

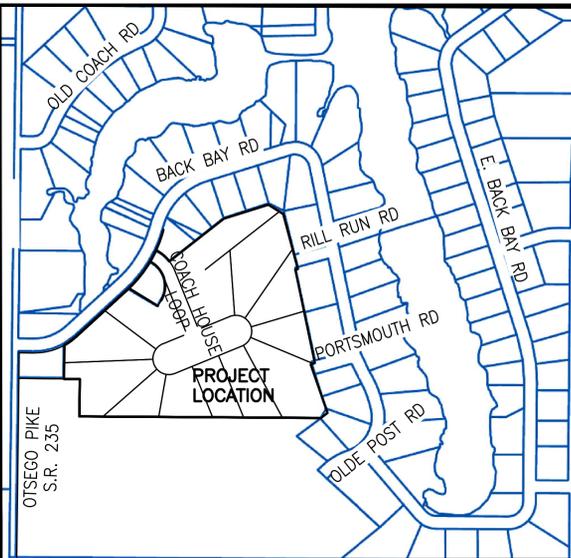
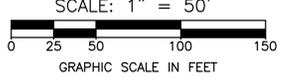
The Reserve at Williamsburg

on the River Plat One

PART OF THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 6 NORTH, RANGE 9 EAST,
WASHINGTON TOWNSHIP, WOOD COUNTY, OHIO



SCALE: 1" = 50'



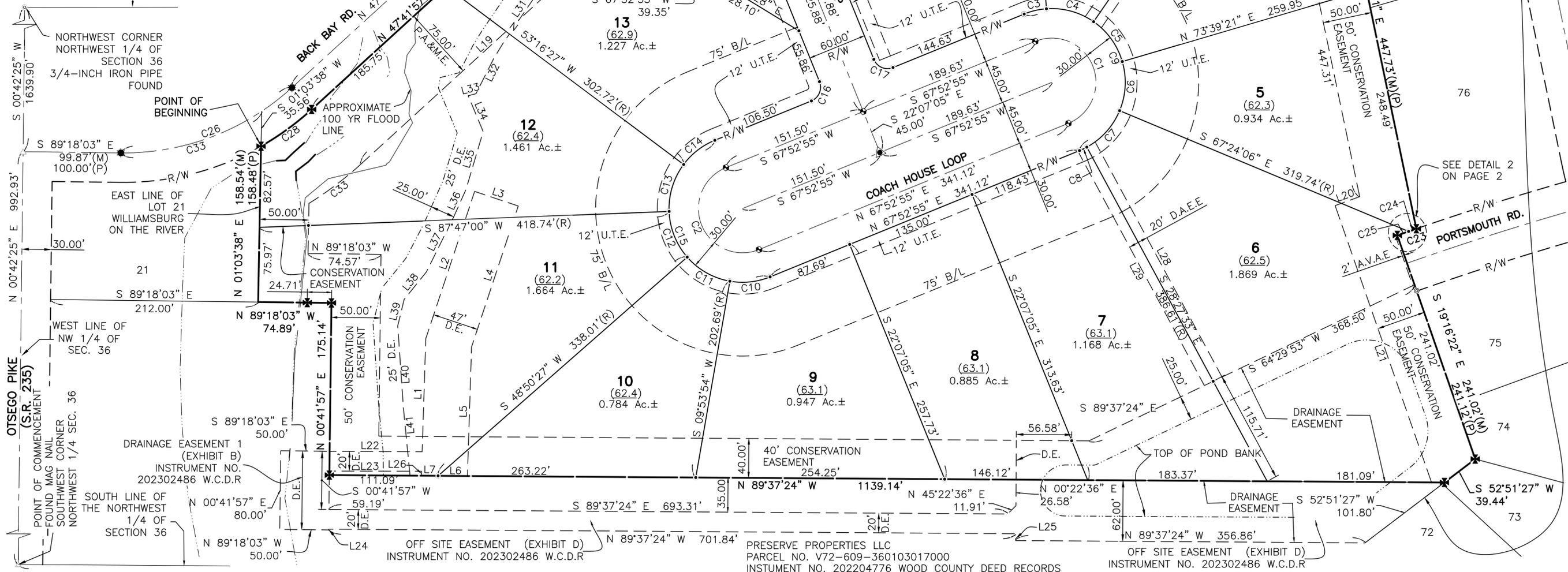
VICINITY MAP

SCALE: 1"=400'

SURVEY REFERENCES:

- SURVEY BY BOCKRATH WOOD COUNTY ENGINEER #395
- WILLIAMSBURG ON THE RIVER PLAT BOOK 12 PAGE 29
- PLAT BOOK 13 PAGES 80 AND 81
- AMENDED REVISED 1ST EXTENSION OF WILLIAMSBURG ON THE RIVER PLAT BOOK 14 PAGES 20 AND 21
- VOLUME 462, PAGE 618 W.C.D.R.
- VOLUME 514, PAGE 542 W.C.D.R.

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 36



R-2 ZONING	MINIMUM/PROPOSED
MINIMUM FRONT YARD	30'.....75'
MINIMUM REAR YARD	30'.....40'
MINIMUM SIDE YARD	10'.....20'
MINIMUM TOTAL SIDE YARD	.25'.....40'

AS PER FEMA COMMUNITY PANEL NUMBER 39173C0108 D EFFECTIVE DATE SEPT. 2, 2011, PART OF PROJECT IS WITHIN THE 100 YEAR FLOOD HAZARD AREA.

SEE LEGEND ON SHEET 2 FOR CONVENTIONAL SYMBOLS

SEE LINE AND CURVE TABLES ON SHEET 2

NORTHWEST CORNER NORTHWEST 1/4 OF SECTION 36
3/4-INCH IRON PIPE FOUND

POINT OF BEGINNING

EAST LINE OF LOT 21 WILLIAMSBURG ON THE RIVER

WEST LINE OF NW 1/4 OF SEC. 36

SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 36

POINT OF COMMENCEMENT FOUND MAG NAIL

SOUTHWEST CORNER NORTHWEST 1/4 SEC. 36

DRAINAGE EASEMENT 1 (EXHIBIT B) INSTRUMENT NO. 202302486 W.C.D.R.

OFF SITE EASEMENT (EXHIBIT D) INSTRUMENT NO. 202302486 W.C.D.R.

OFF SITE EASEMENT (EXHIBIT D) INSTRUMENT NO. 202204776 WOOD COUNTY DEED RECORDS

OFF SITE EASEMENT (EXHIBIT D) INSTRUMENT NO. 202302486 W.C.D.R.

DEVELOPED BY:
PRESERVE PROPERTIES LLC
3242 EXECUTIVE PKWY
TOLEDO, OH 43606

1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

PREPARED BY:
FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

PROJECT No.: 10E09360 DWG: 10-09360PP01A1 DATE: 7-25-2022

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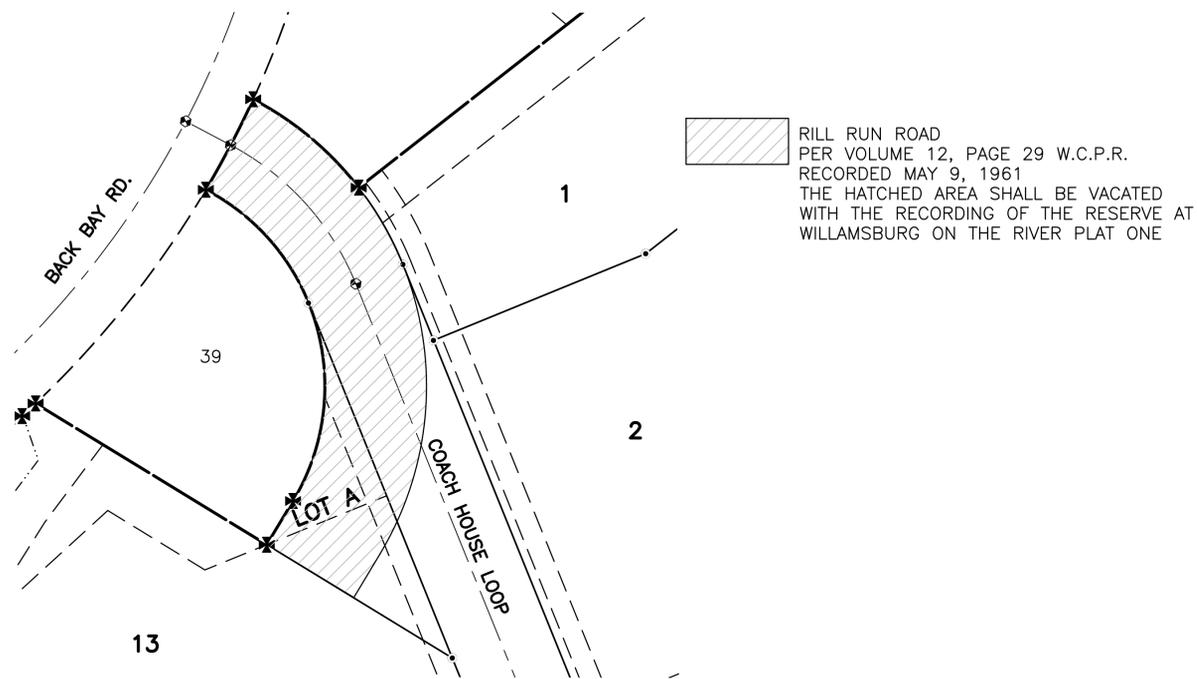
The Reserve at Williamsburg on the River Plat One

PART OF THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 6 NORTH, RANGE 9 EAST,
WASHINGTON TOWNSHIP, WOOD COUNTY, OHIO

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	45.00'	141.37'	90.00'	S 22°07'05" E	180°00'00"
C2	45.00'	141.37'	90.00'	N 22°07'05" W	180°00'00"
C3	75.00'	23.42'	23.32'	N 76°49'35" E	17°53'20"
C4	75.00'	50.98'	50.00'	S 74°45'28" E	38°56'33"
C5	75.00'	50.98'	50.00'	S 35°48'55" E	38°56'33"
C6	75.00'	50.98'	50.00'	S 03°07'37" W	38°56'33"
C7	75.00'	50.98'	50.00'	S 42°04'10" W	38°56'33"
C8	75.00'	8.30'	8.30'	S 64°42'41" W	6°20'29"
C9	75.00'	235.62'	150.00'	N 22°07'05" W	180°00'00"
C10	75.00'	41.91'	41.37'	S 83°53'25" W	32°00'59"
C11	75.00'	50.98'	50.00'	N 60°37'49" W	38°56'33"
C12	75.00'	50.98'	50.00'	N 21°41'17" W	38°56'33"
C13	75.00'	50.98'	50.00'	N 17°15'16" E	38°56'33"
C14	75.00'	40.78'	40.28'	N 52°18'14" E	31°09'23"
C15	75.00'	235.62'	150.00'	N 22°07'05" W	180°00'00"
C16	15.00'	23.56'	21.21'	N 22°52'55" E	90°00'00"
C17	15.00'	23.56'	21.21'	S 67°07'05" E	90°00'00"
C18	130.00'	120.90'	116.59'	N 04°31'28" E	53°17'04"
C19	130.00'	91.86'	89.96'	N 42°21'39" W	40°29'09"
C20	160.00'	112.10'	109.82'	S 42°11'24" E	40°08'38"
C21	190.00'	52.27'	52.11'	N 29°59'59" W	15°45'48"
C22	190.00'	81.63'	81.00'	S 50°11'20" E	24°36'54"
C23	3030.00'	20.55'	20.55'	S 70°51'59" W	0°23'19"
C24	3030.00'	8.39'	8.39'	S 70°58'53" W	0°09'31"
C25	3030.00'	12.16'	12.16'	S 70°47'14" W	0°13'48"
C26	255.00'	191.38'	186.92'	N 69°11'57" E	43°00'00"
C27	550.00'	316.78'	312.42'	N 31°11'57" E	33°00'00"
C28	285.00'	63.96'	63.82'	N 54°07'40" E	12°51'27"
C29	580.00'	10.85'	10.85'	N 47°09'47" E	1°04'19"
C30	580.00'	161.22'	160.70'	N 38°39'51" E	15°55'34"
C31	580.00'	60.03'	60.00'	N 27°44'11" E	5°55'48"
C32	550.00'	191.63'	190.66'	N 37°43'04" E	19°57'46"
C33	255.00'	152.22'	149.97'	N 73°35'53" E	34°12'07"
C34	130.00'	212.76'	189.80'	N 15°43'07" W	93°46'13"

AREA BREAKDOWN (ACRES±)	
DESCRIPTION	TAX PARCEL NO.
LOTS 1-13	V72-609-360103017000
LOT A	16.695
COACH HOUSE LOOP R/W	0.154
* TOTAL	2.145
	18.994

* TOTAL AREA REPRESENTS ACTUAL TOTAL PLAT AREA. ALL AREAS ARE ROUNDED TO THE NEAREST THOUSANDTH.



RILL RUN ROAD
PER VOLUME 12, PAGE 29 W.C.P.R.
RECORDED MAY 9, 1961
THE HATCHED AREA SHALL BE VACATED
WITH THE RECORDING OF THE RESERVE AT
WILLAMSBURG ON THE RIVER PLAT ONE

LINE TABLE		
LENGTH	BEARING	DISTANCE
L1	N 01°49'23" E	114.87'
L2	N 18°25'11" E	157.99'
L3	S 71°34'49" E	47.00'
L4	S 18°25'11" W	151.14'
L5	S 01°49'23" W	131.32'
L6	N 89°37'24" W	29.96'
L7	N 89°37'24" W	17.05'
L8	S 14°57'23" E	189.76'
L9	N 75°02'37" E	14.38'
L10	N 34°42'48" E	55.94'
L11	N 15°39'05" W	196.40'
L12	S 15°39'05" E	200.59'
L13	N 34°42'48" E	335.11'
L14	S 14°57'23" E	63.93'
L15	N 74°11'35" E	62.98'
L16	N 58°05'57" W	40.38'
L17	N 72°41'57" E	204.00'
L18	N 52°02'53" E	322.94'
L19	N 47°41'57" E	330.00'
L20	N 69°59'27" E	26.65'
L21	S 19°16'22" E	298.22'
L22	S 89°48'16" E	94.52'
L23	N 89°53'09" W	94.13'
L24	S 00°41'57" W	0.81'
L25	S 00°22'36" W	7.00'
L26	S 01°49'23" W	4.49'
L27	N 67°52'55" E	76.33'
L28	S 28°27'33" E	272.08'
L29	S 28°27'33" E	271.03'
L30	S 36°58'13" W	57.17'
L31	S 34°28'34" W	76.86'
L32	S 26°57'19" W	40.58'
L33	S 75°34'57" W	8.20'
L34	S 22°43'47" E	39.55'
L35	S 16°35'28" W	61.17'
L36	S 24°06'56" W	31.25'
L37	S 26°31'06" W	62.20'
L38	S 39°05'22" W	36.07'
L39	S 13°39'06" W	27.69'
L40	S 03°57'27" E	59.60'
L41	S 05°36'39" E	69.65'

SURVEYOR'S CERTIFICATION

We hereby certify that during January 2022 we surveyed the hereon property, subdividing the same into lots numbered 1 to 13, and Lot A both inclusive. Distances are given in feet and decimal parts thereof. Concrete monuments which contain iron rods at least 5/8 inch diameter x 30 inches long, shall be set at each change in direction of the boundary of the plat. Monuments which conform to the Wood County Standard Construction Drawings Type B Monuments, shall be set upon completion of pavement construction. Iron rods at least 5/8 inch diameter and 30 inches long shall be set at all other change in direction of the rights-of-way lines and lot corners.

FELLER, FINCH & ASSOCIATES, INC.
1683 Woodlands Drive
Maumee, OH 43537

D. Edward Thornton, P.S.
Professional Surveyor No. 7827

Date



DEVELOPED BY:
PRESERVE PROPERTIES LLC
3242 EXECUTIVE PKWY
TOLEDO, OH 43606

PREPARED BY:
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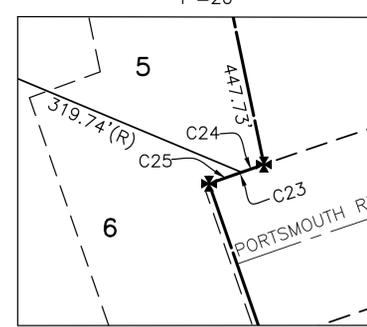
PROJECT No.: 10E09360 DWG: 10-09360PP01A1 DATE: 7-25-2022

LEGEND

- PLAT LINE
- LOT LINE
- CENTER LINE
- EDGE OF WATER
- TOP OF BANK
- ✱ SET WOOD COUNTY TYPE A MONUMENT
- ⊕ SET WOOD COUNTY TYPE B MONUMENT
- ⊕ SET ALUMINUM DISK - WOOD COUNTY BM IN CONCRETE
- ⊕ SET 5/8 INCH DIA. X 30 INCH LONG IRON REBAR W/ PLASTIC CAP STAMPED "FELLER FINCH"
- ✱ SET MAG SPIKE
- ⊕ FOUND MAG NAIL
- ✱ FOUND WOOD COUNTY TYPE A MONUMENT
- ⊕ FOUND IRON PIPE
- (M) = MEASURED
- (P) = PREVIOUS PLAT MEASUREMENT
- (R) = RADIAL LINE
- (NR) = NOT RADIAL LINE
- A.V.A.E. = ANTI-VEHICULAR ACCESS EASEMENT
- D.A.E.E. = DRAINAGE, ACCESS AND ELECTRICAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.E. = SANITARY EASEMENT
- B/L = BUILDING LINE
- R/W = RIGHT-OF-WAY LINE
- U.T.E. = UTILITY AND TOLEDO EDISON EASEMENT
- P.A.&M.E. = PARK ACCESS & MAINTENANCE EASEMENT
- O.R. = OFFICIAL RECORD
- W.C.D.R. = WOOD COUNTY DEED RECORDS
- W.C.P.R. = WOOD COUNTY PLAT RECORDS
- (XX.X) = PROPOSED MINIMUM FINISH GRADE ELEVATIONS. ADD 600.00 TO ELEVATIONS



DETAIL 1
1"=20'



DETAIL 2
1"=30'

The Reserve at Williamsburg on the River Plat One

PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 9 EAST,
WASHINGTON TOWNSHIP, WOOD COUNTY, OHIO

LEGAL DESCRIPTION:

1. A parcel of land being part of the Northwest quarter (1/4) of Section thirty-six (36), Town six (6) North, Range nine (9) East, Washington Township, Wood County, Ohio, said parcel of land being bounded and described as follows:
2. Commencing at the intersection of the South line of the Northwest quarter (1/4) of Section 36 with the West line of the Northwest quarter (1/4) of Section thirty-six (36), said West line of the Northwest quarter (1/4) of Section thirty-six (36), also being the centerline of Otsego Pike (also known as State Route 235), said point of intersection being marked with a found Mag nail;
3. thence in a northerly direction along the West line of the Northwest quarter (1/4) of Section thirty-six (36), also being the centerline of Otsego Pike (also known as State Route 235), having a bearing of North zero (00) degrees, forty-two (42) minutes, twenty-five (25) seconds East, a distance of nine hundred ninety-two and ninety-three hundredths (992.93') feet to the intersection of the centerline of Back Bay Road in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said point of intersection being marked with a found mag nail;
4. thence South eighty-nine (89) degrees, eighteen (18) minutes, three (03) seconds East, along the centerline of Back Bay Road, in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, a distance of ninety-nine and eighty-seven hundredths (99.87') feet to a point of curve, said point of being marked with a set MAG spike;
5. thence along the centerline of Back Bay Road in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, and along an arc of curve to the left, an arc length of one hundred fifty-two and twenty-two hundredths (152.22') feet to a point, said arc of curve having a radius of two hundred fifty-five and zero hundredths (255.00') feet, a central angle of thirty-four (34) degrees, twelve (12) minutes, seven (07) seconds, a chord bearing of North seventy-three (73) degrees, thirty-five (35) minutes, fifty-three (53) seconds East, and a chord length of one hundred forty-nine and ninety-seven hundredths (149.97') feet;
6. thence South one (01) degree, three (03) minutes, thirty-eight (38) seconds West along a line, a distance of thirty-five and fifty-six hundredths (35.56') feet to the intersection of the Southerly Right-of-Way line of Back Bay Road, in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said point of intersection being marked with a set concrete monument, said point of intersection also being the Point of Beginning.
7. thence along the Southerly Right-of-Way line of Back Bay Road, in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, along a non-tangent arc of curve to the left, an arc length of sixty-three and ninety-six hundredths (63.96') feet to the point of tangency, said arc of curve having a radius of two hundred eighty-five and zero hundredths (285.00') feet, a central angle of twelve (12) degrees, fifty-one (51) minutes, twenty-seven (27) seconds, a chord bearing of North fifty-four (54) degrees, seven (07) minutes, forty (40) seconds East, and a chord length of sixty-three and eighty-two hundredths (63.82') feet, said point of tangency being marked with a set concrete monument;
8. thence North forty-seven (47) degrees, forty-one (41) minutes, fifty-seven (57) seconds East, along the Southerly Right-of-Way line of Back Bay Road in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, a distance of three hundred thirty and zero hundredths (330.00') feet to a point of curve, said point of curve being marked with a set concrete monument;
9. thence along the southerly Right-of-Way line of Back Bay Road in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, along an arc of curve to the left, an arc length of ten and eighty-five hundredths (10.85') feet to the intersection of the southwesterly line of Lot 39 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said arc of curve having a radius of five hundred eighty and zero hundredths (580.00') feet, a central angle of one (01) degrees, four (04) minutes, nineteen (19) seconds, a chord bearing of North forty-seven (47) degrees, nine (09) minutes, forty-seven (47) seconds East, and a chord length of ten and eighty-five hundredths (10.85') feet, said point of intersection being marked with a set concrete monument;
10. thence South fifty-eight (58) degrees, forty-one (41) minutes, twenty-eight (28) seconds East, along the southwesterly line of Lot 39 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, a distance of one hundred fifty-nine and fifty-two hundredths (159.52') feet to the intersection of the southeasterly line of Lot 39 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said point of intersection being marked with a set concrete monument;
11. thence North thirty-one (31) degrees, ten (10) minutes, zero (00) seconds East, along the southeasterly line of Lot 39 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, a distance of thirty and zero hundredths (30.00') feet to a point of curve, said point of curve being marked with a set concrete monument;
12. thence along the easterly line of Lot 39 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, along an arc of curve to the left, an arc length of two hundred twelve and seventy-six hundredths (212.76') feet to the intersection

of the southerly Right-of-Way line of Back Bay Road, in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said arc of curve having a radius of one hundred thirty and zero hundredths (130.00') feet, a central angle of ninety-three (93) degrees, forty-six (46) minutes, thirteen (13) seconds, a chord bearing of North fifteen (15) degrees, forty-three (43) minutes, seven (07) seconds West, and a chord length of one hundred eighty-nine and eighty hundredths (189.80') feet, said point of intersection being marked with a found 1/2-inch iron pipe that is being replaced with a set concrete monument;

13. thence along the southerly Right-of-Way line of Back Bay Road, in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, along a non-tangent curve to the left, an arc length of sixty and three hundredths (60.03') feet to the intersection of the southwesterly line of Lot 54 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said arc of curve having a radius of five hundred eighty and zero hundredths (580.00') feet, a central angle of five (05) degrees, fifty-five (55) minutes, forty-eight (48) seconds, a chord bearing of North twenty-seven (27) degrees, forty-four (44) minutes, eleven (11) seconds East, and a chord length of sixty and zero hundredths (60.00') feet, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

14. thence along the southwesterly line of Lot 54 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, along a non-tangent curve to the right, an arc length of eighty-one and sixty-three hundredths (81.63') feet to a point, said arc of curve having a radius of one hundred ninety and zero hundredths (190.00') feet, a central angle of twenty-four (24) degrees, thirty-six (36) minutes, fifty-four (54) seconds, a chord bearing of South fifty (50) degrees, eleven (11) minutes, twenty (20) seconds East, and a chord length of eighty-one (81.00') feet, said point being marked with a set concrete monument;

15. thence North fifty-two (52) degrees, two (02) minutes, fifty-three (53) seconds East, along the southerly line of Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, a distance of three hundred twenty-five and eighty-one hundredths (325.81') feet to an angle point in the southerly line of Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, also being the corner of Lot 51 and Lot 52 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, said angle point being marked with a set concrete monument;

16. thence North seventy-two (72) degrees, forty-one (41) minutes, fifty-seven (57) seconds East, along the southerly line of Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, and also the southerly line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of two hundred twenty and zero hundredths (220.00') feet to the intersection of the southwesterly line of the Amended Revised Plat 1st Extension of Williamsburg on the River, also being the corner of Lot 80 and Lot 81, as recorded in Volume 14, Page 21, Wood County Plat Records, said point of intersection being marked with a set concrete monument;

17. thence South fifty-eight (58) degrees, four (04) minutes, nineteen (19) seconds East, along the southwesterly line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of eighty-two and eighty-three hundredths (82.83') feet to the intersection of the West line of the Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, also being the corner of Lot 79 and Lot 80, as recorded in Volume 14, Page 21, Wood County Plat Records, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

18. thence South fourteen (14) degrees, fifty-seven (57) minutes, twenty-three (23) seconds East, along the West line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of two hundred sixty-seven and nine hundredths (267.09') feet to the intersection of the South Right-of-Way line of Rill Run Road as shown in the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

19. thence South seventy-four (74) degrees, forty (40) minutes, nine (09) seconds West, along the westerly extension of the South Right-of-Way line of Rill Run Road in the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of twelve and forty-eight hundredths (12.48') feet to the intersection of the West line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

20. thence South eleven (11) degrees, forty-nine (49) minutes, fifty-one (51) seconds East along the West line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of four hundred forty-seven and seventy-three hundredths (447.73') feet to the intersection of the North Right-of-Way line of Portsmouth Road in the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

21. thence along the North Right-of-Way line of Portsmouth Road in the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, along a non-tangent arc of curve to the left, an arc length of twenty and fifty-five hundredths (20.55') feet to the intersection of the West line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, said arc of curve having a radius of three thousand thirty and zero hundredths (3,030.00') feet, a central angle of zero (00) degrees, twenty-three (23) minutes, nineteen (19) seconds, a chord bearing of South seventy (70) degrees, fifty-one (51) minutes, fifty-nine (59) seconds West, and a chord length of twenty and fifty-five hundredths (20.55') feet, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

22. thence South nineteen (19) degrees, sixteen (16) minutes, twenty-two (22) seconds East, along the West line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of two hundred forty-one and two hundredths (241.02') feet to the intersection of the North line of the Amended Revised Plat 1st Extension of Williamsburg on the River, also being the corner of Lots 73 and 74, as recorded in Volume 14, Page 21, Wood County Plat Records, said point of intersection being marked with a found 1/2-inch iron pipe being replaced with a set concrete monument;

23. thence South fifty-two (52) degrees, fifty-one (51) minutes, twenty-seven (27) seconds West, along the North line of the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, a distance of thirty-nine and forty-four hundredths (39.44') feet to the corner of Lot 72 and Lot 73 in the Amended Revised Plat 1st Extension of Williamsburg on the River, as recorded in Volume 14, Page 21, Wood County Plat Records, said point being marked with a set concrete monument;

24. thence North eighty-nine (89) degrees, thirty-seven (37) minutes, twenty-four (24) seconds West, a distance of one thousand one hundred thirty-nine and fourteen hundredths (1,139.14') feet to a point, said point being marked with a set concrete monument;

25. thence North zero (00) degrees, forty-one (41) minutes, fifty-seven (57) seconds East, a distance of one hundred seventy-five and fourteen hundredths (175.14') feet to a point, said point being marked with a set concrete monument;

26. thence North eighty-nine (89) degrees, eighteen (18) minutes, three (03) seconds West, passing through a set concrete monument at a distance of twenty-four and seventy-one hundredths (24.71') feet, a total distance of seventy-four and eighty-nine hundredths (74.89') feet to the intersection of the East line of Lot 21 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records;

27. thence North one (01) degree, three (03) minutes, thirty-eight (38) seconds East, along the East line of Lot 21 in Williamsburg on the River, as recorded in Volume 12, page 29, Wood County Plat Records, a distance of one hundred fifty-eight and fifty-four hundredths (158.54') feet to the Point of Beginning.

Said parcel of land having an area of 827,399 square feet, or 18.994 acres of land, more or less.

The above described parcel of land consists of: 827,399 square feet, or 18.994 acres of land within Tax Parcel No. V72-609-360103017000

The bearings used hereon are based on an Ohio Real Time Network, North Zone and are for the purpose of calculating angular measurements.

The above described parcel of land is subject to any and all legal highways, leases, easements, and restrictions of record.

Said set concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

The above description is based on a field survey performed under my supervision during January, 2022.

Prior Deed Reference is Instrument 202204776, Wood County Deed Records in the name of Preserve Properties LLC.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.
1683 Woodlands Drive
Maumee, OH 43537
D. Edward Thornton, P.S.
Professional Surveyor No. 7827
Date Written: July 27, 2022

DEVELOPED BY:
PRESERVE PROPERTIES LLC
3242 EXECUTIVE PKWY
TOLEDO, OH 43606

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

PROJECT No.: 10E09360 DWG: 10-09360PP01A1 DATE: 7-25-2022

3
4

The Reserve at Williamsburg on the River Plat One

PARK ACCESS and MAINTENANCE EASEMENT

The park access easement allows the homeowners association to access the park, lake and features within the easement area for maintenance purposes and allows the residents of the Williamsburg on the River development to access the park area.

TOLEDO EDISON CO. UNDERGROUND UTILITY EASEMENT

We, PRESERVE PROPERTIES LLC, owners of the hereon platted land, do hereby grant unto The Toledo Edison Company, their successors and assigns (hereinafter referred to as the Grantee), a non-exclusive, permanent right-of-way and easement twelve (12) feet in width under, over, and through all lots and all land shown hereon and parallel with and contiguous to all street lines, to construct, place, operate, maintain, repair, reconstruct, and relocate such underground electric cables, ducts, conduits, above grade transformers, pedestals, box pads, and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity, for public and private use of such locations as Grantees may determine, upon, within, and across the easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping including lawns within and without said easement premise which may interfere with the installation, maintenance, repair, or operation of electric current and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant. All lots and all lands shall be restricted to underground utility service.

OWNER'S CERTIFICATION

We, Duke E. Wilson and Tracy R. Wilson, as affected property owners and in accordance with the Affidavit of Consent being filed simultaneously herewith, hereby consent to and endorse this plat, and specifically consent to the vacation of the private road identified as Rill Run Road on the Plat recorded in Volume 13, Page 80, Wood County Book of Plats, pursuant to Ohio Revised Code §711.24.

DUKE E. WILSON

TRACY R. WILSON

STATE OF OHIO }
COUNTY OF WOOD } SS

Be it remembered that on this, the ____ day of _____, 20____, before me the undersigned, a Notary Public in and for said State, personally came the above named, Duke E. Wilson and Tracy R. Wilson, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal the day and year written.



Signature _____

Print name here

NOTARY PUBLIC
State of Ohio

My commission expires _____

OWNER'S CERTIFICATION

I, Robert J. Stacy, as President of the Williamsburg Association, as an affected property owner and in accordance with the Affidavit of Consent being filed simultaneously herewith, hereby consent to and endorse this plat, and specifically consent to the vacation of the private road identified as Rill Run Road on the Plat recorded in Volume 13, Page 80, Wood County Book of Plats, pursuant to Ohio Revised Code §711.24.

ROBERT J. STACY, AS PRESIDENT OF THE WILLIAMSBURG ASSOCIATION

STATE OF OHIO }
COUNTY OF WOOD } SS

Be it remembered that on this, the ____ day of _____, 20____, before me the undersigned, a Notary Public in and for said State, personally came the above named, Robert J. Stacy, as President of the Williamsburg Association, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal the day and year written.



Signature _____

Print name here

NOTARY PUBLIC
State of Ohio

My commission expires _____

PART OF THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 6 NORTH, RANGE 9 EAST,
WASHINGTON TOWNSHIP, WOOD COUNTY, OHIO

OWNER'S CERTIFICATION

We, the undersigned, do hereby certify we are the owners of the hereon-described property and we have caused the same property to be surveyed and subdivided into lots as shown on this plat. We also do hereby voluntarily consent to the execution of this plat, establish setbacks as shown and do dedicate to the Wood County Board of Commissioners, the rights-of-way, as shown, for the public's use. The roads and streets of this subdivision are hereby declared Township roads. Therefore, maintenance of the improved roads or streets shall be the responsibility of the Township. (ORC 711.07, 1949 OAG 1209).

We do further hereby establish and grant the following designated easements as shown on this plat:

- 1.) Utility Easement: granted to other public and quasi-public utilities;
- 2.) Drainage Easement: granted to The Reserve at Williamsburg on the River Home Owners Association, Inc.;
- 3.) Toledo Edison Company Easement: granted to the Toledo Edison Company;
- 4.) Sanitary Easement: granted to Northwestern Water and Sewer District;
- 5.) Conservation Easement: granted to the Reserve at Williamsburg on the River Home Owners Association, Inc.;
- 6.) Park Access and Maintenance Easement: granted to the Reserve at Williamsburg on the River Home Owners Association, Inc.;
- 7.) Drainage, Access and Electrical Easement: granted to the Reserve at Williamsburg on the River Home Owners Association, Inc.;
- 8.) Anti-vehicular Access Easements: granted to he Reserve at Williamsburg on the River Home Owners Association, Inc.

These easements are established and granted for permitting construction, installation, relocation, and/or maintenance of utility facilities thereon. Said dedication of rights-of-way and granting of easements shall include the conveyance of all water, sanitary sewage, storm water, electric, telephone, cable, gas and other quasi-public related utilities located therein.

Maintenance shall include the right to remove any structures, trees, branches, or other growth or obstructions of any kind, which might interfere with the construction, installation, relocation, or safe operation of utilities.

The Reserve at Williamsburg on the River Home Owners Association, Inc. shall be responsible for all the drainage systems and drainage maintenance located in the Drainage Easements (DE) as shown on this plat and outside the public roads or streets rights-of-way for all the future plats of The Reserve at Williamsburg on the River Development. Drainage systems shall include, but are not limited to, any natural or man-made watercourses, culverts, manholes, catch basins, pump stations, open ditches, swales, and/or detention/retention ponds. Drainage maintenance to maintain the free flow of water in such systems shall include, but is not limited to, silt removal, tree trimming and/or removal, brush and debris removal, vegetative control, bank restoration, erosion control, etc. Drainage maintenance of any kind within the public rights-of-way is the responsibility of the Township. In the event of the dissolution of the Home Owners Association (HOA), the individual lot owner(s) shall assume the responsibility of the drainage maintenance of the drainage systems. Failure of the Home Owners Association and/or the lot owners to maintain the drainage systems may result in being served with a ditch obstruction notice per Section 6151.14 of the Ohio Revised Code.

We further certify that we will improve this subdivision with the following improvements: waterlines, sanitary sewers, storm sewers, pavement, street signs, traffic signs, grading and landscaping (if required), as shown on the approved subdivision plans on file with the Wood County Engineer and the Northwestern Water and Sewer District.

In witness whereof, the owners have signed their names this, the ____ day of _____, 20____.

For:
PRESERVE PROPERTIES LLC
3242 EXECUTIVE PKWY
TOLEDO, OH 43606

WADE SMITH OWNER / MEMBER

STATE OF OHIO }
COUNTY OF WOOD } SS

Be it remembered that on this, the ____ day of _____, 20____, before me the undersigned, a Notary Public in and for said State, personally came the above named, Wade Smith, Owner / Member of PRESERVE PROPERTIES LLC, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal the day and year written.



Signature _____

Print name here

NOTARY PUBLIC
State of Ohio

My commission expires _____

OFFICE OF THE WOOD COUNTY ENGINEER

The signature of the Wood County Engineer affirms that the perimeter boundary and the metes and bounds description shown hereon have been reviewed and are accurate. All other technical details remain the responsibility of the surveyor signing the plat.

Signed on this, the ____ day of _____, 20____.

John M. Musteric, P.E., P.S., Wood County Engineer

OFFICE OF THE NORTHWESTERN WATER AND SEWER DISTRICT

This plat is approved by the Northwestern Water and Sewer District on this, the ____ day of _____, 20____.

Jerry R. Greiner, Executive Director

OFFICE OF THE WOOD COUNTY DISTRICT BOARD OF HEALTH

This plat is approved by the Wood County District Board of Health on this, the ____ day of _____, 20____.

Lana Glore, Director of Environmental Services

OFFICE OF THE WOOD COUNTY PLANNING COMMISSION

This plat is approved by the Wood County Planning Commission on this, the ____ day of _____, 20____.

W. David Steiner, Director

OFFICE OF THE WOOD COUNTY COMMISSIONERS

This plat is approved and accepted on this, the ____ day of _____ of 20____. We, the undersigned, Commissioners in and for the County of Wood, State of Ohio, do hereby approve and accept this plat, together with the dedication of all rights-of-way shown hereon.

Doris I. Herringshaw, Commissioner

Craig Lahote, Commissioner

Dr. Theodore H. Bowlus, Commissioner

OFFICE OF THE WOOD COUNTY AUDITOR

This plat is submitted for appraisal and is hereby transferred, on this, the ____ day of _____, 20____.

Matthew Oestreich, Wood County Auditor

OFFICE OF THE WOOD COUNTY RECORDER

This plat was filed for record on this, the ____ day of _____, 20____, at _____ o'clock.

Recorded in Volume _____, Page(s) _____, Book of Plats, on this, the ____ day of _____, 20____.

Fees Paid _____, Instrument Number _____.

James P. Matuszak, Wood County Recorder

PREPARED BY:

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
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PROJECT No.: 10E09360 DWG: 10-09360PP01A1 DATE: 7-25-2022