

6-668  
8968

DESCRIPTION OF 38.291 ACRES  
SITUATED IN THE STATE OF OHIO, FAIRFIELD COUNTY, BLOOM TOWNSHIP, TOWNSHIP 14,  
RANGE 20, SECTION 29, NORTHEAST QUARTER.

Being part the 88.913 acre tract described in a deed to Price-Dozer LLC, as recorded in official record 1154, page 1018, and being more fully described as follows:

Beginning at a point in the center of Sitterley Road and on the east line of section 29, said point being South 00 degrees 00' 00" West a distance of 596.00 feet and South 00 degrees 00' 52" West a distance of 1324.00 feet from the northeast corner of section 29;

thence South 00 degrees 00' 52" West a distance of 790.16 feet to a railroad spike found in the center of Sitterley Road and on the east line of section 29;

thence North 89 degrees 13' 37" West, passing a concrete monument set at 30.00 feet, a distance of 1830.08 feet to a concrete monument set;

thence North 00 degrees 00' 00" East a distance of 852.31 feet to a concrete monument set;

thence North 90 degrees 00' 00" East a distance of 399.99 feet to a 5/8 inch rebar set on a curve;

thence with a curve to the left having a central angle of 67 degrees 48' 14", a radius of 270.00 feet and a chord bearing

North 56 degrees 05' 53" West a distance of 301.20 feet to a 5/8 inch rebar set;

thence North 00 degrees 00' 00" East a distance of 60.00 feet to a 5/8 inch rebar set;

thence with a curve to the left having a central angle of 80 degrees 14' 38", a radius of 31.21 feet and a chord bearing

North 49 degrees 52' 42" East a distance of 40.22 feet to a 5/8 inch rebar set;

thence North 09 degrees 45' 22" East a distance of 55.21 feet to a 5/8 inch rebar set;

thence South 80 degrees 14' 38" East a distance of 60.00 feet to a 5/8 inch rebar set;

thence South 09 degrees 45' 22" West a distance of 47.05 feet to a 5/8 inch rebar set;

thence South 89 degrees 57' 59" East a distance of 669.05 feet to a concrete monument set;

thence South 00 degrees 00' 52" West a distance of 112.81 to a 5/8 inch rebar set;

thence North 89 degrees 59' 08" West a distance of 60.00 feet to a 5/8 inch rebar set;

thence South 00 degrees 00' 52" West a distance of 85.00 feet to a 5/8 inch rebar set;

thence South 89 degrees 59' 08" East a distance of 60.00 feet to a 5/8 inch rebar set;

thence South 00 degrees 00' 52" West a distance of 125.00 feet to a concrete monument set;

thence South 89 degrees 02' 20" East, passing a concrete monument set at 890.00 feet, a distance of 920.00 feet to the

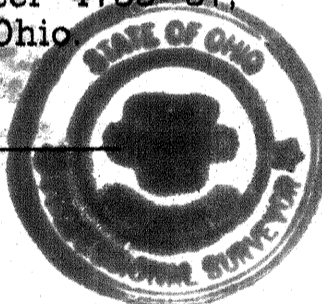
point of beginning, containing 38.291 acres, of which 4.197 acres are in dedicated roads.

Bearings are based on an assumed meridian and are used to denote angles only. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

CERTIFICATION OF SURVEYOR.

I hereby certify that this plat represents a true and complete survey made by me, or under my supervision, on December, 2001, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37, "Minimum Standards for Boundary Surveys" in the State of Ohio.

Rodney McFarland Oct. 8, 2002  
Rodney McFarland, P.S. 6416 Date



APPROVAL BY COUNTY COMMISSIONERS.

Approved and accepted this 22nd day of October, 2002. The streets, roads, etc., herein dedicated to public use are hereby accepted as such for the County of Fairfield, State of Ohio.

Jan A. Meyer 10/22/02  
Indira K. Shupe 10/22/02  
Alan Reid 10/22/02  
Fairfield County Commissioners Date

FAIRFIELD GENERAL COMBINED HEALTH DISTRICT APPROVAL.

I hereby certify that this plat meets the requirements of the Fairfield Department of Health Board. This approval is given subject to the following regulations: Before construction is commenced each owner or builder shall contact the Fairfield Department of Health Board for approval of type and location of wastewater disposal systems, location of potable water supply, dwelling and driveway. Approval of on site wastewater disposal systems is based on the original soil conditions. Any cut or fill on lots proposed for on-site wastewater treatment systems shall be approved by the Fairfield Department of Health Board and this approval shall be noted on construction drawings prior to work being commenced.

REll 10/10/02  
Fairfield Department of Health Commissioner Date

APPROVAL BY COUNTY SANITARY ENGINEER.

This plat is hereby approved as of October 15, 2002. Sanitary Sewer Easements for future sanitary sewers have been provided and are hereby accepted.

Kenny Morgan, PE 10-15-02  
Fairfield County Sanitary Engineer Date

APPROVAL BY COUNTY ENGINEER.

This plat is hereby approved as of October 11, 2002. However, streets are not accepted until inspected and approved.

Frank W. Anderson, PE, P.S. 10/11/02  
Fairfield County Engineer Date

COUNTY RECORDER.

I hereby certify that this plat was filed for recording on October 24, 2002, at 2:46 am-pm and that it was recorded on October 24, 2002, in Plat C-6 Volume 2, SLot Page 54 plat records of Fairfield County, Ohio. Fee \$ 64.80.  
Gene Wood  
Kyle Donald G. Ryan, Deputy  
Fairfield County Recorder

NOTARIZED OWNER'S DEDICATION AND ACKNOWLEDGEMENT

We the undersigned, being all the owners and lien holders of the land plated herein, do voluntarily consent to the execution of said plat. We dedicate Fairfield Farms Drive NW (2.885 Acres), Ottawa Drive NW (0.646 Acres), Sitterley Road NW (0.544 Acres), Choctaw Drive NW (0.122 Acres), and easements hereon to public use forever. The streets shown hereon contain 4.197 Acres.

Price-Dozer LLC  
Price-Dozer LLC Owner(s)  
Cheryl L. Wesel Witness(es) as to both  
April C. Ryan as to both

STATE OF OHIO, FAIRFIELD COUNTY

Be it remembered that on this 8th day of October, 2002, personally came the said Kevin Price & Chad L. Dozer, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.

3-31-05  
My Commission Expires  
Cheryl L. Wesel  
Notary Public in and for  
Fairfield County, Ohio



CHERYL L. WESSEL  
Notary Public, State of Ohio  
My commission expires 3-31-05

APPROVAL BY REGIONAL PLANNING COMMISSION.

I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on May 7, 2002. This approval becomes void unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

R. Brooks Davis 10/21/02  
Director, Fairfield County Regional Planning Commission Date

ZONING INSPECTOR. BLOOM TOWNSHIP

This plat is consistent with the current BLOOM TWP. Township Zoning Resolution.

June Julie Ogbert 10-07-02  
Township Zoning Inspector Date

COUNTY AUDITOR.

I hereby certify that the land described by this plat was transferred on October 23, 2002.

Barbara Curtis Co. Aud. / by J. White Dep. 10-23-02  
Fairfield County Auditor Date

STATE OF OHIO  
FAIRFIELD COUNTY  
BLOOM TOWNSHIP  
TOWNSHIP 14, RANGE 20  
SECTION 29

SIGNATURE SHEET  
FAIRFIELD FARMS SUBDIVISION  
SECTION 1 SHEET 1 OF 3



6-668

**DRAINAGE MAINTENANCE DISTRICT:** A Maintenance Agreement for drainage facilities is a part of the improvement plans of the above real estate (subdivision) and the obligations to pay the maintenance fees shall pass with the Title to the property. There shall be inserted in each deed passing Title to any of the land herein by the owner or developer the words:

"Title to the fee includes the obligation to pay the drainage maintenance fee assessed, or to be assessed, by the County, pursuant to the Ohio Revised Code §137 and following sections. This includes the obligation to pay such portion of the drainage maintenance fee assessment, or to be assessed, to the public corporation(s) as established in the original schedule, as amended from time to time.

"All lots in the subdivision shall be part of a drainage district for of the maintenance, repair and replacement of the drainage/storm sewer system serving the subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance, repair and replacement of such drainage/storm sewer system."

The owner or owners of the fee simple title to each of the lots and lands shown hereon that has within it a portion of the area designated hereon as "Drainage Easement" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage easement or drainage and sanitary sewer easement area.

The easement for storm sewer, storm drainage swales, and where applicable sanitary sewer, and appurtenant works is hereby granted to the Board of Fairfield County Commissioners and its assigns, for use at such time as it is determined that for reasons of public health, safety, and welfare it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the major storm drainage swales within said "drainage easement area" or "drainage and sanitary sewer easement area", and that the costs thereof, both direct and incidental thereto, shall be paid for by the owner or owners of the fee simple title to the lots and land upon which such maintenance is performed, unless paid by a drainage maintenance district established for the subdivision.

**DRAINAGE EASEMENTS:** An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" hereon including the right to construct, clean, repair, keep unobstructed, and care for said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated on this plat, except those shown on the approved construction drawings.

The owner or owners of the fee simple title to each of the lots and lands shown hereon that has within it a portion of the area designated hereon as "Drainage Easement" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage easement or drainage and sanitary sewer easement area.

**DRAINAGE AND SANITARY SEWER EASEMENTS:** An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales and sanitary sewers, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage and Sanitary Sewer Easement" hereon including the right to construct, clean, repair, keep unobstructed, and care for said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within the drainage and sanitary sewer easement areas as delineated on this plat, except those shown on the approved construction drawings, unless approved by the Fairfield County Engineer and the Fairfield County Sanitary Engineer.

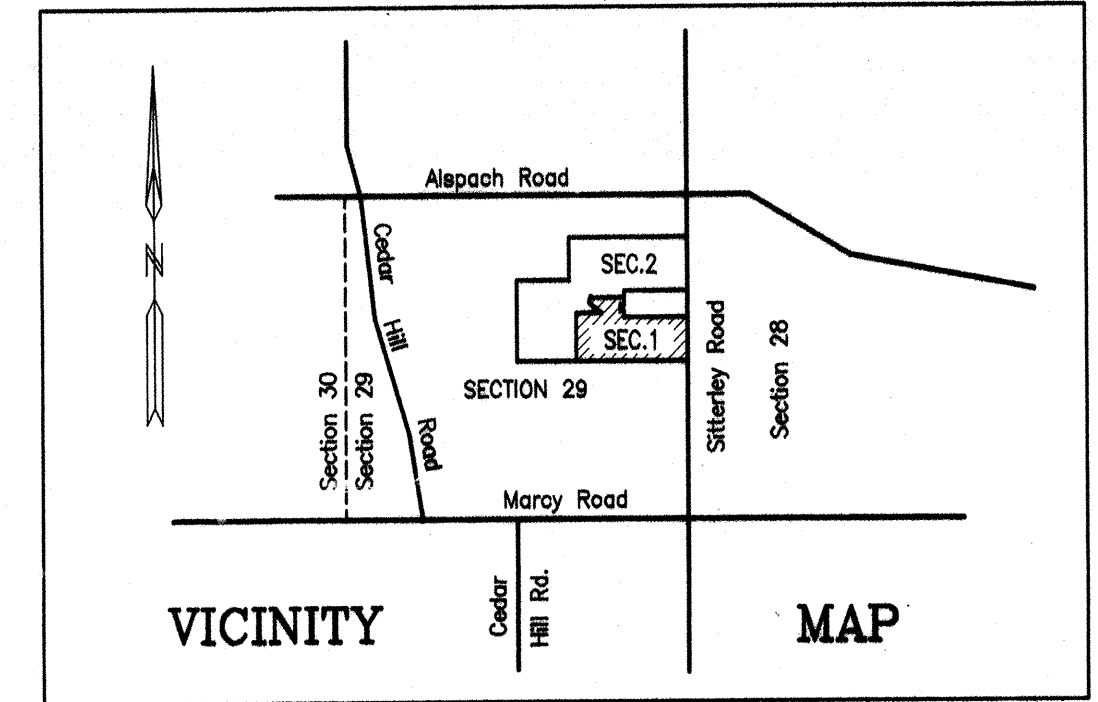
**SANITARY SEWER EASEMENTS:** Easements designated as Sanitary Sewer Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said sewers and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Sanitary Sewer Easements.

**UTILITY AND SANITARY SEWER EASEMENTS:** Utility and sanitary sewer easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility and sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

**UTILITY EASEMENTS:** Utility easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

**VEHICULAR ACCESS RESTRICTION (Abbreviated "VAR" on plat):** Vehicular access shall not be allowed across the one (1) foot area designated hereon as "Vehicular Access Restriction".

This plat is subject to covenants and restrictions shown on the separate document recorded in Official Record 1241, Page 1213-1219.



**OWNER:**  
PRICE-DOZER LLC  
9625 SALEM CHURCH ROAD  
CANAL WINCHESTER, OHIO 43110  
Ph. 614-833-9125

**TOBIN-MCFARLAND SURVEYING INC.**  
111 WEST WHEELING ST.  
LANCASTER, OHIO 43130  
Ph.740-687-1710 Fax 740-687-0877

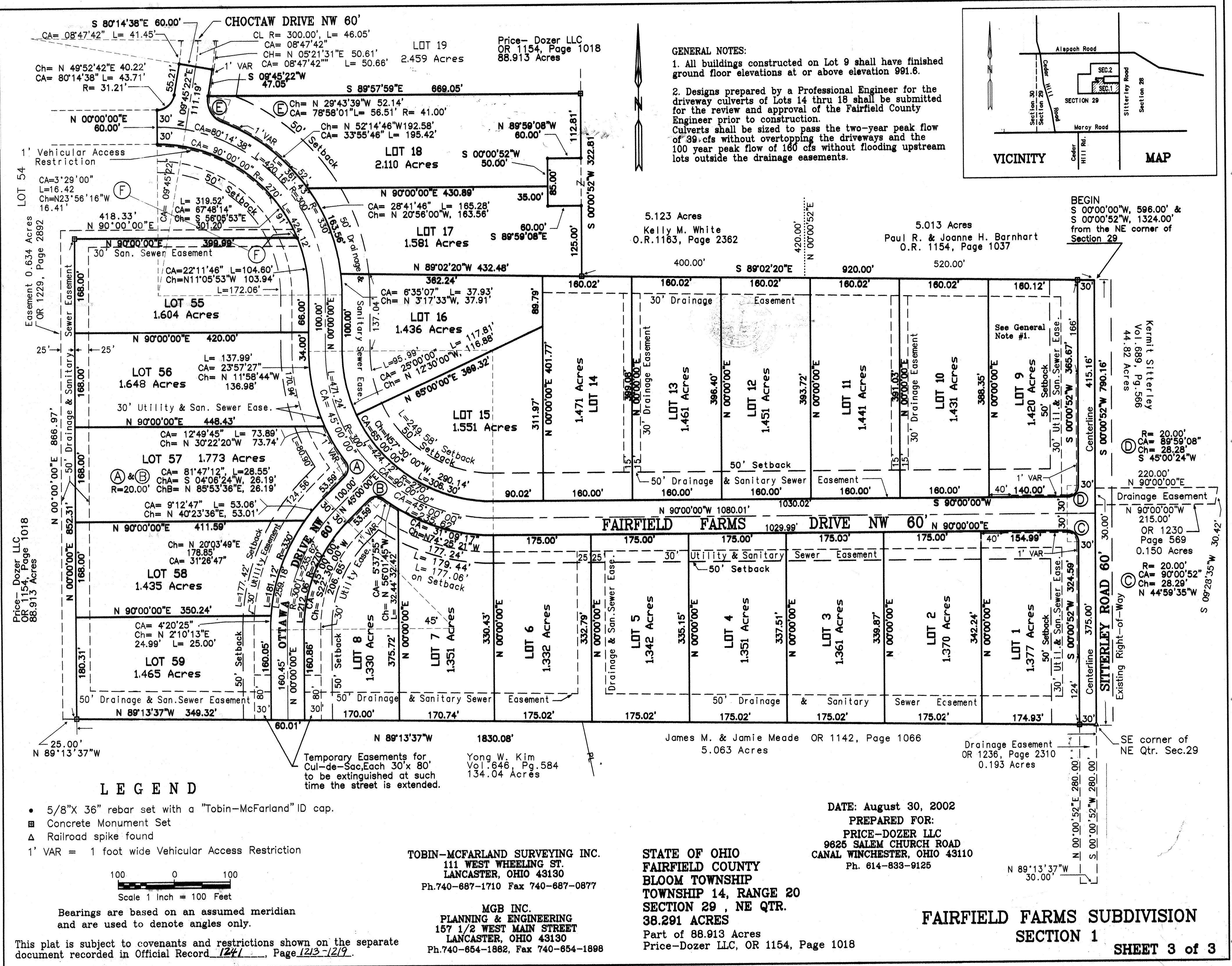
**MGB INC.**  
PLANNING AND ENGINEERING  
157 1/2 WEST MAIN STREET  
LANCASTER, OHIO 43130  
Ph.740-654-1882, Fax 740-654-1898

STATE OF OHIO  
FAIRFIELD COUNTY  
BLOOM TOWNSHIP  
TOWNSHIP 14, RANGE 20  
SECTION 29

**MAINTENANCE AGREEMENT, EASEMENT DESCRIPTIONS**  
**FAIRFIELD FARMS SUBDIVISION**  
**SECTION 1**

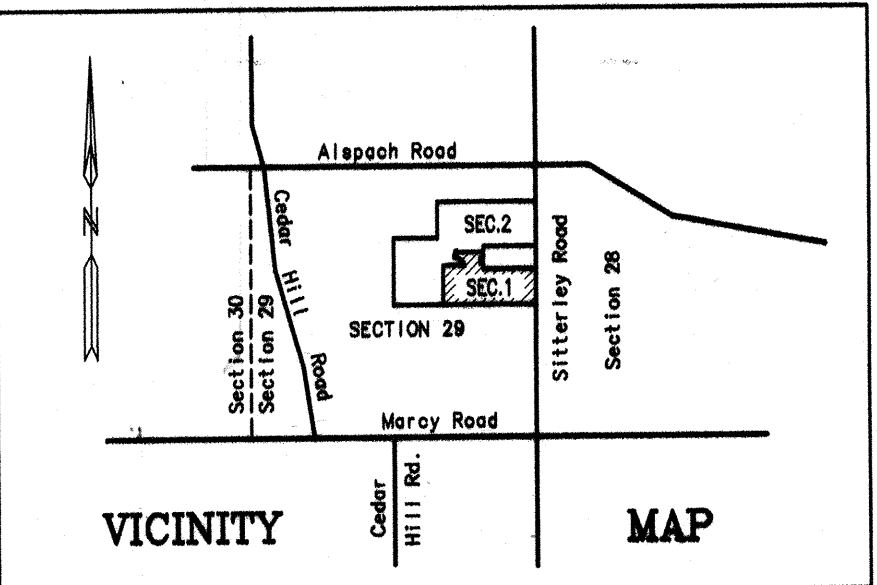


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**GENERAL NOTES:**

- All buildings constructed on Lot 9 shall have finished ground floor elevations at or above elevation 991.6.
- Designs prepared by a Professional Engineer for the driveway culverts of Lots 14 thru 18 shall be submitted for the review and approval of the Fairfield County Engineer prior to construction. Culverts shall be sized to pass the two-year peak flow of 39 cfs without overtopping the driveways and the 100 year peak flow of 160 cfs without flooding upstream lots outside the drainage easements.



LOT 54  
Easement 0.634 Acres  
OR 1229, Page 2892

Price-Dozer LLC  
OR 1154, Page 1018  
88.913 Acres

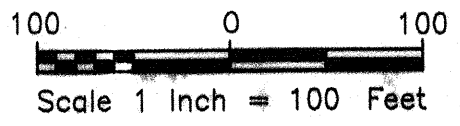
5.123 Acres  
Kelly M. White  
O.R. 1163, Page 2362

5.013 Acres  
Paul R. & Joanne H. Barnhart  
O.R. 1154, Page 1037

BEGIN  
S 00°00'00"W, 596.00' &  
S 00°00'52"W, 1324.00'  
from the NE corner of  
Section 29

**LEGEND**

- 5/8"X 36" rebar set with a "Tobin-McFarland" ID cap.
- Concrete Monument Set
- ▲ Railroad spike found
- 1' VAR = 1 foot wide Vehicular Access Restriction



Bearings are based on an assumed meridian and are used to denote angles only.

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**STATE OF OHIO  
FAIRFIELD COUNTY  
BLOOM TOWNSHIP  
TOWNSHIP 14, RANGE 20  
SECTION 29, NE QTR.  
38.291 ACRES**  
Part of 88.913 Acres  
Price-Dozer LLC, OR 1154, Page 1018

DATE: August 30, 2002  
PREPARED FOR:  
PRICE-DOZER LLC  
9625 SALEM CHURCH ROAD  
CANAL WINCHESTER, OHIO 43110  
Ph. 614-833-9125

**FAIRFIELD FARMS SUBDIVISION  
SECTION 1  
SHEET 3 of 3**

Kermit Sitterley  
Vol. 689, Pg. 566  
44.82 Acres

R = 20.00'  
CA = 89°59'08"  
Ch = 28.25'  
S 45°00'24"W

220.00'  
N 90°00'00"E

Drainage Easement  
N 90°00'00"W  
215.00'  
OR 1230  
Page 569  
0.150 Acres

R = 20.00'  
CA = 90°00'52"  
Ch = 28.25'  
N 44°59'35"W

SE corner of  
NE Qtr. Sec. 29