

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 IIA	1602 Sq. Ft.	Two Car Garage
Unit IIB	1423 Sq. Ft.	One Car Garage
Unit IIC	1423 Sq. Ft.	One Car Garage
Unit IID	1602 Sq. Ft.	Two Car Garage

BLDG III Area

Unit IIIA	1423 Sq. Ft.	One Car Garage
Unit IIIB	1602 Sq. Ft.	Two Car Garage
Unit IIIC	1602 Sq. Ft.	Two Car Garage
Unit IIID	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		All Parcel No 33-33-30-13-01
Part Lot 2	(40.33 X 147.16 & 13 X 19.67)	All Parcel No 33-33-30-13-02
Part Lot 3	13.00 feet off south end	All Parcel No 33-33-30-13-03
Part Lot 4	13.00 feet off south end	All Parcel No 33-33-30-13-04
Part Lot 9	90.95 feet off north end	Part Parcel No 33-33-30-13-06
Part Lot 10	90.95 feet off north end	Part Parcel No 33-33-30-13-07
Part Lot 11	90.95 feet off north end	Part Parcel No 33-33-30-13-08
Part Lot 12	90.95 feet off north end	Part Parcel No 33-33-30-13-09

Also vacated alley

Prior Deed Reference Volume 1055, Page 620



Survey and Description by

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

**OFFICE COPY
 NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *A. L. Swickard*

1-31-97

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 11A Area 1602 Sq Ft
Unit 11B Area 1423 Sq Ft
Unit 11C Area 1423 Sq Ft
Unit 11D
1st Floor Area 1602 Sq Ft
2nd Story Area 525 Sq Ft

BLDG III
Unit 111A Area 1423 Sq Ft
Unit 111B
1st Floor Area 1602 Sq Ft
2nd Story Area 525 Sq Ft
Unit 111C Area 1602 Sq Ft
Unit 111D Area 1423 Sq Ft

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

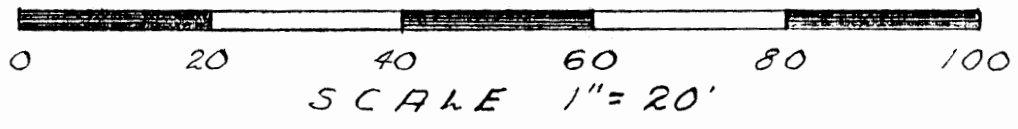
TRANSFER INFORMATION
Part J.W. Lenning Ac plat
Plat Book 10, Page 39A

Lot 1 All Parcel # 33-33-30-13-01
Lot 2 Part (4033x14716)(1300x1967)
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



NORTH

N 31° 14' 39" W 122.07'

134.64'

BLDG III

PHASE I

RECORDED IN
DEED BOOK VOL. 1079 PAGE 69
PLAT BOOK 16 PAGES 144-148

UNIT 111C TWO CAR GARAGE
UNIT 111A ONE CAR GARAGE

33-30-13-16
613 CASS ST
33-30-13-17
615 CASS ST
33-30-13-15
64 7th ST
50 7th ST

ONE CAR GARAGE TWO STORY TWO CAR GARAGE
UNIT 111D UNIT 111B

UNIT 11C ONE CAR GARAGE
UNIT 11A TWO CAR GARAGE

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

TWO STORY TWO CAR GARAGE
UNIT 11D ONE CAR GARAGE
UNIT 11B

BLDG II

33-30-13-22
619 CASS ST
33-30-13-21
621 CASS ST
33-30-13-19
60 7th ST
33-30-13-14
62 7th ST

PROPOSED PHASE IV



125.41'

S 21° 03' 03" E 252.11' 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 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

RECORDAR

Transferred This Day of February 1994

AUDITOR

SETTLES RUN CONDOMINIUMS

DRESDEN, OHIO

SITE PLAN

SCALE 1" = 20' 0"