

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

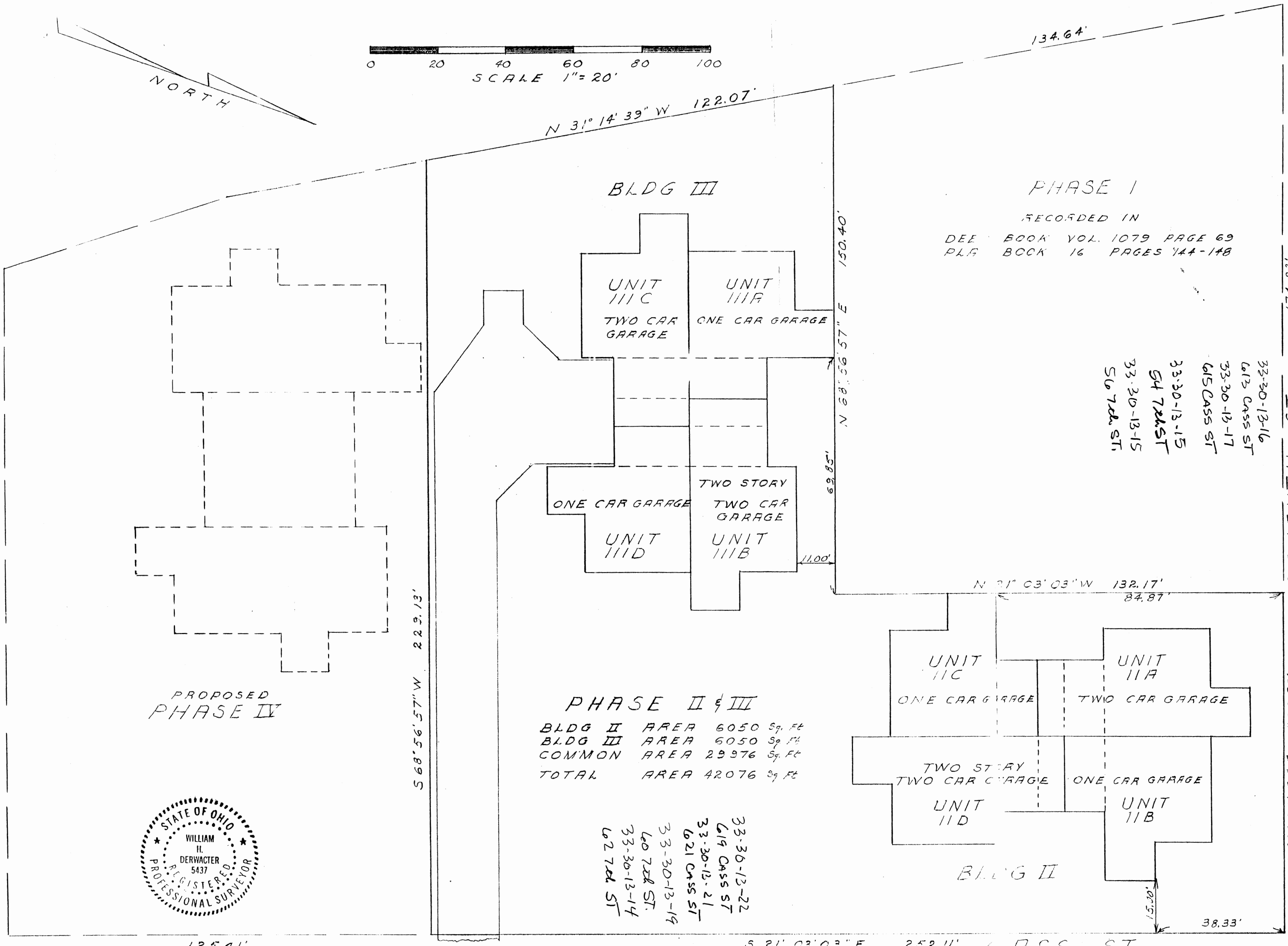
*William H. Derwacter*  
 William H. Derwacter  
 Registered Professional Surveyor #5437  
 Feb. 11, 1994

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 NOT RECORDABLE**

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY *A. 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 IIIC Area 1423 Sq Ft  
 Unit IIIR 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. Manning Re Plat Plat Book 10, Page 39 A

Lot 1 All Parcel# 33-33-30-13-01  
 Lot 2 Part (4033x1471)(13.00x19.67) 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: [Signature]  
 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  
 33-30-13-19  
 623 CASS ST  
 33-30-13-14  
 627 CASS ST

33-30-13-16  
 613 CASS ST  
 33-30-13-17  
 615 CASS ST  
 33-30-13-15  
 617 CASS ST  
 33-30-13-15  
 619 CASS 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. Derwaster  
 William H. Derwaster 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. Derwaster  
 Registered Surveyor # 5437 Registered Engineer #

FOR DECLARATION AND BYLAWS SEE DEED VOL PAGE

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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

RECORDAR  
 AUDITOR

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