

33-30-13-01
ADDRESS ?

EXHIBIT A

**DECLARATION OF CONDOMINIUM
SETTLES RUN CONDOMINIUMS PHASE 1**

Situated in the County of Muskingum, Township of Jefferson, Village of Dresden, being a part of J. W. Lannings Subdivision as replatted in Plat Book 10, Page 39A and being further described as follows:

Beginning at an iron pin set at the point of intersection of the south right-of-way line of Seventh Street--Mound Street, and the west right-of-way line of Cass Street, said point being also the northeast corner of Lot 1 of the said J. W. Lannings replat,

thence, South 21° 03' 03" East, 377.52 feet along the west line of Cass Street to an iron pin set at the point of intersection with the south line of vacated Eighth Street,

thence South 69° 03' 51" West, 197.51 feet along the south line of the said vacated Eighth Street to the point of intersection with the Limited Access Line of State Route 60, (Refer to State of Ohio Department of Transportation Right-of-Way Plans MUS-60-31.70) said point being 106.45 feet right of State Route 60 centerline Station 469+43.83,

thence, North 38° 42' 41" West, 69.24 feet along the said Limited Access Line to a point 99.18 feet right of State Route 60 centerline Station 469+43.83,

thence North 31° 14' 39" West, 316.70 with the said Limited Access Line of Seventh Street, said point being 107.13 feet right of said State Route 60 centerline Station 472+60.43,

thence, North 69° 03' 51" East, 274.56 feet along the south line of Seventh Street--Mound Street to the point of beginning,

containing 2.078 acres more or less.

Subject to easement for water main in vacated Eighth Street, also a 12.00 foot utility easement along the west property line.

The above description includes vacated alley (Deed Book 572, Page 261) and vacated Eighth Street in J. W. Lannings replat as recorded in Plat Book 10, Page 39A.

Also the following lots in said J. W. Lanning replatted subdivision,

- | | |
|------------|---------------------------|
| All Lot 1 | Parcel No. 33-33-30-13-01 |
| All Lot 2 | Parcel No. 33-33-30-13-02 |
| All Lot 3 | Parcel No. 33-33-30-13-03 |
| All Lot 4 | Parcel No. 33-33-30-13-04 |
| Part Lot 5 | Parcel No. 33-33-30-13-05 |
| Part Lot 8 | Small fraction |
| Part Lot 9 | Parcel No. 33-33-30-13-06 |
| All Lot 10 | Parcel No. 33-33-30-13-07 |
| All Lot 11 | Parcel No. 33-33-30-13-08 |
| All Lot 12 | Parcel No. 33-33-30-13-09 |

Survey and plat by William H. Derwacter, Registered Surveyor #5437, January 18, 1993.

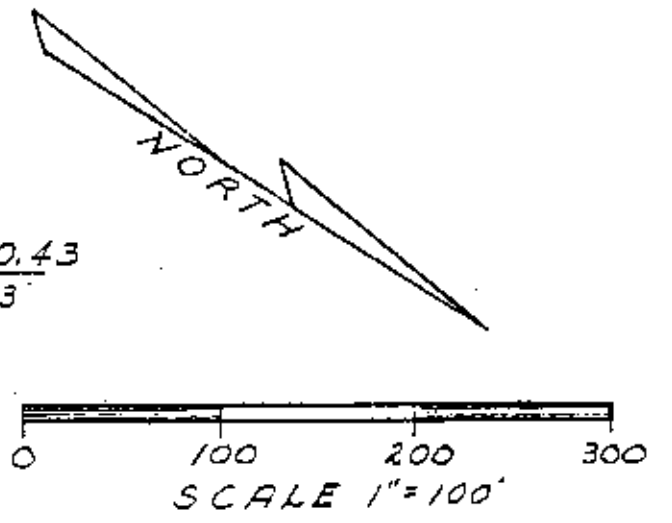
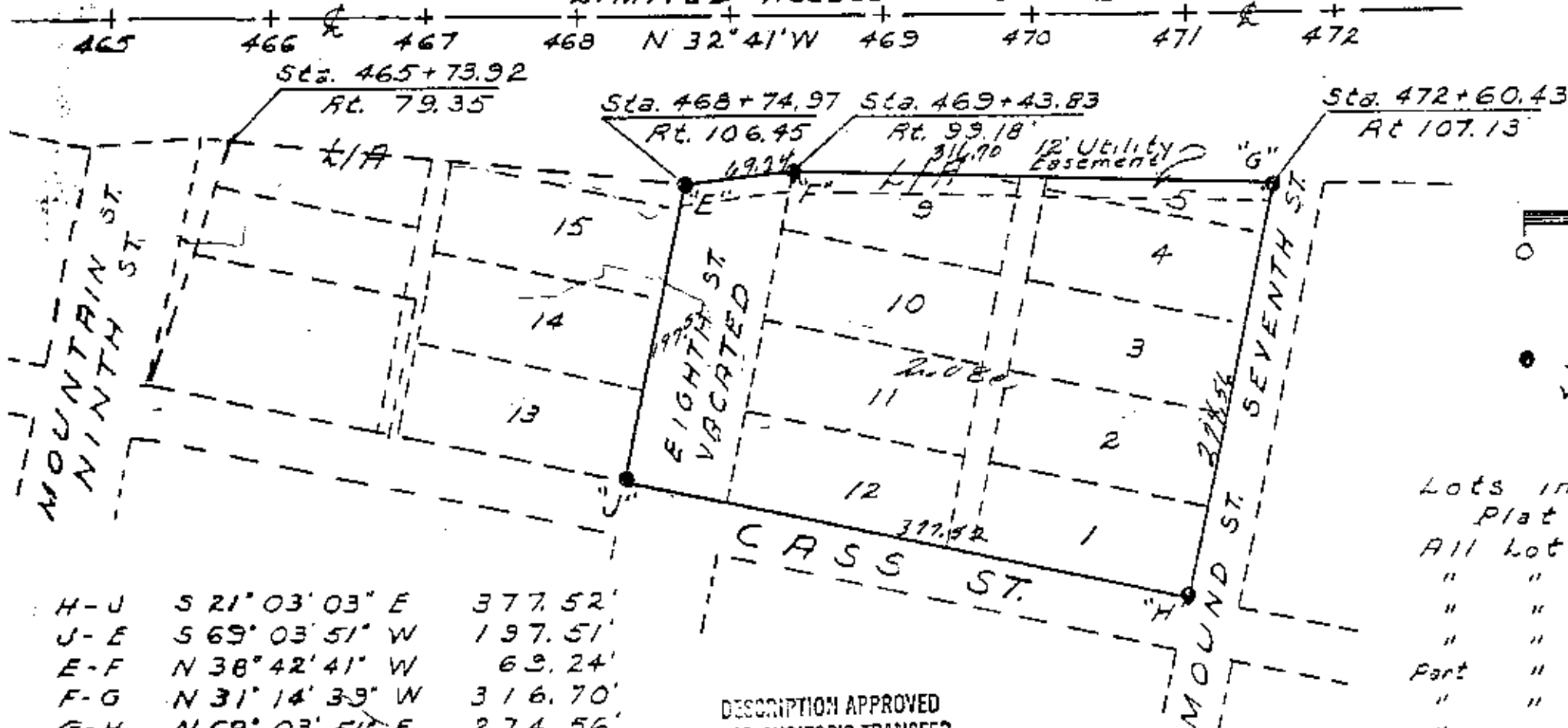
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY W. H. Derwacter
1-25-93

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MUS-60-31.70
R/W PLANS
LIMITED ACCESS STATE ROUTE 60



● Iron Pin Set 5/8" re-bar with identification cap

H-U	S 21° 03' 03" E	377.52'
J-E	S 69° 03' 51" W	197.51'
E-F	N 38° 42' 41" W	69.24'
F-G	N 31° 14' 39" W	316.70'
G-H	N 69° 03' 51" E	274.56'

2.078 Ac. ±

Lots in J.W. Lanning Replat
Plat Book 10; Page 39A

All	Lot 1	Parcel NA 33-33-30-13-01
"	" 2	" " " 02
"	" 3	" " " 03
"	" 4	" " " 04
Part	" 5	" " " 05
"	" 6	" " " 06
"	" 9	" " " 06
All	" 10	" " " 07
"	" 11	" " " 08
"	" 12	" " " 09

DESCRIPTION APPROVED
FOR INDICATOR'S TRANSFER

A.L. Swinick
1-25-93

SITUATED IN
County of Muskingum
Township of Jefferson
Village of Dresden
Part of J.W. Lanning's Subdivision
Replat Plat Book 10, Page 39A



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Registered Surveyor #5437

SETTLES RUN CONDOMINIUMS PHASE I

Situated in the County of Muskingum, Township of Jefferson, Village of Dresden, being a part of J.W. Lannings Subdivision as replatted in Plat Book 10, Page 39A and being further described as follows;

Commencing at an iron pin--set (5/8" X 30" re-bar with identification cap) at the point of intersection of the south right-of-way of Seventh Street--Mound Street--with the west right-of-way line of Cass Street, said point being also the north-east corner of Lot 1 of the said J.W. Lanning's re-plat, thence South 69° 03' 51" West, 100.33 feet along the south line of the said Seventh Street to the point of beginning of the parcel herein being described,

thence, South 21° 03' 03" East, 132.17 feet across Lot 2 of said J.W. Lanning Subdivision to a point in a vacated alley,

thence, South 68° 56' 57" West, 150.40 feet to a point on the Limited Access Line of State Route 60 (Refer to State of Ohio Department of Transportation Right-of-Way Plans MUS-60-31.70)

thence, North 31° 14' 39" West, 134.64 feet along said Limited Access Line to a point of intersection with the south line of Seventh Street, said point being 107.13 feet right of said State Route 60 Centerline Station 472+60.43,

thence, North 69° 03' 51" East, 174.23 feet along the south line of Seventh Street-Mound Street--to the point of beginning,

Phase I Total 0.4931 acres more or less

Unit IA	1423 Sq. Ft.
Unit IB	1423 Sq. Ft.
Unit IC	1423 Sq. Ft.
Unit ID	1423 Sq. Ft.
Bldg. Total	5693 Sq. Ft. = 0.1307 Ac.

Each Unit responsible for 1/4 of the common area

Unit IA	3946 Sq. Ft.
Unit IB	3946 Sq. Ft.
Unit IC	3946 Sq. Ft.
Unit ID	3946 Sq. Ft.

Common area total 15,785 Sq. Ft. = 0.3624 Ac.

J.W. Lanning Subdivision Plat Book 10, Page 39A

Part Lot 5 All Parcel No. 33-33-30-13-05

All Lot 4 All Parcel No. 33-33-30-13-04

All Lot 3 All Parcel No. 33-33-30-13-03

Part Lot 2 Part Parcel No. 33-33-30-13-02

Part of Lot 2 included (19.67' X 132.17')

Prior Deed Volume 1055, Page 620

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A. L. Swinchart
5-14-93

Survey Description by
William H. Derwaeter.
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William H. Derwaeter
Registered Surveyor # 5437
May 13, 1993



Situated in the County of Muskingum, Township of Jefferson, Village of Dresden, being a part of J.W. Lannings Subdivision as replatted in Plat Book 10, Page 39A and being further described as follows;

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thence, South $21^{\circ} 03' 03''$ East, 377.52 feet along the west line of Cass Street to an iron pin set at the point of intersection with the south line of vacated Eighth Street,

thence, South $69^{\circ} 03' 51''$ West, 197.51 feet along the south line of the said vacated Eighth Street to the point of intersection with the Limited Access Line of State Route 60, (Refer to State of Ohio Department of Transportation Right-of-Way Plans MDS-60-31.70) said point being 106.45 feet right of State Route 60 centerline Station 469+43.83,

thence, North $38^{\circ} 42' 41''$ West, 69.24 feet along the said Limited Access Line to a point 99.18 feet right of State Route 60 centerline Station 469+43.83,

thence, North $31^{\circ} 14' 39''$ West, 316.70 with the said Limited Access Line to the point of intersection with the south line of Seventh Street, said point being 107.13 feet right of said State Route 60 centerline Station 472+60.43,

thence, North $69^{\circ} 03' 51''$ East, 274.56 feet along the south line of Seventh Street--Mound Street to the point of beginning,

containing 2.078 acres more or less.

Subject to easement for water main in vacated Eighth Street, *also a 12.00 foot utility easement along the west property line*

The above description includes vacated alley (Deed Book 572, Page 261) and vacated Eighth Street in J.W. Lannings replat as recorded in Plat Book 10, Page 39A.

Also the following lots in said J.W. Lanning replatted subdivision,

All lot 1	Parcel No.	33-33-30-13-01
all Lot 2	"	33-33-30-13-02
All Lot 3	"	33-33-30-13-03
All Lot 4	"	33-33-30-13-04
Part Lot 5	"	33-33-30-13-05
Part Lot 8	small fraction	
Part Lot 9	Parcel No.	33-33-30-13-06
All Lot 10	"	33-33-30-13-07
All Lot 11	"	33-33-30-13-08
All Lot 12	"	33-33-30-13-09

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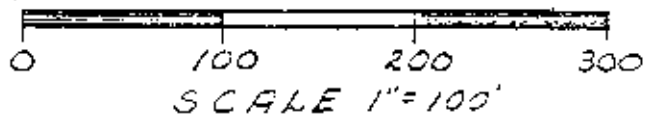
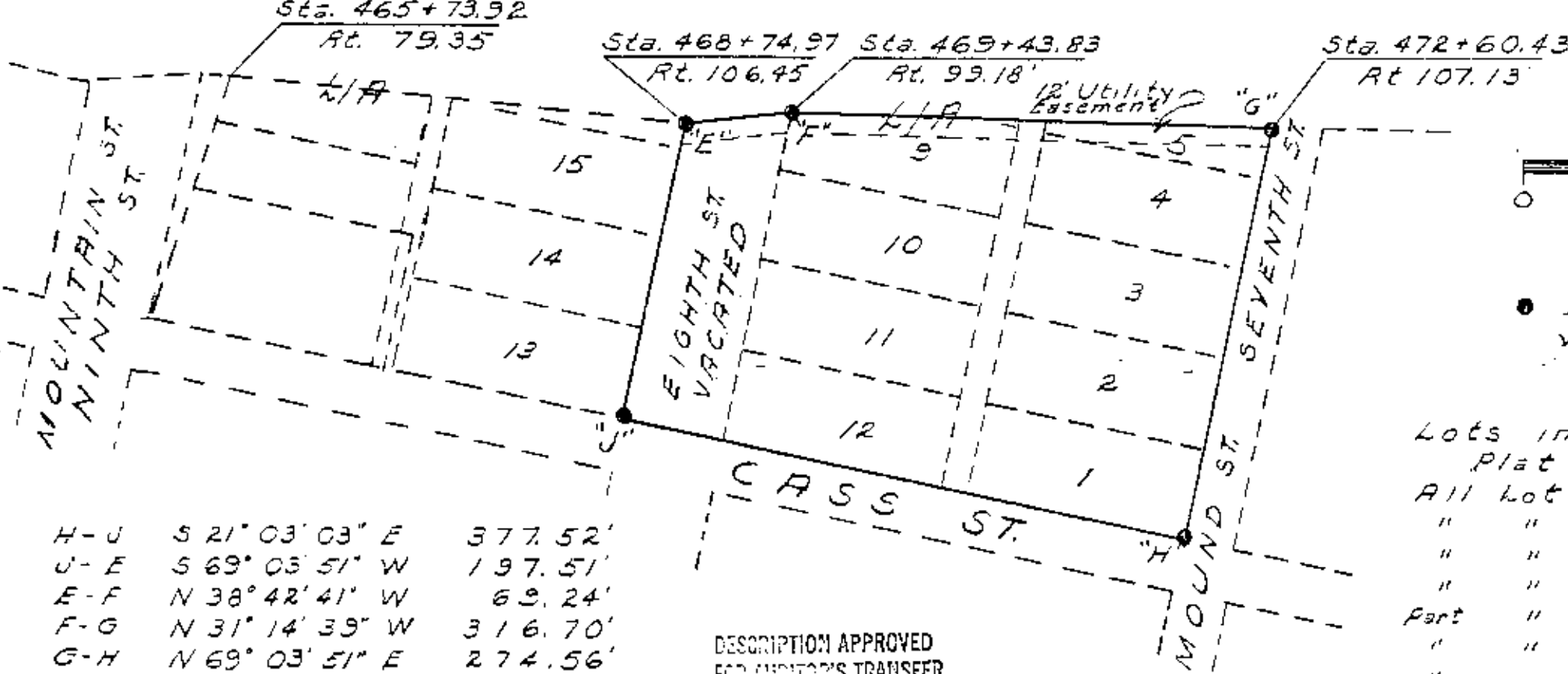
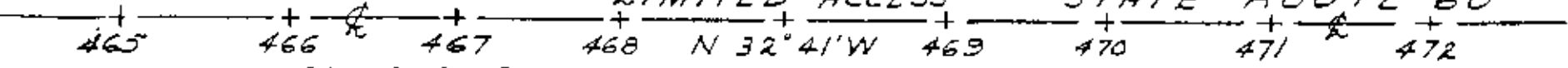
BY A. L. Swinick
1-25-93



Survey and Plat by
William H. Derwacter
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William H. Derwacter
Registered Surveyor #5437
Jan. 18, 1993

MUS-60-31.70
R/W PLANS
LIMITED ACCESS STATE ROUTE 60

33-30-13-01
ADDRESS N/A



● Iron Pin set 5/8" re-bar with identification cap

H-U	S 21° 03' 03" E	377.52'
U-E	S 69° 03' 51" W	197.51'
E-F	N 38° 42' 41" W	69.24'
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2.078 Ac. ±

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A.L. Linnick
1-25-93

Lots in J.W. Lanning Replat
Plat Book 10, Page 39A
All Lot 1 Parcel No 33-33-30-13-01

"	"	2	"	"	02
"	"	3	"	"	03
"	"	4	"	"	04
Part	"	5	"	"	05
"	"	8	"	"	
"	"	9	"	"	06
All	"	10	"	"	07
"	"	11	"	"	08
"	"	12	"	"	09

SITUATED IN
County of Muskingum
Township of Jefferson
Village of Dresden
Part of J.W. Lanning's Subdivision
Replat Plat Book 10, Page 39A



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Registered Surveyor #5437
Oct. 28, 1992 and Jan 16, 1993