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 - Monnd 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 11 and 111 as recorded in Deed Book 1089, Page 371,

thence, continuing South 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

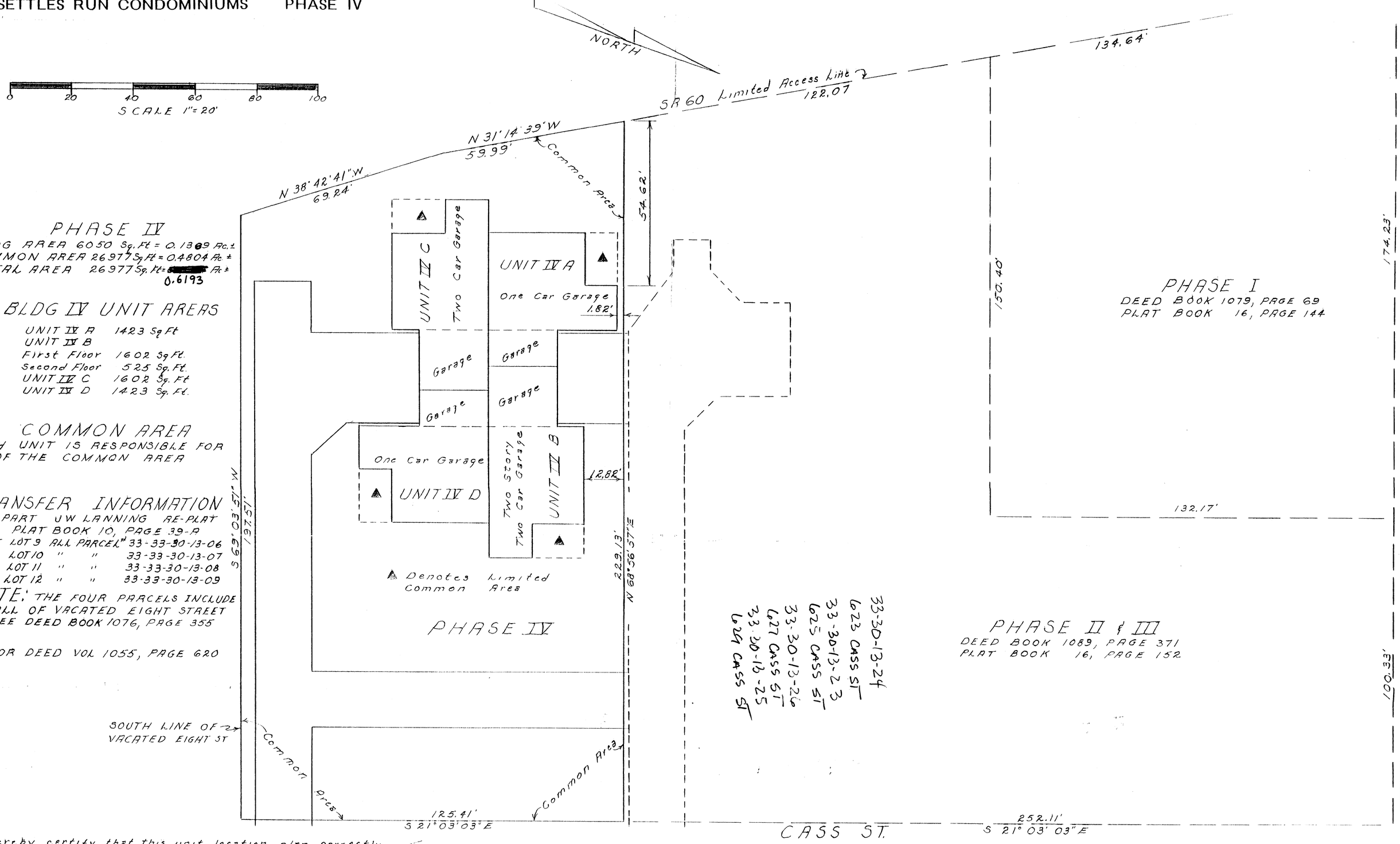
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY: [illegible]
6-8-95

Survey and Description by

OFFICE COPY
NOT RECORDABLE

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

SETTLES RUN CONDOMINIUMS PHASE IV



PHASE IV

BLDG AREA 6050 Sq. Ft = 0.1389 Ac.±
COMMON AREA 26977 Sq. Ft = 0.4804 Ac.±
TOTAL AREA 26977 Sq. Ft = [redacted] Ac.±
0.6193

BLDG IV UNIT AREAS

UNIT IV A	1423 Sq Ft
UNIT IV B	
First Floor	1602 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 UW 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

PRIOR DEED VOL 1055, PAGE 620

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

STATE OF OHIO
WILLIAM H. DERWACTER 5437
REGISTERED PROFESSIONAL SURVEYOR

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
BY: [signature]
6-8-95

RECORDER

AUDITOR
TRANSFERRED THIS DAY OF JUNE 1995

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

SETTLES RUN CONDOMINIUMS

UNIT LOCATION PLAN

DRESDEN, OHIO

SCALE 1"-20'-0"

SHEET ONE OF SIX

FOR DECLARATION AND BYLAWS
SEE DEED VOL PAGE