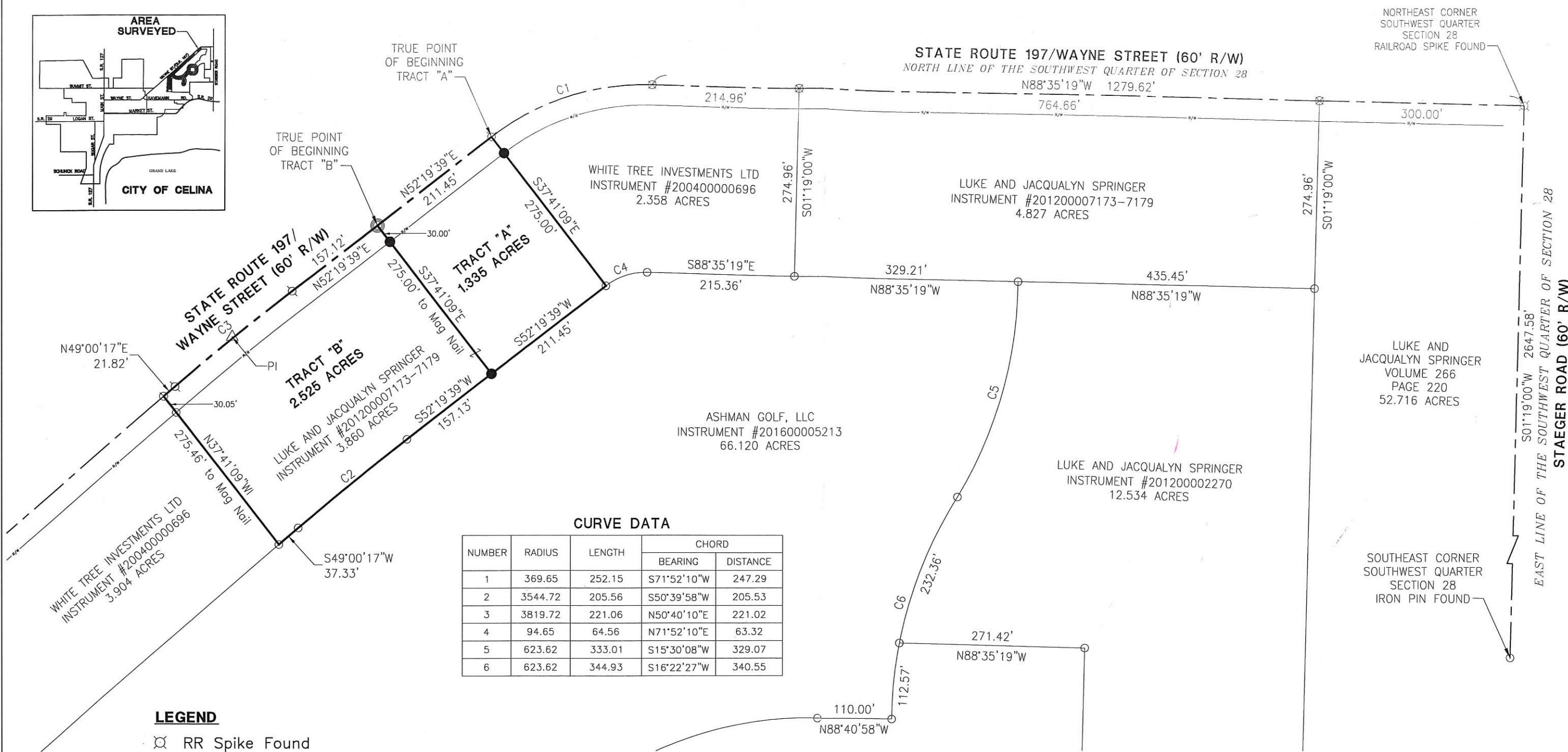
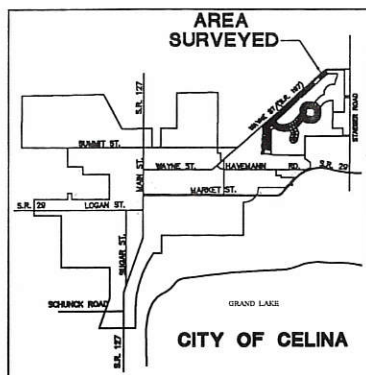


0628376001

SURVEY FOR LUKE AND JACQUALYN SPRINGER



Craig W. Mescher
City of Celina

Surveyed By: *Craig W. Mescher*
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.

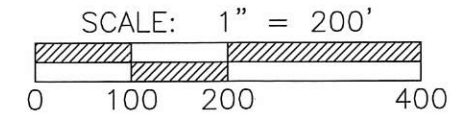
State of: Ohio County: Mercer
Township: Center City: Celina
Sec.: 28 Town 5S Range: 3E
Deed Ref.: Instrument #201200007173
Date Surveyed: February 7, 2017

06-28C

SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP

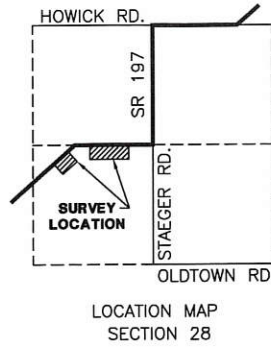
BEING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (1/4)
OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, CENTER TWP.,
CITY OF CELINA, MERCER COUNTY, OHIO

- LEGEND**
- IRON PIN FOUND
 - 5/8" IRON PIN W/ CAP SET
 - ⊙ MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - ⊘ IRON PIN W/ CAP FOUND
 - ▣ MONUMENT BOX FOUND



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
- ALL DEEDS AS REFERENCED



BASIS OF BEARINGS:
MERCER COUNTY LOCAL
COORDINATE DATUM

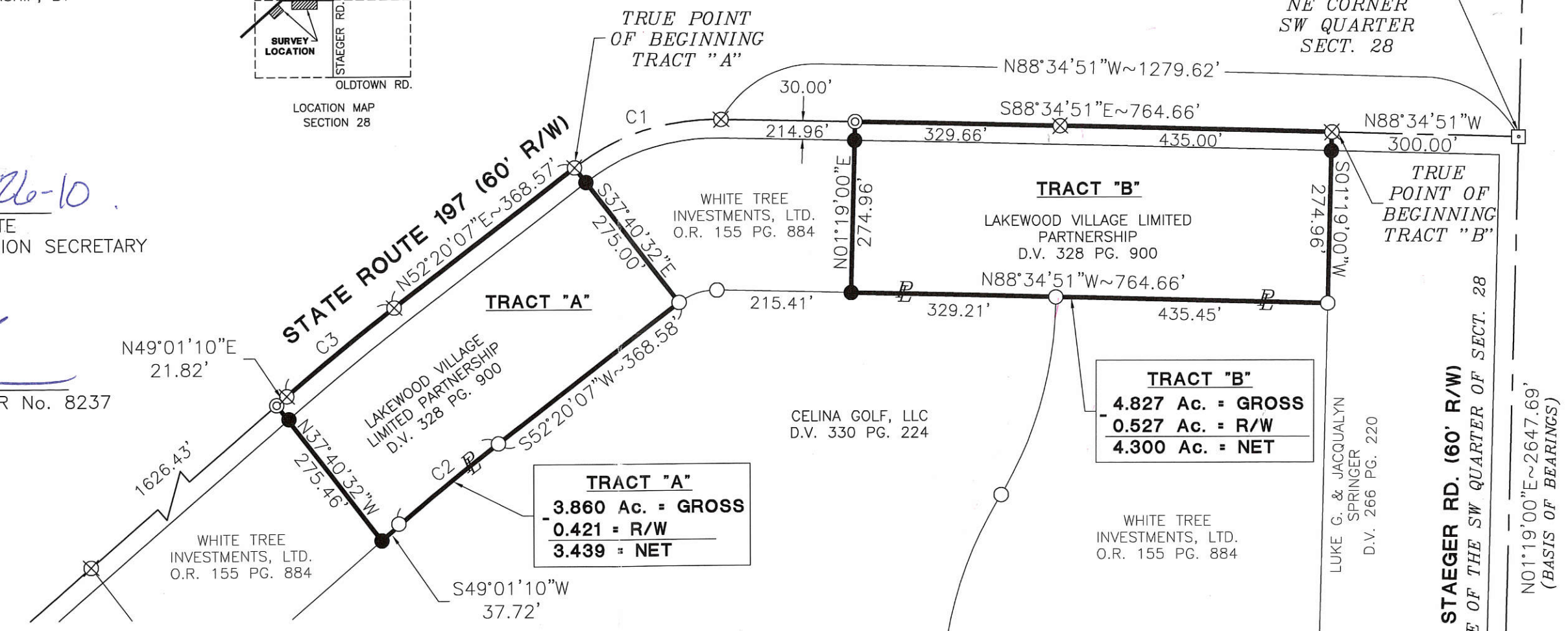
COMMENCING POINT
I.P. IN MON. BOX
NE CORNER
SW QUARTER
SECT. 28

Kent Bryan 7-26-10

KENT BRYAN DATE
CITY OF CELINA PLANNING COMMISSION SECRETARY

Craig W. Mescher

SURVEYED BY: DATE
CRAIG W. MESCHER REG. SURVEYOR No. 8237
DATE: 7/16/2010



TRACT "B"
4.827 Ac. = GROSS
0.527 Ac. = R/W
4.300 Ac. = NET

TRACT "A"
3.860 Ac. = GROSS
0.421 = R/W
3.439 = NET

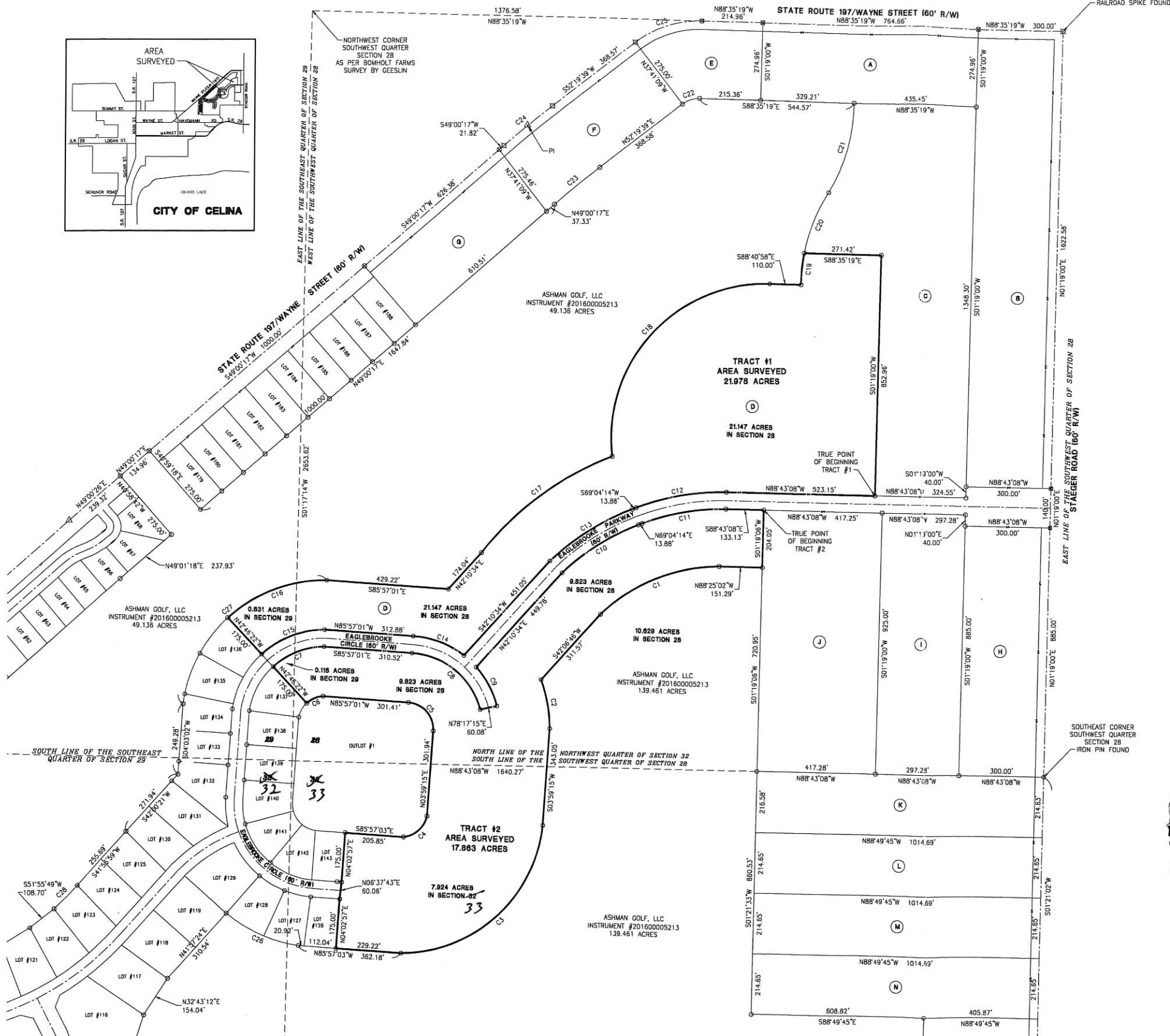
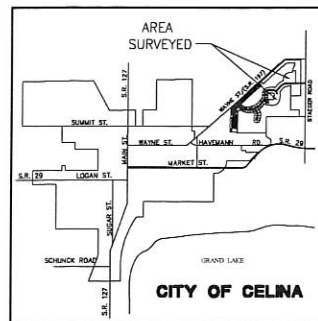
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	252.15'	369.65'	39°05'02"	247.29'	S72°01'46"W
C2	205.16'	3544.72'	03°19'00"	205.16'	S50°49'45"W
C3	221.04'	3819.72'	03°18'58"	221.04'	N50°49'45"E

I.P. CAP FOUND
SE CORNER
SW QUARTER
SECT. 28

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

Reference	Owner	Instrument	Acres
A	LUKE AND JACQUALYN SPRINGER	INSTRUMENT #20120007173-7179	4.827 ACRES
B	LUKE AND JACQUALYN SPRINGER	VOLUME 266 PAGE 220	11.177 ACRES
C	LUKE AND JACQUALYN SPRINGER	INSTRUMENT #201100002270	12.534 ACRES
D	WHITE TREE INVESTMENTS LTD OR 155 PAGE 884	38.721 ACRES	
E	WHITE TREE INVESTMENTS LTD OR 155 PAGE 884	38.721 ACRES	
F	LUKE AND JACQUALYN SPRINGER	INSTRUMENT #20120007173-7179	3.860 ACRES
G	WHITE TREE INVESTMENTS LTD	INSTRUMENT #20040000696	3.904 ACRES
H	LUKE AND JACQUALYN SPRINGER	VOLUME 266 PAGE 220	6.095 ACRES
I	LUKE AND JACQUALYN SPRINGER	INSTRUMENT #201100002269	6.313 ACRES
J	LUKE AND JACQUALYN SPRINGER	INSTRUMENT #201100002270	8.861 ACRES
K	DURAND AND HEATHER MCCORMICK	INSTRUMENT #200500003238	3.011 ACRES
L	ERIC NEBERING AND JAMIE SUTTER	INSTRUMENT #20030000365	5.000 ACRES
M	ANDREW WAESCH AND TARYN KOONITZ	INSTRUMENT #20040000707	5.000 ACRES
N	BRADEN AVERY	INSTRUMENT #200800002231	5.000 ACRES
O	KEVIN AND KATHERINE MILLER	INSTRUMENT #20130000844	2.000 ACRES
P	JAMES AND BARBARA DABBELT	INSTRUMENT #201200005756	2.000 ACRES
Q	SCOTT AND JOAN STEPHENS	INSTRUMENT #200400004284	5.000 ACRES
R	ERIC AND DEBBIE WAGNER	INSTRUMENT #200500001619	2.000 ACRES
S	SARA THACH	INSTRUMENT #201200005520	24.000 ACRES
T	RALPH PICKERING JR	INSTRUMENT #20100000925	6.539 ACRES
U	LINUS BRAUN TRUST	INSTRUMENT #20080000657	53.32 ACRES
V	LINUS BRAUN TRUST	INSTRUMENT #20080000657	21.793 ACRES
W	LINUS BRAUN TRUST	INSTRUMENT #20080000657	12.696 ACRES
X	TROY TOWN LLC	INSTRUMENT #200400000921	5.429 ACRES
Y	JW LAYLA LLC	INSTRUMENT #201000001547	2.668 ACRES
Z	ENDURING RENOVATIONS LLC	INSTRUMENT #201000003496	6.167 ACRES
AA	FARM CREDIT SERVICES OF MID-AMERICA	INSTRUMENT #200400004324	0.573 ACRES

BASIS OF BEARINGS

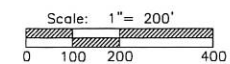
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28 OF CENTER TOWNSHIP, BEARING BEING S01°19'00"W.

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	280.88	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



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 seventy-seven and twenty-eight hundredths feet (177.28) 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.

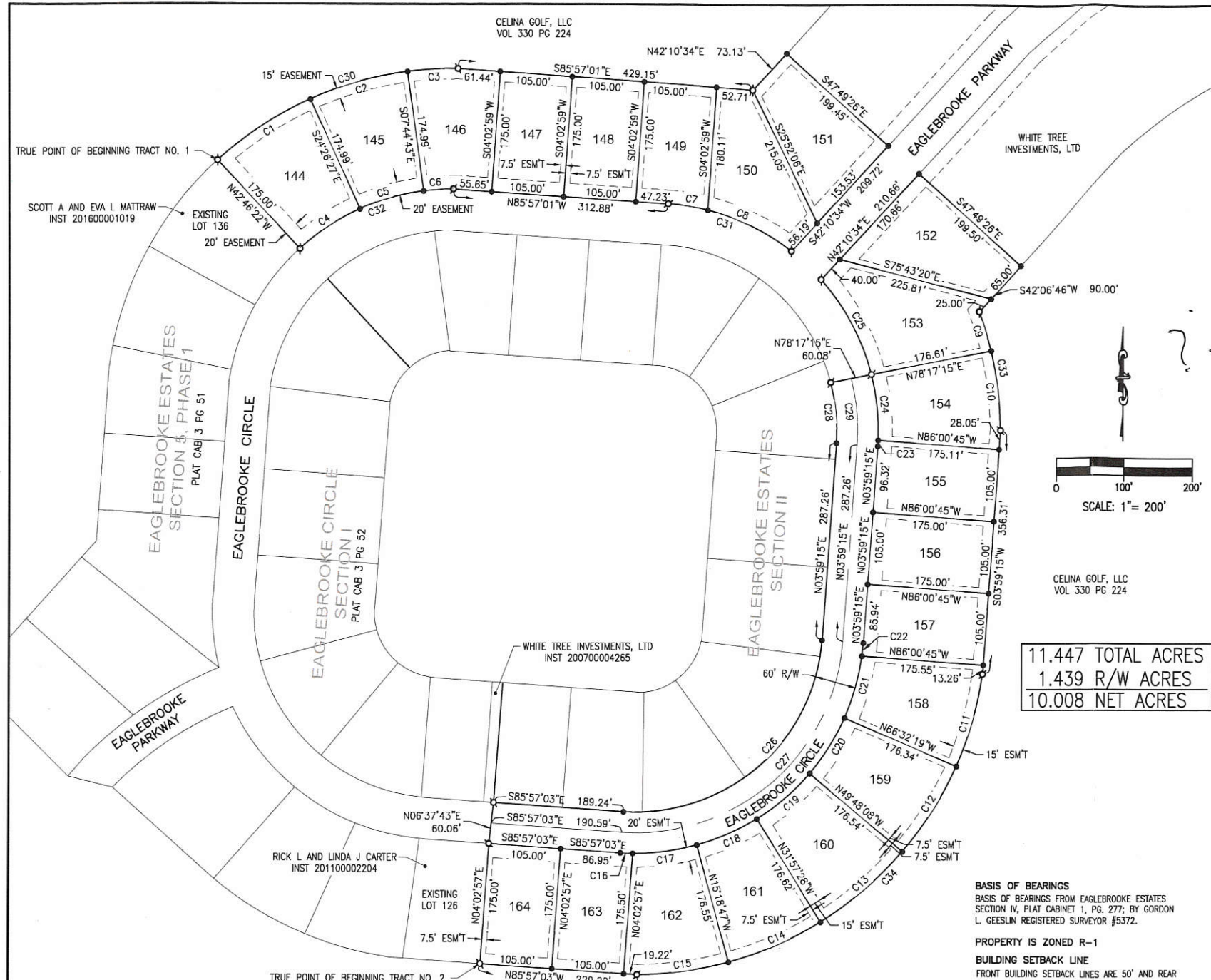
Date _____ Mayor _____

Date _____ Clerk _____

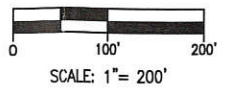
These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume _____ Page _____ in the Mercer County Recorder's Office.

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



11.447 TOTAL ACRES
1.439 R/W ACRES
10.008 NET ACRES



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	0.422 Acre 18375 SF
154	0.488 Acre 21268 SF

Parcel #	Area
155	0.422 Acre 18375 SF
156	0.422 Acre 18375 SF
157	0.422 Acre 18379 SF
158	0.500 Acre 21781 SF
159	0.492 Acre 21438 SF
160	0.525 Acre 22872 SF
161	0.490 Acre 21334 SF
162	0.500 Acre 21773 SF
163	0.422 Acre 18378 SF
164	0.422 Acre 18375 SF

Curve Table					
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 Table					
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 Table					
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

LEGEND

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

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

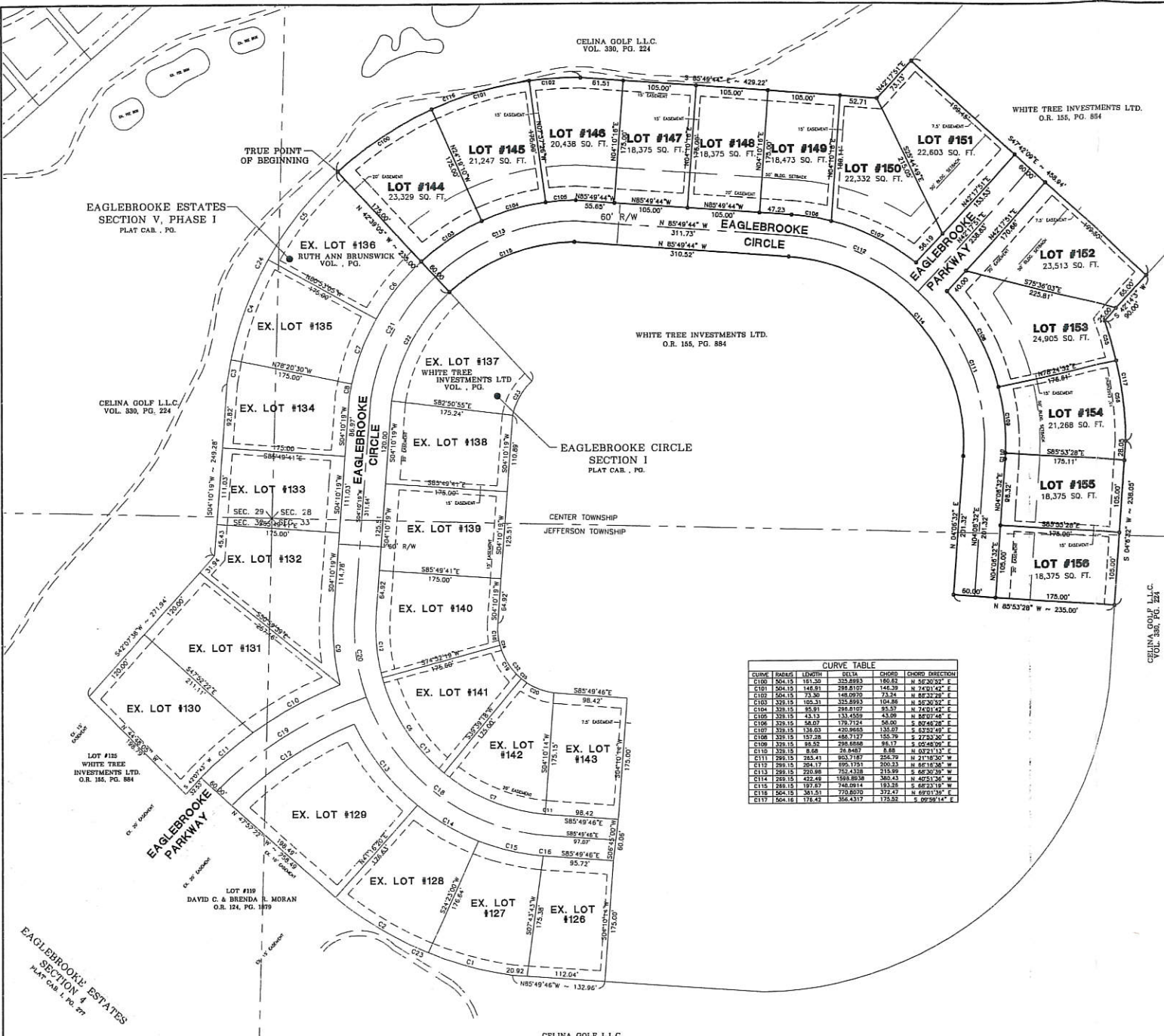
0633101001; 0628376002; 0628376002

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	CHORD	CHORD BEARING	CHORD	CHORD BEARING	
C100	504.15	181.50	325.893	180.83	N 50°20'32" E
C101	504.15	146.61	298.8107	146.79	N 50°20'32" E
C102	504.15	73.30	149.0909	73.31	N 50°20'32" E
C103	329.15	105.33	325.8933	104.88	N 50°20'32" E
C104	329.15	69.81	248.8107	69.87	N 50°20'32" E
C105	329.15	43.13	132.4559	43.00	N 50°20'32" E
C106	329.15	26.67	173.2124	26.60	N 50°20'32" E
C107	329.15	18.03	420.9455	138.07	S 83°24'49" E
C108	329.15	107.78	48.7137	58.79	S 22°52'30" E
C109	329.15	65.25	298.8108	65.17	S 22°52'30" E
C110	329.15	8.68	26.8467	8.88	N 80°21'13" E
C111	289.15	244.41	303.7187	256.73	N 11°18'30" E
C112	289.15	204.17	195.1751	200.53	N 86°18'38" W
C113	289.15	205.89	752.4338	176.69	S 60°28'20" E
C114	289.15	432.49	158.8938	380.43	N 40°51'36" W
C115	289.15	84.15	248.0914	133.32	S 82°21'19" E
C116	504.15	361.51	770.8030	372.47	N 89°01'39" E
C117	504.15	178.42	356.4317	175.52	S 09°59'14" E

CURVE	LENGTH	RADIUS	CHORD	DELTA	
C1	125.00	504.15	572.9142 E	125.78	14°19'44"
C2	150.00	504.15	658.2100 E	150.78	17°28'30"
C3	175.00	504.15	750.3848 W	175.78	20°37'24"
C4	200.00	504.15	850.2174 W	200.78	23°46'18"
C5	225.00	504.15	957.5170 W	225.78	26°55'12"
C6	250.00	504.15	1072.0836 W	250.78	29°54'06"
C7	275.00	504.15	1193.7172 W	275.78	32°53'00"
C8	300.00	504.15	1322.2178 W	300.78	35°51'54"
C9	325.00	504.15	1458.4854 W	325.78	38°50'48"
C10	350.00	504.15	1602.3190 W	350.78	41°49'42"
C11	375.00	504.15	1753.5186 W	375.78	44°48'36"
C12	400.00	504.15	1912.0842 W	400.78	47°47'30"
C13	425.00	504.15	2078.9158 W	425.78	50°46'24"
C14	450.00	504.15	2253.9134 W	450.78	53°45'18"
C15	475.00	504.15	2437.0770 W	475.78	56°44'12"
C16	500.00	504.15	2628.3066 W	500.78	59°43'06"
C17	525.00	504.15	2827.5012 W	525.78	62°42'00"
C18	550.00	504.15	3034.5608 W	550.78	65°40'54"
C19	575.00	504.15	3249.3854 W	575.78	68°39'48"
C20	600.00	504.15	3481.8850 W	600.78	71°38'42"
C21	625.00	504.15	3731.9596 W	625.78	74°37'36"
C22	650.00	504.15	4000.6092 W	650.78	77°36'30"
C23	675.00	504.15	4287.8338 W	675.78	80°35'24"
C24	700.00	504.15	4593.6334 W	700.78	83°34'18"
C25	725.00	504.15	4918.0070 W	725.78	86°33'12"
C26	750.00	504.15	5260.9546 W	750.78	89°32'06"
C27	775.00	504.15	5622.4762 W	775.78	92°31'00"
C28	800.00	504.15	6002.5718 W	800.78	95°30'00"
C29	825.00	504.15	6401.2514 W	825.78	98°29'00"
C30	850.00	504.15	6818.5250 W	850.78	101°28'00"
C31	875.00	504.15	7254.2926 W	875.78	104°27'00"
C32	900.00	504.15	7709.5542 W	900.78	107°26'00"
C33	925.00	504.15	8184.3198 W	925.78	110°25'00"
C34	950.00	504.15	8678.5894 W	950.78	113°24'00"
C35	975.00	504.15	9192.3630 W	975.78	116°23'00"
C36	1000.00	504.15	9725.6406 W	1000.78	119°22'00"

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.

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.

RECORDER'S CERTIFICATE
Received for record this ___ day of ___, 2008
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

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.

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.

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

NORTH
SCALE: 1"=100'

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

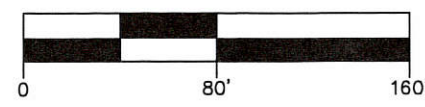
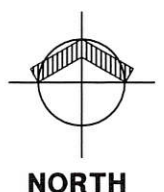
BEING A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, AND IN THE CITY OF CELINA, MERCER COUNTY, OHIO

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, 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 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.

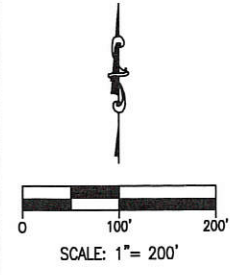
Date _____ Mayor _____

Date _____ Clerk _____

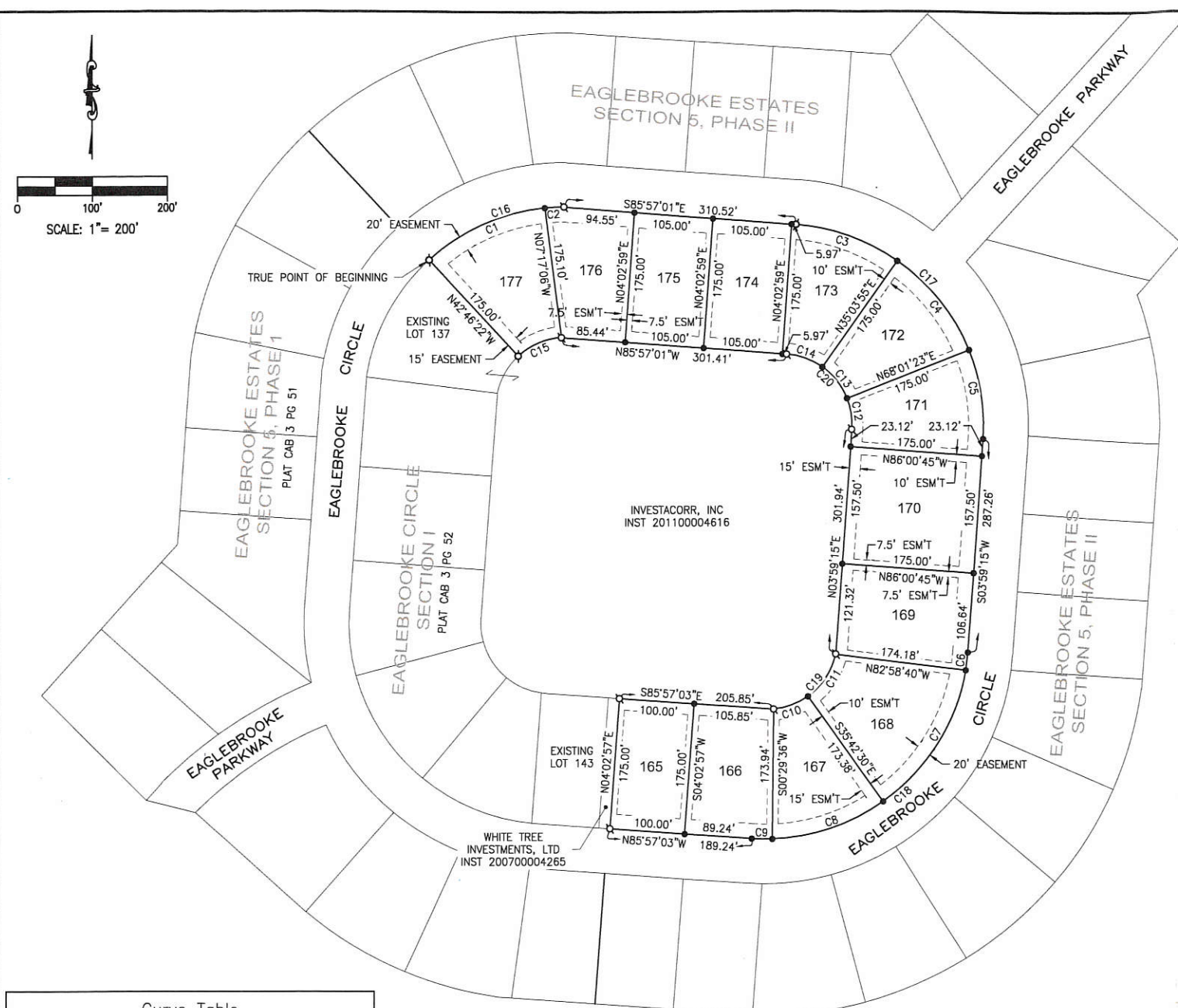
These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume _____ Page _____ in the Mercer County Recorder's Office.

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 #	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 #	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

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.

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

06-28C
06-33A

0628370002 ; 0633101001

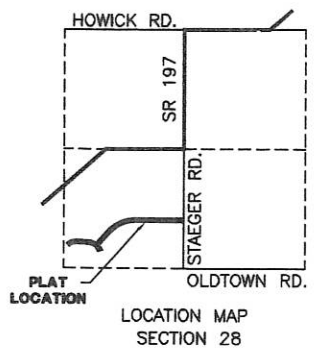


EAGLEBROOKE PARKWAY & EAGLEBROOKE CIRCLE DEDICATION PLAT

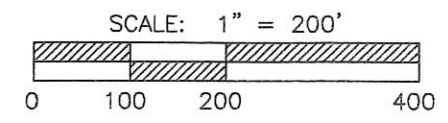
BEING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (1/4)
OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST, CENTER TWP.,
CITY OF CELINA, MERCER COUNTY, OHIO

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



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

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

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

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

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

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

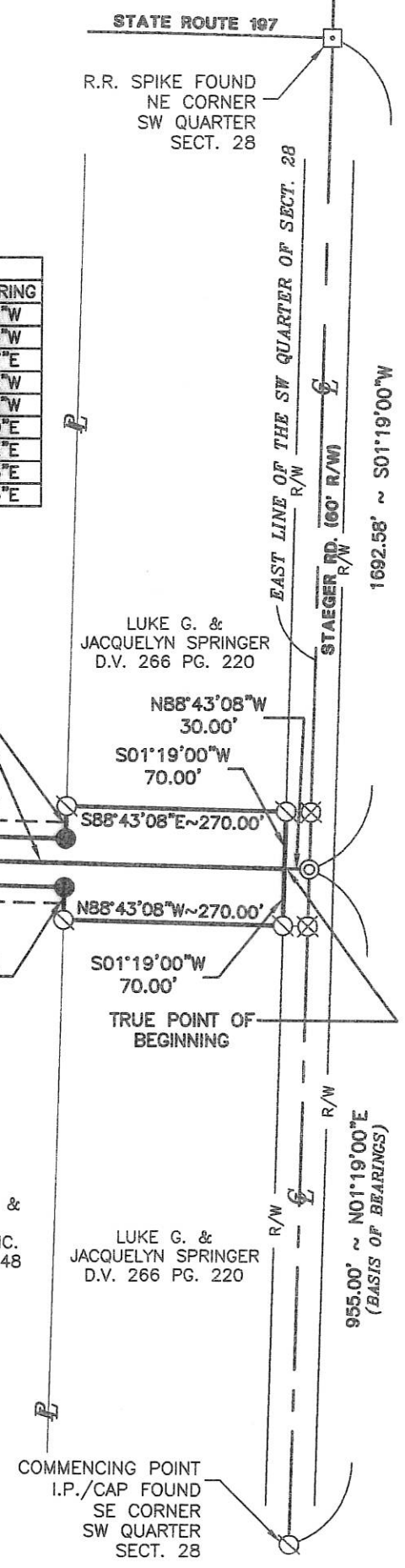
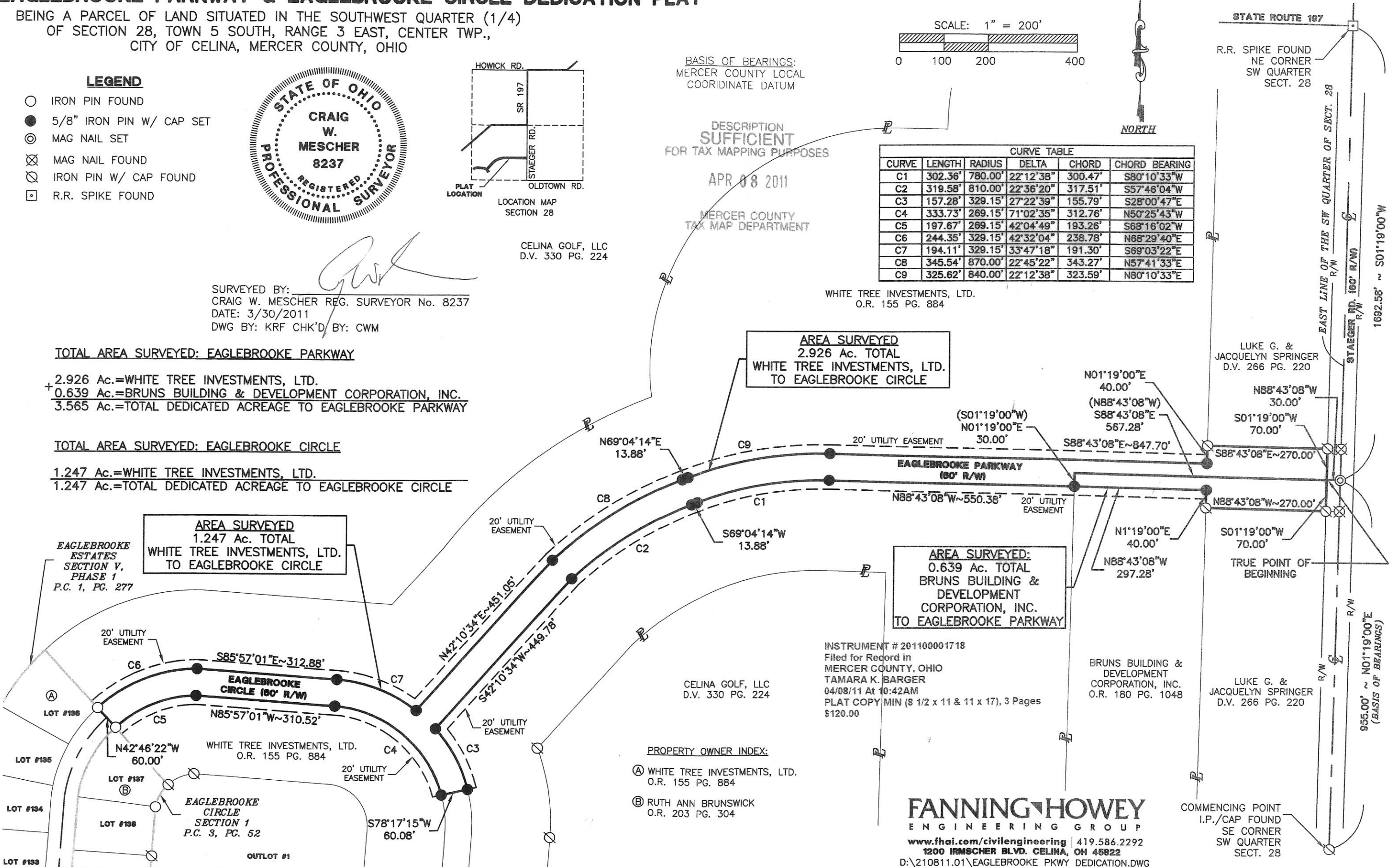
AREA SURVEYED:
0.639 Ac. TOTAL
BRUNS BUILDING &
DEVELOPMENT
CORPORATION, INC.
TO EAGLEBROOKE PARKWAY

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

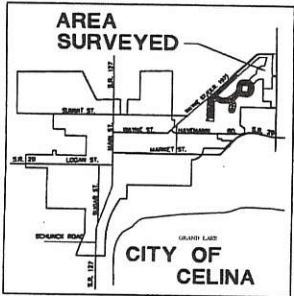


06283710004; 0628376002

SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

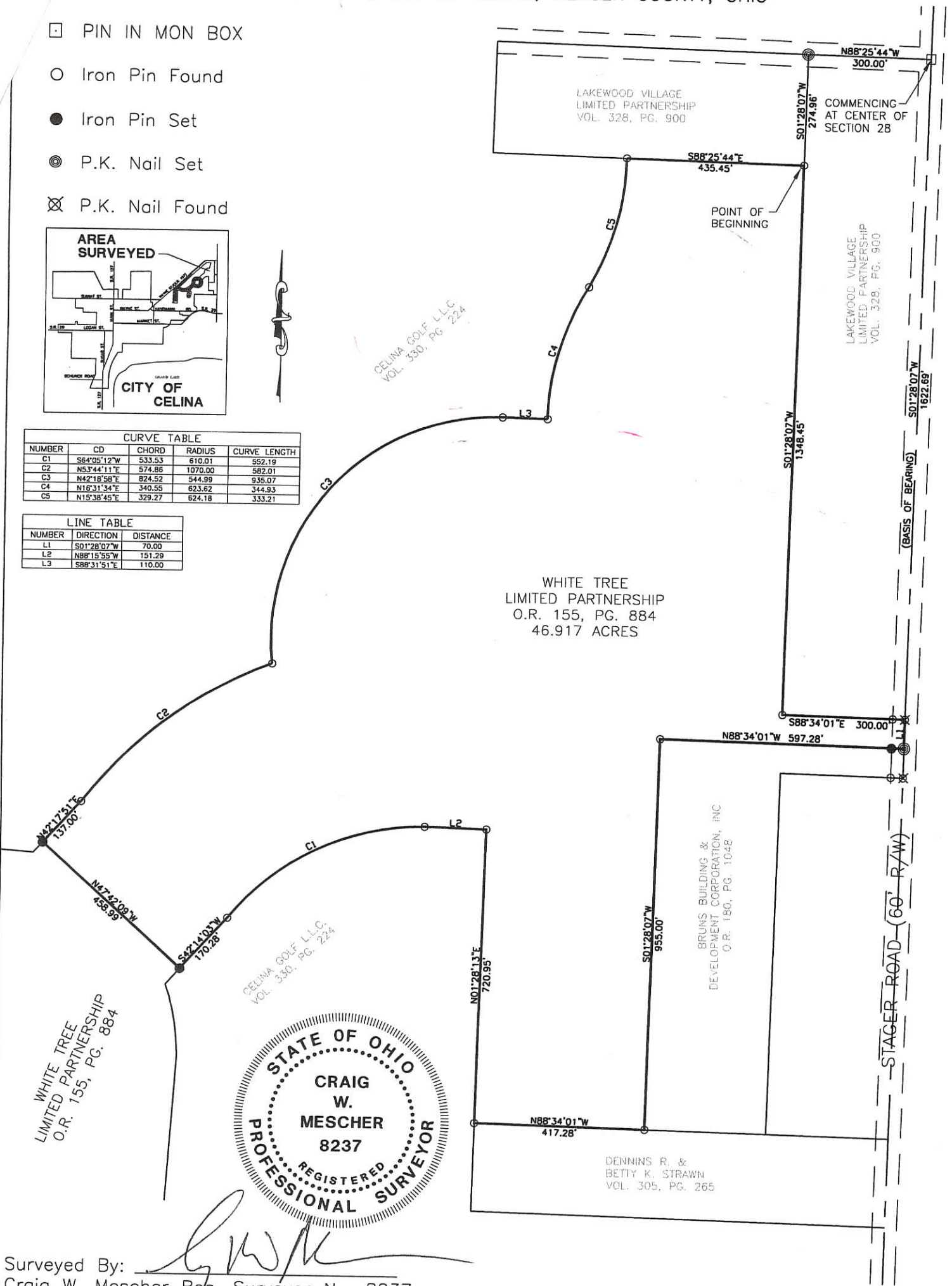
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- 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: _____

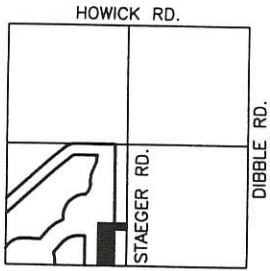
References: SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP DONE BY ERIC C. THOMAS NO. 7236	Scale: 1" = 300'
Part of SW 1/4 Sec. 28 T5-S R3-E CENTER Twp., Mercer Co., OH	
Grantor: _____ Deeds: _____ Area Retained _____ Ac.	
Grantee: _____ Area _____ Ac.	
Approvals: Agency: Bd. of Health Date: _____	Co.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

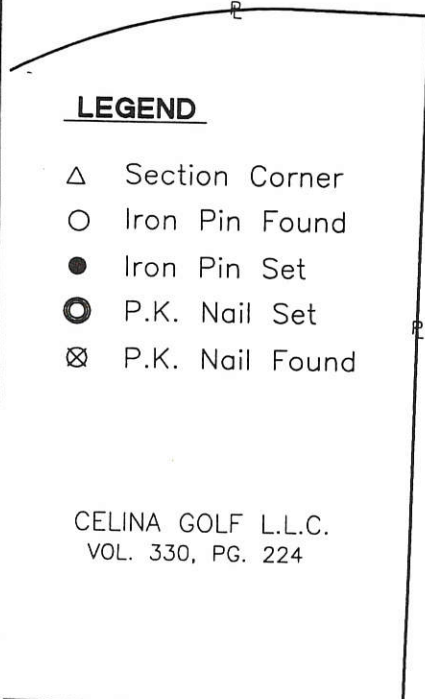
OWNER:
WHITE TREE
INVESTMENTS, LTD.
O.R. 155, PG. 884

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

LEGEND

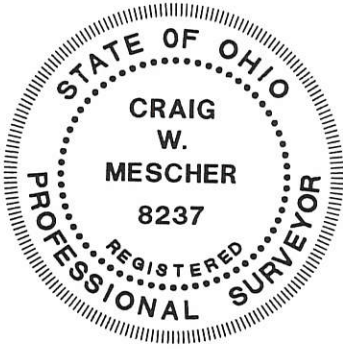
- △ Section Corner
- Iron Pin Found
- Iron Pin Set
- ⊙ P.K. Nail Set
- ⊗ P.K. Nail Found

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

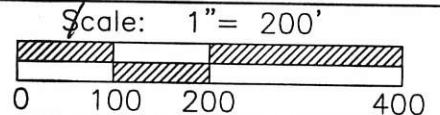


[Signature]
City Approval
Date: 1/13/04

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

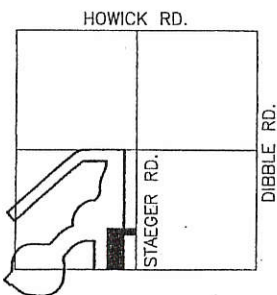
**Civil Engineering
Division**
Engineers Surveyors Consultants
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822
PH: (419) 586-2292, FAX: (419) 586-3393

0628376003

06-28C ✓

SURVEY FOR WHITE TREE INVESTMENTS, LTD.

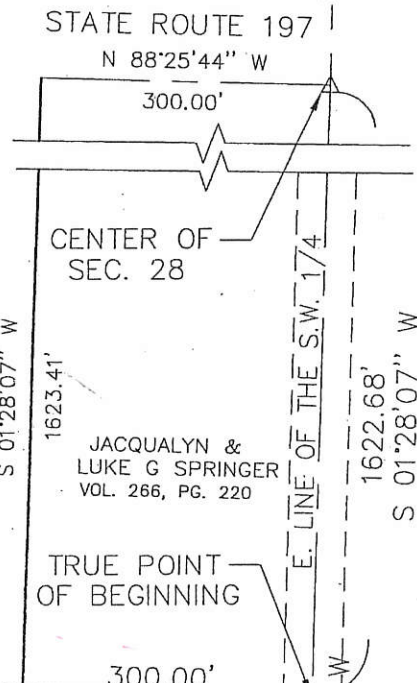
BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28
CENTER TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, CITY OF CELINA, OHIO



LOCATION MAP
SEC. 28

OWNER:
WHITE TREE
INVESTMENTS, LTD.
O.R. _____, PG. _____

TRACT #1
88.547 ACRES
(FROM PREVIOUS SURVEY)



TRUE POINT OF BEGINNING

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

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.

N 01°28'07" E
1025.00'

N 01°28'13" E
720.95'

885.00'

S 01°28'07" W

N 88°34'01" W

300.00'

684.00'
S 88°34'01" E

140.00'

300.00'

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

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

330.56'

384.00'

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

Scale: 1" = 200'



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 Co. San. Eng Co. Engineer Permanent Parcel No.
Date: _____

PROJECT # 202830.01

Fanning/Howey Associates, Inc.

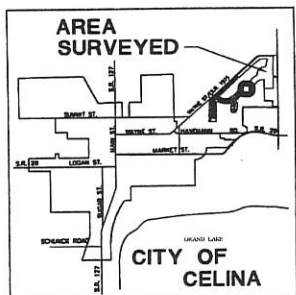
Civil Engineering
Division
Engineers Surveyors Consultants
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822
PH: (419) 586-2292, FAX: (419) 586-3393

0028376004; 0028376002

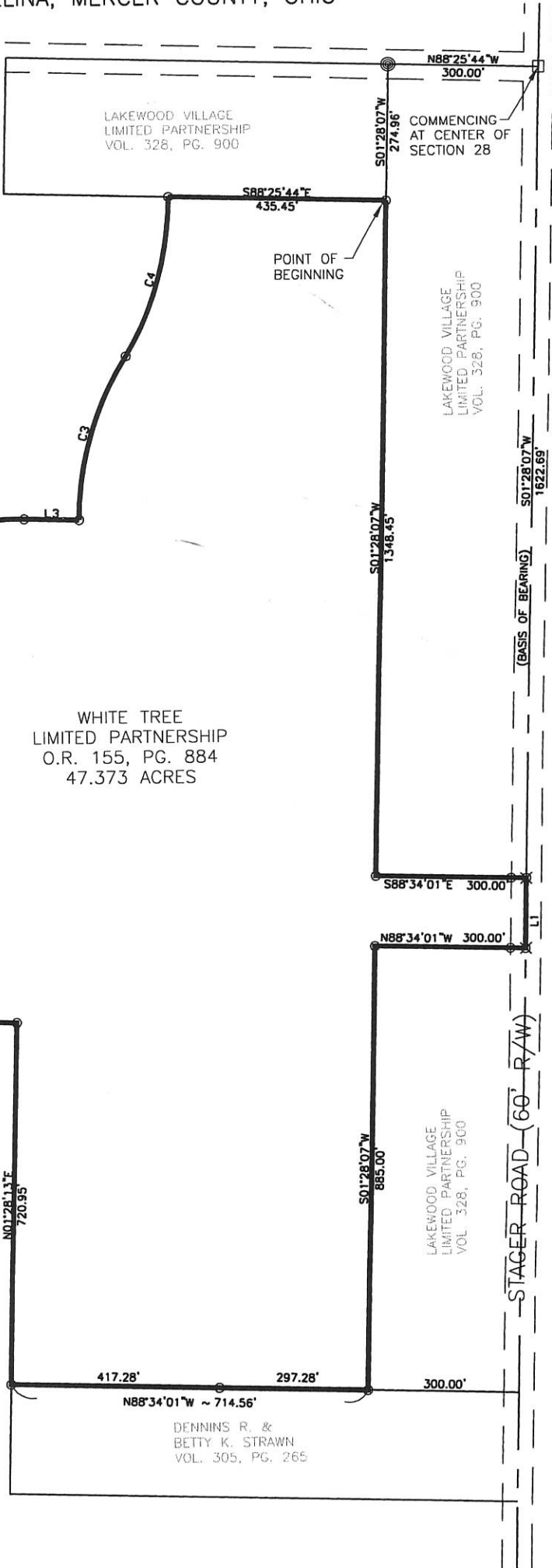
SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

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"W	201.34	610.01	202.27
C2	N42°18'58"E	824.52	544.99	935.07
C3	N16°31'34"E	340.55	623.62	344.93
C4	N15°38'45"E	329.27	624.18	333.21

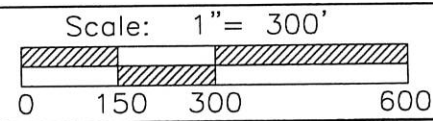
NUMBER	DIRECTION	DISTANCE
L1	S01°28'07"W	140.00
L2	N88°15'55"W	151.29
L3	S88°31'51"E	110.00



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

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. _____

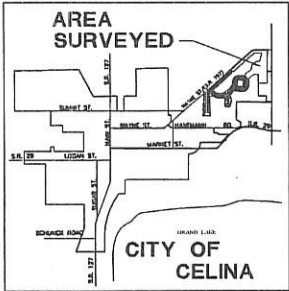
PROJECT #203811.02
FANNING HOWEY
CIVIL ENGINEERING DIVISION
www.fhcai.com/civilengineering | 419.586.2292

06-28C

SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

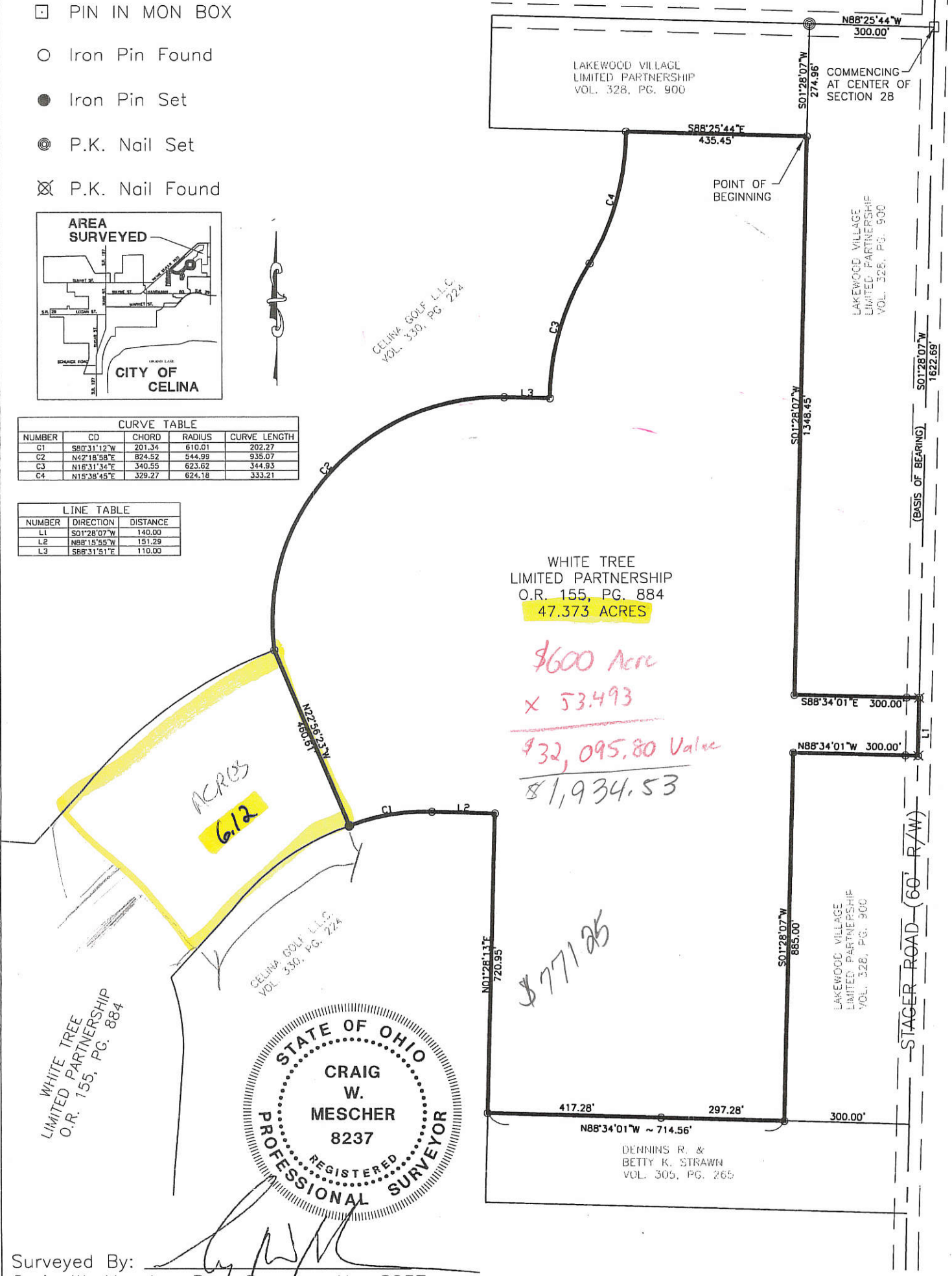
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST
CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- 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



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

\$600 Acre
x 53.493

\$32,095.80 Value

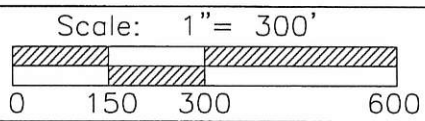
\$1,934.53

\$771.25



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

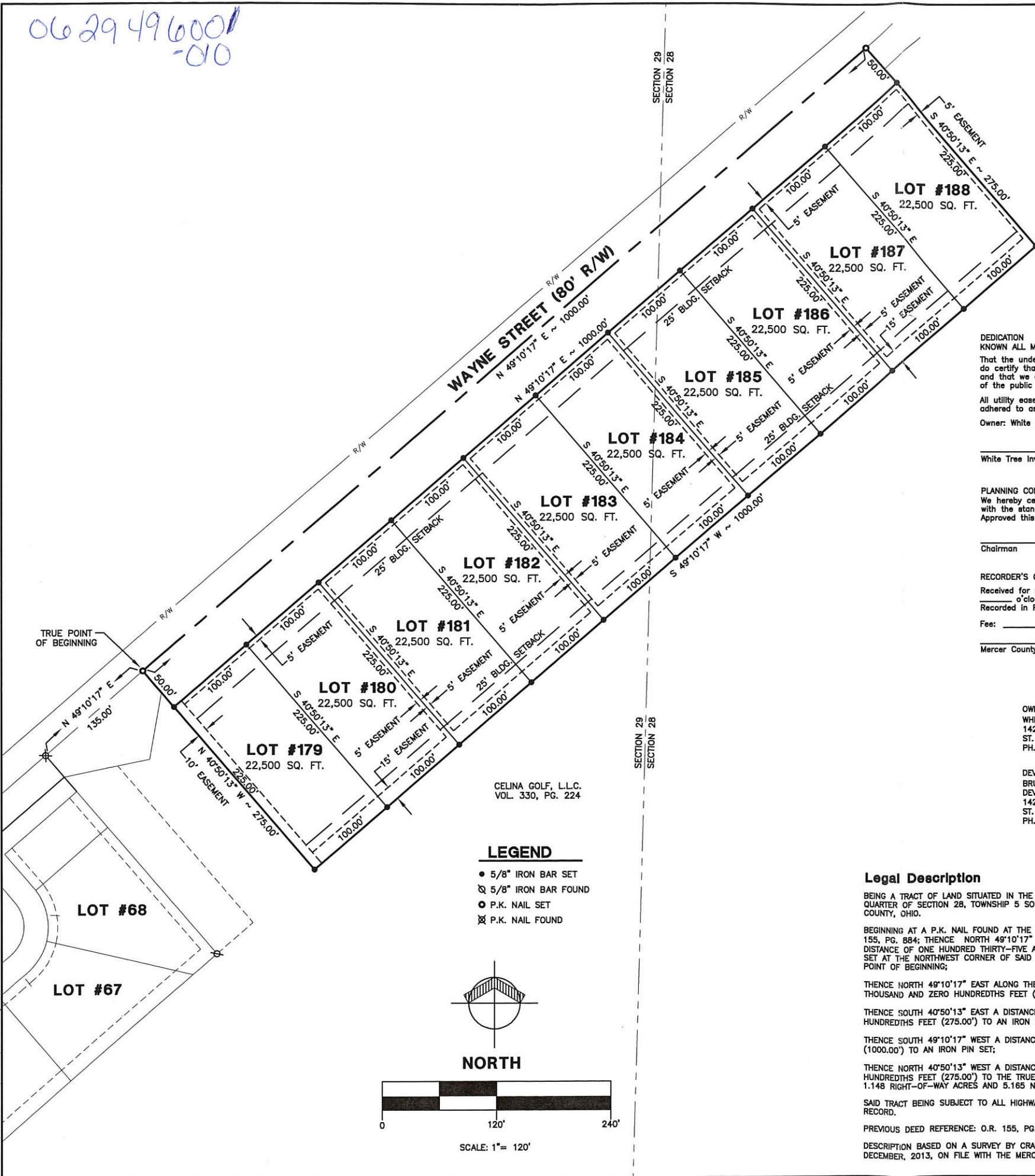
0629496000
-00

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

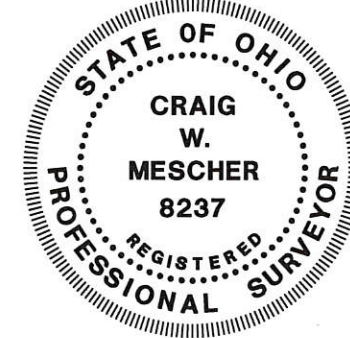
Date Clerk

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

FINAL PLAT

REVISION COMMENTS

REV NO REV DATE

1 / 1

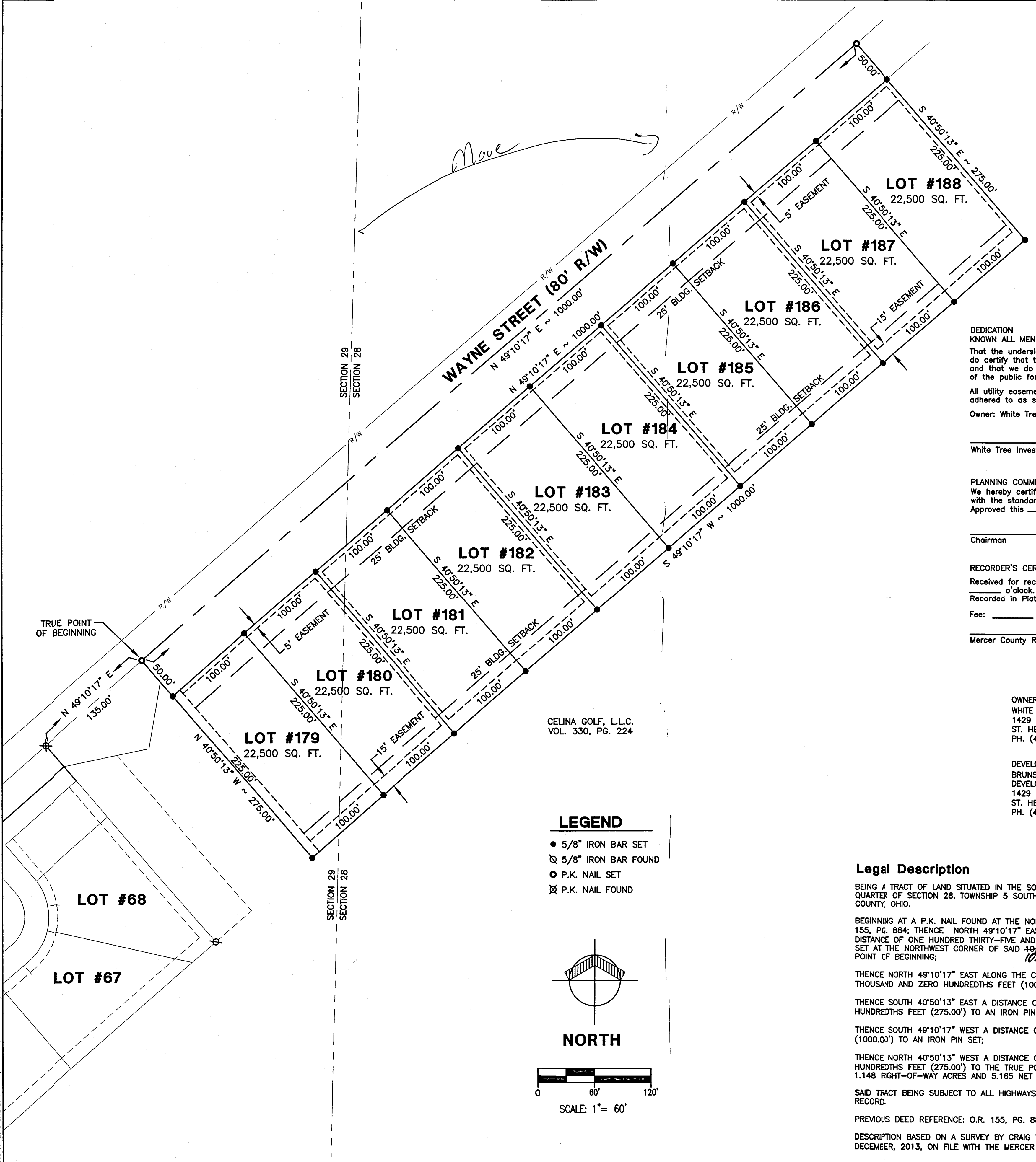
136-280

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.

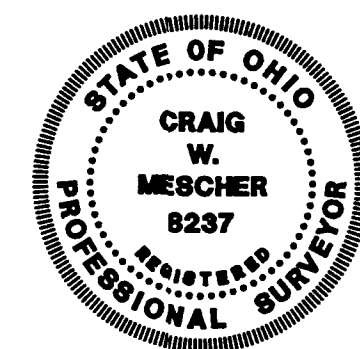
Date _____ Mayor
 Date _____ Clerk

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

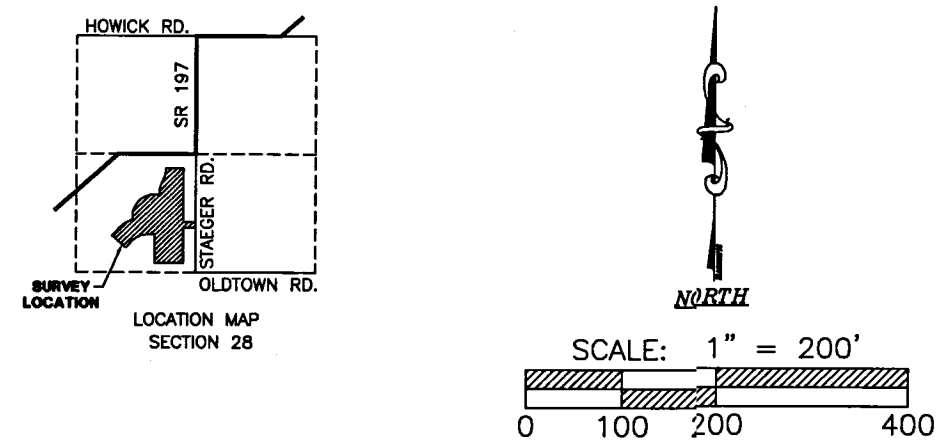
**SECTION SIX, PHASE ONE
 CELINA, OHIO**

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

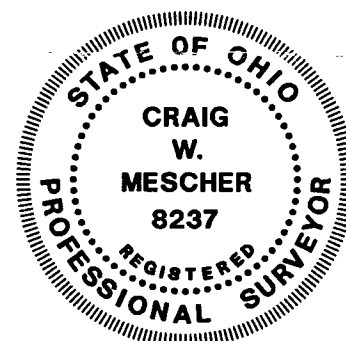
- IRON PIN FOUND
 - 5/8" IRON PIN W/ CAP SET
 - ⊙ MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - ⊘ IRON PIN W/ CAP FOUND
 - ⊠ R.R. SPIKE FOUND
- T.P.O.B. TRUE POINT OF BEGINNING

BASIS OF BEARINGS:
MERCER COUNTY LOCAL
COORDINATE DATUM

Karen Seibert
KAREN SEIBERT DATE
CITY OF CELINA PLANNING COMMISSION SECRETARY

REFERENCES:

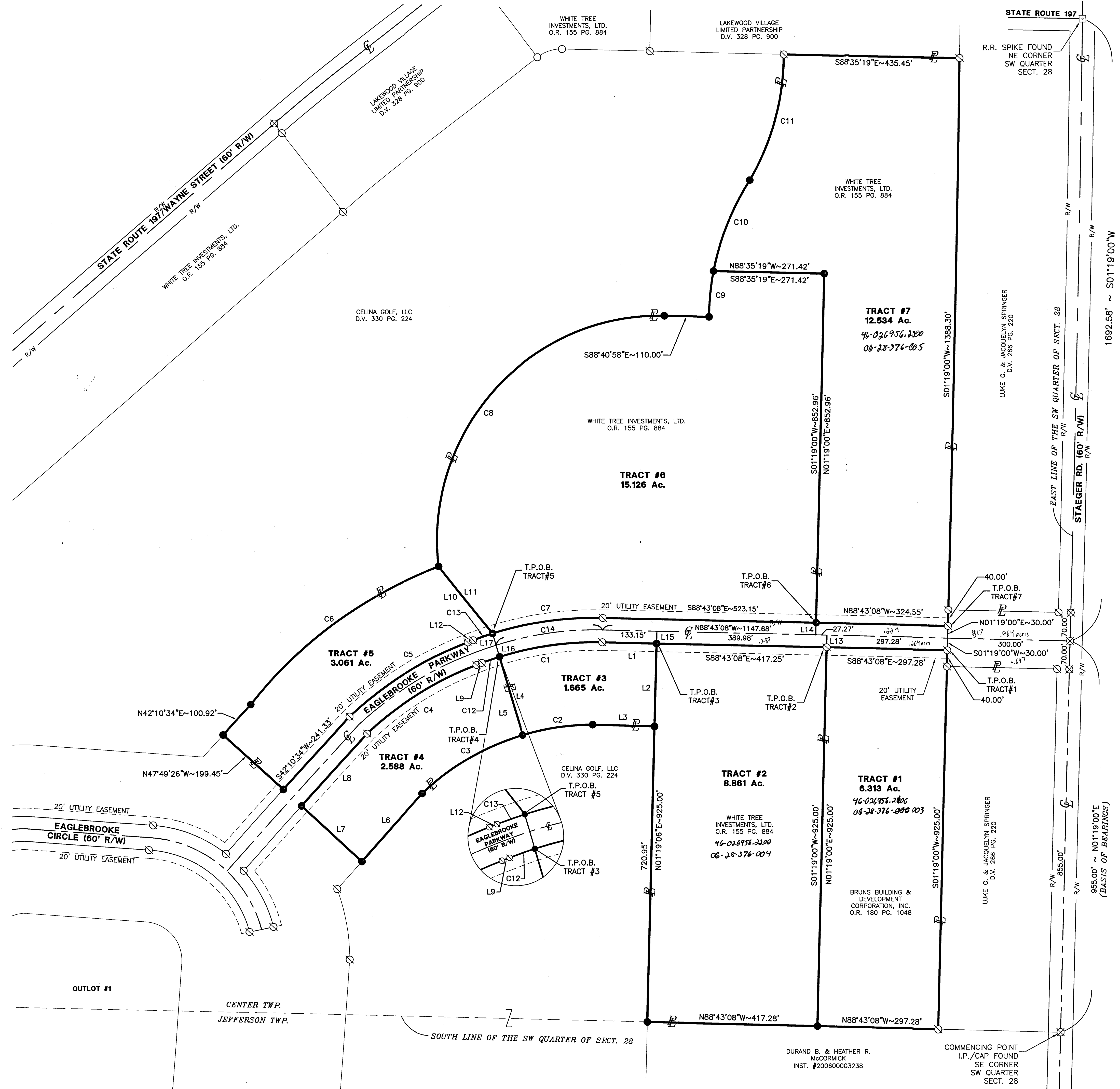
- SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP, BY ERIC C. THOMAS P.S.#7236, DATED 12/10/2002
- SURVEY FOR WHITE TREE LIMITED PARTNERSHIP, BY CRAIG W. MESCHER P.S.#8237
- EAGLEBROOKE PARKWAY & EAGLEBROOKE CIRCLE DEDICATION PLAT, BY CRAIG W. MESCHER P.S.#8237, DATED 3/30/2011, *DKR/mst #2010000116*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



TRACT #7
12.534 Ac.
46-026956-2200
06-28-376-005

TRACT #6
15.126 Ac.

TRACT #3
1.665 Ac.

TRACT #4
2.588 Ac.

TRACT #2
8.881 Ac.

TRACT #1
6.313 Ac.
46-026956-2200
06-28-376-003

06-28-376-056, -057, -058
 recorded in instr #20220000501

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

PROPERTY IS ZONED R-1

BUILDING SETBACK LINE

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

EASEMENTS
 ALL EASEMENTS ARE FOR GENERAL UTILITY USE.

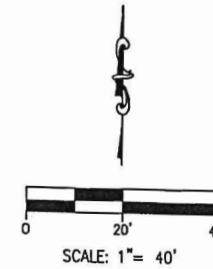
REAR LOT STORM SYSTEMS
 ALL STORM SEWER PIPES AND STRUCTURES IN THE
 REAR YARDS ARE PRIVATE, AND NOT THE
 RESPONSIBILITY OF THE CITY OF CELINA.



EAGLEBROOKE ESTATES SECTION VII, PHASE II

3 LOTS

PART OF THE SOUTHWEST 1/4 OF SEC 28, TOWN 5 SOUTH, RANGE 3 EAST, FORMERLY
 CENTER TOWNSHIP, NOW UNNAMED TOWNSHIP, ALSO KNOWN AS WAYNE TOWNSHIP, CITY
 OF CELINA, MERCER COUNTY OHIO



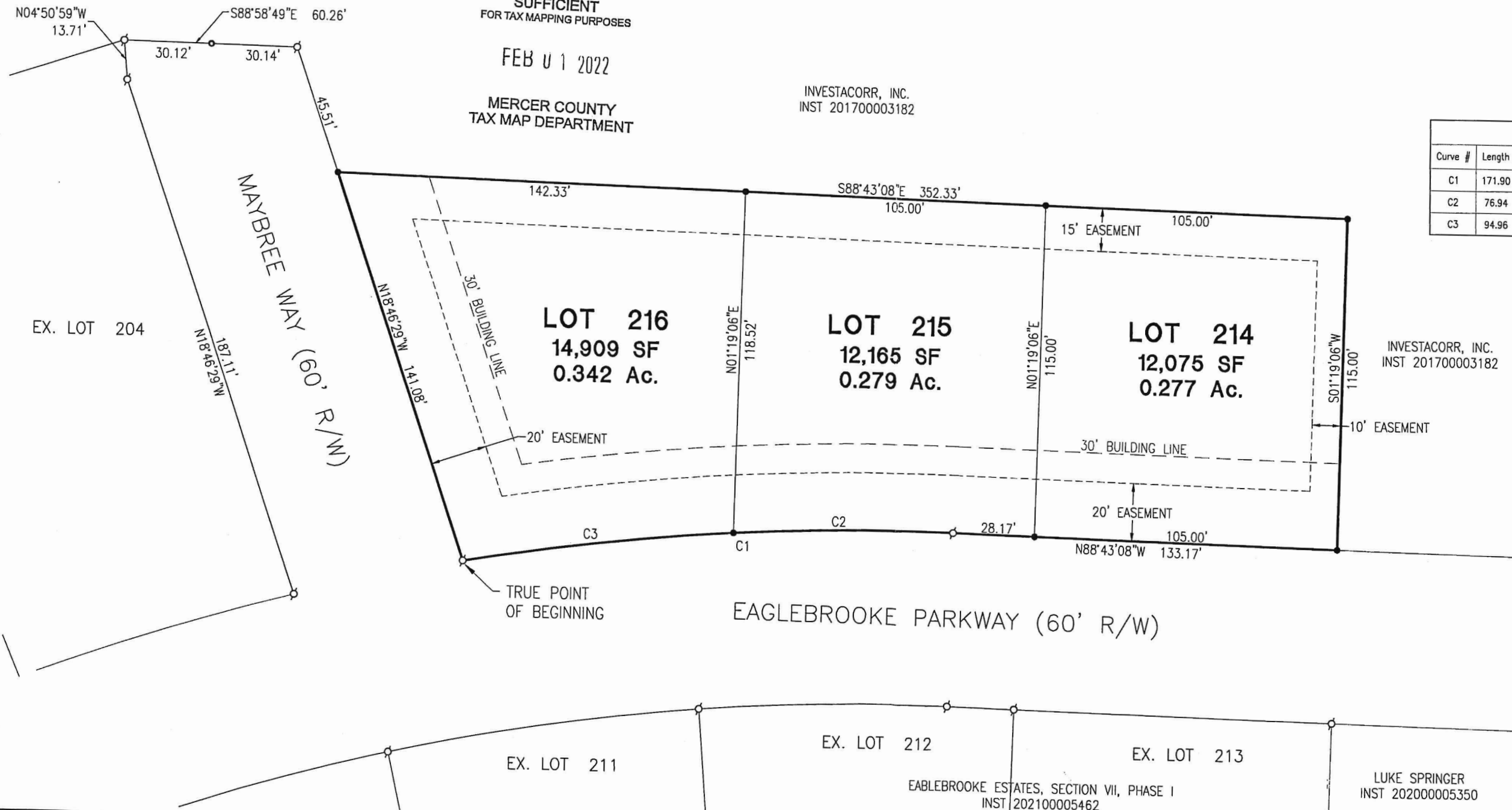
0.899 TOTAL ACRES
0.000 R/W ACRES
0.899 NET ACRES

DESCRIPTION
 SUFFICIENT
 FOR TAX MAPPING PURPOSES

FEB 01 2022

MERCER COUNTY
 TAX MAP DEPARTMENT

INVESTACORR, INC.
 INST 201700003182



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

INVESTACORR, INC.
 INST 201700003182

LEGEND

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

OWNER
 INVESTACORR, INC.
 6781 HELLWARTH ROAD
 CELINA, OHIO 45822
 PH. (419) 586-9367

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

Sep 15, 2021 11:29:08 AM P:\220811.00\Plot Drawings - Section VII, Phase 2.dwg