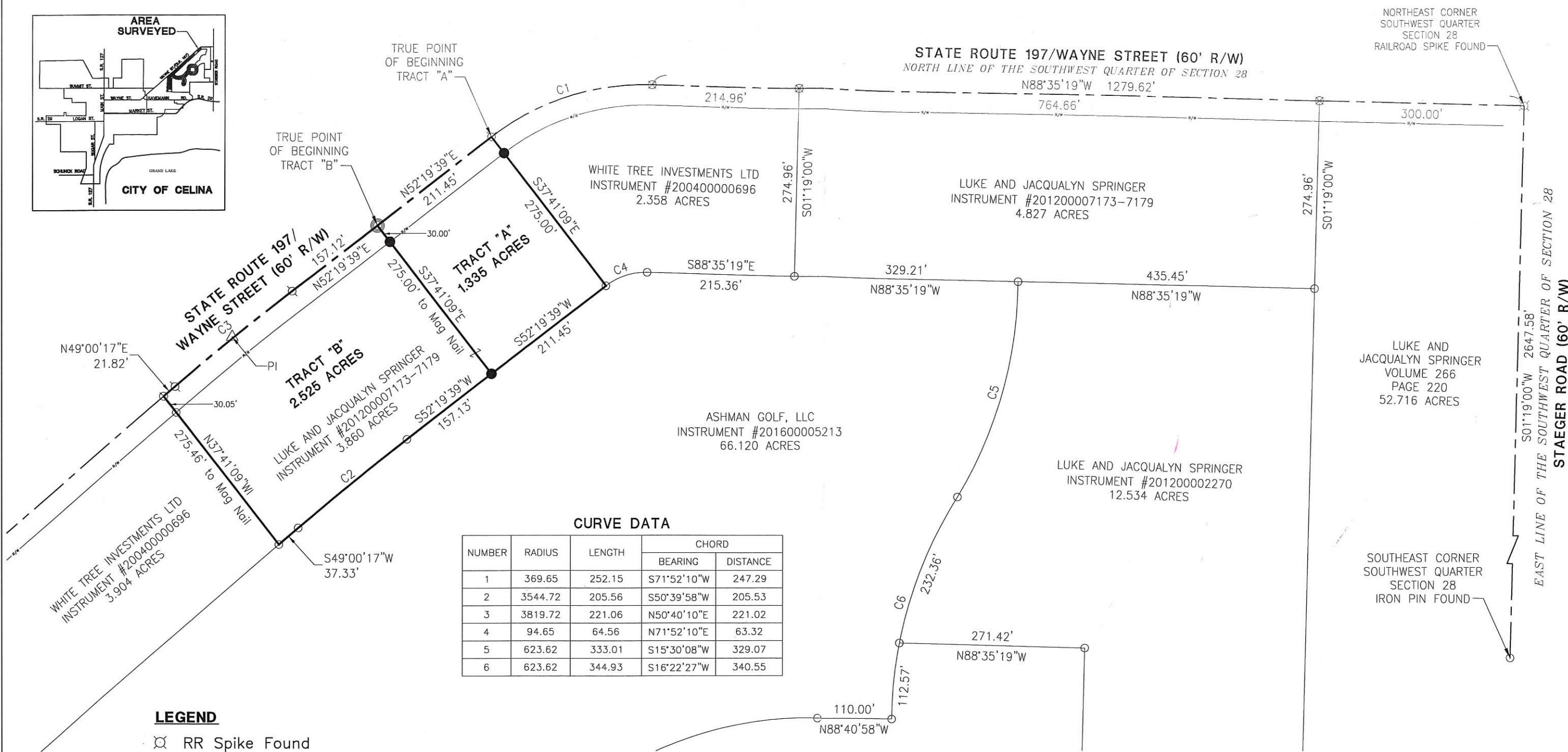
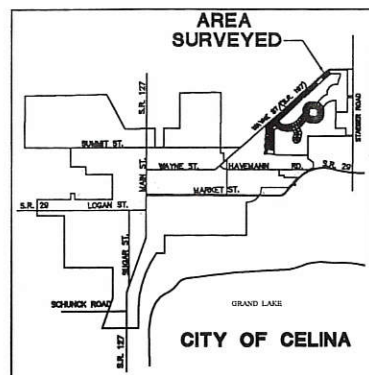


0628376001

SURVEY FOR LUKE AND JACQUALYN SPRINGER



CURVE DATA

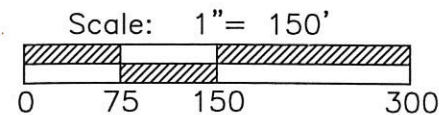
NUMBER	RADIUS	LENGTH	CHORD	
			BEARING	DISTANCE
1	369.65	252.15	S71°52'10"W	247.29
2	3544.72	205.56	S50°39'58"W	205.53
3	3819.72	221.06	N50°40'10"E	221.02
4	94.65	64.56	N71°52'10"E	63.32
5	623.62	333.01	S15°30'08"W	329.07
6	623.62	344.93	S16°22'27"W	340.55

LEGEND

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

Craig W. Mescher
City of Celina

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



PROJECT # 216811.04

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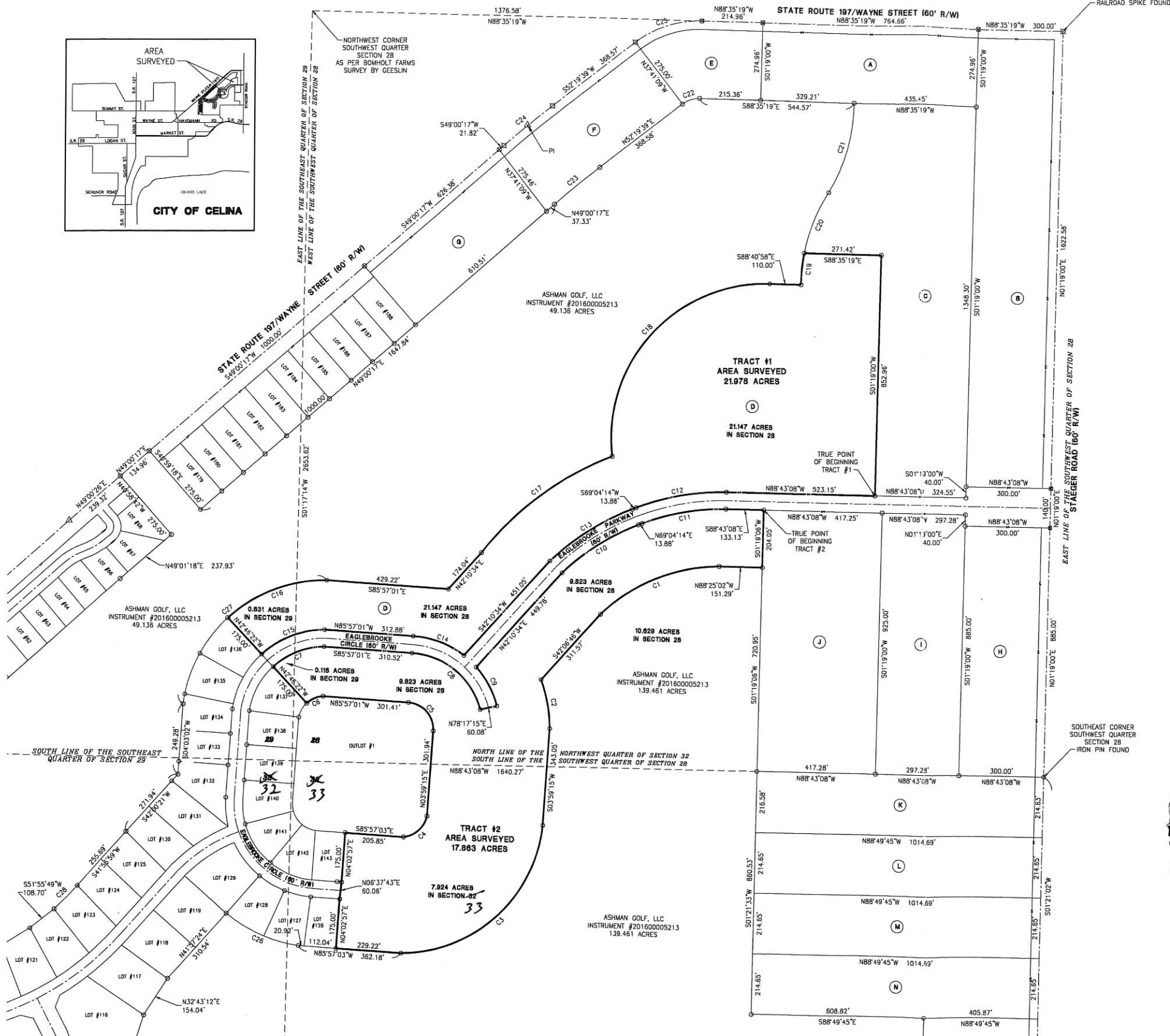
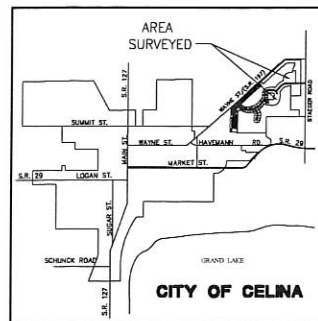
References:
Bearings from Celina Golf Survey by Craig W. Mescher P.S.# 8237 in May of 2016.

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	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

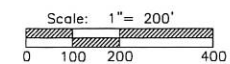
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28 OF CENTER TOWNSHIP, BEARING BEING S01°19'00"W.

CURVE DATA

NUMBER	RADIUS	LENGTH	BEARING	CHORD	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°29'40"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.
 OERMAN 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.
 BONHOLT 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



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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.

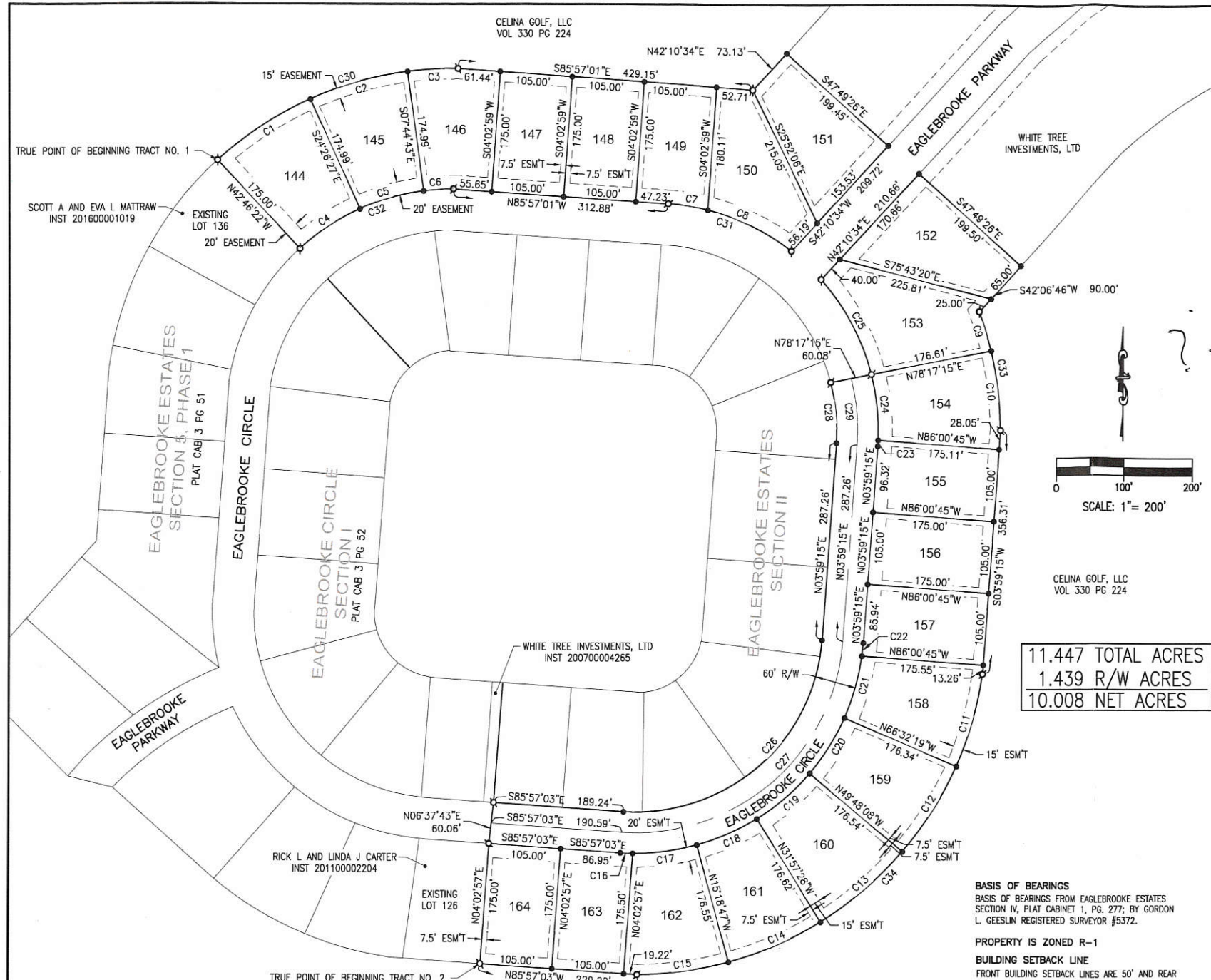
Date _____ Mayor _____

Date _____ Clerk _____

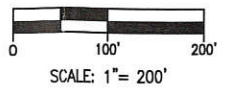
These lots are subject to additional declarations, covenants and restrictions recorded in Official Records Volume _____ Page _____ in the Mercer County Recorder's Office.

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	0.572 Acre 24905 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

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.

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.

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.

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.

Chairman _____

President, City Council _____

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

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.

Mercer County Recorder _____

Date _____ Mayor _____

Date _____ Clerk _____

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

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

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

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.

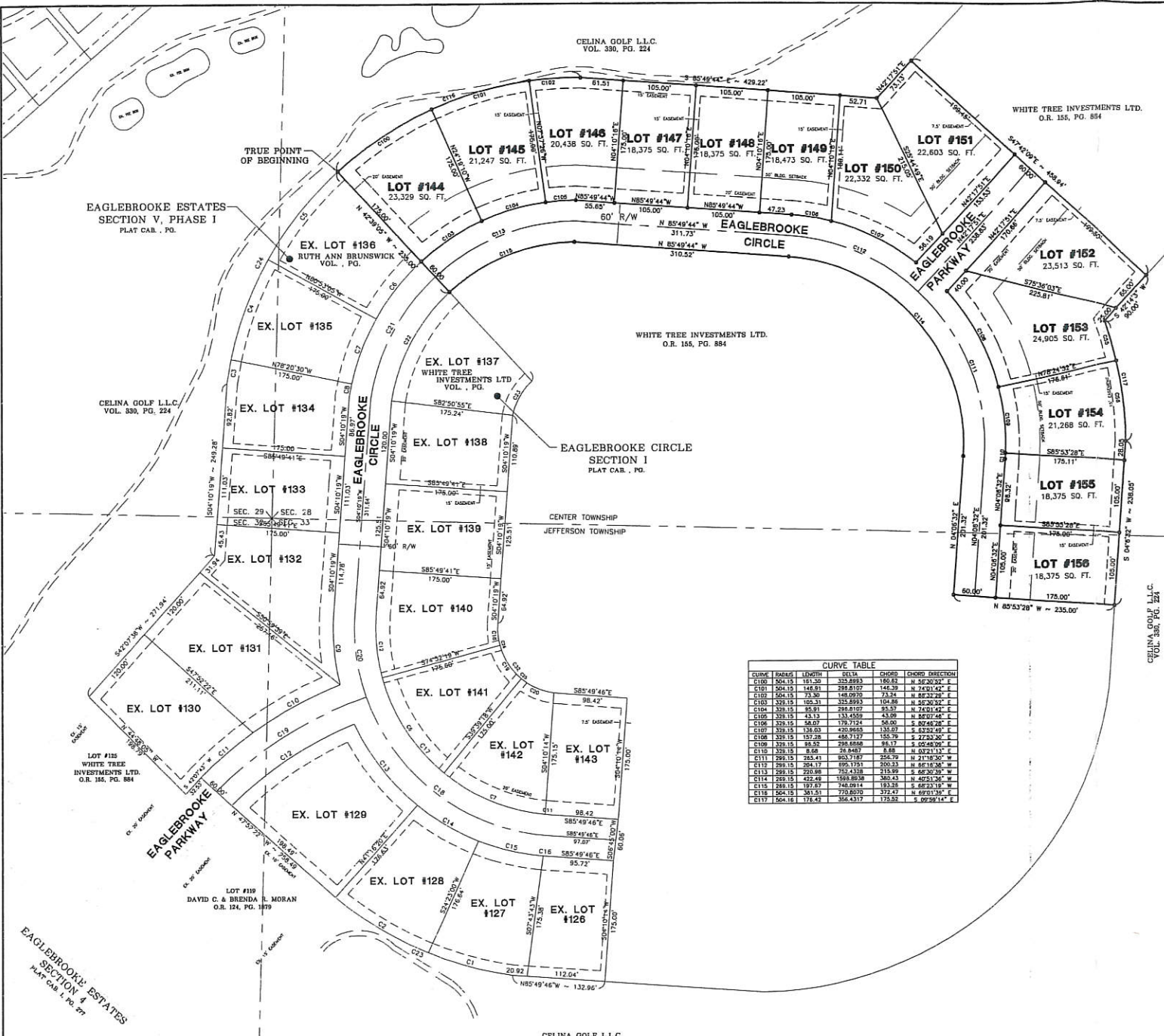
Legal Description

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°58'14" 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



CHORD BEARING	CHORD	DELTA	RADIUS	LENGTH	AREA
S 85°49'44" E	429.22	141°19'44"	504.15	181.50	335.893
N 42°17'51" E	73.13	108°02'08"	100.00	73.13	140.909
S 47°42'09" E	458.94	141°19'44"	504.15	181.50	335.893
S 42°14'03" W	90.00	138°00'00"	90.00	90.00	135.000
S 09°58'14" E	175.52	108°02'08"	175.52	175.52	308.893
S 04°06'32" W	238.05	171°53'28"	238.05	238.05	414.909
N 85°53'28" W	235.00	94°06'32"	235.00	235.00	414.909
N 40°51'36" W	380.43	108°02'08"	380.43	380.43	660.893
S 68°23'19" W	193.26	118°02'08"	193.26	193.26	366.893
S 42°39'05" W	235.00	138°00'00"	235.00	235.00	414.909
S 85°49'44" W	310.52	141°19'44"	310.52	310.52	540.893
S 19°32'19" W	197.67	108°02'08"	197.67	197.67	366.893
S 85°49'44" W	176.42	141°19'44"	176.42	176.42	314.909
S 04°06'32" W	238.05	171°53'28"	238.05	238.05	414.909
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N 40°51'36" W	380.43	108°02'08"	380.43	380.43	660.893
S 68°23'19" W	193.26				

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



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

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__ o'clock. 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 EAGLEBROOKE 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.;

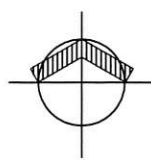
SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

PREVIOUS DEED REFERENCE: OFFICIAL RECORDS INSTRUMENT #200400000696;

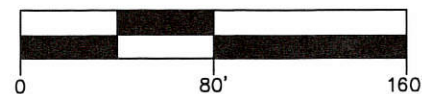
DESCRIPTION BASED ON A SURVEY BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237 IN OCTOBER, 2016, ON FILE WITH THE MERCER COUNTY ENGINEER'S OFFICE.

LEGEND

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



NORTH



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

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

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

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

REV. NO.	REV. DATE	REVISION COMMENTS

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.

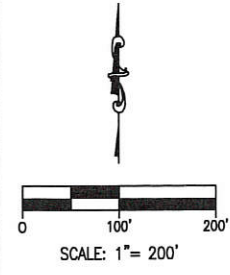
Date _____ Mayor _____

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

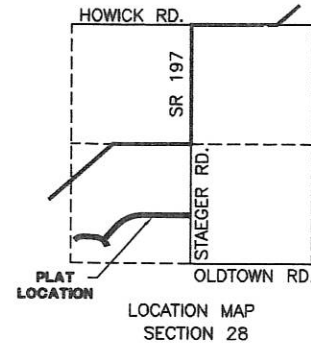


EAGLEBROOKE PARKWAY & EAGLEBROOKE CIRCLE DEDICATION PLAT

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



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

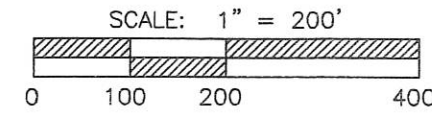
SURVEYED BY: *[Signature]*
CRAIG W. MESCHER REG. SURVEYOR No. 8237
DATE: 3/30/2011
DWG BY: KRF CHK'D BY: CWM

BASIS OF BEARINGS:
MERCER COUNTY LOCAL
COORDINATE DATUM

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 08 2011

MERCER COUNTY
TAX MAP DEPARTMENT



NORTH

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

EAGLEBROOKE
ESTATES
SECTION V,
PHASE 1
P.C. 1, PG. 277

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

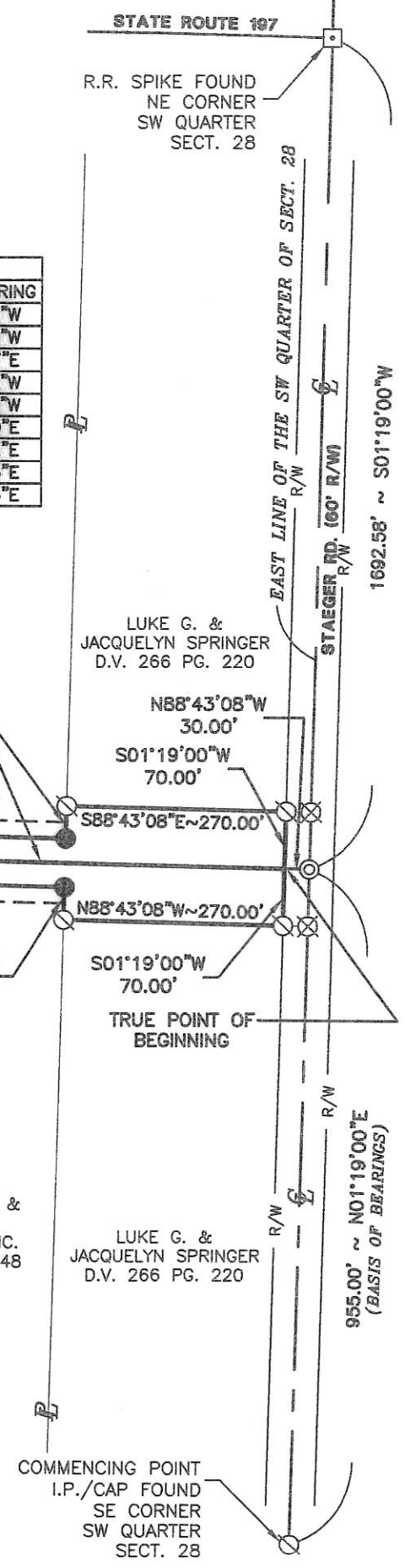
INSTRUMENT # 201100001718
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K. BARGER
04/08/11 At 10:42AM
PLAT COPY MIN (8 1/2 x 11 & 11 x 17), 3 Pages
\$120.00

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

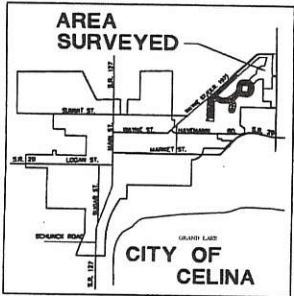


06283710004; 0628376002

SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

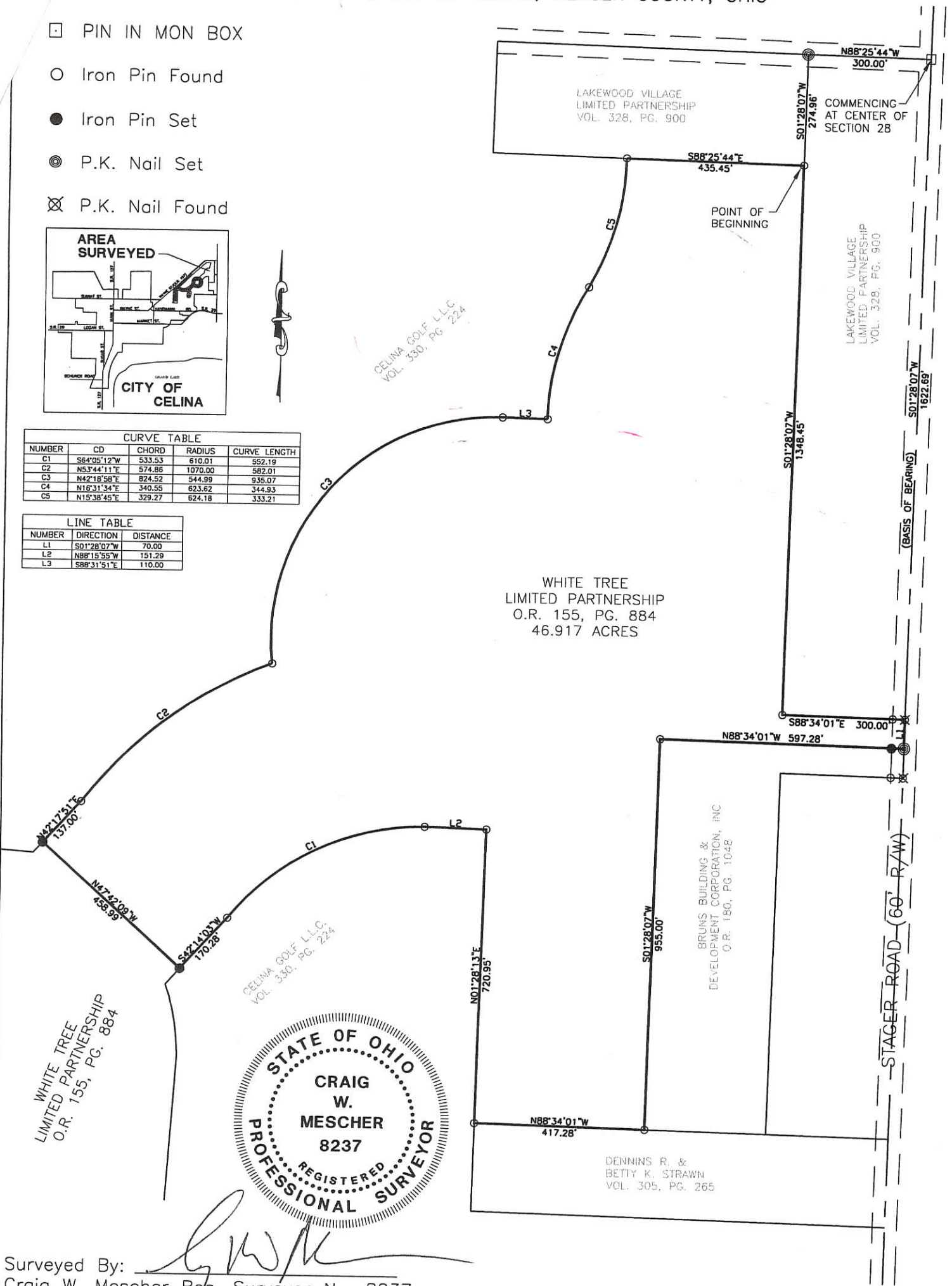
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- 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: _____

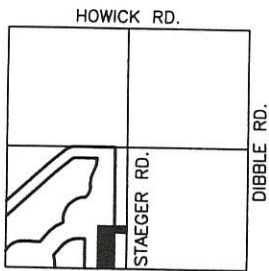
References: SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP DONE BY ERIC C. THOMAS NO. 7236	Scale: 1" = 300'
Part of SW 1/4 Sec. 28 T5-S R3-E CENTER Twp., Mercer Co., OH	
Grantor: _____ Deeds: _____ Area Retained _____ Ac.	
Grantee: _____ Area _____ Ac.	
Approvals: Agency: Bd. of Health Date: _____	Co.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

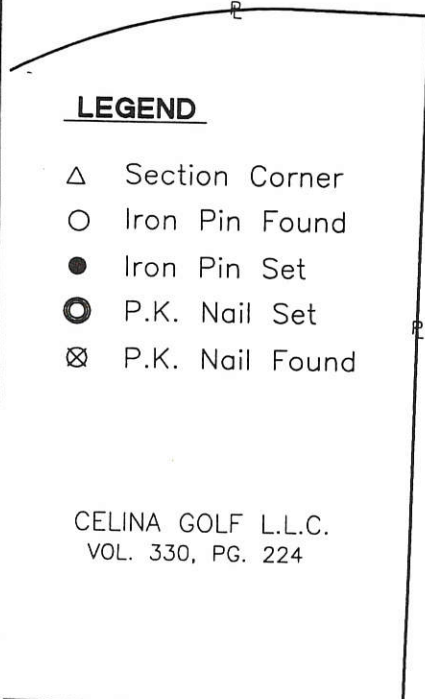
OWNER:
WHITE TREE
INVESTMENTS, LTD.
O.R. 155, PG. 884

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

LEGEND

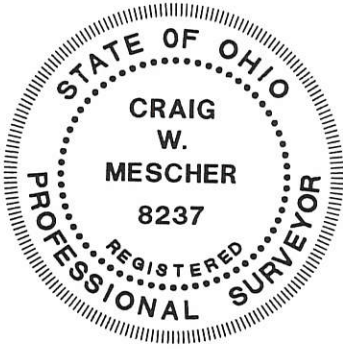
- △ Section Corner
- Iron Pin Found
- Iron Pin Set
- ⊙ P.K. Nail Set
- ⊗ P.K. Nail Found

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

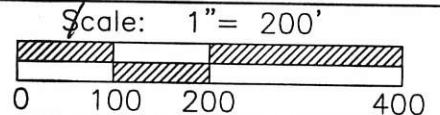


[Signature]
City Approval
Date: 1/13/04

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

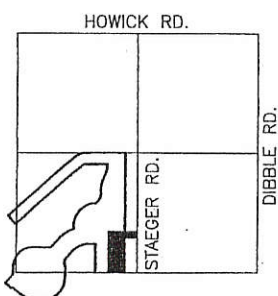
**Civil Engineering
Division**
Engineers Surveyors Consultants
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822
PH: (419) 586-2292, FAX: (419) 586-3393

0628376003

06-28C ✓

SURVEY FOR WHITE TREE INVESTMENTS, LTD.

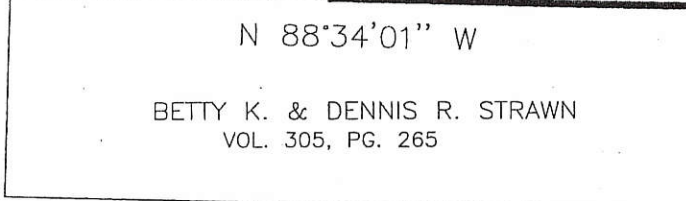
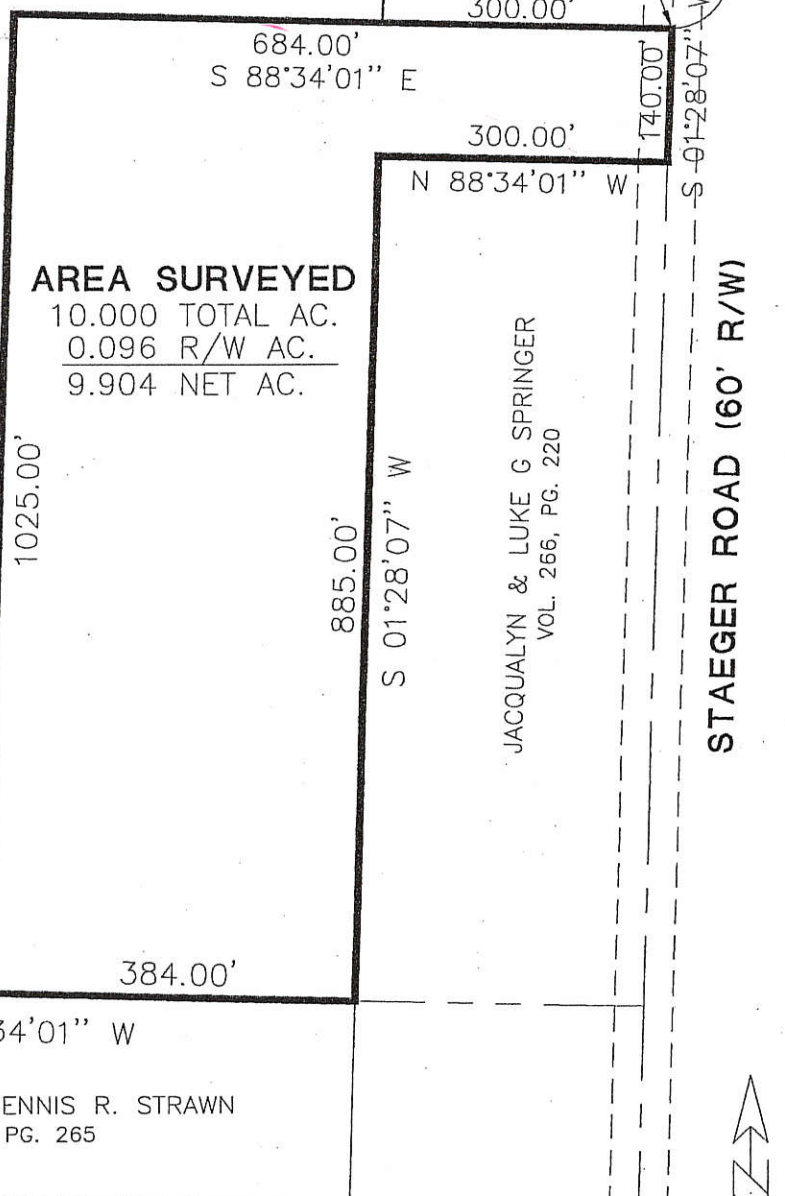
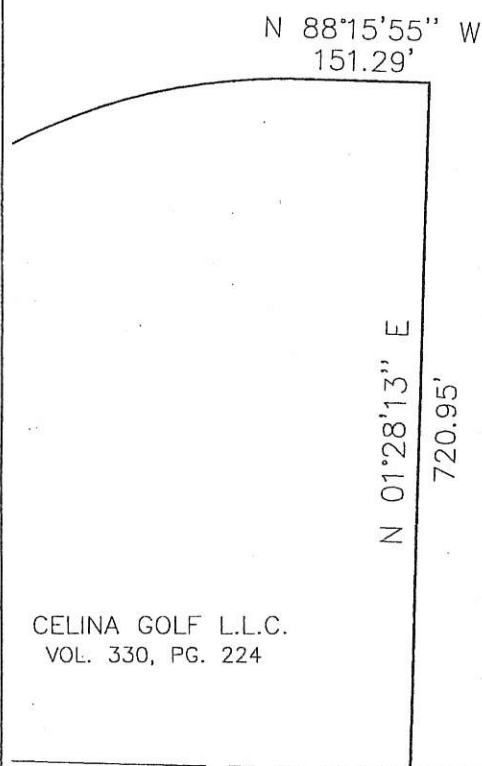
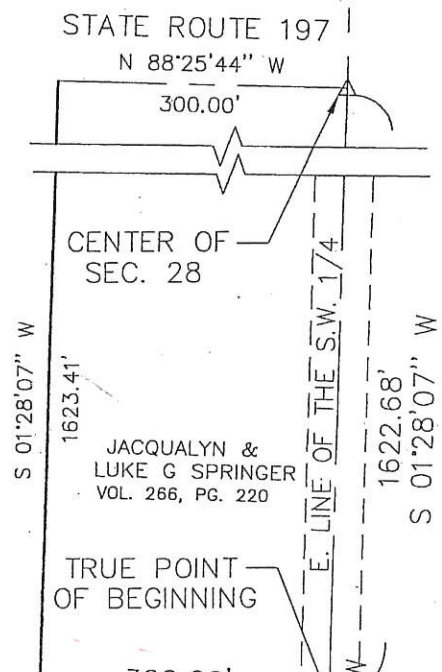
BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28
CENTER TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, CITY OF CELINA, OHIO



LOCATION MAP
SEC. 28

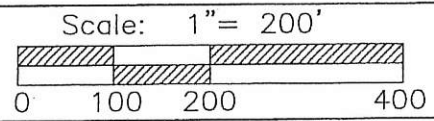
OWNER:
WHITE TREE
INVESTMENTS, LTD.
O.R. _____, PG. _____

TRACT #1
88.547 ACRES
(FROM PREVIOUS SURVEY)



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

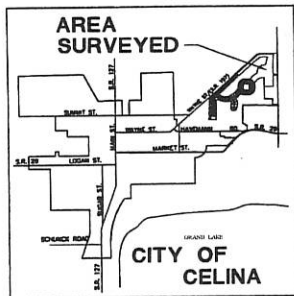
PROJECT # 202830.01
Fanning/Howey Associates, Inc.
Civil Engineering Division
Engineers Surveyors Consultants
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822
PH: (419) 586-2292, FAX: (419) 586-3393

0028376004; 0028376002

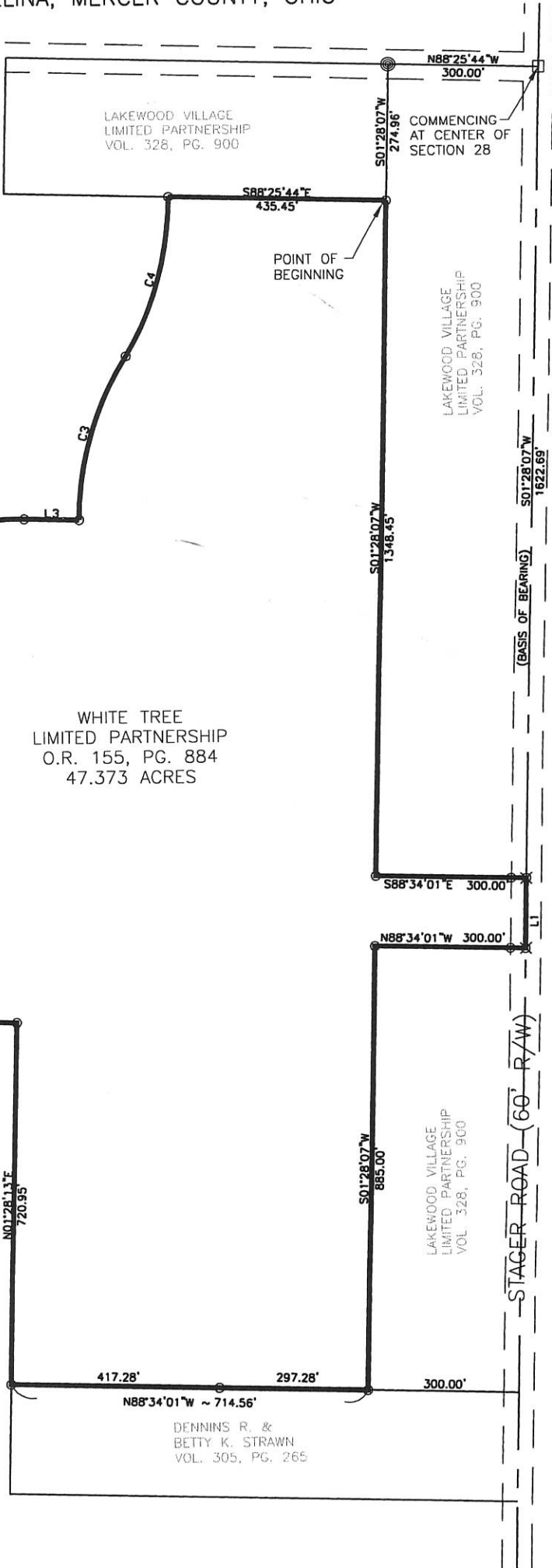
SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

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



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	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.fhcai.com/civilengineering | 419.586.2292

06-28C

SURVEY FOR WHITE TREE LIMITED PARTNERSHIP

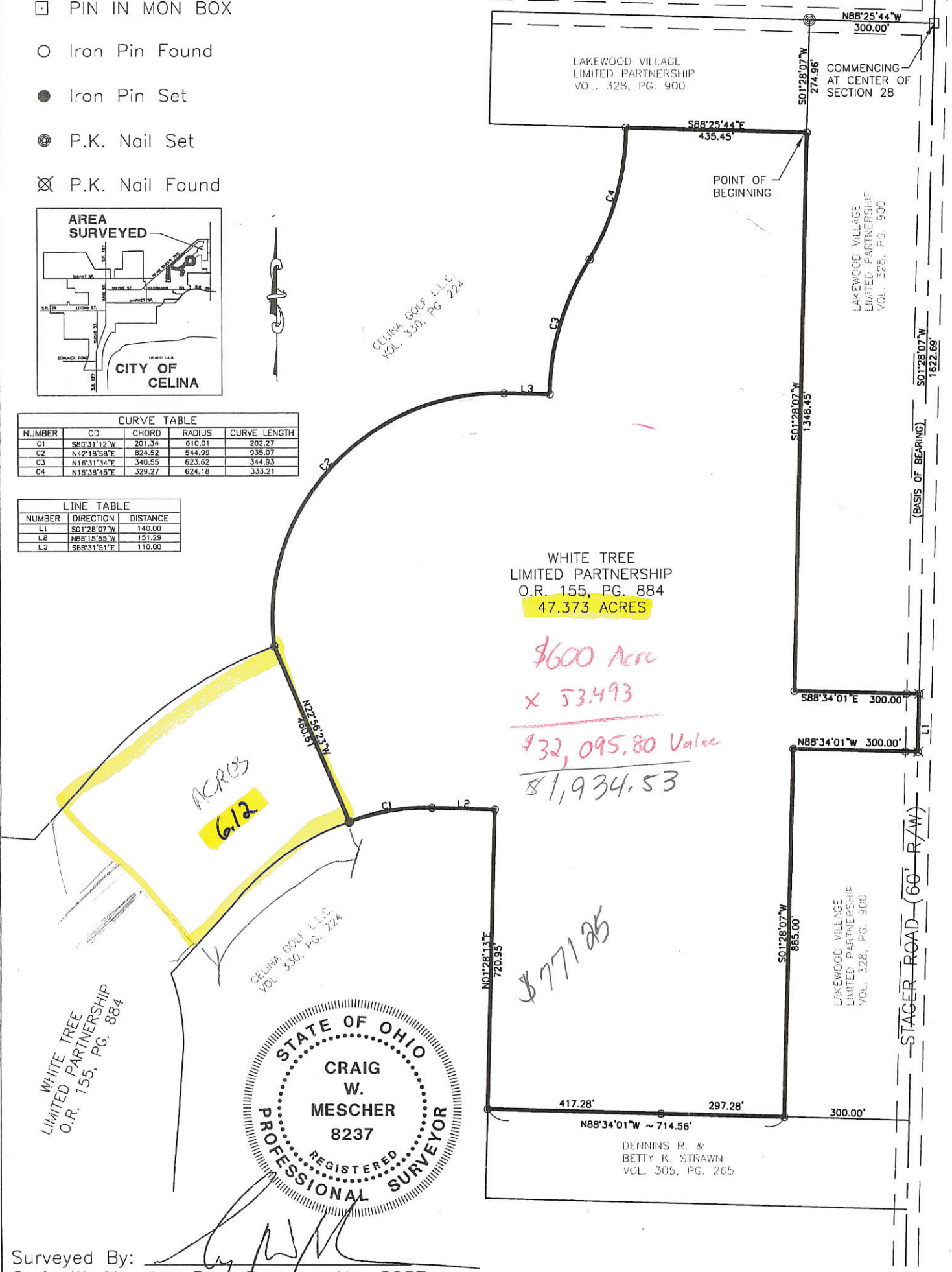
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 5 SOUTH, RANGE 3 EAST
CENTER TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

- 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

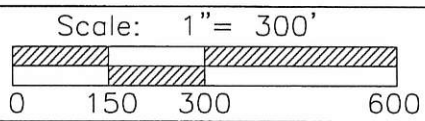
\$32,095.80 Value

\$1,934.53



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: _____

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

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

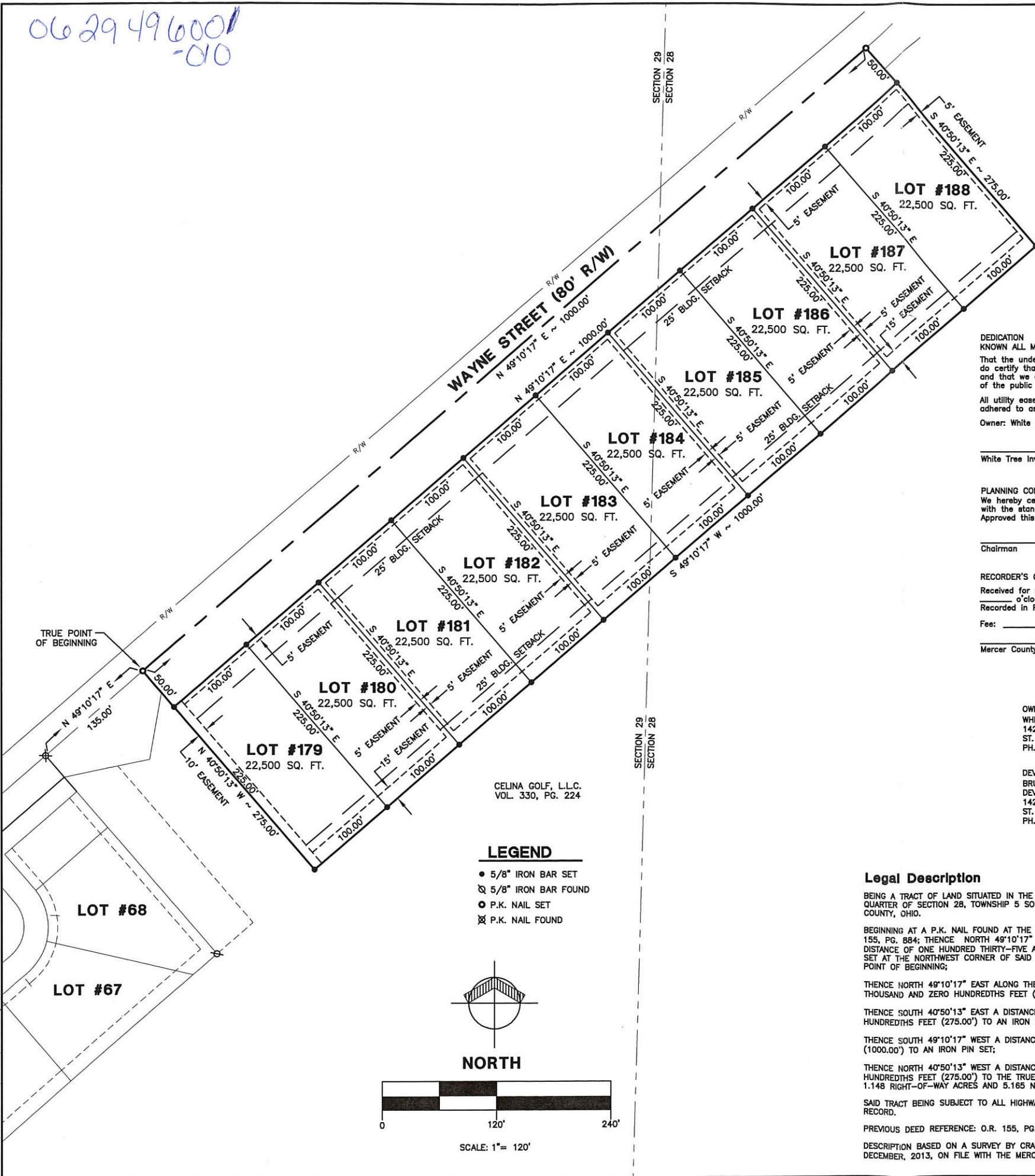
0629496000
-00

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.

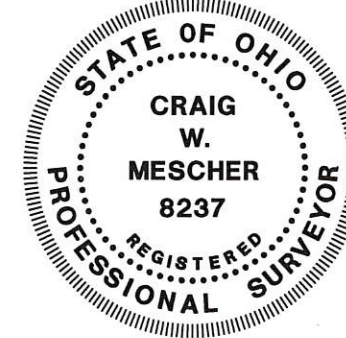
Date Mayor
Date Clerk

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

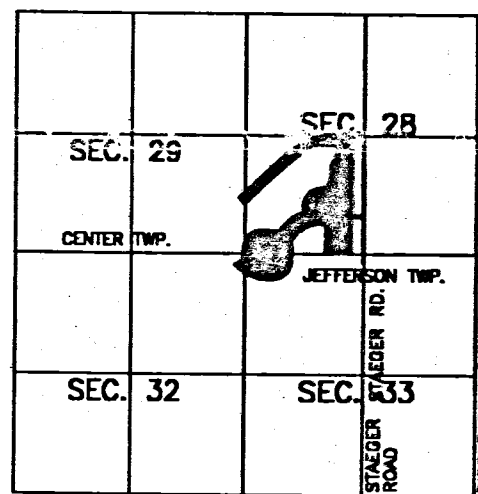
REV NO	REV DATE	REVISION COMMENTS
1		
1		

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

6-28-376-001
 .002 ✓
 06-33-101-001

SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP

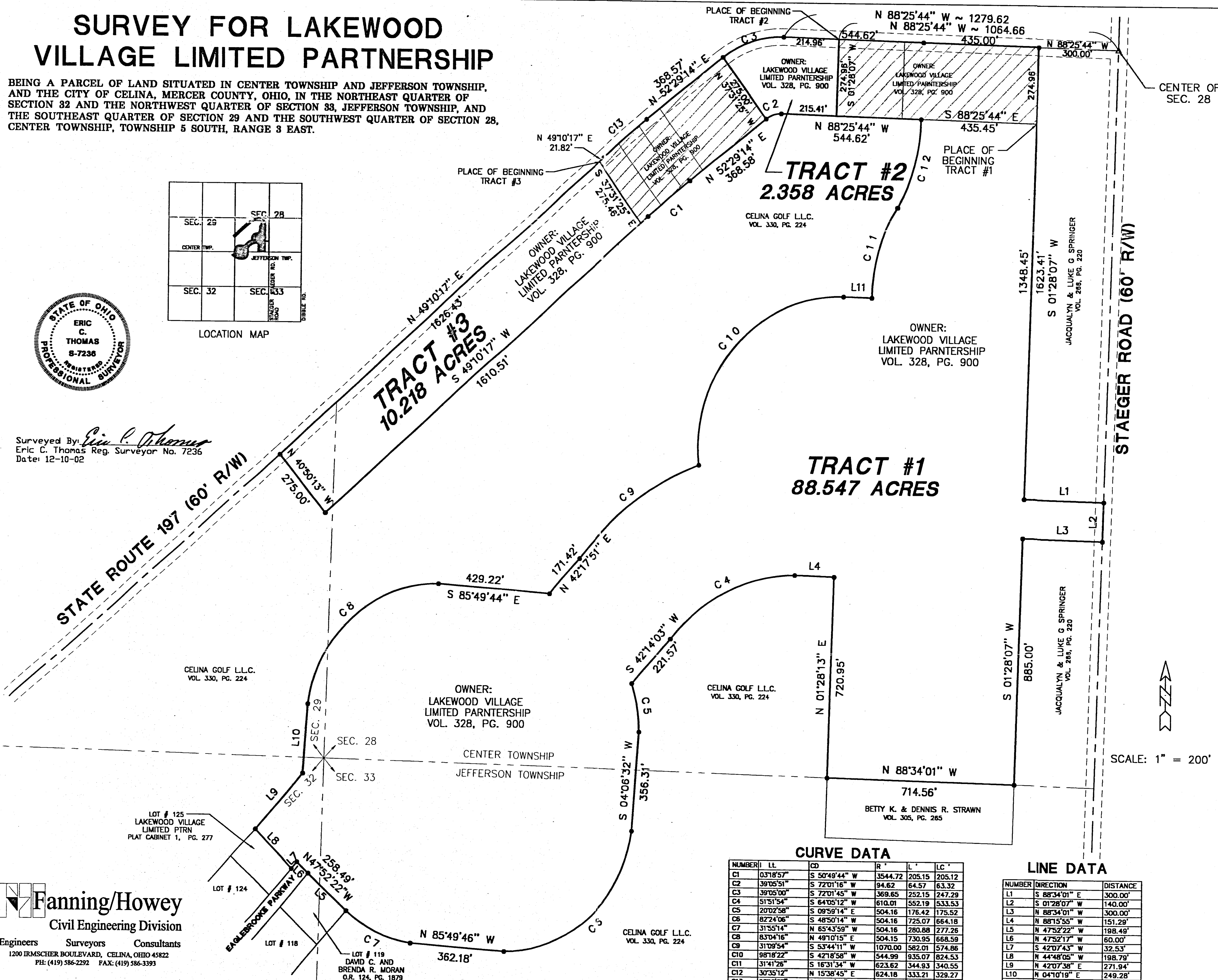
BEING A PARCEL OF LAND SITUATED IN CENTER TOWNSHIP AND JEFFERSON TOWNSHIP, AND THE CITY OF CELINA, MERCER COUNTY, OHIO, IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, JEFFERSON TOWNSHIP, AND THE SOUTHEAST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 28,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

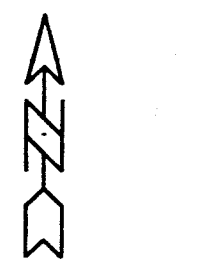
NUMBER	LL	CD	R'	L'	LC'
C1	0318'57"	S 50°49'44" W	3544.72	205.15	205.12
C2	3905'51"	S 72°01'16" W	94.62	64.57	63.32
C3	3905'00"	S 72°01'45" W	369.65	252.15	247.29
C4	5151'54"	S 64°05'12" W	610.01	552.19	533.53
C5	2002'58"	S 09°59'14" E	504.16	176.42	175.52
C6	8224'06"	S 48°50'14" W	504.16	725.07	664.18
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 # 119
 DAVID C. AND
 BRENDA R. MORAN
 O.R. 124, PG. 1879



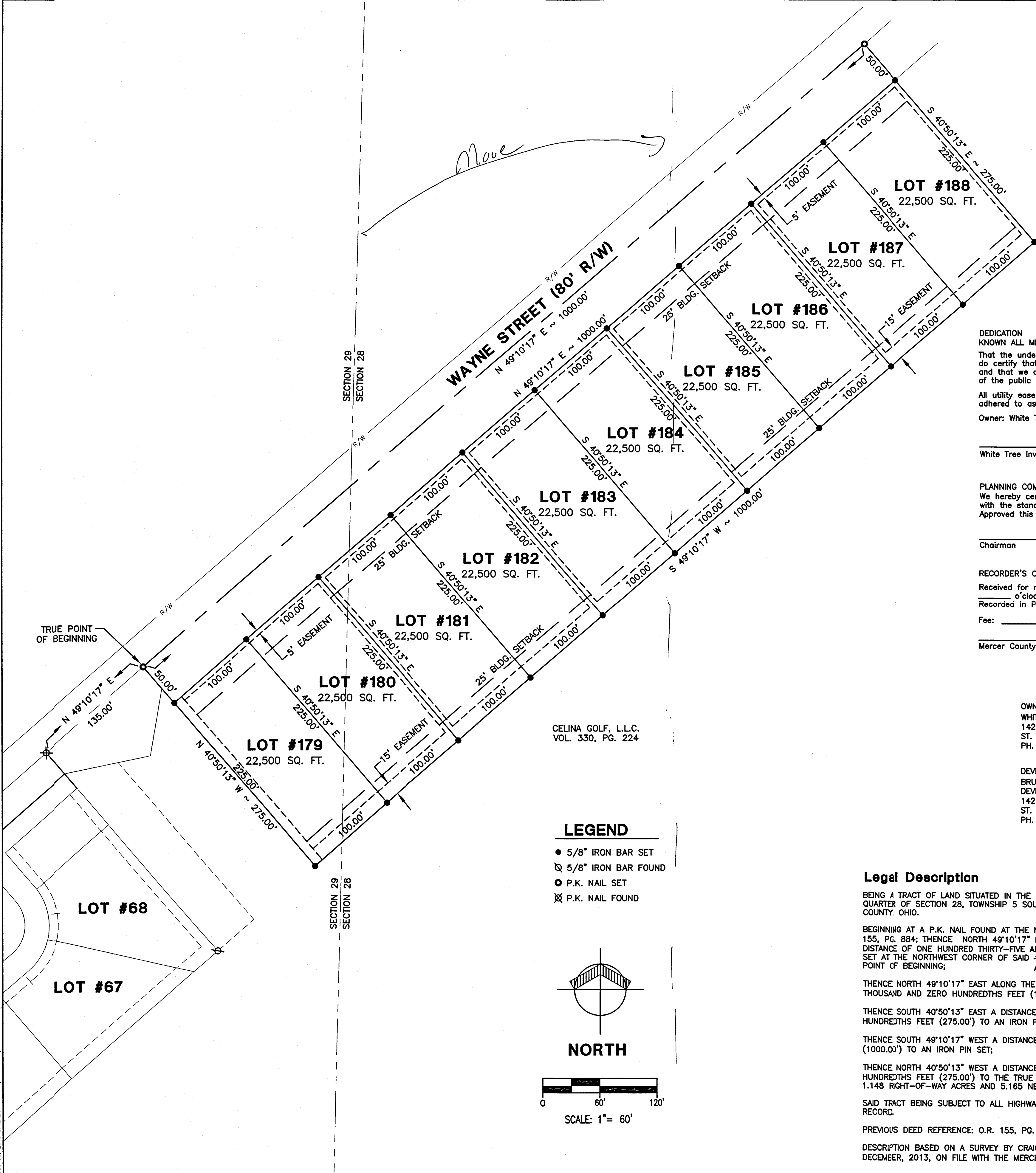
SCALE: 1" = 200'

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

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.

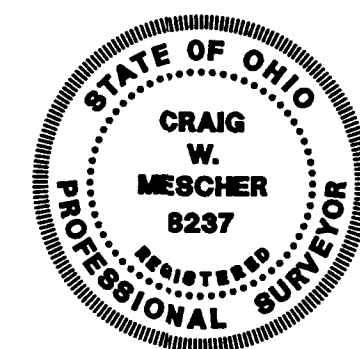
Date _____ Mayor _____
Date _____ Clerk _____

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'.

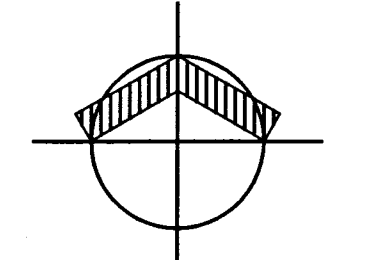
BASIS OF BEARINGS
BASIS OF BEARINGS FROM EAGLEBROOKE ESTATES SECTION IV, PLAT CABINET 1, PG. 277; BY GORDON L. GEESLIN REGISTERED SURVEYOR #5372.



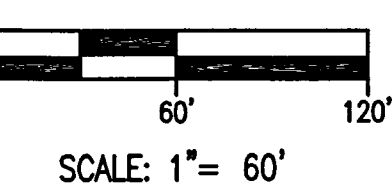
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237, DECEMBER OF 2013. IRON PINS TO BE SET AFTER CONSTRUCTION OF UTILITIES.

CRAIG W. MESCHER
PROFESSIONAL SURVEYOR #8237

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



NORTH



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.

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

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

EAGLEBROOKE ESTATES

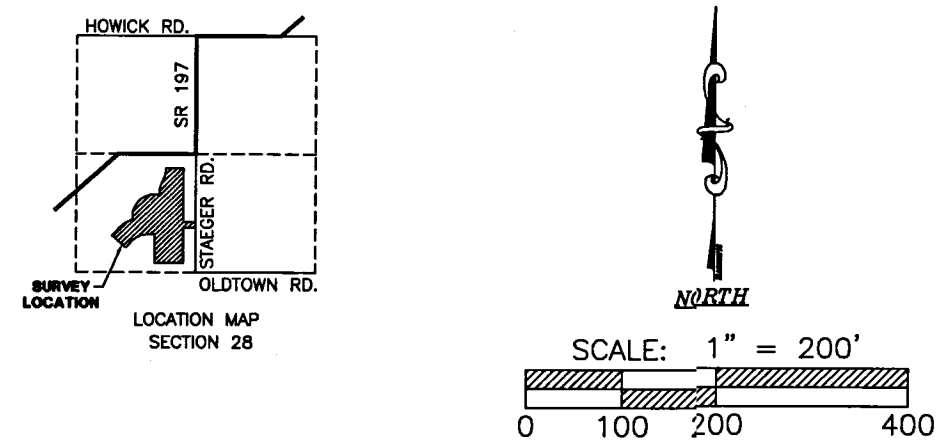
**SECTION SIX, PHASE ONE
CELINA, OHIO**

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



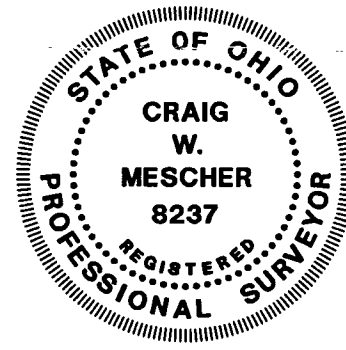
- LEGEND**
- IRON PIN FOUND
 - 5/8" IRON PIN W/ CAP SET
 - ⊙ MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - ⊘ IRON PIN W/ CAP FOUND
 - ⊠ R.R. SPIKE FOUND
- T.P.O.B. TRUE POINT OF BEGINNING

BASIS OF BEARINGS:
MERCER COUNTY LOCAL
COORDINATE DATUM

Karen Seibert
KAREN SEIBERT DATE
CITY OF CELINA PLANNING COMMISSION SECRETARY

REFERENCES:

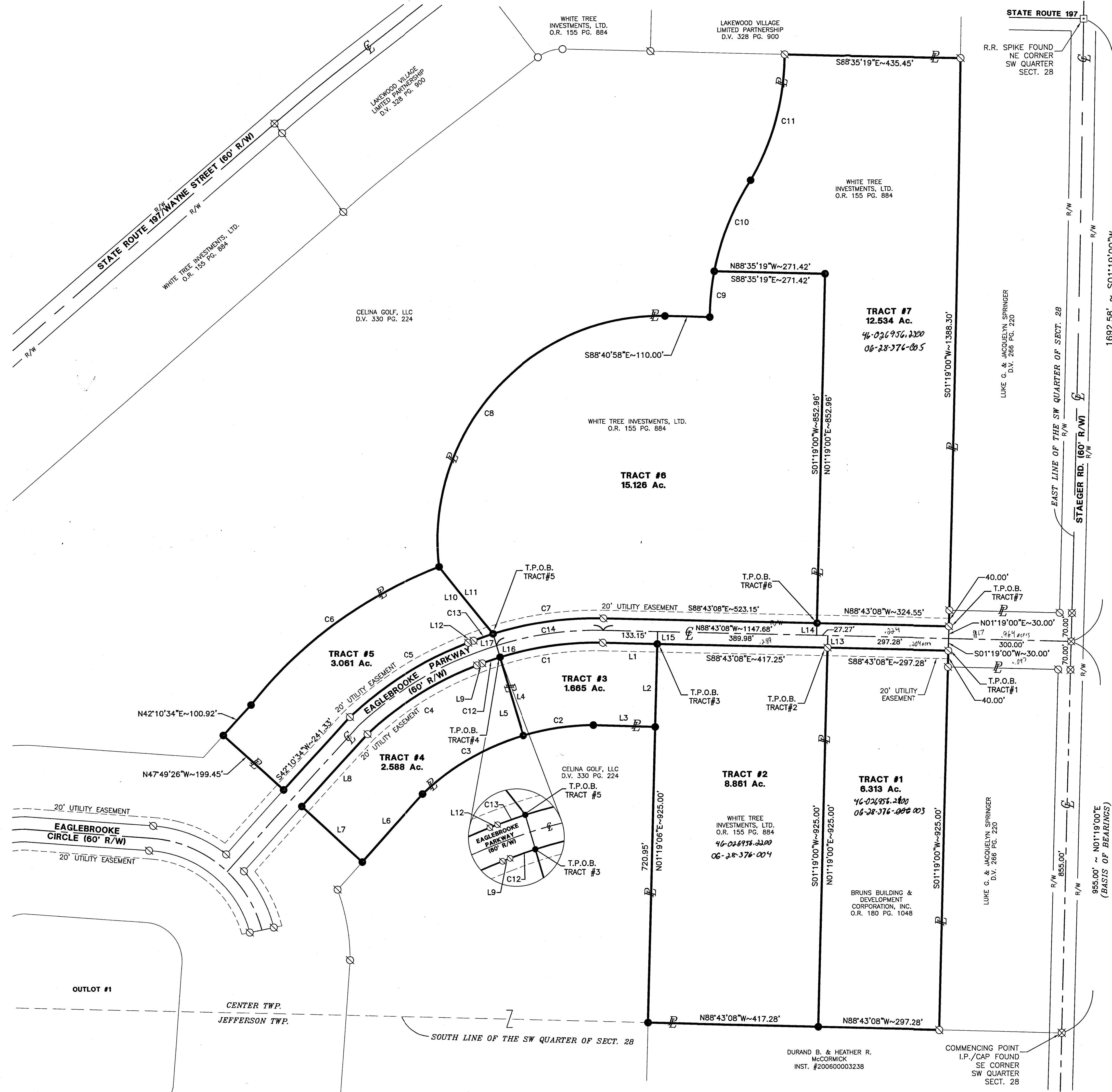
- SURVEY FOR LAKEWOOD VILLAGE LIMITED PARTNERSHIP, BY ERIC C. THOMAS P.S.#7236, DATED 12/10/2002
- SURVEY FOR WHITE TREE LIMITED PARTNERSHIP, BY CRAIG W. MESCHER P.S.#8237
- EAGLEBROOKE PARKWAY & EAGLEBROOKE CIRCLE DEDICATION PLAT, BY CRAIG W. MESCHER P.S.#8237, DATED 3/30/2011, *PG 26* *DISK#00000116*
- ALL DEEDS AS REFERENCED



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

LINE TABLE		
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 TABLE					
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



FANNING HOWEY
ENGINEERING GROUP
www.fhgi.com/civilengineering | 419 586 2292
1200 IRMSCHER BLVD. CELINA, OH 45822
D:\210811.01\WHITE TREE-BRUNS_EAGLEBROOKE SURVEY.DWG

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__

o'clock.
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__.

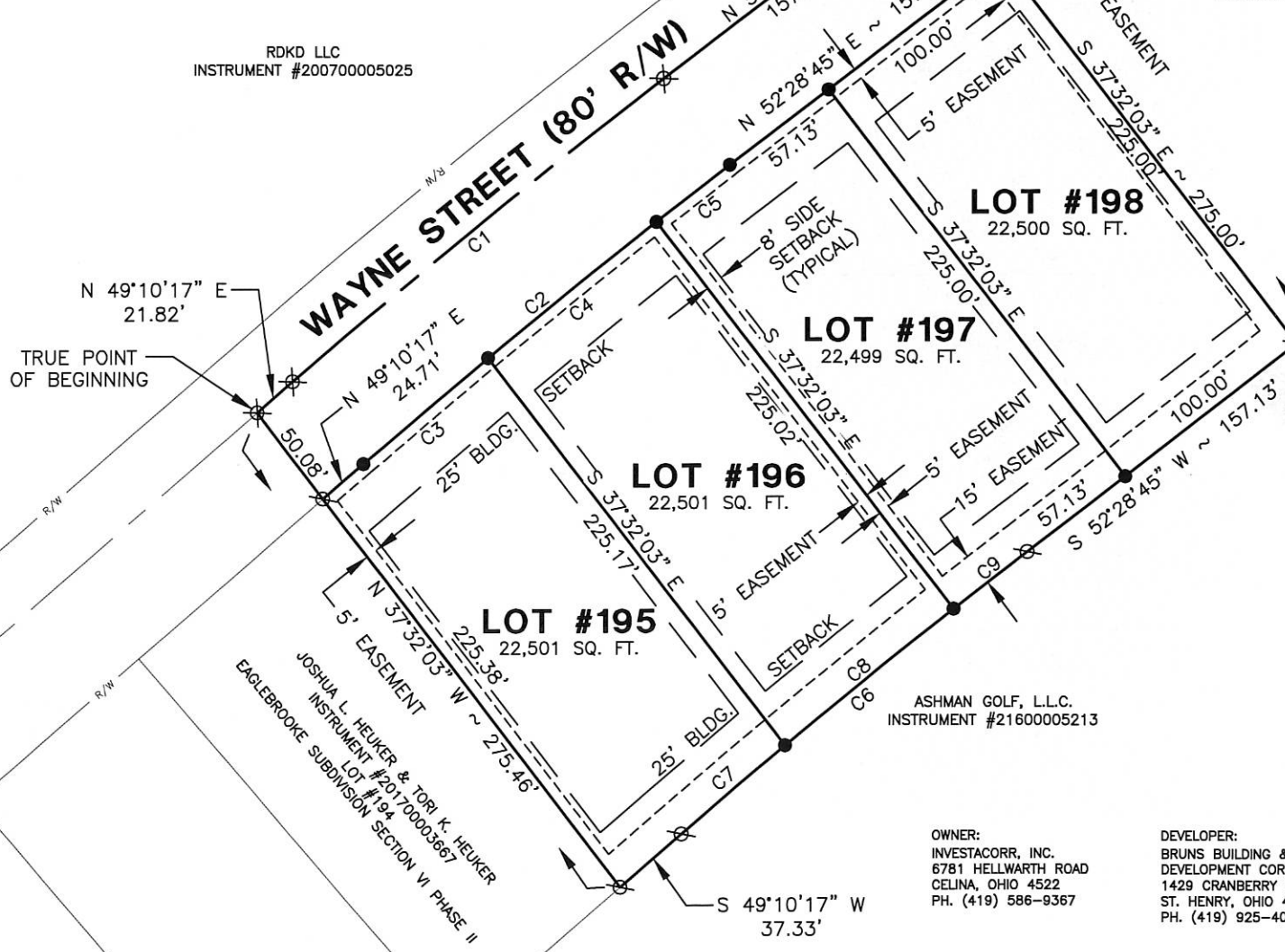
Mercer County Auditor, Randall E. Grapner

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

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

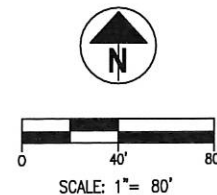
EXISTING ZONING IS R-2

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



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

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 II AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #201700002134 FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 49°10'17" EAST ALONG THE CENTERLINE OF WAYNE STREET A DISTANCE OF TWENTY-ONE AND EIGHTY-TWO HUNDREDTHS FEET (21.82') TO A P.K. NAIL FOUND;

THENCE ALONG A CURVE TO THE RIGHT WITH A CURVE LENGTH OF TWO HUNDRED TWENTY-ONE AND SIX HUNDREDTHS FEET (221.06'), A RADIUS OF THREE THOUSAND EIGHT HUNDRED NINETEEN AND SEVENTY-TWO HUNDREDTHS FEET (3819.72'), A CHORD LENGTH OF TWO HUNDRED TWENTY-ONE AND TWO HUNDREDTHS FEET (221.02'), AND A CHORD BEARING OF NORTH 50°49'16" EAST TO A P.K. NAIL FOUND;

THENCE NORTH 52°28'45" EAST ALONG THE APPROXIMATE CENTERLINE OF WAYNE STREET, A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND TWELVE HUNDREDTHS FEET (157.12') TO A P.K. NAIL FOUND;

THENCE SOUTH 37°32'03" EAST A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND ZERO HUNDREDTHS FEET (275.00') TO AN IRON PIN FOUND, PASSING AN IRON PIN FOUND AT THIRTY AND ZERO HUNDREDTHS FEET (30.00') AND AN IRON PIN SET AT FIFTY AND ZERO HUNDREDTHS FEET (50.00');

THENCE SOUTH 52°28'45" WEST ALONG THE NORTH LINE OF A TRACT AS RECORDED IN INSTRUMENT #20160005213, A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND THIRTEEN HUNDREDTHS FEET (157.13') TO AN IRON PIN FOUND;

THENCE ALONG A CURVE TO THE LEFT WITH A CURVE LENGTH OF TWO HUNDRED FIVE AND FIFTY-SIX HUNDREDTHS FEET (205.56'), A RADIUS OF THREE THOUSAND FIVE HUNDRED FORTY-FOUR AND SEVENTY-TWO HUNDREDTHS FEET (3544.72'), A CHORD LENGTH OF TWO HUNDRED FIVE AND FIFTY-THREE HUNDREDTHS FEET (205.53'), AND A CHORD BEARING OF SOUTH 50°49'04" WEST TO AN IRON PIN FOUND;

THENCE SOUTH 49°10'17" WEST ALONG THE NORTH LINE OF A TRACT AS RECORDED IN INSTRUMENT #20160005213, A DISTANCE OF THIRTY-SEVEN AND THIRTY-THREE HUNDREDTHS FEET (37.33') TO AN IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID EAGLEBROOKE SUBDIVISION SECTION VI PHASE II;

THENCE NORTH 37°32'03" WEST ALONG THE EAST LINE OF SAID EAGLEBROOKE SUBDIVISION SECTION VI PHASE II, A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND FORTY-SIX HUNDREDTHS FEET (275.46') TO THE TRUE POINT OF BEGINNING, PASSING AN IRON PIN FOUND AT TWO HUNDRED TWENTY-FIVE AND THIRTY-EIGHT HUNDREDTHS FEET (225.38'), CONTAINING 2.525 TOTAL ACRES, 0.459 RIGHT-OF-WAY ACRES AND 2.066 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 #201700002978;

DESCRIPTION BASED ON A SURVEY BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237 IN FEBRUARY, 2017, ON FILE WITH THE MERCER COUNTY ENGINEER'S OFFICE.

06-28C

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

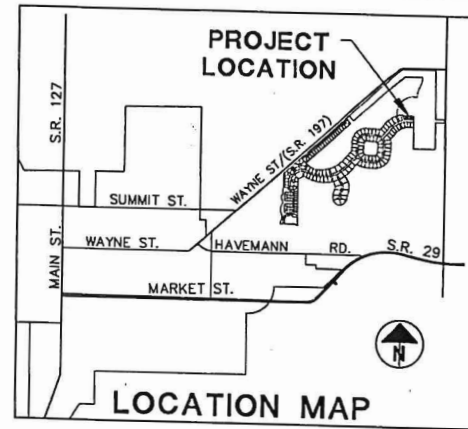
FRONT BUILDING SETBACK LINES ARE 30' AND REAR
 BUILDING SETBACKS ARE 30' FROM THE PROPERTY
 LINES. SIDE YARD SETBACKS ARE 10'.

EASEMENTS

ALL EASEMENTS ARE FOR GENERAL UTILITY USE.

REAR LOT STORM SYSTEMS

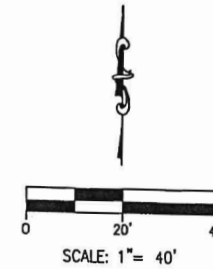
ALL STORM SEWER PIPES AND STRUCTURES IN THE
 REAR YARDS ARE PRIVATE, AND NOT THE
 RESPONSIBILITY OF THE CITY OF CELINA.



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

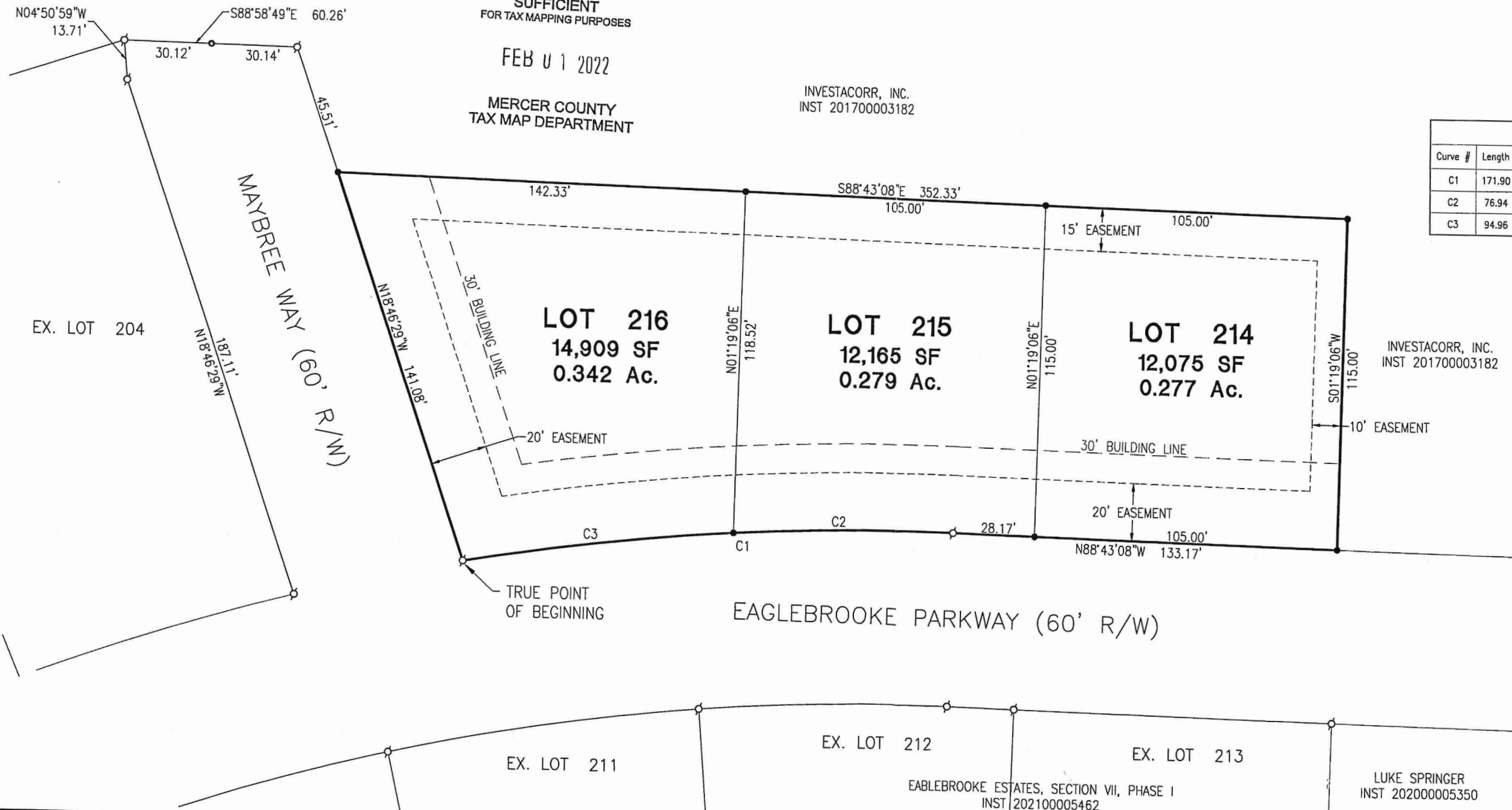
DESCRIPTION
 SUFFICIENT
 FOR TAX MAPPING PURPOSES

FEB 01 2022

MERCER COUNTY
 TAX MAP DEPARTMENT

INVESTACORR, INC.
 INST 201700003182

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



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

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

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

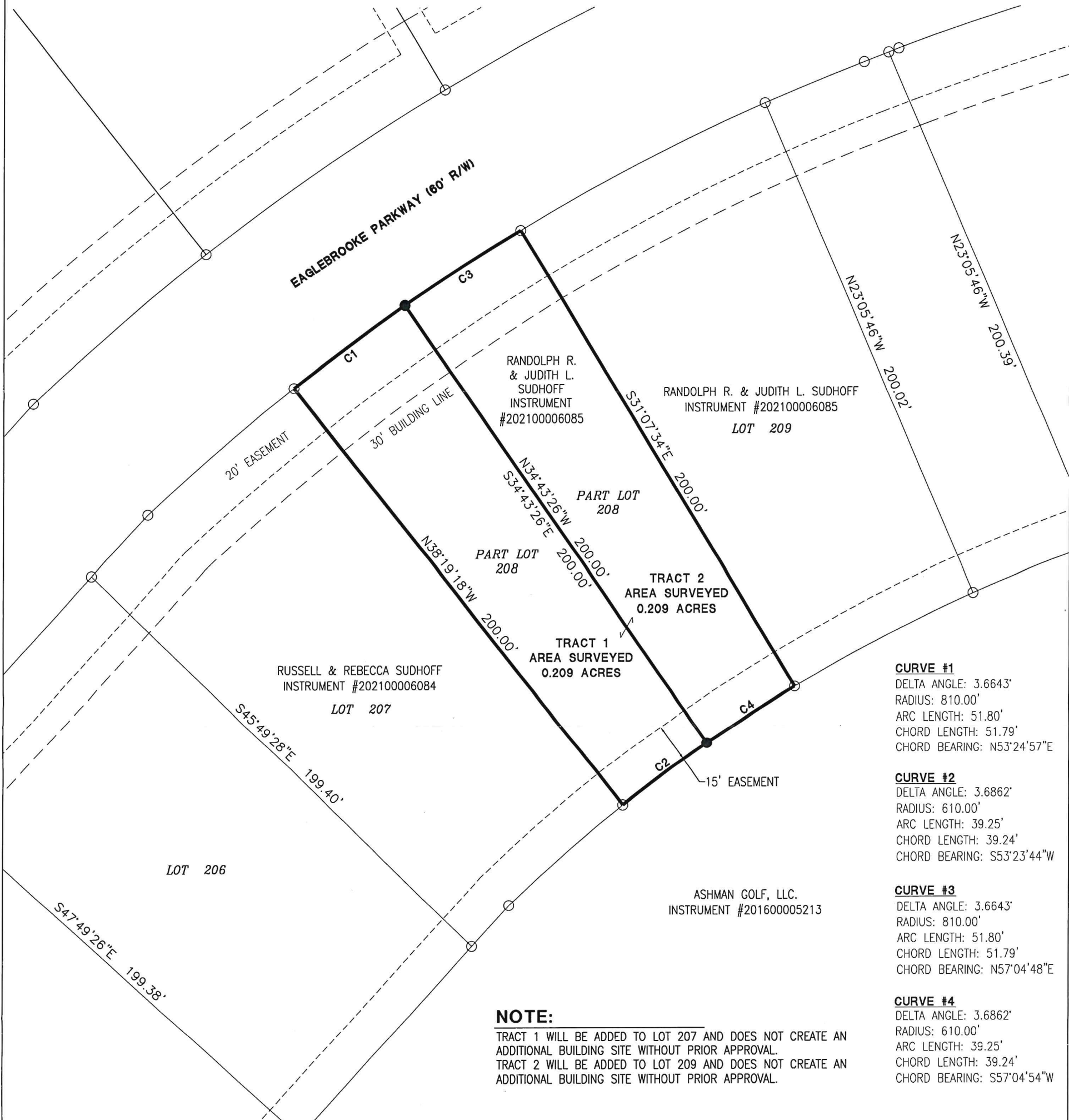
ACCESS
 Engineering Solutions
 www.accessengllc.com | 419-586-1430

Sep 15, 2021 11:25:08 AM P:\220811.00\Plot Drawings - Section VII, Phase 2.dwg

EAGLEBROOKE ESTATES, SECTION VII, PHASE I
 INST 202100005462

LUKE SPRINGER
 INST 202000005350

SURVEY FOR RANDOLPH R. & JUDITH L. SUDHOFF



CURVE #1
 DELTA ANGLE: 3.6643'
 RADIUS: 810.00'
 ARC LENGTH: 51.80'
 CHORD LENGTH: 51.79'
 CHORD BEARING: N53°24'57"E

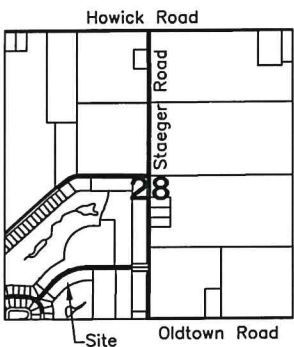
CURVE #2
 DELTA ANGLE: 3.6862'
 RADIUS: 610.00'
 ARC LENGTH: 39.25'
 CHORD LENGTH: 39.24'
 CHORD BEARING: S53°23'44"W

CURVE #3
 DELTA ANGLE: 3.6643'
 RADIUS: 810.00'
 ARC LENGTH: 51.80'
 CHORD LENGTH: 51.79'
 CHORD BEARING: N57°04'48"E

CURVE #4
 DELTA ANGLE: 3.6862'
 RADIUS: 610.00'
 ARC LENGTH: 39.25'
 CHORD LENGTH: 39.24'
 CHORD BEARING: S57°04'54"W

NOTE:

TRACT 1 WILL BE ADDED TO LOT 207 AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE WITHOUT PRIOR APPROVAL.
 TRACT 2 WILL BE ADDED TO LOT 209 AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE WITHOUT PRIOR APPROVAL.

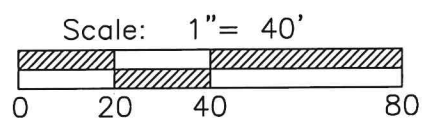


[Signature]
 City of Celina

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

LEGEND

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



PROJECT # 223808.05
ACCESS
 Engineering Solutions
 1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
 www.accessengllc.com | 419-586-1430



References:
 Bearings from Eaglebrooke Estates Section VII, Phase I by Craig W. Mescher PS #8237 in January of 2021.

State of: Ohio County: Mercer
 Township: Wayne City: Celina
 Sec.: SW 1/4 28 Town: 5S Range: 3E
 Deed Ref.: Instrument #202100006065
 Date Surveyed: January 12, 2023