

SETTLES RUN CONDOMINIUMS PHASE IV

Situated in the State of Ohio, County of Muskingum, Township of Jefferson, Village of Dresden, being a part of J. W. Lanning's 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 line of Seventh Street - Mound Street - with the west right-of-way line of Cass Street, said point of intersection being also the northeast corner of Lot 1 of the said J. W. Lanning's re-plat, thence, South 21° 03' 03" East, 252.11 feet along the west right-of-way line of Cass Street to the point of beginning of the parcel herein being described, said point of beginning being also the southeast corner of Phase II and III as recorded in Deed Book 1089, Page 371, <sup>South</sup>

thence, continuing 21° 03' 03" East, 125.41 feet along the west right-of-way line of Cass Street to a point of intersection with the south line of vacated Eighth Street (Deed Book 1076, Page 355),

thence, South 69° 03' 51" West, 197.51 feet along the south line of vacated Eighth Street to an iron pin - set (5/8" X 30" re-bar with identification cap) at the point of intersection with the east Limited Access Line of State Route 60 (Refer to the State of Ohio Department of Transportation Right-of-Way Plans MUS-60-31.70)

thence, North 38° 42' 41" West, 69.24 feet along the said east Limited Access Line to a point at an iron pin - set (5/8" X 30" re-bar with identification cap)

thence, North 31° 14' 39" West, 59.99 feet along the said east Limited Access Line to a point at the southwest corner of the said Phase II and III,

thence, North 68° 56' 57" East, 229.13 feet along the south line of said Phase II and III to the point of beginning,

Phase IV total area 26,977 sq. ft. = 0.6193 acres ±

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

Part Lot 9 All Parcel No. 33-33-30-13-06

Part Lot 10 All Parcel No. 33-33-30-13-07

Part Lot 11 All Parcel No. 33-33-30-13-08

Part Lot 12 All Parcel No. 33-33-30-13-09

NOTE: The above four parcels include all of the vacated part of Eighth Street - See Deed Book 1076, Page 355

Prior Deed Reference Volume 1055, Page 620

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

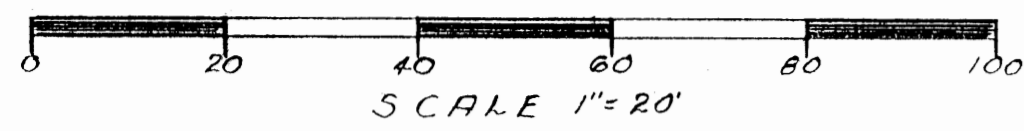
BY                     

6-8-95

Survey and Description by

William H. Decker  
Registered Surveyor #5437  
June 7, 1995

OFFICE COPY  
NOT RECORDABLE



**PHASE IV**  
 BLDG AREA 6050 Sq. Ft. = 0.1369 Ac. ±  
 COMMON AREA 26977 Sq. Ft. = 0.6193 Ac. ±  
 TOTAL AREA 26977 Sq. Ft. = 0.6193 Ac. ±

**BLDG IV UNIT AREAS**

- UNIT IV A 1423 Sq. Ft.
- UNIT IV B 1602 Sq. Ft.
- First Floor 525 Sq. Ft.
- Second Floor 525 Sq. Ft.
- UNIT IV C 1602 Sq. Ft.
- UNIT IV D 1423 Sq. Ft.

**COMMON AREA**

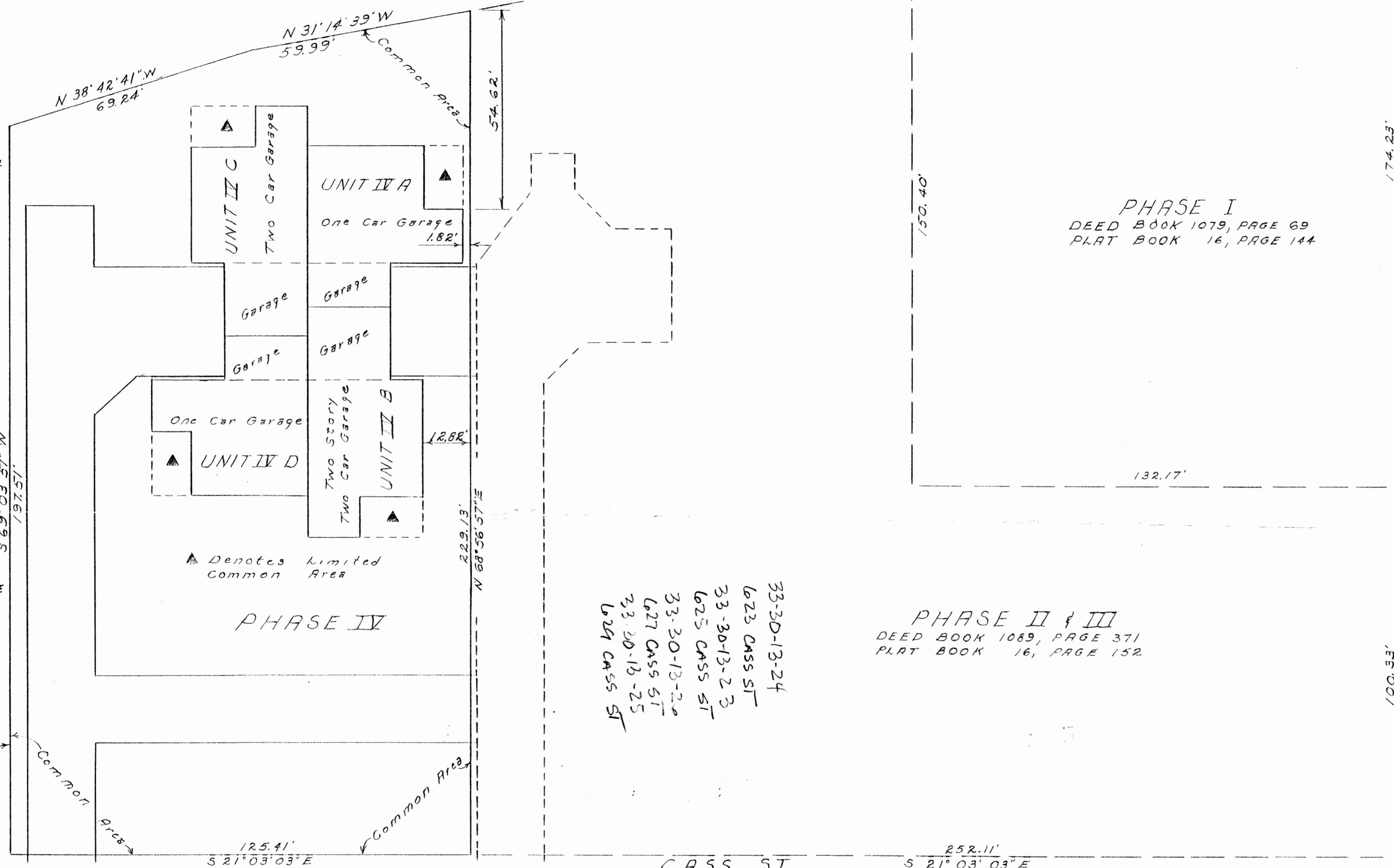
EACH UNIT IS RESPONSIBLE FOR 1/4 OF THE COMMON AREA

**TRANSFER INFORMATION**

- PART JW LANNING RE-PLAT PLAT BOOK 10, PAGE 39-A
- PART LOT 9 ALL PARCEL 33-33-30-13-06
- " LOT 10 " " 33-33-30-13-07
- " LOT 11 " " 33-33-30-13-08
- " LOT 12 " " 33-33-30-13-09

**NOTE:** THE FOUR PARCELS INCLUDE ALL OF VACATED EIGHT STREET SEE DEED BOOK 1076, PAGE 355

PAIOR DEED VOL 1055, PAGE 620



**PHASE I**  
 DEED BOOK 1079, PAGE 69  
 PLAT BOOK 16, PAGE 144

**PHASE II & III**  
 DEED BOOK 1089, PAGE 371  
 PLAT BOOK 16, PAGE 152

- 33-30-13-24
- 623 CASS ST
- 33-30-13-23
- 625 CASS ST
- 33-30-13-22
- 627 CASS ST
- 33-30-13-21
- 629 CASS ST

▲ Denotes limited Common Area

**PHASE IV**

I hereby certify that this unit location plan correctly represents a boundary survey made by me and shows the building as constructed June 1995

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 June 1995

Registered Surveyor #5437 Registered Engineer #



**OFFICE COPY NOT RECORDABLE**

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
 6-8-95

SETTLES RUN CONDOMINIUMS

UNIT LOCATION PLAN

DRESDEN, OHIO

SCALE 1"-20'-0"

SHEET ONE OF SIX

RECORDER  
 AUDITOR  
 TRANSFERRED THIS DAY OF JUNE 1995

**PHASE IV**  
 SITUATED IN  
 STATE OF OHIO  
 COUNTY OF MUSKINGUM  
 TOWNSHIP OF JEFFERSON  
 VILLAGE OF DRESDEN

FOR DECLARATION AND BYLAWS SEE DEED VOL PAGE