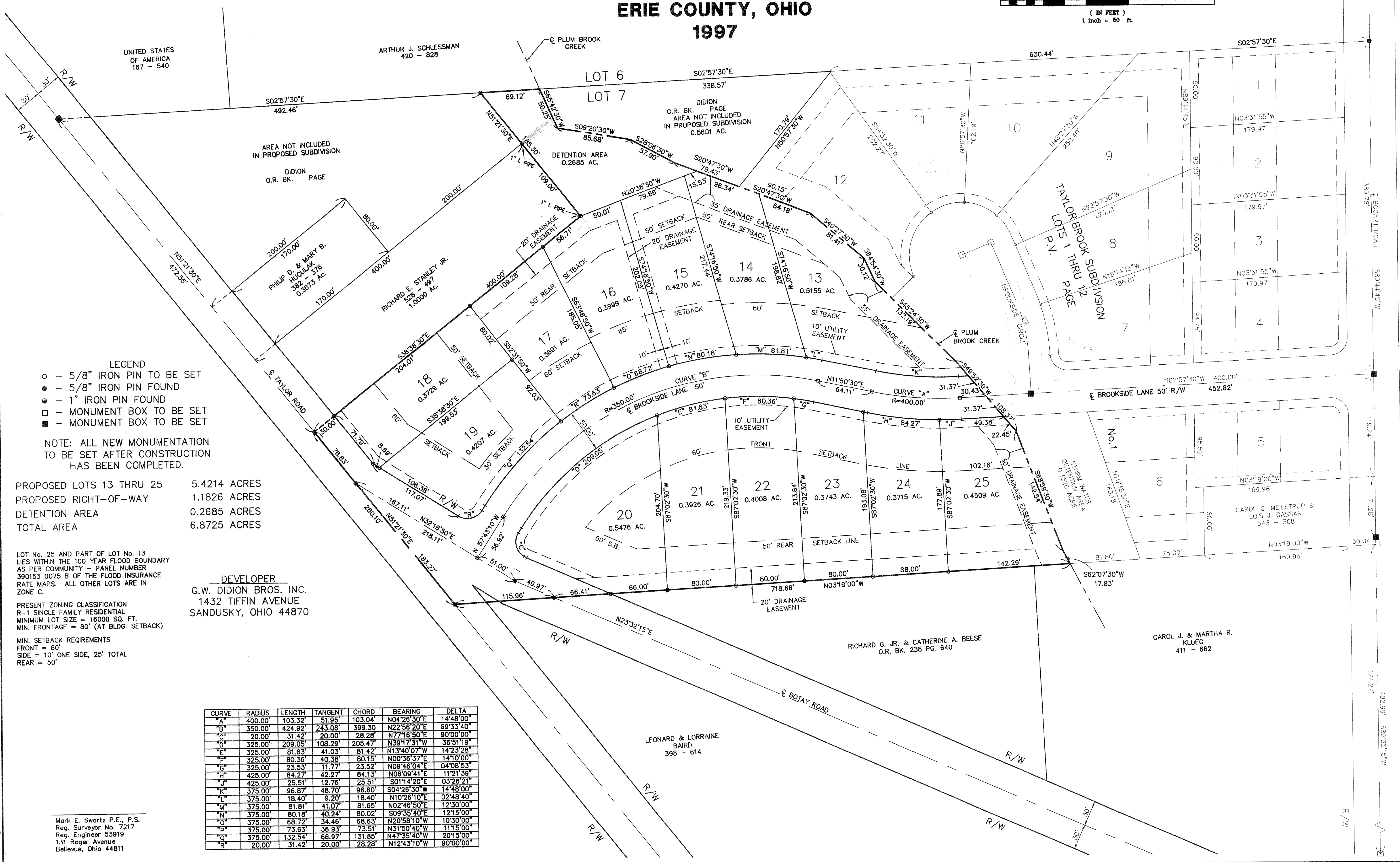
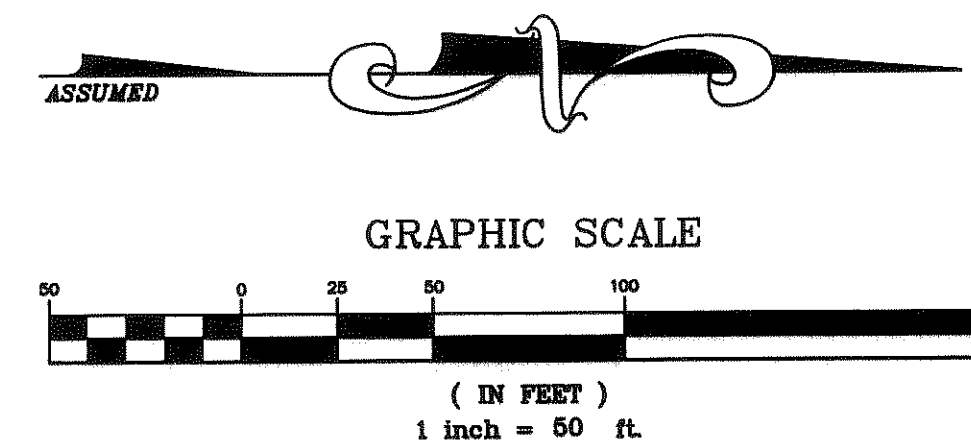


**PLAT
TAYLOR BROOK SUBDIVISION No.2
PART OF LOT No.7 - 1620 ACRE TRACT
SECTION ONE - PERKINS TOWNSHIP
ERIE COUNTY, OHIO
1997**



- LEGEND**
- - 5/8" IRON PIN TO BE SET
 - - 5/8" IRON PIN FOUND
 - ⊙ - 1" IRON PIN FOUND
 - - MONUMENT BOX TO BE SET
 - - MONUMENT BOX TO BE SET

NOTE: ALL NEW MONUMENTATION TO BE SET AFTER CONSTRUCTION HAS BEEN COMPLETED.

PROPOSED LOTS 13 THRU 25 5.4214 ACRES
 PROPOSED RIGHT-OF-WAY 1.1826 ACRES
 DETENTION AREA 0.2685 ACRES
 TOTAL AREA 6.8725 ACRES

LOT No. 25 AND PART OF LOT No. 13 LIES WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER COMMUNITY - PANEL NUMBER 390153 0075 B OF THE FLOOD INSURANCE RATE MAPS. ALL OTHER LOTS ARE IN ZONE C.

PRESENT ZONING CLASSIFICATION R-1 SINGLE FAMILY RESIDENTIAL
 MINIMUM LOT SIZE = 16000 SQ. FT.
 MIN. FRONTAGE = 80' (AT BLDG. SETBACK)

MIN. SETBACK REQUIREMENTS
 FRONT = 60'
 SIDE = 10' ONE SIDE, 25' TOTAL
 REAR = 50'

DEVELOPER
 G.W. DIDION BROS. INC.
 1432 TIFFIN AVENUE
 SANDUSKY, OHIO 44870

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
"A"	400.00'	103.32'	51.95'	103.04'	N04°28'30"E	14°48'00"
"B"	350.00'	424.92'	243.08'	399.30'	N22°56'20"E	69°33'40"
"C"	20.00'	31.42'	20.00'	28.28'	N77°16'50"E	90°00'00"
"D"	325.00'	209.05'	108.29'	205.47'	N39°17'31"W	36°51'19"
"E"	325.00'	81.63'	41.03'	81.42'	N13°40'07"W	14°23'28"
"F"	325.00'	80.36'	40.38'	80.15'	N00°36'37"E	14°10'00"
"G"	325.00'	23.53'	11.77'	23.52'	N09°46'04"E	04°08'53"
"H"	425.00'	84.27'	42.27'	84.13'	N06°09'41"E	11°21'39"
"I"	425.00'	25.51'	12.76'	25.51'	S01°14'20"E	03°26'21"
"K"	375.00'	96.87'	48.70'	96.60'	S04°26'30"W	14°48'00"
"L"	375.00'	18.40'	9.20'	18.40'	N10°26'10"E	02°48'40"
"M"	375.00'	81.81'	41.07'	81.65'	N02°46'50"E	12°30'00"
"N"	375.00'	80.18'	40.24'	80.02'	S09°35'40"E	12°15'00"
"O"	375.00'	68.72'	34.46'	68.63'	N20°58'10"W	10°30'00"
"P"	375.00'	73.63'	36.93'	73.51'	N31°50'40"W	11°15'00"
"Q"	375.00'	132.54'	66.97'	131.85'	N47°35'40"W	20°15'00"
"R"	20.00'	31.42'	20.00'	28.28'	N12°43'10"W	90°00'00"

Mark E. Swartz P.E., P.S.
 Reg. Surveyor No. 7217
 Reg. Engineer 53919
 131 Roger Avenue
 Bellevue, Ohio 44811