TIMBERSTONE RIDGE

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DECLARATION OF RESTRICTIONS
FOR
TIMBERSTONE RIDGE
IN
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

This Declaration of Restrictions is hereby adopted by Louisville Title Agency for N.W. Ohio, Inc., Trustee, hereinafter called "Trustee".

WITNESSETH:

WHEREAS, Trustee is the owner of all of the real estate described on Exhibit A hereto, consisting of all of the existing parcels, the descriptions of which are also attached as Parcels A, B, C, D, and E, which are situated in the Northeast Quarter of the Northwest Quarter of Section 19, Township 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, pursuant to Deed 96-570A01 and Deed 96-570A04, which real estate is hereinafter sometimes called "Timberstone Ridge", and sometimes called "Parcels";

WHEREAS, Trustee desires to establish a general plan for the development of Timberstone Ridge and to establish restrictions upon the manner of use, improvements and enjoyment of Timberstone Ridge which will make said Parcels more attractive for business purposes and will protect present and future owners of said Parcels in the enjoyment of their use for business purposes.

NOW THEREFORE, Trustee, in consideration of the enhancement in the value of said property described on Exhibit A and shown on Exhibit B by reason of adoption of the restrictions hereinafter set forth, and the premises above, does for itself and its successors and assigns, hereby declare, covenant and stipulate that all of the Parcels of Timberstone Ridge shall hereafter be conveyed by it and its successors and assigns, subject to the following restrictions:
ARTICLE I

PRIOR APPROVAL OF SITE PLANS

1.1 All site plans for structures and other improvements, including landscaping and parking, must be submitted for examination and approval to the Sylvania Township Zoning Board before any erection of any improvement be made upon any Parcel, and before additions, changes or alterations may be made to any structure or other improvements then situated on a Parcel.

1.2 The approval of all site plans required by Section 1.1 shall be evidenced by the written signature of the Sylvania Township Zoning Inspector.

ARTICLE II

PROPERTY OWNERS ASSOCIATION

2.1 Trustee has hereby caused an Ohio non-profit corporation known as Timberstone Ridge Association to be organized as a Property Owners Association. Every owner of a Parcel in Timberstone Ridge shall automatically become a member thereof, entitled to all the rights and privileges of such membership and subject to all of the duties and obligations thereof, as set forth herein.

2.2 Each Parcel owner shall be entitled to one (1) vote for each Parcel owned and where title to a lot is jointly owned, such co-owners acting jointly shall be entitled to only one (1) vote.

2.3 The Association may adopt such reasonable rules and regulations as it may deem advisable for the maintenance and the beautification of Timberstone Ridge, and for the health, comfort, safety and general welfare of its owners. The Association may also determine to maintain the roadways, drives, access and drainage easements, mow the grass, and plow the snow. The Association shall also carry appropriate liability insurance to protect its members.

2.4 The Association may collect and disburse funds which the owners determine, from time to time, to be for the general benefit of the owners of all Parcels in Timberstone Ridge and as required to carry out the purposes herein set forth.
ARTICLE III
ASSESSMENTS

3.1 In carrying out its purposes of the Association, each of the owners thereof may be subject to an annual assessment for each calendar year in amounts as determined by the members of the Association prior to the end of the preceding calendar year.

ARTICLE IV
ENFORCEMENT OF RESTRICTIONS

4.1 Any violation or attempt to violate any of the covenants or restrictions herein while the same are in force shall be unlawful. The Association or any person or persons owning a Parcel in Timberstone Ridge may prosecute any proceedings at law, or in equity, against the person violating or attempting to violate any such covenants or restrictions to enjoin such violation, to cause the removal of any structure in violation, and to recover damages for any such violation or attempted violation.

4.2 Invalidation of any of the restrictions and covenants herein contained by judgment or court order or amendment hereof by act of the owners of Parcels in Timberstone Ridge shall not affect any of the other provisions contained in the Declaration of Restrictions, which shall remain in full force and effect.

4.3 All transfers and conveyances of each and every Parcel in Timberstone Ridge shall be made subject to these covenants and restrictions.

4.4 No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

ARTICLE V
GENERAL AND MISCELLANEOUS

Utility Easements

5.1 The Trustee reserves to itself, and to its successors and assigns, the exclusive right to grant consents, easements and rights of way for the construction, operation and maintenance of
electric light, telephone and telegraph poles, wires and conduits, including underground facilities; and for drainage and sewers on, over, below, or under all of the areas described on Exhibit A hereto, entitled "Drainage, Sanitary Sewer, and Utility Easements". The Trustee also reserves to itself, and to its successors and assigns, the right to go on any utility and drainage easements in Timberstone Ridge from time to time to install, maintain and remove such equipment, and to trim trees and shrubbery which may interfere with the successful and convenient operation of such equipment. No structures, or any part thereof, shall be erected or maintained over or upon any part of the areas designated within Exhibit A as "Drainage, Sanitary Sewer, and Utility Easements".

Access Easements

5.2 Trustee will transfer and convey an easement to the Timberstone Ridge Association for a seventy foot (70’) drive access easement as described on Exhibit C and a 60’ drive access easement as described on Exhibit D. These easements are for the joint use of the owners of each Parcel to construct, operate, maintain, repair, and replace a roadway and drainage thereon for the use by the Parcel owners. These access easements are also for the use of utility companies and governmental agencies for access to construct, operate, maintain, repair, and replace their facilities.

5.3 The Trustee shall convey each of the Parcels with a deed restriction that no dual axle truck tractor or larger will be used by the Grantee on Herr Road abutting Exhibit A.

5.4 These covenants and restrictions shall run with the land and shall be binding upon the owners and all persons claiming under or through the Trustee until the first day of January, 2011, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

5.5 The covenants and restrictions may be amended prior to January 1, 2011, by the Association, which amendment shall become effective from and after the filing with the Recorder of Lucas County, Ohio, of an instrument stating the amendment. These covenants and restrictions may be terminated as of January 1, 2011, and may be amended or terminated thereafter as provided in the Code of Regulations of the Association.
IN WITNESS WHEREOF, Trustee has executed this Declaration of Restrictions this
67th day of February, 1997, at Toledo, Lucas County, Ohio.

WITNESSES: 

JOHN M. MARTIN

LOUISVILLE TITLE AGENCY FOR N.W.
OHIO, INC., TRUSTEE

By:

JOHN W. MARTIN, President

KENNETH I. WHITE, Sr.,
Senior Vice President

STATE OF OHIO )
) ss:
COUNTY OF LUCAS )

Before me, a Notary Public in and for said County, personally appeared John W.
Martin, President, and Kenneth I. White, Sr., Senior Vice President, of Louisville Title Agency for
N.W. Ohio, Inc., Trustee, the corporation which executed the foregoing instrument, who
acknowledged that they did sign said instrument as such President and Senior Vice President on
behalf of said corporation and by authority of its board of directors, and that said instrument is their
free act and deed individually and as such President and Senior Vice President and the free and
corporate act and deed of said Louisville Title Agency for N.W. Ohio, Inc., Trustee.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal at Toledo, Ohio, this 67th day of February, 1997.

JOHN McCARTHY

Notary Public

This Instrument prepared by:
John F. McCarthy, Esq.
McHugh & McCarthy
Continental Capital Center
5580 Monroe Street, Suite 200
Sylvania, Ohio 43560-2538
Timberstone Ridge Boundary

November 6, 1996

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9) South, Range-six (6) East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists; thence in a southerly direction along said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West, a distance of one thousand three hundred seven and four hundredths (1307.04') feet to the intersection of the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand two hundred ninety-four and ninety-hundredths (1294.90') feet to the intersection of the West line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Herr Road, as it now exists; thence North zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds East along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand two hundred ninety-three and six hundredths (1293.11') feet to the intersection of said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North eighty-nine (89) degrees, thirteen (13) minutes, eleven (11) seconds East along said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand three hundred eight and fifty-nine hundredths (1308.59') feet to the Point of Beginning.

Said parcel of land containing an area of 1,692,019 square feet or 38.84 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

Steven N. Sanchez, P.S.
Registered Surveyor No. 6842

Feller, Finch & Associates, Inc.
1683 Woodlands Dr. • P.O. Box 68 • Maumee, Ohio 43537-0068
(419) 893-3680 • FAX (419) 893-2982

97 0320B05
70' Drive Access Easement along the South Property Line of Parcels D and E

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the West line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Herr Road, as it now exists, thence in a northerly direction along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of North zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds East, a distance of seventy and zero hundredths (70.00') feet to the intersection of a line drawn seventy and zero hundredths (70.00') feet northerly of and parallel with said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), thence North eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds East along said line drawn seventy and zero hundredths (70.00') feet northerly of and parallel with the South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand two hundred ninety-five and sixty-three hundredths (1295.63') feet to the intersection of the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West along said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of seventy and one hundredth (70.01') feet to the intersection of said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand two hundred ninety-four and ninety hundredths (1294.90') feet to the Point of Beginning.

Said parcel of land containing an area of 90,669 square feet or 2.08 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

[Signature]

Steven N. Sanchez, P.S.
Registered Surveyor No. 6842

bdv/189lg11.003

Feller, Finch & Associates, Inc.
1683 Woodlands Dr. • P.O. Box 68 • Maumee, Ohio 43537-0068
(419) 893-3680 FAX (419) 893-2982

97 0320B07

EXHIBIT C
60' Drive Access Easement along the East Property Line of Parcel D

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Beginning at the intersection of the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with a line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists, thence in a southerly direction along said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West, a distance of one thousand two hundred fifty-seven (1257.02) feet to the intersection of the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of sixty and one hundredth (60.01') feet to the intersection of a line drawn sixty and zero hundredths (60.00') feet westerly of and parallel with said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds East along said line drawn sixty and zero hundredths (60.00') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand two hundred fifty-six and thirty-nine (1256.39') feet to the intersection of said line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North eighty-nine (89) degrees, thirteen (13) minutes, eleven (11) seconds East along said line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of sixty and two hundredths (60.02') feet to the Point of Beginning.

Feller, Finch & Associates, Inc.  
1683 Woodlands Dr. • P.O. Box 68 • Maumee, Ohio 43537-0068  
Engineers • Surveyors  
97 0320B08 (419) 893-3680  
FAX (419) 893-2982
60' Drive Access Easement along the East Property Line of Parcel D

February 3, 1997
Page Two

Said parcel of land containing an area of 75,402 square feet or 1.73 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

Steven N. Saneholtz, P.S.
Registered Surveyor No. 6842
Parcel A

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the West line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists, said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Herr Road, as it now exists, thence in a southerly direction along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds West, a distance of fifty and one hundredth (50.01') feet to the intersection of a line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said point of intersection being the True Point of Beginning; thence North eighty-nine (89) degrees, thirteen (13) minutes, eleven (11) seconds East along said line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of six hundred thirty-eight and five hundredths (638.05') feet to the intersection of a line drawn six hundred sixty-nine and seven-four hundredths (669.74') feet westerly of and parallel with the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West along said line drawn six hundred sixty-nine and seventy-four hundredths (669.74') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of seven hundred fourteen and ninety-one hundredths (714.91') feet to the intersection of a line drawn five hundred thirty-four and ninety-eight hundredths (534.98') feet northerly of and parallel with the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said line drawn five hundred thirty-four and ninety-eight hundredths (534.98') feet northerly of and parallel with the South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of six hundred thirty and fifty-seven hundredths (630.57') feet to the intersection of said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00) degrees, eighteen (18)
minutes, forty-two (42) seconds East along said West line of the Northeast quarter (1/4) of the
Northwest quarter (1/4) of Section nineteen (19), a distance of seven hundred eight and ten
hundredths (708.10') feet to the True Point of Beginning.

Said parcel of land containing an area of 451,220 square feet or 10.36 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

Steven N. Saneholtz, P.S.
Registered Surveyor No. 6842
Parcel B

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the West line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists, said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Herr Road, as it now exists; thence in a southerly direction along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds West, a distance of fifty and one hundredth (50.01) feet to the intersection of a line drawn fifty and zero hundredths (50.00) feet southerly of and parallel with said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North eighty-nine (89) degrees, thirteen (13) minutes, eleven (11) seconds East along said line drawn fifty and zero hundredths (50.00) feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of six hundred thirty-eight and five hundredths (638.05) feet to the intersection of a line drawn six hundred sixty-nine and seventy-four hundredths (669.74) feet westerly of and parallel with the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said point of intersection being the True Point of Beginning; thence continuing North eighty-nine (89) degrees, thirteen (13) minutes, eleven (11) seconds East along said line drawn fifty and zero hundredths (50.00) feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of six hundred ten and zero hundredths (610.00) feet to the intersection of a line drawn sixty and zero hundredths (60.00) feet westerly of and parallel with said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West along said line drawn sixty and zero hundredths (60.00) feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of seven hundred twenty-one and thirty-one hundredths (721.31) feet to the intersection of a line drawn five hundred thirty-four and ninety-eight hundredths (534.98) feet northerly of and parallel with the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said line drawn five hundred thirty-four and ninety-eight hundredths (534.98) feet northerly of and parallel with the South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section...
nineteen (19), a distance of six hundred nine and eighty-five hundredths (609.85') feet to the intersection of said line drawn six hundred sixty-nine and seventy-four hundredths (669.74') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds East along said line drawn six hundred sixty-nine and seventy-four hundredths (669.74') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of seven hundred fourteen and ninety-one hundredths (714.91') feet to the True Point of Beginning.

Said parcel of land containing an area of 437,857 square feet or 10.05 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

[Signature]

Steven N. Saneholtz, P.S.
Registered Surveyor No. 6842
Parcel C

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the West line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists, said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Herr Road, as it now exists; thence in a southerly direction along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds West, a distance of seven hundred fifty-eight and eleven hundredths (758.11') feet to the intersection of a line drawn five hundred thirty-four and ninety-eight hundredths (534.98') feet northerly of and parallel with the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said point of intersection being the True Point of Beginning; thence North eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds East along said line drawn five hundred thirty-four and ninety-eight hundredths (534.98') feet northerly of and parallel with the South line of the Northeast quarter (1/4) of the Northeast quarter (1/4) of Section nineteen (19), a distance of eight hundred eighty-nine and forty-three hundredths (889.43') feet to the intersection of a line drawn four hundred ten and ninety-three hundredths (410.93') feet westerly of and parallel with the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West along said line drawn four hundred ten and ninety-three hundredths (410.93') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of two hundred sixty and four hundredths (260.04') feet to the intersection of a line drawn two hundred seventy-four and ninety-nine hundredths (274.99') feet northerly of and parallel with said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said line drawn two hundred seventy-four and ninety-nine hundredths (274.99') feet northerly of and parallel with the South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of eight hundred eighty-six and seventy-four hundredths (886.74') feet to the intersection of said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00)
degrees, eighteen (18) minutes, forty-two (42) seconds East along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of two hundred sixty and zero hundredths (260.00') feet to the True Point of Beginning.

Said parcel of land containing an area of 230.893 square feet or 5.30 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

[Signature]

Steven N. Saneholtz, P.S.
Registered Surveyor No. 6842
Parcel D

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists; thence in a southerly direction along said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West, a distance of fifty and two hundredths (50.02') feet to the intersection of a line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said point of intersection being the True Point of Beginning; thence continuing South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West along said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of one thousand two hundred fifty-seven and two hundredths (1257.02') feet to the intersection of the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of four hundred eleven and zero hundredths (411.00') feet to the intersection of a line drawn four hundred ten and ninety-three hundredths (410,93') feet westerly of and parallel with said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds East along said line drawn four hundred ten and ninety-three hundredths (410.93') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of five hundred thirty-five and eight hundredths (535.08') feet to the intersection of a line drawn five hundred thirty-four and ninety-eight hundredths (534.98') feet northerly of and parallel with said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds East along said line drawn five hundred thirty-four and ninety-eight hundredths (534.98') feet northerly of and parallel with the South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of three hundred fifty and ninety-nine hundredths (350.99') feet to the intersection of a line drawn sixty and zero hundredths (60.00') feet westerly of and parallel with said East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds East
along said line drawn sixty and zero hundredths (60.00') feet westerly of and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of seven hundred twenty-one and thirty-one hundredths (721.31') feet to the intersection of said line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North eighty-nine (89) degrees, thirteen (13) minutes, eleven (11) seconds East along said line drawn fifty and zero hundredths (50.00') feet southerly of and parallel with the North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of sixty and two hundredths (60.02') feet to the True Point of Beginning.

Said parcel of land containing an area of 263,174 square feet or 6.04 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

Steven N. Sanchez, P.S.
Registered Surveyor No. 6842
Parcel E

A parcel of land being part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), Town-nine (9)-South, Range-six (6)-East, in Sylvania Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), with the West line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said North line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Sylvania Avenue, as it now exists, said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19) also being the centerline of Herr Road, as it now exists; thence in a southerly direction along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), having an assumed bearing of South zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds West, a distance of one thousand eighteen and eleven hundredths (1018.11') feet to the intersection of a line drawn two hundred seventy-four and ninety-nine hundredths (274.99') feet northerly and parallel with the South line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), said point of intersection being the True Point of Beginning; thence North eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds East along said line drawn two hundred seventy-four and ninety-nine hundredths (274.99') feet northerly and parallel with the South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of eight hundred eighty-six and seventy-four hundredths (886.74') feet to the intersection of a line drawn four hundred ten and ninety-three hundredths (410.93') feet westerly and parallel with the East line of said Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South zero (00) degrees, fifty-four (54) minutes, eleven (11) seconds West along said line drawn four hundred ten and ninety-three hundredths (410.93') feet westerly and parallel with the East line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of two hundred seventy-five and four hundredths (275.04') feet to the intersection of said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence South eighty-nine (89) degrees, forty-nine (49) minutes, seventeen (17) seconds West along said South line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of eight hundred eighty-three and ninety hundredths (883.90') feet to the intersection of said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19); thence North zero (00) degrees, eighteen (18) minutes, forty-two (42) seconds East along said West line of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section nineteen (19), a distance of two hundred seventy-five and zero hundredths (275.00') feet to the True Point of Beginning.
Said parcel of land containing an area of 243,455 square feet or 5.59 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements, or restrictions of record.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

[Signature]

Steven N. Saneholtz, P.S.
Registered Surveyor No. 6842

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