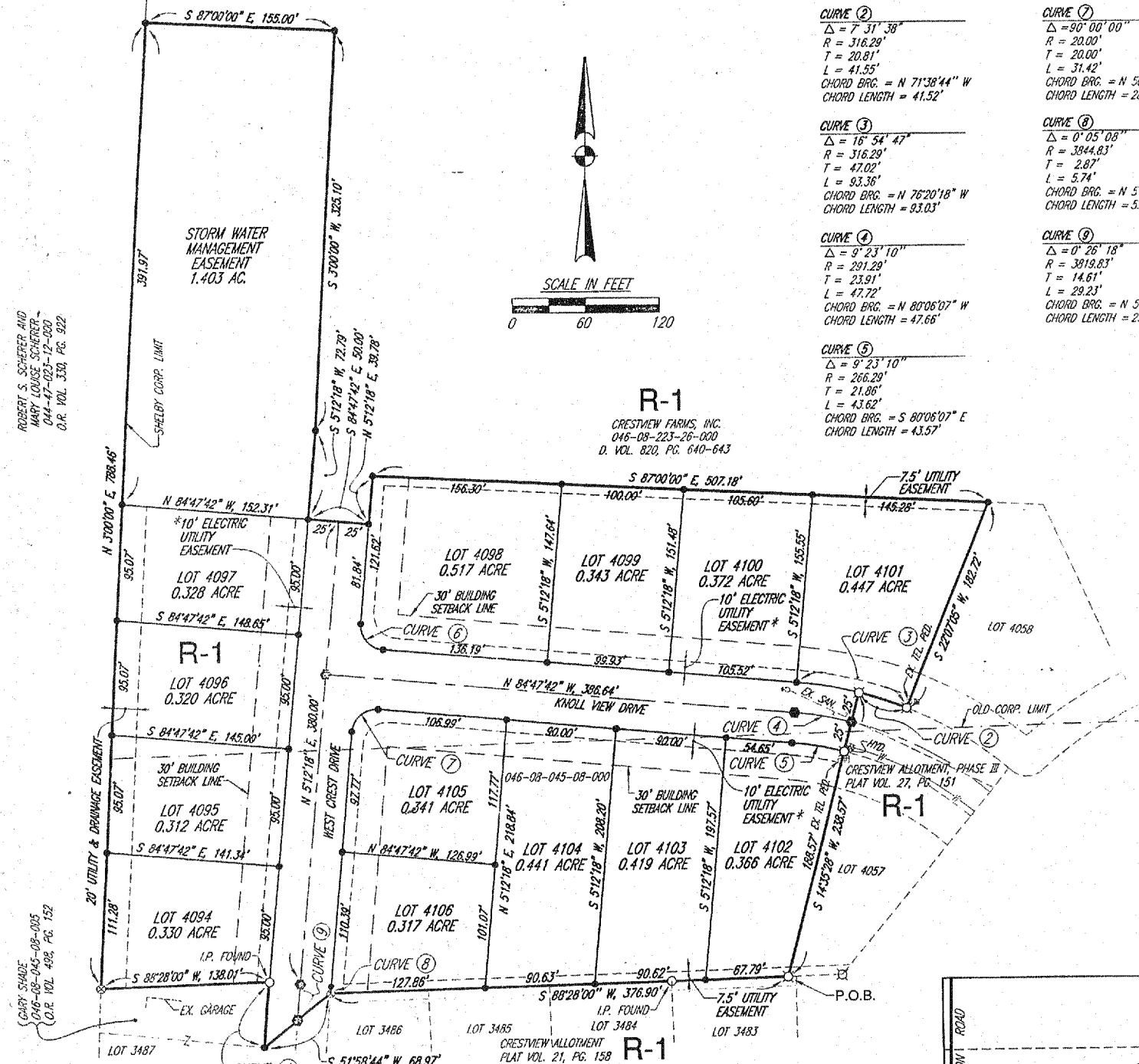


# CRESTVIEW ALLOTMENT PHASE IV



CURVE	BEARING	DISTANCE	RADIUS	TANGENT	CHORD	CHORD BEARING	CHORD LENGTH
CURVE 1	0° 47' 56"	26.46'	3794.83'	52.91'	52.91'	N 52° 10' E	52.91'
CURVE 2	7° 31' 38"	20.81'	316.29'	41.55'	41.52'	N 71° 38' 44" W	41.52'
CURVE 3	16° 54' 47"	47.02'	316.29'	93.36'	93.03'	N 76° 20' 18" W	93.03'
CURVE 4	9° 23' 10"	21.86'	266.29'	43.62'	43.57'	N 80° 06' 07" W	43.57'
CURVE 5	9° 23' 10"	21.86'	266.29'	43.62'	43.57'	N 80° 06' 07" W	43.57'
CURVE 6	90° 00' 00"	31.42'	20.00'	31.42'	28.28'	S 38° 47' 42" E	28.28'
CURVE 7	90° 00' 00"	31.42'	20.00'	31.42'	28.28'	S 38° 47' 42" E	28.28'
CURVE 8	0° 05' 08"	2.87'	3944.83'	5.74'	5.68'	N 50° 56' 50" E	5.68'
CURVE 9	0° 26' 18"	14.61'	3918.83'	29.23'	29.23'	N 51° 27' 24" E	29.23'

### PLAT SUMMARY

NUMBER OF LOTS	13
AVERAGE LOT SIZE	0.373 AC.
TOTAL AREA PLATTED	7.200 AC.
AREA DED. TO PUBLIC STREETS	0.944 AC.
AREA PLATTED AS STORM WATER MANAGEMENT EASEMENT	1.403 AC.
AREA PLATTED AS LOTS	4.853 AC.

- ### LEGEND
- SURVEY MARKER SET WITH CAP STAMPED "MCCARTNEY & ASSOC." (5/8" DIA. x 30" LONG).
  - I.P. FOUND
  - ⊠ SURVEY MARKER FOUND WITH CAP STAMPED "MCCARTNEY & ASSOC."
  - ⊙ SURVEY MARKER FOUND WITH CAP STAMPED (R.E.L.)
  - ⊗ SURVEY MARKER FOUND WITH CAP STAMPED (KROCKA)
  - ▲ R.R. SPIKE SET
  - △ R.R. SPIKE FOUND
  - MAG SPIKE SET
  - P.K. SPIKE FOUND
  - ⊠ MONUMENT BOX I.P. FOUND

200300028819  
 Filed for Record in  
 RICHLAND COUNTY  
 GRANT M. DAVIS  
 10-29-2003 RE 69:55 ac.  
 PLAT 74.80  
 LR Book 29 Page 84 - 84  
 260300028819  
 GFEG DICK  
 CALL 419-564-0692

*See Protective Covenant Vol 1514 Page 588*

### BASIS OF BEARINGS

ALL BEARINGS ARE TO AN ASSUMED MERIDIAN USED FOR ANGULAR MEASUREMENTS ONLY.

### PRIOR DEED REFERENCE

DEED VOLUME 820, PAGES 640-643 OF RICHLAND COUNTY RECORDS.

### USE RESTRICTIONS

ALL LOTS ARE SUBJECT TO "DECLARATION OF PROTECTIVE COVENANTS" RECORDED SIMULTANEOUSLY HERewith.

### NOTE

1) ALL PROPOSED RIGHT-OF-WAY WIDTHS ARE 50' UNLESS NOTED OTHERWISE.  
 2) NO TREES OR STRUCTURES ARE TO BE PLACED INSIDE THE 10' ELECTRIC UTILITY EASEMENT.

### ZONING

R-1 RESIDENTIAL - SINGLE FAMILY

### LEGAL DESCRIPTION

SITUATED IN THE CITY OF SHELBY, TOWNSHIP OF SHARON, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 19 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A SURVEY MARKER FOUND WITH CAP STAMPED "MCCARTNEY AND ASSOC." MARKING THE SOUTHWEST CORNER OF LOT 4057 OF THE CONSEQUENTLY NUMBERED LOTS OF THE CITY OF SHELBY, SAID MARKER BEING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

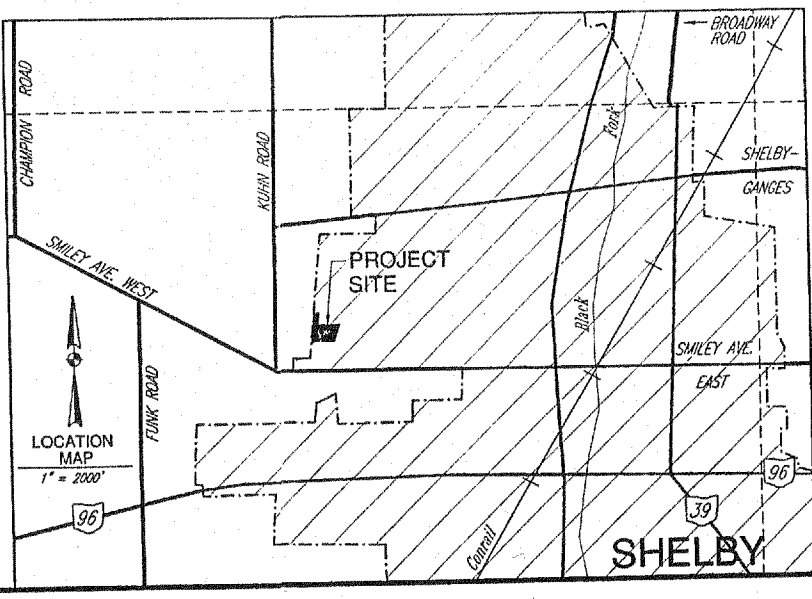
- 1) THENCE S 88° 28' 00" W, A DISTANCE OF 376.90 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "KROCKA";
- 2) THENCE S 51° 58' 44" W, A DISTANCE OF 88.97 FEET TO A SURVEY MARKER SET;
- 3) THENCE WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 52.91 FEET, A RADIUS OF 3794.83 FEET, A CHORD BEARING OF N 52° 10' E, AND A CHORD LENGTH OF 52.91 FEET TO AN IRON PIN FOUND;
- 4) THENCE S 88° 28' 00" W, A DISTANCE OF 138.01 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "KROCKA";
- 5) THENCE N 3° 00' 00" E, A DISTANCE OF 788.46 FEET TO A SURVEY MARKER SET;
- 6) THENCE S 87° 00' 00" E, A DISTANCE OF 155.00 FEET TO A SURVEY MARKER SET;

(LEGAL DESCRIPTION CONT.)

- 7) THENCE S 3° 00' 00" W, A DISTANCE OF 325.10 FEET TO A SURVEY MARKER SET;
- 8) THENCE S 51° 12' 18" W, A DISTANCE OF 72.79 FEET TO A SURVEY MARKER SET;
- 9) THENCE S 84° 47' 42" E, A DISTANCE OF 50.00 FEET TO A SURVEY MARKER SET;
- 10) THENCE N 51° 12' 18" W, A DISTANCE OF 39.78 FEET TO A SURVEY MARKER SET;
- 11) THENCE S 87° 00' 00" E, A DISTANCE OF 507.18 FEET TO A SURVEY MARKER SET;
- 12) THENCE S 22° 07' 05" W, A DISTANCE OF 182.72 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "MCCARTNEY AND ASSOC.";
- 13) THENCE WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 41.55 FEET, A RADIUS OF 316.29 FEET, A CHORD BEARING OF N 71° 38' 44" W AND A CHORD LENGTH OF 41.52 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "MCCARTNEY AND ASSOC.";
- 14) THENCE S 14° 35' 28" W, A DISTANCE OF 238.57 FEET TO THE PRINCIPAL POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA ENCLOSES 7.200 ACRES, MORE OR LESS, OF WHICH 2.643 ACRES, MORE OR LESS, IS CONTAINED WITHIN AUDITOR'S PERMANENT PARCEL NUMBER 046-08-045-08-000 AND 4.557 ACRES, MORE OR LESS, IS CONTAINED WITHIN AUDITOR'S PERMANENT PARCEL NUMBER 046-08-223-26-000. SUBJECT TO ALL LEGAL EASEMENTS, USE RESTRICTIONS AND PUBLIC RIGHT OF WAYS NOW ON RECORD.

SURVEY MARKERS SET ARE 5/8" DIAMETER BY 30" LONG REBAR WITH CAP STAMPED "MCCARTNEY & ASSOC."



### OWNER'S DEDICATION

THE UNDERSIGNED DOWNWIN DEVELOPMENT, INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "CRESTVIEW ALLOTMENT PHASE IV," A SUBDIVISION OF LOTS 4094 TO 4106 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OF THE STREETS, ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC.; SHOWN HEREIN AND NOT HERETOFORE DEDICATED. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY AND STORM WATER MANAGEMENT PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF GREGORY E. DICK, PRESIDENT AND EDWARD L. WHITED, VICE-PRESIDENT HAVE SET THEIR HANDS THIS 9 DAY OF OCTOBER, 2003.

OWNER: DOWNWIN DEVELOPMENT, INC. WITNESS: *Gregory E. Dick*  
*Edward L. Whited*  
 GREGORY E. DICK, PRESIDENT  
 EDWARD L. WHITED, VICE-PRESIDENT

### ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF RICHLAND, S.S.:  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID CITY PERSONALLY CAME GREGORY E. DICK, PRESIDENT AND EDWARD L. WHITED, VICE-PRESIDENT, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY DEED AND ACT FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND FIXED MY OFFICIAL SEAL.

THIS 9 DAY OF OCTOBER, 2003

NORMA WILLIAMSON  
 Notary Public  
 in and for the State of Ohio  
 My Commission Expires 12-16-05

### CERTIFICATE OF SURVEYOR

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT; THAT ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON; THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE AND THAT ANY REMAINING SURVEY MONUMENTS WILL BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

DATE: 10-15-03

BRIAN P. MCCARTNEY, P.E., P.S.  
 REGISTERED SURVEYOR NO. S-7957

### CITY ENGINEER

I HEREBY APPROVE THE ABOVE PLAT AND CERTIFY THAT THE SAME IS CORRECT FOR THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, HAVE BEEN APPROVED.

DATED: 10-15-03

*Blaine A. Kiefer*  
 ENGINEER, CITY OF SHELBY

### CITY OF SHELBY PLANNING COMMISSION

APPROVED THIS 9 DAY OF OCTOBER, 2003

*Sharon G. Woods*  
 SECRETARY, CITY PLANNING COMMISSION

### CITY OF SHELBY COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE WITHIN PLAT AND DEDICATION WERE DULY APPROVED BY THE COUNCIL OF THE CITY OF SHELBY, OHIO, AT ITS REGULAR MEETING ON 20 TH DAY OF OCTOBER, 2003.

DATE: 10-21-2003

*Blaine A. Kiefer*  
 CLERK, CITY OF SHELBY COUNCIL

### AUDITOR'S TRANSFER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THIS LAND HEREIN DESCRIBED.

DATE: Oct 23, 2003

*Patrick W. Druey*  
 RICHLAND COUNTY AUDITOR

I HEREBY CERTIFY THAT THESE PLATTED LANDS WERE TRANSFERRED ON THE 23 DAY OF October, 2003

*Patrick W. Druey*  
 RICHLAND COUNTY AUDITOR

### COUNTY RECORDER

FILED FOR RECORD THIS 29 DAY OF OCTOBER, 2003 AT 9:55 AM (TIME)

RECORDED THIS 29 DAY OF OCTOBER, 2003 IN PLAT VOLUME 29 PAGE NUMBER 84

*Sharon M. Davis*  
 RICHLAND COUNTY RECORDER

### TAX MAP APPROVAL

DATE: 10-22-03

*Blaine A. Kiefer*  
 ELAINE A. KIEFER

280 Third Street  
 Extra, Ohio 44902  
 Phone: 419/295-8608  
 Fax: 419/295-8644

**KEM**  
**K.E. McCartney & Associates, Inc.**  
 Engineers • Planners • Surveyors

**DONWIN DEVELOPMENT INC.**  
 CLIENT: 3770 HAZELBRUSH ROAD  
 SHELBY, OHIO  
 PHONE: (419) 347-6752

**CRESTVIEW ALLOTMENT**  
 PHASE IV  
 SHELBY, OHIO

JOB TITLE: 2  
9

K.E.M. JOB NO. MO-238