

SETTLES RUN CONDOMINIUMS PHASE II & III COMBINED

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 (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 northeast corner of Lot 1 of the said J.W. Lannings re-plat,
 thence, South 21° 03' 03" East, 252.11 feet along the west line of Cass Street to a point,
 thence, South 68° 56' 57" West, 229.13 feet across Lots 12, 11, 10 and 9 of the said J.W. Lannings Subdivision 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, 122.07 feet along the said Limited Access Line to a point,
 thence, North 68° 56' 57" East, 150.40 feet along the south line of Phase I of the Settles Run Condominiums, to a point,
 thence, North 21° 03' 03" West, 132.17 feet along the east line of the said Phase I to a point on the south line of Seventh Street,
 thence, North 69° 03' 51" East, 100.33 feet along the south line of Seventh Street to the point of beginning.

Phase II & III Combined: Total 42,076 Sq. Ft. = 0.9659 acres ±

BLDG II Area

Unit II A	1602 Sq. Ft.	Two Car Garage
Unit II B	1423 Sq. Ft.	One Car Garage
Unit II C	1423 Sq. Ft.	One Car Garage
Unit II D	1602 Sq. Ft.	Two Car Garage

BLDG III Area

Unit III A	1423 Sq. Ft.	One Car Garage
Unit III B	1602 Sq. Ft.	Two Car Garage
Unit III C	1602 Sq. Ft.	Two Car Garage
Unit III D	1423 Sq. Ft.	One Car Garage

Total Bldg. II & III = 12,100 Square Feet

Common Area = 42,076 - 12,100 = 29,976 Square Feet

Each Unit responsible for 1/8 of the common area
 1/8 of 29,976 Sq. Ft. = 3,747 Sq. Ft = 0.0860 acres ±

Part of J.W. Lanning's Subdivision

Plat Book 10, Page 39A

All Lot 1
 Part Lot 2 (40.33 X 147.16 & 13 X 19.67)
 Part Lot 3 13.00 feet off south end
 Part Lot 4 13.00 feet off south end
 Part Lot 9 90.95 feet off north end
 Part Lot 10 90.95 feet off north end
 Part Lot 11 90.95 feet off north end
 Part Lot 12 90.95 feet off north end
 Also vacated alley

All Parcel No 33-33-30-13-01
 All Parcel No 33-33-30-13-02
 All Parcel No 33-33-30-13-03
 All Parcel No 33-33-30-13-04
 Part Parcel No 33-33-30-13-06
 Part Parcel No 33-33-30-13-07
 Part Parcel No 33-33-30-13-08
 Part Parcel No 33-33-30-13-09

Prior Deed Reference Volume 1055, Page 620



Survey and Description by

William H. Derwacter
 William H. Derwacter
 Registered Professional Surveyor #5437
 Feb. 17, 1994

**OFFICE COPY
 NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *R. L. Swickard*

1-31-94

PHASE II & III COMBINED
 BLDG II
 Area 6050 Sq. Ft. = 0.1389 Ac.
 BLDG III
 Area 6050 Sq. Ft. = 0.1389 Ac.
 COMMON
 Area 29976 Sq. Ft. = 0.6881 Ac.
 TOTAL
 Area 42076 Sq. Ft. = 0.9659 Ac.

BLDG II
 Unit IIA Area 1602 Sq. Ft.
 Unit IIB Area 1423 Sq. Ft.
 Unit IIC Area 1423 Sq. Ft.
 Unit IID
 1st Floor Area 1602 Sq. Ft.
 2nd Story Area 525 Sq. Ft.

BLDG III
 Unit IIIA Area 1423 Sq. Ft.
 Unit IIIB
 1st Floor Area 1602 Sq. Ft.
 2nd Story Area 525 Sq. Ft.
 Unit IIIC Area 1602 Sq. Ft.
 Unit IIID Area 1423 Sq. Ft.

COMMON AREA
 Each Unit Is Responsible
 For 1/8 Of The Common Area

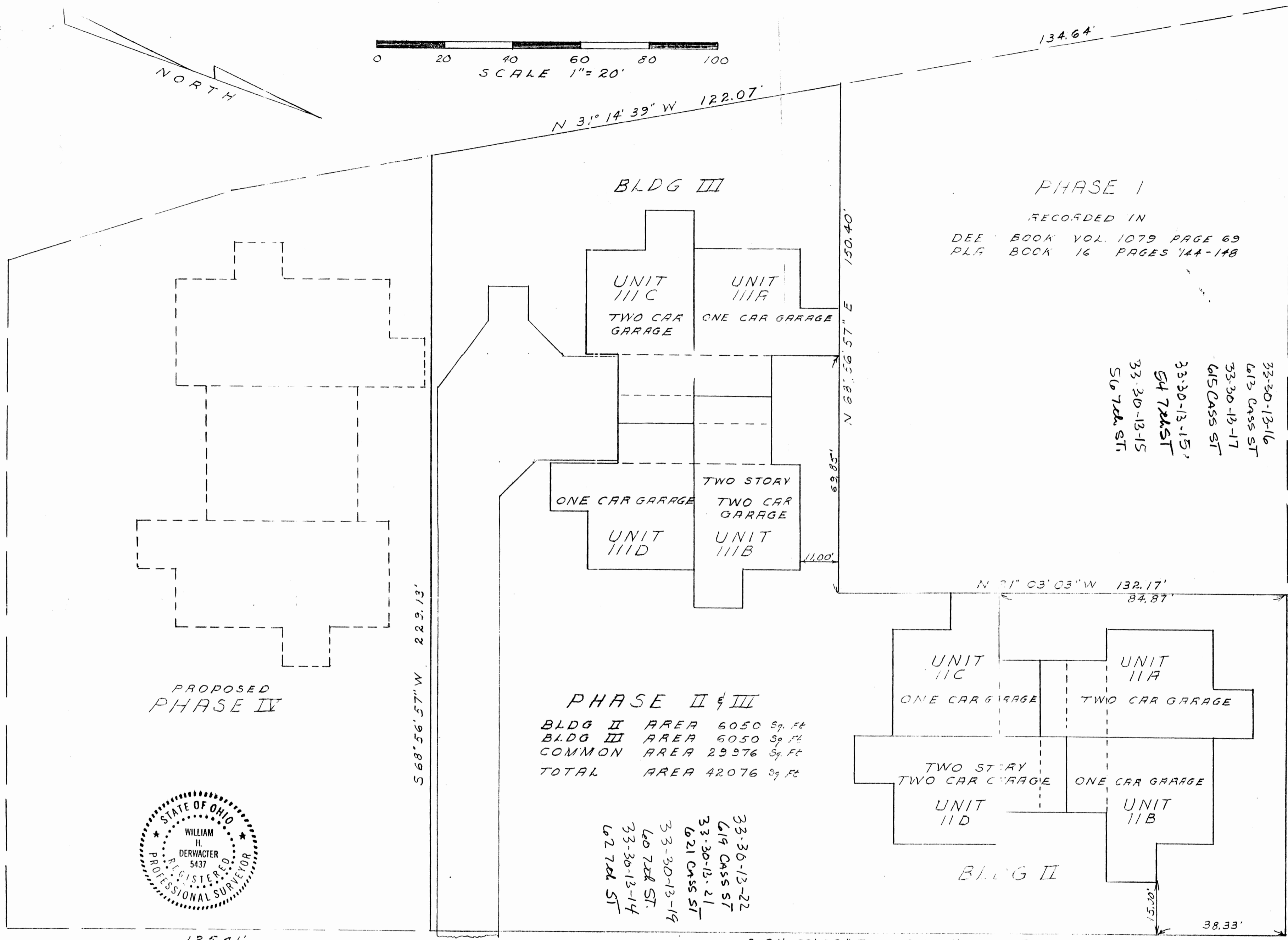
TRANSFER INFORMATION
 Part J.W. Lanning Re plat
 Plat Book 10, Page 39A

- Lot 1 All Parcel # 33-33-30-13-01
- Lot 2 Part (40.33x147.16)(1300x19.67)
All Parcel # 33-33-30-13-02
- Lot 3 13.00 feet off South End
All Parcel # 33-33-30-13-03
- Lot 4 13.00 feet off South End
All Parcel # 33-33-30-13-04
- Lot 9 90.95 feet off North End
Part Parcel # 33-33-30-13-06
- Lot 10 90.95 feet off North End
Part Parcel # 33-33-30-13-07
- Lot 11 90.95 feet off North End
Part Parcel # 33-33-30-13-08
- Lot 12 90.95 feet off North End
Part Parcel # 33-33-30-13-09

PRIOR DEED
 Deed Book 1055 Page 620

DESCRIPTION APPROVED
 FOR AUDITORS TRANSFER

BY W.H. Derwacter
 1-31-94



PHASE II & III
 BLDG II AREA 6050 Sq. Ft.
 BLDG III AREA 6050 Sq. Ft.
 COMMON AREA 29976 Sq. Ft.
 TOTAL AREA 42076 Sq. Ft.

33-30-13-22
 619 CASS ST
 33-30-13-21
 621 CASS ST
 33-30-13-14
 620 7th ST
 33-30-13-15
 56 7th ST

33-30-13-16
 613 CASS ST
 33-30-13-17
 615 CASS ST
 33-30-13-15
 56 7th ST



I hereby certify that this site plan correctly represents a boundary survey made by me and shows the buildings as constructed. February 1994
 William H. Derwacter
 William H. Derwacter Registered Surveyor # 5437

I hereby certify that this plat is a correct representation of a survey made by me and that it correctly shows all buildings and improvements as constructed. February 1994
 William H. Derwacter
 Registered Surveyor # 5437 Registered Engineer #

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THE VILLAS CONDOMINIUMS
 PHASE II & III

UNIT LOCATION PLAN
 MUSKINGUM COUNTY
 VILLAGE OF DRESDEN

STATE OF OHIO, COUNTY OF MUSKINGUM
 Received For Record This Day of February 1994
 Recorded This Day of February 1994
 IN PLAT BOOK PAGES
 Transferred This Day of February 1994

RECORDER
 AUDITOR

SETTLERS RUN CONDOMINIUMS
 DRESDEN, OHIO
 SITE PLAN
 SCALE 1" = 20'-0"

FOR DECLARATION AND BYLAWS
 SEE DEED VOL PAGE