

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

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 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 Floor Area 525 Sq. Ft.

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

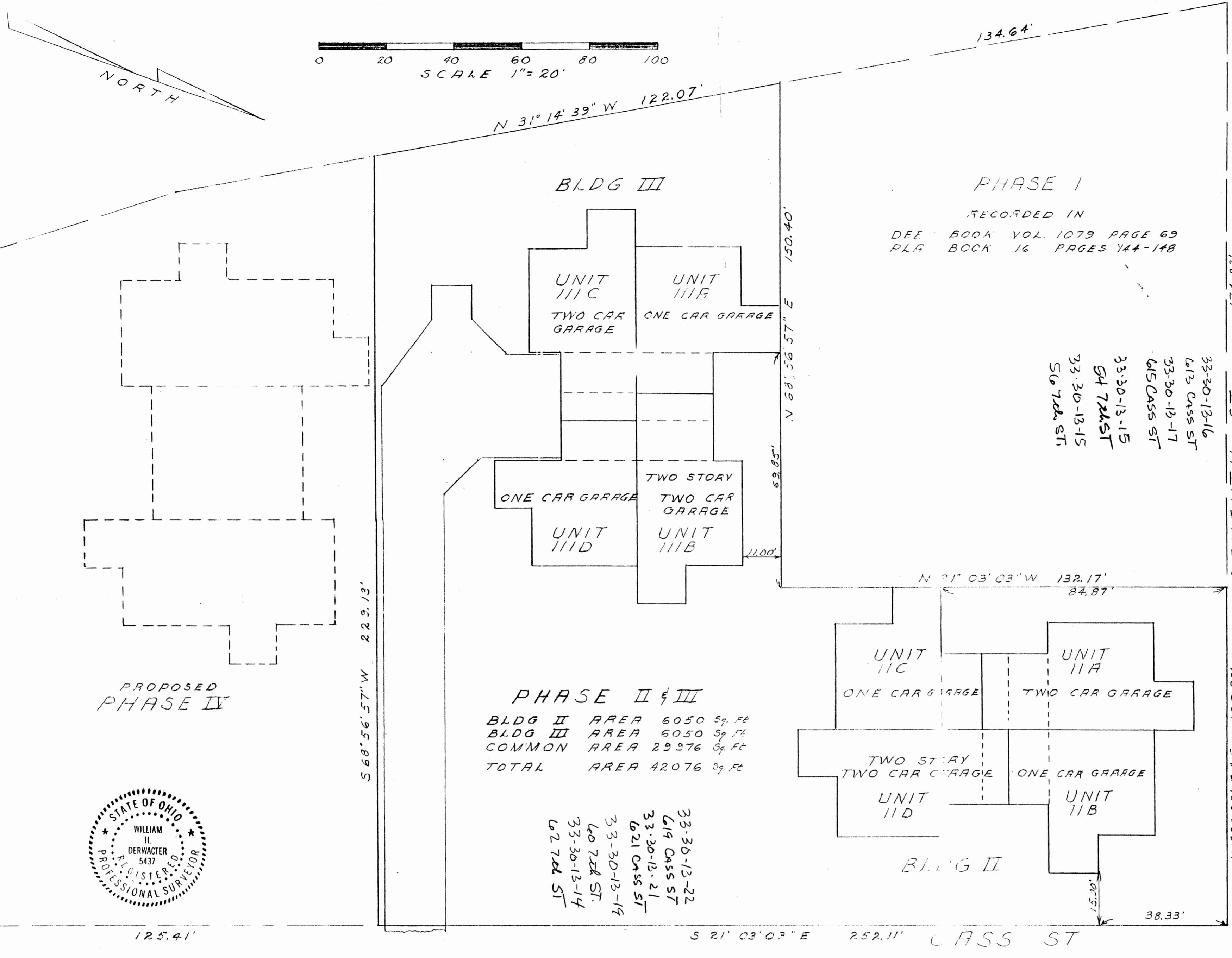
COMMON AREA
 Each Unit Is Responsible For 1/8 Of The Common Area

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

Lot 1 All Parcel # 33-33-30-13-01
 Lot 2 Part (4033x1474)(1300x1367) 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

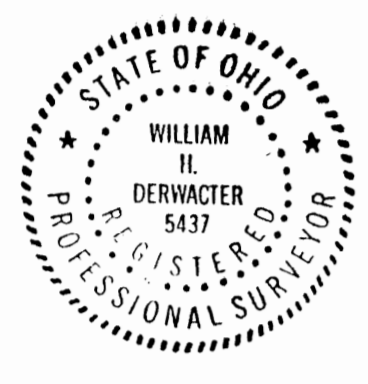


PHASE II & III
 BLDG II AREA 6050 Sq. Ft.
 BLDG III AREA 6050 Sq. Ft.
 COMMON AREA 29976 Sq. Ft.
 TOTAL AREA 42076 Sq. Ft.

33-30-13-22
 619 CLASS ST
 33-30-13-21
 621 CLASS ST
 33-30-13-19
 620 CLASS ST
 33-30-13-14
 622 CLASS ST

33-30-13-15
 547 CLASS ST
 33-30-13-15
 516 CLASS ST

PROPOSED PHASE IV



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 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

RECORDER
 AUDITOR

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

FOR DECLARATION AND BYLAWS SEE DEED VOL PAGE