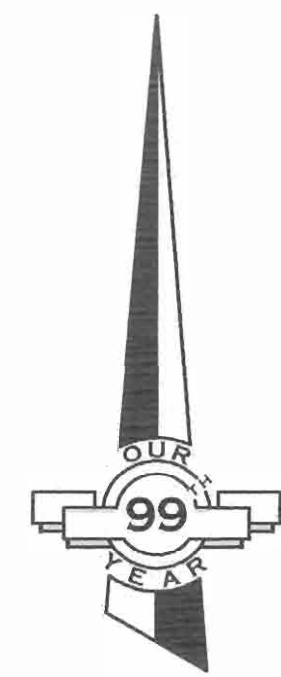


# THE RESERVE

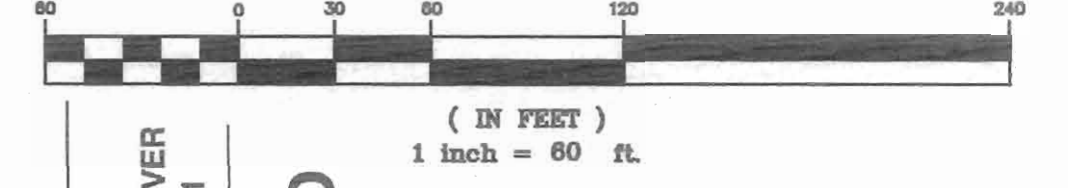
BEING PART OF LOT 8 IN RIVER TRACT 61,  
CITY OF PERRYSBURG, WOOD COUNTY, OHIO



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIR.	CHORD
C1	165.21'	470.00'	18°55'54"	83.36'	S80°22'10"W	164.46'
C2	66.08'	200.00'	18°55'54"	33.35'	S80°22'10"W	65.78'
C3	589.05'	125.00'	270°00'00"	125.00'	S44°50'06"W	176.78'
C4	14.48'	230.00'	03°36'23"	7.24'	S72°42'24"W	14.48'
C5	61.51'	230.00'	15°19'30"	30.94'	S82°10'21"W	61.34'
C6	32.92'	155.00'	12°10'14"	16.52'	N84°04'47"W	32.86'
C7	81.68'	155.00'	30°11'33"	41.81'	N62°53'53"W	80.74'
C8	83.26'	155.00'	30°46'34"	42.66'	N32°24'50"W	82.26'
C9	79.26'	155.00'	29°17'51"	40.52'	N02°22'38"W	78.40'
C10	81.26'	155.00'	30°02'12"	41.58'	N27°17'23"E	80.33'
C11	77.68'	155.00'	28°42'56"	39.68'	N56°39'58"E	76.87'
C12	81.26'	155.00'	30°02'12"	41.58'	N86°02'32"E	80.33'
C13	81.26'	155.00'	30°02'12"	41.58'	S63°55'16"E	80.33'
C14	81.26'	155.00'	30°02'12"	41.58'	S33°53'04"E	80.33'
C15	50.59'	155.00'	18°42'04"	25.52'	S09°30'56"E	50.37'
C16	56.17'	170.00'	18°55'54"	28.34'	N80°22'10"E	55.92'
C17	447.68'	95.00'	270°00'00"	95.00'	N44°50'06"E	134.35'



GRAPHIC SCALE



**DEVELOPER**

RESERVE DEVELOPERS, LLC  
134 W. SOUTH BOUNDARY STREET  
PERRYSBURG, OHIO 43551  
(419) 376-9595  
(419) 873-9933

**ZONING**

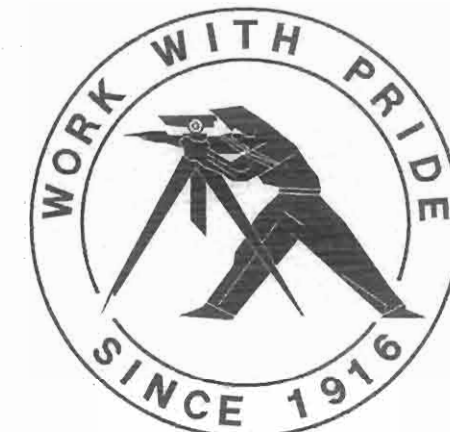
ZONED: R-1  
SINGLE FAMILY RESIDENTIAL  
  
FRONT YARD REQUIRED: 50'  
REAR YARD REQUIRED: 60'  
SIDE YARD REQUIRED: 25'  
WITH ONE SIDE BEING A MIN. OF 10'  
  
MIN. LOT SIZE REQ.: 22,000 SF  
MIN. LOT WIDTH REQ.: 100'  
MAX. BLDG. HEIGHT: 35'

**AREA**

P.D.C.  
FD. 5/8" I.BAR  
IN CONC. AT  
SE. COR. RT. 61  
  
680,306.90 S.F.  
OR  
15.618 ACRES

**LEGEND**

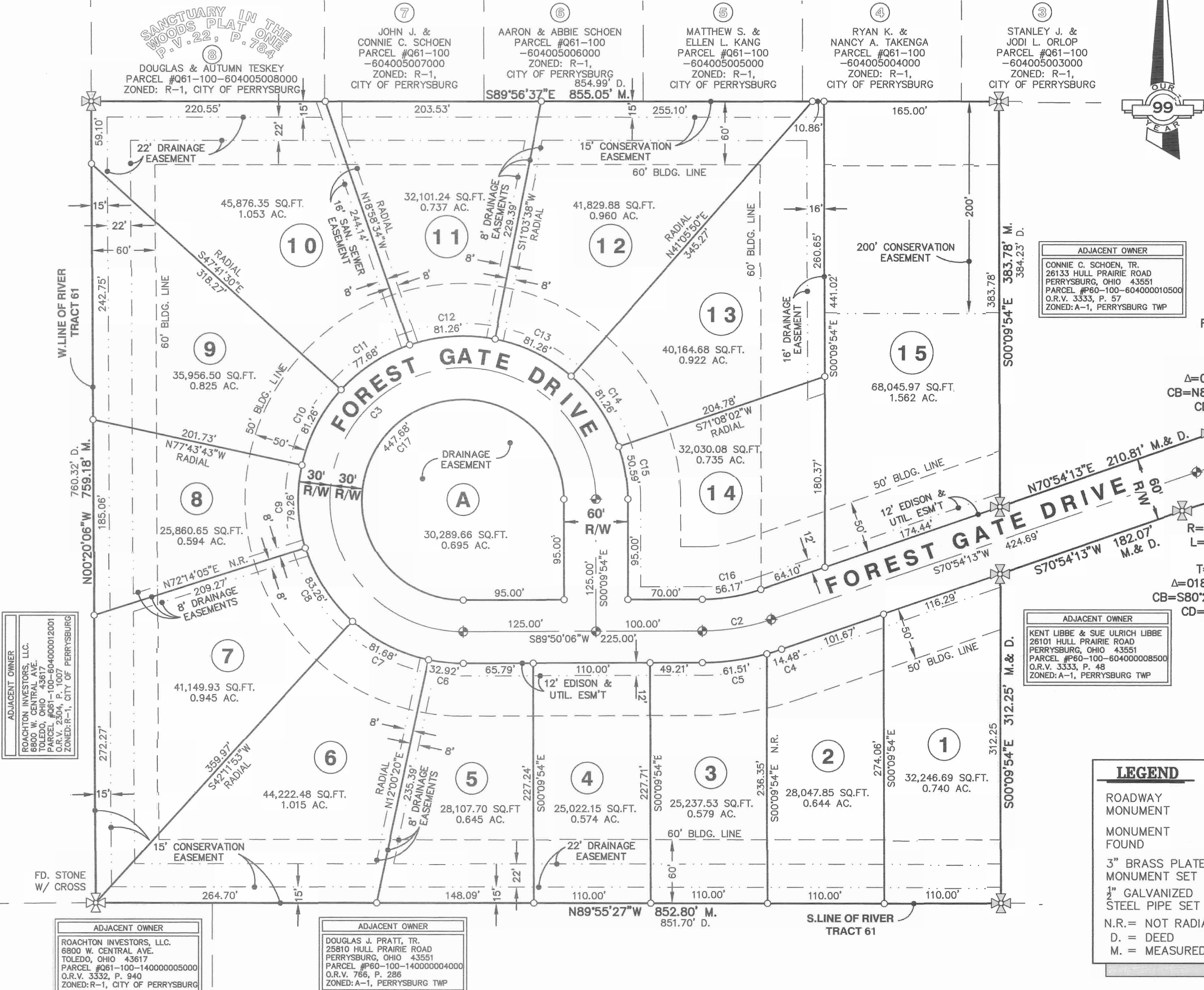
ROADWAY MONUMENT	⊕
MONUMENT FOUND	⊕
3" BRASS PLATE MONUMENT SET	⊕
1/2" GALVANIZED STEEL PIPE SET	○
N.R. = NOT RADIAL	
D. = DEED	
M. = MEASURED	



**LEWANDOWSKI ENGINEERS**

CIVIL ENGINEERS & SURVEYORS  
THE CHIEF BLDG 234 N. ERIE ST.  
TOLEDO, OHIO, 43604  
V: 419.255.4111 F: 419.255.4112

LEWANDOWSKIENG.COM MDL@LEWANDOWSKIENG.COM



ADJACENT OWNER  
ROACHTON INVESTORS, LLC.  
5800 W. CENTRAL AVE.  
TOLEDO, OHIO 43617  
PARCEL #061-100-140000012001  
O.R.V. 2604, P. 100  
ZONED: R-1, CITY OF PERRYSBURG

ADJACENT OWNER  
KENT LIBBE & SUE ULRICH LIBBE  
28101 HULL PRAIRIE ROAD  
PERRYSBURG, OHIO 43551  
PARCEL #P60-100-604000008500  
O.R.V. 3333, P. 48  
ZONED: A-1, PERRYSBURG TWP

ADJACENT OWNER  
CONNIE C. SCHOEN, TR.  
26133 HULL PRAIRIE ROAD  
PERRYSBURG, OHIO 43551  
PARCEL #P60-100-604000010500  
O.R.V. 3333, P. 57  
ZONED: A-1, PERRYSBURG TWP

ADJACENT OWNER  
ROACHTON INVESTORS, LLC.  
5800 W. CENTRAL AVE.  
TOLEDO, OHIO 43617  
PARCEL #061-100-140000005000  
O.R.V. 3332, P. 940  
ZONED: R-1, CITY OF PERRYSBURG

ADJACENT OWNER  
DOUGLAS J. PRATT, TR.  
25810 HULL PRAIRIE ROAD  
PERRYSBURG, OHIO 43551  
PARCEL #P60-100-140000004000  
O.R.V. 766, P. 286  
ZONED: A-1, PERRYSBURG TWP