A SURVEY BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237 IN DECEMBER, 2013, ON FILE WITH THE MERCER COUNTY ENGINEER'S OFFICE.

**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 \_\_\_\_\_, 201\_\_.

My commission expires: \_\_\_\_\_

**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 \_\_\_\_\_, 201\_\_.

President, City Council, Jason King

**ACCEPTANCE**  
 This Plat of "Eaglebrooke Estates Section VI, 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 \_\_\_\_\_, 201\_\_.  
 Subject to all building restrictions, conditions and easements, as shown on this plat, and as recorded in the office of the Mercer County Recorder.

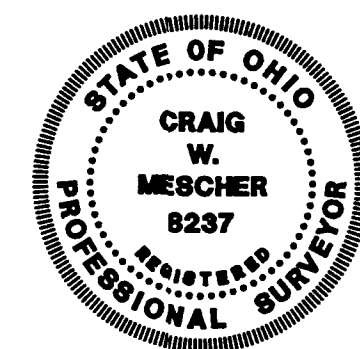
Date \_\_\_\_\_ Mayor \_\_\_\_\_  
 Date \_\_\_\_\_ Clerk \_\_\_\_\_

These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume \_\_\_\_ Page \_\_\_\_ in the Mercer County Recorder's Office.

PROPERTY IS ZONED R-2

**BUILDING SETBACK LINE**  
 FRONT BUILDING SETBACK LINES ARE 25' AND REAR BUILDING SETBACKS ARE 25' FROM THE PROPERTY LINES. SIDE YARD SETBACKS ARE 8'.

**BASIS OF BEARINGS**  
 BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237, DECEMBER OF 2013. IRON PINS TO BE SET AFTER CONSTRUCTION OF UTILITIES.

CRAIG W. MESCHER  
 PROFESSIONAL SURVEYOR #8237

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

PROJECT NO: 214811.01  
 DRAWN BY: THK  
 CHECKED BY: CWM  
 DATE: DECEMBER 2013

**EAGLEBROOKE ESTATES**

**SECTION SIX, PHASE ONE  
 CELINA, OHIO**

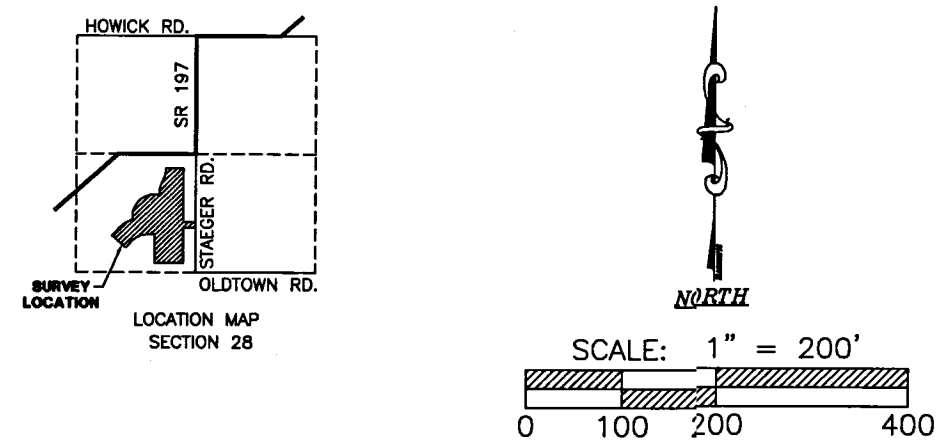
**FINAL PLAT**

REV NO	REV DATE	REVISION COMMENTS



# SURVEY FOR WHITE TREE INVESTMENTS, LTD. & BRUNS BUILDING & DEVELOPMENT CORPORATION, INC.

BEING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, CENTER TWP., CITY OF CELINA, MERCER COUNTY, OHIO



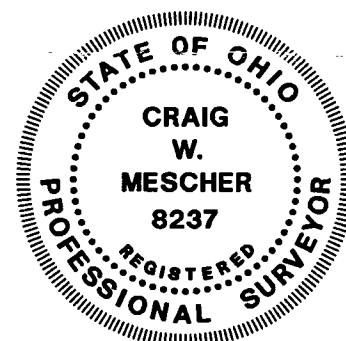
- LEGEND**
- IRON PIN FOUND
  - 5/8" IRON PIN W/ CAP SET
  - ⊙ MAG NAIL SET
  - ⊗ MAG NAIL FOUND
  - ⊗ IRON PIN W/ CAP FOUND
  - ⊠ R.R. SPIKE FOUND
- T.P.O.B. TRUE POINT OF BEGINNING

BASIS OF BEARINGS:  
MERCER COUNTY LOCAL  
COORDINATE DATUM

*Karen Seibert*  
KAREN SEIBERT DATE  
CITY OF CELINA PLANNING COMMISSION SECRETARY

**REFERENCES:**

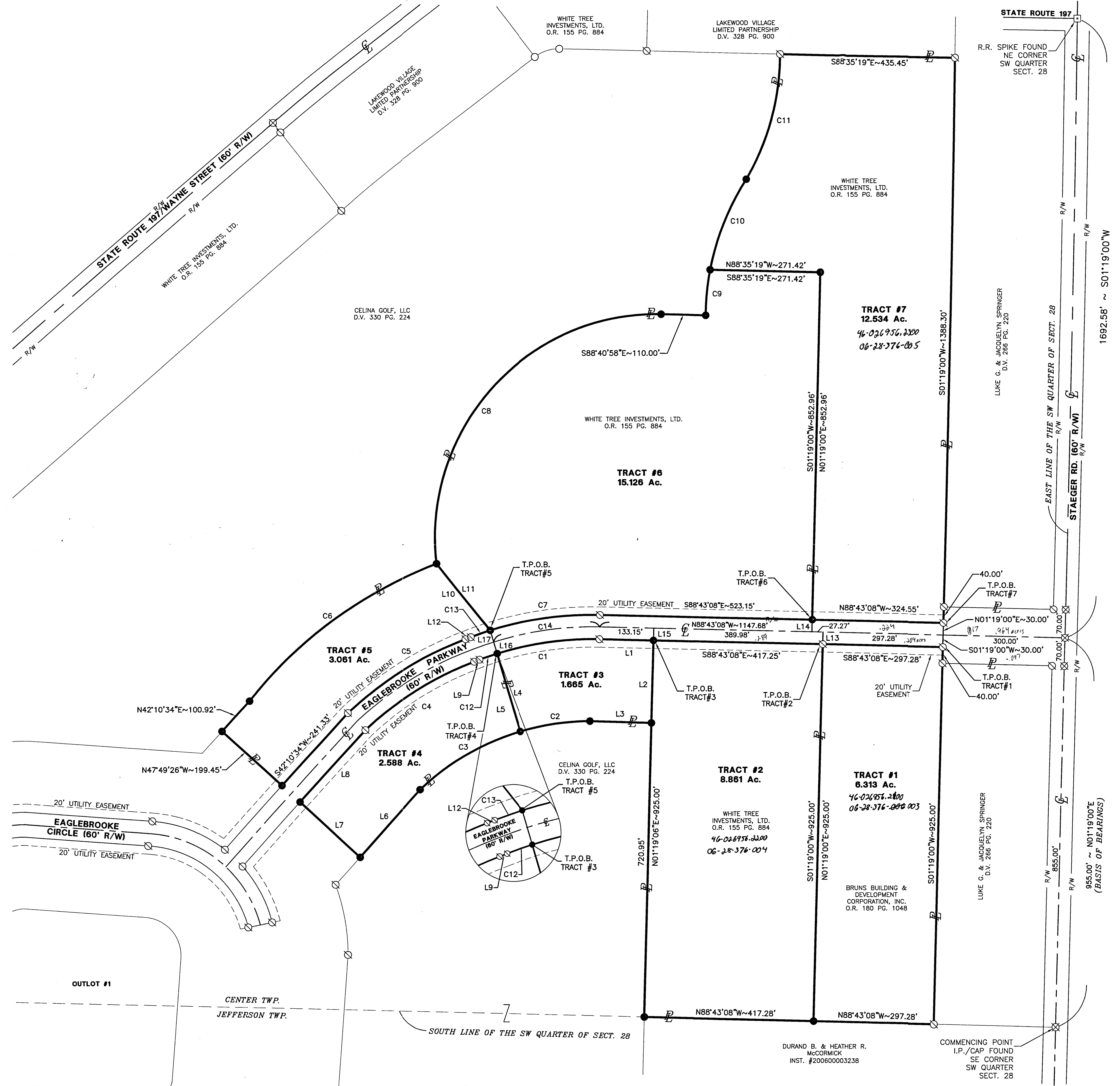
- SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP, BY ERIC C. THOMAS P.S.#7236, DATED 12/10/2002
- SURVEY FOR WHITE TREE LIMITED PARTNERSHIP, BY CRAIG W. MESCHER P.S.#8237
- EAGLEBROOKE PARKWAY & EAGLEBROOKE CIRCLE DEDICATION PLAT, BY CRAIG W. MESCHER P.S.#8237, DATED 3/30/2011, *DKR/mst #2010000116*
- ALL DEEDS AS REFERENCED



SURVEYED BY: *Craig W. Mescher*  
CRAIG W. MESCHER REG. SURVEYOR No. 8237  
DATE: 4/5/2011

LINE	DISTANCE	BEARING
L1	133.13'	S88°43'08"E
L2	204.05'	S01°19'06"W
L3	151.29'	N88°24'59"W
L4	200.86'	N16°41'19"W
L5	200.86'	S16°41'19"E
L6	221.57'	S42°06'46"W
L7	199.50'	N47°49'26"W
L8	239.12'	N42°10'34"E
L9	13.88'	N69°04'14"E
L10	211.56'	S38°39'08"E
L11	211.56'	N38°39'08"W
L12	13.88'	S69°04'14"W
L13	30.00'	S01°19'00"W
L14	30.00'	N01°19'00"E
L15	30.00'	S01°19'06"W
L16	30.00'	S16°41'19"E
L17	30.00'	N16°41'19"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	256.26'	780.00'	18°49'26"	255.11'	S81°52'09"W
C2	174.53'	610.00'	16°23'37"	173.94'	S81°30'30"W
C3	288.42'	610.00'	27°05'25"	285.74'	S59°45'58"W
C4	319.58'	810.00'	22°36'20"	317.51'	N57°46'04"E
C5	345.54'	870.00'	22°45'22"	343.27'	S57°41'33"W
C6	579.95'	1070.00'	31°03'17"	572.87'	N53°32'35"E
C7	275.08'	840.00'	18°45'46"	273.85'	S81°53'59"W
C8	935.69'	544.99'	98°22'14"	824.93'	N42°07'56"E
C9	112.56'	623.62'	10°20'31"	112.41'	N05°41'59"E
C10	232.36'	623.62'	21°20'55"	231.02'	N21°32'43"E
C11	333.01'	623.62'	30°35'46"	329.07'	N15°30'08"E
C12	46.10'	780.00'	03°23'12"	46.10'	N70°45'50"E
C13	50.55'	840.00'	03°26'52"	50.54'	S70°47'40"W
C14	265.67'	810.00'	18°47'31"	264.48'	S81°53'06"W





# EAGLEBROOKE ESTATES SECTION VI, PHASE III

2.525 TOTAL ACRES  
0.459 R/W ACRES  
2.066 NET ACRES

NUMBER OF LOTS: 4

BEING A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, AND IN THE CITY OF CELINA, MERCER COUNTY, OHIO

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 \_\_\_\_\_, 201\_\_.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237, OCTOBER OF 2016. IRON PINS TO BE SET AFTER CONSTRUCTION OF UTILITIES.

CRAIG W. MESCHER  
PROFESSIONAL SURVEYOR #8237

My commission expires: \_\_\_\_\_

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 \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
President of City Council

ACCEPTANCE

This Plat of "Eaglebrooke Estates Section VI, Phase III" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, by Ordinance No. N/A dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_. 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 Instrument # \_\_\_\_\_ in the Mercer County Recorder's Office.

PLANNING COMMISSION CERTIFICATE

We hereby certify that the plan has been found to comply with the standards of the Planning Board, City of Celina, Ohio. Approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Secretary

RECORDER'S CERTIFICATE

Received for record this \_\_\_\_ day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
Recorded in Official Records Instrument

Fee: \_\_\_\_\_

\_\_\_\_\_  
Mercer County Recorder

COUNTY AUDITOR'S CERTIFICATE

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

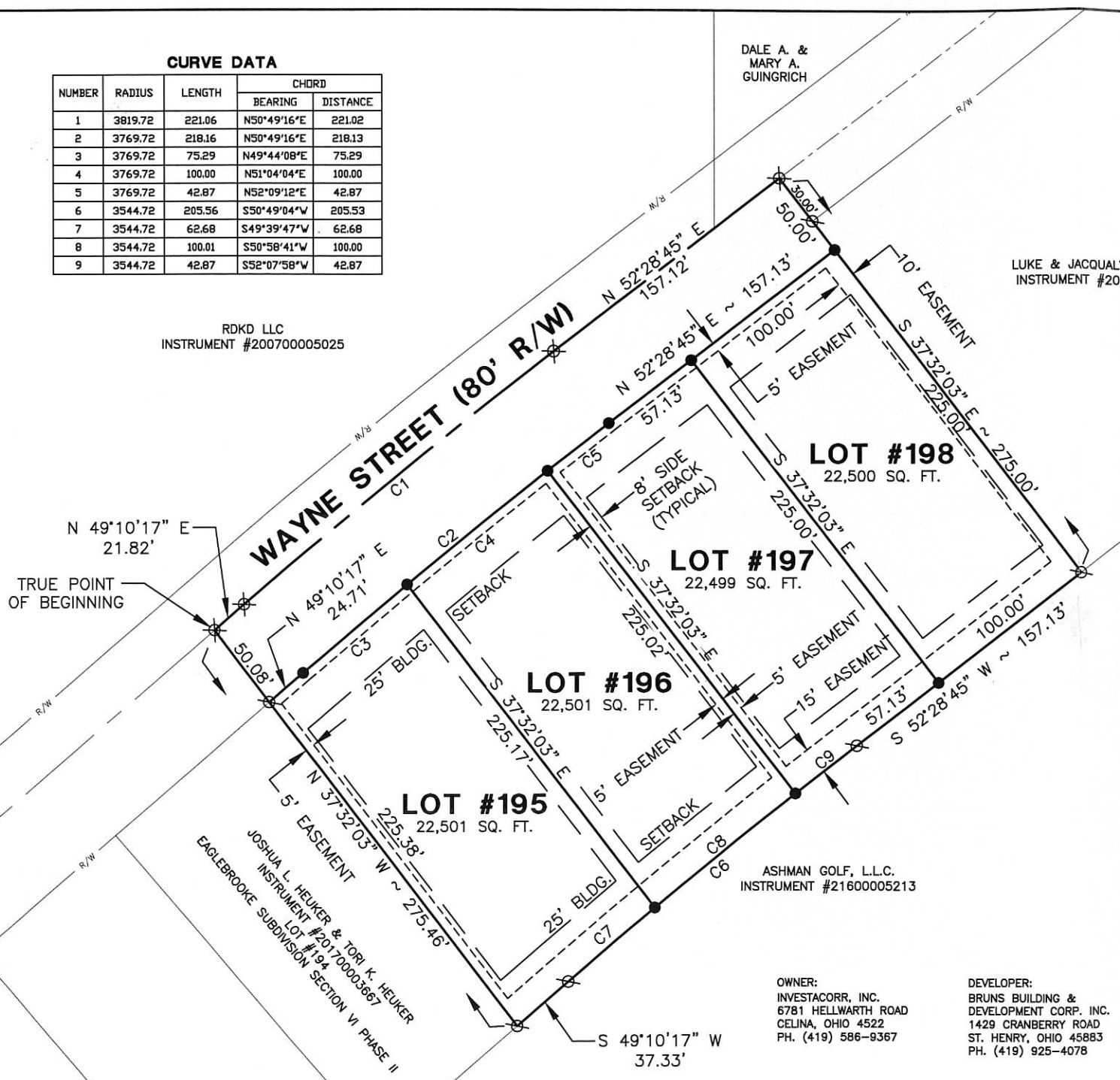
\_\_\_\_\_  
Mercer County Auditor, Randall E. Grapner

NUMBER	RADIUS	LENGTH	CHORD	
			BEARING	DISTANCE
1	3819.72	221.06	N50°49'16"E	221.02
2	3769.72	218.16	N50°49'16"E	218.13
3	3769.72	75.29	N49°44'08"E	75.29
4	3769.72	100.00	N51°04'04"E	100.00
5	3769.72	42.87	N52°09'12"E	42.87
6	3544.72	205.56	S50°49'04"W	205.53
7	3544.72	62.68	S49°39'47"W	62.68
8	3544.72	100.01	S50°58'41"W	100.00
9	3544.72	42.87	S52°07'58"W	42.87

DALE A. & MARY A. GUINGRICH

LUKE & JACQUALYN SPRINGER  
INSTRUMENT #20120007173

RDKD LLC  
INSTRUMENT #200700005025



N 49°10'17" E  
21.82'

TRUE POINT OF BEGINNING

WAYNE STREET (80' R/W)  
C1

LOT #198  
22,500 SQ. FT.

LOT #197  
22,499 SQ. FT.

LOT #196  
22,501 SQ. FT.

LOT #195  
22,501 SQ. FT.

ASHMAN GOLF, L.L.C.  
INSTRUMENT #21600005213

OWNER:  
INVESTACORR, INC.  
6781 HELLWARTH ROAD  
CELINA, OHIO 4522  
PH. (419) 586-9367

DEVELOPER:  
BRUNS BUILDING & DEVELOPMENT CORP. INC.  
1429 CRANBERRY ROAD  
ST. HENRY, OHIO 45883  
PH. (419) 925-4078

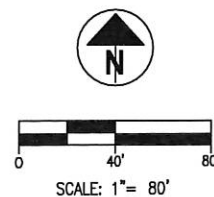
EXISTING ZONING IS R-2

BUILDING SETBACK LINE  
FRONT BUILDING SETBACK LINES ARE 25' AND REAR BUILDING SETBACKS ARE 25' FROM THE PROPERTY LINES. SIDE YARD SETBACKS ARE 8'.

BASIS OF BEARINGS  
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION VI PHASE II, RECORDED IN O.R. INSTRUMENT #201700002134.

### LEGEND

- 5/8" IRON BAR SET
- ⊗ 5/8" IRON BAR FOUND
- ⊙ RR SPIKE FOUND
- ⊕ P.K. NAIL FOUND



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