

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. Dermaeter*  
**OFFICE COPY**  
**NOT RECORDABLE**  
 William H. Dermaeter  
 Registered Professional Surveyor #5437  
 Feb. 11, 1994

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY *A. L. Sweeney*

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 Area 1602 Sq. Ft.  
 1st Floor Area 1602 Sq. Ft.  
 2nd Story Area 525 Sq. Ft.

BLDG III  
 Unit IIIA Area 1423 Sq. Ft.  
 Unit IIIB Area 1602 Sq. Ft.  
 1st Floor Area 1602 Sq. Ft.  
 2nd Story Area 525 Sq. Ft.  
 Unit IIIC Area 1602 Sq. Ft.  
 Unit IIID Area 1423 Sq. Ft.

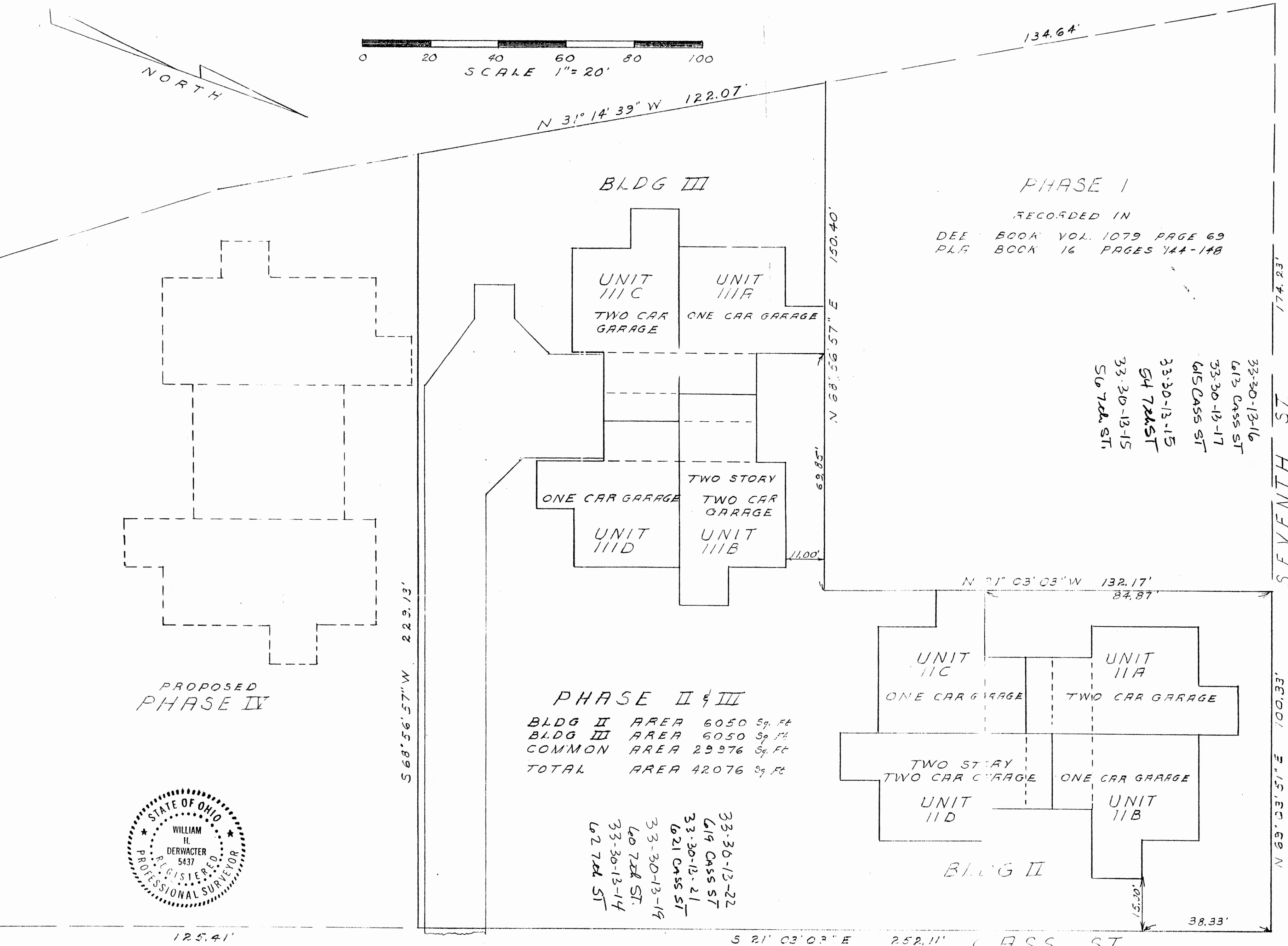
COMMON AREA  
 Each Unit Is Responsible For 1/8 Of The Common Area

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

- Lot 1 All Parcel # 33-33-30-13-01
- Lot 2 Part (4033-147-14) (13.00 x 19.67) 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 30.95 feet off North End Part Parcel # 33-33-30-13-06
- Lot 10 30.95 feet off North End Part Parcel # 33-33-30-13-07
- Lot 11 30.95 feet off North End Part Parcel # 33-33-30-13-08
- Lot 12 30.95 feet off North End Part Parcel # 33-33-30-13-09

PRIOR DEED  
 Deed Book 1055 Page 620

DESCRIPTION APPROVED FOR AUDITORS TRANSFER  
 BY W.H. Derwaele  
 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  
 627 72d ST  
 33-30-13-14  
 627 72d ST

33-30-13-15  
 54 72d ST  
 33-30-13-15  
 54 72d ST

THE VILLAS CONDOMINIUMS  
 PHASE II & III  
 UNIT LOCATION PLAN  
 MUSKINGUM COUNTY  
 VILLAGE OF DRESDEN

OFFICE COPY  
 NOT RECORDABLE

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

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

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. Derwaele  
 William H. Derwaele 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. Derwaele  
 William H. Derwaele Registered Surveyor # 5437 Registered Engineer # \_\_\_\_\_

FOR DECLARATION AND BYLAWS  
 SEE DEED VOL \_\_\_\_\_ PAGE \_\_\_\_\_

RECORDAR \_\_\_\_\_  
 AUDITOR \_\_\_\_\_