

FINAL PLAT OF BLANCHARD VIEW ACRES

PB 20/40

BEING A PART OF THE SE 1/4 OF SECTION 11, T1N, R10E,
LIBERTY TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.
39.561 ACRES

LEGAL DESCRIPTION

Pl. SE 1/4
Section 11,
T1N, R10E
39.561 Acres

Situated in Liberty Township, County of Hancock, State of Ohio and being a part of the SE 1/4 of Section 11, T1N, R10E, a tract of land bounded and described as follows:

Beginning at a nail set on the north line of the SE 1/4 of Section 11, and described as lying N 89°15'00" W, a distance of 89.70 feet from the Northeast Corner of the SE 1/4 of Section 11.

Thence from the above described point of beginning and along the west Limited Access right-of-way line of Interstate 75, the following described courses:

Thence S 14°59'23" W, a distance of 95.28 feet to a 1/2" Rebar set.

Thence S 01°30'42" E, a distance of 198.81 feet to a 1/2" Rebar set.

Thence S 05°34'32" W, a distance of 311.27 feet to a 1/2" Rebar set.

Thence continuing along said Limited Access right-of-way, S 18°10'41" W, a distance of 300.37 feet to a 1/2" Rebar set.

Thence S 22°28'22" W, a distance of 200.06 feet to a 1/2" Rebar set.

Thence S 21°02'26" W, a distance of 786.48 feet to a 1/2" Rebar set marking the intersection of said Limited Access right-of-way line of Interstate 75 with the northerly right-of-way line of Norfolk and Western Railroad, now vacated.

Thence along said northerly line of the now vacated railroad right-of-way, N 53°48'23" W, a distance of 1275.88 feet to a 1/2" Rebar set.

Thence N 00°56'00" E, a distance of 527.20 feet to an Iron found set.

Thence parallel with said north line of the SE 1/4 of Section 11, S 89°15'00" E, a distance of 400.00 feet to an Iron found set.

Thence N 00°56'00" E, a distance of 344.50 feet to a 1/2" Rebar set.

Thence parallel with said north line of the SE 1/4 of Section 11, S 89°15'00" E, a distance of 500.00 feet to a 1/2" Rebar set.

Thence N 00°56'00" E, a distance of 200.00 feet to a Nail set on said north line of the SE 1/4 of Section 11.

Thence along said north line of the SE 1/4 of Section 11, S 89°15'00" E, a distance of 814.78 feet to the point of beginning and containing 39.561 Acres of land, more or less, subject however to all legal highways and prior easements.

NOTE: All bearings used are assumed and are for the purpose of description only.

PREPARED BY:
VAN HORN, HOOVER & ASSOC., INC.
P.O. BOX 612,
FINDLAY, OHIO 45840
(419) 423-5830
DATE: JUNE 11, 1997

CERTIFICATES

RESTRICTIONS

RESTRICTIONS GOVERNING THE SALE AND USE OF THE LANDS IN THE ABOVE NAMED SUBDIVISION ARE RECORDED IN _____ RECORDS, VOLUME _____ AT PAGE _____ AND ARE CONSIDERED AS PART OF THIS PLAT AND ACKNOWLEDGED AS SUCH BY THE OWNERS SIGNATURE HEREON.

BOARD OF HEALTH
APPROVED THIS 20th DAY OF August 1997
BY Lynn Hinckley
HANCOCK COUNTY BOARD OF HEALTH

REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE NAMED SUBDIVISION WAS PRESENTED TO THE REGIONAL PLANNING COMMISSION ON 15th DAY OF August 1997 AND SAID PLAT WAS APPROVED BY THE COMMISSION AT A MEETING HELD ON THE 25th DAY OF August 1997

BY L. F. Fung
CHAIRMAN
REGIONAL PLANNING COMMISSION

COUNTY ENGINEER
THIS PLAT OF THE ABOVE NAMED SUBDIVISION HAS BEEN REVIEWED BY ME AND IS HEREBY APPROVED FOR APPROPRIATE RECORDING.
DATE: 9-23-97 BY Steve Miller
HANCOCK CO. ENGINEER

COUNTY ACCEPTANCE

WE, THE UNDERSIGNED COMMISSIONERS IN AND FOR THE COUNTY OF HANCOCK, STATE OF OHIO, DO HEREBY APPROVE AND ACCEPT THE ABOVE PLAT AND ALL ROADS, RIGHTS-OF-WAY, AND EASEMENTS DEDICATED THEREON, EXCEPTING THIS 9th DAY OF October 1997

Virginia A. Shymko
Blanchard J. Poles
Stephen J. Shum

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF ALL THE LANDS ENCOMPASSED BY THE ABOVE NAMED SUBDIVISION DO HEREBY APPROVE THE PLAT AND SURVEY OF SAME AND DO DEDICATE THE ROADS AND WAYS OF WIDTH SHOWN TO PUBLIC USE ACCORDING TO GOVERNING LAWS AND DO HEREBY CREATE, ESTABLISH AND GRANT THE EASEMENT AREAS SHOWN ON THE PLAT FOR PUBLIC UTILITY, CATV AND DRAINAGE PURPOSES. WITNESS OUR HANDS THIS 15th DAY OF Aug 1997

WITNESSES
LAKESIDE MOBILE HOME AND CAMPING INC. Conrad J. Conrill
BY Harold V. Ambogast Reinald C. Lieb
HAROLD V. AMBOGAST, PRESIDENT

Dedicated utility EASEMENT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THIS PLAT OF THE ABOVE NAMED SUBDIVISION WAS PRESENTED TO ME AND TRANSFERRED THIS 11th DAY OF December 1997

BY Anthony P. Dine
HANCOCK COUNTY AUDITOR

COUNTY OF HANCOCK)
STATE OF OHIO) SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Harold V. Ambogast TITLE President WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO DID ACKNOWLEDGE AND AFFIRM THE SIGNATURE OF THE ABOVE DEDICATION AS, THOSE WHOSE ACT AND DEED IN TESTIMONY WHEREOF I DO HEREBY SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL THIS 15th DAY OF August 1997

NOTARY PUBLIC Patricia L. Ricketts
MY COMMISSION EXPIRES 7-2-99

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT BLANCHARD VIEW ACRES WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF FINDLAY, OHIO ON THE 26th DAY OF August 1997 AND SAID PLAT WAS APPROVED BY THE COMMISSION AT A MEETING HELD ON THE 26th DAY OF August 1997 ATTESTED 17th DAY OF Sept 1997

BY John P. Stahl
CHAIRMAN OF PLANNING COMMISSION

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN AND DESCRIBED HEREON AND CONFIRMING THE ABOVE NAMED SUBDIVISION LOT, BOUNDARY AND STREET RIGHT-OF-WAY ARE CORRECT AS SHOWN.

DATE 8/1/97 BY John P. Stahl
REG. SURVEYOR

COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO ME ON THE 4th DAY OF November 1997 AND DULY RECORDED IN PLAT VOLUME 30 AT PAGE 59 HANCOCK COUNTY RECORDS, THIS 4th DAY OF November 1997 FILE NO. 12113 BY Amie M. Muograw
HANCOCK COUNTY RECORDER

CITY ENGINEER

THE ABOVE PLAT HAS BEEN REVIEWED BY ME AND IS HEREBY APPROVED THIS 22nd DAY OF October 1997

BY Robert M. Morrison
CITY ENGINEER



MARK,
 AT IT HAD AN EXISTING LINE IN
 THIS EASEMENT THAT DIDN'T SHOW UP
 ON THE SURVEY FOR HAN 75-14.39 PID 87005
 WE BOUGHT R/W OVER THIS LINE FOR
 THE PROJECT. THEREFORE IT IS REIMBURSABLE

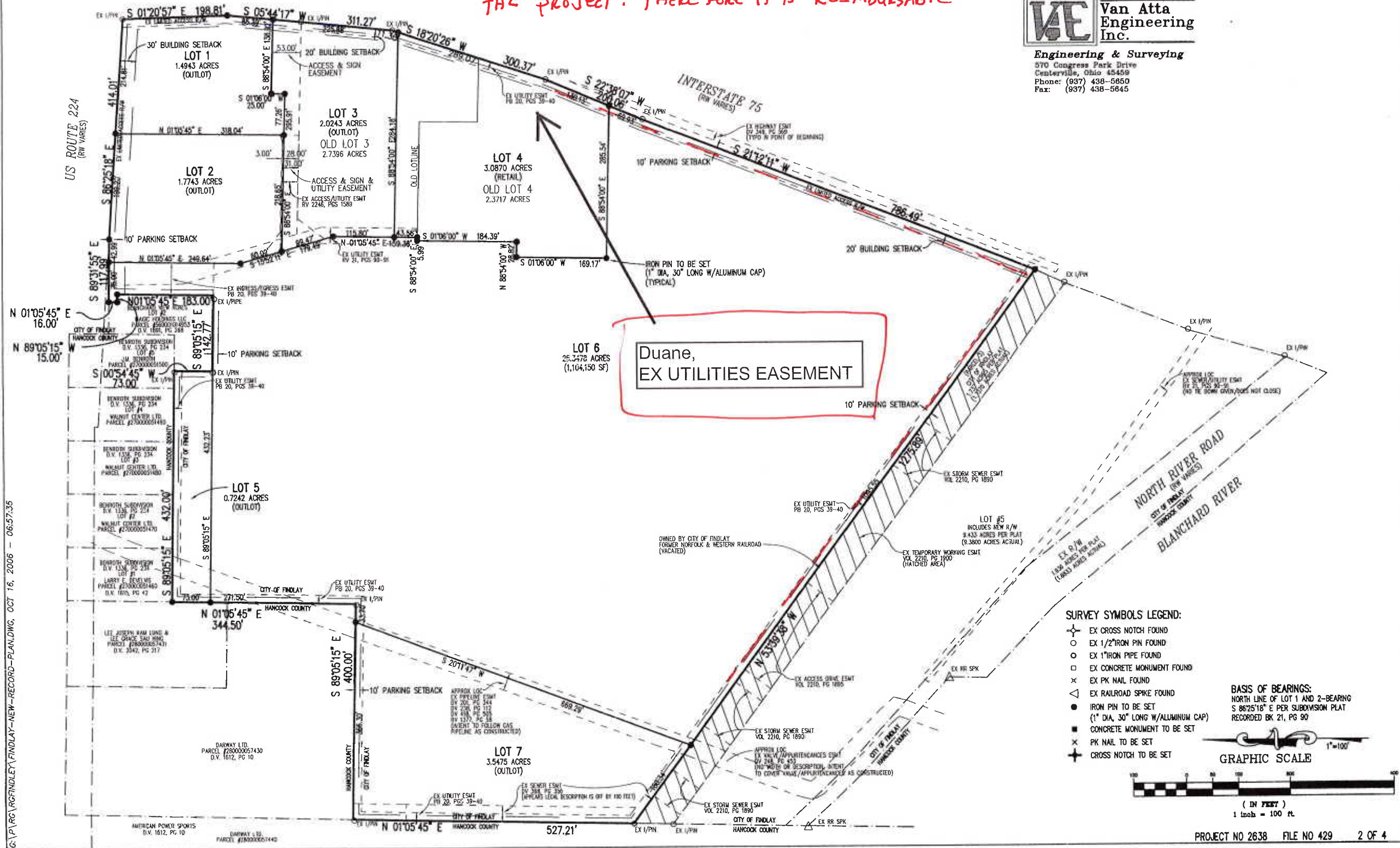
REPLAT INDEPENDENCE SQUARE REPLAT

BEING A REPLAT OF LOT 1 THRU LOT 7 OF INDEPENDENCE SQUARE REPLAT
 LOCATED IN SE 1/4 SECTION 11, TOWN 1 N, RANGE 10 E

CITY OF FINDLAY
 HANCOCK COUNTY, OHIO
 OCTOBER 16, 2006
 37.9994 ACRES
 PREPARED BY:

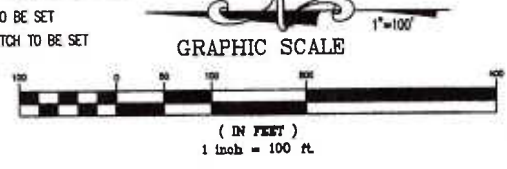
Instrument: Book Page
 200700000311 OR 31 337
 200700000311
 Filed for Record in
 HANCOCK COUNTY OHIO
 ANITA H. HUSGRAVE
 01-09-2007 at 03:30 pm.
 PLAT 200.00
 OR Book 21 Page 336 - 339

Van Atta Engineering Inc.
 Engineering & Surveying
 570 Congress Park Drive
 Centerville, Ohio 45459
 Phone: (937) 438-5650
 Fax: (937) 438-5645



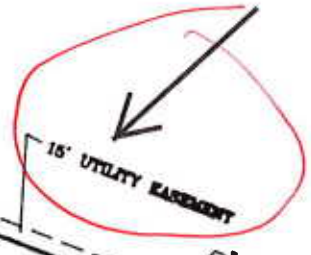
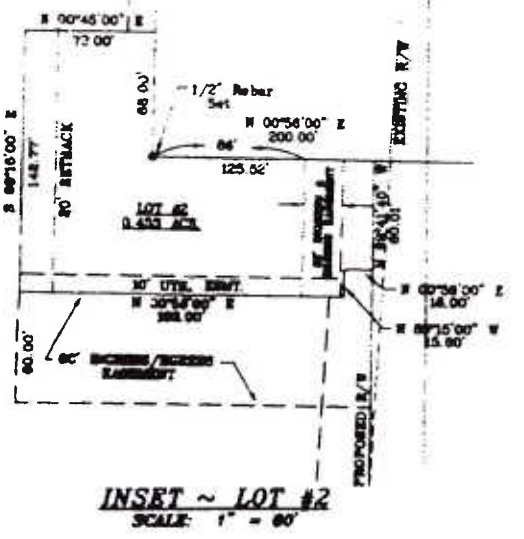
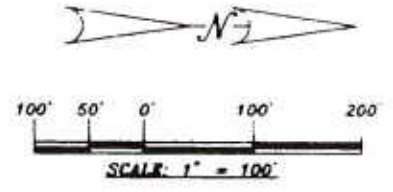
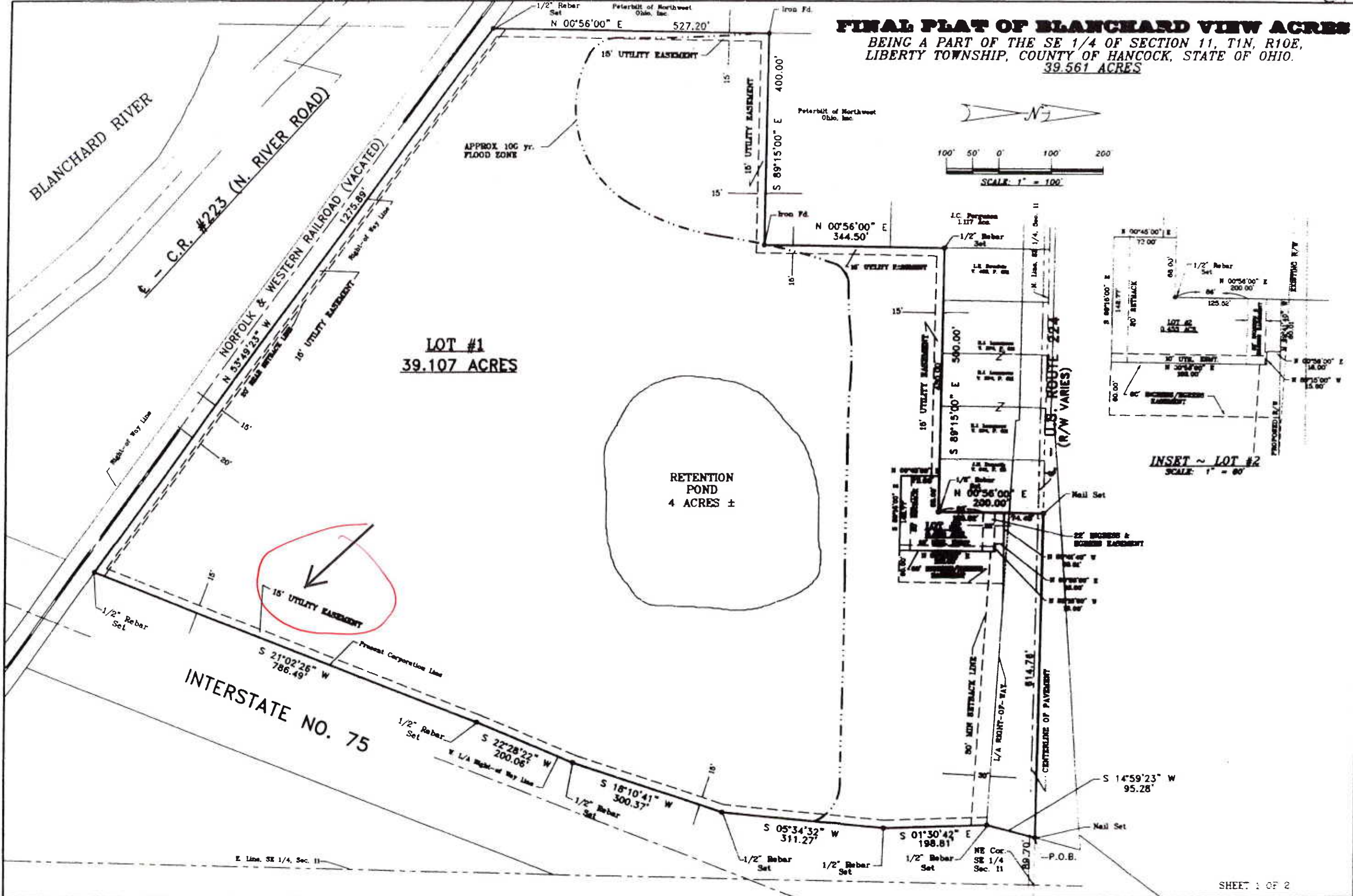
- SURVEY SYMBOLS LEGEND:**
- ⊕ EX CROSS NOTCH FOUND
 - EX 1/2" IRON PIN FOUND
 - EX 1" IRON PIPE FOUND
 - EX CONCRETE MONUMENT FOUND
 - × EX PK NAIL FOUND
 - △ EX RAILROAD SPIKE FOUND
 - IRON PIN TO BE SET (1" DIA, 30" LONG W/ALUMINUM CAP)
 - CONCRETE MONUMENT TO BE SET
 - ✱ PK NAIL TO BE SET
 - ⊕ CROSS NOTCH TO BE SET

BASIS OF BEARINGS:
 NORTH LINE OF LOT 1 AND 2-BEARING
 S 86°25'18" E PER SUBDIVISION PLAT
 RECORDED BK 21, PG 90



G:\P\PC\GFINDLEY\FINDLAY-NEW-RECORD-PLANNING, OCT 16, 2006 - 06:57:35

FINAL PLAT OF BLANCHARD VIEW ACRES
BEING A PART OF THE SE 1/4 OF SECTION 11, T1N, R10E,
LIBERTY TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.
39.561 ACRES



INTERSTATE NO. 75

LOT #1
39.107 ACRES

RETENTION POND
4 ACRES ±

U.S. ROUTE 224
(R/W VARIES)