

# SECONDARY PLAT OF VILLAGE of BERKSHIRE SECTION III DEFIANCE, OHIO

Zoned ~ R-1

### LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 04 NORTH, RANGE 04 EAST, DEFIANCE TOWNSHIP, IN THE CITY OF DEFIANCE, OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT NUMBERED 83 IN HOFFMAN'S FIRST ADDITION AND THE CENTERLINE OF STATE ROUTE #111, SAID CORNER LYING ON THE SAID CENTERLINE;  
 THENCE THENCE NORTH 48 DEGREES, 55 MINUTES, 24 SECONDS WEST (ASSUMED), A DISTANCE OF 195.00 FEET ALONG THE NORTHEASTERLY-MOST PROPERTY LINE OF SAID LOT NUMBER 83;  
 THENCE SOUTH 41 DEGREES, 03 MINUTES, 25 SECONDS WEST, A DISTANCE OF 132.23 FEET ALONG THE NORTHWESTERLY-MOST PROPERTY LINE OF SAID LOT TO THE SOUTHEASTERLY-MOST CORNER OF LOT 66 IN SAID HOFFMAN'S FIRST ADDITION;  
 THENCE NORTH 48 DEGREES, 41 MINUTES, 25 SECONDS WEST, A DISTANCE OF 150.00 FEET ALONG THE NORTHEASTERLY-MOST PROPERTY LINE OF SAID LOT 66 TO A POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CAPRI ROAD;  
 THENCE SOUTH 89 DEGREES, 57 MINUTES, 05 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHWESTERLY-MOST RIGHT-OF-WAY LINE OF SAID ROAD, ALSO BEING A POINT ON THE SOUTHEASTERLY-MOST PROPERTY LINE OF LOT 1 IN VILLAGE OF BERKSHIRE, SECTION I;  
 THENCE NORTH 42 DEGREES, 06 MINUTES, 10 SECONDS EAST, A DISTANCE OF 67.37 FEET TO THE SOUTHEAST CORNER OF VILLAGE OF BERKSHIRE VILLAMINIUMS AS RECORDED IN VOLUME 11, PAGE 24-25 OF THE PLATS IN THE DEFIANCE COUNTY RECORDER'S OFFICE;  
 THENCE NORTH 41 DEGREES, 30 MINUTES, 36 SECONDS EAST, ALONG SAID PLAT, A DISTANCE OF 120.76;  
 THENCE NORTH 00 DEGREES, 04 MINUTES, 00 SECONDS EAST A DISTANCE OF 600.09 FEET ALONG SAID RIGHT-OF-WAY LINE;  
 THENCE SOUTH 89 DEGREES, 56 MINUTES, 00 SECONDS EAST, A DISTANCE OF 469.68 FEET ALONG SAID RIGHT-OF-WAY LINE;  
 THENCE SOUTH 57 DEGREES, 35 MINUTES, 41 SECONDS EAST, A DISTANCE OF 358.75 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON CENTERLINE OF STATE ROUTE #111;  
 THENCE SOUTH 33 DEGREES, 01 MINUTES, 15 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 534.76 FEET;  
 THENCE ALONG AN ARC TO THE RIGHT A DISTANCE OF 182.33 FEET, WITH A RADIUS OF 1,300.00 FEET, AND A CHORD BEARING SOUTH 37 DEGREES, 02 MINUTES, 20 SECONDS WEST;  
 THENCE SOUTH 41 DEGREES 03 MINUTES 25 SECONDS WEST, A DISTANCE OF 107.79 FEET, ALONG SAID CENTERLINE TO THE POINT OF BEGINNING;  
 CONTAINING 11.024 ACRES, MORE OR LESS, AND SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

### DEDICATION

We, the undersigned Owners of the property herein described do hereby approve this Plat and dedicate the Road R/W and Drainage Easement and Utility right-of-way for the public use forever.

Date 7-9-1997  
Louis Delegrange  
 LOUIS DELEGRANGE, PRESIDENT  
 D. L. & J. CORPORATION

State of Indiana  
 Allen County, ss:  
 Personally appeared before me the aforesaid who did acknowledge that they did sign this Plat and that the same is their free act and deed.

Subscribed in my presence this 9th day of July 1997  
Michael D. Gintner  
 Notary Public MILDRED D. GINTNER

### ACCEPTANCE

We the Council of the City of Defiance, Ohio do hereby approve this Plat and accept the Streets and Utility right-of-way for the public use. By Ordinance No. 5896

Date January 20, 1998  
Michelle Stafford  
 Clerk of Council  
 Michelle Stafford

I, the Defiance City Engineer, do hereby approve this Plat.  
 Date May 1st, 1997  
Cheryl Culler, P.E.  
 Defiance City Engineer  
 Cheryl Culler, P.E.

We, Defiance City Planning Commission, do hereby approve this Plat.  
 Date May 1st, 1997  
Michael E. Jones, P.E.  
 Clerk of Planning Comm.  
 Michael E. Jones

I, the Defiance County Auditor, do hereby certify that there are no unpaid taxes on the property herein described.  
 Date March 11, 1998  
Marlene J. Goodwin  
 Defiance County Auditor  
 Marlene J. Goodwin

I, the Defiance County Recorder, do hereby certify that this Plat has been recorded in Vol. 10 Page 65 of the Plat Book.  
 Date March 11, 1998  
Jane M. Tadson  
 Defiance County Recorder  
 Jane M. Tadson

### DEVELOPER

D. L. & J. CORPORATION  
 132 LINCOLN HIGHWAY WEST  
 NEW HAVEN, INDIANA  
 (219) 749-9535

### ENGINEER

**BONAR GROUP**

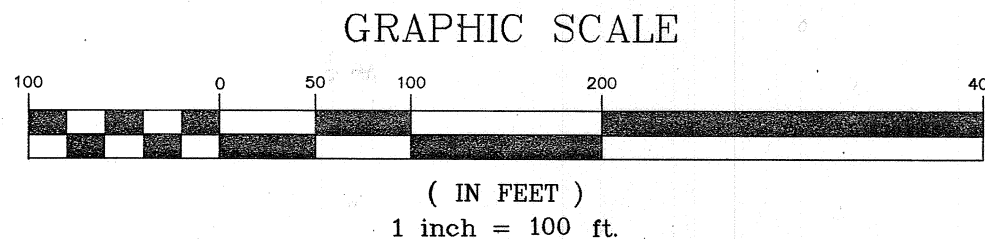
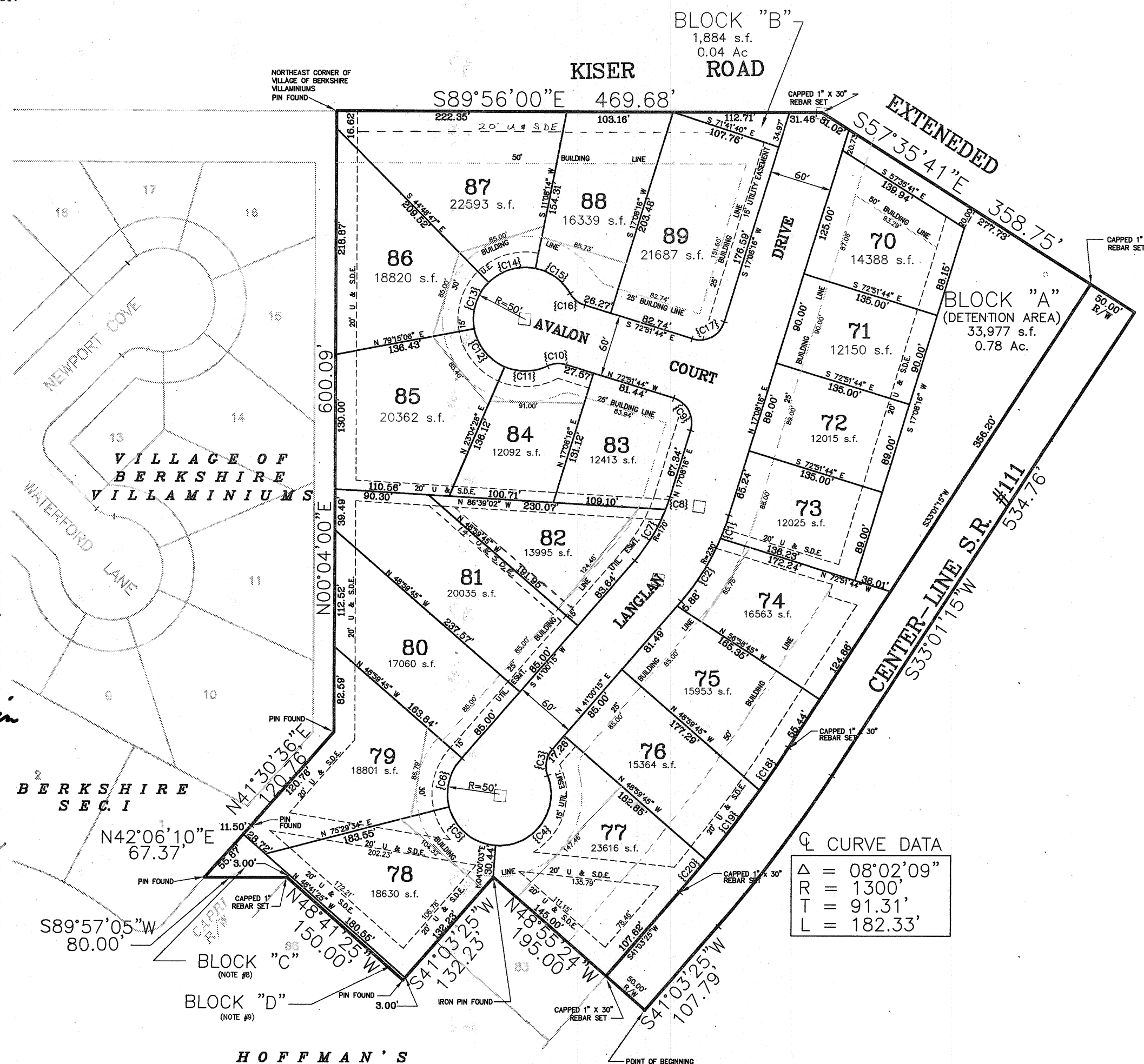
ENGINEERING ARCHITECTS PLANNERS SURVEYORS  
 616 SOUTH HARRISON STREET  
 FORT WAYNE, INDIANA  
 (219) 424-0318

### SURVEYOR



Springier Engineering, Inc.  
 Civil-Structural-Mechanical  
 Electrical-Environmental  
 118 1/2 North Walnut Street  
 Van Wert, Ohio 45891  
 Telephone: (419)-238-0078  
 Fax: (419)-238-7231

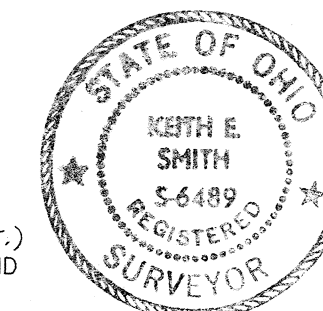
HOFFMAN'S  
FIRST ADDITION



### SURVEYOR'S STATEMENT

I hereby certify this Plat to be a true copy of a survey made under my direction and that all monuments and stakes will be set as indicated on this Plat after the street construction is complete.

Keith E. Smith  
 Keith E. Smith  
 Serial No. 6489



### NOTES:

1. ALL SUBDIVISION BOUNDARY CORNERS ARE 1" DIAMETER REBAR WITH CAPS (W/ CONCRETE.)
  2. ALL PROPERTY CORNERS AND BEGINNING AND ENDING RADIUS POINTS ESTABLISHED WITH CAPPED 5/8" x 30" REBAR.
  3. 25' RADIUS ON ALL CORNER LOTS.
  4. ALL BURIED UTILITIES SHALL ALLOW FOR PROPOSED DRAINAGE AS SHOWN ON DRAINAGE PLAN.
  5. U. & S. D. ESM.T. = UTILITY & SURFACE DRAINAGE EASEMENT.
  6. ALL BUILDING LINE SET-BACKS AS SHOWN.
  7. T.B.M. - U.S.G.S. F300 AT THE N.E. CORNER OF SOUTH CLINTON AND POWER DAM ROAD. - 702.44 -
  8. BLOCK "C" IS DEDICATED AS RIGHT-OF-WAY TO THE CITY OF DEFIANCE.
  9. BLOCK "D" IS SELL-OFF TO ADJACENT PROPERTY OWNER, LOT 66, HOFFMAN'S FIRST ADDITION.
  10. BLOCK "A" & "B" IS COMMON AREA DEDICATED TO THE COMMUNITY ASSOCIATION AS SET FORTH IN THE RESTRICTIONS.
- 1" Diameter Rebar in Monument Box

### LOT CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
73	[C1]	230.00'	23.80'	11.91'	23.79'	S20°06'09"W	05°55'47"
74	[C2]	230.00'	72.00'	36.30'	71.71'	S32°02'09"W	17°56'13"
77	[C3]	25.00'	27.11'	15.06'	25.80'	S09°58'10"W	62°08'11"
77	[C4]	50.00'	100.47'	78.69'	84.40'	S36°26'04"W	115°07'59"
78	[C5]	50.00'	62.39'	35.39'	58.42'	N50°15'12"W	71°29'31"
79	[C6]	50.00'	50.74'	27.80'	48.59'	N14°33'44"E	58°08'20"
82	[C7]	170.00'	58.03'	29.30'	57.75'	N31°13'32"E	19°33'27"
83	[C8]	170.00'	12.79'	6.40'	12.78'	N19°17'32"E	04°18'33"
83	[C9]	25.00'	39.27'	25.00'	35.36'	S27°51'44"E	90°00'00"
84	[C10]	25.00'	18.69'	9.81'	18.26'	S85°43'15"W	42°50'00"
84	[C11]	50.00'	42.56'	22.67'	41.29'	N88°41'22"E	48°46'13"
85	[C12]	50.00'	49.02'	26.68'	47.08'	S38°50'13"E	56°10'38"
86	[C13]	50.00'	48.81'	26.55'	46.90'	N17°13'10"E	55°56'07"
87	[C14]	50.00'	48.83'	26.56'	46.91'	N73°09'44"E	55°57'01"
88	[C15]	50.00'	42.62'	22.70'	41.34'	S54°26'45"E	48°50'14"
88	[C16]	25.00'	18.69'	9.81'	18.26'	N51°26'44"W	42°50'00"
89	[C17]	25.00'	39.27'	25.00'	35.36'	S62°08'16"W	90°00'00"
75	[C18]	1250.00'	49.90'	24.95'	49.89'	S34°09'52"W	04°35'01"
76	[C19]	1250.00'	85.20'	42.62'	85.18'	S37°15'38"W	03°54'19"
77	[C20]	1250.00'	40.22'	20.11'	40.22'	S40°08'06"W	01°50'37"