

INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

INLOTS 9011 & 9012
CITY OF PIQUA
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00030
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/25/2016 1:18:06 PM
REFERENCES
PAGES: 1



FEE \$ 43.20
Jessica A Lopez
MIAMI COUNTY RECORDER
Yvonne Pence
BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 25, 2016
Matthew W. Hearshart *Sinda J. Irwin*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 9011 AND INLOT 9012 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN OFFICIAL RECORD 319, PAGE 470 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101 & PLAT BOOK 25, PAGE 21.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

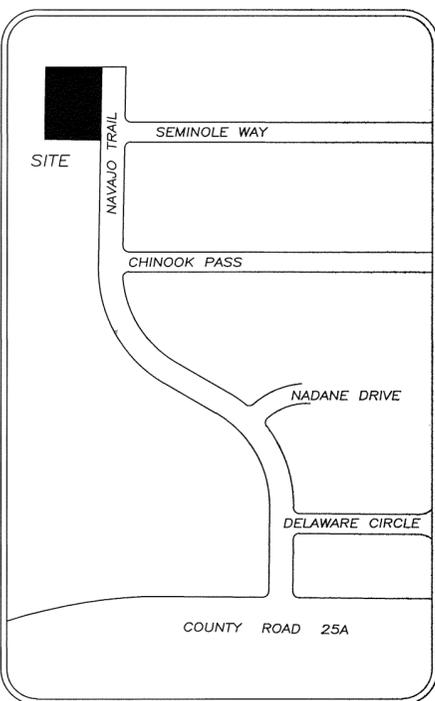
OWNER

Julie A. Alexander
JULIE A. ALEXANDER, MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 24TH DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J. Bushnell
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/14/16



CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 24 DAY OF May, 2016.

Chris S. [Signature]

NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 57A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION FIVE WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

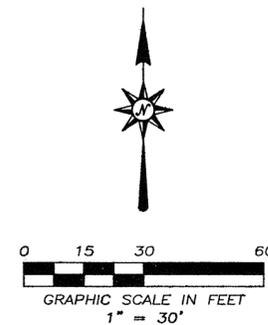
LEGEND

- 5/8" IRON PIN FOUND
- STONE FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 57, 57A
VOLUME 19, PAGE 101, 101A
VOLUME 25, PAGE 21

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 319, PAGE 470



REPLAT OF INLOTS 9011 & 9012 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ MAY 16, 2016

Thomas R. Zechman
THOMAS R. ZECHMAN
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

Replat Lots 9-18 Stony Brook Estates Section 1

4 TOWN 6 RANGE 4 SW 1/4 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

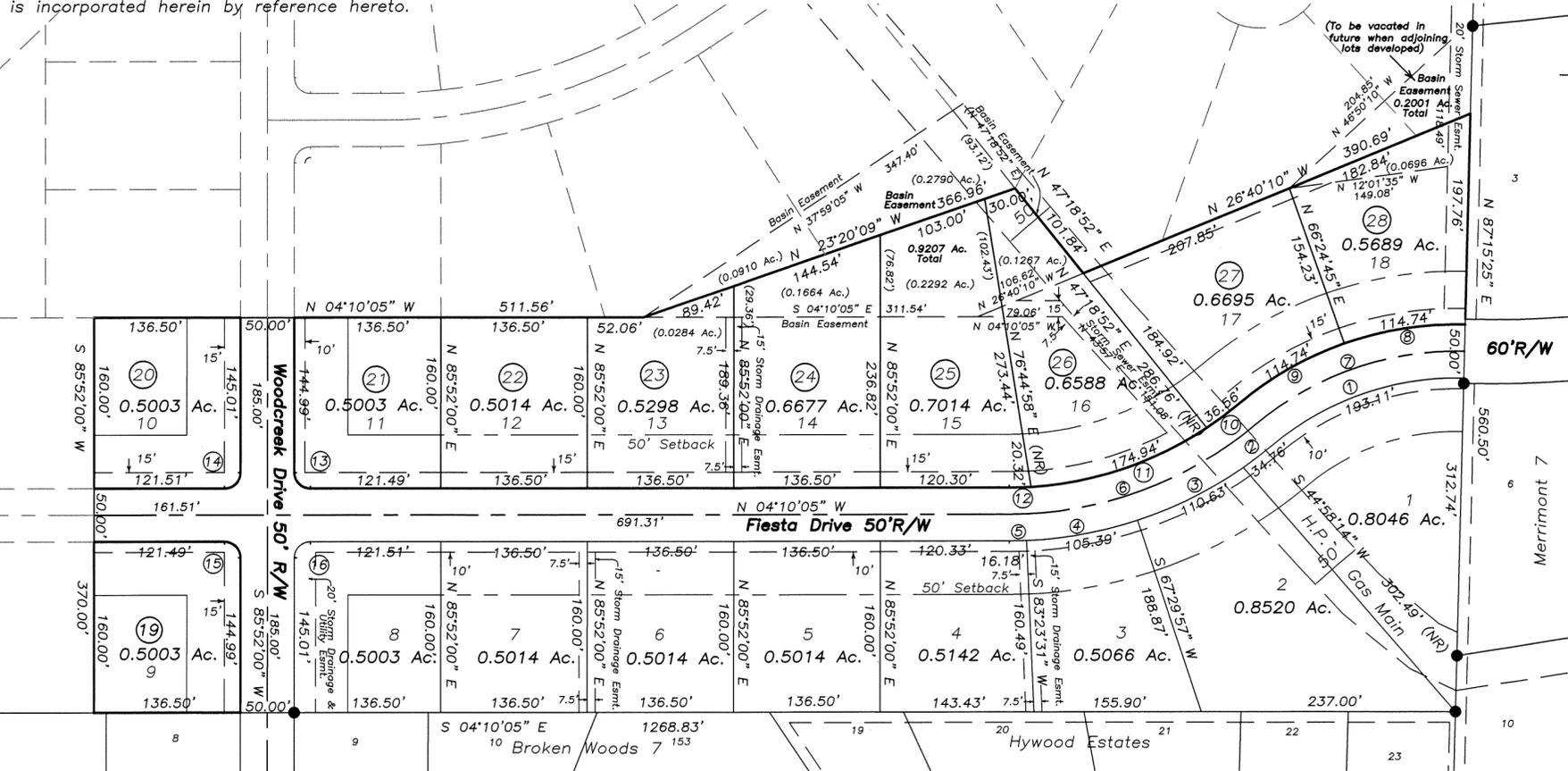
PLAT BOOK 26 PAGE 2
MIAMI COUNTY RECORDER'S RECORD OF PLATS



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/02/2016 10:39:24 AM
REFERENCES
PAGES: 1

Covenants and Restrictions:

This subdivision is subject to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions for Stony Brook Estates on file with the Recorder of Miami County, Ohio in Official Record 2015 O.R.-05193 which Declaration is incorporated herein by reference hereto.



FEE: 43.20

By: Jessica A Lopez DEPUTY
MIAMI CO. RECORDER

APPROVED AND TRANSFERRED
THIS 2 DAY OF June, 2016

By: Matthew W. Gearhardt DEPUTY
MIAMI CO. AUDITOR

Description

Being a replat of 10 lots, 5.7984 acres of a 12.3597 acre subdivision (Stonybrook Estates Section 1 Plat Bk. 25, Pg. 60) located in the southwest quarter of Section 4, Town 4, Range 6E, Concord Township, Miami County, Ohio, conveyed to Stony Brook Estates, LLC by Official Record 2015 O.R.-12470, of the Miami County Recorder's Official Records.

Dedication

We, the undersigned, being all of the owners of the land herein replatted, do hereby accept and approve this replat and all of the protective covenants and restrictions and do hereby voluntarily consent to the execution of said replat.

Easements shown or noted on this plat are for the construction, maintenance, repair, replacement, or removal of open ditch surface water drainage or operation of gas, sewer, water, electric, telephone or 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.

Frank Harlow
Stony Brook Estates, LLC
Frank Harlow, Manager

State of Ohio, County of Miami, S.S.

Be it remembered that on this 2nd day of June, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared Frank Harlow, to me known, and acknowledged the signing and execution of the within plat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Windy Richard Dosek
Notary Public in and for State of Ohio

My commission expires 4/21/2017

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt 4/20/16
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 01615 (937) 339-2921
File Name: C:\JOBS\2015\StonyBrook Sec1\replat.dwg
Drawn by: DMC ~ Checked by: MWC



Miami County Commissioners

This replat was reviewed and approved by the Commissioners this 18th day of May, 2016.

John W. O'Brien (Absent)

Miami County Engineer

This replat was reviewed and approved by the Engineer this 18th day of May, 2016.

Paul P. Hulschamp
Miami County Engineer

Note:

The purpose of this replat is to add 5 ft. to the utility easements behind the west right-of-way line of Fiesta Drive and the south right-of-way line of Woodcreek Drive for a total of 15 ft. This addition is for gas main installation.

Easement Note:
5' Drainage & Utility Easement along all interior lot lines.
10' Utility Easement behind all street r/w lines and rear lot lines unless otherwise noted.
All other easements as shown.

Area Summary

10 Building Lots 5.7984 Ac.

No.	Radius	Δ	Arc Length	Long Chord
1.	264.89'	41°46'11"	193.11'	188.86' N 23°32'32" W
2.	379.93'	05°14'30"	34.76'	34.75' N 41°48'21" W
3.	379.93'	16°41'03"	110.63'	110.24' N 30°50'35" W
4.	379.93'	15°53'34"	105.39'	105.05' N 14°33'16" W
5.	379.93'	02°26'24"	16.18'	16.18' N 05°23'17" W
6.	354.93'	40°15'31"	249.39'	244.29' S 24°17'50" E
7.	289.89'	41°41'00"	211.29'	206.65' S 23°32'46" E
8.	314.89'	20°52'39"	114.74'	114.11' S 13°06'37" E
9.	314.89'	20°52'39"	114.74'	114.11' S 33°59'16" E
10.	329.93'	06°20'55"	36.56'	36.54' S 41°15'09" E
11.	329.93'	30°22'53"	174.94'	172.90' S 22°53'15" E
12.	329.93'	03°31'44"	20.32'	20.32' S 05°55'57" E
13.	15.00'	90°02'05"	23.57'	21.22' S 40°50'58" W
14.	15.00'	89°57'55"	23.55'	21.21' S 49°09'02" E
15.	15.00'	90°02'05"	23.57'	21.22' N 40°50'58" E
16.	15.00'	89°57'55"	23.55'	21.21' N 49°09'02" W

Legend

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)

References

Miami County Recorder's Plat Records
Volume 25, Page 60

Miami County Planning Commission

This replat was reviewed and approved by the Planning Commission this 19th day of April, 2016.

Chairperson
Secretary

REPLAT OF INLOT 4062

4062 TIPP CITY MIAMI, OHIO
 INLOT CITY COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00032
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/28/2016 11:11:28 AM

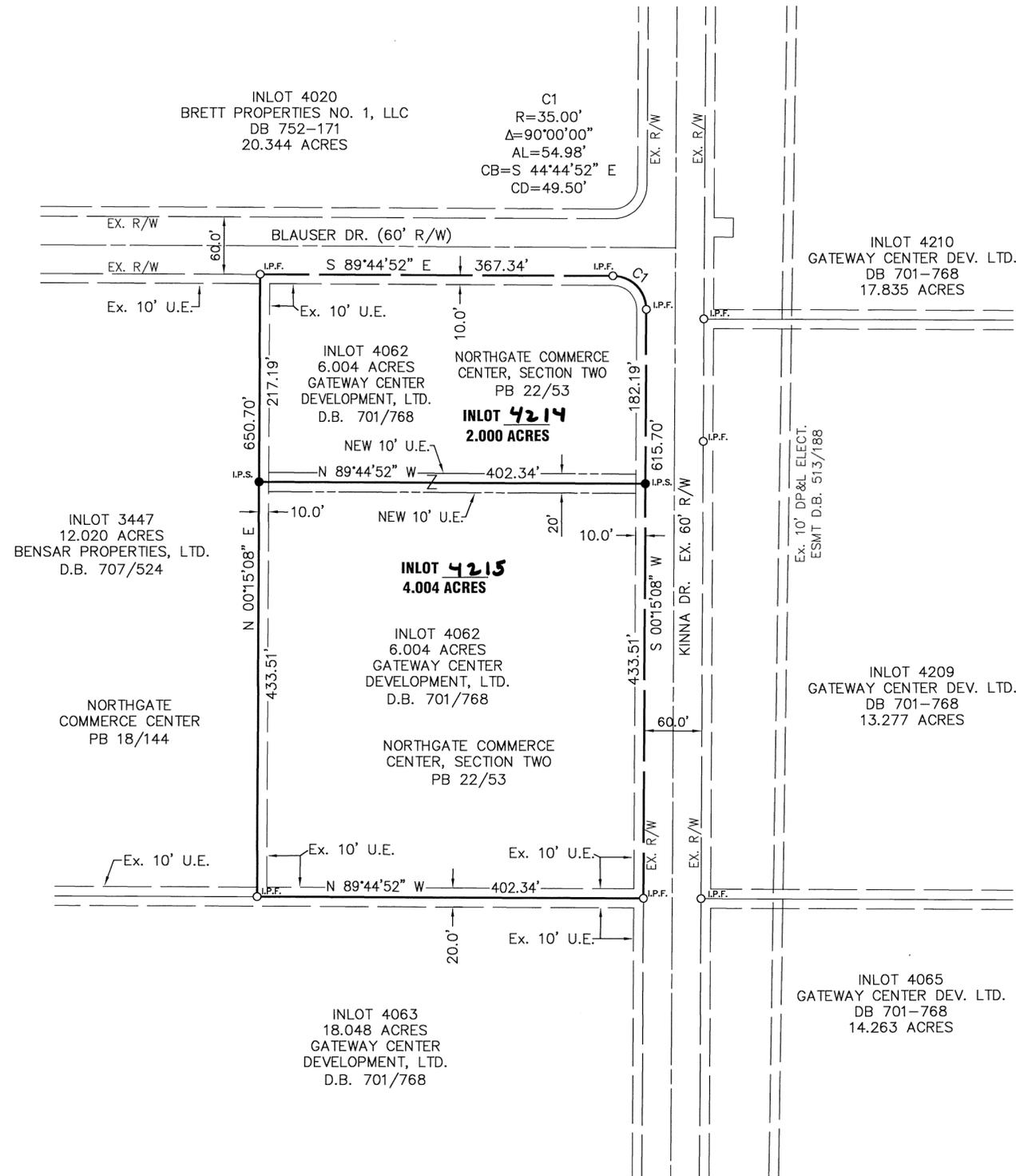
REFERENCES
 PAGES: 1

FEE \$ 43.20

Jessica Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED June 28, 2016

Matthew W. Gearhart *Joyce Grilliot*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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.

OWNER: GATEWAY CENTER DEVELOPMENT, LTD.

Nicholas L. Benson ITS: *General Manager*
 AUTHORIZED SIGNATURE TITLE
 BY:

STATE OF OHIO - COUNTY OF MIAMI, S.S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17 DAY OF June, 2016 BY Nicholas L. Benson ON BEHALF OF GATEWAY CENTER DEVELOPMENT, LTD.

Rain Hughes
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Aug 21, 2017

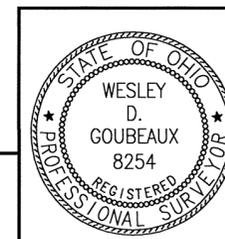
CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 27th DAY OF June, 2016

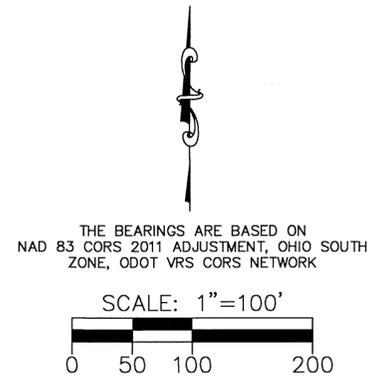
John H. Emaly *Matthew Sping*
 CITY ENGINEER CITY PLANNER

BEING A REPLAT INLOT 4062 AND BEING OWNED BY GATEWAY CENTER DEVELOPMENT, LTD. IN DEED BOOK 701, PAGE 768.

Wesley D. Goubeaux 6/17/2016
 WESLEY D. GOUBEAUX, P.S. #8254 DATE



DATE: 06-17-2016
 DRAWN BY: RMF
 JOB NUMBER: MIATCH1613Survey
 SHEET NUMBER: 1 OF 1



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND

SURVEY REFERENCE
 REC. P.B. 18, PG. 144
 REC. P.B. 22, PG. 53

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

VILLAGE OF COVINGTON

29

PART OF 1328
PART OF 1329

MIAMI

OHIO

VOLUME 26 PAGE 4

CORPORATION

SECTION

INLOTS

COUNTY

STATE

MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION:

BEING A DEDICATION OF RIGHT OF WAY OUT OF PART INLOT 1328 AND PART INLOT 1329 AS OWNED BY COVINGTON EXEMPTED BOARD OF EDUCATION, CONTAINING 0.712 ACRES.

APPROVAL BY THE VILLAGE OF COVINGTON PLANNING COMMISSION

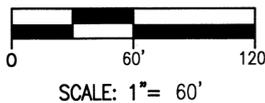
THIS RIGHT OF WAY DEDICATION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 16 DAY OF June, 2016

Edward L. McCard
CHAIRMAN

[Signature]
SECRETARY

BASIS OF BEARING

BEARINGS ARE BASED FROM PLAT VOLUME 25, PAGE 38



REFERENCES

PLAT VOL. 25, PAGE 38
PLAT VOL. 25, PAGE 65

LEGEND

- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ✕ = RAILROAD SPIKE FOUND
- = 6"x6" STONE FOUND
- ⦿ = MAG NAIL FOUND
- = 5/8"x30" CAPPED IRON PIPE SET "MESCHER 8237"

VILLAGE OF COVINGTON

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 20 DAY OF June, 2016, THIS RIGHT OF WAY DEDICATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 15-16

R. Victor F. Davis
PRESIDENT OF COUNCIL

Brenda Carroll
CLERK OF COUNCIL

Edward L. McCard
MAYOR

FEE \$ 43.20

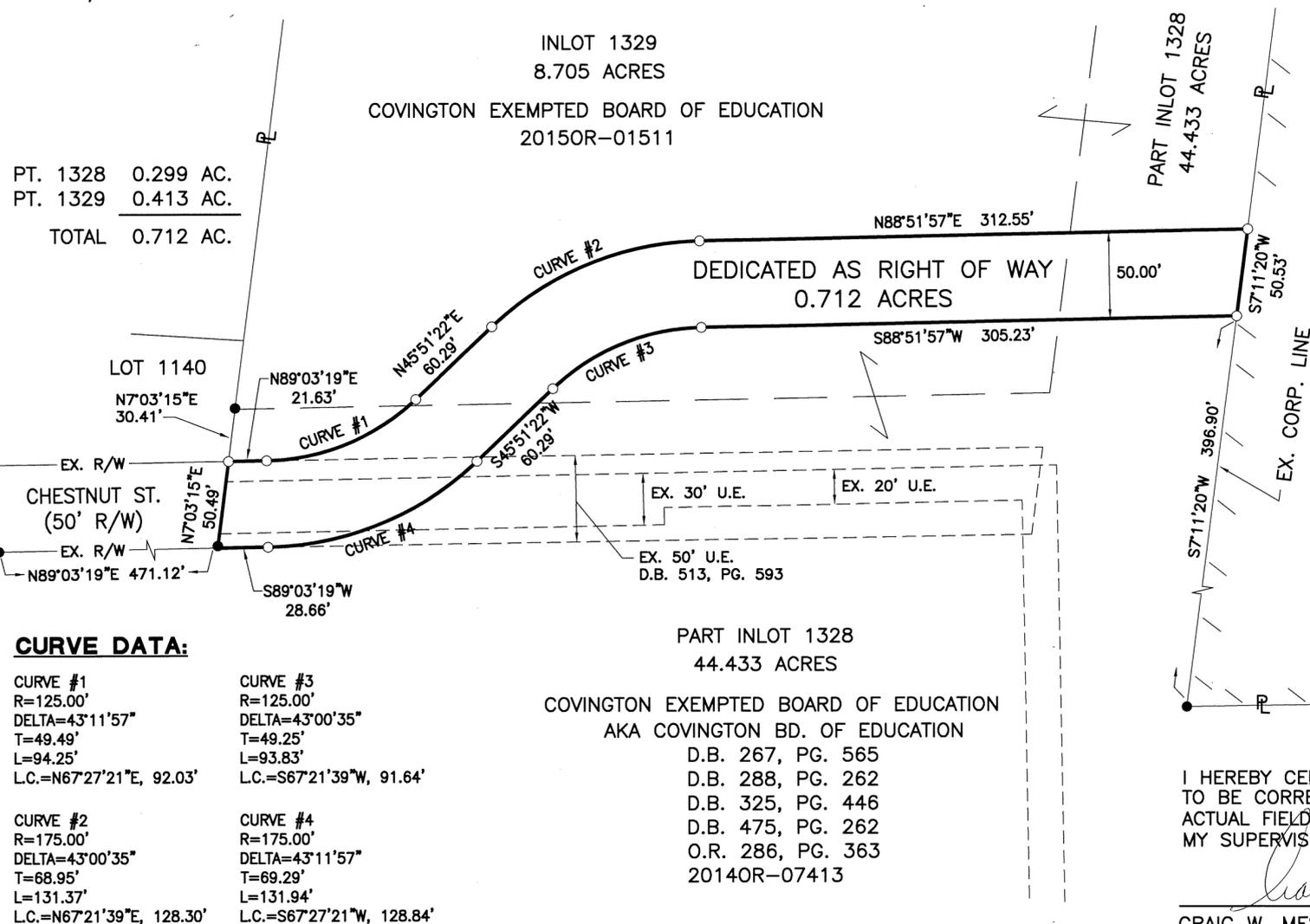
Jessica A. Lopez
MIAMI CO. RECORDER

[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 29, 2016

Matthew W. Dearhardt
MIAMI CO. AUDITOR

[Signature]
BY DEPUTY AUDITOR



PT. 1328 0.299 AC.
PT. 1329 0.413 AC.
TOTAL 0.712 AC.

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE DEDICATION OF THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

[Signature]
PRESIDENT, BOARD OF EDUCATION

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS 16 DAY OF June, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES 09/08/2019

CURVE DATA:

- | | |
|--|--|
| CURVE #1
R=125.00'
DELTA=43°11'57"
T=49.49'
L=94.25'
L.C.=N67°27'21"E, 92.03' | CURVE #3
R=125.00'
DELTA=43°00'35"
T=49.25'
L=93.83'
L.C.=S67°21'39"W, 91.64' |
| CURVE #2
R=175.00'
DELTA=43°00'35"
T=68.95'
L=131.37'
L.C.=N67°21'39"E, 128.30' | CURVE #4
R=175.00'
DELTA=43°11'57"
T=69.29'
L=131.94'
L.C.=S67°27'21"W, 128.84' |

PART INLOT 1328
44.433 ACRES
COVINGTON EXEMPTED BOARD OF EDUCATION
AKA COVINGTON BD. OF EDUCATION
D.B. 267, PG. 565
D.B. 288, PG. 262
D.B. 325, PG. 446
D.B. 475, PG. 262
O.R. 286, PG. 363
2014OR-07413

I HEREBY CERTIFY THIS R/W DEDICATION PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

Craig W. Mescher 5/26/16
CRAIG W. MESCHER, P.S. #8237 DATE



ACCESS
Engineering Solutions
www.accessengllc.com | 419-586-1430

PROJECT NO.: 216808.44	DRAWN BY: THK
DATE: MAY 2016	CHECKED BY: CWM

May 26, 2016 11:13:57 AM P:\216808.44\Production\CD's\RW DEDICATION PLAT.dwg

PEREGRINE REPLAT

VOLUME 26, PAGE 5
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

1783 INLOT TIPP CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2016P-00034
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/07/2016 9:51:30 AM

REFERENCES
 PAGES: 1

FEE \$ 43.20

Jessica A Lopez
 MIAMI COUNTY RECORDER
Jessica A Lopez
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED July 7, 2016

Matthew W Gearhart
 MIAMI COUNTY AUDITOR
Joyce Gaillist
 BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

THE INGRESS EGRESS EASEMENT SHOWN OR NOTED ON THIS PLAT ARE FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY AND ARE TO BE MAINTAINED AS SUCH FOREVER. FURTHERMORE, THE UTILITY EASEMENT SHOWN OR NOTED ON THIS PLAT IS FOR THE OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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 TO THE PROPERTY FOR SAID PURPOSE AND ARE TO BE MAINTAINED FOREVER.

OWNER: PEREGRINE ENTERPRISES

BY: *Shelby Salmer* AUTHORIZED SIGNATURE ITS: *Cover* TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF June, 2016, BY *Shelby Salmer* ON BEHALF OF PEREGRINE ENTERPRISES.

Diane E. Meyer
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DIANE E. MEYER
 NOTARY PUBLIC - STATE OF OHIO
 Recorded in Shelby County
 My commission expires Oct. 7, 2017

NOTE

THE 1.523 ACRE INLOT IS A NON-BUILDABLE LOT UNLESS REPLATTED WITH INLOT 3088.

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 16th DAY OF June, 2016.

James H. Donnelly
 CITY ENGINEER

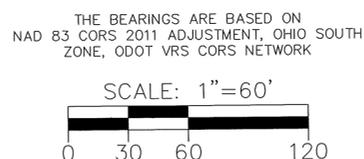
Matthew Sp...
 CITY PLANNER

NOTE

THE 1.523 ACRE TRACT AND THE 2.385 ACRE TRACT HAVE A MIAMI CONSERVANCY DISTRICT FLOOD EASEMENT OVER PART OF THE PARCEL AS DESCRIBED IN D.B. 179, PAGE 295. RIGHTS WERE REAFFIRMED IN D.B. 621, PAGE 919.

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- △ POST FOUND
- ☆ STONE FOUND

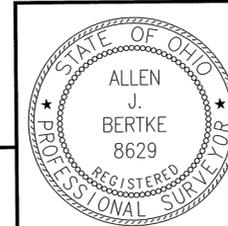


SURVEY REFERENCE
 LOT SURVEY 15, PG. 161
 REC. P.B. 15, PG. 82
 REC. P.B. 17, PG. 12
 REC. P.B. 12, PG. 26

BEING A REPLAT OF INLOT 1783 BEING OWNED BY PEREGRINE ENTERPRISES AS DESCRIBED IN DEED BOOK 619, PAGE 401. THE NEW INLOT TO THE WEST WILL BE CONSOLIDATED WITH INLOT 3088.

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629

6-9-16
 DATE



DATE:
 05/25/2016
 DRAWN BY:
 RMF
 JOB NUMBER:
 MIATCI1608Plat
 SHEET NUMBER
 1 OF 1

ROSEWOOD CREEK SUBDIVISION PHASE 5

PLAT BOOK 26, PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Being a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B, and the whole of Inlot 4205, Rec. P.B. 25, Pgs. 70-70A, in Sec. 8, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00035
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/15/2016 10:53:14 AM
REFERENCES
PAGES: 4

LEGAL DESCRIPTION

BEING A PART OF INLOT 4108 AND THE WHOLE OF INLOT 4205 IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF INLOT NUMBER 4206 AS RECORDED IN REC. P.B. 25, PGS. 70-70A;

THENCE, SOUTH 31'-46'-16" EAST, 149.57 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 4206, TO AN IRON PIN FOUND IN THE NORTHWESTERLY RIGHT OF WAY LINE ROSENTHAL DRIVE;

THENCE, SOUTHWESTERLY, 28.29 FEET, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 07'-22'-05" AND A CHORD 28.27 FEET IN LENGTH BEARING SOUTH 64'-47'-21" WEST, TO AN IRON PIN FOUND;

THENCE, SOUTH 68'-28'-23" WEST, 186.63 FEET, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN FOUND;

THENCE, SOUTH 21'-31'-37" EAST, 175.00 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE WESTERLY LINE OF INLOT NUMBER 3953, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF SAID INLOT;

THENCE, SOUTH 64'-16'-14" WEST, 162.39 FEET, ALONG THE NORTHERLY LINE OF INLOTS 4086 AND 4085, TO AN IRON PIN FOUND;

THENCE, SOUTH 34'-00'-17" WEST, 145.85 FEET, ALONG THE NORTHWESTERLY LINE OF INLOTS 4085 AND 4084, TO AN IRON PIN FOUND;

THENCE, SOUTH 03'-29'-08" EAST, 171.24 FEET, ALONG THE WESTERLY LINE OF INLOTS 4084 AND 4083, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF THE LATTER AND BEING ALSO IN THE NORTHERLY LINE OF INLOT NUMBER 4081;

THENCE, SOUTH 86'-30'-52" WEST, 144.32 FEET, ALONG THE NORTHERLY LINE OF SAID INLOT 4081, TO AN IRON PIN SET IN THE EASTERLY RIGHT OF LINE OF ROSENTHAL DRIVE AS DEDICATED HEREON;

THENCE, SOUTH 03'-29'-08" EAST, 16.03 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AS DEDICATED HEREON, TO AN IRON PIN SET IN THE SOUTHEASTERLY CORNER OF SAME;

THENCE, SOUTH 86'-30'-52" WEST, 220.00 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AS DEDICATED HEREON AND THE WESTERLY PROJECTION THEREOF, TO AN IRON PIN SET IN THE WESTERLY LINE OF INLOT NUMBER 4108 AND BEING ALSO THE WESTERLY CORPORATION LINE OF THE CITY OF TIPP CITY;

THENCE, NORTH 03'-29'-08" WEST, 670.66 FEET, ALONG THE WESTERLY LINE OF INLOT 4081 AND WESTERLY CORPORATION LINE OF THE CITY OF TIPP CITY, TO AN IRON PIN SET;

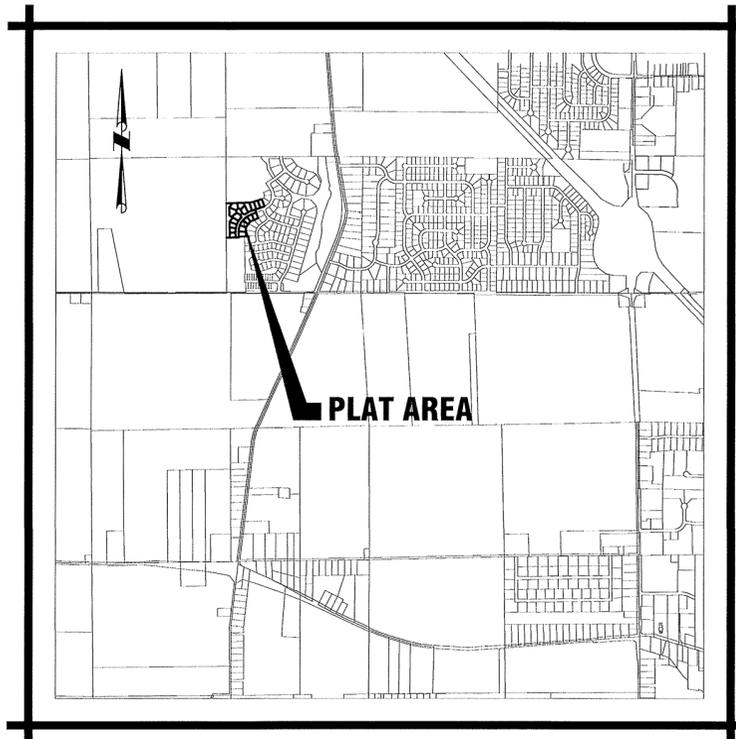
THENCE, NORTH 86'-30'-52" EAST, 439.82 FEET, TO AN IRON PIN SET;

THENCE, NORTH 77'-54'-02" EAST, 91.09 FEET, TO AN IRON PIN SET;

THENCE, NORTH 69'-30'-35" EAST, 159.10 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 7.9403 ACRES MORE OR LESS, INCLUDING 7.9005 ACRES OF PART INLOT 4108 AND 0.0398 ACRES OF INLOT 4205, ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.



VICINITY MAP

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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.

OWNER: ROSEWOOD CREEK, LLC.

BY: Matt Timmer
MATT TIMMER
PARTNER

BY: Steve Bruns
STEVE BRUNS
PARTNER

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF March, 2016 BY ROSEWOOD CREEK, LLC. BY MATT TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

K. T. Blakeley
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 9, 2020



KEVIN T. BLAKELEY, Notary Public
in and for the State of Ohio
My Commission Expires Dec. 9, 2020
Recorded in Darke County

Jessica Lopez
JESSICA LOPEZ, MIAMI COUNTY RECORDER
Matthew W. Gearhardt
DEPUTY

TRANSFERRED THIS 15 DAY OF July, 2016
BY: Matthew W. Gearhardt BY: Jada Sinner
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8 DAY OF March, 2016. THIS PLAT WAS REVIEWED AND APPROVED.

Andre Thibault
CHAIRMAN

Dawn M. Green
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18 DAY OF April, 2016.

John E. Shum
PRESIDENT OF COUNCIL

Janice Bates
CLERK OF COUNCIL

OWNER AND DEVELOPER

ROSEWOOD CREEK, LLC.
3050 TIPP-COWLESVILLE RD.
TIPP CITY, OHIO 45371
(937) 339-2300

COVENANTS AND RESTRICTIONS

SEE SHEETS 3 OF 4 AND 4 OF 4 OF THIS PLAT FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754, PAGE 489 TO 527.

SUMMARY OF ACREAGE

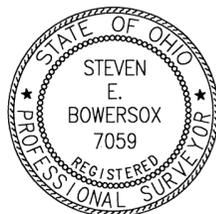
19 RESIDENTIAL INLOTS	5.7859 AC.
1 COMMON AREA INLOT	0.9326 AC.
DEDICATED STREET R/W	1.2218 AC.
TOTAL	7.9403 AC.

DESCRIPTION

Being a Residential Subdivision of part of Inlot 4108, Rec. P.B. 23, Pg. 33-33B, and the whole of Inlot 4205, Rec. P.B. 25, Pgs. 70-70A, containing in all 7.9403 acres, owned by Rosewood Creek, LLC as recorded in D.B. 747, Pg. 319.

Steven E. Bowersox
STEVEN E. BOWERSOX, PS #7059

2/11/2016
DATE



 SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	REV. DATE: 02-11-2016
	DRAWN BY: seb
	JOB NUMBER: MiaTci1504_App
	SHEET NUMBER 1 OF 4

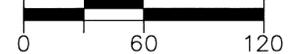
ROSEWOOD CREEK SUBDIVISION, PHASE 5

Being a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B, and the whole of Inlot 4205, Rec. P.B. 25, Pgs. 70-70A, in Sec. 8, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio



BEARINGS BASED ON
 RECORDER'S P.B. 19, PG. 118

SCALE: 1"=60'



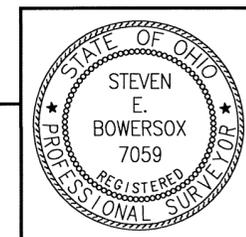
LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- (NR) NOT RADIAL
- (150) PRELIMINARY PLAT LOT NUMBER

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	22°-45'-49"	158.92'	157.88'	S 57°-05'-29" W
2	400.00'	49°-11'-42"	343.45'	332.99'	S 21°-06'-43" W
3	430.00'	06°-12'-15"	46.56'	46.54'	S 65°-22'-16" W
4	430.00'	09°-41'-33"	72.74'	72.65'	S 57°-25'-22" W
5	30.00'	83°-07'-59"	43.53'	39.81'	N 85°-51'-25" W
6	40.00'	43°-45'-42"	30.55'	29.81'	N 22°-24'-35" W
7	50.00'	45°-29'-12"	39.69'	38.66'	N 23°-16'-19" W
8	50.00'	57°-17'-45"	50.00'	47.94'	N 74°-39'-48" W
9	50.00'	57°-17'-45"	50.00'	47.94'	S 48°-02'-27" W
10	50.00'	57°-17'-45"	50.00'	47.94'	S 09°-15'-17" E
11	50.00'	50°-08'-58"	43.76'	42.38'	S 62°-58'-39" E
12	40.00'	43°-45'-42"	30.55'	29.81'	S 66°-10'-17" E
13	30.00'	83°-07'-59"	43.53'	39.81'	S 02°-43'-26" E
14	430.00'	10°-15'-04"	76.93'	76.83'	S 33°-43'-01" W
15	430.00'	10°-29'-49"	78.78'	78.67'	S 23°-20'-34" W
16	430.00'	10°-15'-06"	76.94'	76.84'	S 12°-58'-07" W
17	430.00'	10°-55'-02"	81.93'	81.81'	S 02°-23'-02" W
18	430.00'	00°-24'-39"	3.08'	3.08'	S 03°-16'-48" E
19	370.00'	03°-34'-54"	23.13'	23.13'	N 01°-41'-41" W
20	370.00'	19°-19'-20"	124.78'	124.19'	N 09°-45'-26" E
21	370.00'	18°-01'-20"	116.38'	115.90'	N 28°-25'-46" E
22	370.00'	16°-06'-11"	103.99'	103.65'	N 45°-29'-32" E
23	370.00'	14°-55'-45"	96.41'	96.14'	N 61°-00'-31" E
24	220.00'	07°-22'-05"	28.29'	28.27'	S 64°-47'-21" W

UTILITY EASEMENTS

ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.



REV. DATE:	02-11-2016
DRAWN BY:	seb
JOB NUMBER:	MIATC1504.DWG
SHEET NUMBER	2 OF 4

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.
 Steven E. Bowersox, P.S. #7059 DATE 2/11/2016

SETBACK CHART						
TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
GARDEN	(150)-(168)	30	25	10	35	1400



North PT. IL. 4108
 REC. P.B. 23, PG. 33
 (16.254 Ac. Remaining)
 Rosewood Creek, LLC.
 D.B. 747, Pg. 319
 D.B. 792, Pg. 863
 D.B. 793, Pg. 896
 D.B. 794, Pg. 901
 O.R. 160, Pg. 218

Vocke Farms
 D.B. 545-310,
 D.B. 560-618

South PT. IL. 4108
 REC. P.B. 23, PG. 33
 (8.290 Ac. Remaining)
 Rosewood Creek, LLC.
 D.B. 747, Pg. 319
 D.B. 792, Pg. 863
 D.B. 793, Pg. 896
 D.B. 794, Pg. 901
 O.R. 160, Pg. 218

William M. Nartker (Tr)
 & Darlene A. Nartker (Tr)
 Doc. #20140R-14459

Alan T. Zunke &
 Deborah K. Zunke
 Doc. #20140R-12004

Ryan S. &
 Lauren D. Foster
 Doc. #20150R-07515

Scott Schall
 20160R-00479

Rosewood Creek
 Subdivision, Phase 3
 Rec. P.B. 22, Pgs. 83-83C

Daniel J. Trick (Tr)
 & Valerie A. Trick (Tr)
 O.R. 257, Pg. 335

Rosewood Creek
 Subdivision, Phase 2
 Rec. P.B. 21, Pgs. 29-29D

Gregory M. &
 Debra S. Kopp
 Doc. #20150R-10158

Rosewood Creek, LLC
 D.B. 747, Pg. 319

Rosewood Creek, LLC.
 D.B. 747, Pg. 319
 D.B. 792, Pg. 863
 D.B. 793, Pg. 896
 D.B. 794, Pg. 901
 O.R. 160, Pg. 218

Peggy J. Hoover
 Donn Hoover
 O.R. 407, Pg. 21

ROSEWOOD CREEK SUBDIVISION PHASE 5

Being a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B,
and the whole of Inlot 4205, Rec. P.B. 25, Pgs.
70-70A, in Sec. 8, Town 4 North, Range 6 East,
City of Tipp City, Miami County, Ohio

COVENANTS AND RESTRICTIONS

The plat of this Rosewood Creek Subdivision shall be subject to all the terms and conditions of the Declaration Establishing Covenants, Conditions and Restrictions which Declaration is filed for record in the Office of the Recorder of Miami County, Ohio at Volume 754, Page 489 To Page 527 of the Deed Records (the "Declaration"). The Declaration includes the following Protective Covenants and Restrictions which shall, subject to the terms and conditions of the Declaration, apply to this plat:

1. Applicability of Zoning Regulations and Ordinances. Land use of all Lots is governed by the Zoning Regulations and other ordinances for the City of Tipp City, Ohio as presently enacted or hereafter amended. The Tipp City regulations and ordinances may in certain respects be more strict or stringent than these covenants and restrictions, and these covenants and restrictions shall not be deemed to relieve the Owner of its obligation to comply with any applicable Tipp City regulations and ordinances.

2. Residential Purposes. All Lots in the Subdivision shall be used exclusively for single family residential purposes; except for those lots in the Subdivision which are designated on the plat as zero lot line lots which may be used for two family residential purposes.

3. Lot Subdivision and Building Sites. None of the Lots shall at any time be divided into more than one (1) building site and no building site shall be less in area than the area of the smallest Lot platted in the Subdivision. A single Lot together with contiguous portion or portions of one or more adjacent Lots or, subject to limitation on building site size, contiguous portions of adjacent Lots may be used for one (1) building site, but only upon approval of the Association. If approval of the City of Tipp City Planning Board is required by the City of Tipp City Subdivision Regulations, then no Lot may be subdivided unless authorized by the City of Tipp City Planning Board as well as the Association.

4. Building Setbacks. Building setbacks shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. Setbacks will generally be in accordance with the following table provided, however, that the setbacks noted on the recorded plat for any particular lot shall control over the following table in the event of any inconsistency:

Lot Type	Front	Rear	Side	Height
Estate	40'	30'	15'	35'
Executive	30'	25'	10'	35'
Garden	30'	25'	10'	35'

5. Site Line Easements. Site line easements shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. No vehicle may be parked; no trees, shrubs, or other plants may be planted (excluding farm crops); and no obstruction or other visual impediments shall be placed or permitted to remain in any of the site line easement areas set forth in the plat. Improvements which are below the site line (for example below grade detention basins, walkways, lawn and low landscaping) shall be permitted within the site line easements provided that such improvements are installed below the site line in accordance with AASHTO Standards adopted by the State of Ohio, Department of Transportation.

6. Lot Maintenance.

(a) All Lots, whether occupied or unoccupied, shall at all times be maintained in a neat and attractive condition and in such manner as to prevent their becoming unsightly by reason of unattractive growth on such Lot or the accumulation of rubbish or debris thereon. In order to implement effective control of this provision, there is reserved to the Association for itself and its agents, the right, but not the obligation, after ten (10) days notice to any Lot Owner, to enter upon any residential Lot with such equipment and devices as may be necessary for the purpose of mowing, removing, cleaning or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Association detracts from the overall beauty or safety of the Subdivision.

(b) Entrance upon such property for such purposes shall not constitute a trespass. The Association may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity; provided, however, that the lien shall be subordinate to the lien of any first mortgage or deed of trust encumbering the Lot. The provisions of this section shall not be construed as an obligation on the part of the Association to mow, clear, cut, or prune any Lot, nor to provide garbage or trash removal services.

7. Garbage Containers. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of the Lot at any time except during refuse collection.

8. Fuel Containers. Containers for storage of home heating oil or propane gas shall not be permitted.

9. Signs. All signs, billboards, or advertising structures of any kind are prohibited with the following exceptions (which exceptions shall comply with Tipp City code requirements):

1. Builder and contractor signs during construction periods.
2. One professional sign of not more than four square feet to advertise a Lot for sale during a sales period.
3. Developer's sign or signs advertising the Subdivision.

10. Utilities. Except for above ground electric lines around the perimeter of the Subdivision, all utilities shall be installed underground.

11. Landscaping. Prior to obtaining a Certificate of Occupancy for any residential structure, the Owner of each Lot shall lay sod within any public right of way within such Lot. The front yard of each lot, being that portion of the lot which extends the entire width of the lot from the front of the residence to the street, shall be fully laid with sod within sixty (60) days after completion of construction. Plans for all other landscaping must be submitted to the Association for approval within ninety (90) days after completion of construction. Although the Association shall have the authority to approve any landscaping plan submitted, it is suggested as a guideline that a minimum of two and one-half percent (2 1/2 %) of the building construction cost be allocated for landscaping each building site. Landscaping includes seeding and planting of trees, shrubs, and ground covers, excluding rough grading work. Landscape work must be completed within six (6) months of occupancy.

12. Trees Prohibited in Utility Easement. No trees shall be planted between the street curb and sidewalks, and within the 10' utility easement immediately behind the right-of-way, which areas shall be dedicated for utility easement purposes.

13. Lawn Watering and Irrigation. Lawn watering and irrigation shall not be permitted in public right of way areas without the approval of the City of Tipp City.

14. Completion of Construction.

(a) Construction of a residence building on any building site shall be completed within two (2) years from the date of the original purchase from Developer, and completion of construction shall be within one (1) year from the date of beginning construction. Developer reserves the right to repurchase any Lot in the Subdivision upon which the construction of the residential building has not been completed within two (2) years from the date of the original purchase from Developer or within one year from the date of beginning of construction, whichever is earlier.

(b) In the event the Developer elects to exercise the repurchase rights set forth in this Section, Developer shall obtain an appraisal of the Lot by a licensed appraiser and shall give written notice to the then Owner of record of the Lot of the appraised value of the Lot and of the Developer's intent to exercise its repurchase right. The repurchase price which the Developer shall pay for such Lot, in the event of such repurchase, shall be equal to the value of the Lot as appraised, less any costs or expenses incurred by the Developer in exercising or enforcing its repurchase right, including but not limited to, appraisal fees and attorney fees. Developer may also deduct from the repurchase price an amount equal to such sums as are necessary to satisfy any and all outstanding mortgages, mechanic's liens, tax liens, assessments or any other lien or encumbrance upon the Lot. The Owner shall transfer the Lot to Developer by warranty deed free and clear of any liens and encumbrances and, in the event that the Owner fails to voluntarily transfer such Lot, the Developer shall be entitled, in addition to any other remedy, to obtain a court order effecting the transfer of the Lot to the Developer and the Owner of such Lot shall be liable to the Developer for all costs, expenses, and attorney fees incurred in connection with such efforts.

15. Fences and Hedges. All fence designs and locations shall be in keeping with the architectural character of the structure and no fence shall be erected until after the material, style and placement of such fence has been approved in writing by the Architectural Committee. No fence shall be erected or installed until after the Owner of the Lot upon which the fence will be installed obtains a letter from the Architectural Committee approving such fence and the Owner provides a copy of such letter to Tipp City. The type and height of fencing which is approved by the Architectural Committee will depend upon the location in which the fence will be erected.

(a) Fences Adjacent to Common Areas or Ponds. Fences which are adjacent to Common Areas or ponds shall be open type fencing not exceeding four feet above ground level.

(b) Fences on Lots Which are Not Adjacent to Common Areas or Ponds. Fences on Lots which are not adjacent to Common Areas or ponds may be open type fencing or privacy fencing but shall not exceed six feet above ground level.

(c) Pool Enclosures. Fences which are erected for the enclosure of a swimming pool may be open type fencing or privacy fencing but shall not exceed six feet in height. Where the Lot upon which the pool is installed is adjacent to a Common Area or pond, the fence shall be erected not less than fifteen feet from the property line which is adjacent to a Common Area and not less than fifteen feet from the high water line (as determined by the Architectural Committee) of any pond. Notwithstanding any other provision of the protective covenants and restrictions contained in this Declaration, Tipp City requirements and regulations on the fencing of swimming pools shall prevail.

(d) Hedges. No hedges shall be permitted which exceed six feet in height. No single span of hedges shall exceed 25 feet in length; however, multiple rows of hedges may be used provided that each span is offset by at least ten feet from an adjacent span of hedges.

(e) Proximity to Street. No fence or hedge shall extend closer to the street than the rear wall of the residential structure; except that, fencing and hedges on corner Lots may extend to one (but not more than one) of the front corners of the residential structure.

(f) General. Notwithstanding any provision herein to the contrary, no chain link fencing shall be permitted. No restrictions shall be placed on the planting of trees for privacy purposes.

16. Drainage. Drainage of surface water, storm water and/or foundation drains shall not be connected to sanitary sewers.

17. Storm Water Drainage Restriction. Storm water drainage restrictions shall run with the land and bind the Owners, successors and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

18. Sump Pump Effluent. No pump or piping device shall discharge sump pump effluent into a public right-of-way or into sanitary sewers. Sump pump effluent shall be discharged into such curb drains as may be constructed for lots in the Subdivision.

19. Animals. No animals, livestock, poultry, or water fowl of any kind or description, whether domesticated or wild, shall be raised, kept, fed, or bred on any Lot in the Subdivision. Dogs (up to but not exceeding two (2) per Lot), cats, or other usual household pets may be kept on any Lot, provided that no such household pet may be kept on any Lot for commercial purposes.



DATE:
02-11-2016
DRAWN BY:
seb
JOB NUMBER:
MiaTci1504FinCov1
SHEET NUMBER
3 OF 4

ROSEWOOD CREEK SUBDIVISION PHASE 5

Being a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B,
and the whole of Inlot 4205, Rec. P.B. 25, Pgs.
70-70A, in Sec. 8, Town 4 North, Range 6 East,
City of Tipp City, Miami County, Ohio

COVENANTS AND RESTRICTIONS

20. Outbuildings and Structures.

(a) Outbuildings and detached structures shall not be permitted, except that one detached garage for up to three motor vehicles shall be permitted provided that any such detached garage shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(b) Storage structures shall be allowed provided the following requirements are met:

- (1) The storage structure shall not contain more than eighty (80) square feet of floor area.
- (2) At least one wall of the storage structure shall be fully attached to the rear of the residential building.
- (3) The storage structure shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(c) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

21. Sidewalks. Sidewalks required to be installed by the City of Tipp City shall be installed by the Owner at Owner's expense. Developer reserves the right to establish plans and specifications for any such sidewalks, and the Owner shall comply with any such plans and specifications. For corner Lots, truncated dome handicapped ramps shall be installed as a part of the sidewalk by the Owner in accordance with ODOT and Tipp City specifications. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity.

22. Vehicles.

(a) No boat, camper, van, recreational vehicle, trailer of any kind (including but not limited to boat trailers, house trailers, and/or equipment trailers), tent, inoperable motor vehicle, or equipment or vehicle of a similar nature to any of the foregoing shall be parked or stored on any road, street, driveway, yard, or Lot in the Subdivision for any period of time except wholly within an enclosed garage. No truck of any size greater than a pickup truck shall be parked on any part of the Subdivision at any time except such limited period as may be necessary to service any part of the Subdivision. No Owner shall repair any motor vehicle, boat, trailer, or other vehicle on any portion of any Lot, or on any street in the Subdivision, except in an enclosed garage, unless and except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

(b) The provisions of this Section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

23. Parking.

(a) On-street parking on any street in the Subdivision shall be restricted to occasional parking for special occasions only, not to exceed twenty-four (24) hours.

(b) All Lots in the Subdivision shall be subject to such parking restrictions as are set forth in any plat of the Subdivision filed for record in the Office of the Recorder of Miami County, Ohio.

(c) The provisions of this section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

24. Size of Residence. Each residential structure erected on any building site shall be constructed with not less than the following minimum square feet:

- (a) 2,000 square feet for each structure constructed on a lot identified on the plat as an "Estate Lot";
- (b) 1,500 square feet for each structure constructed on a lot identified on the plat as an "Executive Lot";
- (c) 1,400 square feet for each structure constructed on a lot identified on the plat as a "Garden Lot";

This square footage shall exclude garage space and basement, decking, patios and unenclosed porches. The first floor of all structures shall have a ceiling height of not less than eight (8) feet in all enclosed, heated, habitable space.

25. Construction Materials. The exterior walls of each residential structure erected on any building site shall be covered with brick, stone, wood or other approved products (excluding vinyl) in accordance with the following minimum percentages:

Type of Lot	Front of House	Sides of House	Street Side of House on corner Lot	Rear of House
Estate Lot	100%	100%	100%	100%
Executive Lot	75%	30%	75%	0%*
Garden Lot	75%	30%	75%	0%*

The exterior walls of all residential structures which are not covered with the foregoing materials shall be covered with a high quality vinyl siding or such other materials as are approved by the Architectural Committee.

The Architectural Committee shall review the proposed house design to assure that the minimum percentage of permissible construction materials is used as required herein. Written approval from the Architectural Committee shall be provided to the City of Tipp City, prior to the City reviewing the construction plans. Any prospective builder, lot owner, or agent, who submits plans to the City without the required written approval of the Architectural Committee will not have their plans reviewed, until said approval letter is received by the City.

26. Driveway Entrance Restrictions. No driveway entrances shall be constructed from any corner Lot onto Rosewood Creek Drive or Rosenthal Drive except as otherwise provided for in the final plat for the Lots which are adjacent to such streets.

27. Deleted.

28. Garage. All single family residences shall have a minimum two (2) car attached garage. All Zero Lot Line units shall have a minimum one car attached garage for each residential unit.

29. Solar Panels. The use of solar panels shall not be permitted.

30. Antennas and Satellite Dishes. No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Subdivision.

31. Vents. Vents protruding through the roof should be placed on rear roof surfaces when possible and be painted a color to blend with roof coloring.

32. Swimming Pools. Swimming pools shall match architectural character of the structure and be approved by the Association. No above ground pools shall be permitted except for portable children's wading pools.

33. Mailboxes. The Association may designate a mailbox design which must be used by each Lot Owner. The mailbox erected by the Lot Owner shall meet U.S. Postal Service specifications and applicable Tipp City ordinances.

34. Driveways. All driveways shall be concrete or other non-asphaltic hard surface pavement and should extend from the garage door to the rear of the sidewalk and shall be approved by the Association. The driveway approach shall be concrete pavement from the curb to the sidewalk and shall be constructed in accordance with Tipp City specifications.

35. Clothes Lines. The use of exterior clothes lines shall not be permitted.

36. Basketball Goals. No basketball goals shall be permitted to be attached to any residential structure; however, free standing basketball goals may be permitted provided that Association approval is obtained with respect to the placement and type of basketball goal and supporting structures.

37. Nuisances. No noxious or offensive activity which would constitute a nuisance shall be carried on any Lot.

38. Repairs. Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

39. Wells Prohibited. No wells (including but not limited to landscaping wells) or individual water supply system shall be permitted to be drilled or installed on any Lot. Public water and sewer shall be used on every Lot.

40. Motorized Boats. Motorized boats shall not be permitted on the ponds located within the Subdivision.

41. Alteration of Pond Bank Prohibited. No Lot Owner shall alter the bank of any pond or stream located within the Subdivision without prior written consent of the City of Tipp City and the Board of Trustees of the Association.

42. Tipp City Maintenance. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration. Storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

43. Erosion Control. Each Owner shall, at his sole cost and expense, follow and maintain control of erosion and sedimentation as required by the Tipp City Subdivision Regulations and the OEPA in addition to the specific notes on the final plat for the Owner's Lot, including the installation of sod within public right-of-ways.

44. Foundations. Foundations for slab construction shall be 8 inches above the house pad elevation, and basement/crawl construction shall be 18 to 36 inches above the house pad elevation. Houses constructed within this Subdivision shall conform to the house pad elevations as noted on the "Grading Plan" contained within the construction drawings for the Subdivision and which are available for review at the offices of the City of Tipp City, Ohio.

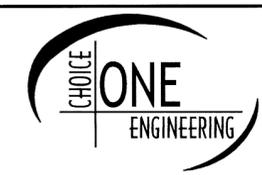
STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.

2. The owners of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 62, 63, & 64 and the Rosewood Creek Owner's Association, owners of lots 65, 66, 67, & 69 which contain storm water retention ponds. The Rosewood Creek Owner's Association shall be responsible for maintaining these retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.

3. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.

4. These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

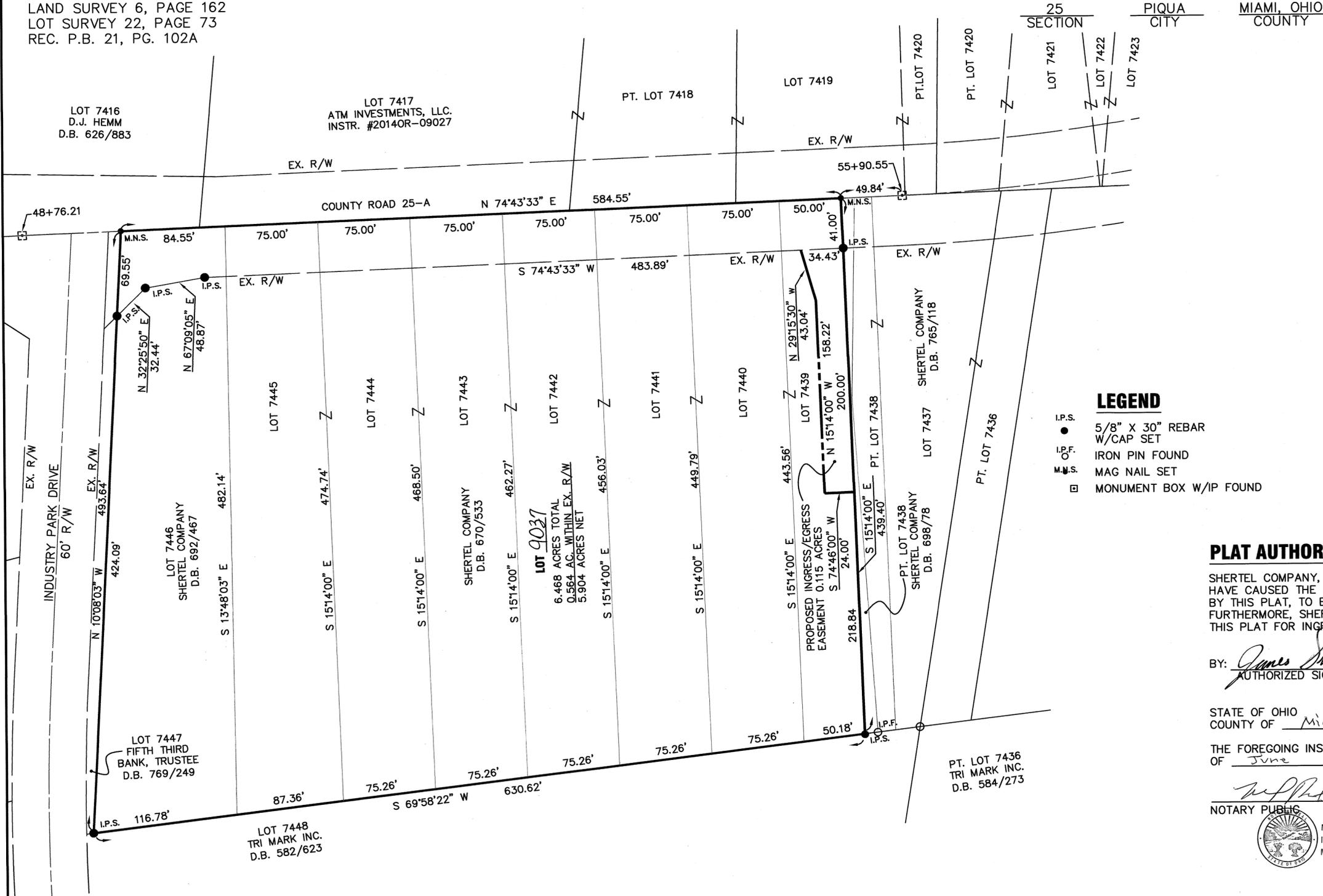
DATE:
02-11-2016
DRAWN BY:
seb
JOB NUMBER:
MiaTci1504FinCov2
SHEET NUMBER
4 OF 4

SURVEY REFERENCES
 LAND SURVEY 14, PAGE 95
 LAND SURVEY 6, PAGE 162
 LOT SURVEY 22, PAGE 73
 REC. P.B. 21, PG. 102A

SHERRY REPLAT

VOLUME 26 PAGE 7
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00036
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/19/2016 9:59:35 AM
 REFERENCES
 PAGES: 1



FEE \$43.20

Jessica Lopez *Toni Mascara*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED *July 19, 2016*
Matthew W. Beardsley *Linda Pirawman*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ☐ MONUMENT BOX W/IP FOUND

CITY OF PIQA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 29 DAY OF JUNE, 2016.

Christopher W. Schmiesing
 CHRISTOPHER W. SCHMIESING
 CITY OF PIQA PLANNER

PLAT AUTHORIZATION AND DEDICATION

SHERTEL COMPANY, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS SHERRY REPLAT. FURTHERMORE, SHERTEL COMPANY, DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT FOR INGRESS AND EGRESS TO BENEFIT PART LOT 7438.

BY: *James Sherry* AUTHORIZED SIGNATURE ITS: Owner TITLE

STATE OF OHIO
 COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF June, 2016, BY SHERTEL COMPANY.

Michael J. Reynolds II
 NOTARY PUBLIC
 MICHAEL J. REYNOLDS II, Notary Public
 In and for the State of Ohio
 My Commission Expires July 18, 2018

CITY OF PIQA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQA, OHIO, HELD THIS 14 DAY OF June, 2016, THIS PLAT WAS REVIEWED AND APPROVED.

Don Clark PRESIDENT *Chris* SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQA

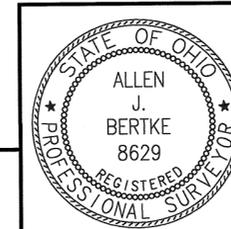
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQA, OHIO, HELD THIS 21 DAY OF June, 2016, THIS PLAT WAS APPROVED BY ORDINANCE NO. R-84-16

Kyle Hand MAYOR *Rebecca J. Loof* CLERK

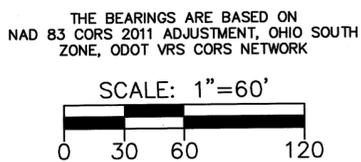
BEING A REPLAT OF INLOTS 7439, 7440, 7441, 7442, 7443, 7444, 7445, AND 7446 AND BEING OWNED BY SHERTEL COMPANY AS DESCRIBED IN DEED BOOK 692, PAGE 467, DEED BOOK 670, PAGE 533.

Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629

6-23-16
 DATE



DATE: 05-20-2016
 DRAWN BY: RMF
 JOB NUMBER: MIAPIQ1604Plat
 SHEET NUMBER: 1 OF 1



CARRIAGE TRAILS

VOLUME 26 PAGE 8
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

SECTION 7 PHASE III PART INLOT 352

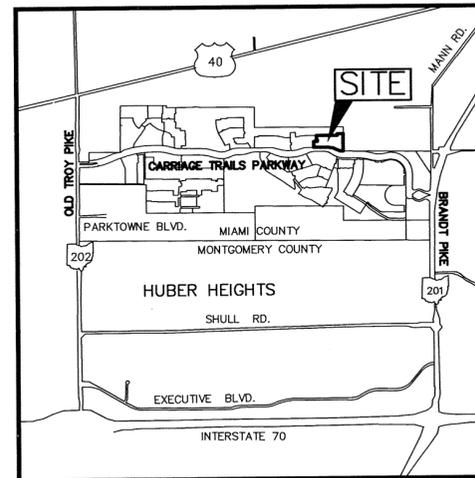
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
JULY 2016

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/19/2016 10:55:38 AM
REFERENCES
PAGES: 2

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.



LOCATION MAP
NO SCALE

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

Cassandra Riehle
[Signature]

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER
[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 19, 2016.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Traversa
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 11th DAY OF July, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase III are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

Lot 1101 is a non-buildable, Green Space lot that will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 24, PG. 37
P.B. 22, PG. 89 P.B. 24, PG. 93
P.B. 23, PG. 28 P.B. 25, PG. 7
P.B. 23, PG. 70 P.B. 25, PG. 8
P.B. 23, PG. 87 P.B. 25, PG. 10
P.B. 24, PG. 20

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:
VOL 55, PG.159

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: David P. Duncan
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 11th DAY OF July, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

[Signature]
NOTARY PUBLIC



ROBERT A. HAMILTON III
Notary Public, State of Ohio
My Comm. Expires 6/29/2020
Recorded in Franklin County

6/29/2020
MY COMMISSION EXPIRES:

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON 7/12 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

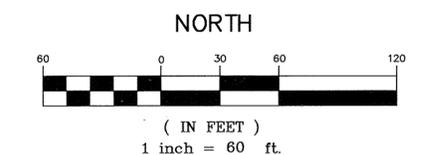


IBI GROUP
BY: [Signature] 7-08-16
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017



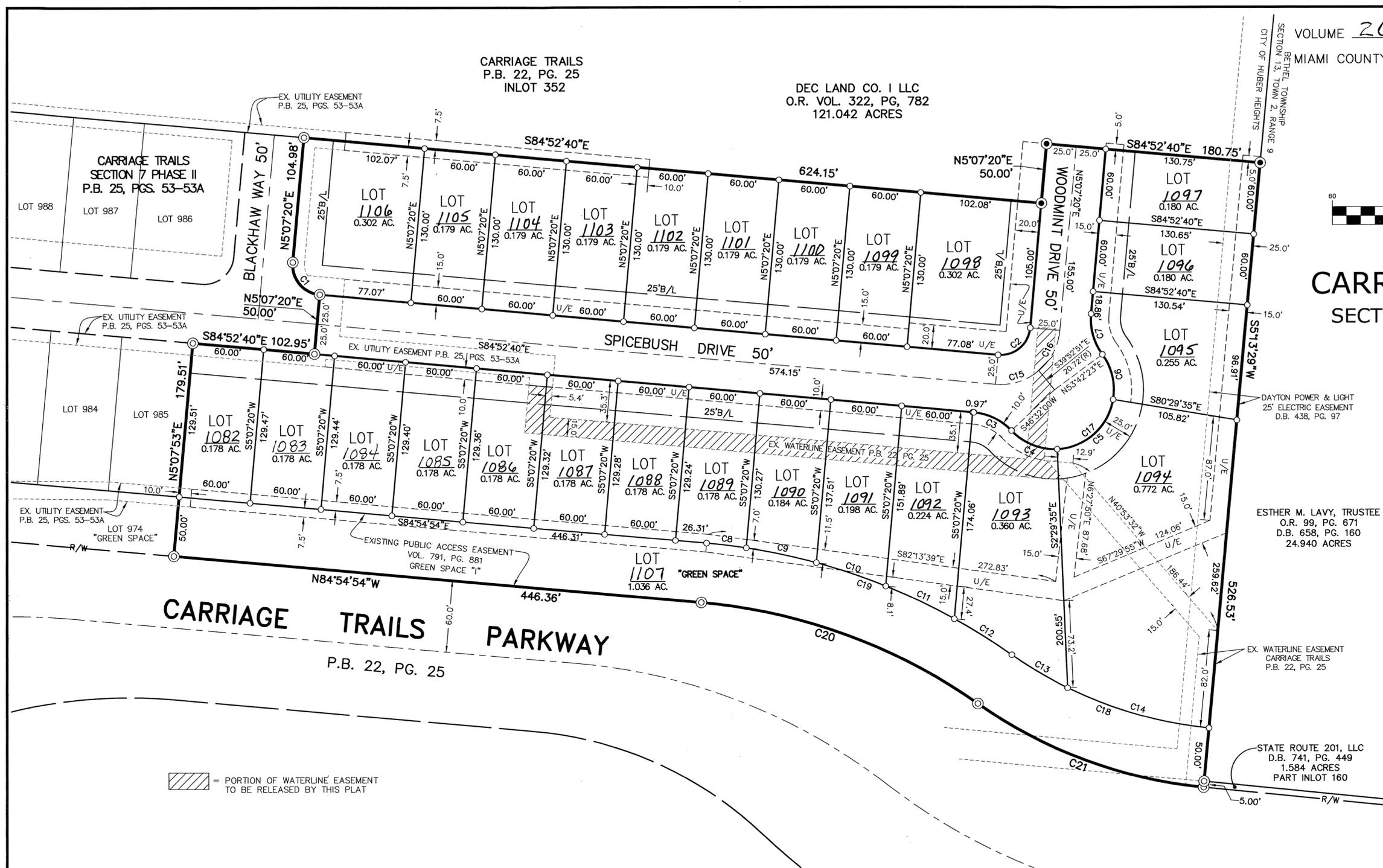
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



**CARRIAGE TRAILS
 SECTION 7 PHASE III**

CARRIAGE TRAILS
 P.B. 22, PG. 25
 INLOT 352

DEC LAND CO. I LLC
 O.R. VOL. 322, PG. 782
 121.042 ACRES



= PORTION OF WATERLINE EASEMENT TO BE RELEASED BY THIS PLAT

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG W/PLASTIC CAP "IBIGROUP/S-6872/S-7740"
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

EAST PART INLOT 352 (P48-000943)
 71.038 ACRES
 -7.695 ACRES (SECTION 7, PH. III)
 63.343 ACRES REMAINING

**CARRIAGE TRAILS
 SECTION 7 PHASE III**
 1.025 ACRES RIGHT-OF-WAY
 +6.670 ACRES LOTS
 7.695 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.27'	25.00'	90°00'00"	S39°52'40"E	35.36'
C2	39.27'	25.00'	90°00'00"	N50°07'20"E	35.36'
C3	36.14'	50.00'	41°24'35"	N64°10'17"W	35.36'
C4	42.78'	50.00'	49°01'35"	S67°58'47"E	41.49'
C5	68.07'	50.00'	78°00'00"	N48°30'25"E	62.93'
C6	39.97'	50.00'	45°48'02"	N13°23'36"W	38.91'
C7	36.13'	50.00'	41°24'03"	S15°35'35"E	35.35'
C8	33.73'	530.00'	3°38'45"	N83°05'33"W	33.72'
C9	60.47'	530.00'	6°32'13"	N78°00'04"W	60.43'
C10	61.74'	530.00'	6°40'26"	N71°23'44"W	61.70'
C11	64.00'	530.00'	6°55'09"	N64°35'57"W	63.96'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C12	57.24'	530.00'	6°11'17"	N58°02'44"W	57.21'
C13	54.62'	350.00'	8°56'27"	S59°25'19"E	54.56'
C14	124.54'	350.00'	20°23'13"	S74°05'09"E	123.88'
C15	39.27'	50.00'	45°00'11"	N72°37'15"E	38.27'
C16	39.27'	50.00'	44°59'49"	N27°37'15"E	38.27'
C17	150.82'	50.00'	172°49'37"	N50°07'12"E	99.80'
C18	179.15'	350.00'	29°19'40"	S69°36'55"E	177.20'
C19	277.17'	530.00'	29°57'50"	N69°56'00"W	274.02'
C20	251.02'	480.00'	29°57'49"	N69°56'00"W	248.17'
C21	205.18'	400.00'	29°23'23"	S69°38'47"E	202.94'

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: RICK M. HEINL

Rick M. Heindel
RICK M. HEINL

OWNER: M. LYN HEINL

M. Lynn Heindel
M. LYN HEINL

AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Rick Heindel & Lynn Heindel, ON BEHALF OF RICK M. HEINL AND M. LYN HEINL, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 16th DAY OF June, 2016.

NOTARY PUBLIC Diane E. Meyer

MY COMMISSION EXPIRES: Oct 7, 2017

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 16th DAY OF June, 2016.

John H. Eamally
CITY ENGINEER

Matthew S. [Signature]
CITY PLANNER

REAPACORP REPLAT

TIPP CITY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00038
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/27/2016 8:59:00 AM

REFERENCES
PAGES: 1

FEE \$43.20

Jessica A. Lopez *Robt. Schumaker*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 27, 2016

Matthew W. Gearhardt *Joyce Grellist*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

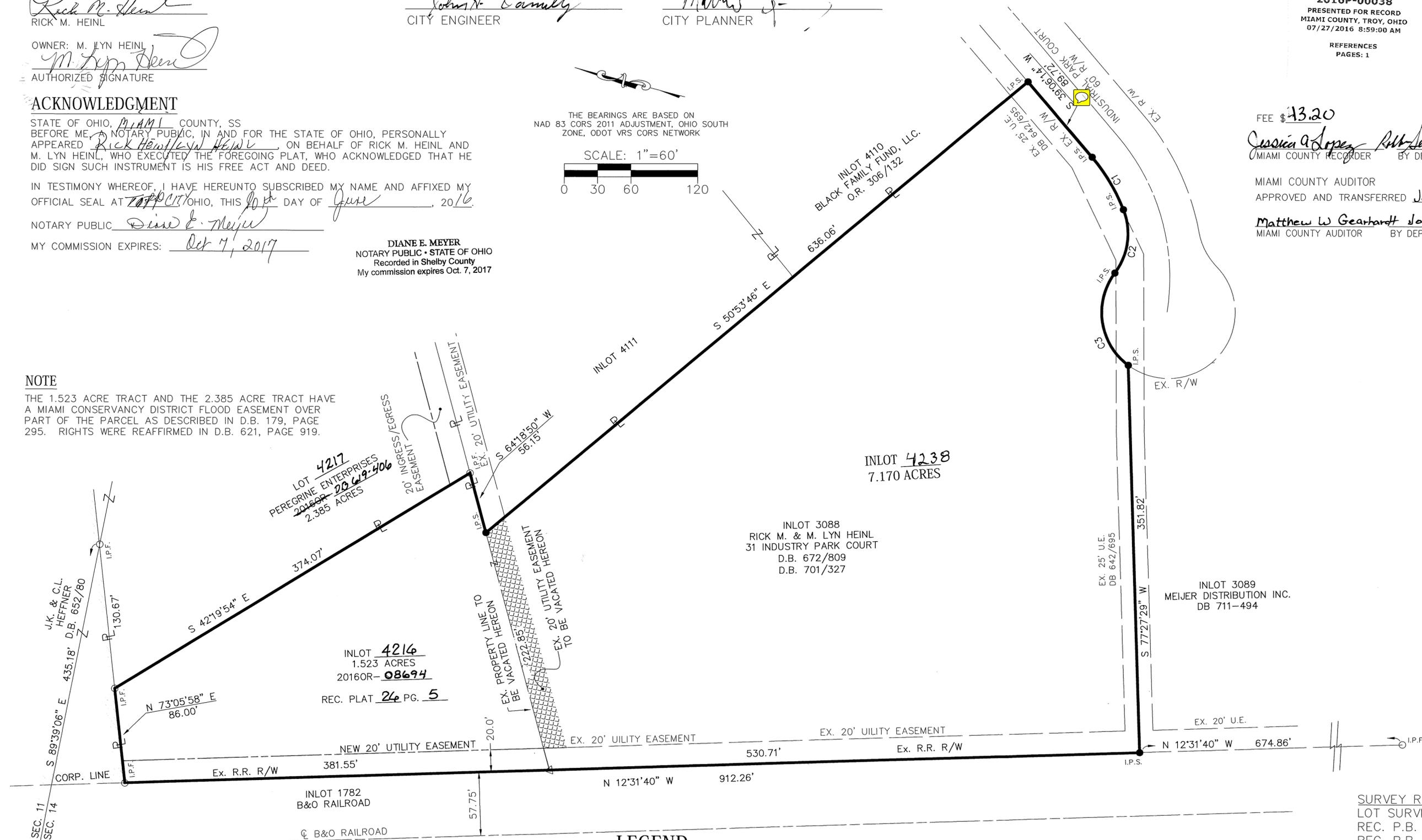
THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'



NOTE

THE 1.523 ACRE TRACT AND THE 2.385 ACRE TRACT HAVE A MIAMI CONSERVANCY DISTRICT FLOOD EASEMENT OVER PART OF THE PARCEL AS DESCRIBED IN D.B. 179, PAGE 295. RIGHTS WERE REAFFIRMED IN D.B. 621, PAGE 919.



CURVE DATA

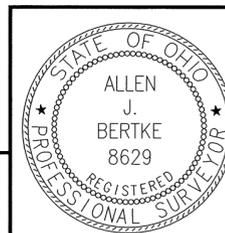
CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	170.00'	18°39'51"	55.38'	55.13'	S 48°26'10" W
C2	60.00'	57°59'45"	60.73'	58.17'	S 86°45'58" W
C3	60.00'	89°37'43"	93.86'	84.58'	S 70°56'59" W

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- △ POST FOUND
- ☆ STONE FOUND
- ▨ EASEMENT TO BE VACATED

BEING A REPLAT OF INLOT 3088 AND THE NEW 1.523-ACRE TRACT, OWNED BY RICK M. AND M. LYN HEINL BY DEED BOOK 672, PAGE 809, DEED BOOK 701, PAGE 327, AND 2016OR-08694.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629 6-9-16 DATE



DATE: 05/25/2016
DRAWN BY: RMF
JOB NUMBER: MIATCI1608Plot
SHEET NUMBER: 1 OF 1

SURVEY REFERENCE
LOT SURVEY 15, PG. 161
REC. P.B. 15, PG. 82
REC. P.B. 17, PG. 12
REC. P.B. 12, PG. 26

RINDLER REPLAT

TROY N.E. 1356
CORPORATION SECTION INLOT

VOLUME 26 PAGE 10-A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

SHEET 1 OF 2

BEING A REPLAT OF INLOT 1356 IN TROY, MIAMI COUNTY, OHIO, AS ACQUIRED BY MICHAEL G. RINDLER & NATALIE RINDLER IN VOLUME 631, PAGE 254 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

CITY OF TROY APPROVAL

THIS REPLAT/ LOT SPLIT WAS REVIEWED AND APPROVED THIS 1st DAY OF JULY 2016.

[Signature]
CITY ENGINEER

CONSENT TO REPLAT - LIENHOLDER

I/WE, THE UNDERSIGNED, DO HEREBY ACCEPT THIS REPLAT, STATING THAT I/WE ARE DULY AUTHORIZED TO SIGN ON BEHALF OF THE LIENHOLDER "US BANK" AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

x [Signature]
SIGNATURE
NAME PRINTED: Rebecca J. Mueller
TITLE: First Vice President

x [Signature]
SIGNATURE
NAME PRINTED: Amber Kaye Montgomery
TITLE: Assistant Vice President

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE OFFICER(S) WHO HAVE EXECUTED THE FOREGOING REPLAT AND WHO HAVE ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Owensboro, Kentucky, OHIO, THIS 19th DAY OF July, 2016.

NOTARY PUBLIC: Laura M. Harris #489460
x [Signature]
MY COMMISSION EXPIRES: April 16, 2017



CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING THE OWNERS OF INLOT 1356 BEING REPLATTED HEREIN DO HEREBY CONSENT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS
Michael G. Rindler Natalie Rindler
MICHAEL G. RINDLER NATALIE RINDLER

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE OWNERS WHO HAVE EXECUTED THE FOREGOING REPLAT AND WHO HAVE ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 22nd DAY OF JULY, 2016.

NOTARY PUBLIC
Robert M. Hamblin
MY COMMISSION EXPIRES: _____



ROBERT M. HAMBLIN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 247.03 of R.C.

TRANSFERRED THIS 28 DAY OF July, 2016

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

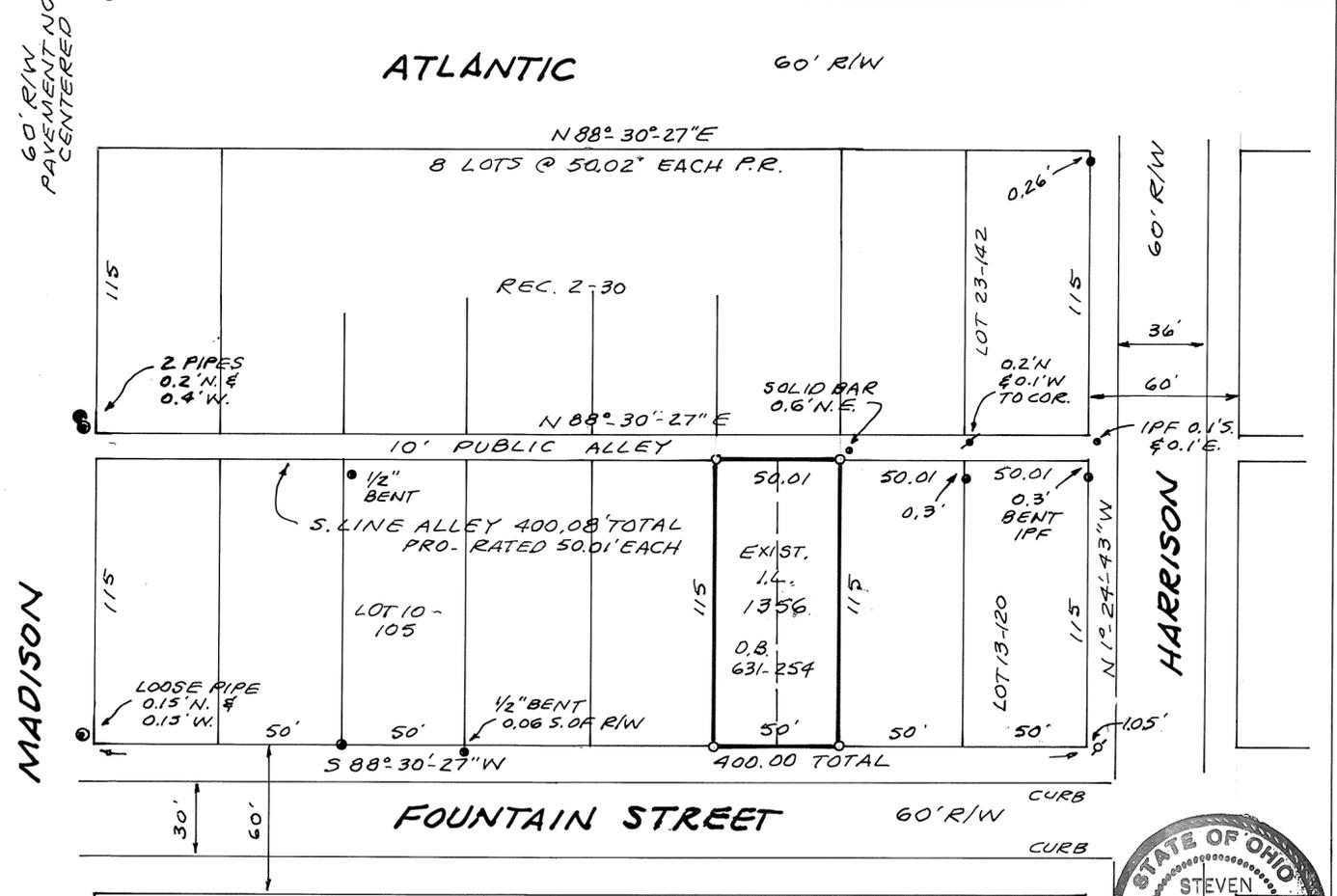
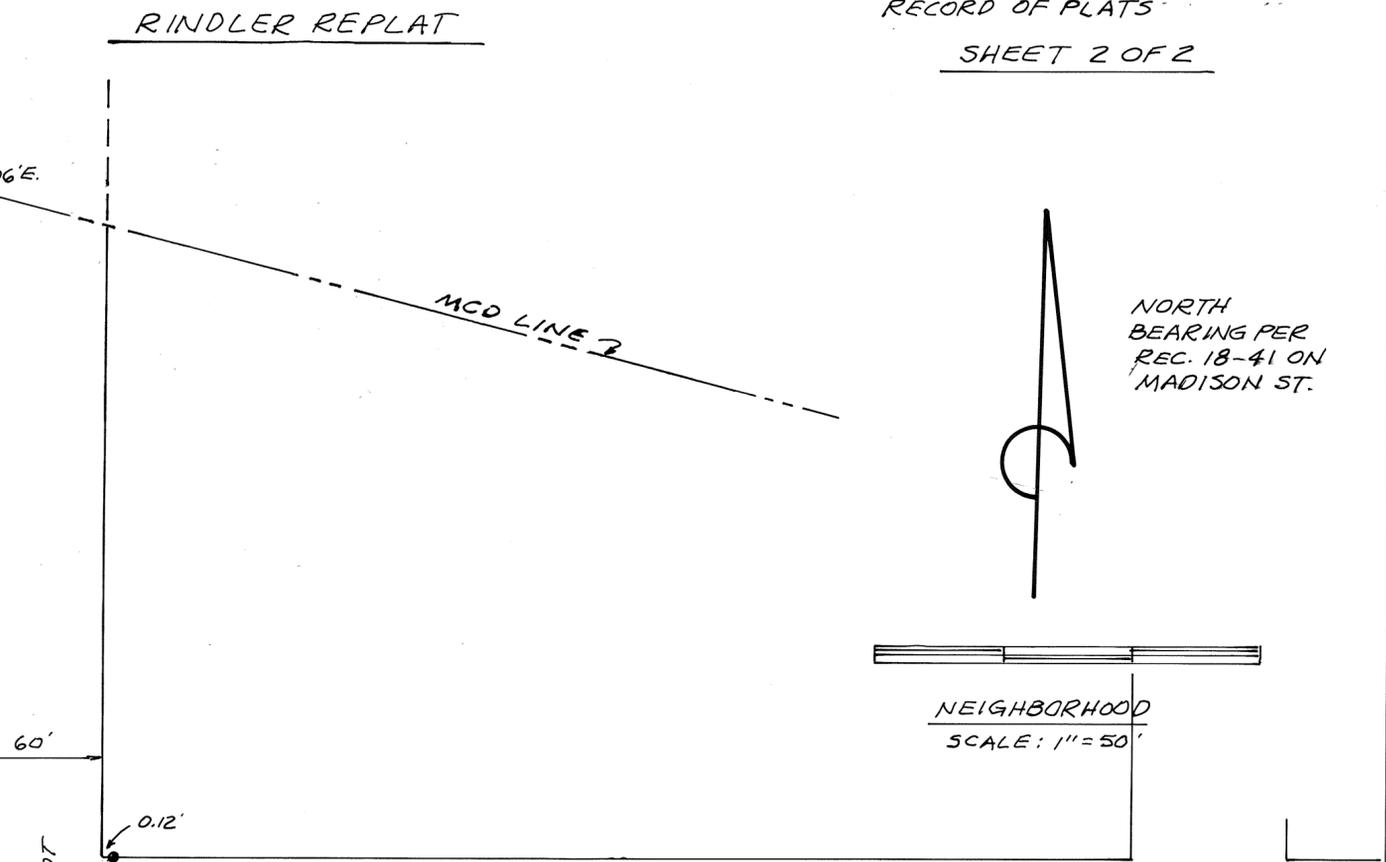
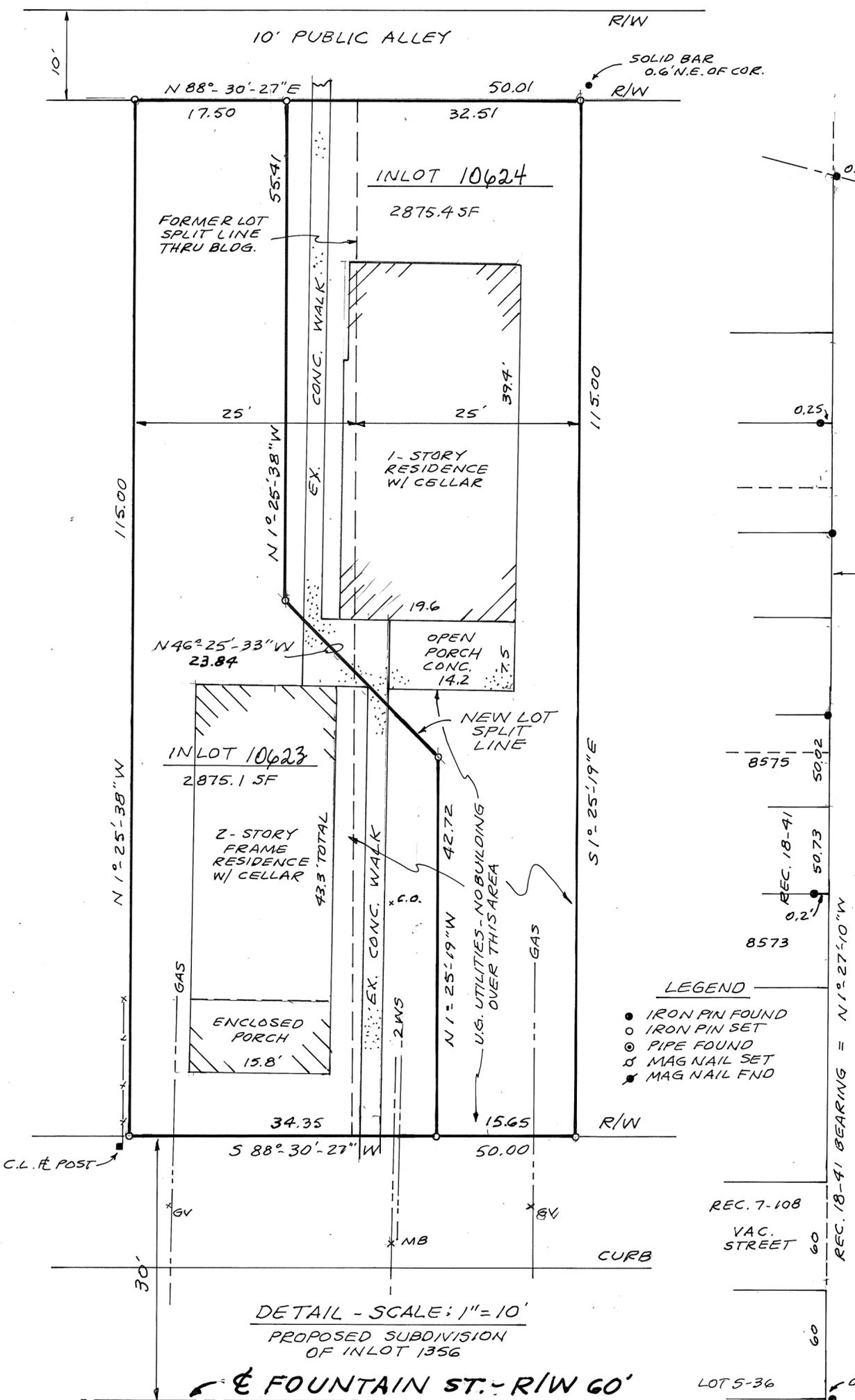
BY: [Signature]
DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/28/2016 9:50:06 AM
REFERENCES
PAGES: 2

86.40
FEE

[Signature]
MIAMI COUNTY RECORDER

[Signature]
BY DEPUTY



FOUNTAIN STREET (60' R/W)

SURVEY & REPLAT OF IL 1356 IN TROY, OH 10

Steven D. Leffel 6-1-16

STEVEN D. LEFFEL, PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DR. - TROY, OH - 45373
937-339-9573

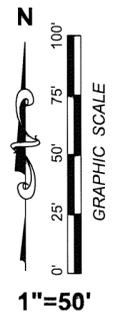
STATE OF OHIO
STEVEN DEAN LEFFEL
6660
REGISTERED PROFESSIONAL SURVEYOR

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00040
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/28/2016 2:42:13 PM
 REFERENCES
 PAGES: 1

RECORD PLAN HALIFAX ESTATES SECTION ONE - A

LOCATED IN:
 SECTION 12 & 18, TOWN 1, RANGE 10 M.R.S.
 PART OF INLOT 9891
 CITY OF TROY, MIAMI COUNTY, OHIO
 CONTAINING 0.928 ACRES
 DATE: JUNE 19, 2015

CURVE #	RADIUS	DELTA	ARC	LONG CHORD
C1	510.00'	6°13'23"	55.39'	S 26°44'58"E 55.37'
C2	510.00'	18°44'45"	166.86'	S 39° 14'02"E 166.12'



DEDICATIONS
 WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:

 FRANK D. HARLOW, Jr.,
 MANAGING MEMBER
 HALIFAX LAND COMPANY, LLC. _____ WITNESS

 WITNESS

LIEN HOLDER:

 DANIEL F. HEITMEIER,
 VP OF COMMERCIAL BANKING
 MINSTER BANK _____ WITNESS

 WITNESS

LEGEND
 ○ IRON PIN SET (5/8" x 30")
 ● IRON PIN FOUND (5/8" DIA.)

OCCUPATION
 OCCUPATION AGREES WITH THE SURVEYED PROPERTY LINES SHOWN HEREON.

BASIS OF BEARINGS
 BEARINGS ARE MADE TO AGREE WITH THE PLAT OF HALIFAX ESTATES, SECTION ONE AS RECORDED IN PLAT BOOK 25, PAGE 44 OF THE MIAMI COUNTY PLAT RECORDS.

FEE \$ 43.20

 JESSICA A. LOPEZ
 MIAMI COUNTY RECORDER

 MATTHEW W. GEARHARDT
 DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS 28th DAY OF July, 2016

 JOYCE BRILLHART
 DEPUTY MIAMI COUNTY AUDITOR

S.S. COUNTY OF MIAMI, STATE OF OHIO
 BE IT REMEMBERED THAT ON THIS 16 DAY OF July, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND COMPANY, LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND THE LIEN HOLDER, MINSTER BANK, BY ITS VICE PRESIDENT OF COMMERCIAL BANKING, DANIEL F. HEITMEYER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MARY K LEWIS
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 8/15/2016

S.S. COUNTY OF MIAMI, STATE OF OHIO
 FRANK D. HARLOW Jr., MANAGING MEMBER, HALIFAX LAND COMPANY, LLC., BEING DULY SWORN THIS 16 DAY OF July, 2016 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW Jr., MANAGING MEMBER
 HALIFAX LAND COMPANY, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

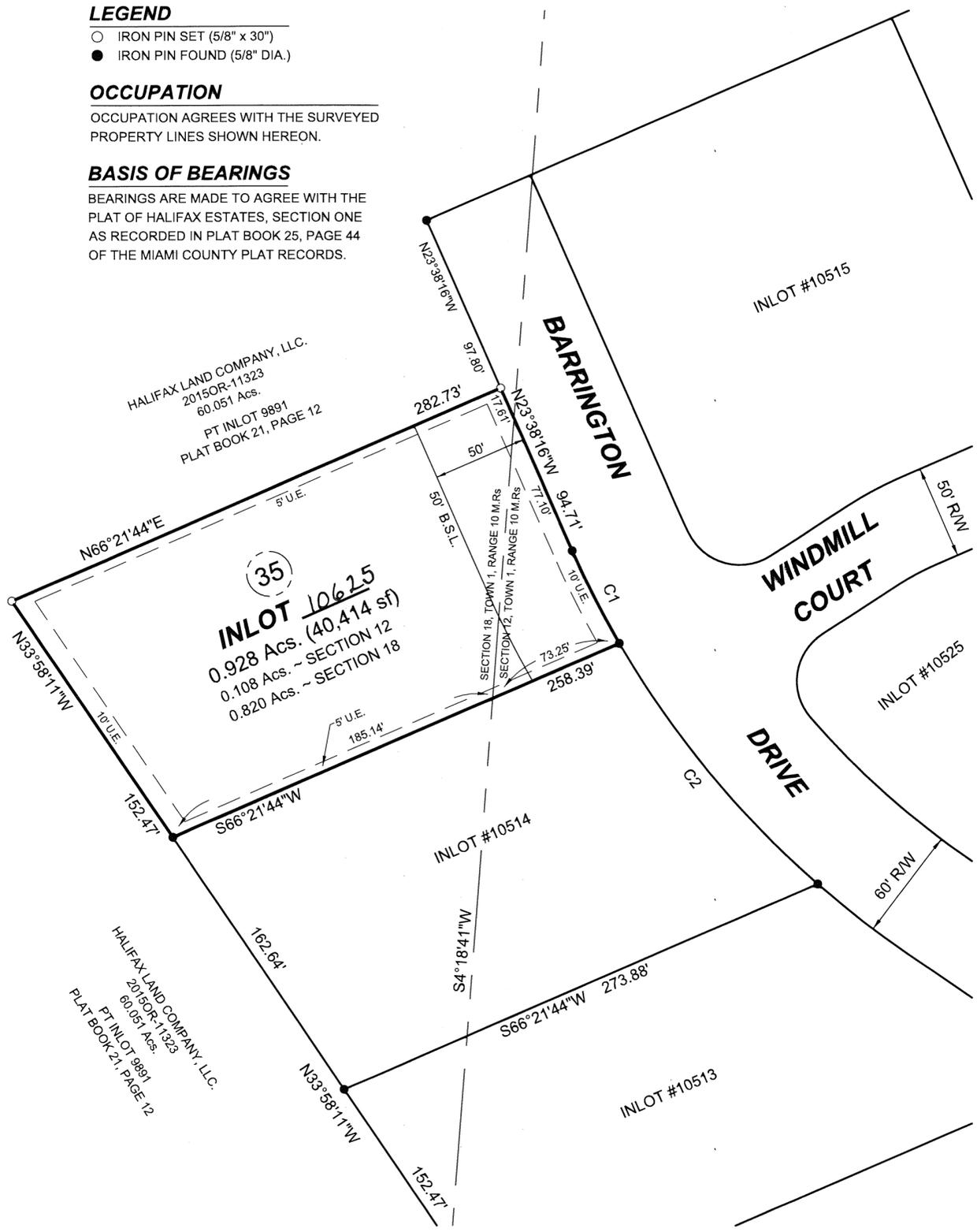
MARY K LEWIS
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 8/15/2016

HOME OWNERS ASSOCIATION RESTRICTIONS
 ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNER'S ASSOCIATION, AS RECORDED BY OFFICIAL RECORD _____ OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
 212 WEST NATIONAL ROAD
 VANDALIA, OHIO 45377
 PHONE: 937-898-5862 FAX: 937-898-5716
 www.winemillerengineering.com

DEVELOPER:
HALIFAX LAND COMPANY, INC.
 701 NORTH MARKET STREET
 TROY OHIO 45373
 PHONE: 937-339-9944



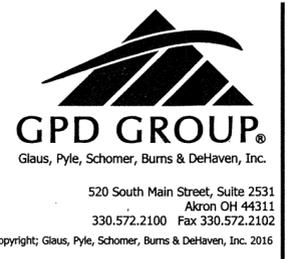
APPROVAL BY THE CITY OF TROY, OHIO
 THIS PLAT APPROVED ON THE 14th DAY OF JULY, 2016.

 WILLIAM RHOADES, PE
 CITY ENGINEER

CERTIFICATION
 THE WITHIN PLAT IS A SUBDIVISION OF 0.928 ACRES ALL OF WHICH LIES WITHIN INLOT 9891 IN THE CITY OF TROY, OHIO, THE SAME ALSO BEING PART OF THE TRACT OF LAND CONVEYED TO HALIFAX LAND COMPANY, LLC., BY OFFICIAL RECORD 2015OR, PAGE 11323 AS RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.
 THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN UPON COMPLETION OF CONSTRUCTION. CURVED DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

 DAVID R. WINEMILLER
 OHIO REGISTERED SURVEYOR No. 7197



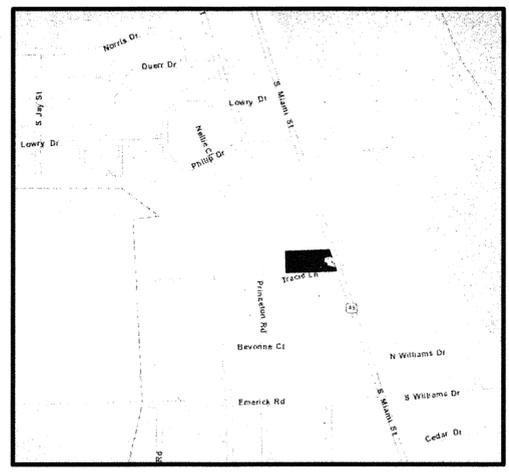
REPLAT
 ALL OF OUTLOT 136 AND INLOT 530
 SECTION 28, T 6 N, R 5 E
 VILLAGE OF WEST MILTON
 COUNTY OF MIAMI
 STATE OF OHIO

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00041
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/04/2016 10:23:11 AM
 REFERENCES
 PAGES: 2

OWNER'S ACCEPTANCE:

I (we) the undersigned owner(s) and holder(s) of liens and other interests in and to the lands embraced within this replat in the Village of West Milton, Miami County, Ohio, do hereby declare this plat to be our free act and deed.

Robert U. Menker Robert U. Menker
 Robert U. Menker Print
Charlotte P. Menker Charlotte P. Menker
 Charlotte P. Menker Print
Sara Neuhardt Sara Neuhardt
 Witness Print



Fee: 86.40

Jessica A Lopez
 Miami County Recorder
Anna Pedemonte
 Deputy Recorder

MIAMI COUNTY AUDITOR
 Approved and Transferred this 4 day of Aug., 2016.

Matthew W. Gearhardt
 Miami County Auditor
Linda J. Jirassaman
 Deputy Auditor

WEST MILTON PLANNING COMMISSION
 This Replat of part of Inlot 530 and Outlot 136 is hereby approved and accepted by the planning commission of the Village of West Milton, Miami County, Ohio this 3RD day of August 2016.

Tony Hughes
 President
Shawn [Signature]
 Secretary

State of Ohio Miami
 County of Miami

Before me, a notary public in and for said county, personally appeared the afore named Robert U. Menker, who acknowledged that he/she did sign the foregoing instrument and the same is his/her free act and deed.

In testimony of whereof, I have hereunto set in my hand, and official seal West Milton Ohio, this 26 day of July, 2016.

Debra L. Cheadle-Vencill
 Notary Public
 My Commission Expires Nov. 5, 2020

DEBRA L. CHEADLE-VENCILL
 Notary Public, State of Ohio
 My Comm. Expires Nov. 5, 2020

LOCATION MAP

State of Ohio Miami
 County of Miami

Before me, a notary public in and for said county, personally appeared the afore named Charlotte P. Menker, who acknowledged that he/she did sign the foregoing instrument and the same is his/her free act and deed.

In testimony of whereof, I have hereunto set in my hand, and official seal West Milton Ohio, this 26 day of July, 2016.

Debra L. Cheadle-Vencill
 Notary Public
 My Commission Expires Nov. 5, 2020

DEBRA L. CHEADLE-VENCILL
 Notary Public, State of Ohio
 My Comm. Expires Nov. 5, 2020

I (we) the undersigned lien holders and other interests in and to the lands embraced within this replat in the Village of West Milton, Miami County, Ohio, do hereby declare this plat to be our free act and deed.

Fifth Third Bank (Western Ohio) Print
Witness PAID OFF Print
State of Ohio
 County of _____
7-22-2016

Before me, a notary public in and for said county, personally appeared the afore named _____, who acknowledged that he/she did sign the foregoing instrument and the same is his/her free act and deed.

In testimony of whereof, I have hereunto set in my hand, and official seal _____, Ohio, this ___ day of _____, 2016.

Notary Public
 My Commission Expires _____



CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE ACCOMPANYING PARCEL OF LAND AND THAT THE MAP OR PLAT IS A CORRECT REPRESENTATION OF THE SAME AND PINS HAVE BEEN FOUND OR SET AT ALL PLACES PRESCRIBED BY THE MIAMI COUNTY SUBDIVISION REGULATIONS.

Steven L. Mullaney 7/13/2016
 STEVEN L. MULLANEY, P.S. NO. 7900 DATE

WEST MILTON, OH

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.
2016066.13

1 of 2

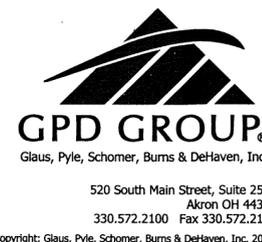
LEGEND:

- EXISTING IRON PIN FOUND AS NOTED
- ✕ DRILL HOLE SET
- 5/8" x 30" REBAR WITH CAP "GPD" SET
- R/W- EXISTING RIGHT OF WAY LINE
- C/L- EXISTING CENTER LINE
- P/L- EXISTING PROPERTY LINE
- P.O.B. POINT OF BEGINNING

REPLAT

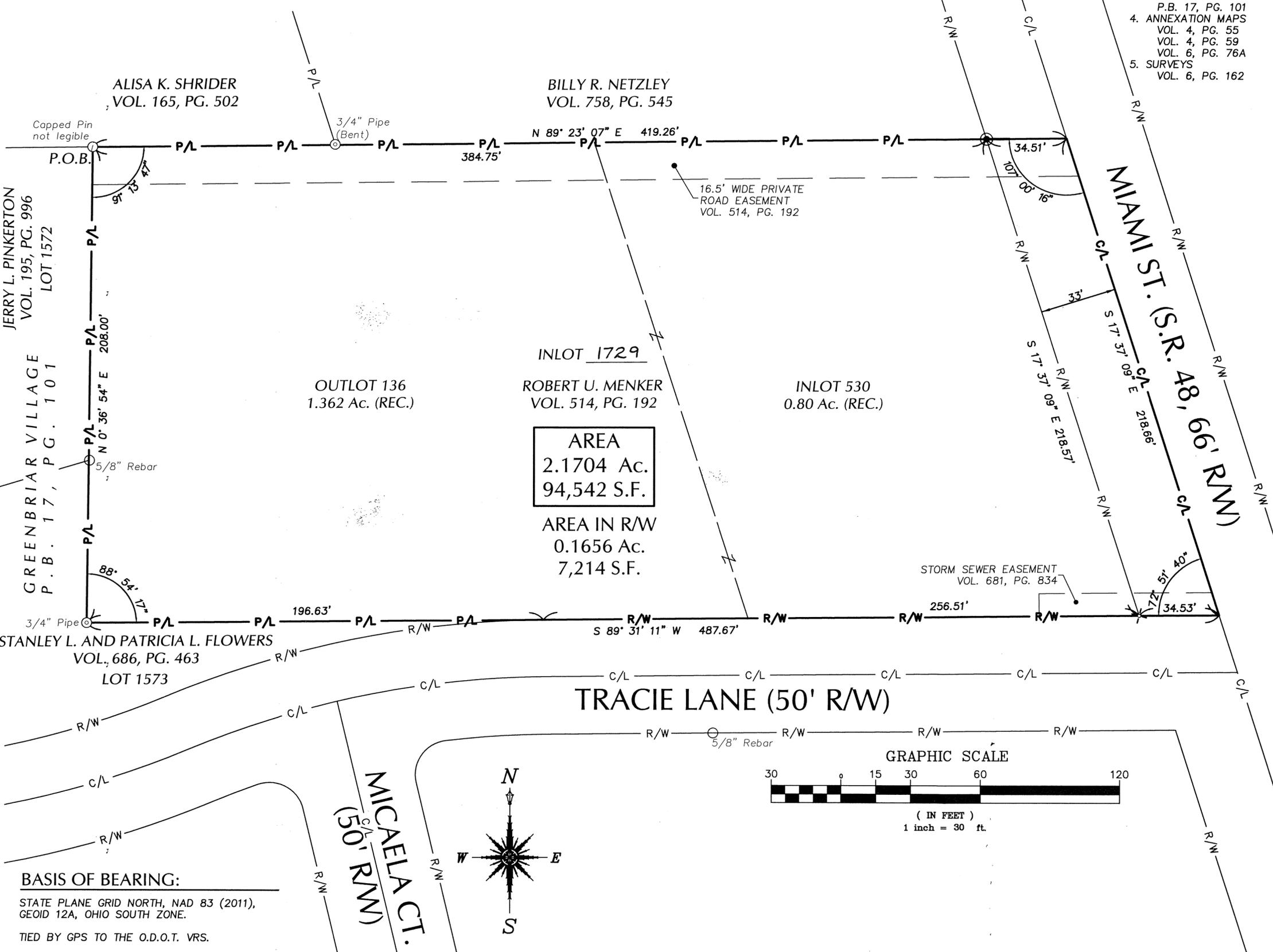
ALL OF OUTLOT 136 AND INLOT 530
SECTION 28, T 6 N, R 5 E
VILLAGE OF WEST MILTON
COUNTY OF MIAMI
STATE OF OHIO

VOLUME 26 PAGE 12A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS



REFERENCES:

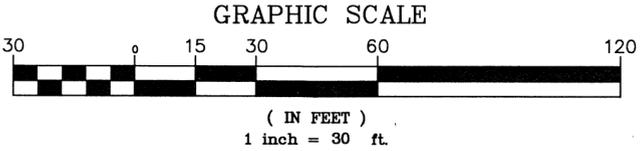
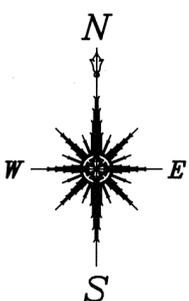
1. COUNTY TAX MAP.
2. DEEDS AS NOTED IN SURVEY
3. PLATS.
P.B. 17, PG. 101
4. ANNEXATION MAPS
VOL. 4, PG. 55
VOL. 4, PG. 59
VOL. 6, PG. 76A
5. SURVEYS
VOL. 6, PG. 162



AREA
2.1704 Ac.
94,542 S.F.

AREA IN R/W
0.1656 Ac.
7,214 S.F.

BASIS OF BEARING:
STATE PLANE GRID NORTH, NAD 83 (2011),
GEOID 12A, OHIO SOUTH ZONE.
TIED BY GPS TO THE O.D.O.T. VRS.



WEST MILTON, OH

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.
2016066.13

2 of 2

Drawing Name: C:\2016\2016066\13 West Milton\survey\Lot Split\2016066\13 Replat.dwg
February 21, 2012 - jhinchcliff

Legend

- Iron pin found
- 5/8" capped iron pin set (COZATT, S6001)

References

P.B. 24, Pg. 96 { Miami County Recorder's Plat Records

**REPLAT OF INLOTS 10492 & 10493
STONEBRIDGE MEADOWS SECTION 2
PLAT BOOK 24, PAGE 96
CITY OF TROY, MIAMI COUNTY, OHIO**

PLAT BOOK 26 PAGE 13
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/08/2016 2:50:40 PM

REFERENCES
PAGES: 1

Approval by the City of Troy Engineer

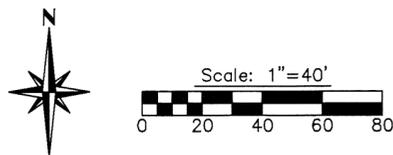
This replat was reviewed and approved by the City of Troy Engineer this 20 day of JULY, 2016.

[Signature]
City of Troy Engineer

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

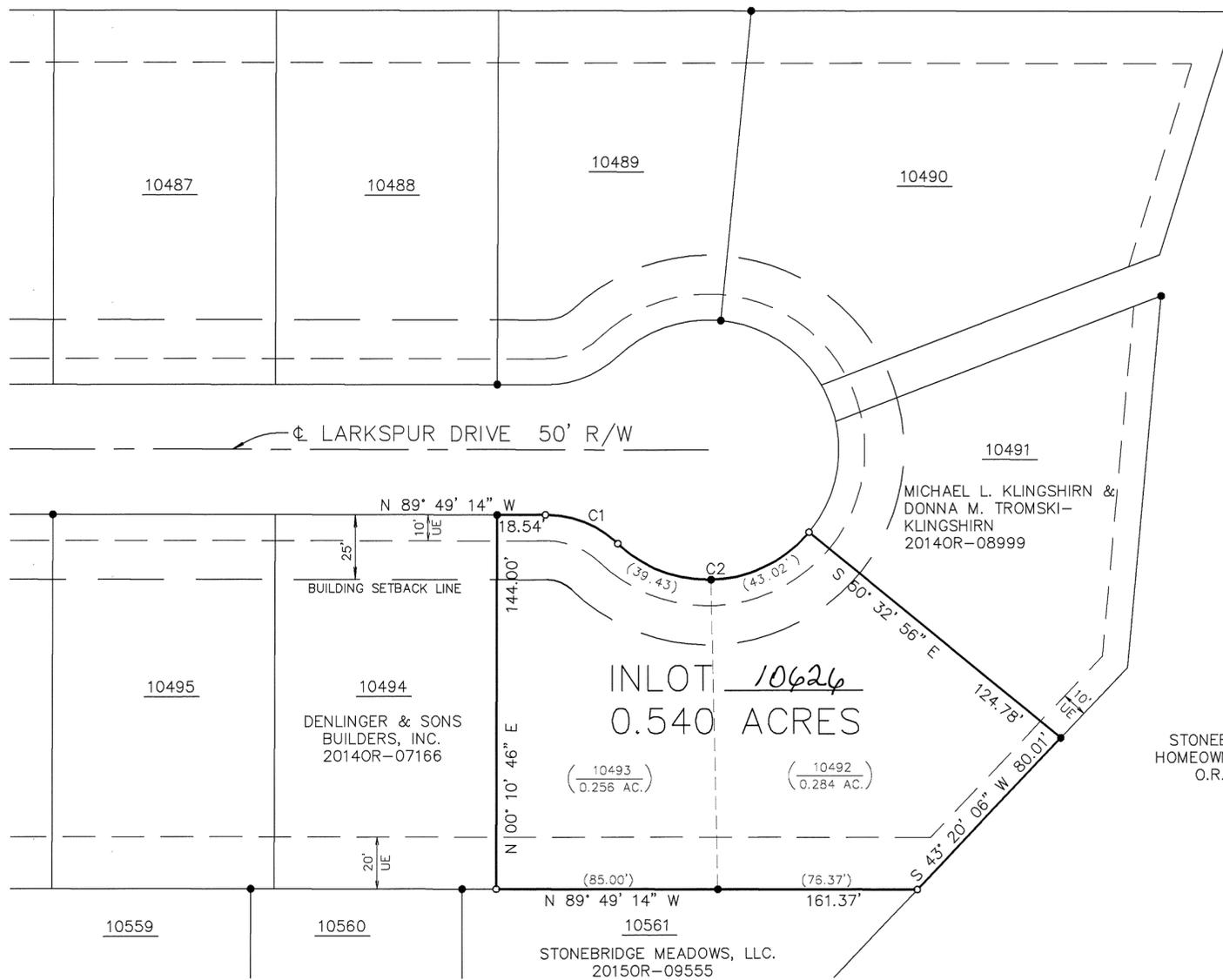
[Signature] **7-22-2016**
DEPUTY DATE



LEGEND

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)

CURVE DATA					
NO.	Δ	RADIUS	LENGTH	LONG CHORD	
C1	43° 45' 42"	40.00'	30.55'	29.81', S 67° 56' 22" E	
C2	94° 29' 24"	50.00'	82.46'	73.43', N 86° 41' 39" E	



[Signature] BY: *[Signature]*
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 8 DAY OF Aug, 2016.

[Signature] BY: *[Signature]*
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

Being a replat of Inlot 10492 and Inlot 10493 in the City of Troy, Miami County, Ohio, located in Stonebridge Meadows, Section Two as recorded in P.B. 24, Page 96 of the Miami County Recorder's Plat Records and acquired by Laurie Jackson by 2015OR-09872 and by Laurie L. Jackson by 2016OR-06768 of the Miami County Recorder's Official Records.

DEDICATION

We, the undersigned, being all of the owners of the land herein replatted, do hereby accept and approve this replat and hereby voluntarily consent to the execution of said replat.

[Signature]
Laurie Jackson
aka Laurie L. Jackson

STATE OF OHIO, COUNTY OF MIAMI, S.S.

Be it remembered that on this _____ day of _____, 2016, before me, a notary public in and for said State and County, personally appeared the above signed, to me known, and acknowledged the signing and execution of the within replat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed seal on the day and date written above.

[Signature]
Notary Public

My commission expires _____
 Olivia Elifritz
Notary Public-State of Ohio
My Comm. Exp. May 19, 2021

NOTE

The Inlot shown replatted hereon is subject to the Covenants and Restrictions for Stonebridge Meadows recorded in O.R. 317, Pages 556-593 of the Miami County Recorder's Official Records. I hereby certify that the replat shown hereon is and accurate representation based on a field survey performed under my direct supervision in accordance with the State of Ohio Minimum Requirements for Boundary Surveys.



[Signature] 7/20/16
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineering Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 13916 Ph. (937) 339-2921

REPLAT OF INLOTS 3882 & 6384 and Dedicated Right-of-Way

PLAT BOOK 26 PAGE 14
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TROY
CORPORATION

3882 & 6384
INLOT

MIAMI
COUNTY

OHIO
STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/06/2016 1:35:04 PM

REFERENCES
PAGES: 1

City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 23rd day of May, 2016, this plat was approved by Ordinance No. 0-31-2016 effective 6-22, 2016.

Michael J. Beaniak Mayor
Martha A. Baker President of Council

Sheila M. Knight Clerk of Council

City of Troy Planning Commission

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 27th day of April, 2016, this plat was reviewed and approved.

Ellen Kopers Chairman
Sheila M. Knight Secretary

Description

Being all of Inlots 3882 and 6384 in the City of Troy, Miami County, Ohio, as shown in Land Survey Volume 50, Page 130, of the Miami County Engineer's record of Land Surveys, as acquired by Troy Baptist Temple, by Deed Book 281, Page 75 and Deed Book 385, Page 395 of the Miami County Recorder's Deed Records.

Jessica A. Lopez BY Rocen Drake
MIAMI CO. RECORDER DEPUTY

FILE NO. _____ FEE 43.20

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 6 DAY OF Sept., 2016

Matthew W. Gearhardt BY Linda Linneman
MIAMI CO. AUDITOR DEPUTY

Approval by the City of Troy, Engineer

This replat was reviewed and approved by the City of Troy this 21st day of JULY, 2016

Jill P. ...
City of Troy, Engineer

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat and to the dedication of the street right-of-way (0.094 Ac.) as shown hereon, to the public use forever.

Authorized Representative

Scott Brumbaugh
Scott Brumbaugh (Representative)

State of Ohio, County of Miami, S.S.

Be it remembered that on this 20th day of July, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared Scott Brumbaugh as representative of Troy Baptist Temple, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Jenna L. Barnett

Notary Public in and for State of Ohio
My commission expires July 14, 2019



JENNA L. BARNETT
Notary Public, State of Ohio
My Commission Expires
July 14, 2019



I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys.

Michael W. Cozatt 7/15/16
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 18915 (937) 339-2921
File Name: C:\Surveys\2015\18915.dwg
Drawn by: DMC ~ Checked by: MWC

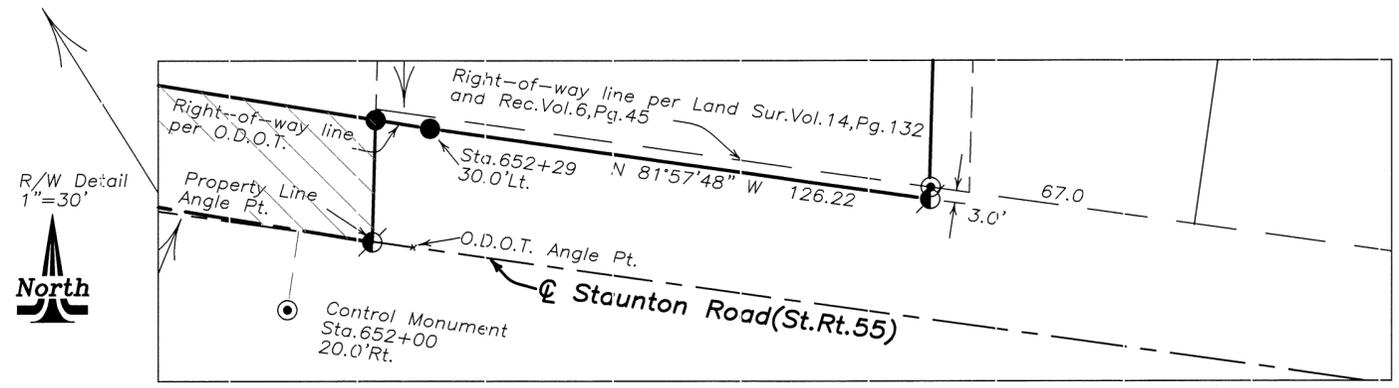
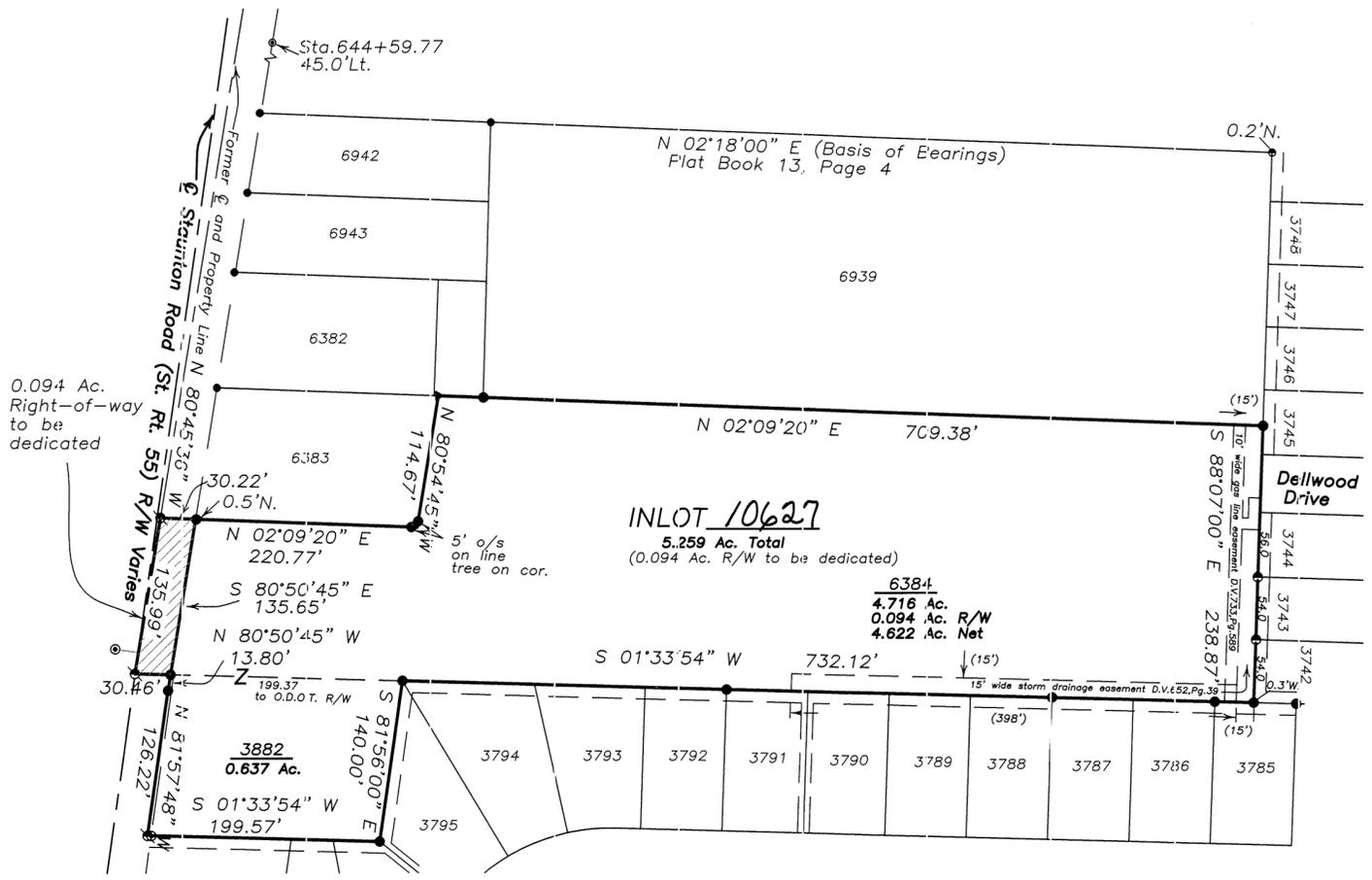
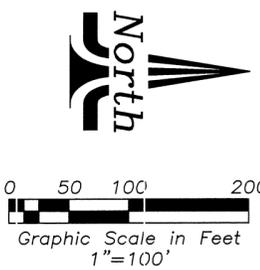
Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- ▲ Concrete Fence Post
- Concrete Monument

References

- Miami County Recorder's Plat Records
- Plat Book 13, Page 4 (Basis of Bearings)
- Plat Book 6, Page 45
- Plat Book 5, Page 72
- Plat Book 11, Page 60
- Miami County Engineer's Record of Land Surveys
- Volume 14, Page 132
- Volume 50, Page 130
- O.D.O.T. maps MIA-55-12.15

Replat of Inlots 3882 & 6384 for Troy Baptist Temple



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- MONUMENT BOX W/IP FOUND
- △ CONC. POST FOUND

SURVEY REFERENCE
 LAND SURVEY 4, PAGE 189
 LAND SURVEY 5, PAGE 187
 LAND SURVEY 9, PAGE 30
 LAND SURVEY 24, PAGE 135
 LAND SURVEY 34, PAGE 181
 LAND SURVEY 39, PAGE 101
 LAND SURVEY 45, PAGE 142
 REC. P.B. 18, PG. 89
 REC. P.B. 25, PG. 79

THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT,
 GEOID 12A, OHIO SOUTH ZONE,
 ODOT VRS CORS NETWORK

SCALE: 1"=200'



JAMES R. HARTZELL JR. & JACQUELINE S. HARTZELL, TRUSTEES
 DB 789-261

ERNEST L. & BILLE S. SHAEFER
 DB 593-831

SUBDIVISION OF INLOT 10577

VOLUME 26, PAGE 15
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

10577 INLOT TROY CITY MIAMI, OHIO COUNTY

OWNERS CHART		
NO.	PROPERTY OWNER	DEED
A	FREDRICK W. & SUSAN F. HUNTSMAN	DB 560-935
B	PHILIP M. & DEBRA L. OSTING	DB 543-776
C	JERRY L. & LINDA G. MILLER	DB 641-631
D	BENJAMIN A. & LINDSEY A. GOODIN	OR 65-426
E	LAWRENCE D. & LINDA S. CAVANAUGH	DB 496-143
F	JACOB J. & MARY E. RINDLER, TRUSTEES	DB 730-400
G	BONNIE KINNEY	2016OR-04353

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00044
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 09/06/2016 2:40:00 PM

REFERENCES
 PAGES: 1

FEE \$ 43.20

Jessica Lopez
 MIAMI COUNTY RECORDER
Roseanne Doherty
 BY DEPUTY RECORDER

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
 US THIS 27th DAY OF JULY, 2016

Jillian A. Rhoades
 JILLIAN A. RHOADES, P.E.

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Sept. 6, 2016
Matthew W. Dearhardt *Linda J. Larosier*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF July, 2016, THIS PLAT WAS REVIEWED AND APPROVED.

Clayton Wiggins *Sean H. Knight*
 CHAIRMAN SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF August, 2016 THIS PLAT WAS APPROVED BY ORDINANCE NO 0-37 -2016 EFFECTIVE Aug. 31, 2016

Michael J. Beaman *Martha A. Baker* *Sean H. Knight*
 MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

THE CITY OF TROY, OHIO, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS SUBDIVISION OF INLOT 10577. FURTHERMORE, THE CITY OF TROY, OHIO, DEDICATES THE ROAD RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

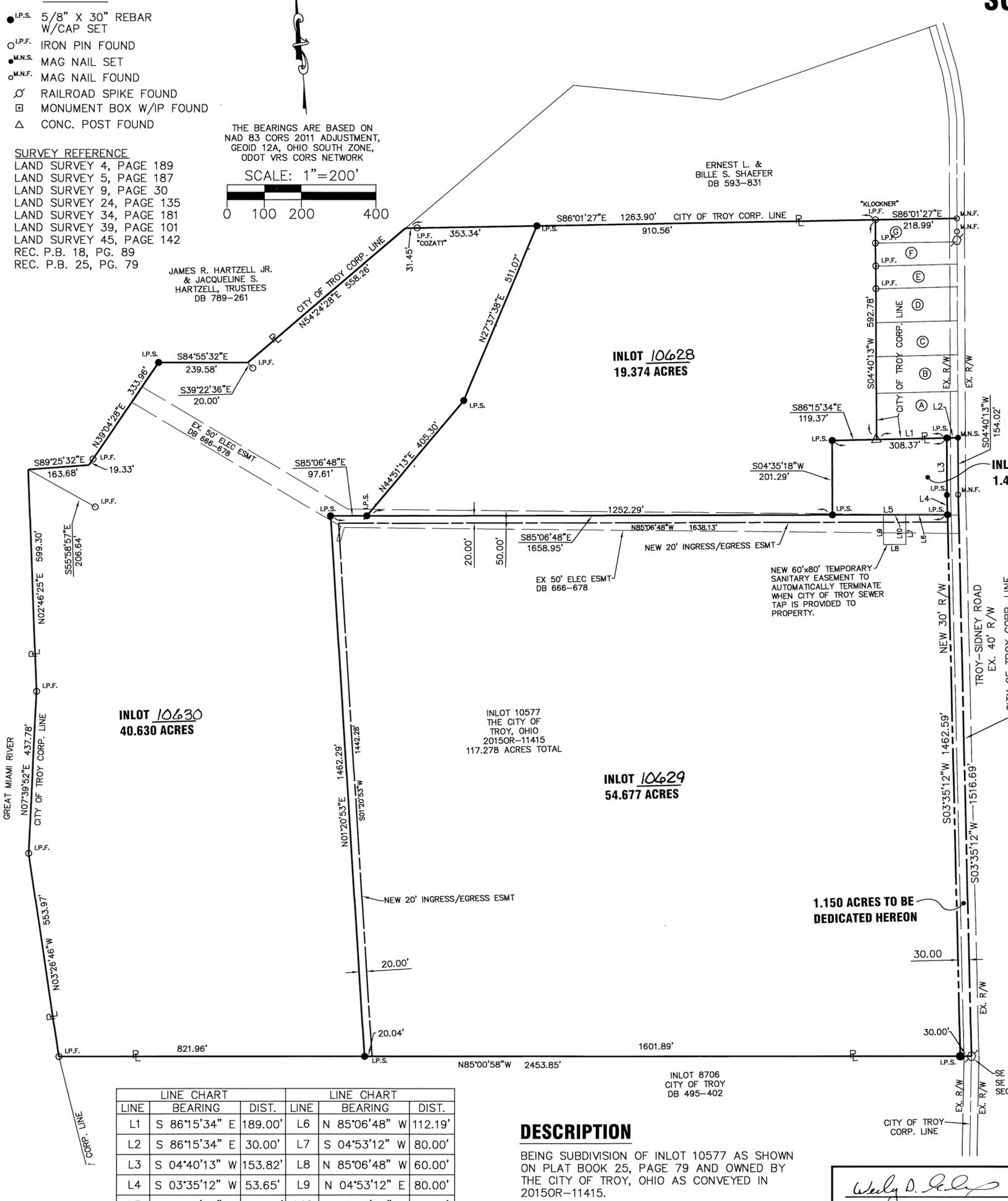
Robert J. Littlejohn
 AUTHORIZED SIGNATURE

DIRECTOR OF PUBLIC SERVICE & SAFETY
 TITLE

STATE OF OHIO
 COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2016 BY Self ON BEHALF OF THE CITY OF TROY, OHIO.

Julie Morrison
 NOTARY PUBLIC

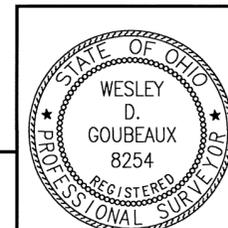


LINE CHART		LINE CHART	
LINE	BEARING DIST.	LINE	BEARING DIST.
L1	S 86°15'34" E 189.00'	L6	N 85°06'48" W 112.19'
L2	S 86°15'34" E 30.00'	L7	S 04°53'12" W 80.00'
L3	S 04°40'13" W 153.82'	L8	N 85°06'48" W 60.00'
L4	S 03°35'12" W 53.65'	L9	N 04°53'12" E 80.00'
L5	N 85°06'48" W 309.05'	L10	S 85°06'48" E 60.00'

DESCRIPTION

BEING SUBDIVISION OF INLOT 10577 AS SHOWN ON PLAT BOOK 25, PAGE 79 AND OWNED BY THE CITY OF TROY, OHIO AS CONVEYED IN 2015OR-11415.

Wesley D. Goubeau
 WESLEY D. GOUBEUX, P.S. #8254 7/26/2016 DATE



DATE: 06-27-2016
 DRAWN BY: WDG
 JOB NUMBER: MIATRO1611
 SHEET NUMBER: 1 OF 1

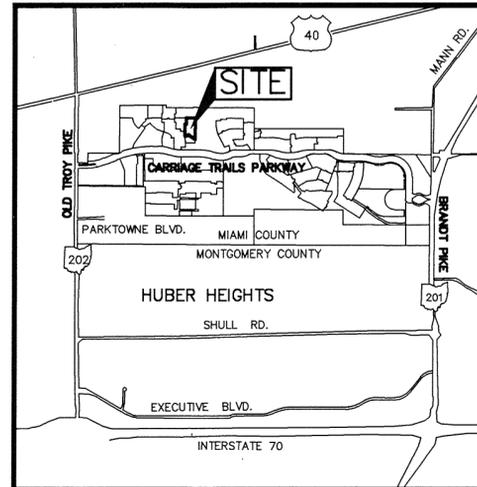
CARRIAGE TRAILS

VOLUME 26 PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 12 PHASE III PART 2 PART INLOT 352

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2016P-00045
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/09/2016 9:00:10 AM
REFERENCES
PAGES: 2

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2016



LOCATION MAP
NO SCALE

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

FEE \$ 86.40

Rola McCoy
MIAMI COUNTY RECORDER

Jessica A. Lopez
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 9, 2016.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliat
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON August 23, 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 121.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP



By: David L. Chiesa 8/16/17
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 12, Phase III, Part 2 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. VOL 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 37
P.B. 22, PG. 89 P.B. 24, PG. 93
P.B. 23, PG. 28 P.B. 25, PG. 7
P.B. 23, PG. 70 P.B. 25, PG. 8
P.B. 23, PG. 87 P.B. 25, PG. 10
P.B. 24, PG. 20 P.B. 25, PG. 62

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:
VOL 55, PG.159

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF August, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2020



CASSANDRA L. RIEHL
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

Cassandra Riehl
NOTARY PUBLIC

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: David P. Duncan
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

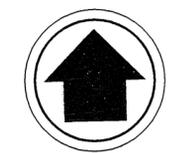
BE IT REMEMBERED THAT ON THIS 29th DAY OF August, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12/31/2016

Malcolm D. O'Brien
NOTARY PUBLIC

MY COMMISSION EXPIRES:



NORTH



(IN FEET)
 1 inch = 60 ft.

CARRIAGE TRAILS SECTION 12 PHASE III PART 2

LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
- IRON PIN SET 5/8" REBAR
30" LONG W/PLASTIC
CAP *IBIGROUP/S-6872/S-7740*
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	46.74'	65.00'	41°11'50"	S65°44'18"W	45.74'
C2	45.15'	65.00'	39°48'03"	S25°14'22"W	44.25'
C3	39.27'	25.00'	90°00'00"	S39°39'40"E	35.36'
C4	39.27'	25.00'	90°00'00"	S50°20'20"W	35.36'
C5	25.49'	115.00'	12°42'06"	N11°41'23"E	25.44'
C6	4.81'	58.50'	4°42'53"	N15°40'59"E	4.81'
C7	21.69'	58.50'	21°14'33"	N2°42'16"E	21.56'
C8	38.59'	50.00'	44°13'10"	N14°11'35"E	37.64'
C9	62.52'	90.00'	39°48'03"	N25°14'22"E	61.27'



DEC LAND CO. I LLC
 O.R. VOL. 322, PG. 782
 121.042 ACRES

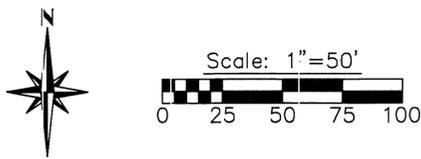
PART INLOT 352 (P48-000943)
 63.343 ACRES
 -3.702 ACRES (SECTION 12, PH. III PART 2)
 59.641 ACRES REMAINING

**CARRIAGE TRAILS
 SECTION 12 PHASE III PART 2**
 0.715 ACRE RIGHT-OF-WAY
 2.987 ACRES LOTS
 3.702 ACRES TOTAL

J:\pre-int\14115-100 CT 12-3\vwg\SURVEY\CT12-3 PLAT PART 2.dwg by: david.chiesa on 08/16/2016 @ 09:25:00 am © M+E Companies, Inc.

REPLAT OF INLOTS 7133, 7134 AND 7135
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 26 PAGE 17
MIAMI COUNTY RECORDER'S PLAT RECORDS



Approval by the City of Troy Engineer
This replat was reviewed and approved by the City of Troy Engineer this 29 day of MAY, 2016.

[Signature]
City of Troy Engineer

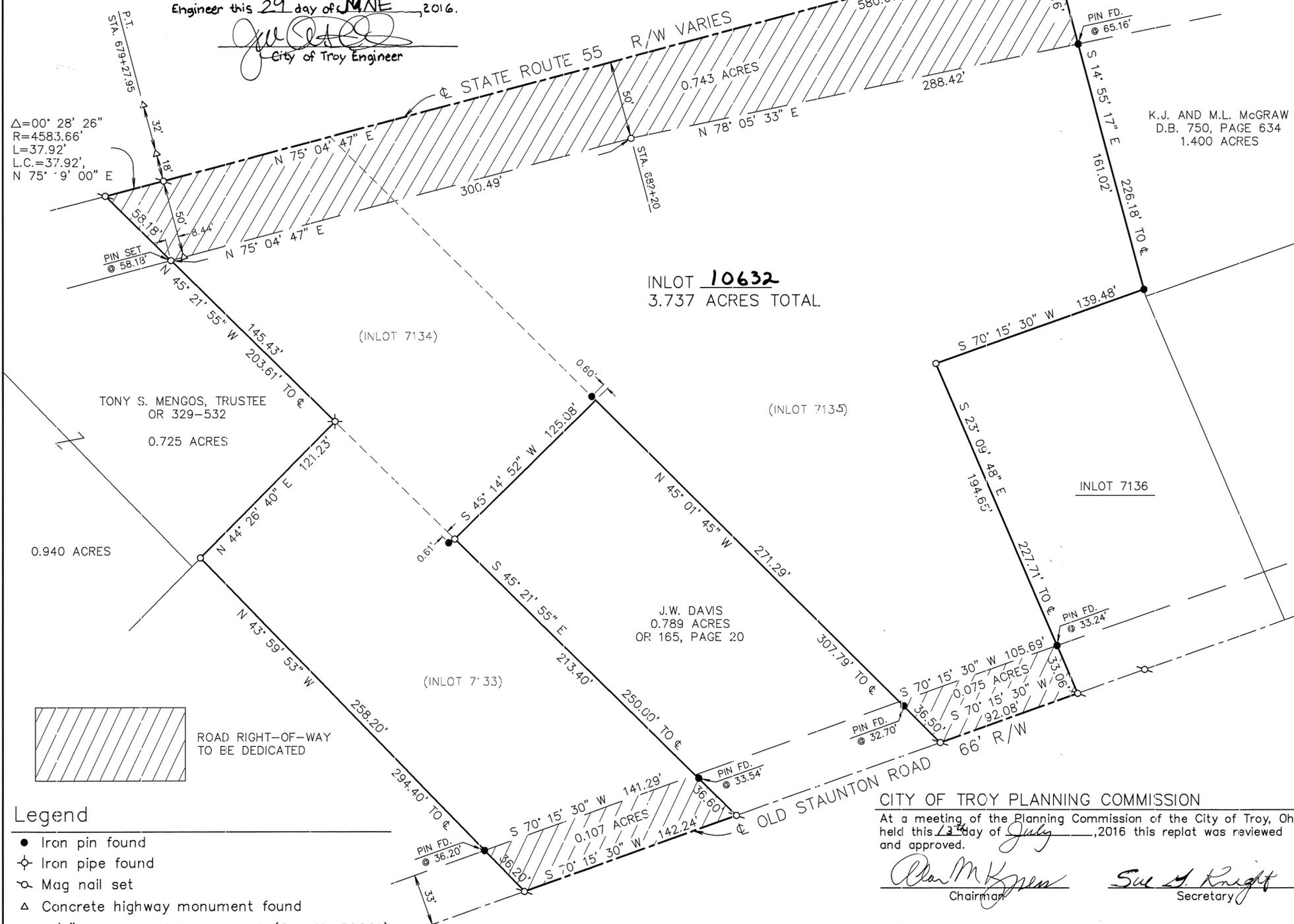
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/09/2016 1:17:41 PM
REFERENCES
PAGES: 1

FEE 43.20

[Signature] BY: *[Signature]*
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 9th DAY OF Sept, 2016.

[Signature] BY: *[Signature]*
MIAMI COUNTY AUDITOR DEPUTY



DESCRIPTION

Being a replat of Inlots 7133, 7134 and 7135 in the City of Troy, Ohio, as recorded in Plat Book 14, Page 32 of the Miami County Recorder's Plat Records, and acquired by Troy Christian Church by D.B. 570, Page 424, D.B. 573, Page 387 of the Miami County Recorder's Deed Recrds and 2016OR-05619 of the Miami County Recorder's Official Records. Containing a total of 4.661 Acres.

DEDICATION

We, the undersigned, being duly appointed representatives of the land herein replatted, do hereby accept and approve this replat, and do hereby voluntarily consent to the execution of said replat, and to the dedication of the streets shown hereon to the public use forever.

[Signature] Elder + Trustee

STATE OF OHIO, COUNTY OF MIAMI, S.S.

Be it remembered that on this 6th day of June, 2016, before me, a notary public in and for said state and county, personally appeared the above signed, to me known, acknowledged the signing and execution of the within replat to be their free and voluntary act and deed.
In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date written above.

[Signature]
NOTARY PUBLIC

4-4-2020
MY COMMISSION EXPIRES

I hereby certify that the replat shown hereon is an accurate representation based on a field survey made under my direct supervision, in accordance with the State of Ohio minimum requirements for boundary surveys.

Legend

- Iron pin found
- ⊕ Iron pipe found
- ⊗ Mag nail set
- △ Concrete highway monument found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- P.B. 14, Page 32 { Miami County Recorder's Plat Records
- Vol. 21, Pg. 52 } Miami County Engineer's Record of Land Surveys
- Vol. 21, Pg. 148 }
- Vol. 28, Pg. 31 }
- Vol. 30, Pg. 67 }
- Vol. 31, Pg. 62 }

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

[Signature]
PAUL P. HVELSKAMP P.E., P.S.
MIAMI COUNTY ENGINEER

[Signature] 6-29-16
DEPUTY DATE

CITY OF TROY PLANNING COMMISSION

At a meeting of the Planning Commission of the City of Troy, Ohio held this 23rd day of July, 2016 this replat was reviewed and approved.

[Signature] Chairman
[Signature] Secretary

CITY OF TROY COUNCIL

At a meeting of the Council of the City of Troy, Ohio held this 1st day of Aug, 2016 this replat was reviewed and approved by Ordinance No. 0-38-2016 Effective 8-31-2016

[Signature] Mayor
[Signature] President of Council

[Signature]
Clerk of Council



[Signature] 6/01/16
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 01116 Ph. (937) 339-2921

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

4.478 ACREAGE
21,22,28 SECTIONS
4 N TOWN
6 E RANGE
MONROE TOWNSHIP
MIAMI, OHIO COUNTY

PROCEEDINGS-
SEE 20160R-11035

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/13/2016 1:32:47 PM
REFERENCES
PAGES: 1

FEE \$129.00

Jessica A Lopez
MIAMI COUNTY RECORDER
John Dence
BY DEPUTY RECORDER

INLOT 4116
RANDALL TIPP CITY
LAND, LLC.
6400 S. CO. RD. 25-A
OR 288-734
G12-023399

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept. 13, 2016.

Matthew W. Searchardt
MIAMI COUNTY AUDITOR
Windy Dosek
BY DEPUTY AUDITOR

FIELDSTONE PLACE
SENIOR LIVING CAMPUS
PB 23-79
ANNEXATION
REC PB 19-117

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED
THIS 7th DAY OF September, 2016.

Paul F. Weiskamp
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 8th DAY
OF September, 2016 BY RESOLUTION NO. 16-09-1225

Paul F. Weiskamp
MIAMI COUNTY COMMISSIONER

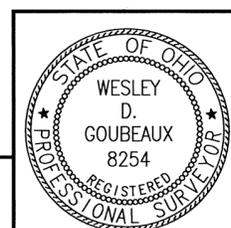
John F. Evans, Absent
MIAMI COUNTY COMMISSIONER

John W. O'Brien
MIAMI COUNTY COMMISSIONER

APPROVED BY THE CITY OF TIPP CITY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY HELD
THIS 1 DAY OF August, 2016 THE ANNEXATION
OF THE TERRITORY SHOWN HEREON TO THE CITY OF TIPP CITY
WAS APPROVED AND ACCEPTED BY ORDINANCE No. 14-16.

Danico M. Bates
CLERK
Paul A. Hill
MAYOR



DATE:
06-06-2016
DRAWN BY:
WDG
JOB NUMBER:
MIATC1116ANNEX1
SHEET NUMBER
1 OF 3

SURVEY REFERENCE
REC. P.B. 25, PG. 2 MIA-TIPP CITY 25A RECONSTRUCTION, PH. 1
REC. P.B. 15, PG. 90
REC. P.B. 17, PG. 30
REC. P.B. 18, PG. 81
REC. P.B. 19, PG. 117

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254
6/06/2016
DATE

THE TIPP CITY CHURCH OF CHRIST
6460 SOUTH COUNTY ROAD 25-A
DB 652-134
G12-250070

DOUGLAS A. HOFF & NELLIE HOFF
6510 S. COUNTY ROAD 25-A
DB 673-209
G12-041800

THE TIPP CITY CHURCH OF CHRIST
6460 SOUTH COUNTY ROAD 25-A
DB 652-134
G12-250070

CITY OF TIPP CITY, OHIO
2015OR-03751

INLOT 4239
0.316 AC.
TRACT #1
0.600 ACRES TO BE
ANNEXED HEREON

INLOT 4240
0.284 AC.

CITY OF TIPP CITY, OHIO
2015OR-02509

CITY OF TIPP CITY, OHIO
2016OR-05196

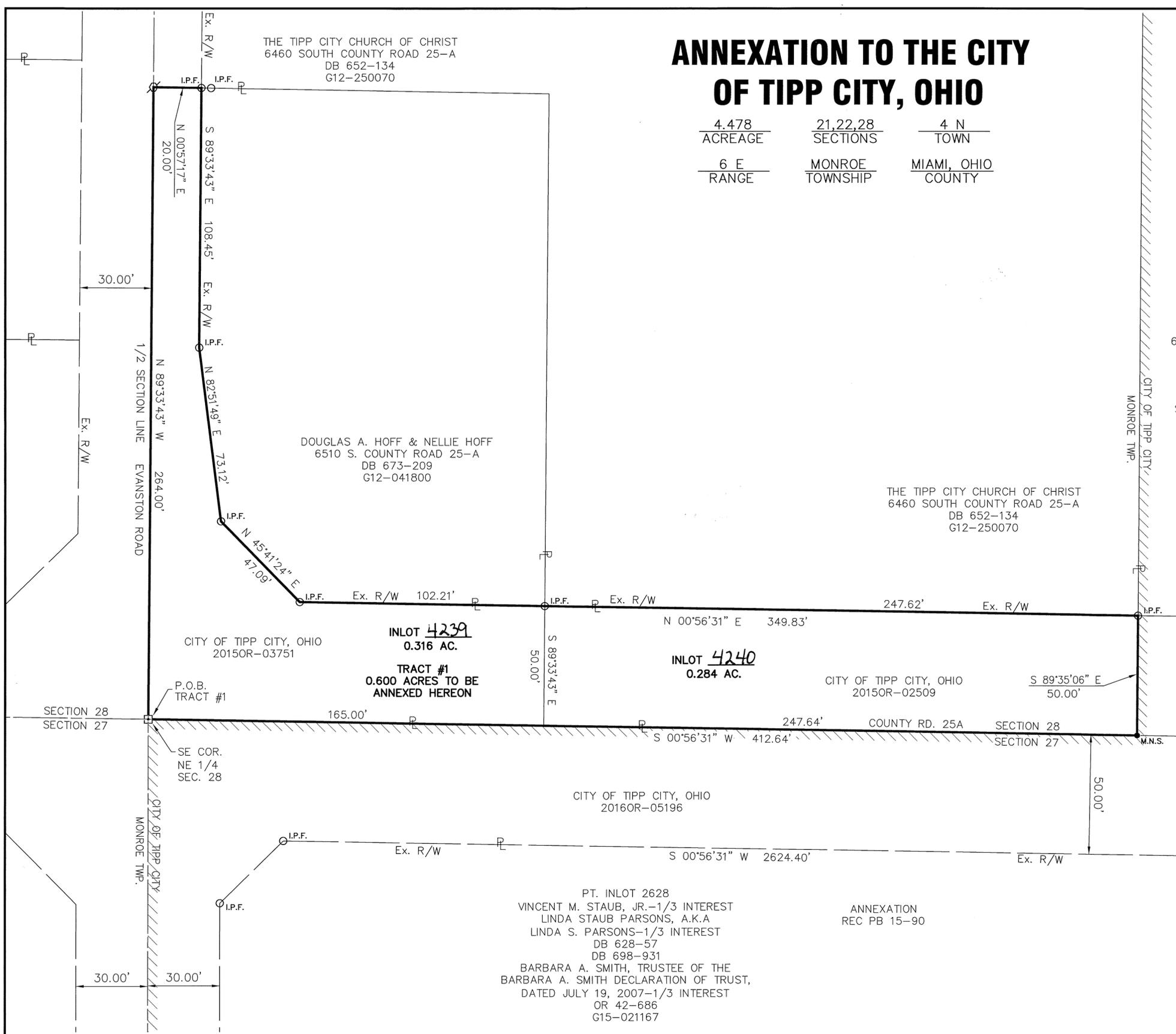
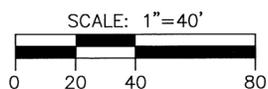
PT. INLOT 2628
VINCENT M. STAUB, JR.-1/3 INTEREST
LINDA STAUB PARSONS, A.K.A
LINDA S. PARSONS-1/3 INTEREST
DB 628-57
DB 698-931
BARBARA A. SMITH, TRUSTEE OF THE
BARBARA A. SMITH DECLARATION OF TRUST,
DATED JULY 19, 2007-1/3 INTEREST
OR 42-686
G15-021167

ANNEXATION
REC PB 15-90

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ⊠ MONUMENT BOX W/IP FD.

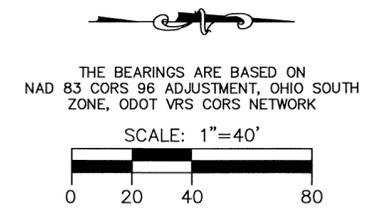
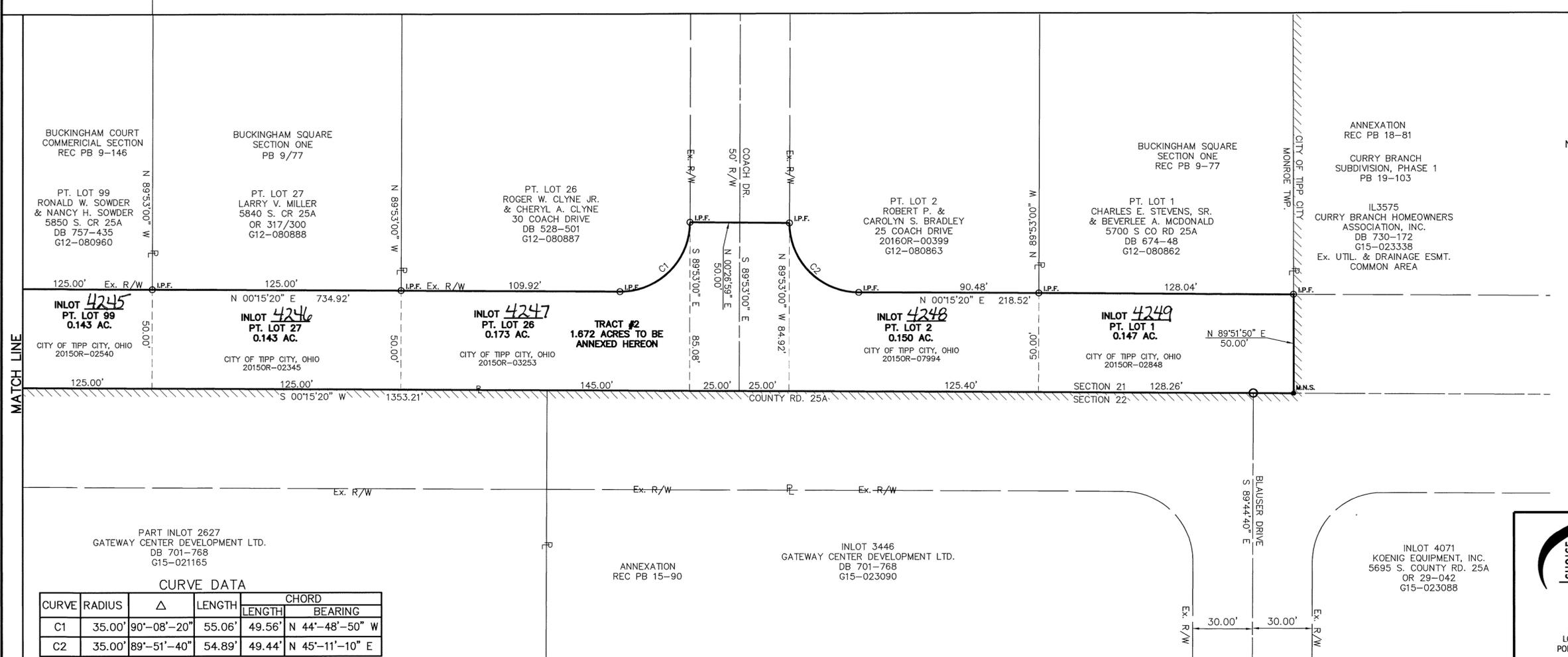
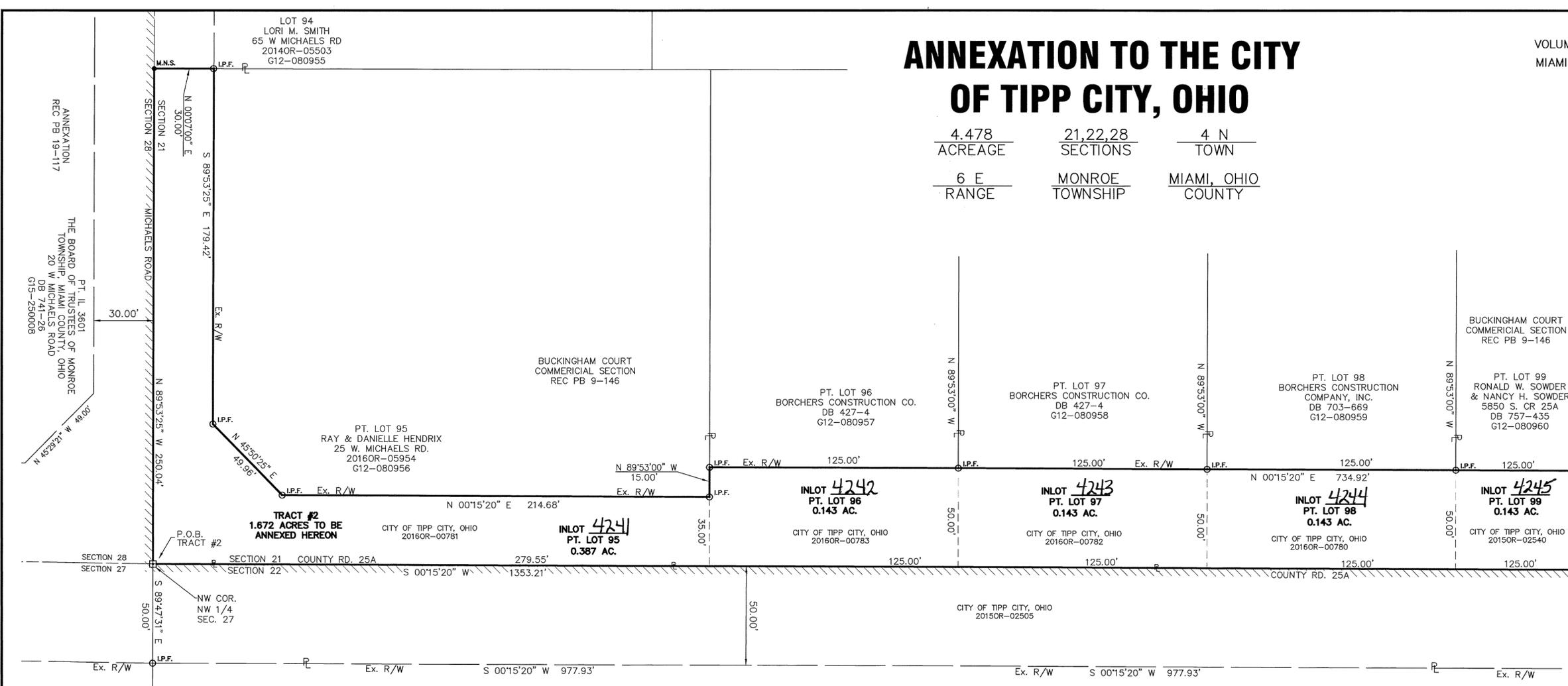
THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK



ANNEXATION TO THE CITY OF TIPP CITY, OHIO

VOLUME 26, PAGE 18A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4.478 ACREAGE 21,22,28 SECTIONS 4 N TOWN
6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ⊠ MONUMENT BOX W/IP FD.

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	35.00'	90°-08'-20"	55.06'	49.56'	N 44°-48'-50" W
C2	35.00'	89°-51'-40"	54.89'	49.44'	N 45°-11'-10" E

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
06-06-2016

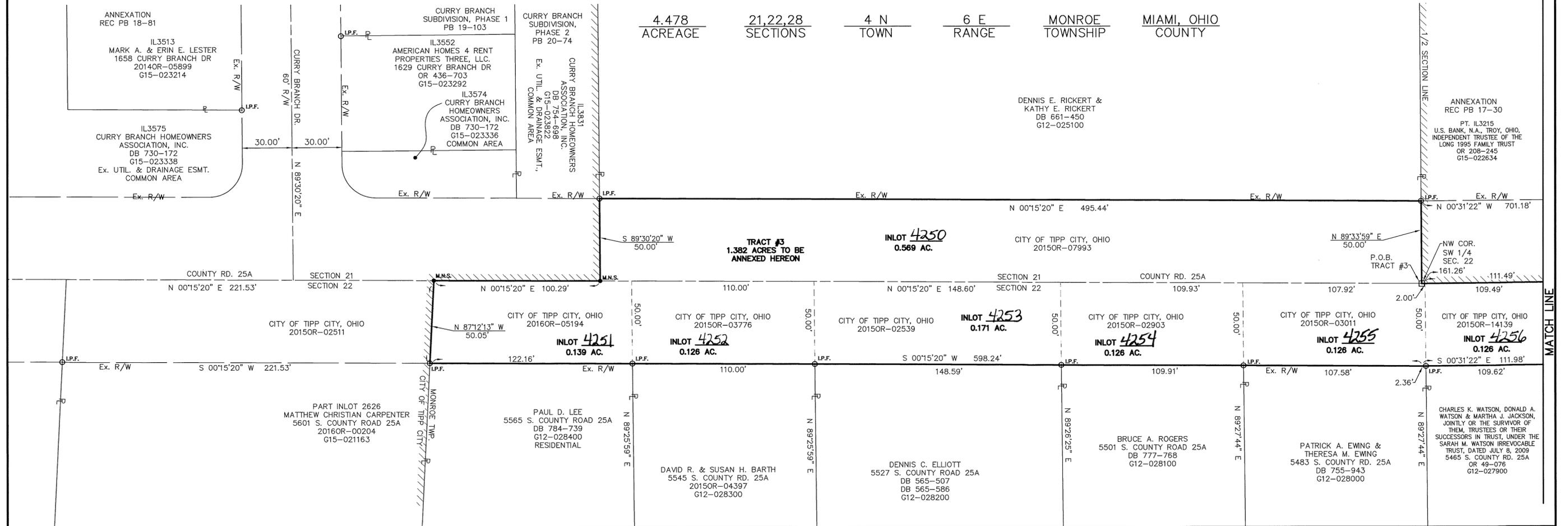
DRAWN BY:
WDG

JOB NUMBER:
MIATCH116ANNEX2

SHEET NUMBER
2 OF 3

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

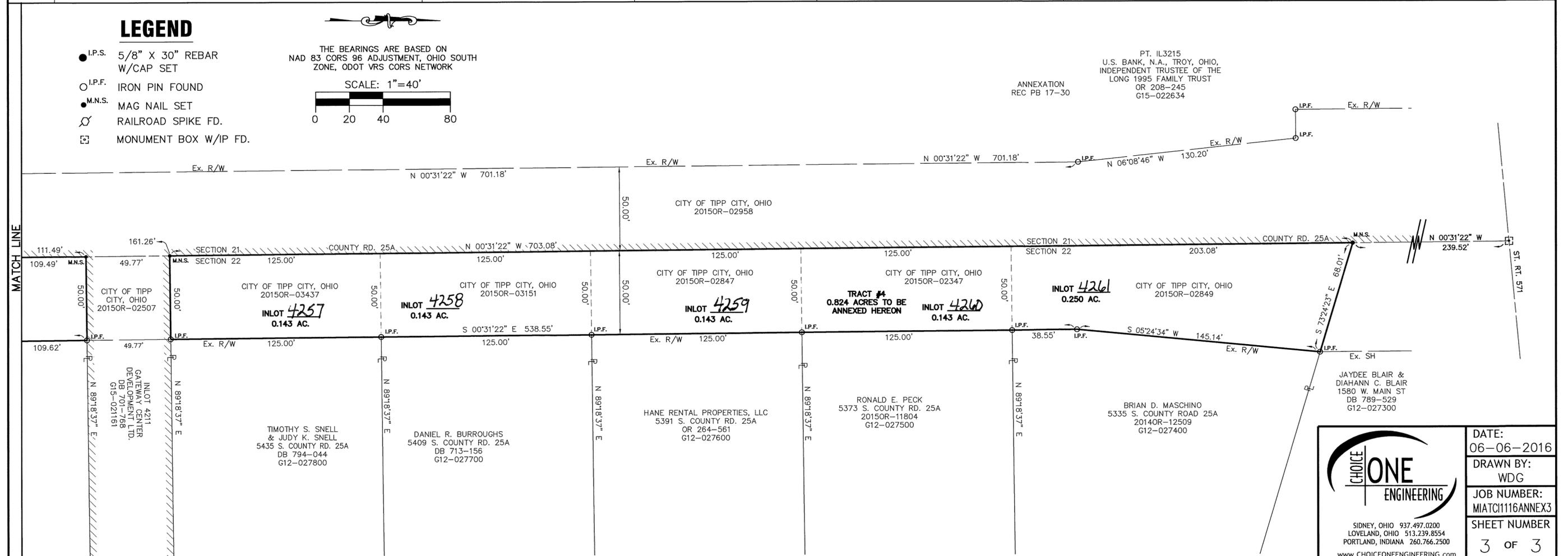
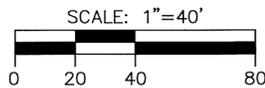
4.478 ACRES 21,22,28 SECTIONS 4 N TOWN 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ⊠ MONUMENT BOX W/IP FD.

THE BEARINGS ARE BASED ON
 NAD 83 CORRS 96 ADJUSTMENT, OHIO SOUTH
 ZONE, ODOT VRS CORRS NETWORK



 CHOICE ONE ENGINEERING SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 06-06-2016
	DRAWN BY: WDG
	JOB NUMBER: MATCH116ANNEX3
	SHEET NUMBER: 3 OF 3

CARRIAGE TRAILS

VOLUME 26 PAGE 19
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 4 - PHASE V PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2016

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00048
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/03/2016 2:09:06 PM
REFERENCES
PAGES: 2

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

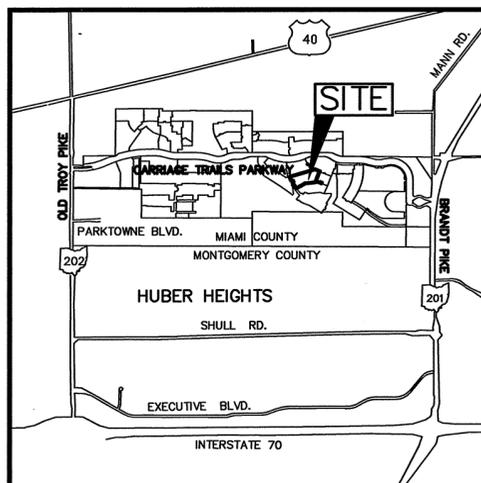
PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS
DEC Land Co. I LLC
By: Carrriage Trails at The Heights LLC
By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

[Signature]
Cassandra Riehle



LOCATION MAP
NO SCALE

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER
[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 3, 2016.

Matthew W. Neary
MIAMI COUNTY AUDITOR

[Signature]
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF Sept, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 4, Phase V, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68
P.B. 24, PG. 16 P.B. 25, PG. 54
P.B. 24, PG. 15 P.B. 25, PG. 55
P.B. 24, PG. 39 P.B. 25, PG. 64

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136
VOLUME 55, PAGE 159

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON SEPTEMBER 27, 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP
BY [Signature]
David L. Chiesa P.S.
Registered Surveyor No. 7740

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: [Signature]
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF Sept, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

[Signature]
NOTARY PUBLIC

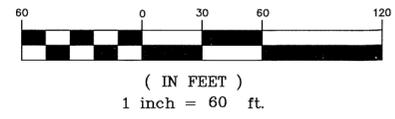


Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020

MY COMMISSION EXPIRES:

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4900
www.mecompanies.com



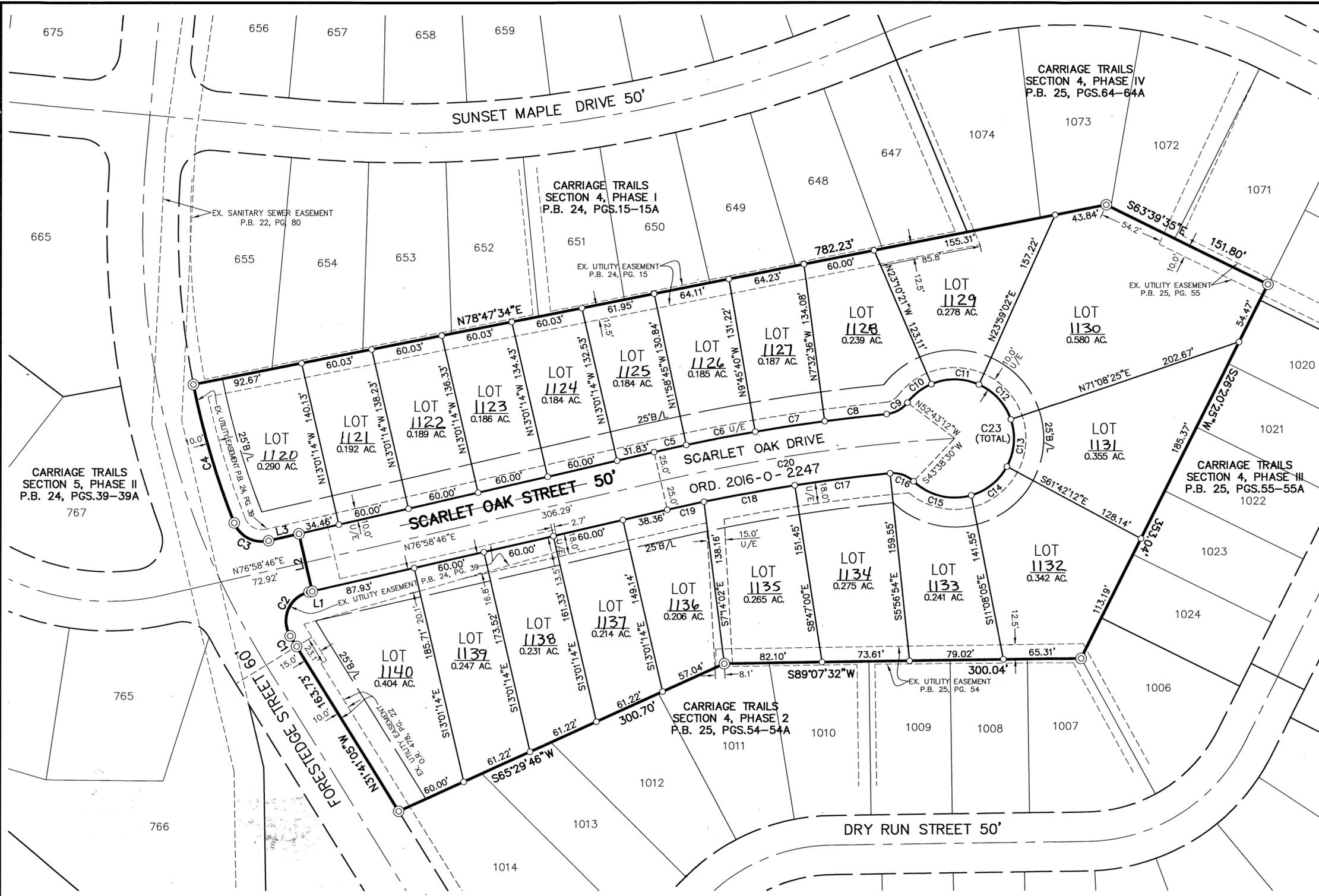
CARRIAGE TRAILS SECTION 4 PHASE V

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

EAST PART INLOT 353 (P48-000424)
 21.819 ACRES A & B
 -6.239 ACRES (SECTION 4 PHASE V) A
 15.580 ACRES REMAINING B

CARRIAGE TRAILS SECTION 4 PHASE V
 5.474 ACRES LOTS
 +0.765 ACRE RIGHT-OF-WAY
 6.239 ACRES TOTAL



Curve #	Length	Radius	Delta	C.B.	CHORD
C1	10.43'	670.00'	0°53'30"	N31°14'20"W	10.43'
C2	47.02'	25.00'	107°46'22"	N23°05'35"E	40.39'
C3	35.50'	25.00'	81°21'41"	N62°20'23"W	32.59'
C4	122.20'	670.00'	10°27'01"	N16°26'02"W	122.03'
C5	27.71'	1525.00'	1°02'29"	N77°30'00"E	27.71'
C6	59.04'	1525.00'	2°13'05"	S79°07'47"W	59.03'
C7	59.04'	1525.00'	2°13'05"	S81°20'52"W	59.03'
C8	52.47'	1525.00'	1°58'47"	S83°26'33"W	52.47'
C9	20.57'	25.00'	47°08'53"	N60°51'15"E	20.00'
C10	25.79'	50.00'	29°32'51"	S52°03'14"W	25.50'

Curve #	Length	Radius	Delta	C.B.	CHORD
C11	41.15'	50.00'	47°09'23"	N89°35'39"W	40.00'
C12	41.15'	50.00'	47°09'23"	N42°26'16"W	40.00'
C13	41.15'	50.00'	47°09'23"	N04°43'07"E	40.00'
C14	39.66'	50.00'	45°26'47"	N51°01'12"E	38.63'
C15	52.27'	50.00'	59°53'55"	S76°18'27"E	49.92'
C16	21.50'	25.00'	49°17'05"	N71°00'03"W	20.85'
C17	80.84'	1475.00'	3°08'25"	S82°47'12"W	80.83'
C18	77.62'	1475.00'	3°00'55"	S79°42'33"W	77.61'
C19	31.46'	1475.00'	1°13'19"	S77°35'26"W	31.46'
C20	250.00'	1500.00'	9°32'57"	S81°45'15"W	249.71'

Line #	Length	Direction
L1	2.72'	N76°58'46"E
L2	50.00'	N13°01'14"W
L3	26.18'	S76°58'46"W

J:\pre-imp\141616-102 CT 4-5.dwg SURVEY\16102 CT 4-5 PLAT.dwg by: david.chess on 09/13/2016 @ 02:34:56 pm - © M+E Companies, Inc.

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2016-O-2247

TO RENAME SCARLET OAK STREET LOCATED IN SECTION 4, PHASE V,
SOUTH OF CARRIAGE TRAILS PARKWAY IN THE CARRIAGE TRAILS
SUBDIVISION.

WHEREAS, Section 723.04 of the Ohio Revised Code allows for the changing of street names by the legislative authority upon receipt of a petition by a person owning a lot in the immediate vicinity of the street to be renamed; and

WHEREAS, Scarlet Oak Street is currently starting new homes on this road; and

WHEREAS, the City of Huber Heights does hereby petition to have Scarlet Oak Street in Section 4, Phase V, of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Scarlet Oak Drive".

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Huber Heights, Ohio, that:

Section 1. Scarlet Oak Street in Section 4, Phase V, of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Scarlet Oak Drive".

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

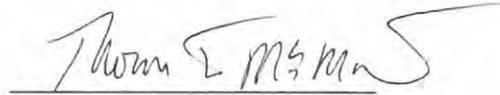
Passed by Council on the 24th day of October, 2016;
__ 8 __ Yeas; __ 0 __ Nays.

Effective Date: November 23, 2016

AUTHENTICATION:


Clerk of Council

10-25-16
Date


Mayor

25 OCT 16
Date

CARRIAGE TRAILS

VOLUME 26 PAGE 20
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

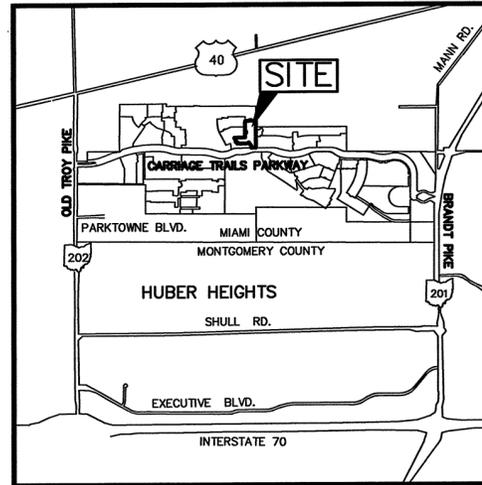
EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2016



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 9, Phase III are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

Lot 1158 is a non-buildable, Green Space lot and will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 37
P.B. 22, PG. 89 P.B. 24, PG. 93
P.B. 23, PG. 28 P.B. 25, PG. 7
P.B. 23, PG. 70 P.B. 25, PG. 8
P.B. 23, PG. 87 P.B. 25, PG. 10
P.B. 24, PG. 20 P.B. 25, PG. 53

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:
VOL 55, PG.159

FEE \$ 86.40

Jessica A Lopez
MIAMI COUNTY RECORDER

Jina Peme
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 3, 2016.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Sinnerman
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON SEPTEMBER 27, 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP
BY David L. Chiesa 9-14-16
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF Sept, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: David P. Duncan
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF Sept, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Marlene D. O'Brien
NOTARY PUBLIC



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020



NORTH



(IN FEET)
 1 inch = 60 ft.

CARRIAGE TRAILS SECTION 9 PHASE III

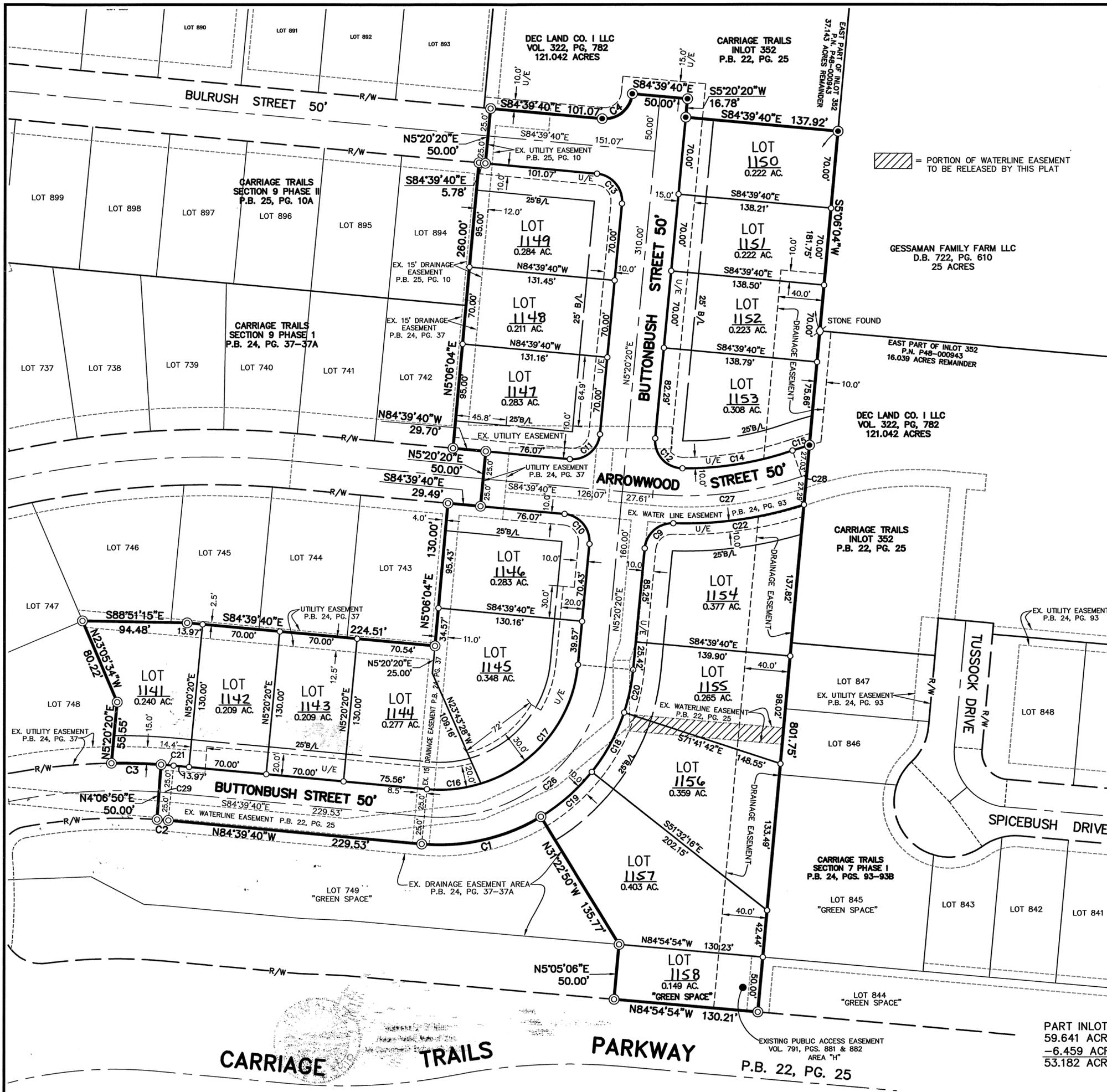
Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	112.15'	175.00'	36°43'11"	N76°58'46"E	110.24'
C2	10.16'	475.00'	1°13'31"	N85°16'25"W	10.16'
C3	44.91'	525.00'	4°54'05"	N88°20'13"W	44.90'
C4	39.27'	25.00'	90°00'00"	N50°20'20"E	35.36'
C9	37.76'	25.00'	86°31'52"	S48°36'16"W	34.27'
C10	39.27'	25.00'	90°00'00"	N39°39'40"W	35.36'
C11	39.27'	25.00'	90°00'00"	N50°20'20"E	35.36'
C12	41.35'	25.00'	94°45'22"	S42°02'21"E	36.79'
C13	39.27'	25.00'	90°00'00"	N39°39'40"W	35.36'
C14	101.00'	295.00'	19°36'58"	N80°46'29"E	100.51'
C15	16.03'	345.00'	2°39'46"	S72°17'53"W	16.03'
C16	49.27'	125.00'	22°35'07"	N84°02'47"E	48.96'
C17	147.08'	125.00'	67°24'53"	N39°02'47"E	138.74'
C18	61.57'	175.00'	20°09'26"	N28°23'00"E	61.25'
C19	61.57'	175.00'	20°09'26"	N48°32'26"E	61.25'
C20	39.60'	175.00'	12°57'57"	N11°49'19"E	39.52'
C21	11.23'	525.00'	1°13'31"	N85°16'25"W	11.23'
C22	119.68'	345.00'	19°52'35"	N81°55'55"E	119.08'
C26	235.62'	150.00'	90°00'00"	N50°20'20"E	212.13'
C27	136.12'	320.00'	24°22'20"	S83°09'10"W	135.10'
C28	4.98'	320.00'	0°53'27"	S71°24'44"W	4.98'
C29	10.69'	500.00'	1°13'31"	N85°16'25"W	10.69'

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG W/PLASTIC CAP "IBIGROUP/S-6872/S-7740" (AFTER CONSTRUCTION)
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

**CARRIAGE TRAILS
 SECTION 9 PHASE III**
 1.587 ACRES RIGHT-OF-WAY
 +4.872 ACRES LOTS
 6.459 ACRES TOTAL

PART INLOT 352 (P48-000943)
 59.641 ACRES
 -6.459 ACRES (SECTION 9, PH. III)
 53.182 ACRES REMAINING



CARRIAGE TRAILS PARKWAY

P.B. 22, PG. 25

J:\pre-int\141616-033CT9-3.dwg by: david.chiesa on 09/13/2016 @ 03:23:11 pm © M+E Companies, Inc.

CARRIAGE TRAILS

VOLUME 26 PAGE 21
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

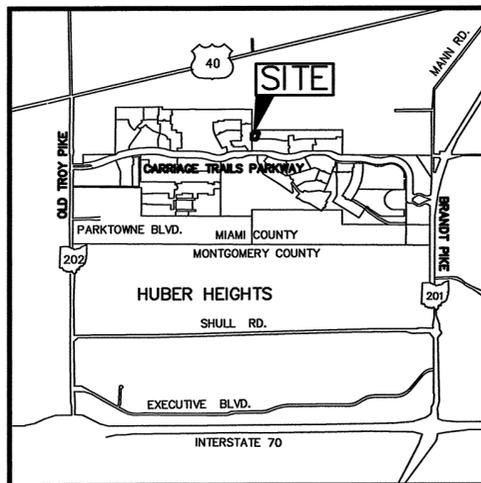
EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS
DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

Cassandra Riehle
Cassandra Riehle
Notary Public

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2016



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase IV are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

- MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 O.R. 322, PG. 782
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P.B. 23, PG. 70 P.B. 25, PG. 8
P.B. 23, PG. 87 P.B. 25, PG. 10
P.B. 24, PG. 20 P.B. 25, PG. 53
- MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:
VOL 55, PG.159

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00050
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/03/2016 2:09:08 PM
REFERENCES
PAGES: 2

FEE \$ 86.40

Jessica A Lopez
MIAMI COUNTY RECORDER
Diana Rome
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct 3, 2016.

Matthew W. Nearhardt
MIAMI COUNTY AUDITOR

Linda J. Innesman
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON SEPTEMBER 27 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP
BY David L. Chiesa 9-14-16
David L. Chiesa P.S.
Registered Surveyor No. 7740

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: David P. Duncan
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF Sept 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Melissa D. O'Brien
NOTARY PUBLIC

NOTARIAL SEAL
Melissa D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020
COMMISSION EXPIRES:



(IN FEET)
 1 inch = 40 ft.

CARRIAGE TRAILS SECTION 7 PHASE IV

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	109.43'	345.00'	18°10'26"	N82°42'59"E	108.97'
C2	37.83'	25.00'	86°42'08"	N48°27'08"E	34.32'
C3	39.28'	25.00'	90°00'59"	S39°54'25"E	35.36'
C4	39.26'	25.00'	89°59'01"	S50°05'35"W	35.35'
C5	41.24'	25.00'	94°31'18"	S42°09'34"E	36.72'
C6	100.98'	295.00'	19°36'47"	N80°46'23"E	100.49'
C7	6.18'	345.00'	1°01'37"	N71°28'49"E	6.18'
C8	129.73'	320.00'	23°13'38"	S83°28'16"W	128.84'

**CARRIAGE TRAILS
 SECTION 7 PHASE IV**
 0.442 ACRE RIGHT-OF-WAY
 +0.429 ACRE LOTS
 0.871 ACRE TOTAL

PART INLOT 352 (P48-000943)
 53.182 ACRES
 -0.871 ACRE (SECTION 7, PH. IV)
 52.311 ACRES REMAINING

LEGEND

- ⊙ IRON PIN FOUND
- ⊙ IRON PIN SET 5/8" REBAR
 30" LONG W/PLASTIC
 CAP "IBIGROUP/S-6872/S-7740"
 (AFTER CONSTRUCTION)
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

DEC LAND CO. I LLC
 VOL. 322, PG. 782
 121.042 ACRES

CARRIAGE TRAILS
 INLOT 352
 P.B. 22, PG. 25

EAST PART OF INLOT 352
 P.N. P48-000943
 37.143 ACRES REMAINDER

= PORTION OF WATERLINE EASEMENT
 TO BE RELEASED BY THIS PLAT

GESSAMAN FAMILY FARM LLC
 D.B. 722, PG. 610
 25 ACRES

DEC LAND CO. I LLC
 VOL. 322, PG. 782
 121.042 ACRES

CARRIAGE TRAILS
 INLOT 352
 P.B. 22, PG. 25

CARRIAGE TRAILS
 SECTION 9 PHASE III
 P.B. 26, PGS. 20-20A

CARRIAGE TRAILS
 SECTION 7 PHASE I
 P.B. 24, PGS. 93-93B

BUTTONBUSH STREET 50'

ARROWWOOD STREET 50'

TUSSOCK DRIVE 50'

LOT 1150

LOT 1151

LOT 1152

LOT 1153

LOT 1154

LOT 1155

LOT
 1160
 0.250 AC.

LOT
 1159
 0.179 AC.

LOT 847

LOT 848

LOT 846

EX. WATERLINE EASEMENT
 P.B. 22, PG. 25

EX. DRAINAGE EASEMENT
 P.B. 24, PG. 93

EX. UTILITY EASEMENT
 P.B. 24, PG. 93

EX. UTILITY EASEMENT
 P.B. 24, PG. 93

CARRIAGE TRAILS

VOLUME 26 PAGE 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS
DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

Cassandra Riehle

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF Sept, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra Riehle
NOTARY PUBLIC
CONSENT OF LIENHOLDER
WESBANCO BANK, INC.



BY: David P. Duncan
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

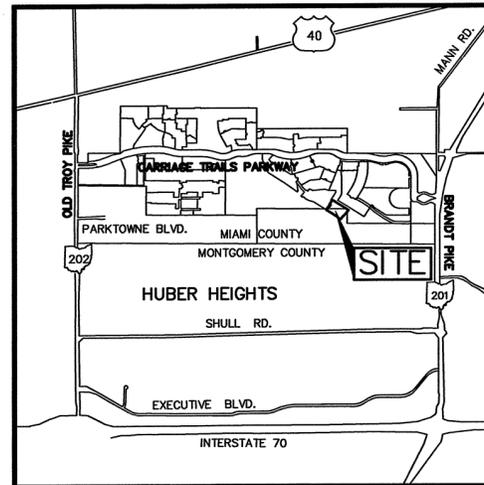
BE IT REMEMBERED THAT ON THIS 11th DAY OF Sept, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Mariano D. O'Brien
NOTARY PUBLIC



Mariano D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020
MY COMMISSION EXPIRES:

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2016



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 2, Phase II, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68
P.B. 24, PG. 16 P.B. 25, PG. 54
P.B. 24, PG. 15 P.B. 25, PG. 55
P.B. 24, PG. 39 P.B. 25, PG. 64

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 137
VOLUME 55, PAGE 164

FEE \$ 86.40

Jessica A. Lopez
MIAMI COUNTY RECORDER

Mark Demme
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 3, 2016.

Matthew W. Pearlhardt
MIAMI COUNTY AUDITOR

Linda J. Janssen
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON SEPTEMBER 27 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



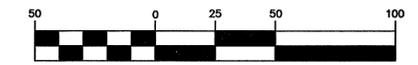
IBI GROUP

BY: David L. Chiesa 9-14-16
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



(IN FEET)
 1 inch = 50 ft.

CARRIAGE TRAILS SECTION 2 PHASE 2

LEGEND

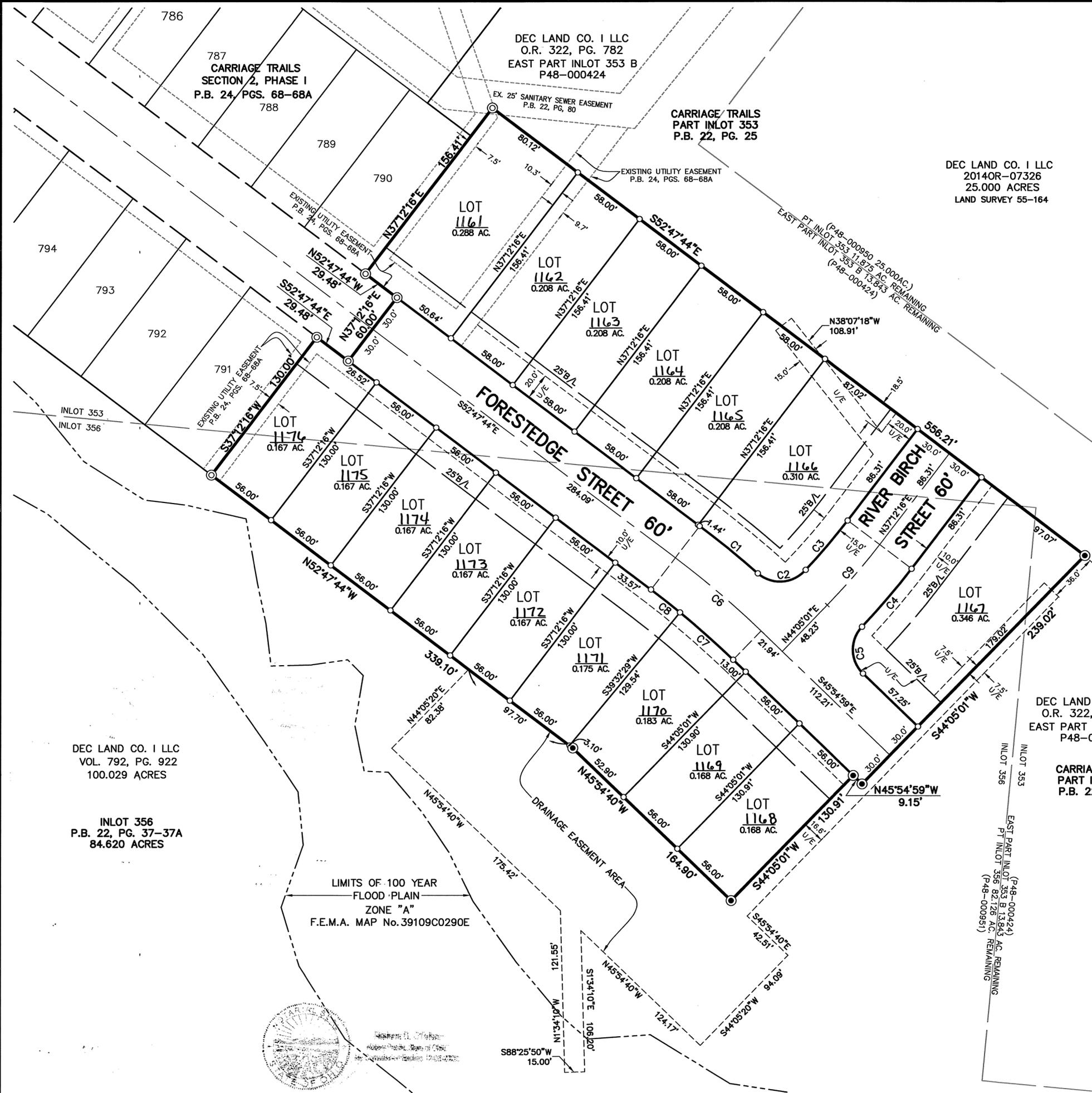
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

EAST PART INLOT 353 (P48-000424)
 15.580 ACRES B
 -1.737 ACRES (SECTION 2 PHASE II)
 13.843 ACRES REMAINING B

INLOT 356 (P48-000951)
 84.620 ACRES
 -2.494 ACRES (SECTION 2 PHASE II)
 82.126 ACRES REMAINING

CARRIAGE TRAILS SECTION 2 PHASE II
 3.305 ACRES LOTS
 +0.926 ACRE RIGHT-OF-WAY
 4.231 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	56.22'	739.71'	4°21'16"	N50°37'06"W	56.20'
C2	38.51'	25.00'	88°15'06"	N87°25'59"E	34.81'
C3	50.06'	470.00'	6°06'10"	N40°15'21"E	50.04'
C4	57.17'	530.00'	6°10'48"	N40°17'40"E	57.14'
C5	38.96'	25.00'	89°18'04"	S01°15'58"E	35.14'
C6	84.60'	709.71'	6°49'48"	N49°22'50"W	84.55'
C7	53.30'	679.71'	4°29'35"	N48°12'44"W	53.29'
C8	27.72'	679.71'	2°20'13"	N51°37'38"W	27.72'
C9	60.03'	500.00'	6°52'45"	N40°38'38"E	60.00'



DEC LAND CO. I LLC
 VOL. 792, PG. 922
 100.029 ACRES

INLOT 356
 P.B. 22, PG. 37-37A
 84.620 ACRES

LIMITS OF 100 YEAR FLOOD PLAIN ZONE "A"
 F.E.M.A. MAP No. 39109C0290E



DEC LAND CO. I LLC
 O.R. 322, PG. 782
 EAST PART INLOT 353 B
 P48-000424

CARRIAGE TRAILS PART INLOT 353
 P.B. 22, PG. 25

CARRIAGE TRAILS

VOLUME 26 PAGE 23
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: [Signature]
Diana K. Colyer,
Assistant Secretary
and Treasurer

[Signature]
Cassandra L. Riehle

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF Sept 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

[Signature]
NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: [Signature]
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio COUNTY OF Franklin SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF Sept 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



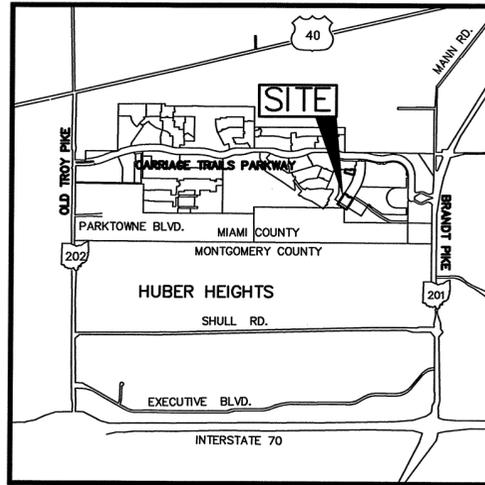
Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2016

PART INLOTS 353 & 356



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 3, Phase III, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68
P.B. 24, PG. 16 P.B. 25, PG. 54
P.B. 24, PG. 15 P.B. 25, PG. 55
P.B. 24, PG. 39 P.B. 25, PG. 64

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 137
VOLUME 55, PAGE 164

FEE \$ 129.00

[Signature]
MIAMI COUNTY RECORDER

[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 3, 2016.

[Signature]
MATTHEW W. YEASHARDT
MIAMI COUNTY AUDITOR

[Signature]
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON SEPTEMBER 27, 2016

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, A REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 792, PAGE 922, AND REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT NUMBER 20140R-07326 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP
BY: [Signature] 9-14-16
David L. Chiesa P.S.
Registered Surveyor No. 7740

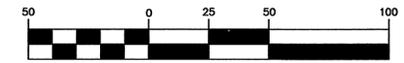
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



NORTH



(IN FEET)
1 inch = 50 ft.

CARRIAGE TRAILS SECTION 3 PHASE III

CARRIAGE TRAILS SECTION 3 PHASE III
2.787 ACRES LOTS
+0.625 ACRE RIGHT-OF-WAY
3.412 ACRES TOTAL

EAST PART INLOT 353 (P48-000424)
13.843 ACRES B
-0.490 ACRE (SECTION 3 PHASE III)
13.353 ACRES REMAINING B

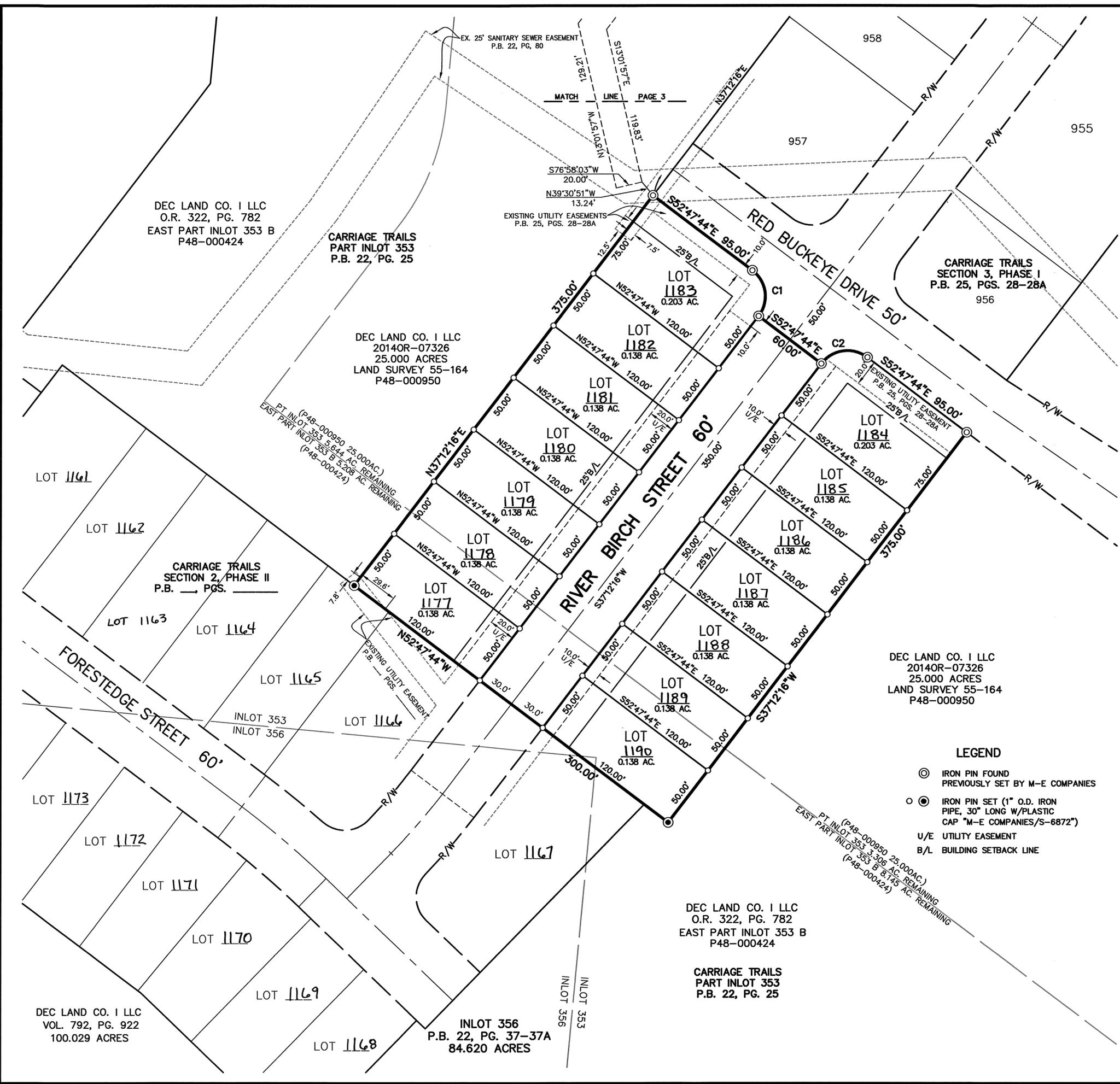
PART INLOT 353 (P48-000950)
11.872 ACRES
-2.921 ACRES (SECTION 3 PHASE III)
8.951 ACRES REMAINING

INLOT 356 (P48-000951)
82.126 ACRES
-0.001 ACRE (SECTION 3 PHASE III)
82.125 ACRES REMAINING

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.27'	25.00'	90°00'00"	N07°47'44"W	35.36'
C2	39.27'	25.00'	90°00'00"	S82°12'16"W	35.36'
C3	100.02'	725.00'	7°54'16"	N14°25'30"E	99.94'
C4	17.90'	895.00'	1°08'45"	N09°54'00"E	17.90'
C5	4.31'	845.00'	0°17'33"	N18°31'25"E	4.31'
C6	165.51'	1015.00'	9°20'34"	N13°59'54"E	165.33'
C7	50.01'	725.00'	3°57'08"	N16°24'04"E	50.00'
C8	50.01'	725.00'	3°57'08"	N12°26'56"E	50.00'
C9	58.29'	845.00'	3°57'08"	N16°24'04"E	58.28'
C10	58.29'	845.00'	3°57'08"	N12°26'56"E	58.28'
C11	30.75'	895.00'	1°58'06"	N11°27'25"E	30.75'
C12	48.65'	895.00'	3°06'51"	N13°59'54"E	48.64'
C13	48.65'	895.00'	3°06'51"	N17°06'46"E	48.64'
C14	55.17'	1015.00'	3°06'51"	N10°53'03"E	55.16'
C15	55.17'	1015.00'	3°06'51"	N13°59'54"E	55.16'
C16	55.17'	1015.00'	3°06'51"	N17°06'46"E	55.16'
C18	124.47'	870.00'	8°11'49"	N14°34'17"E	124.36'
C19	328.34'	1015.00'	18°32'04"	N27°56'14"E	326.91'

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



DEC LAND CO. I LLC
O.R. 322, PG. 782
EAST PART INLOT 353 B
P48-000424

CARRIAGE TRAILS
PART INLOT 353
P.B. 22, PG. 25

DEC LAND CO. I LLC
2014OR-07326
25.000 ACRES
LAND SURVEY 55-164
P48-000950

CARRIAGE TRAILS
SECTION 2, PHASE II
P.B. PGS.

DEC LAND CO. I LLC
2014OR-07326
25.000 ACRES
LAND SURVEY 55-164
P48-000950

DEC LAND CO. I LLC
O.R. 322, PG. 782
EAST PART INLOT 353 B
P48-000424

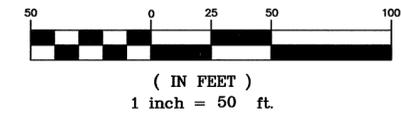
CARRIAGE TRAILS
PART INLOT 353
P.B. 22, PG. 25

INLOT 356
P.B. 22, PG. 37-37A
84.620 ACRES

DEC LAND CO. I LLC
VOL. 792, PG. 922
100.029 ACRES



NORTH

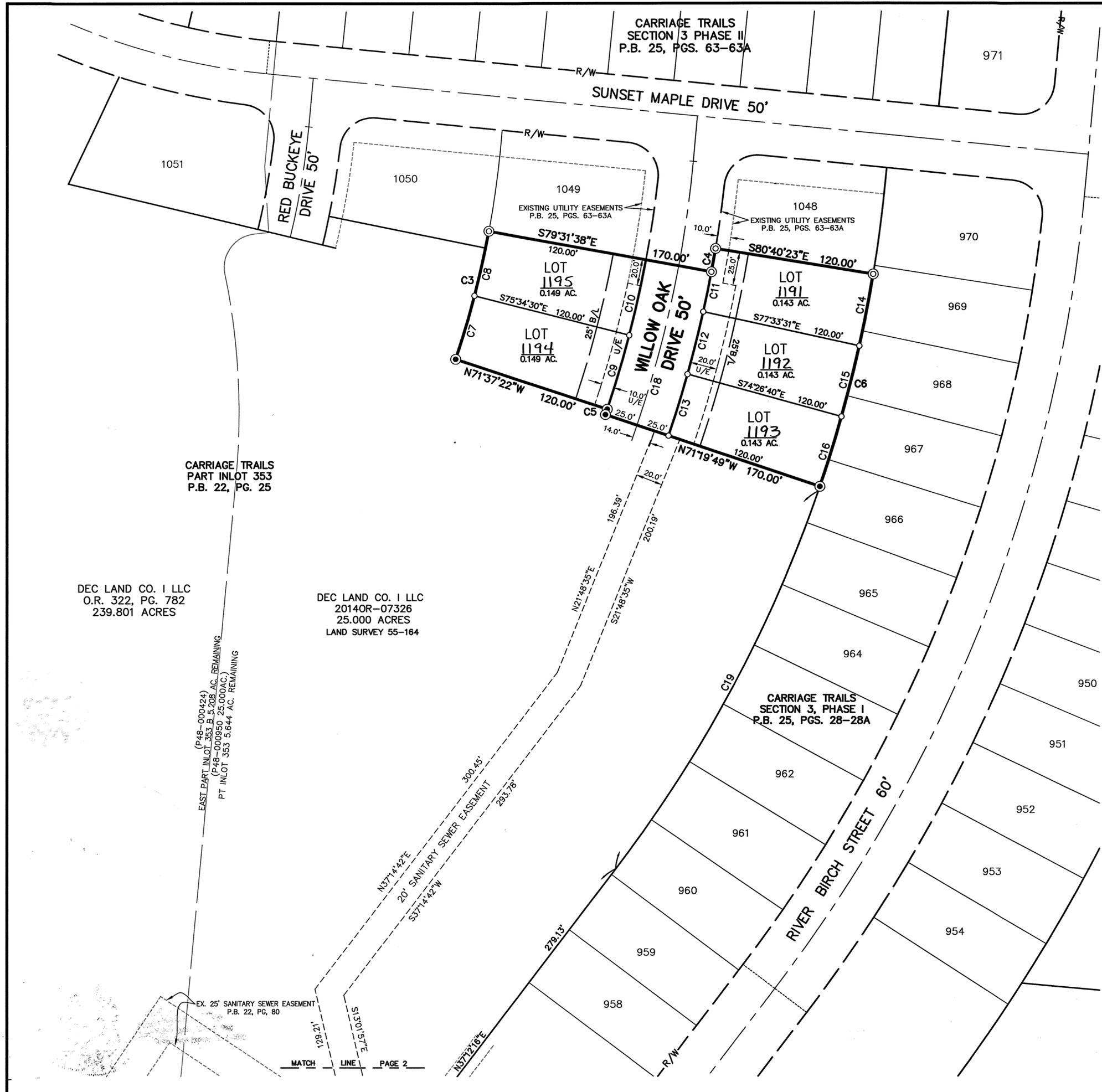


CARRIAGE TRAILS SECTION 3 PHASE III

LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON
PIPE, 30" LONG W/PLASTIC
CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.27'	25.00'	90°00'00"	N07°47'44"W	35.36'
C2	39.27'	25.00'	90°00'00"	S82°12'16"W	35.36'
C3	100.02'	725.00'	7°54'16"	N14°25'30"E	99.94'
C4	17.90'	895.00'	1°08'45"	N09°54'00"E	17.90'
C5	4.31'	845.00'	0°17'33"	N18°31'25"E	4.31'
C6	165.51'	1015.00'	9°20'34"	N13°59'54"E	165.33'
C7	50.01'	725.00'	3°57'08"	N16°24'04"E	50.00'
C8	50.01'	725.00'	3°57'08"	N12°26'56"E	50.00'
C9	58.29'	845.00'	3°57'08"	N16°24'04"E	58.28'
C10	58.29'	845.00'	3°57'08"	N12°26'56"E	58.28'
C11	30.75'	895.00'	1°58'06"	N11°27'25"E	30.75'
C12	48.65'	895.00'	3°06'51"	N13°59'54"E	48.64'
C13	48.65'	895.00'	3°06'51"	N17°06'46"E	48.64'
C14	55.17'	1015.00'	3°06'51"	N10°53'03"E	55.16'
C15	55.17'	1015.00'	3°06'51"	N13°59'54"E	55.16'
C16	55.17'	1015.00'	3°06'51"	N17°06'46"E	55.16'
C18	124.47'	870.00'	8°11'49"	N14°34'17"E	124.36'
C19	328.34'	1015.00'	18°32'04"	N27°56'14"E	326.91'



CARRIAGE TRAILS
 PART INLOT 353
 P.B. 22, PG. 25

DEC LAND CO. I LLC
 O.R. 322, PG. 782
 239.801 ACRES

DEC LAND CO. I LLC
 2014OR-07326
 25.000 ACRES
 LAND SURVEY 55-164

EAST PART INLOT 353 (P48-000424)
 (P48-000950 25.000AC. REMAINING)
 PT INLOT 353 5.644 AC. REMAINING

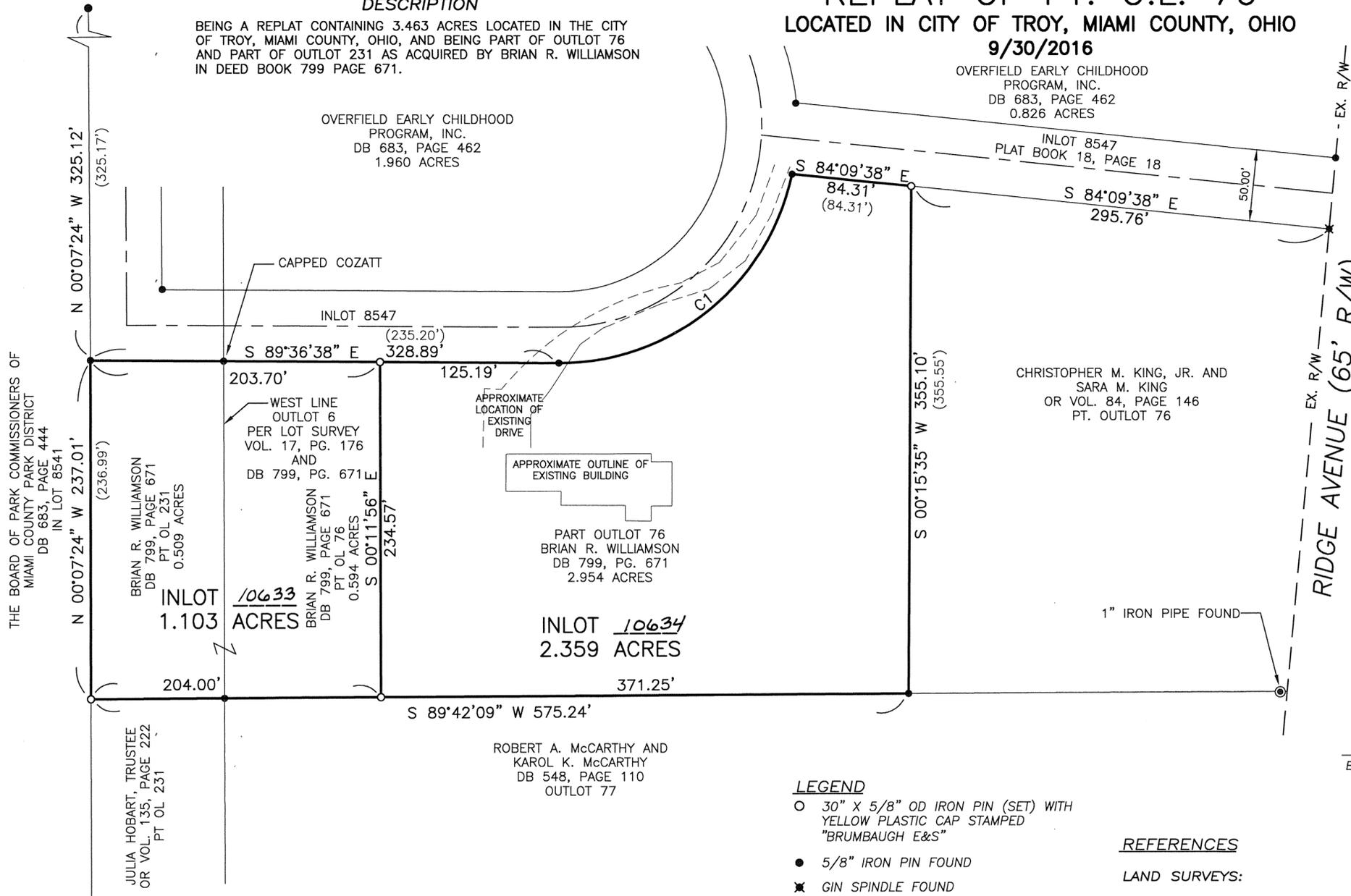
EX. 25' SANITARY SEWER EASEMENT
 P.B. 22, PG. 80

MATCH LINE PAGE 2

**REPLAT OF PT. O.L. 76
LOCATED IN CITY OF TROY, MIAMI COUNTY, OHIO
9/30/2016**

VOLUME 26, PAGE 24
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION
BEING A REPLAT CONTAINING 3.463 ACRES LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND BEING PART OF OUTLOT 76 AND PART OF OUTLOT 231 AS ACQUIRED BY BRIAN R. WILLIAMSON IN DEED BOOK 799 PAGE 671.



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00053
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/04/2016 2:15:32 PM
REFERENCES
PAGES: 1

FEE \$ 43.20
Jessica A Lopez MIAMI COUNTY RECORDER
John A Pence DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 4, 2016
Matthew W. Dearhardt MIAMI COUNTY AUDITOR
Linda Linneman BY DEPUTY AUDITOR

CITY ENGINEER'S APPROVAL:
THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER THIS 30th DAY OF SEPTEMBER 2016.
Jill Rhodes
JILLIAN RHOADES
CITY ENGINEER

REPLAT REQUEST
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 4 DAY OF OCTOBER 2016.
Brian R. Williamson OWNER
Carly S. Boyis WITNESS
W.C.P. WITNESS

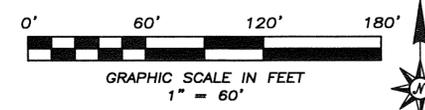
STATE OF OHIO - COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, Ohio THIS 4th DAY OF OCTOBER, 2016.
William J. Fulker
WILLIAM J. FULKER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.
Recorded In Miami County

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057 9/30/16

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	166.50'	228.41'	210.92'	N 51°17'50" E	78°36'06"

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND
 - ✱ GIN SPINDLE FOUND
 - ◎ IRON PIPE FOUND

- REFERENCES**
- LAND SURVEYS:**
VOLUME 53, PAGE 189
AND AS REFERENCED HEREON
- RECORD PLATS:**
VOLUME 18, PAGE 18
VOLUME 18, PAGE 17
VOLUME 8, PAGE 26
VOLUME 2, PAGE 10
AND AS REFERENCED HEREON
- LOT SURVEYS:**
VOLUME 22, PAGE 40
VOLUME 21, PAGE 177
VOLUME 21, PAGES 31 & 31A
VOLUME 17, PAGE 176
VOLUME 10, PAGE 14
AND AS REFERENCED HEREON



BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS)



BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

MIAMI COUNTY ENGINEER
THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 30th DAY OF SEPTEMBER 2016.
Paul P. Huelkamp P.E., R.S.
MIAMI COUNTY ENGINEER
Dennis Venturini
BY DEPUTY

CITY OF TROY PLANNING COMMISSION:
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 2016, THIS PLAT WAS REVIEWED AND APPROVED.
NOT REQUIRED
CHAIRMAN _____
SECRETARY _____

CITY OF TROY COUNCIL:
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS _____ DAY OF _____, 2016, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-_____-2016 EFFECTIVE _____, 2016.
NOT REQUIRED
MAYOR _____
PRESIDENT OF COUNCIL _____
CLERK OF COUNCIL _____

DEDICATIONS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER. THE PARKLAWN DRIVE, AMBERWOOD DRIVE AND SHADY TREE DRIVE ROAD RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:

Frank D. Harlow, Jr.
 FRANK D. HARLOW, Jr./PRESIDENT
 KEYSTONE LAND DEVELOPMENT, INC.

Mary K Lewis
 WITNESS

Evam C. Paepelun
 WITNESS

LIENHOLDER:

Daniel F. Heitmeyer
 DANIEL F. HEITMEYER,
 VP OF COMMERCIAL BANKING
 MINSTER BANK

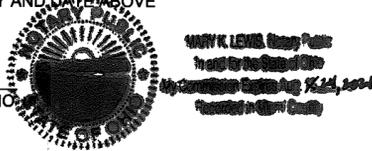
Mary K Lewis
 WITNESS

Evam C. Paepelun
 WITNESS

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 11 DAY OF October, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, KEYSTONE LAND DEVELOPMENT, INC., BY ITS PRESIDENT, FRANK D. HARLOW, JR., AND THE LIENHOLDER, MINSTER BANK, BY ITS VICE PRESIDENT OF COMMERCIAL BANKING, DANIEL F. HEITMEYER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 8/24/2021



S.S. COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW, JR. PRESIDENT, KEYSTONE LAND DEVELOPMENT, INC., BEING DULY SWORN THIS 11 DAY OF October, 2016 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow, Jr.
 FRANK D. HARLOW, JR. PRESIDENT
 KEYSTONE LAND DEVELOPMENT, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 8/24/2021

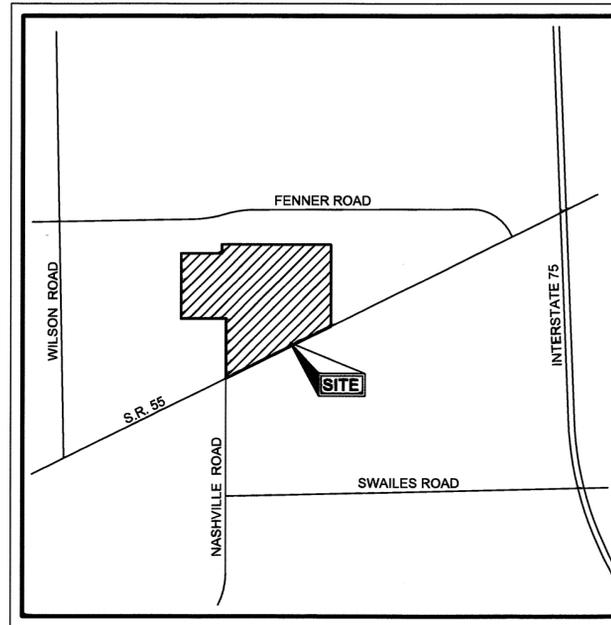


HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE EDGEWATER OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 710, PAGE 359 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

**RECORD PLAN
 EDGEWATER, SECTION 8**

LOCATED IN:
 SECTION 31, TOWN 5, RANGE 6
 CITY OF TROY, MIAMI COUNTY, OHIO
 PART OF INLOT 7166
 CONTAINING 6.1558 ACRES
 (20 LOTS - 5.0951 Acs. STREET R/W - 1.0607 Acs.)
 DATE: OCTOBER, 2016



VICINITY MAP
 ~NTS~

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF 6.1558 ACRES OF PT. INLOT 7166 IN THE CITY OF TROY, OHIO BEING PART OF THE TRACT CONVEYED TO KEYSTONE LAND DEVELOPMENT, INC. BY DEED RECORDED IN DEED BOOK 784., PAGE 582, OF THE MIAMI COUNTY DEED RECORDS.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
 DAVID R. WINEMILLER
 OHIO REGISTERED SURVEYOR No. 7197



MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2016P-00054
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/11/2016 12:33:25 PM
 REFERENCES
 PAGES: 2

FEE \$ 86.40

Jessica A. Lopez
 MIAMI COUNTY RECORDER
Robert Schumaker
 DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS 11 DAY OF Oct., 2016

Matthew W. Heathardt
 MIAMI COUNTY AUDITOR

John J. Irwin
 DEPUTY MIAMI COUNTY AUDITOR

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 3rd DAY OF March, 2016, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-13-2016

Michael L. Beasly
 MAYOR

Maetha A. Baker
 PRESIDENT OF COUNCIL

Seel G. Knight
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 10th DAY OF Feb, 2016, THIS PLAT WAS REVIEWED AND APPROVED.

Chad M. Korman
 CHAIRPERSON

Seel G. Knight
 SECRETARY

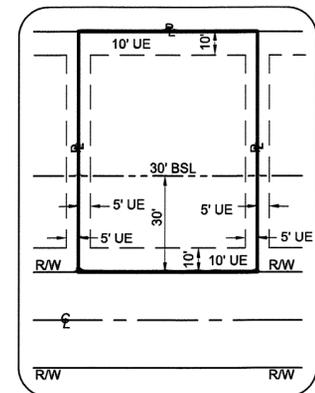
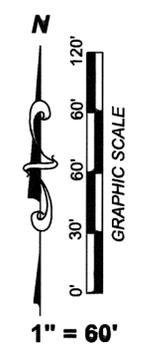
PREPARED BY:



THOMAS WINEMILLER & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
 212 WEST NATIONAL ROAD
 VANDALIA, OHIO 45377
 PHONE: 937-898-5862
 FAX: 937-898-5716
 www.winemillerengineering.com

DEVELOPER:

KEYSTONE LAND DEVELOPMENT, INC.
 701 NORTH MARKET STREET
 TROY OHIO 45373
 PHONE: 937-339-9944



- LEGEND**
- IRON PIN FOUND (5/8" DIA.)
 - IRON PIN SET (5/8" x 30")
 - BSL BUILDING SETBACK LINE
 - UE UTILITY EASEMENT

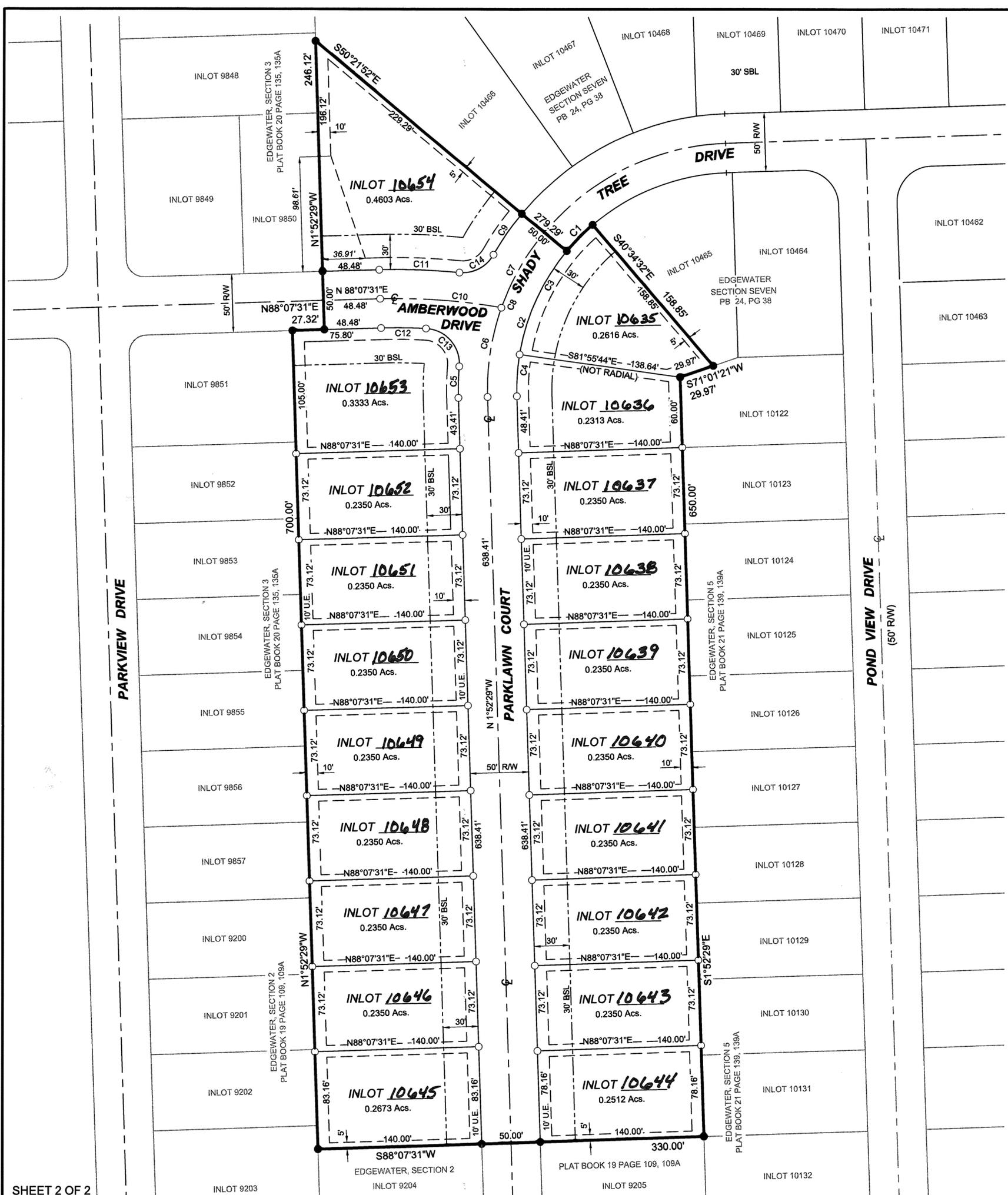
RECORD PLAN EDGEWATER, SECTION 8

LOCATED IN:
SECTION 31, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO
PART of INLOT 7166
CONTAINING 6.1558 ACRES
(20 LOTS - 5.0951 Ac. STREET R/W - 1.0607 Ac.)
DATE: OCTOBER, 2015

AREA SUMMARY

20 BUILDING LOTS	5.0951 Ac.
RIGHT OF WAY	1.0607 Ac.
TOTAL	6.1558 Ac.

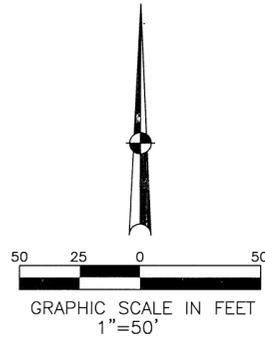
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHD. LENGTH
C1	185.00'	9°47'20"	31.61'	S 44°31'48" W	31.57'
C2	185.00'	41°30'33"	134.03'	S 18°52'48" W	131.11'
C3	185.00'	40°13'30"	129.88'	N 29°18'46" E	127.23'
C4	185.00'	11°04'28"	35.76'	N 3°39'49" E	35.70'
C5	235.00'	6°31'48"	26.78'	S 1°23'29" W	26.77'
C6	210.00'	21°09'22"	77.54'	N 8°42'16" E	77.10'
C7	210.00'	20°21'11"	74.60'	N 29°27'33" E	74.21'
C8	210.00'	41°30'33"	152.14'	N 18°52'52" E	148.83'
C9	235.00'	10°24'46"	42.71'	S 34°25'43" W	42.65'
C10	500.00'	11°55'47"	104.11'	S 85°54'36" E	103.92'
C11	525.00'	7°29'00"	68.57'	N 88°07'59" W	68.52'
C12	475.00'	4°37'48"	38.38'	S 89°33'35" E	38.37'
C13	30.00'	91°53'20"	48.12'	S 41°17'39" E	43.12'
C14	30.00'	66°23'12"	34.76'	S 62°24'54" W	32.85'



DEVELOPER:
KEYSTONE LAND DEVELOPMENT, INC.
701 NORTH MARKET STREET
TROY, OHIO 45373
PHONE: 937-339-9944

PREPARED BY:
TWA
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862
FAX: 937-898-5716
www.winemillerengineering.com

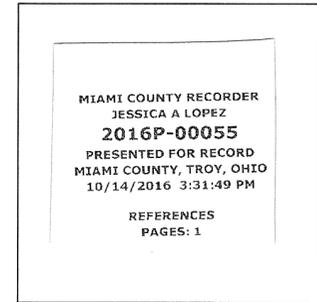
ADDITIONAL RIGHT-OF-WAY
OWENS ROAD NO. 76
SECTION 18, TOWN 7, RANGE 5
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO



NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 18, T-7, R-5

S 86°24'45" W, 1315.43'
SECTION LINE
TIE PER LAND SURVEY 28, PAGE 52

ROAD RECORD 9 PAGE 39



FEE \$ 43.20
Jessica Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER
Matthew W Gearhardt
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct 14, 2016
Joyce Zollers
DEPUTY AUDITOR

JOYCE B. ZOLLERS
D.B. 788-897
0.047 AC. TOTAL R/W
-0.000 AC. EX. R/W
0.047 AC. PROP. R/W

PETER R. WHITSON JR.
D.B. 798-733
0.151 AC. TOTAL R/W
-0.060 AC. EX. R/W
0.091 AC. PROP. R/W
0.102 AC. PROP. TEMP. R/W
TEMPORARY RIGHT-OF-WAY SHALL LAST
18 MONTHS FROM DATE OF SIGNED EASEMENT

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
PETER R. WHITSON JR.	V.798, P.733	V.20160R, P.04009
PETER R. WHITSON JR.	V.798, P.733	V.20160R, P.04010
JOYCE B. ZOLLERS	V.788, P.897	V.20160R, P.07523

- LEGEND**
- RR SPIKE
 - MAG NAIL
 - IRON PIN
 - MONUMENT BOX
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - ▩ AREA IN ADDITIONAL TEMPORARY RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 5th DAY OF April, 2016.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS _____ DAY OF _____, 2016.

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

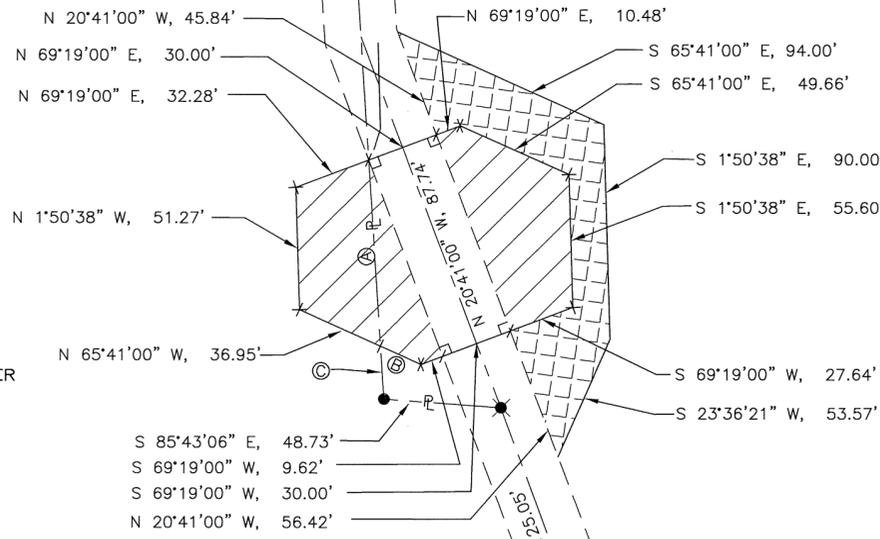
BY _____
DEPUTY AUDITOR

APPROVED AND ACCEPTED, BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 4th DAY OF October, 2016, BY RESOLUTION NO. 16-10-1332

John W. O'Brien (Absent)
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

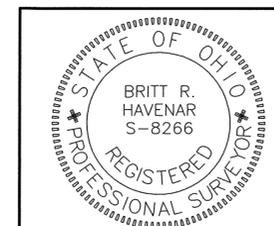
John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER



BEARING AND DISTANCE	
A	S 3°46'00" E, 78.03'
B	N 65°41'00" W, 18.51'
C	S 3°46'00" E, 22.25'

- REFERENCES
LAND SURVEYS:
VOL. 28 PG. 52
VOL. 31 PG. 79
VOL. 45 PG. 122
VOL. 52 PG. 35

BASIS OF BEARINGS:
MIAMI COUNTY ENGINEER RECORD OF
LAND SURVEYS VOL. 28, PAGE 52



Britt R. Havenar 4/6/16
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

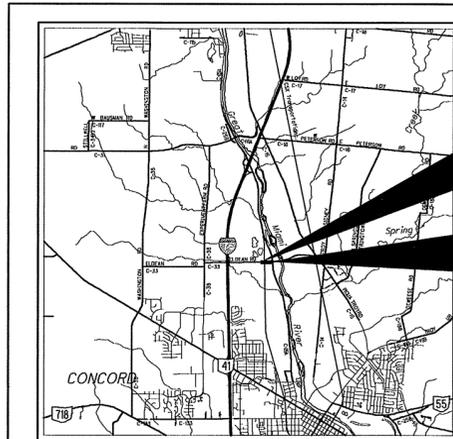
PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: FEBRUARY 5, 2016

MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED 10/14/2016 AT 3:31 PM
 FILE NO. 2016P-00056 FEE 433.00

BY: *Jessica A. Lopez*
 MIAMI COUNTY RECORDER DEPUTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00056
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/14/2016 3:31:50 PM

REFERENCES
 PAGES: 10



BEGIN ACQUISITION:
 STA. 5+00.00

END ACQUISITION:
 STA. 19+05.00

RIGHT OF WAY LEGEND SHEET MIA - CR33 - 3.09

SECTION 8 & 9, TOWN 5, RANGE 6 EAST
 MIAMI RIVER SURVEY
 CONCORD TOWNSHIP, MIAMI COUNTY

PROJECT DESCRIPTION
 IMPROVEMENT OF CR33 (ELDEAN ROAD) GRADE SEPARATED
 RAILROAD CROSSING BY BRIDGE REPLACEMENT AND
 ROADWAY PROFILE ADJUSTMENT TO INCREASE VERTICAL
 CLEARANCE. INCLUDING ROADWAY WIDENING, GRADING,
 DRAINAGE AND RAILROAD TRACK IMPROVEMENTS.

PLANS PREPARED BY:

FIRM NAME: KORDA/NEMETH ENGINEERING
 R/W DESIGNER: DAVID R. HIMMELMAN
 R/W REVIEWER: TONY W. MEACHAM
 FIELD REVIEWER: DAVID R. HIMMELMAN
 PRELIMINARY FIELD REVIEW DATE: 09-19-13
 TRACINGS FIELD REVIEW DATE: 01-29-14
 OWNERSHIP UPDATED BY: DAVID R. HIMMELMAN
 DATE COMPLETED: 01-28-14
 PLAN COMPLETION DATE: 02-13-14

FEDERAL PROJECT NO. **E080 (622)**
 PID NO. **84154**
 R/W DESIGNER DRH
 R/W REVIEWER TWJ
**RIGHT OF WAY
 LEGEND SHEET**
MIA - CR33 - 3.09
 1 / 10

CONVENTIONAL SYMBOLS

County Line	-----	Ditch / Creek (Ex)	-----
Township Line	-----	Ditch / Creek (Pr)	-----
Section Line	-----	Tree Line (Ex)	-----
Corporation Line	----- or -----	Ownership Hook Symbol	-----, Example
Fence Line (Ex)	----- (Pr)	Property Line Symbol	-----, Example
Center Line	-----	Break Line Symbol	-----, Example
Right of Way (Ex)	----- Ex R/W	Tree (Pr)	-----, Tree (Ex) -----, Shrub (Ex) -----
Right of Way (Pr)	----- R/W	Tree (Remove)	-----, Shrub (Remove) -----
Standard Highway Easement (Ex)	----- Ex SH	Evergreen (Ex)	-----, Stump -----
Temporary Right of Way	----- TMP	Evergreen (Remove)	-----, Stump (Remove) -----
Channel Easement (Pr)	----- CH	Wetland (Pr)	-----, Grass (Pr) -----, Aerial Target -----
Utility Easement (Ex)	----- Ex U	Post (Ex)	-----, Mailbox (Ex) -----, Mailbox (Pr) -----
Railroad	----- or -----	Light (Ex)	-----, Telephone Marker (Ex) TEL
Guardrail (Ex)	----- (Pr)	Fire Hydrant (Ex)	-----, Water Meter (Ex) -----
Construction Limits	-----	Water Valve (Ex)	-----, Utility Valve Unknown (Ex) -----
Edge of Pavement (Ex)	-----	Telephone Pole (Ex)	-----, Power Pole (Ex) -----
Edge of Pavement (Pr)	-----	Light Pole (Ex)	-----
Edge of Shoulder (Ex)	-----		
Edge of Shoulder (Pr)	-----		

INDEX OF SHEETS:

RIGHT OF WAY LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL RIGHT OF WAY	4
RIGHT OF WAY DETAIL SHEETS	5-10

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

TYPES OF TITLE LEGEND:
 SH = STANDARD HIGHWAY EASEMENT
 T = TEMPORARY EASEMENT

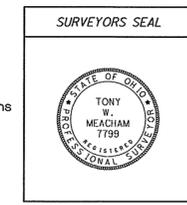
UTILITY OWNERS

TELEPHONE AND CABLE:	FRONTIER COMMUNICATIONS ATTN: RICK FERRIS 6464 WESTBROOK ROAD CLAYTON, OH 45315 PHONE: 937-833-0468	ELECTRIC:	DAYTON POWER AND LIGHT ATTN: CHERYL CRABTREE 2385 CAMPBELL ROAD SIDNEY, OH 45365 PHONE: 937-331-3691	WATER AND SANITARY:	MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT ATTN: JILL RHOADES 2200 N. COUNTY ROAD 25A TROY, OH 45373 PHONE: 937-440-5654	GAS:	VECTREN ENERGY DELIVERY ATTN: DON SPECHT 6500 CLYO ROAD CENTERVILLE, OH 45459 PHONE: 937-312-2533
	TIME WARNER CABLE ATTN: TIM KUSS PLM CONSTRUCTION COORDINATOR 3691 TURNER ROAD DAYTON, OH 45415 PHONE: 937-425-8850		PIONEER ELECTRIC COOPERATIVE ATTN: RANDY HOLOBAUGH 344 WEST US ROUTE 36 PIQUA, OH 45356 PHONE: 937-773-2523				
	INDEPENDENT FIBER NETWORKS, LLC ATTN: 13888 COUNTY ROAD 25A WAPAKONETA, OHIO 45895 PHONE: 419-739-3100						

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

Tony W. Meacham
 Tony W. Meacham, Professional Land Surveyor No. 7799

Date: 2/13/14



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 21 DAY OF Sept, 2016

Paul P. Huelkamp
 PAUL P. HUELKAMP, P.S. *PE*
 MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 14 DAY OF Oct, 2016

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

BY: *Joyce Guillot*
 JOYCE GUILLIOT
 DEPUTY AUDITOR

APPROVED AND ADDITIONAL RIGHT-OF-WAY ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 27 DAY OF Sept, 2016 BY THE RESOLUTION # 14-09-1893

John W. O'Brien
 JOHN W. O'BRIEN
 MIAMI COUNTY COMMISSIONER

Richard L. Cullice
 RICHARD L. CULLICE
 MIAMI COUNTY COMMISSIONER

John F. Evans
 JOHN F. EVANS
 MIAMI COUNTY COMMISSIONER

MIA-CR33-3.09
SECTION 8 & 9, TOWN 5, RANGE 6 EAST
MIAMI RIVER SURVEY
CONCORD TOWNSHIP, MIAMI COUNTY

- MONUMENT LEGEND**
- EXISTING R/W MONUMENT BOX
 - PROPOSED R/W MONUMENT BOX
 - EXISTING CONCRETE MONUMENT
 - PROPOSED CONCRETE MONUMENT
 - ⚡ RAILROAD SPIKE FOUND
 - ⚡ RAILROAD SPIKE SET
 - IRON PIN FOUND
 - IRON PIN FOUND W/ ID CAP
 - IRON PIN SET W/ ID CAP
 - IRON PIPE FOUND
 - IRON PIPE SET
 - P.K. NAIL FOUND
 - P.K. NAIL SET
 - MAG NAIL FOUND
 - MAG NAIL SET
 - × CHISELED X FOUND
 - × CHISELED X SET

BASIS FOR BEARINGS:
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
PROJECT COORDINATES ARE BASED ON OHIO STATE
PLANE COORDINATES SOUTH ZONE NAD 83 (CORS 96).

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION.

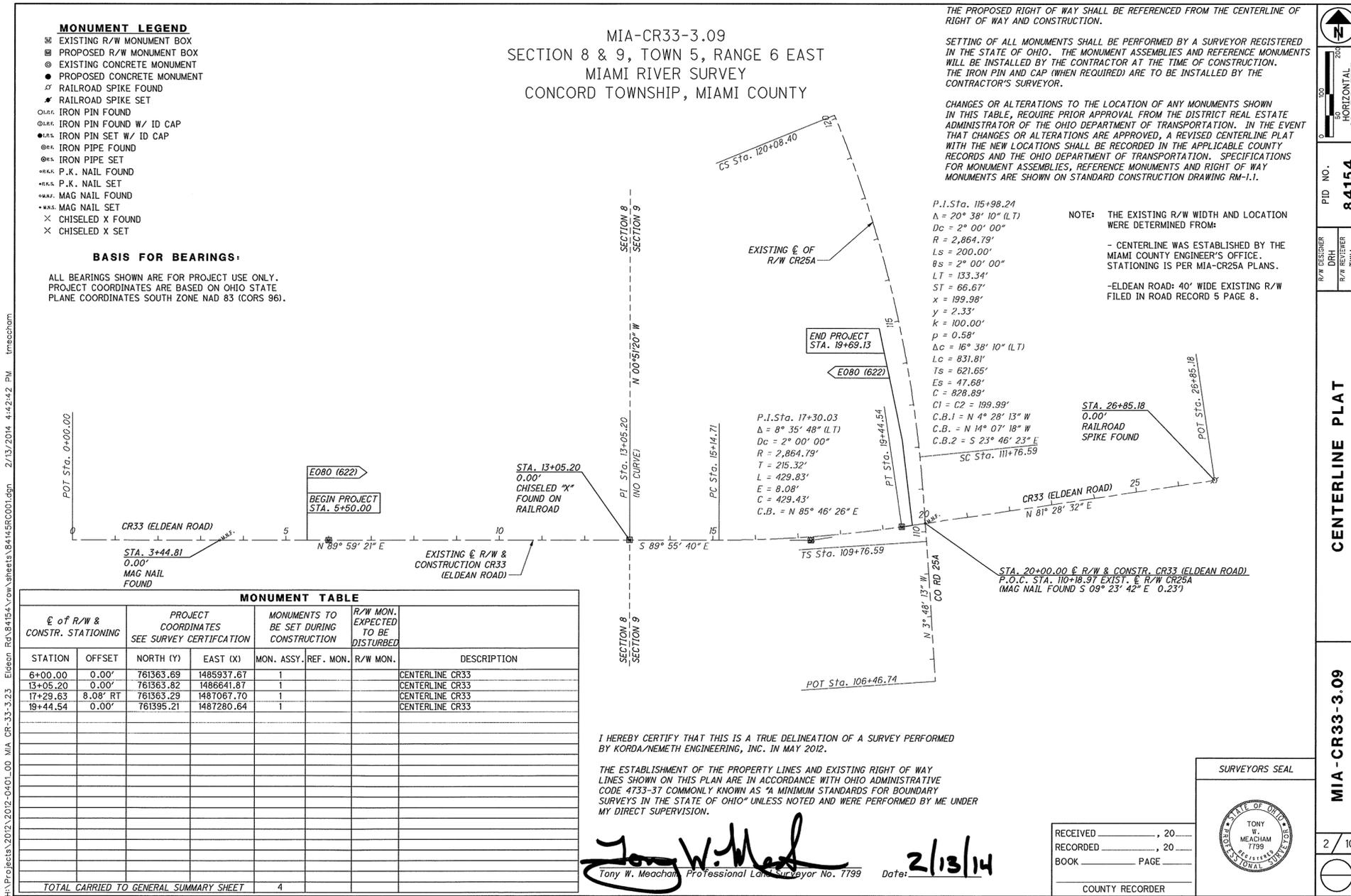
SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM:

- CENTERLINE WAS ESTABLISHED BY THE MIAMI COUNTY ENGINEER'S OFFICE. STATIONING IS PER MIA-CR25A PLANS.

- ELDEAN ROAD: 40' WIDE EXISTING R/W FILED IN ROAD RECORD 5 PAGE 8.



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 I:\Projects\2012\0401-00_MIA-CR-33-3.09_MIA-CR-33-3.09.dwg 2/13/2014 4:42:42 PM lmeschom

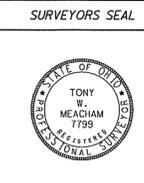
MONUMENT TABLE							
E of R/W & CONSTR. STATIONING		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	
6+00.00	0.00'	761363.69	1485937.67	1			CENTERLINE CR33
13+05.20	0.00'	761363.82	1486641.87	1			CENTERLINE CR33
17+29.63	8.08' RT	761363.29	1487067.70	1			CENTERLINE CR33
19+44.54	0.00'	761395.21	1487280.64	1			CENTERLINE CR33
TOTAL CARRIED TO GENERAL SUMMARY SHEET 4							

I HEREBY CERTIFY THAT THIS IS A TRUE DELINEATION OF A SURVEY PERFORMED BY KORDA/NEMETH ENGINEERING, INC. IN MAY 2012.

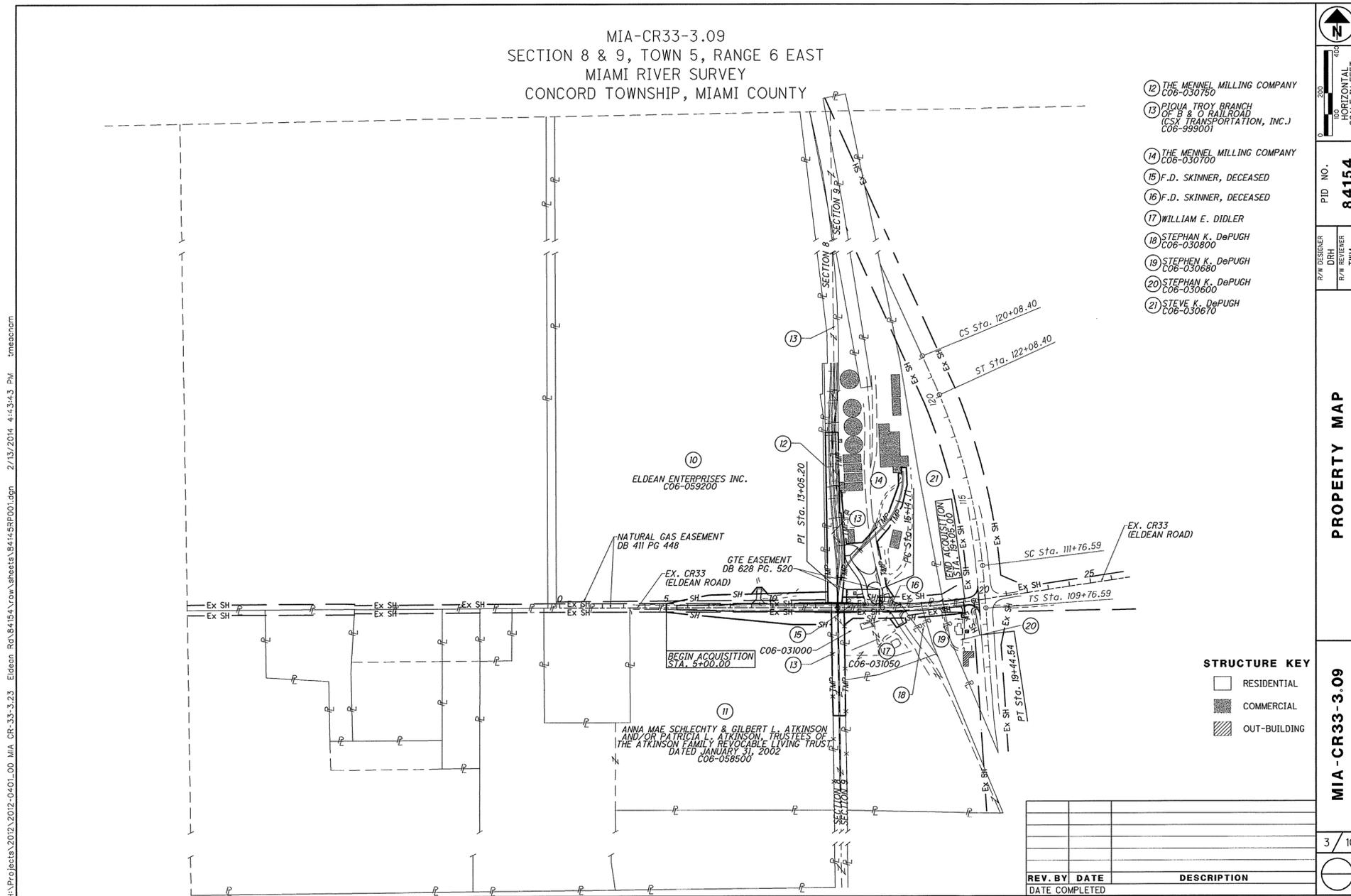
THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED AND WERE PERFORMED BY ME UNDER MY DIRECT SUPERVISION.

Tony W. Meacham
Tony W. Meacham Professional Land Surveyor No. 7799 Date: 2/13/14

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____
COUNTY RECORDER



CENTERLINE PLAT
 MIA - CR33 - 3.09
 PID NO. 84154
 R/W DESIGNER DRH
 R/W REVIEWER TMM
 HORIZONTAL SCALE IN FEET
 1" = 200'
 2 / 10



- 12 THE MENNEL MILLING COMPANY
C06-030750
- 13 PLOWA TROY BRANCH
OF B & O RAILROAD
(CSX TRANSPORTATION, INC.)
C06-999001
- 14 THE MENNEL MILLING COMPANY
C06-030700
- 15 F.D. SKINNER, DECEASED
- 16 F.D. SKINNER, DECEASED
- 17 WILLIAM E. DIDLER
- 18 STEPHAN K. DePUGH
C06-030880
- 19 STEPHAN K. DePUGH
C06-030800
- 20 STEPHAN K. DePUGH
C06-030600
- 21 STEVE K. DePUGH
C06-030670



HORIZONTAL SCALE IN FEET

0 100 200

R/A DESIGNER DRH	R/A REVIEWER TMM
PID NO. 84154	
PROPERTY MAP	
MIA - CR33-3.09	
3 / 10	

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

REV. BY	DATE	DESCRIPTION

DATE COMPLETED

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TOTAL NUMBER OF :														GRANTEE:				
11 OWNERSHIPS											0 TOTAL TAKES		(c) = CALCULATED AREA	NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE		ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.		
16 PARCELS											0 OWNERSHIPS W/ STRUCTURES INVOLVED		0.00** = ACREAGE AS SHOWN AT THE MIAMI COUNTY AUDITOR'S OFFICE.		NET TAKE = GROSS TAKE - PRO IN TAKE			
ALL AREAS IN ACRES																		
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK	AS ACQUIRED PAGE		
1-9	NOT USED												COUNTY					
10-SH	ELDEAN ENTERPRISES, INC.	5-6	DB 629 PG 814	C06-059200	66.263	0.593	1.045	0.356	0.689		64.981			OVERLAPPING ACREAGE: 0.247 ACRES OF NATURAL GAS EASEMENT DB 411, PG 448	2014OR	08311		
10-T		5-6					0.033		0.033					RECONSTRUCT DRIVE; GRADING AND SEEDING	2014OR	08312		
11-SH	ANNA MAE SCHLECHTY 1/2 INT.J & GILBERT L. ATKINSON AND/OR PATRICIA L. ATKINSON, TRUSTEES OF THE ATKINSON FAMILY REVOCABLE LIVING TRUST 1/2 INT.J	5-6,10	DB 673 PG 683 DB 730 PG 178	C06-058500	62.152	0.503	1.012	0.356	0.656		60.993				2016OR	09023		
12-SH	THE MENNEL MILLING COMPANY	6	DB 700 PG 792	C06-030750	0.269	0.000	0.012	0.000	0.012		0.257			OVERLAPPING ACREAGE: 0.003 ACRES OF NATURAL GAS EASEMENT DB 411, PG 448	2014OR	08856		
13-T	PIQUA TROY BRANCH OF B & O RAILROAD (CSX TRANSPORTATION, INC.)	6,8-10	DB 80 PG 390 DB 139 PG 553	C06-999001	0.00**	0.00**	1.271		1.271					GRADING AND SEEDING	2014OR	10741		
13-T-1							0.675		0.675					GRADING AND SEEDING	2014OR	10740		
14-SH	THE MENNEL MILLING COMPANY	6-9	DB 700 PG 792	C06-030700	13.96	1.968	0.154	0.034	0.120		11.872			OVERLAPPING ACREAGE: 0.105 ACRES OF GTE EASEMENT DB 628, PG 520	2014OR	08857		
14-T		6,10					1.529		1.529					RECONSTRUCT DRIVE; GRADING AND SEEDING	2014OR	08858		
15-SH	F.D. SKINNER, DECEASED	6	DB 65 PG 72	UNKNOWN	0.044(c)	0.044	0.044	0.044	0.000		0.000 (ILL)			COMMON PLEAS CASE No. 2015 CV 023				
16-SH	F.D. SKINNER, DECEASED	7	DB 65 PG 72	UNKNOWN	0.060(c)	0.058	0.060	0.058	0.002		0.002 (ILL)			COMMON PLEAS CASE No. 2015 CV 023				
17-SH	WILLIAM E. DIDLER	6-7	DB 676 PG 962 DB 550 PG 757	C06-031000 C06-031050	0.75 2.46	0.060 0.130	0.168 0.354	0.060 0.130	0.108 0.224					(1) LANDSCAPE ROCK (TBR)	2014OR	08313		
17-T		7					0.049		0.049					RECONSTRUCT DRIVE; GRADING AND SEEDING	2014OR	08314		
18-SH	STEPHAN K. DePUGH	7	DB 590 PG 85	C06-030800	0.269	0.106	0.130	0.106	0.024		0.139				2014OR	10223		
19-SH	STEPHEN K. DePUGH	7	DB 640 PG 846	C06-030680	1.439	0.103	0.152	0.103	0.049		1.287				2014OR	10224		
20-SH	STEPHAN K. DePUGH	7	DB 590 PG 85	C06-030600	1.797	1.043	0.107	0.091	0.016		0.738			(1) LANDSCAPE ROCK (TBR)*	2014OR	10225		
20-T		7					0.010		0.010					RECONSTRUCT DRIVE; GRADING AND SEEDING	2014OR	10226		
21	STEVE K. DePUGH	7	DB 635 PG 559	C06-030670	5.833	2.947								NO TAKE REQUIRED				
														COUNTY				

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TYPES OF TITLE LEGEND:
 WL = FEE SIMPLE WITH LIMITATION OF ACCESS
 WD = WARRANTY DEED
 PRW = PROPERTY RIGHT FEE SIMPLE
 SH = STANDARD HIGHWAY EASEMENT
 LA = LIMITED ACCESS EASEMENT
 T = TEMPORARY EASEMENT
 CH = CHANNEL EASEMENT
 A = AERIAL EASEMENT
 SL = SLOPE EASEMENT
 PRE = PROPERTY RIGHT EASEMENT

+ DENOTES REMOVAL ITEMS SEE CORRESPONDING RIGHT OF WAY PLAN SHEET FOR DESCRIPTION

* DENOTES RIGHT OF WAY ENCROACHMENT
 (TBR) = TO BE REMOVED
 NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION.
 NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

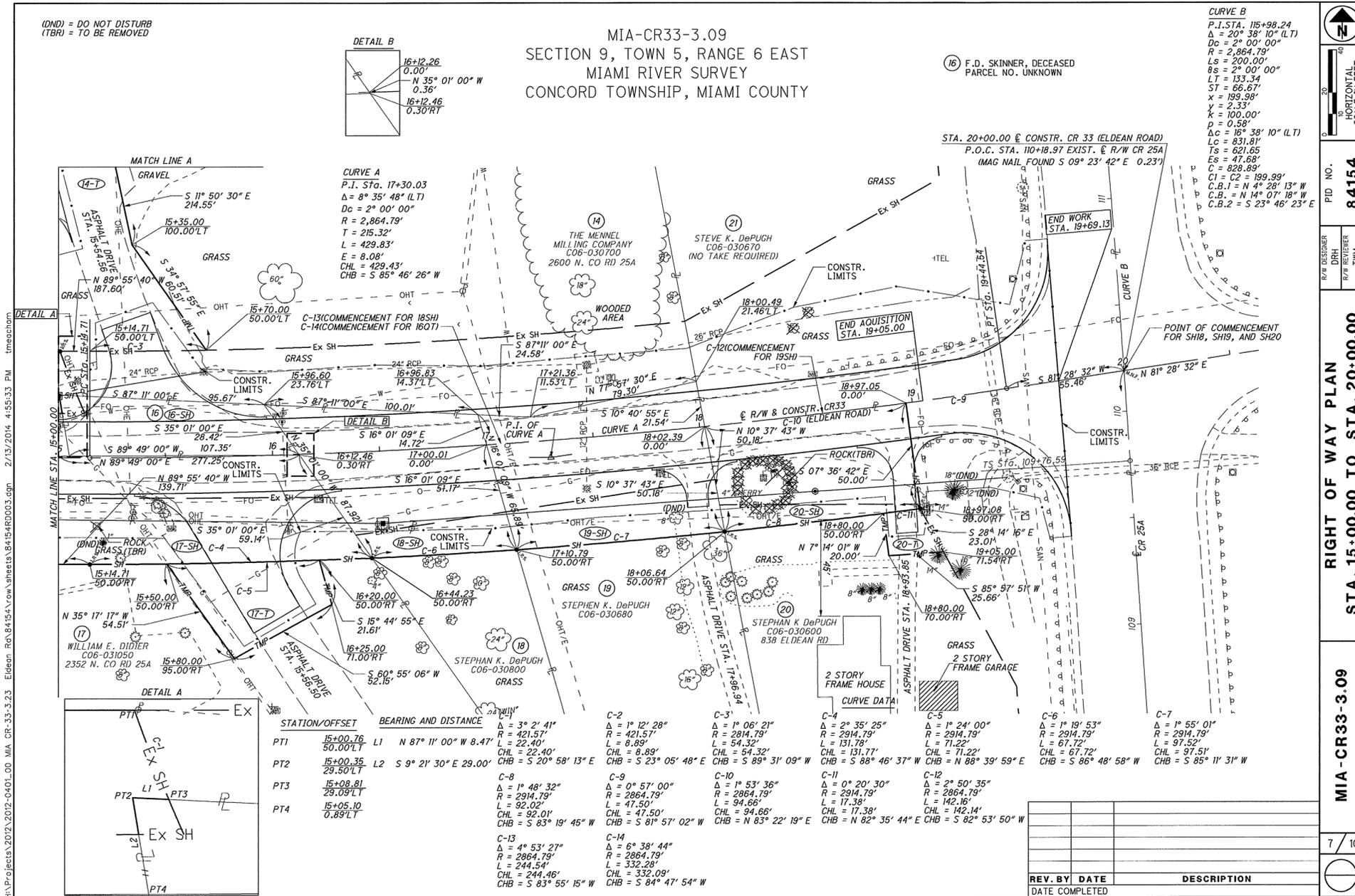
REV. BY	DATE	DESCRIPTION

FIELD REVIEW BY David R. Himmelman DATE: 01-29-14
 OWNERSHIP VERIFIED BY David R. Himmelman DATE: 01-28-14
 DATE COMPLETED February 13, 2014

FEDERAL PROJECT NO. E080 (622)
 PID NO. 84154
 STATE JOB NO. 478867
 R/W DESIGNER DRH
 R/W REVIEWER TMM
SUMMARY OF ADDITIONAL RIGHT OF WAY
 MIA - CR33-3.09
 4 / 10

MIAMI COUNTY RECORDER BY: _____
 DEPUTY DEPUTY

ROAD RECORD VOLUME **9** PAGE **37F**



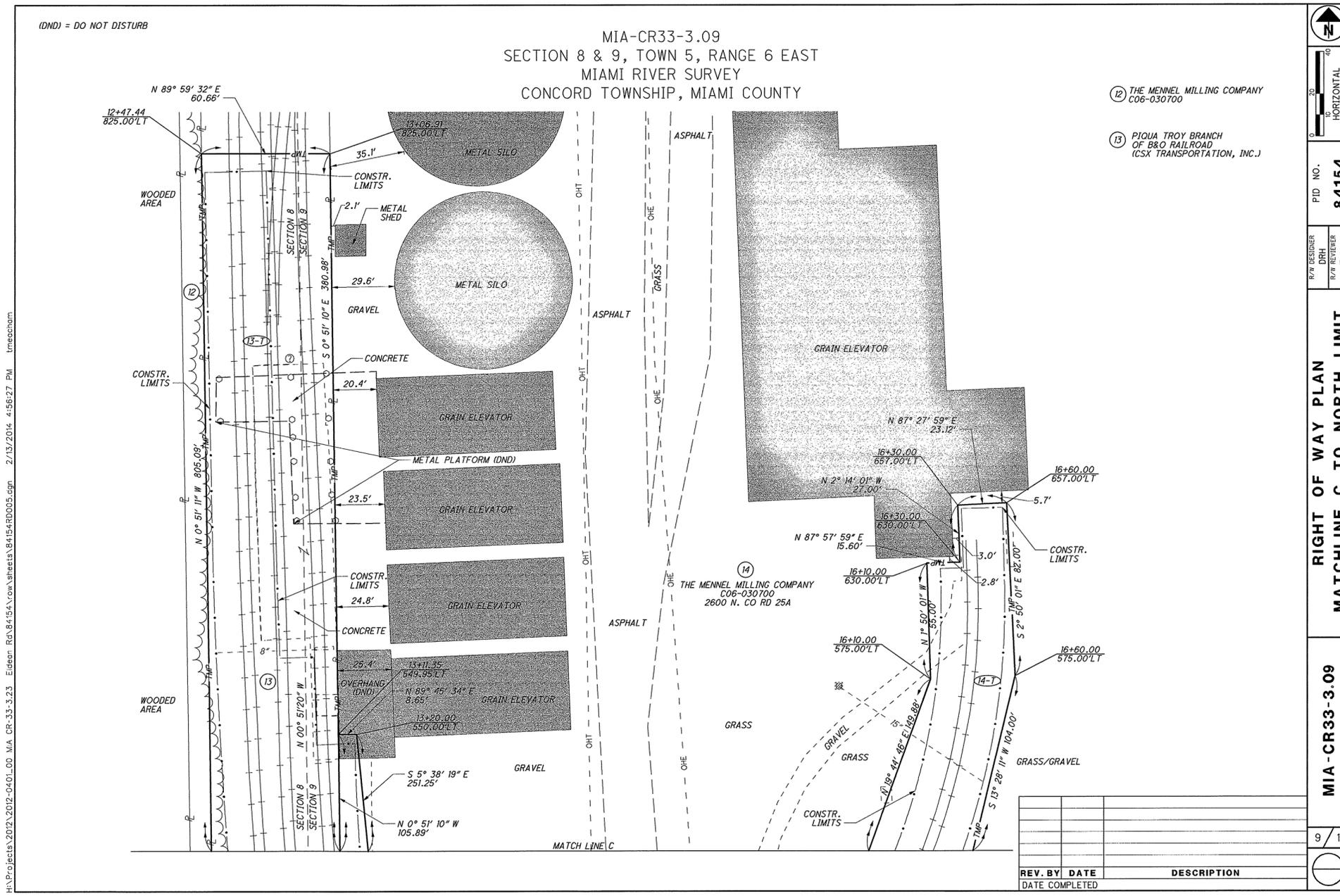
RIGHT OF WAY PLAN
 STA. 15+00.00 TO STA. 20+00.00

MIA-CR33-3.09

7 / 10

REV. BY DATE DESCRIPTION

DATE COMPLETED



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RIGHT OF WAY PLAN
 MATCHLINE C TO NORTH LIMIT

MIA - CR33 - 3.09

9 / 10

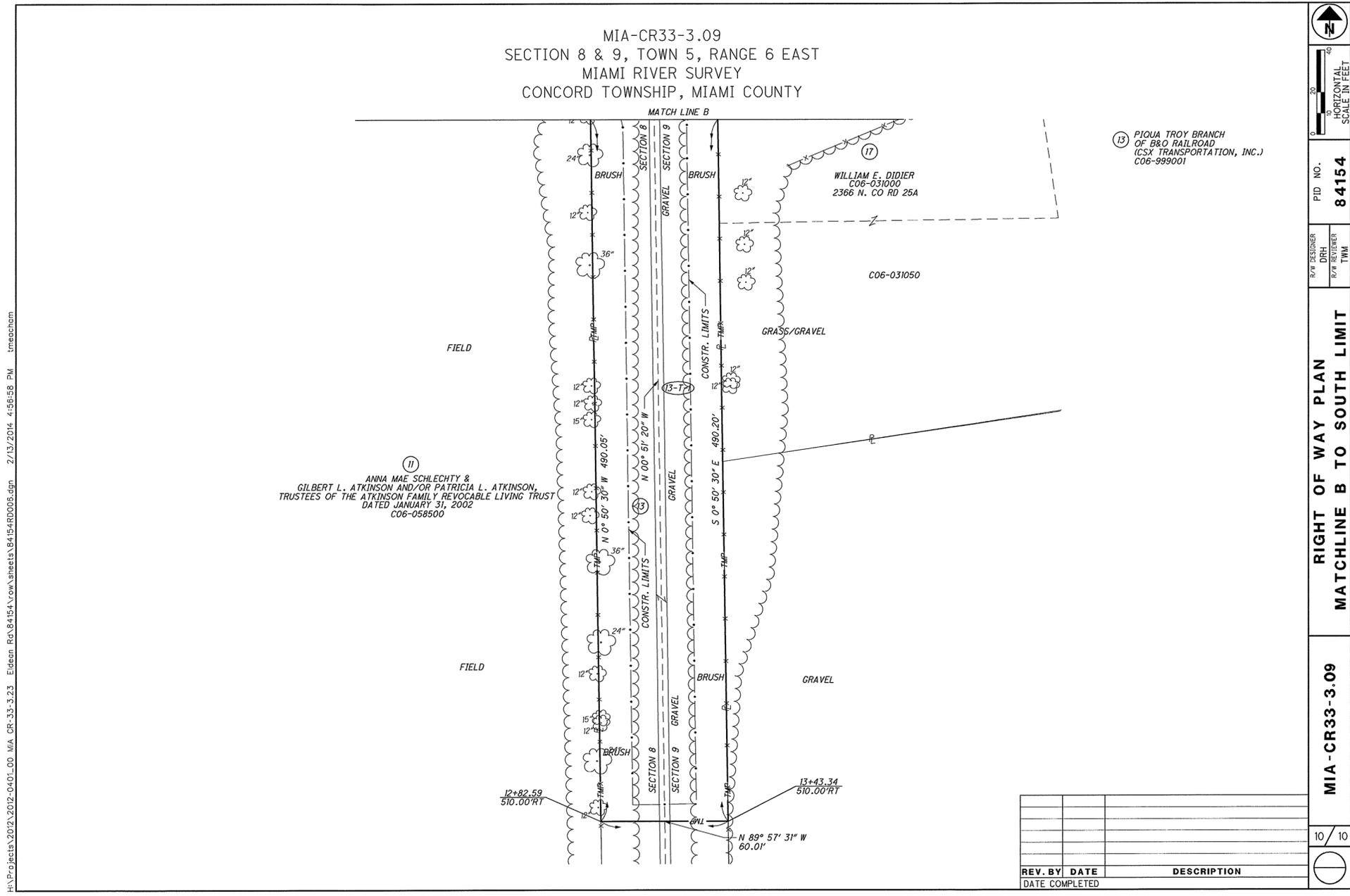
PID NO. 84154

DESIGNER DRH REVIEWER TMM

HORIZONTAL SCALE IN FEET

MIAMI COUNTY RECORDER BY: _____
 DEPUTY

ROAD RECORD VOLUME **9** PAGE **37 I**



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(13) PIQUA TROY BRANCH
 OF B&O RAILROAD
 (CSX TRANSPORTATION, INC.)
 C06-999001

(11) ANNA MAE SCHLECHTY &
 GILBERT L. ATKINSON AND/OR PATRICIA L. ATKINSON,
 TRUSTEES OF THE ATKINSON FAMILY REVOCABLE LIVING TRUST
 DATED JANUARY 31, 2002
 C06-058500

(17) WILLIAM E. DIDIER
 C06-031000
 2366 N. CO RD 25A



HORIZONTAL
 SCALE IN FEET

PLAT NO.
84154

B/W DESIGNER
 DRH
 B/W REVIEWER
 TMM

**RIGHT OF WAY PLAN
 MATCHLINE B TO SOUTH LIMIT**

MIA - CR33 - 3.09

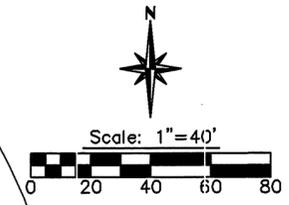
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REV. BY	DATE	DESCRIPTION

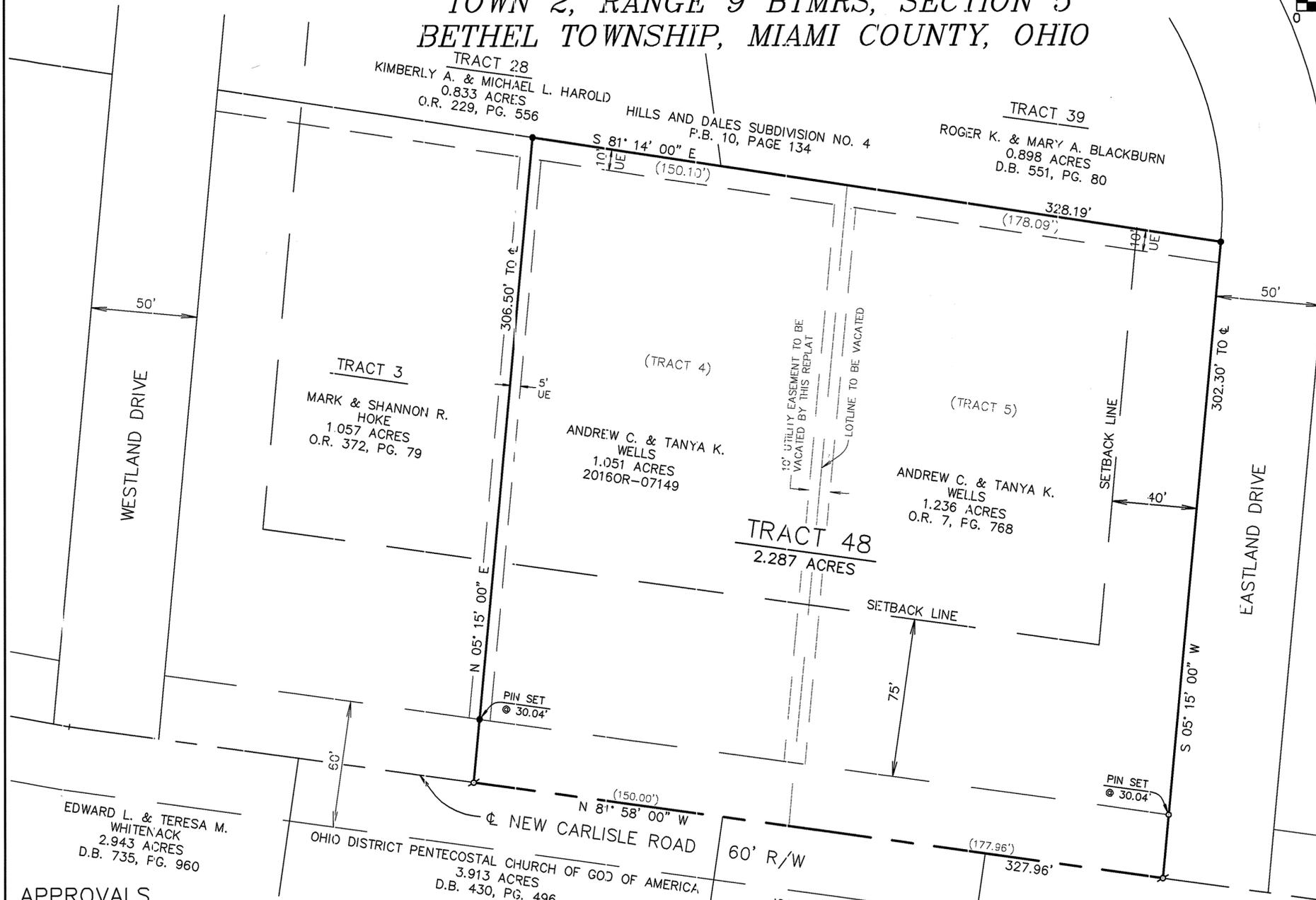
**REPLAT OF TRACTS 4 & 5
HILLS AND DALES SUBDIVISION NO. 1
PLAT BOOK 7, PAGE 20
TOWN 2, RANGE 9 BTMRS, SECTION 5
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO**

PLAT BOOK 26 PAGE 28
MIAMI COUNTY RECORDER'S PLAT RECORDS



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00057
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/17/2016 3:08:47 PM
REFERENCES
PAGES: 1

FEE 43.20
Jessica A. Lopez BY *Linda Linneman*
MIAMI COUNTY RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 17 DAY OF
Oct., 2016.
Matthew W. Fleckhardt *Linda Linneman*
MIAMI COUNTY AUDITOR DEPUTY



DESCRIPTION

BEING A REPLAT OF TRACTS 4 AND 5 OF HILLS AND DALES SUBDIVISION NO. ONE FOUND IN PLAT BOOK 07, PAGE 20 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND ACQUIRED BY ANDREW C. AND TANYA K. WELLS BY O.R. 7, PG. 768 AND 2016OR-07149 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR THE OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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.

Andrew C. Wells *Tanya K. Wells*
ANDREW C. WELLS TANYA K. WELLS

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS 25 DAY OF July, 2016, BEFORE ME, A NOTARY PUBLIC IN AND SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Rhonda F. Bristol
NOTARY PUBLIC



CERTIFICATION

I HEREBY CERTIFY THAT THE REPLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION AS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM REQUIREMENTS FOR BOUNDARY SURVEYS.



Michael W. Cozatt 7/22/16
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineering Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 06716 Ph. (937) 339-2921

APPROVALS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS, HELD THIS 4th DAY OF October, 2016, THIS REPLAT WAS ACCEPTED AND APPROVED.

Richard L. Cultice (Absent) *John F. Evans*
RICHARD L. CULTICE JOHN F. EVANS
John W. O'Brien
JOHN W. O'BRIEN

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY OHIO, HELD THIS 20th DAY OF September, 2016, THIS REPLAT WAS REVIEWED AND APPROVED.

John C. O'Connell *D. D. Bell*
CHAIRMAN SECRETARY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 14th DAY OF September, 2016.

Paul P. Thulshamp
MIAMI COUNTY ENGINEER

LEGEND

- IRON PIN FOUND
- ⚡ MAG NAIL SET
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)

NOTE

THE REPLATTED LOT SHOWN HEREON IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF HILLS AND DALES SUBDIVISION NO. 1 RECORDED IN PLAT BOOK 7, PAGE 20 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

Situate in the Township of BETHEL County of Miami, State of Ohio, and being all of lot 48, in HILL'S AND DALE'S Subdivision, Section 1 as shown on Miami County Recorder's Record of Plats Volume 26 Page 28. Said Lot located in Section 5, Town 2, Range 9.

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DV DATE 5-23-217

DEDICATION

THE DANBURY PLAT AT CARRIAGE TRAILS

VOLUME 26, PAGE 29
Miami County Recorder's Record of Plats

Being a replat of Inlot 1077 established by Plat Book 25, Page 75, and a replat of Inlot 1081 as established by Plat Book 25, Page 100, being land conveyed to DEC Land Co. I LLC, by deeds recorded in Official Record 322, Page 782 and Document Number 2014OR-13432 and 2016OR-06008 of the Miami County Recorder's records.

REPLAT OF INLOT 1077 AND INLOT 1081 AND DEDICATION OF EASEMENTS

State of Ohio, County of Miami, City of Huber Heights

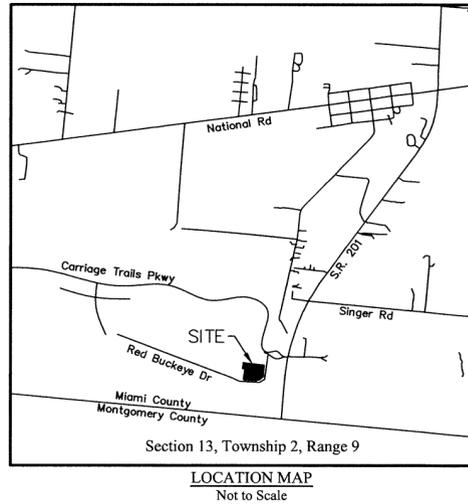
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00058
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/28/2016 12:45:25 PM
REFERENCES
PAGES: 2

The undersigned, Diana K. Colyer on behalf of DEC Land Co. I LLC, being the owner of the parcel herein replatted, does hereby certify that the attached plat correctly represents their "Replat of Inlot 1077 and Inlot 1081 and Dedication of Easements", do hereby accept this plat of same and dedicate to public use as such all of the easements shown herein and not heretofore dedicated.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines and for the express privilege of removing any and all trees or other obstructions to the free use of said utility and for providing of ingress and egress to the property for said purpose, and are to be maintained as such forever.

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations.

In witness thereof the 26th day of October, 2016.



Fee \$86.40

Jessica A Lopez
Miami County Recorder
By Deputy Recorder

Witness

DEC Land Co. I LLC
By: Carriage Trails at The Heights LLC
By: Diana K Colyer
Assistant Secretary and Treasurer

Cassandra L Riehle
Notary Public

AUDITOR

Matthew W Gearhardt
Miami County Auditor
Joyce F. Brilliant
Deputy County Auditor

Transferred this 28th day of October, 2016

STATE OF OHIO
COUNTY OF FRANKLIN

GENERAL NOTES:

M.O.A. Restrictions:

This acreage in this plat is Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners' Association as recorded in Vol. 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit and are binding in the subdivision.

APPROVAL

This plat and the waterline easement depicted hereon is hereby accepted by the City of Huber Heights, Ohio.

This plat approved by the City of Huber Heights, Ohio on the 23rd day of August, 2016

Be it remembered that on this 26th day of October, 2016, before me a Notary Public in and for said state, personally came Diana K Colyer, Assistant Secretary and Treasurer for DEC Land Co. I LLC, by Carriage Trails at The Heights LLC, who acknowledged the signing and execution of the foregoing instrument to be her voluntary act and deed as such officer.

BASIS OF BEARINGS:

Bearings described herein are based on the bearing of North 05 degrees 14 minutes 44 seconds East for the west right-of-way line for S.R. 201, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS solution.

Chairman of Planning Commission,
Huber Heights, Ohio

In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Signed Cassandra L Riehle
Notary Public



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

My Commission Expires: 08-16-2020

REFERENCES

MIAMI COUNTY RECORDER'S DEED RECORDS:
2015OR-15676 2015OR-15732 2016OR-06008
2014OR-13432 D.B. 791, PG 881 D.B. 741, PG 449
OR 322, PG 856 OR 322, PG 782 D.B. 792, PG 922
OR 322-782

SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct and meets the accuracy standards set fourth in Ohio Revised Code Chapter 4733-37. All dimensions are in feet and decimal parts thereof. All monumentation is set as indicated.

CONSENT OF LIEN HOLDER
Wesbanco Bank, Inc.

By: David P. Duncan
Senior Vice President

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 25, PG 28 P.B. 22, PG 25 P.B. 22, PG 37
P.B. 25, PG 72 P.B. 25, PG 75 P.B. 25, PG 100

By: Brian P. Bingham 10/25/2016
Registered Professional Surveyor No. 8438

STATE OF OHIO
COUNTY OF FRANKLIN

Be it remembered that on this 27th day of October, 2016, before me a Notary Public in and for said state, personally came David P. Duncan, Senior Vice President of Wesbanco Bank, Inc., who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
VOL. 54, PG 137 VOL. 54, PG 136 VOL. 55, PG 159
VOL. 51, PG 23 VOL. 34, PG 9 VOL. 49, PG 76
VOL. 55, PG 164 VOL. 56, PG 43

In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Signed Marlene D O'Brien
Notary Public



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-09-2020

My Commission Expires: 12/09/20

Owner:
DEC Land Co. I LLC
6375 Riverside Drive, Suite 200
Dublin, Ohio 43017

Developer:
Danbury at Carriage Trails, LLC
1201 South Main Street, Suite 200
North Canton, Ohio 44720



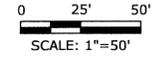
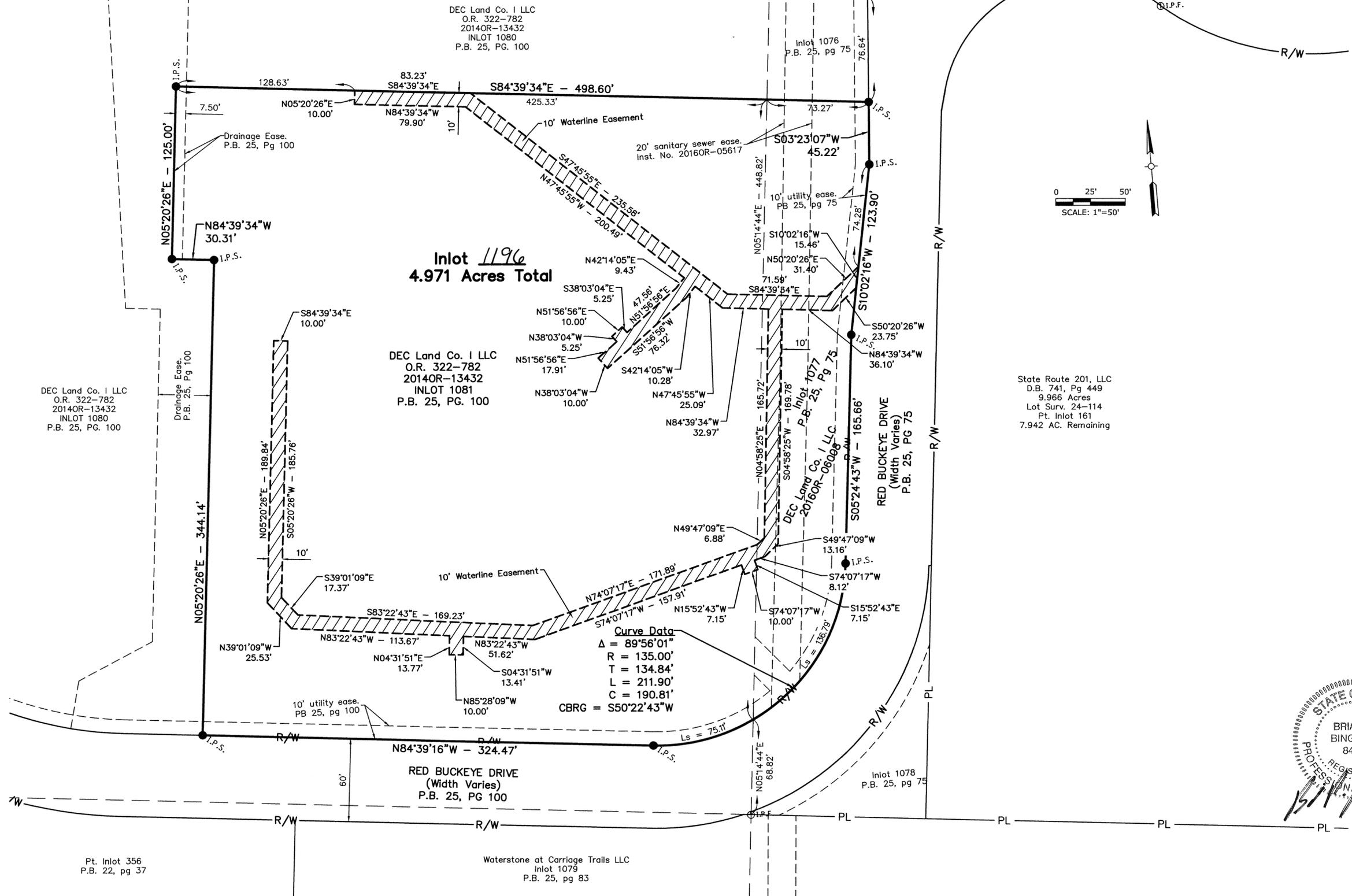
REPLAT OF INLOT 1077
AND INLOT 1081

AMERICAN STRUCTUREPOINT INC.
2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com
10/25/2016
Project Number: 2015.02601
1 of 2

THE DANBURY PLAT AT CARRIAGE TRAILS

REPLAT OF INLOT 1077 AND INLOT 1081 AND DEDICATION OF EASEMENTS

State of Ohio, County of Miami, City of Huber Heights



State Route 201, LLC
D.B. 741, Pg 449
9.966 Acres
Lot Surv. 24-114
Pt. Inlot 161
7.942 AC. Remaining



BASIS OF BEARINGS

Bearings described herein are based on the bearing of North 05 degrees 14 minutes 44 seconds East for the west right-of-way line for S.R. 201, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS solution.

MONUMENT LEGEND

- I.P.F. Iron Pin Found
- I.P.S. Iron pin set by others

EASEMENT LEGEND

- Waterline Easement

PLATTED EASEMENTS

Waterline Easement 0.290 Acres

REPLAT OF INLOT 1077
AND INLOT 1081

STONEBRIDGE MEADOWS, SECTION FOUR

City of Troy, Miami County, Ohio

PLAT BOOK 26, PAGE 30
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 10.124 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONEBRIDGE MEADOWS, SECTION FOUR AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 20160R-13781.

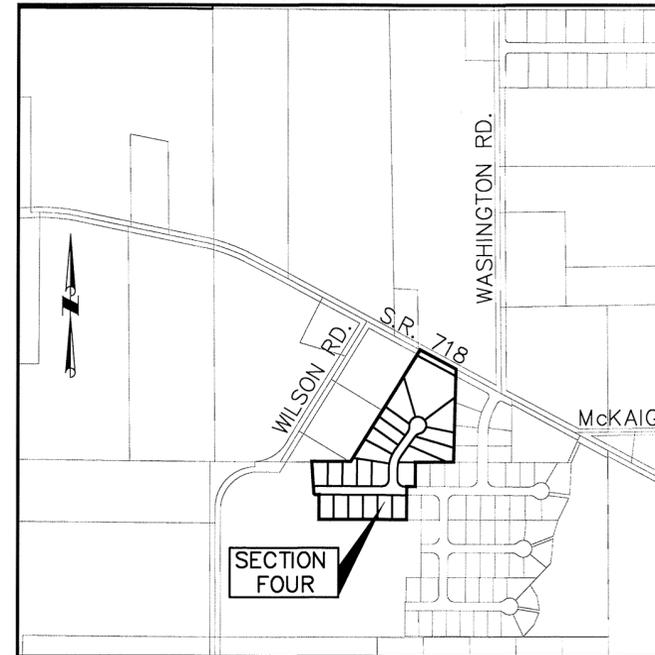
EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
STONEBRIDGE MEADOWS, LLC.

Judith L. Tomb, G.M.
JUDITH L. TOMB, GENERAL MANAGER



VICINITY MAP
N.T.S.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 21 DAY OF October, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE MEADOWS, LLC., BY JUDITH L. TOMB, ITS GENERAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Myra Boehnlein
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 2-12-2019



Myra Boehnlein
Notary Public
State of Ohio
My Commission Expires 2-12-19

MORTGAGEE:
MINSTER STATE BANK

Daniel F. Heitmeier
DANIEL F. HEITMEIER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 21 DAY OF October, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK., DANIEL F. HEITMEIER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Myra Boehnlein
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 2-12-2019



Myra Boehnlein
Notary Public
State of Ohio
My Commission Expires 2-12-2019

DATE: October 21, 2016
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
JUDITH L. TOMB

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Myra Boehnlein
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 2-12-2019



Myra Boehnlein
Notary Public
State of Ohio
My Commission Expires 2-12-2019

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 10.124 ACRES WITH 4.286 ACRES BEING OUT OF PART OF INLOT NUMBER 9304 AND 5.838 ACRES BEING THE WHOLE OF INLOT 10160 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 20160R-13781.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF July, 2016 THIS PLAT WAS REVIEWED AND APPROVED.

Clara M. Kopen, CHAIRMAN Sue G. Knight, SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF STONEBRIDGE MEADOWS, SECTION FOUR, SECTION , BOOK , THIS 19th DAY OF Sept., 2016.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-47-2016, EFFECTIVE 10-19, 2016

Michael E. Beanis, MAYOR Martha A. Baker, PRESIDENT OF COUNCIL Sue G. Knight, CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 317, PAGE 556, OF THE MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2016P-00059
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/04/2016 3:07:55 PM

REFERENCES
PAGES: 3

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
DEPUTY

TRANSFERRED THIS 4 DAY
OF Nov., 2016

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Lida Sinnerman
BY: DEPUTY AUDITOR

<p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 10-21-2016
	DRAWN BY: seb
	JOB NUMBER: MiaTro1520app
	SHEET NUMBER 1 of 3

STONEBRIDGE MEADOWS, SECTION FOUR

City of Troy, Miami County, Ohio

PLAT BOOK 26, PAGE 30A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

TRANSFER OF LOTS

(1) ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE (1) PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

(2) ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE DONE BY RE-PLAT ONLY.

STREET CONSTRUCTION

THE STREETS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF TROY.

WATER AND SEWER

(1) IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION.

(2) ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

(3) PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES UNLESS PRE-APPROVED BY THE CITY ENGINEER. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

WATER AND SEWER

(4) EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREFOR.

(5) THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

(6) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

PUBLIC ACCESS EASEMENT

IN THE EVENT THAT THE CITY ENGINEER HAS REQUIRED OR APPROVED ONE OR MORE PUBLIC ACCESS EASEMENTS WITHIN THE SUBDIVISION, THESE AREAS OF THE FINAL PLAT SHALL BE CIRCUMSCRIBED AND LABELED AS PUBLIC ACCESS EASEMENTS ON THE FINAL PLAT, AND THE FOLLOWING NOTATION SHALL BE PROVIDED ON THE FINAL PLAT:

(1) ALL AREAS DESIGNATED AS PUBLIC ACCESS EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:

(2) PUBLIC ACCESS EASEMENTS ARE DEDICATED TO THE PUBLIC ACCESS AND USE. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.

(3) TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC ACCESS EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC ACCESS EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.

(4) NO PUBLIC ACCESS EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.

(5) IN THE EVENT THAT THE OWNER OF ANY PUBLIC ACCESS EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAYMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.



DATE:	10-21-2016
DRAWN BY:	seb
JOB NUMBER:	MiaTro1520notes
SHEET NUMBER	2 of 3

STONEBRIDGE MEADOWS, SECTION FOUR

10160 & PT. 9304 TROY MIAMI, OHIO
INLOT CITY COUNTY

AREA SUMMARY

22 BUILDING LOTS 8.668 AC.
DEDICATED STREET R/W 1.456 AC.
TOTAL 10.124 AC.



THE BEARINGS SHOWN HEREON ARE BASED
ON NAD 83, GEOID 2003 OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK

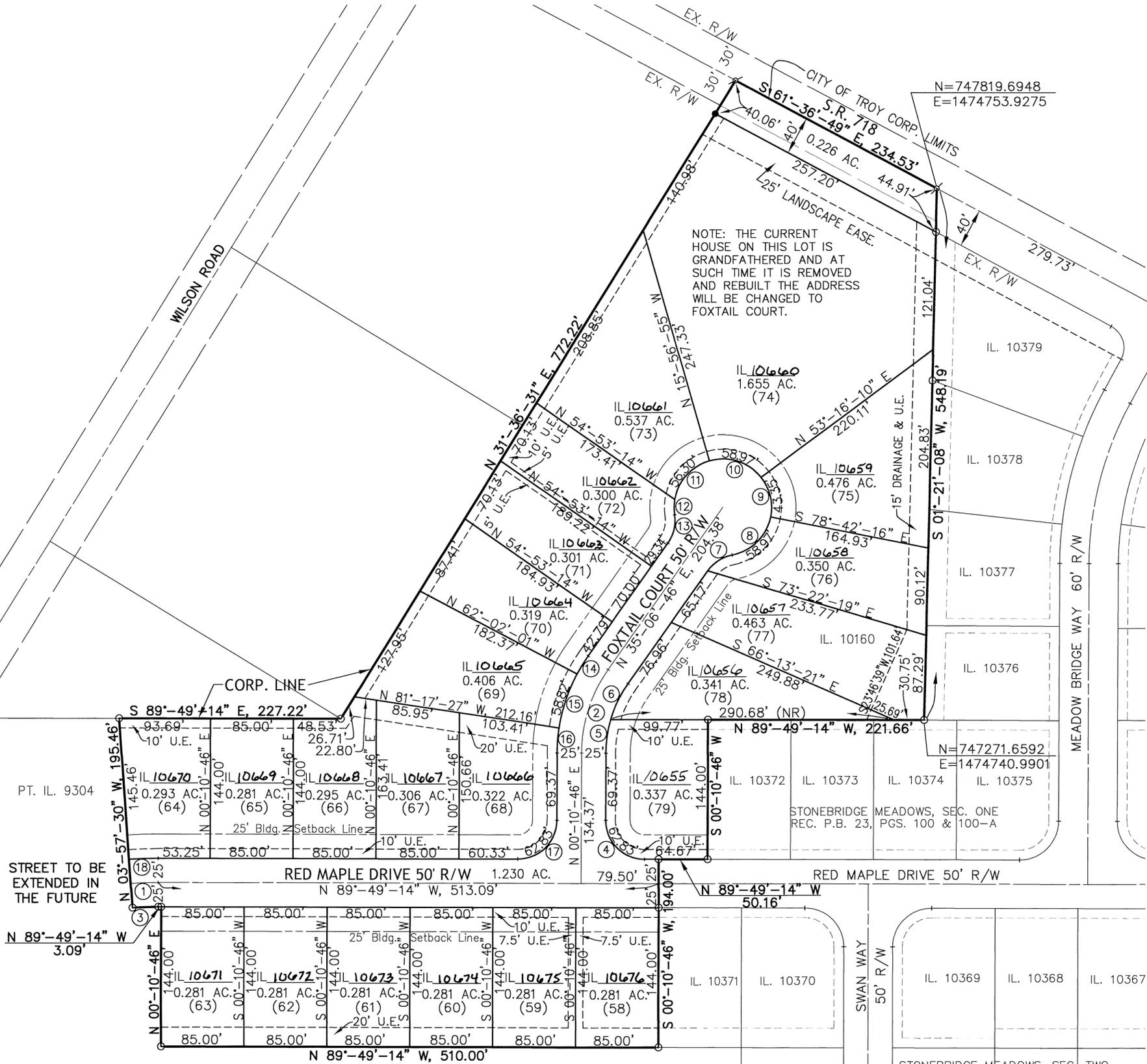
SCALE 1" = 80'



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'(UNLESS OTHERWISE SHOWN)
- (XX) PRELIMINARY LOT NUMBER

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	390.00'	04°-08'-16"	28.17'	28.16'	S 88°-06'-38" W
2	150.00'	34°-56'-00"	91.46'	90.05'	N 17°-38'-46" E
3	365.00'	04°-08'-16"	26.36'	26.35'	S 88°-06'-38" W
4	40.00'	90°-00'-00"	62.83'	56.57'	N 44°-49'-14" W
5	125.00'	16°-05'-07"	35.09'	34.98'	N 08°-13'-20" E
6	125.00'	18°-50'-52"	41.12'	40.93'	N 25°-41'-20" E
7	40.00'	43°-45'-42"	30.55'	29.81'	N 56°-59'-37" E
8	50.00'	67°-34'-44"	58.97'	55.61'	N 45°-05'-06" E
9	50.00'	49°-40'-23"	43.35'	42.00'	N 13°-32'-27" W
10	50.00'	67°-34'-16"	58.97'	55.61'	N 72°-09'-47" W
11	50.00'	64°-31'-04"	56.30'	53.37'	S 41°-47'-33" W
12	50.00'	18°-10'-57"	15.87'	15.80'	S 00°-26'-32" W
13	40.00'	43°-45'-42"	30.55'	29.81'	S 13°-13'-55" W
14	175.00'	07°-08'-47"	21.83'	21.81'	S 31°-32'-22" W
15	175.00'	19°-15'-25"	58.82'	58.54'	S 18°-20'-16" W
16	175.00'	08°-31'-47"	26.05'	26.03'	S 04°-26'-40" W
17	40.00'	90°-00'-00"	62.83'	56.57'	S 45°-10'-46" W
18	415.00'	04°-08'-16"	29.97'	29.96'	S 88°-06'-38" W



NOTE: THE CURRENT HOUSE ON THIS LOT IS GRANDFATHERED AND AT SUCH TIME IT IS REMOVED AND REBUILT THE ADDRESS WILL BE CHANGED TO FOXTAIL COURT.

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
 - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

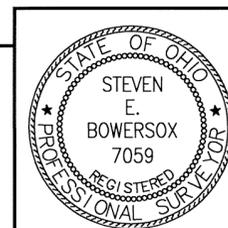
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 10.124 ACRES WITH 4.286 ACRES BEING OUT OF PART OF INLOT NUMBER 9304 AND 5.838 ACRES BEING THE WHOLE OF INLOT 10160 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 20160R-13781

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

10/21/2016
DATE



DATE: 10-21-2016
DRAWN BY: seb
JOB NUMBER: MiaTro1520fin
SHEET NUMBER: 3 OF 3

2 TOWN 9 BTMRS RANGE 14 SE 1/4 SECTION BETHEL TOWNSHIP MIAMI COUNTY OHIO STATE

Volume 26 Page 31 Miami County Recorder's Record of Plats

BRANDT VILLAGE(Unincorporated) ALLEY VACATION VILLAGE OF BRANDT(Unincorporated)

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2016P-00060 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 11/07/2016 3:02:15 PM REFERENCES PAGES: 1

Jessica A Lopez BY: J. A. LOPEZ MIAMI CO. RECORDER DEPUTY FEE: \$43.20

APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 7 DAY OF November, 2016 Matthew W. Gearhardt MIAMI CO. AUDITOR

Approval by the Miami County Commissioners This alley vacation in Brandt was reviewed and approved by the Miami County Commissioners this 9th day of November, 2016, By Resolution # 16-11-1504

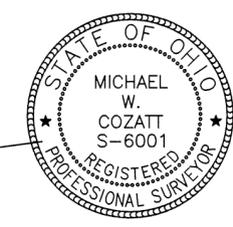
Approval by the Miami County Engineer This alley vacation was reviewed and approved by the Miami County Engineer this 21 day of Sept, 2016. Paul P. Threshkemp Miami County Engineer

- Legend: Iron Pipe Found, Iron Pin Found, 5/8" Capped Iron Pin Set, Mag Nail Set, Stone Found, Wood Fence Post

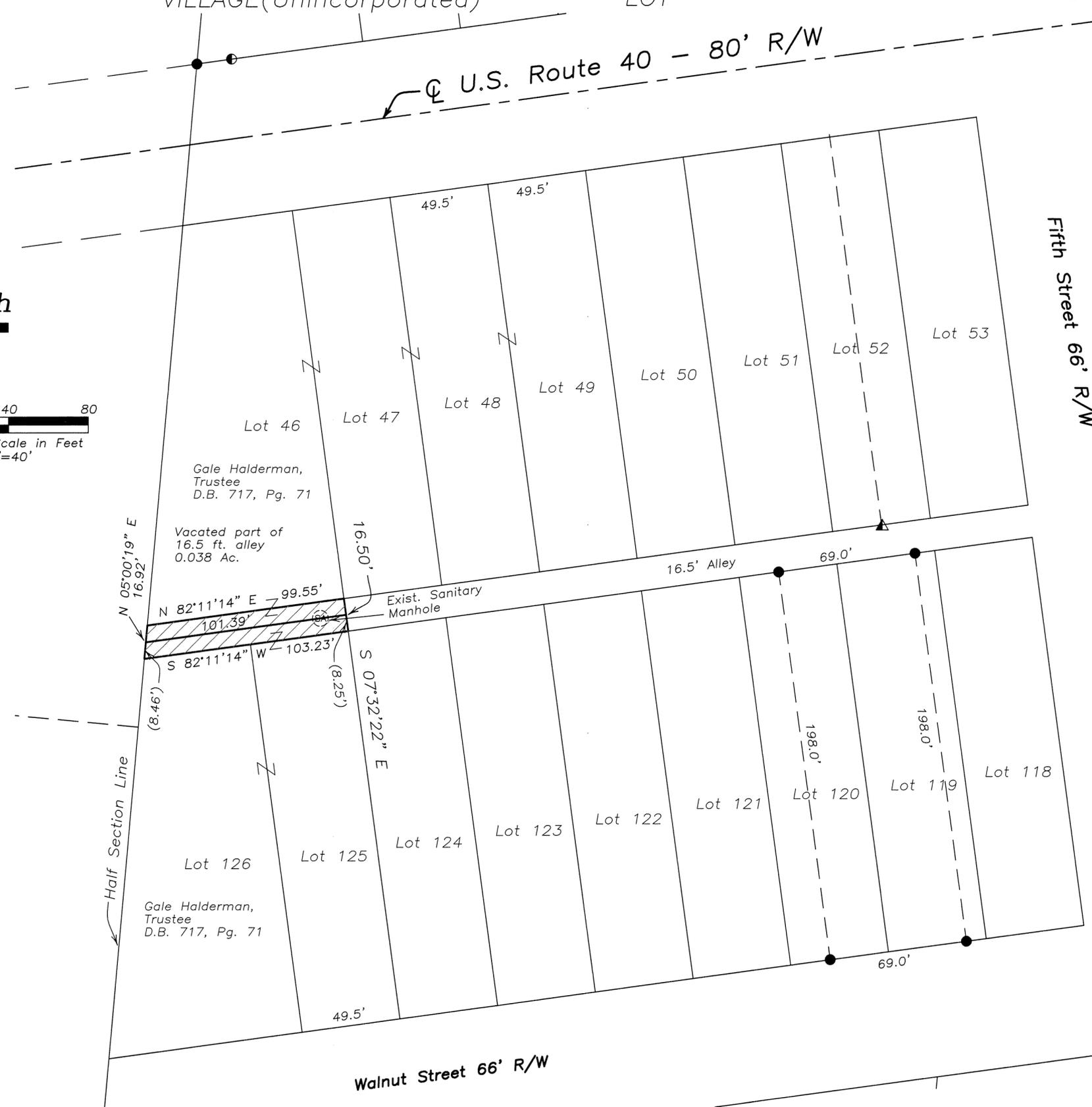
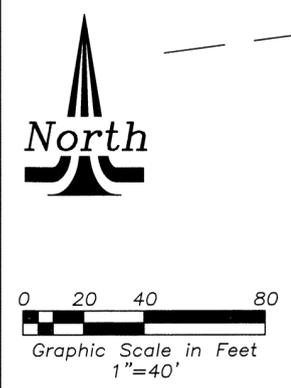
- References: Miami County Engineer's Record of Land Surveys Volume 43, Page 12, Volume 44, Page 181, Original Plat of Brandt D.B 17, Page 229

I hereby certify that the above alley vacation is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys.

Michael W. Cozatt 9/21/16 MICHAEL W. COZATT P.S. #6001



COZATT ENGINEERING COMPANY Civil Engineer Land Surveyor 534 N. Elm St. Suite C Troy, OH 45373 Job No. 00316 (937) 339-2921 File Name: C:\Jobs\2016\00316\alley.dwg Drawn by: DMC ~ Checked by: MWC



Gale Halderman, Trustee D.B. 717, Pg. 71

Vacated part of 16.5 ft. alley 0.038 Ac.

Exist. Sanitary Manhole bearings: N 82°11'14" E 99.55', S 82°11'14" W 103.23', S 07°32'22" E (8.25')

Gale Halderman, Trustee D.B. 717, Pg. 71

Walnut Street 66' R/W

Fifth Street 66' R/W



Gorman eml

RESOLUTION NO. 16-11-1504

FINAL HEARING
APPROVAL OF THE VACATION OF ALLEY IN IN THE UNINCORPORATED VILLAGE
OF BRANDT, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO
(SECTION 5553.042 AND 5553.05 ORC)

COMMISSIONERS

Mr. O'Brien introduced the following resolution and moved for its adoption:

WHEREAS, the Board of County Commissioners of Miami County, Ohio received a petition (attached) from Shawn M. Taylor, Attorney, Gorman, Veskauf, Henson & Wineberg, Springfield, Ohio, Agent for Gale L. Halderman; Trustee OF 6500 St. Rt. 40, Tipp City, Ohio, Petitioner, owner of Lot 46, Lot 125 and Lot 126 of the original plat of the Village of Brandt in Section 14 SE ¼, Town 2, Range 9 BTMRS in Bethel Township, Miami County, Ohio, by virtue of deed recorded in Volume 717, Page 071 of the Miami County, Ohio Recorder's Official records, for the vacation of an alley in the Unincorporated Village of Brandt, Bethel Township, Miami County, Ohio; and

WHEREAS, the Board of County Commissioners of Miami County, Ohio, by Resolution No. 16-10-1376 adopted the 11th day of October, 2016, entered said petition upon its record, set the date and time for the final hearing on the proposed vacation for the 3rd day of November, 2016 at 1:35 p.m. in the Miami County Commissioners' Hearing Room, Miami County Safety Building, 201 W. Main Street, Troy, Ohio, and further directed the Clerk of the Board to cause a notice to be published once a week for two (2) consecutive weeks in a newspaper published and having general circulation in the County; and

WHEREAS, a notice was published once a week for two (2) consecutive weeks in the Dayton Daily News; and

WHEREA, in a letter dated September 13, 2016, the Bethel Township Trustees state they have no objection to the area noted in the exhibit for the vacation of the alley; and

WHEREAS, a final hearing on said vacation was held on the 3rd day of November 2016 at 1:35 p.m. in the Miami County Commissioners' Hearing Room, Miami County Safety Building, 201 W. Main Street, Troy, Ohio at which time testimony was heard bearing on the necessity of the vacation for the public convenience or welfare.

NOW, THEREFORE BE IT RESOLVED, by the Board of Miami County Commissioners that the following alley within the Unincorporated Village of Brandt, Bethel Township, Miami County, Ohio is hereby vacated:

16 and ½ foot alley lying immediately to the south of Lot 46 and to the north of Lot 125 and Lot 126, all of the original plat of the Village of Brandt in Section 14 SE ¼, Town 2, Range 9 BTMRS in Bethel Township, Miami County, Ohio; and

BE IT FURTHER RESOLVED, that:

1. The Miami County Commissioners will sign the Record the plat showing said vacated alley.
2. The Clerk shall certify a copy of this Resolution to the County Engineer, the Bethel Township Trustees, and the Agent for the Petitioner; and

BE IT FURTHER RESOLVED, that the County Engineer file a copy of the plat thereof in the Road Records of Miami County, Ohio.

Mr. Evans seconded the motion and the Board voted as follows upon roll call:

Mr. Evans, Yea; Mr. O'Brien, Yea; Mr. Cultice, Yea;

DATED: November 3, 2016

CERTIFICATION

I, Leigh M. Williams, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the board under the date of November 3, 2016.



Leigh M. Williams, Clerk

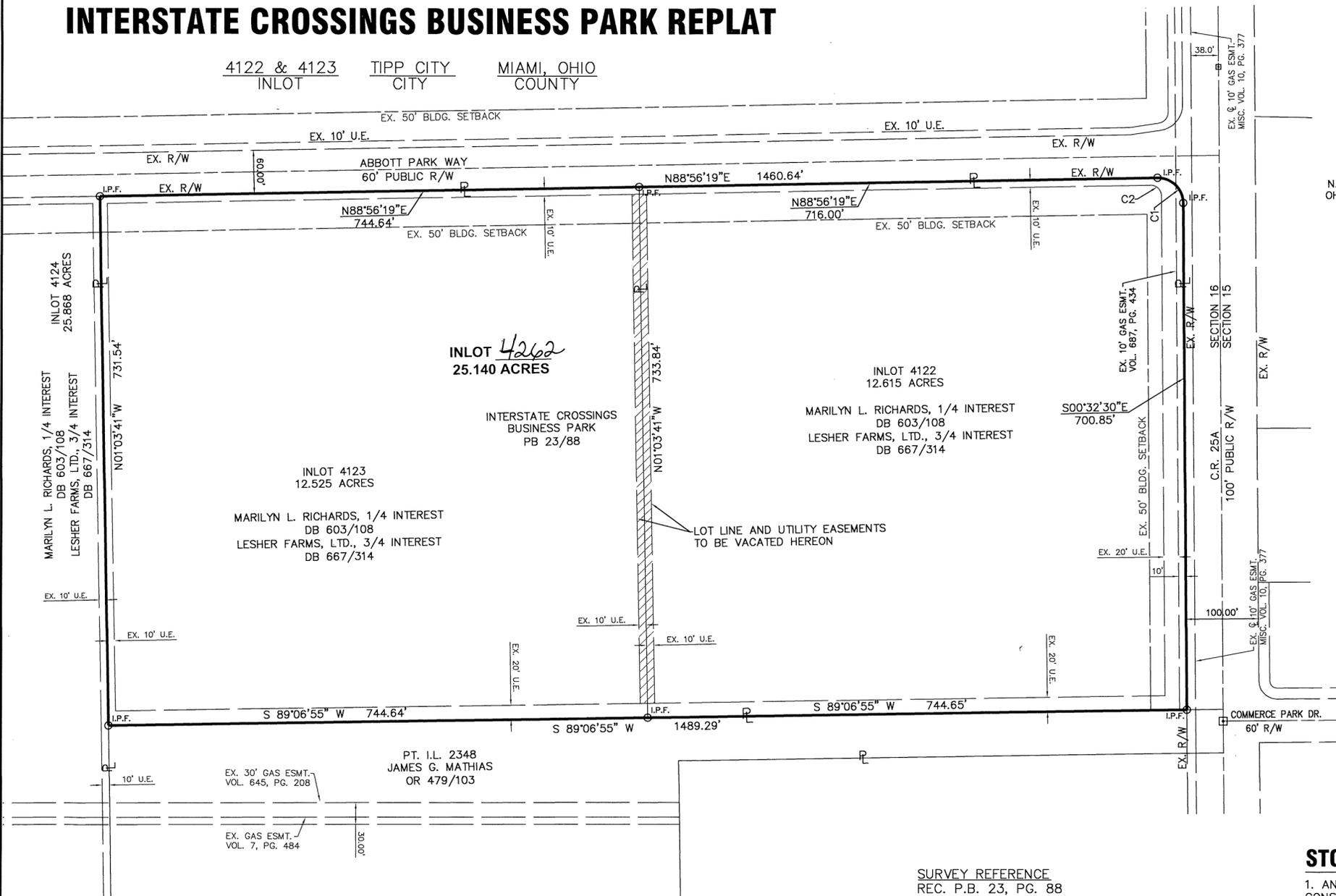
Cc: Journal
Files
County Engineer c/o Dennis Ventura
Agent for Petitioner
Bethel Township Trustees

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016OR-13824
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/07/2016 3:02:14 PM

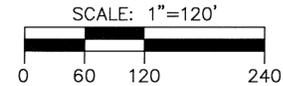
REFERENCES 0
RECORDING FEE 28.00
PAGES: 2

INTERSTATE CROSSINGS BUSINESS PARK REPLAT

4122 & 4123 TIPP CITY MIAMI, OHIO
INLOT CITY COUNTY



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- MONUMENT BOX W/IP FD.

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 15th DAY OF November 2016.

John H. Dancy CITY ENGINEER
Matthew S. [Signature] CITY PLANNER

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	35.00'	90°31'12"	55.30'	49.72'	S45°48'05"E
C2	15.00'	90°31'10"	23.70'	21.31'	S45°48'06"E

DESCRIPTION

BEING A REPLAT INLOTS 4122 AND 4123 OF INTERSTATE CROSSINGS BUSINESS PARK AND BEING OWNED BY MARILYN L. RICHARDS, 1/4 INTEREST AS CONVEYED IN DEED BOOK 603, PAGE 108 AND LESHAR FARMS, LTD., 3/4 INTEREST AS CONVEYED IN DEED BOOK 667, PAGE 314.

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: MARILYN L. RICHARDS, 1/4 INTEREST

Marilyn L. Richards
MARILYN L. RICHARDS

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MARILYN L. RICHARDS, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 16th DAY OF November, 2016.

NOTARY PUBLIC *Dawn M. Gross*

MY COMMISSION EXPIRES: April 15th 2018



DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2018
Recorded in Miami County

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: LESHAR FARMS, LTD., 3/4 INTEREST

Marilyn L. Richards *Managing Partner*
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Marilyn L. Richards, ON BEHALF OF LESHAR FARMS, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 16th DAY OF November, 2016.

NOTARY PUBLIC *Dawn M. Gross*

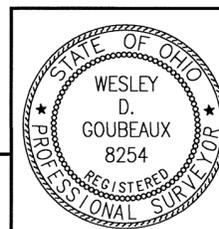
MY COMMISSION EXPIRES: April 15th 2018



DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2018
Recorded in Miami County

Wesley D. Goubeau
WESLEY D. GOUBEAU, P.S. #8254

11/14/2016
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE: 11-03-2016
DRAWN BY: WDG
JOB NUMBER: MIATC1616
SHEET NUMBER: 1 OF 1

STORM WATER DRAINAGE RESTRICTIONS

1. ANY SITE DEVELOPMENT OR BUILDING CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION SHALL INCLUDE CONSTRUCTION OF A SEPARATE ON-SITE STORM WATER DETENTION BASIN, DESIGNED AS FOLLOWS, AND SUBJECT TO REVIEW BY THE TIPP CITY ENGINEER:

- A. THE DETENTION BASINS SHALL HAVE THEIR OUTLET AT THE APPROXIMATE LOCATION AS SHOWN IN THE SCHEMATIC PLAN OF THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS.
- B. DETENTION BASINS SHALL BE DESIGNED IN ACCORDANCE WITH TIPP CITY DESIGN STANDARDS.
- C. THE AREA TO BE USED IN THESE CALCULATIONS SHALL INCLUDE THE ENTIRE PLATTED LOT ACREAGE.
- D. NO FIXED STRUCTURE OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERRECTED OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.
- E. THE LOT OWNER SHALL MAINTAIN SAID BASINS IN THE OPERABLE MANNER TO WHICH THEY WERE DESIGNED.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION FOR MAINTENANCE PURPOSES IN ANY STORM WATER DETENTION BASIN AREA CONSTRUCTED PURSUANT TO RESTRICTION 1, ABOVE. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE OWNER OF SAID LOT.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR 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.

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00062
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 11/18/2016 10:24:17 AM
 REFERENCES
 PAGES-1

Jessica A. Lopez
 JESSICA A. LOPEZ
 MIAMI COUNTY RECORDER
Deborah Stumpff
 DEPUTY RECORDER

POINT NO.	DESCRIPTION	STATION	OFFSET	SIDE	STATE PLANE GRID COORDINATES		
		CL R/W - S.R. 66			NORTHING	EASTING	ELEVATION
MONUMENTS FOUND & SURVEY CONTROL POINTS							
4009	CONCRETE MONUMENT W/DRILL HOLE	104+98.34	20.06	LT	796086.9940	1476839.2370	-
4008	CONCRETE MONUMENT W/DRILL HOLE	104+98.35	20.06	RT	796103.7430	1476875.6840	-
4010	CONCRETE MONUMENT W/DRILL HOLE	105+15.41	85.03	LT	796075.4100	1476773.0610	-
4011	IRON PIN W/CAP MARKED COZATT 56001	105+27.39	84.47	LT	796086.5380	1476768.5750	-
4007	5/8" REBAR	107+00.23	79.87	RT	796312.1730	1476845.8260	-
4006	CONCRETE MONUMENT W/DRILL HOLE	110+00.53	20.11	LT	796543.3800	1476629.6880	-
4005	CONCRETE MONUMENT W/DRILL HOLE	110+00.55	19.91	RT	796560.0980	1476666.0510	-
4004	CONCRETE MONUMENT W/DRILL HOLE	115+00.00	20.01	RT	797014.0520	1476457.7920	-
CP10	3/4" REBAR W/3" ALUMINUM CAP STAMPED CONTROL POINT	118+51.71	17.26	RT	797332.5598	1476308.5712	879.56
4001	CONCRETE MONUMENT W/DRILL HOLE	118+99.94	20.08	LT	797360.8080	1476254.5200	-
4000	CONCRETE MONUMENT W/DRILL HOLE	118+99.96	20.08	RT	797377.5820	1476291.0030	-
CP12	5/8" REBAR W/RED CAP MARKED CONTROL POINT	119+46.18	305.22	LT	797283.8851	1475976.0813	888.95
CP11	5/8" REBAR W/RED CAP MARKED CONTROL POINT	122+74.55	21.07	RT	797718.4337	1476135.6457	891.40
4014	5/8" REBAR HELD FOR N. WESTERLY CORNER PARCEL 1	122+86.86	264.30	RT	797831.0890	1476351.5670	-
4012	3/4" REBAR	124+00.00	18.50	RT	797861.1200	1476145.7730	-
4002	CONCRETE MONUMENT W/NAIL	124+99.79	20.26	LT	797905.8870	1476004.1150	-
4003	CONCRETE MONUMENT W/DRILL HOLE	124+99.92	20.27	RT	797922.9190	1476040.8970	-
4013	CONCRETE MONUMENT W/DRILL HOLE	124+99.97	90.18	LT	797876.8820	1475940.5040	-

SECTION LINES ARE SHOWN GRAPHICALLY.

CENTERLINES ARE SHOWN GRAPHICALLY EXAGGERATED FOR CLARITY.

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- GOVERNMENT CONTROL POINT
- ⊙ EXISTING CONCRETE MONUMENT
- ⚡ RAILROAD SPIKE FOUND
- ⚡ RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.F. IRON PIN SET W/ ID CAP
- I.P.F. IRON PIPE FOUND
- I.P.F. IRON PIPE SET
- M.N. MAG NAIL FOUND
- M.N. MAG NAIL SET
- P.K. P.K. NAIL FOUND
- D.H.F. DRILL HOLE FOUND
- D.H.F. DRILL HOLE SET
- ⊥ T.B.F. T-BAR FOUND

DEEDS OF RECORD:
O.R VOL. 721, PG 723

BASIS FOR BEARINGS:
THE BEARINGS REFERRED TO HEREIN ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83 (2011) DATUM.
THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.
THE CENTERLINE OF RIGHT OF WAY AND RIGHT OF WAY LINES ARE BASED ON STATE OF OHIO DEPARTMENT OF TRANSPORTATION PLAN MIA-66-1.50, SHE-66-0.00 1959.

AS PART OF THIS PROJECT, I, WILLIAM D. THOMAS, P.S. HAVE CONDUCTED A SURVEY FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN OCTOBER, 2015 AND OCTOBER, 2016. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY PER OUPS CONFIRMATION NUMBERS A529503224-00A, A52870012-00A, AND A52870014-00A, AND OGPUPS CONFIRMATION NUMBER 134653 AND 124478, AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT.

AS A PART OF THIS PROJECT, I HAVE REESTABLISHED THE CENTERLINE OF RIGHT OF WAY AND RIGHT OF WAY LINES FOR MIA-66-2.26 AND SHE-66-4.27.

AS A PART OF THIS PROJECT, I HAVE REESTABLISHED THE LOCATION OF EXISTING PROPERTY LINES FOR PROPERTY TAKES CONTAINED HEREIN.

I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED, NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN.

AS A PART OF THIS WORK I HAVE SET MONUMENTS AT THE PROPOSED PROPERTY CORNERS, SECTION CORNERS AND OTHER POINTS SHOWN HEREIN.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS SO NOTED.

THE WORDS "I" AND "MY" AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

William D Thomas 11/10/2016
WILLIAM D. THOMAS, PROFESSIONAL LAND SURVEYOR #7590 DATE

M:\14076\101569\MIA-66-2.26\caw\shwets\101569RCD1.dgn 11/17/2016 10:44:12 PM BUR179

RECEIVED _____, 20____
 RECORDED _____, 20____
 BOOK _____ PAGE _____
 COUNTY RECORDER

ENGINEERING ASSOCIATES, INC.

REVIEWED BY THE MIAMI COUNTY
 AUDITOR THIS 18TH DAY OF
Nov, 2016
Matthew W Gearhardt
 MATTHEW W. GEARHARDT, AUDITOR
Joyce Grubliat
 DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE
 MIAMI COUNTY ENGINEER
 THIS 18TH DAY OF NOVEMBER, 2016
PAUL P. HUELSKAMP, PE, PS
 PAUL P. HUELSKAMP, P.E., P.S.
 COUNTY ENGINEER
 BY *DEB STUMPF*
 DEPUTY ENGINEER

MIA -66-2.26
MIAMI COUNTY
WASHINGTON TOWNSHIP
 N.E. & S.E. QTRS. SECTION 1
 T-8N, R-5E
 FRACTIONAL SECTION 6
 T-6N, R-6E

PLOT NO. **101569**

CENTERLINE PLAT

MIA / SHE -66-
2.26 / 4.27

SURVEYORS SEAL

SIGNED: *William D Thomas* DATE: 11/10/2016

Merrimont Subdivision No.12

PLAT BOOK 26 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4N TOWN 6E RANGE 4 NE 1/4 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00063
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/08/2016 11:45:25 AM
REFERENCES
PAGES: 1

Miami County Planning Commission

This plat was reviewed and approved by the planning commission this 20th day of September, 2016.

[Signature] Chairperson
[Signature] Secretary

Miami County Commissioners

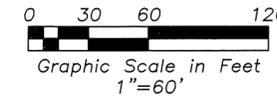
This plat was reviewed and approved by the Commissioners this 12th day of November, 2016.
(Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.04, Ohio Revised Code.)

(Richard L. Cullice Absent)
[Signatures]

Miami County Engineer

This plat was reviewed and approved by the Engineer this 15th day of November 2016.

[Signature]
Miami County Engineer

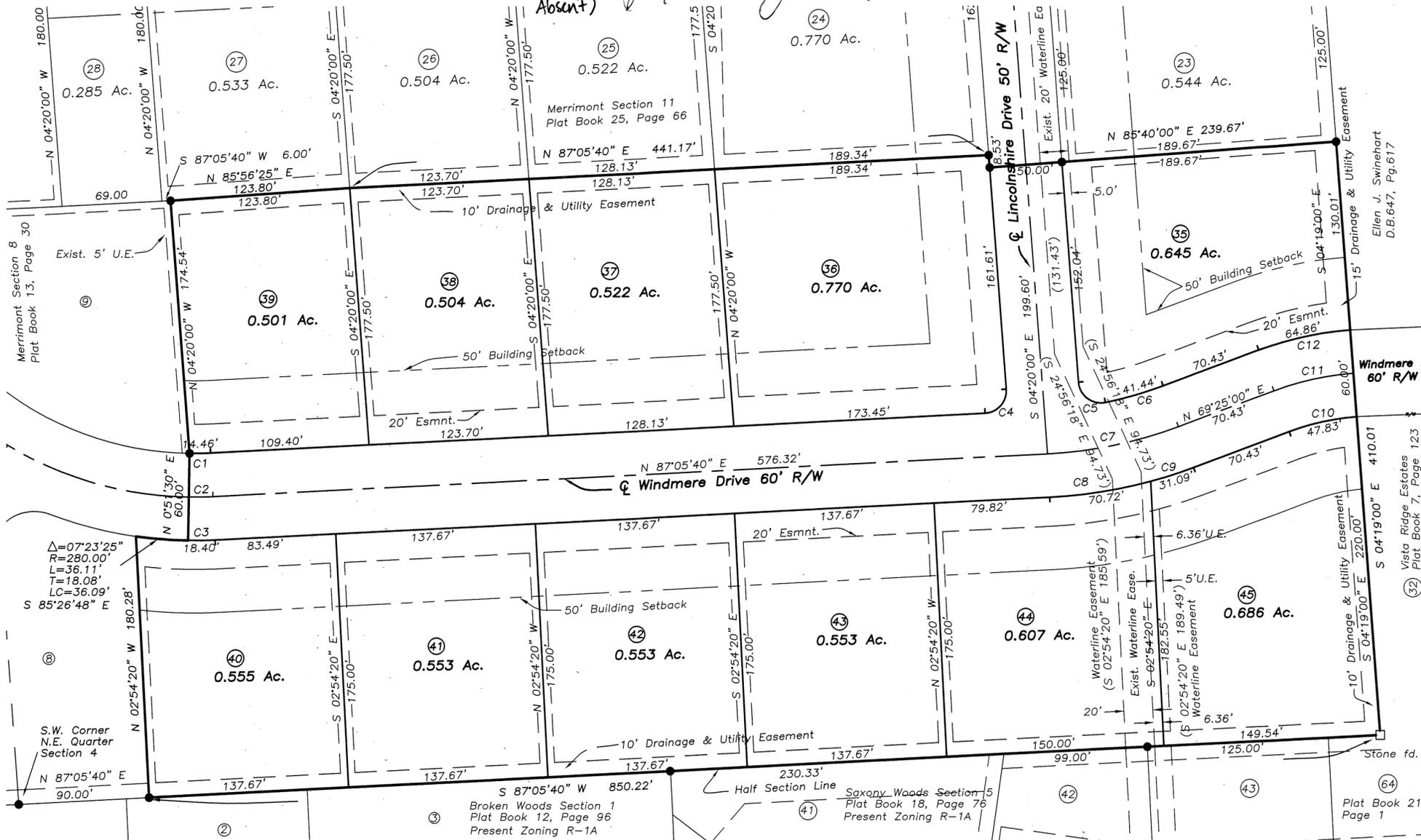


FEE 43.20

[Signature] BY: *[Signature]*
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 8th DAY OF December 2016

[Signature] BY: *[Signature]*
MIAMI CO. AUDITOR DEPUTY



Dedication

We, the undersigned, being all of the owners and lienholders of the land herein platted, do hereby accept and approve this plat and all of the protective covenants and restrictions as referenced in Merrimont Section 9, P.B. 21, Pg. 106 and do hereby voluntarily consent to the execution of said plat and dedicate the streets shown to the public use forever.

Existing easements shown or noted on this plat are for the construction, maintenance, repair, replacement, or removal of open ditch surface water drainage or operation of gas, sewer, water, electric, telephone or 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.

Merrimont Development Corporation
Officers (Lienholder)

[Signature] Louise D. Shroyer
Louise Shroyer—President
[Signature] J. T. Shroyer
J. T. Shroyer—Secretary
3-GEN-D, LLC an Ohio Limited Liability Company
(Owner)

[Signature]
Bart Denlinger
(Its Authorized Member)

State of Ohio, County of Miami, S.S.

Be it remembered that on this 14 day of NOVEMBER 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared 3-GEN-D, LLC and Merrimont Development Corporation, by the above signed officers, to me known, and acknowledged the signing and execution of the within plat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

[Signature]
Notary Public in and for State of Ohio

My commission expires

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys, 5/8" capped iron pins set at all lot corners.

[Signature] MICHAEL W. COZATT 9/19/16
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 09316 (937)-339-2921
File Name: C:\JOBS\2014\Merrimont2014\merris\Merrimont12.dwg
Drawn by: DMC ~ Checked by: MWC



All of Merrimont Subdivision No. 12 shall be subject to the terms, conditions, and provisions of the Declaration of Covenants, Conditions, and Restrictions for the development known as Merrimont Subdivision No. 9 in Concord Township, Miami County, Ohio as recorded in Deed Book 777, Page 414 of the Miami County Recorder's Deed Records and the Protective Covenants and Restrictions for Merrimont Subdivision No. 9 recorded in Vol. 21, Pg. 106-B of the Miami County Recorders Plat Records.

Description

Being a subdivision of 7.765 acre tract located in the northeast quarter of Section 4, Town 4, Range 6E, Concord Township, Miami County, Ohio, conveyed to the 3-GEN-D, LLC, an Ohio Limited Liability Company by Official Record 2016 O.R.-14264 of the Miami County Recorder's Deed Records. 6.449 acres in lots and 1.316 acres in streets.

Area Summary

11 Building Lots	6.449 Ac.
Dedicated Street R/W	1.316 Ac.
Total	7.765 Ac.

Legend

● Iron Pin Found

CURVE TABLE

No.	Radius	Δ	Arc Length	Long Chord
1.	220.00'	03°45'58"	14.46'	14.46' S 88°58'39" W
2.	250.00'	03°45'58"	16.43'	16.43' N 88°58'39" E
3.	280.00'	03°45'58"	18.40'	18.40' N 88°58'39" E
4.	15.50'	91°25'40"	24.73'	22.19' S 41°22'50" W
5.	15.50'	97°27'21"	26.36'	23.30' N 53°03'41" W
6.	270.00'	08°47'39"	41.44'	41.40' S 73°48'49" W
7.	300.00'	17°40'40"	92.56'	92.19' N 78°15'20" E
8.	330.00'	12°16'45"	70.72'	70.59' N 80°57'17" E
9.	330.00'	05°23'55"	31.09'	31.08' N 72°06'57" E
10.	170.00'	16°16'02"	47.83'	47.67' N 77°28'34" E
11.	200.00'	16°16'02"	56.34'	56.16' N 77°29'14" E
12.	230.00'	16°16'02"	64.79'	64.65' S 77°29'44" W

DEDICATION OF RIGHT-OF-WAY COUNTY ROAD 25A

12.476
ACREAGE
21,22,27,28
SECTIONS
4 N
TOWN

6 E
RANGE
TIPP CITY
CITY
MIAMI, OHIO
COUNTY

VOLUME 26, PAGE 35
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SURVEY REFERENCE
 REC. P.B. 26, PG. 18
 REC. P.B. 25, PG. 2 MIA-TIPP CITY
 25A RECONSTRUCTION, PH. 1
 REC. P.B. 15, PG. 90
 REC. P.B. 17, PG. 30
 REC. P.B. 18, PG. 81
 REC. P.B. 19, PG. 117

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2016P-00064
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 12/09/2016 2:49:43 PM

REFERENCES
 PAGES: 4

FEE \$172.80
Jessica A. Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Dec. 9, 2016
Matthew W. Dearhardt *Linda Sirvian*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF TIPP CITY PLANNING BOARD

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13th DAY OF September 20, 2016, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall
CHAIRMAN
Laura M. Gross
SECRETARY

CITY OF TIPP CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 3rd DAY OF October, 2016, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE 20-110.

Joseph E. Gilman
PRESIDENT OF COUNCIL
Janice M. Bates
CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

THE CITY OF TIPP CITY, OHIO, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TIPP CITY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS DEDICATION OF RIGHT-OF-WAY COUNTY ROAD 25A. FURTHERMORE, THE CITY OF TIPP CITY, OHIO, DEDICATES THE STREETS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

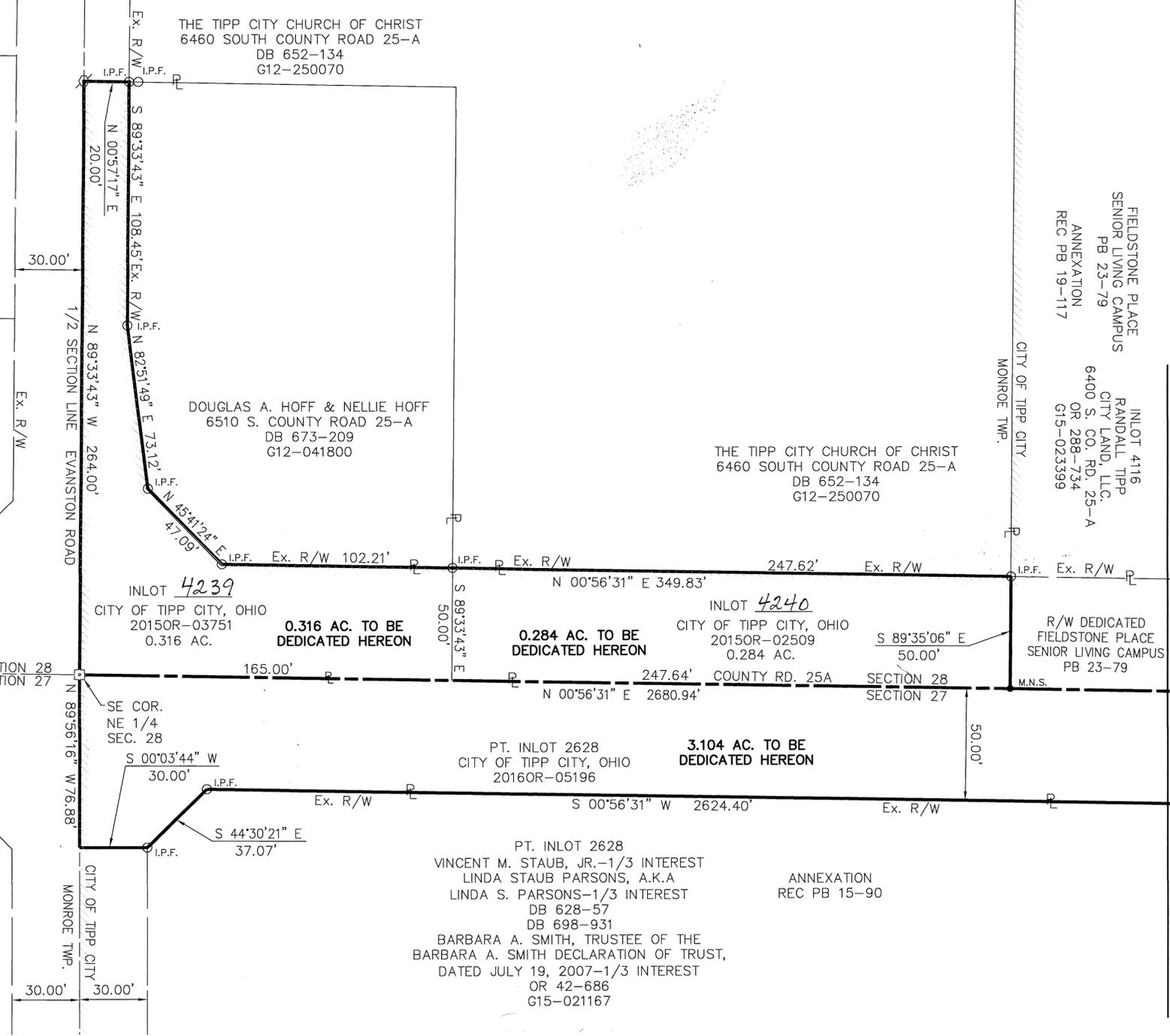
Joseph E. Gilman
PRESIDENT OF COUNCIL

Janice M. Bates
CLERK OF COUNCIL

STATE OF OHIO
 COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, 2016 BY THE CITY OF TIPP CITY, OHIO.

Laura M. Gross
NOTARY PUBLIC

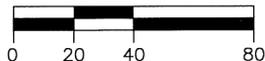


LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ☒ MONUMENT BOX W/IP FD.

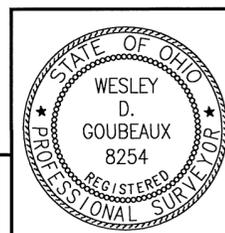
THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=40'



Wesley D. Goubeaux
 WESLEY D. GOUBEAUX, P.S. #8254

8/26/2016
DATE



DATE: 08-23-2016
DRAWN BY: WDG
JOB NUMBER: MIATC1116DED1
SHEET NUMBER 1 OF 4

DEDICATION OF RIGHT-OF-WAY COUNTY ROAD 25A

12.476 ACREAGE
21,22,27,28 SECTIONS
4 N TOWN
6 E RANGE
TIPP CITY CITY
MIAMI, OHIO COUNTY

ANNEXATION REC PB 19-117
FIELDSTONE PLACE SENIOR LIVING CAMPUS PB 23-79
INLOT 4116 RANDALL TIPP CITY LAND, LLC. 6400 S. CO. RD. 25-A OR 288-734 G15-023399

ANNEXATION REC PB 19-117
PT IL 3602 JOSEPH C. LESHER & EMILIE E. LESHER, TRUSTEES OF THE JOSEPH C. LESHER AND EMILIE E. LESHER REVOCABLE LIVING TRUST U/A JUNE 15, 2011 6320 SOUTH COUNTY ROAD 25-A OR 214-466 G15-023392

PT IL 3601 UP NORTH CONSTRUCTION, LTD., A.K.A UPNORTH CONSTRUCTION, LTD. 6200 SOUTH COUNTY ROAD 25-A DB 756-376 G15-023390

ANNEXATION REC PB 19-117

Ex. R/W

R/W DEDICATED FIELDSTONE PLACE SENIOR LIVING CAMPUS PB 23-79

0.209 AC. TO BE DEDICATED HEREON

PT INLOT 3602 CITY OF TIPP CITY, OHIO 20160R-05195 0.209 ACRES

1.113 AC. TO BE DEDICATED HEREON

PT. INLOT 3601 CITY OF TIPP CITY, OHIO 20150R-09966 1.113 ACRES

PT. INLOT 2628 CITY OF TIPP CITY, OHIO 20160R-05196

3.104 AC. TO BE DEDICATED HEREON

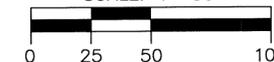
S 00°56'31" W 2624.40' Ex. R/W

ANNEXATION REC PB 15-90

PT INLOT 2628 VINCENT M. STAUB, JR.-1/3 INTEREST LINDA STAUB PARSONS, A.K.A LINDA S. PARSONS-1/3 INTEREST DB 628-57 DB 698-931 BARBARA A. SMITH, TRUSTEE OF THE BARBARA A. SMITH DECLARATION OF TRUST, DATED JULY 19, 2007-1/3 INTEREST OR 42-686 G15-021167

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50'



ANNEXATION REC PB 19-117

PT IL 3601 UP NORTH CONSTRUCTION, LTD., A.K.A UPNORTH CONSTRUCTION, LTD. 6200 SOUTH COUNTY ROAD 25-A DB 756-376 G15-023390

N 00°56'31" E 969.65'

1.113 AC. TO BE DEDICATED HEREON

PT. INLOT 3601 CITY OF TIPP CITY, OHIO 20150R-09966 1.113 ACRES

0.770 AC. TO BE DEDICATED HEREON

PT. INLOT 3601 CITY OF TIPP CITY, OHIO 20150R-02541 0.770 ACRES

PT IL 3601 THE BOARD OF TRUSTEES OF MONROE TOWNSHIP, MIAMI COUNTY, OHIO 20 W MICHAELS ROAD DB 741-26 G15-250008

NELSON C. & BETTY D. BORCHERS NATURE PRESERVE

ANNEXATION REC PB 19-117

N 00°56'31" E 573.11'

PT. INLOT 2628 CITY OF TIPP CITY, OHIO 20160R-05196

3.104 AC. TO BE DEDICATED HEREON

S 00°56'31" W 2624.40'

ANNEXATION REC PB 15-90

PT. INLOT 2628 VINCENT M. STAUB, JR.-1/3 INTEREST LINDA STAUB PARSONS, A.K.A LINDA S. PARSONS-1/3 INTEREST DB 628-57 DB 698-931 BARBARA A. SMITH, TRUSTEE OF THE BARBARA A. SMITH DECLARATION OF TRUST, DATED JULY 19, 2007-1/3 INTEREST OR 42-686 G15-021167

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ⊠ MONUMENT BOX W/IP FD.



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE: 08-23-2016

DRAWN BY: WDG

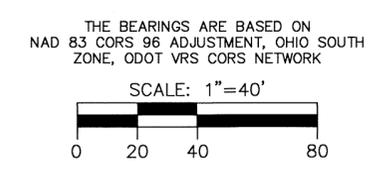
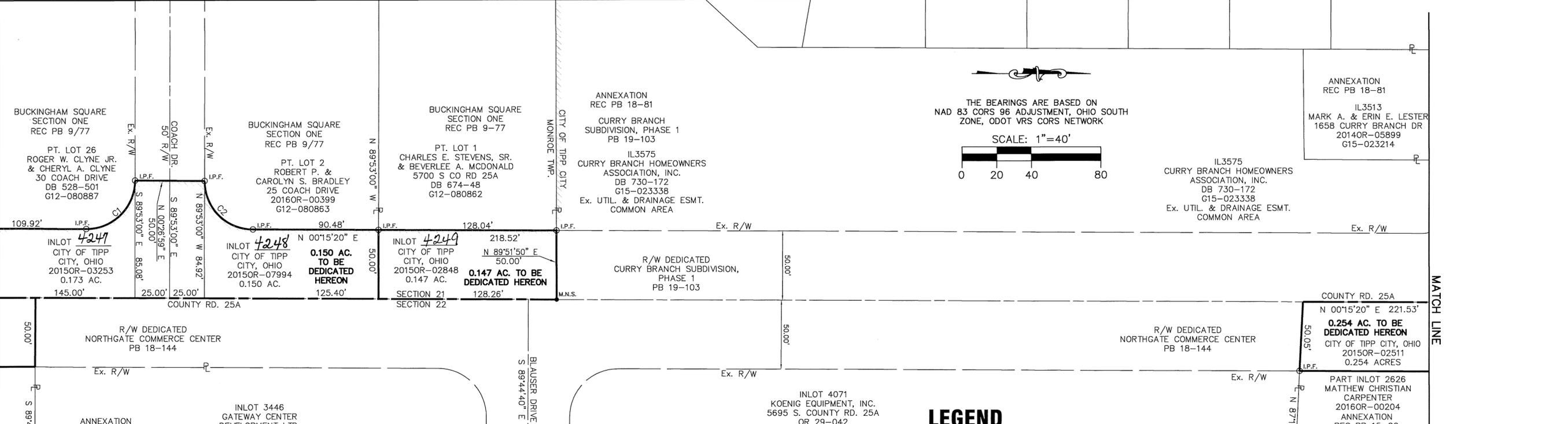
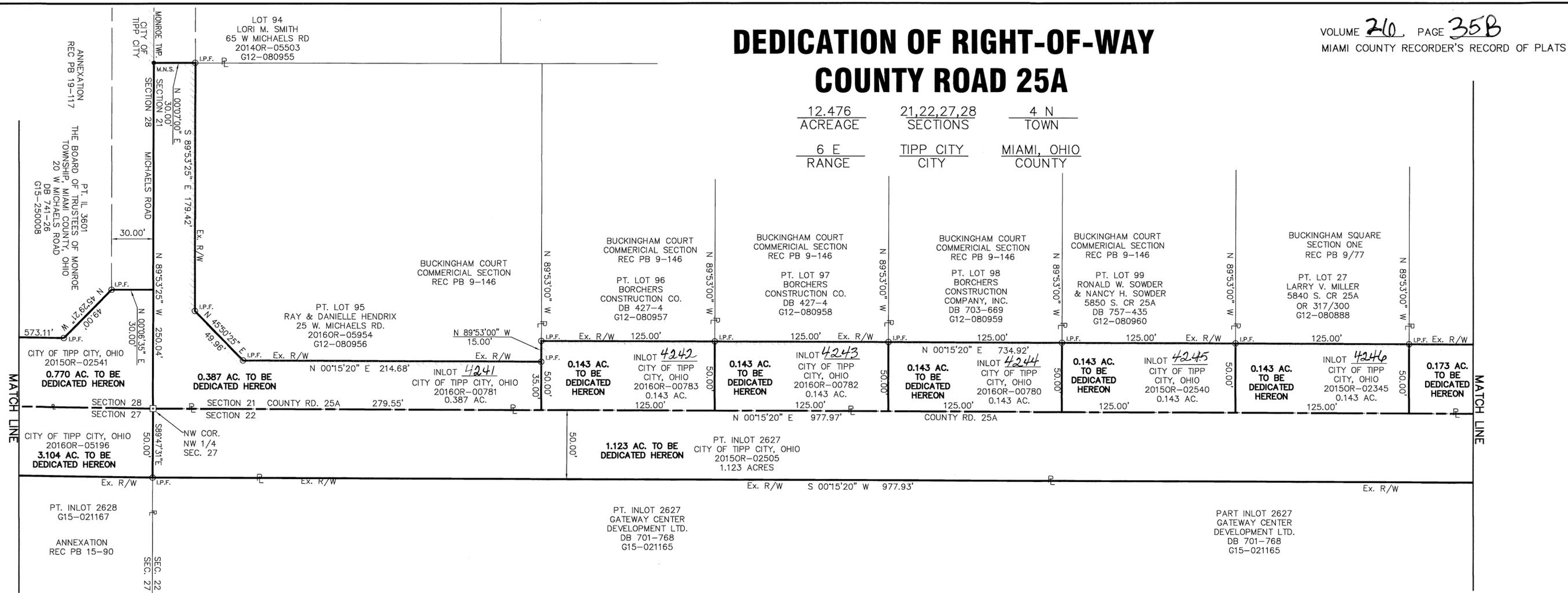
JOB NUMBER: MIATCH1116DED2

SHEET NUMBER

2 OF 4

DEDICATION OF RIGHT-OF-WAY COUNTY ROAD 25A

$\frac{12.476}{\text{ACREAGE}}$ $\frac{21,22,27,28}{\text{SECTIONS}}$ $\frac{4 \text{ N}}{\text{TOWN}}$
 $\frac{6 \text{ E}}{\text{RANGE}}$ $\frac{\text{TIPP CITY}}{\text{CITY}}$ $\frac{\text{MIAMI, OHIO}}{\text{COUNTY}}$



CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	35.00'	90°-08'-20"	55.06'	49.56'	N 44°-48'-50" W
C2	35.00'	89°-51'-40"	54.89'	49.44'	N 45°-11'-10" E

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ☒ MONUMENT BOX W/IP FD.

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE: 08-23-2016
 DRAWN BY: WDG
 JOB NUMBER: MIATC1116DED3
 SHEET NUMBER: 3 OF 4

DEDICATION OF RIGHT-OF-WAY COUNTY ROAD 25A

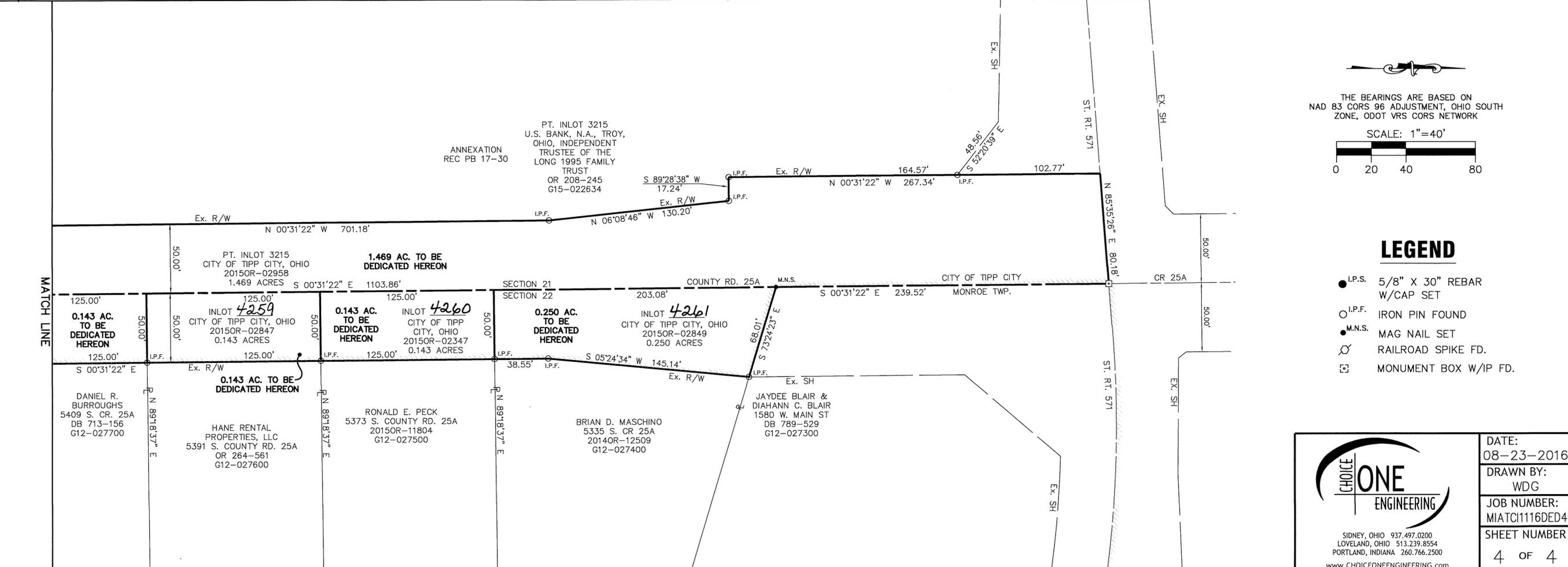
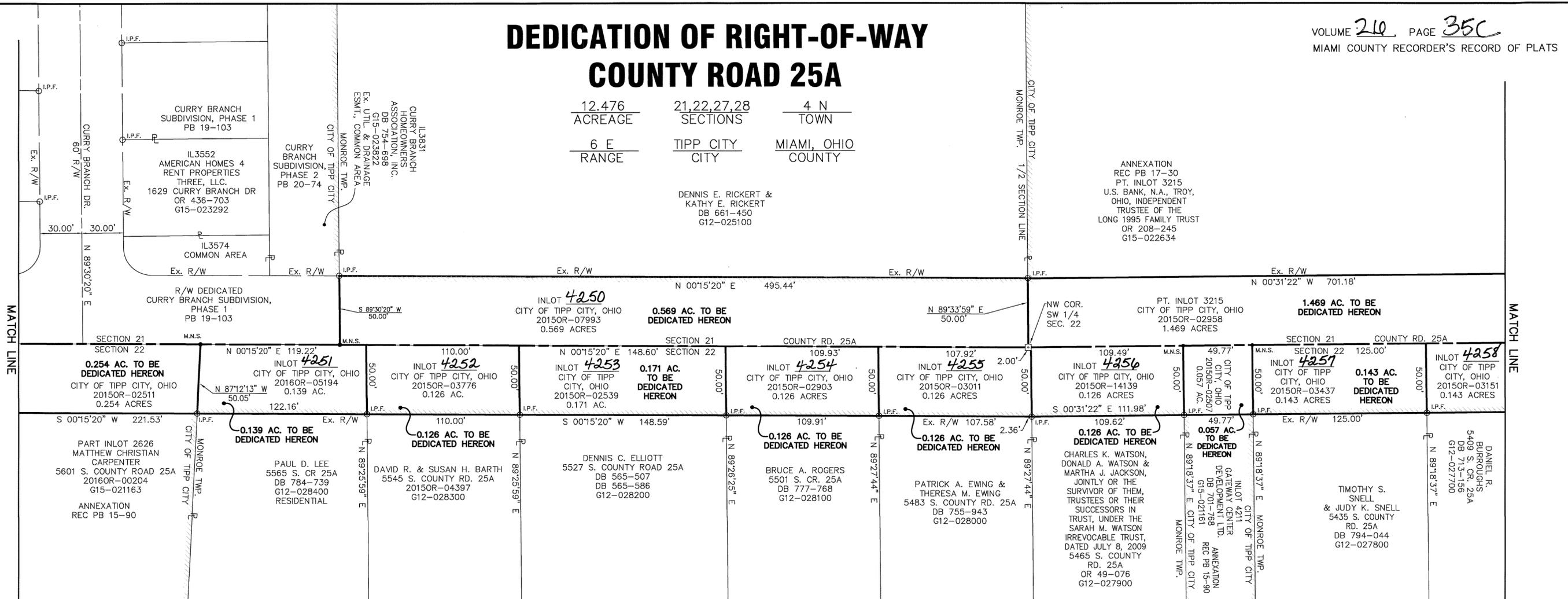
12.476 ACREAGE
6 E RANGE
21,22,27,28 SECTIONS
TIPP CITY CITY
4 N TOWN
MIAMI, OHIO COUNTY

DENNIS E. RICKERT &
KATHY E. RICKERT
DB 661-450
G12-025100

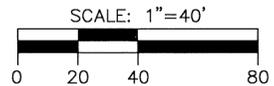
ANNEXATION
REC PB 17-30
PT. INLOT 3215
U.S. BANK, N.A., TROY,
OHIO, INDEPENDENT
TRUSTEE OF THE
LONG 1995 FAMILY TRUST
OR 208-245
G15-022634

MATCH LINE

MATCH LINE



THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊗ RAILROAD SPIKE FD.
- ⊠ MONUMENT BOX W/IP FD.

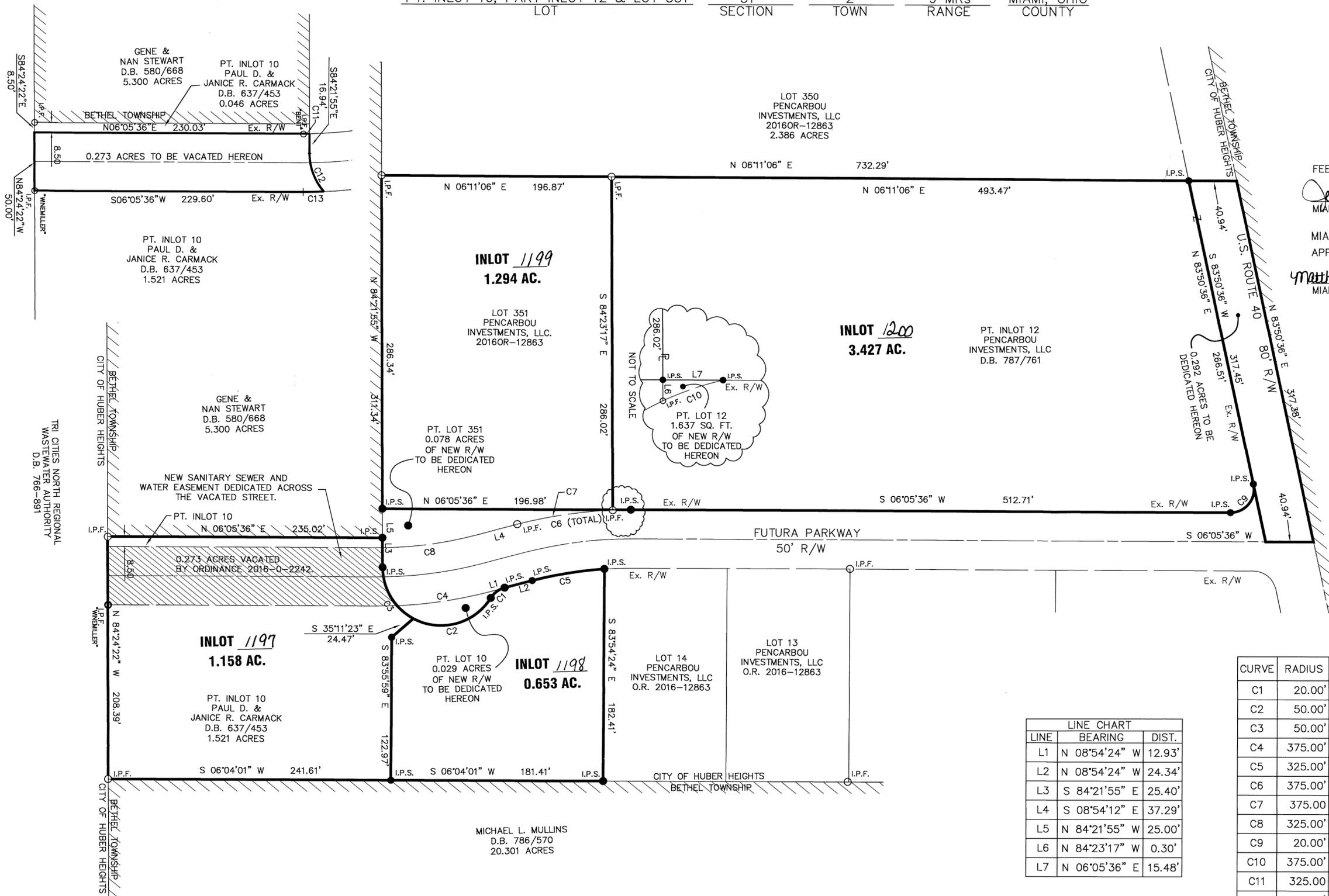
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE: 08-23-2016
DRAWN BY: WDG
JOB NUMBER: MIATC1116DED4
SHEET NUMBER 4 OF 4

FUTURA PARKWAY REPLAT

PT. INLOT 10, PART INLOT 12 & LOT 351 31 2 9 MRs MIAMI, OHIO
LOT SECTION TOWN RANGE COUNTY

STREET VACATION DETAIL



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2016P-00065
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/23/2016 8:43:26 AM
REFERENCES
PAGES: 2

FEE \$ 86.40
Jessica A Lopez
MIAMI COUNTY RECORDER
Jwendel
BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec. 23, 2016
Matthew W. Dearford *Linda Innesen*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CURVE DATA

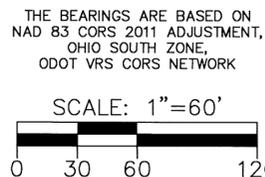
CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	20.00'	43°23'14"	15.15'	14.79'	N 30°36'02" W
C2	50.00'	86°22'05"	75.37'	68.43'	N 09°06'36" W
C3	50.00'	61°33'39"	53.72'	51.17'	N 64°51'16" E
C4	375.00'	12°18'16"	80.53'	80.38'	N 02°45'16" W
C5	325.00'	11°02'28"	62.63'	62.53'	N 03°23'11" W
C6	375.00'	15°00'01"	98.18'	97.89'	S 01°24'20" E
C7	375.00'	12°38'01"	82.69'	82.52'	S 02°35'20" E
C8	325.00'	14°07'13"	80.09'	79.89'	S 01°50'48" E
C9	20.00'	103°50'44"	36.25'	31.49'	S 45°49'40" E
C10	375.00'	02°21'56"	15.48'	15.48'	S 04°54'50" W
C11	325.00'	00°52'48"	4.99'	4.98'	N 05°39'25" E
C12	50.00'	40°58'17"	35.75'	35.00'	N 75°08'56" E
C13	375.00'	02°41'35"	17.63'	17.63'	S 04°44'39" W

LINE CHART

LINE	BEARING	DIST.
L1	N 08°54'24" W	12.93'
L2	N 08°54'24" W	24.34'
L3	S 84°21'55" E	25.40'
L4	S 08°54'12" E	37.29'
L5	N 84°21'55" W	25.00'
L6	N 84°23'17" W	0.30'
L7	N 06°05'36" E	15.48'

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ▨ CORP. LIMITS
- ▨ STREET TO BE VACATED HEREON

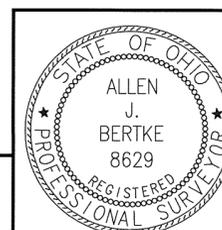


SURVEY REFERENCE
LAND SURVEY 7, PG. 107
REC. P.B. 21, PG. 115
REC. P.B. 17, PG. 119

BEING A REPLAT OF PART INLOT 10, PART INLOT 12 AND LOT 351 AND BEING OWNED BY PENCARBOU, LLC AS RECORDED IN DEED BOOK 787, PAGE 761 AND 20160R-12863 ALSO OWNED BY PAUL D. AND JANICE R. CARMACK AS RECORDED IN DEED BOOK 637, PAGE 453.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

12-8-16
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
10-18-2016
DRAWN BY:
RMF
JOB NUMBER:
MIAHHE1503
SHEET NUMBER
1 OF 2

FUTURA PARKWAY REPLAT

PT. INLOT 10, PART INLOT 12 & LOT 351 31 2 9 MRs MIAMI, OHIO
LOT SECTION TOWN RANGE COUNTY

PLAT AUTHORIZATION AND DEDICATION FOR PT. INLOT 10

PAUL D. AND JANICE R. CARMACK, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN HUBER HEIGHTS, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS FUTURA PARKWAY REPLAT. FURTHERMORE, PAUL D. AND JANICE R. CARMACK, DEDICATE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.


PAUL D. CARMACK


JANICE R. CARMACK

STATE OF OHIO
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2016 BY PAUL D. AND JANICE R. CARMACK.


NOTARY PUBLIC

RONDA J. BEATY
NOTARY PUBLIC, STATE OF OHIO
MIAMI COUNTY
My Commission Expires 10/20/2021

PLAT AUTHORIZATION AND DEDICATION FOR PART INLOT 12 AND LOT 351

PENCARBOU INVESTMENTS, LLC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN HUBER HEIGHTS, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS FUTURA PARKWAY REPLAT. FURTHERMORE, PENCARBOU INVESTMENTS, LLC., DEDICATE THE STREETS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.


AUTHORIZED SIGNATURE

MEMBER
TITLE

STATE OF OHIO
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2016, BY PENCARBOU INVESTMENTS, LLC..


NOTARY PUBLIC

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20____

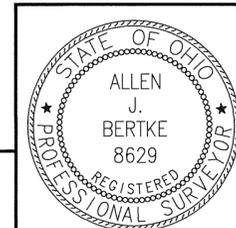
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF HUBER HEIGHTS PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, HELD THIS 15 DAY OF Nov., 2016, THIS PLAT WAS REVIEWED AND APPROVED.


CHAIRMAN

Allen J. Bertke 12-8-16
ALLEN J. BERTKE, P.S. #8629 DATE



ChoiceOne 
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	10-18-2016
DRAWN BY:	RMF
JOB NUMBER:	MIAHHE1503
SHEET NUMBER	2 OF 2

KINNINGER PLAT

VOLUME 26, PAGE 37
MIAMI COUNTY RECORDER'S RECORD OF PLATS

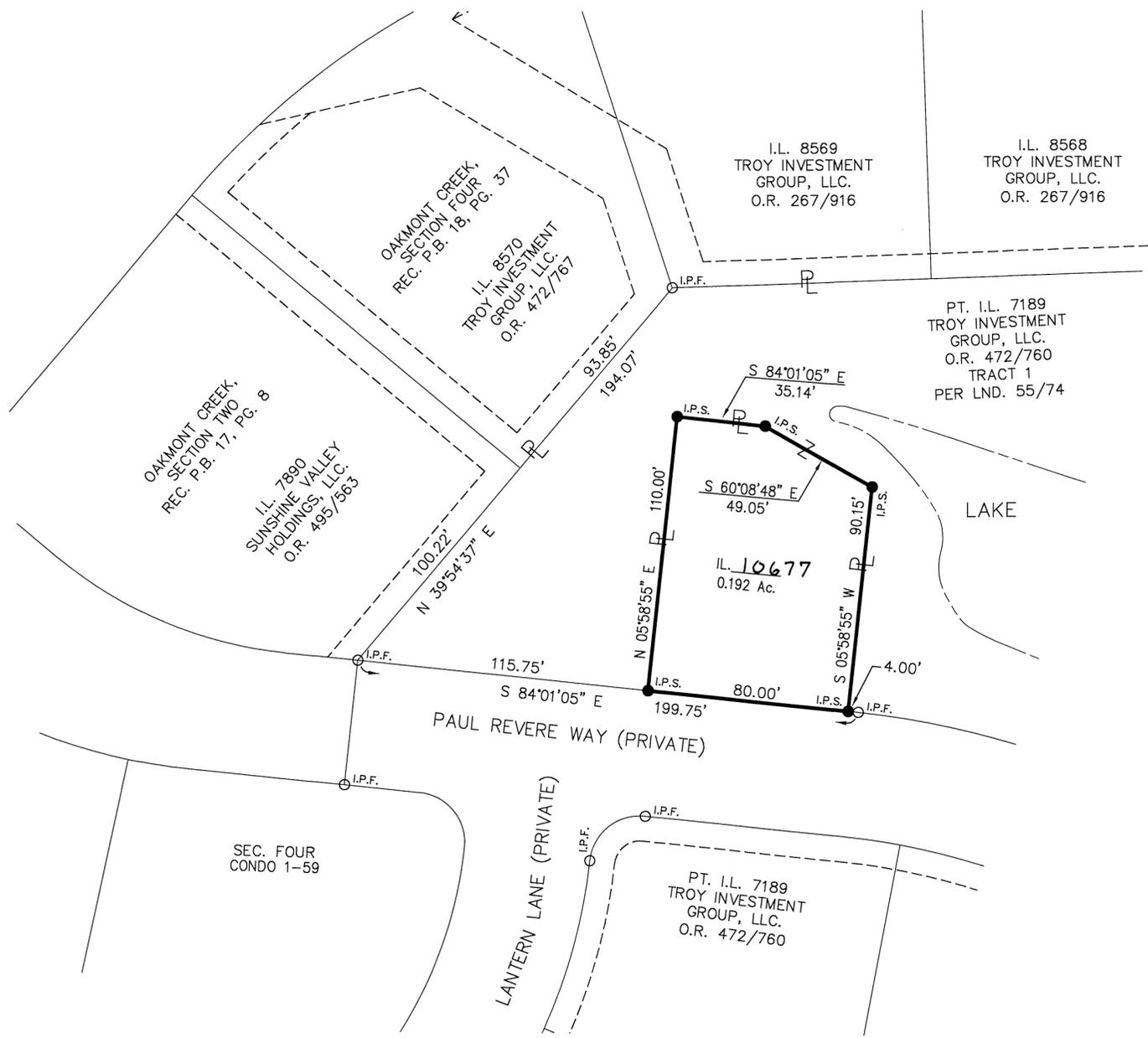
PT. 7189 INLOT TROY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/04/2017 3:14:15 PM
REFERENCES
PAGES: 1

FEE \$ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan 4, 2017
Matthew W Gearhardt *Joyce Guillet*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

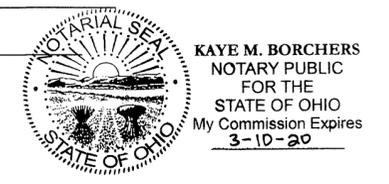
OWNER: TROY INVESTMENT GROUP, LLC.
Roger Hawk MEMBER
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, SHELBY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROGER HAWK, ON BEHALF OF TROY INVESTMENT GROUP, LLC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT SIDNEY, OHIO, THIS 29TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC *Kaye M. Borchers*
MY COMMISSION EXPIRES: MARCH 10, 2020

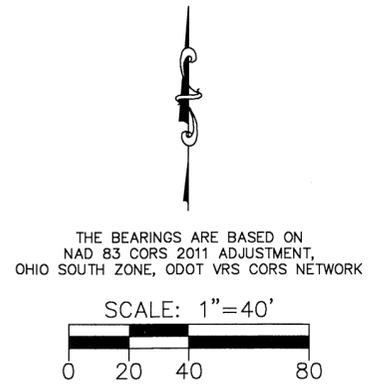


CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 16 DAY OF NOVEMBER, 2016.

Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

SURVEY REFERENCE
REC. P.B. 18, PG. 37
REC. P.B. 14, PG. 97
REC. P.B. 15, PG. 110
REC. P.B. 17, PG. 8
LAND SURVEY 55, PG. 74



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND

BEING A REPLAT OF PART INLOT 7189 AND BEING OWNED BY TROY INVESTMENT GROUP, LLC. AS RECORDED IN OFFICIAL RECORD 472, PAGE 760.

Allen J. Bertke 11-18-16
ALLEN J. BERTKE, P.S. #8629 DATE

	<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 11-10-2016
		DRAWN BY: RMF
		JOB NUMBER: MIATRO1626
		SHEET NUMBER 1 OF 1

ALLEY VACATION

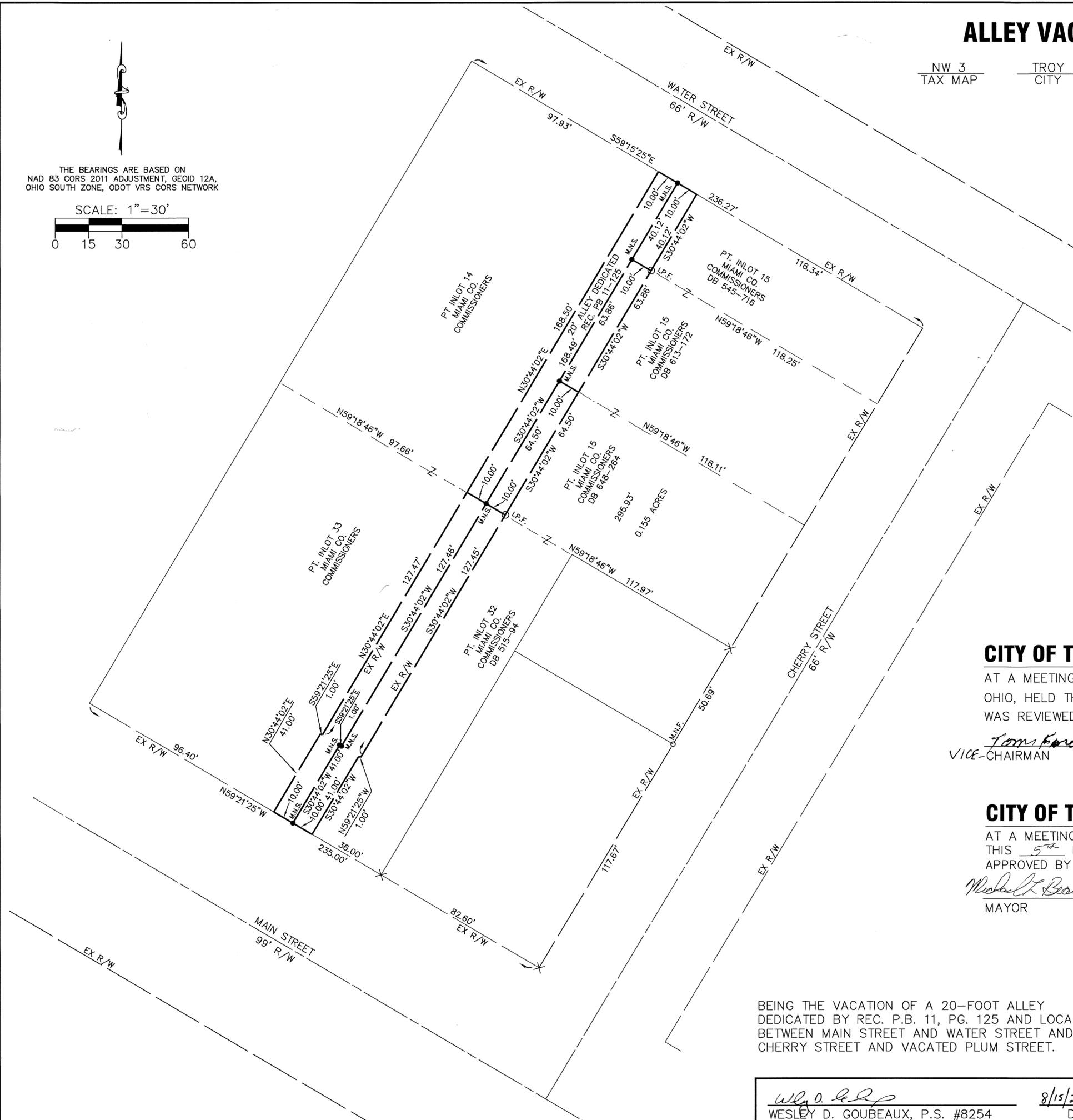
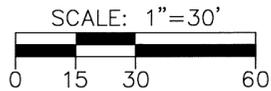
NW 3 TAX MAP TROY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2017P-00002
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 01/17/2017 11:25:55 AM

REFERENCES
 PAGES: 1

FEE \$ _____
Jessica A Lopez *Robt Johnson*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Jan 11, 2017
Matthew W Gearhardt *Joyce Gruller*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

THE BEARINGS ARE BASED ON
 NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A,
 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- P.K.F. P.K. NAIL FOUND
- × GIN SPINDLE FOUND
- ⊗ RAILROAD SPIKE FOUND

SURVEY REFERENCE
 LOT SURVEY 11, PG. 80
 LOT SURVEY 16, PG. 104
 REC. P.B. 10, PG. 124
 REC. P.B. 11, PG. 125

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28th DAY OF Sept, 2016, THIS PLAT WAS REVIEWED AND APPROVED.

Tom Foy *Sue Knight*
 VICE-CHAIRMAN SECRETARY

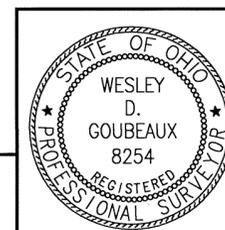
CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF Dec, 2016 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-53-2016, EFFECTIVE 1-4, 2017

Michael Beaman *Martha Walker* *Sue D. Knight*
 MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

BEING THE VACATION OF A 20-FOOT ALLEY DEDICATED BY REC. P.B. 11, PG. 125 AND LOCATED BETWEEN MAIN STREET AND WATER STREET AND CHERRY STREET AND VACATED PLUM STREET.

Wesley D. Goubeaux 8/15/2016
 WESLEY D. GOUBEAUX, P.S. #8254 DATE



DATE: 07-28-2016
 DRAWN BY: WDG
 JOB NUMBER: MIATRO1617
 SHEET NUMBER: 1 OF 1

ALLEY VACATION

VACATION OF A 10'-0" WIDE ALLEY
BETWEEN W. MAIN ST. & FRANKLIN ST.
AND CHERRY ST. & PLUM ST.

TROY
CORPORATION

S.W. 2
TAX MAP

MIAMI
COUNTY

OHIO
STATE

VOLUME 26 PAGE 39
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/17/2017 11:44:26 AM

REFERENCES
PAGES: 1

FEE \$ 43.20

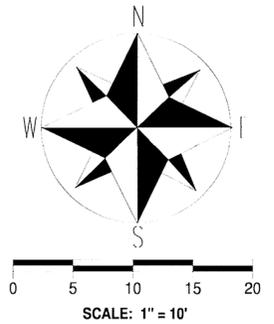
Jessica Lopez Jan Muscarello
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Jan 11, 2017

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR



BASIS OF BEARING:

MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 51, PAGE 110

LEGEND

PK NAIL FOUND	RRS FOUND
STONE FOUND	TRVERSE PT.
IRON PIN FOUND	GIN SPINDLE FND
CONC. POST FND.	PK NAIL SET
RRS SET	IRON PIN SET
	RRS SET

REFERENCES:

MIAMI COUNTY RECORDER'S
RECORD OF DEEDS

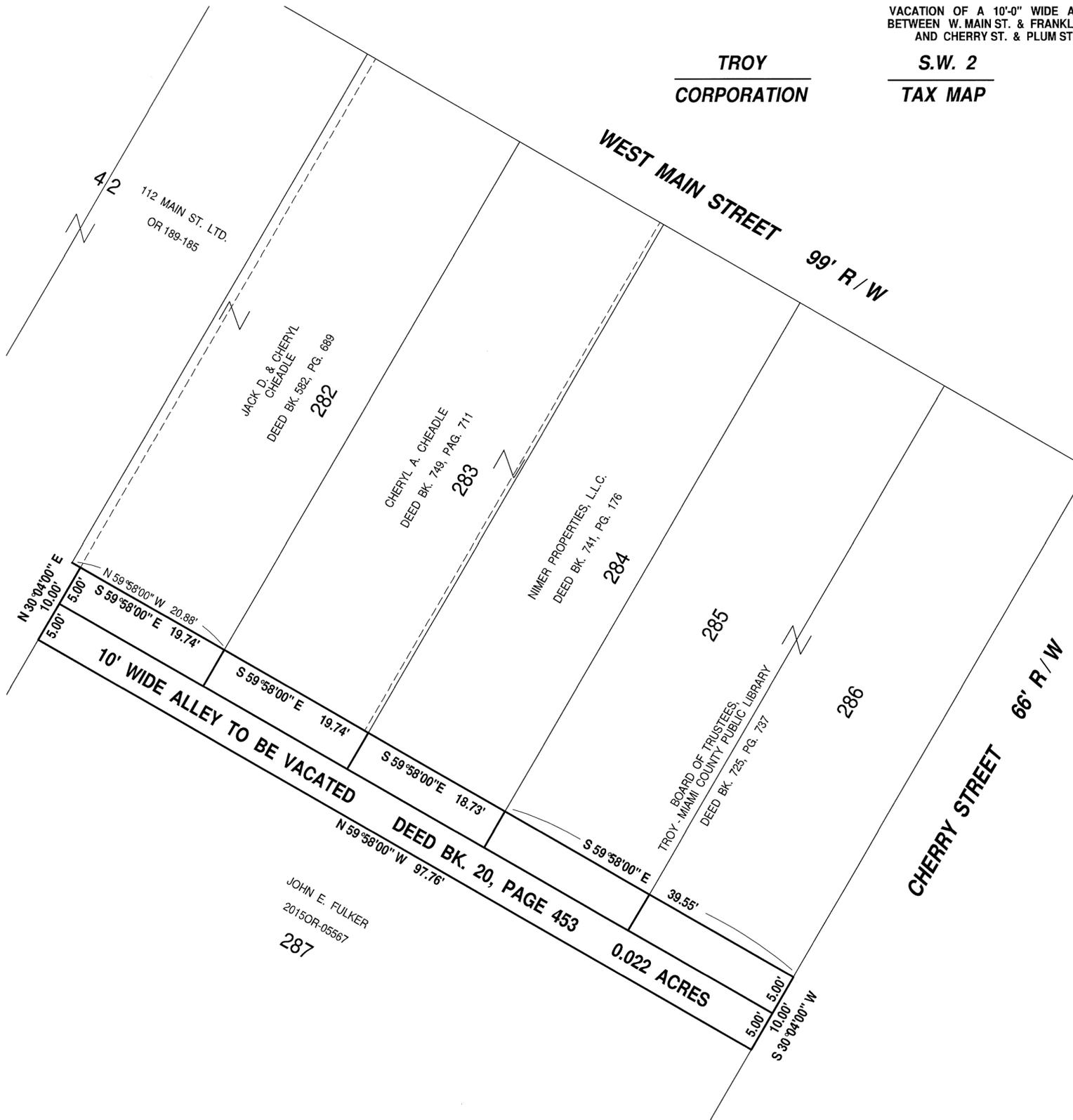
BOOK 20, PAGE 453
BOOK 725, PAGE 737
BOOK 741, PAGE 176
BOOK 749, PAGE 711
BOOK 582, PAGE 689
O.R. 189-185
2015OR-05567

MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS

VOLUME 8, PAGE 41
VOLUME 11, PAGE 143

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

VOLUME 51, PAGE 110



City of Troy Council

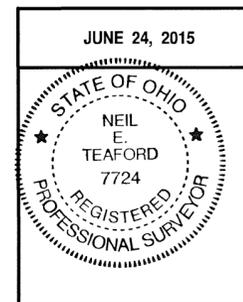
At a meeting of the Council of the City of Troy, Ohio, held this 21st day of Nov, 2016, this plat was approved by ordinance No. 0-55-2016 effective 12-20, 2016.

Michael K. Bernier Mayor
Michelle Baker President of Council
Julie H. Knight Clerk of Council

City of Troy Planning Commission

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 28th day of Sept, 2016, this plat was reviewed and approved.

Tom Pore Vice Chairman
Sup H. Kope Secretary



VACATION OF A 10'-0" WIDE ALLEY
BETWEEN W. MAIN ST. & FRANKLIN ST.
AND CHERRY ST. & PLUM ST.

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD, P.S.
CITY OF TROY
100 SOUTH MARKET STREET
TROY, OHIO 45373

**OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724**

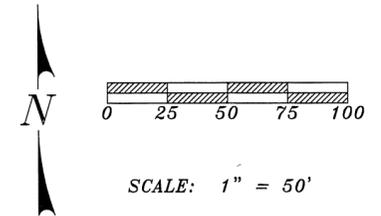
BEING A REPLAT OF INLOT 1125, WEST MILTON,
OHIO, ACQUIRED BY JAMES G. TEMPLETON BY DEED
2016OR-09120 OF THE MIAMI COUNTY RECORDER'S
RECORD OF DEEDS.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00004
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/02/2017 1:15:08 PM
REFERENCES
PAGES: 1

FEE \$43.20
Jessica A. Lopez Lola McCoy
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 2
DAY OF Feb., 2017.

Matthew W. Hearhardt
MIAMI COUNTY AUDITOR
Linda Finerman
BY DEPUTY AUDITOR



BASIS OF BEARING IS ASSUMED AND IS USED
TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- IRON PIPE FOUND
- ⊗ PK NAIL FOUND
- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- REBAR FOUND
- 5/8" X 30" REBAR SET
W/ CAP STAMPED
"LJBILL PLS 7557"
- X—X— FENCE

SURVEY REFERENCES

- Miami County Engineer's Record of Lot Surveys
Survey Volume 12 Page 22
(p) Survey Volume 12 Page 23
Survey Volume 13 Page 101
- Miami County Engineer's Record of Land Surveys
Survey Volume 56 Page 127
- Miami County Recorder's Record Plat Book
Plat Book 8 Page 101

Parcel	Owner	Area
(A)	Dennis M. & Jamie A. Marlow D.B. 705 Pg 197	0.062 Ac.

JAMES G. TEMPLETON BEING THE OWNER OF INLOT 1125, WEST MILTON, OHIO
DOES HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO
TWO NEW LOTS CREATED BY THIS REPLAT.

James Templeton 1-16-17
OWNER DATE

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED THE ABOVE SIGNED PARTY, WHO ACKNOWLEDGED THAT HE DID SIGN
SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

John T. West 1-16-17
NOTARY PUBLIC DATE

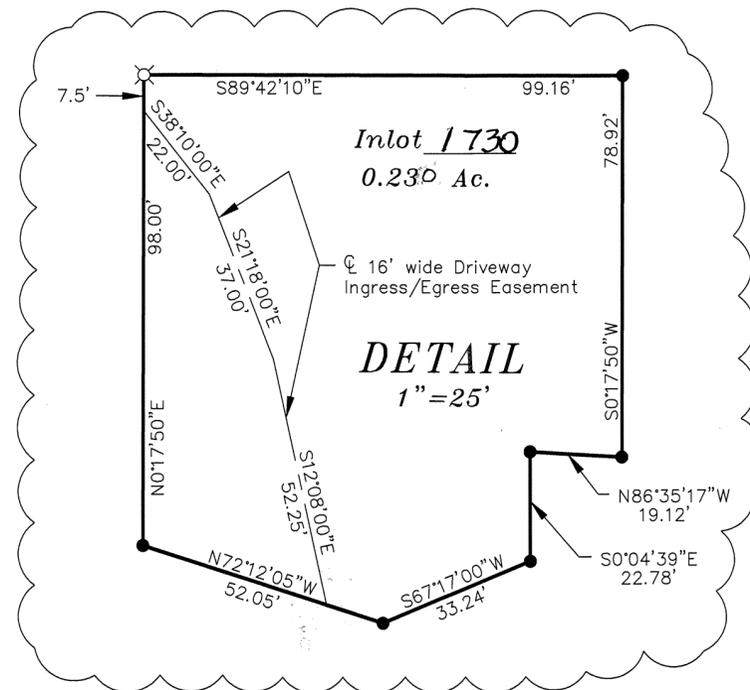
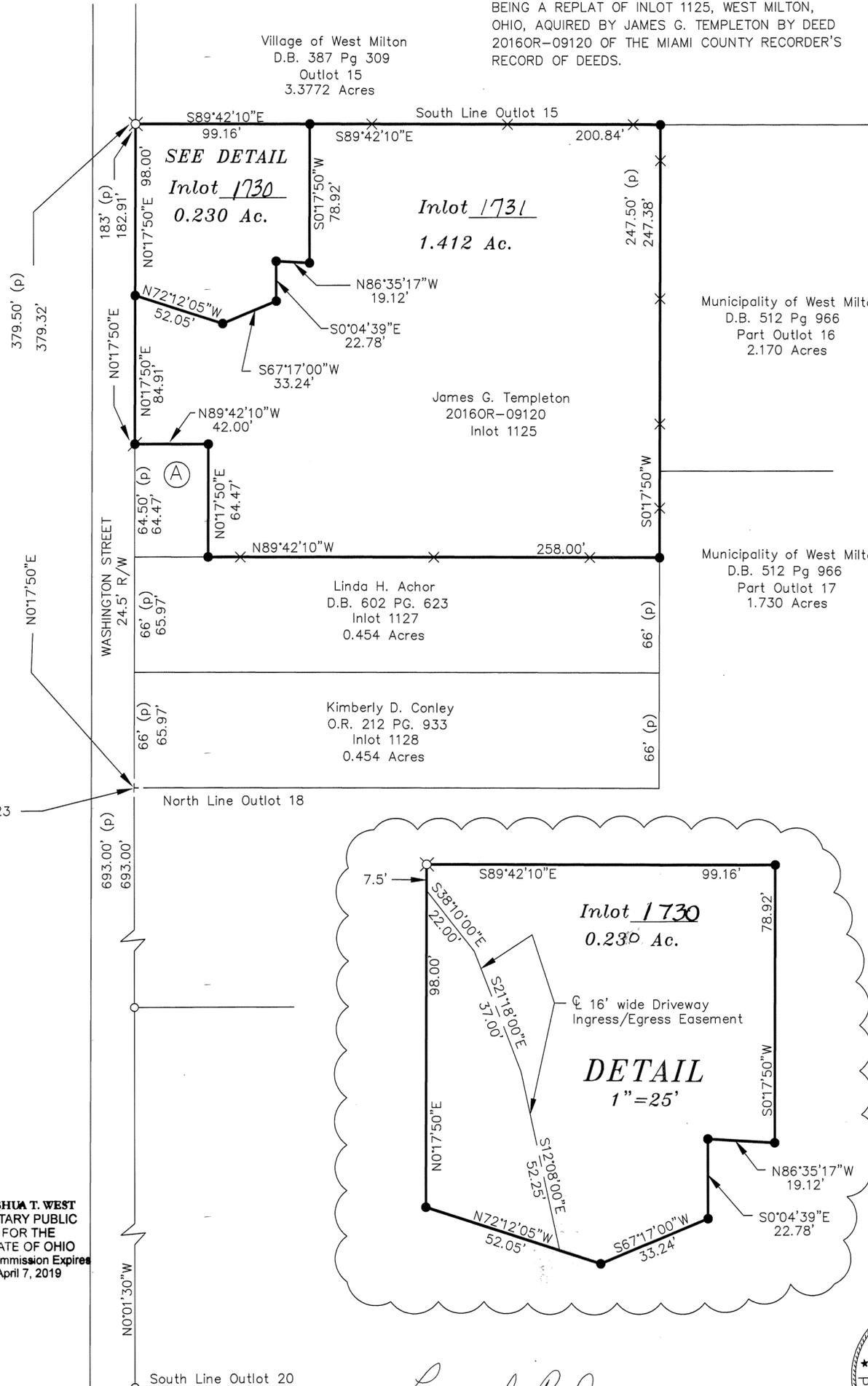
April 7th 2019
MY COMMISSION EXPIRES



JOSHUA T. WEST
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
April 7, 2019

APPROVAL BY THE VILLAGE OF WEST MILTON
THIS LOT SPLIT APPROVED BY THE PLANNING BOARD OF WEST
MILTON, OHIO THIS 1st DAY OF February, 2017.

Tony Hughes
PRESIDENT OF PLANNING BOARD
[Signature]
SECRETARY OF PLANNING BOARD



Larry J. Bill Jan 13, 2017
LARRY J. BILL, P.S. #7557 DATE



Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

DESCRIPTION:

SITUATE IN THE CITY OF TROY, COUNTY OF MIAMI, STATE OF OHIO AND BEING A REPLAT OF PART INLOT 5766 AND PART INLOT 5767 AS CONVEYED TO B W S ENTERPRISES, LTD. BY DEED VOLUME 658, PAGE 346 OF THE RECORDS OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE.

**REPLAT OF PART INLOT 5766 AND PART INLOT 5767
CITY OF TROY NW
MIAMI COUNTY, OHIO
SECTION 17, TOWN 5, RANGE 6**

PLAT VOL. 26 PAGE 41

MIAMI COUNTY RECORDER'S
RECORD OF PLATS

REFERENCE DOCUMENTS:

PLAT RECORDS: VOL 10 - PG 31
LOT SURVEYS: VOL 11 - PG 136, VOL 11 - 161, VOL 12 - PG 007 & VOL 14 - PG 128
DEEDS: VOL 658 - PG 346

SURVEY NOTES:

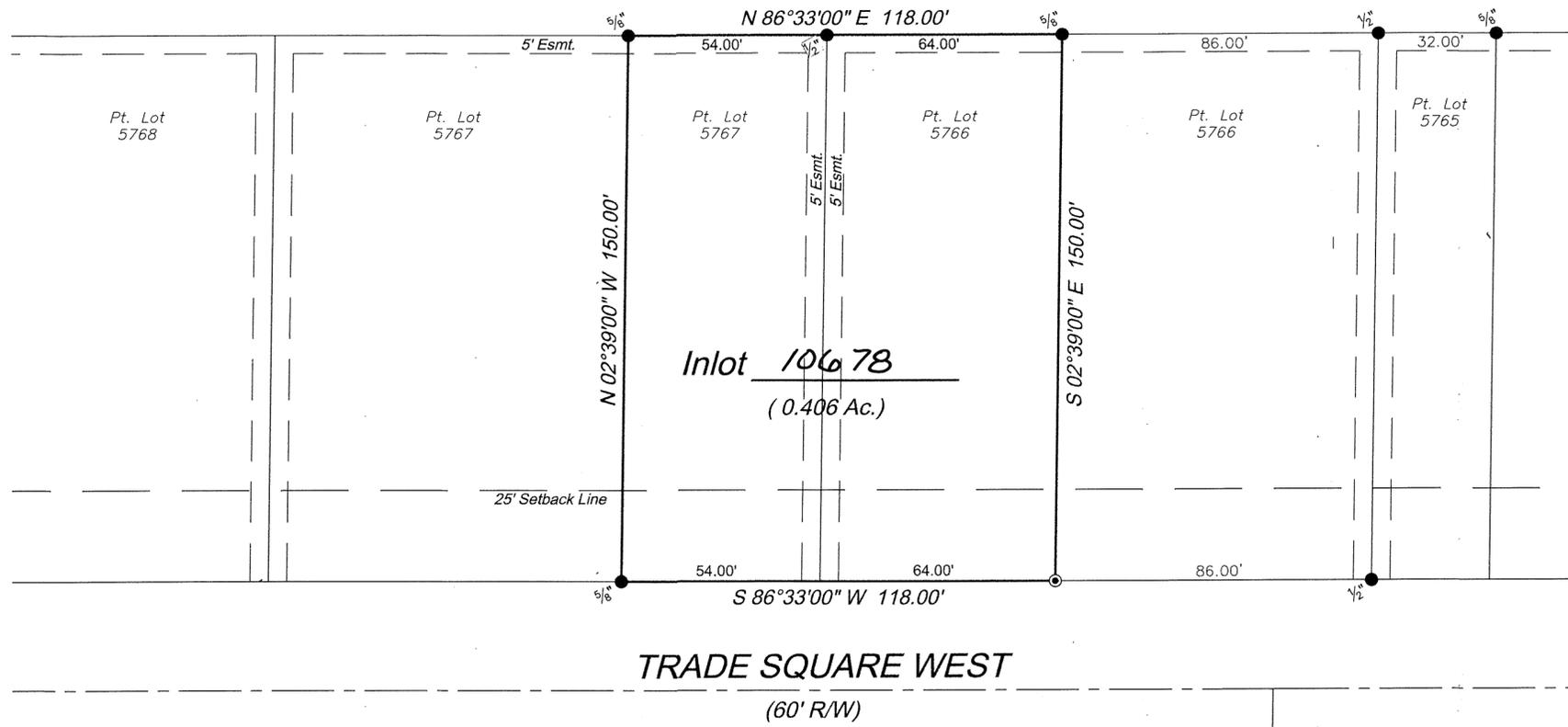
- OCCUPATION IN GENERAL FITS THE SURVEYED LINES.
- ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
- IRON PINS SET ARE 30" X 5/8" REBAR WITH PLASTIC CAP STAMPED "NBP 6834".

LEGEND:

- ... INDICATES #5 REBAR SET CAPPED "NBP 6834"
- ... INDICATES IRON PIN FOUND (SIZE AS NOTED)



Bearings are based on the centerline Trade Square West being S 86°33'00" W as shown on Westbrook Subdivision No. 8 recorded in Plat Vol. 10, Page 31



MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED

Feb. 9, 2017
 Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

Linda J. Jirinec
 BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER

FEE: \$ 43.20
 Jessica A. Lopez
 MIAMI COUNTY RECORDER

Mary C. Brown
 BY DEPUTY RECORDER

CITY ENGINEER'S APPROVAL:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER THIS 31st DAY OF JANUARY, 2017.
 Jillian Rhoades
 CITY OF TROY ENGINEER

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

B W S ENTERPRISES, LTD.

William F. Brown
 BY: WILLIAM F. BROWN
 ITS: MEMBER

Mary C. Brown
 BY: MARY C. BROWN
 ITS: MEMBER

STATE OF OHIO, COUNTY OF MIAMI, SS:

BE IT REMEMBERED THAT ON THIS 31st DAY OF JANUARY, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM F. BROWN, MEMBER AND MARY C. BROWN, MEMBER ON BEHALF OF B W S ENTERPRISES, LTD. AN OHIO LIMITED LIABILITY COMPANY, WHO PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC

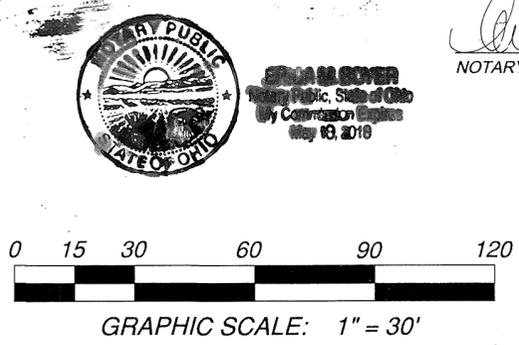
May 18, 2018
 MY COMMISSION EXPIRES:

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS AND IS AN ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED BY OUR COMPANY SURVEYORS UNDER MY SUPERVISION IN JANUARY, 2017. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

[Signature]
 RANDY H. NORFLEET, P.S.
 OHIO LICENSE NO. 6834

1-30-17
 DATE



NBP NORFLEET, BROWN & PETKEWICZ
 ENGINEERS - SURVEYORS
 228 BYERS ROAD, SUITE 204
 MIAMISBURG, OHIO 45342
 (937) 847-2313

SCALE: 1" = 30'	DRAWN: J.L.N.	CHK'D:
DATE: January 19, 2017		JOB No. 16-7374

KINNINGER PLAT

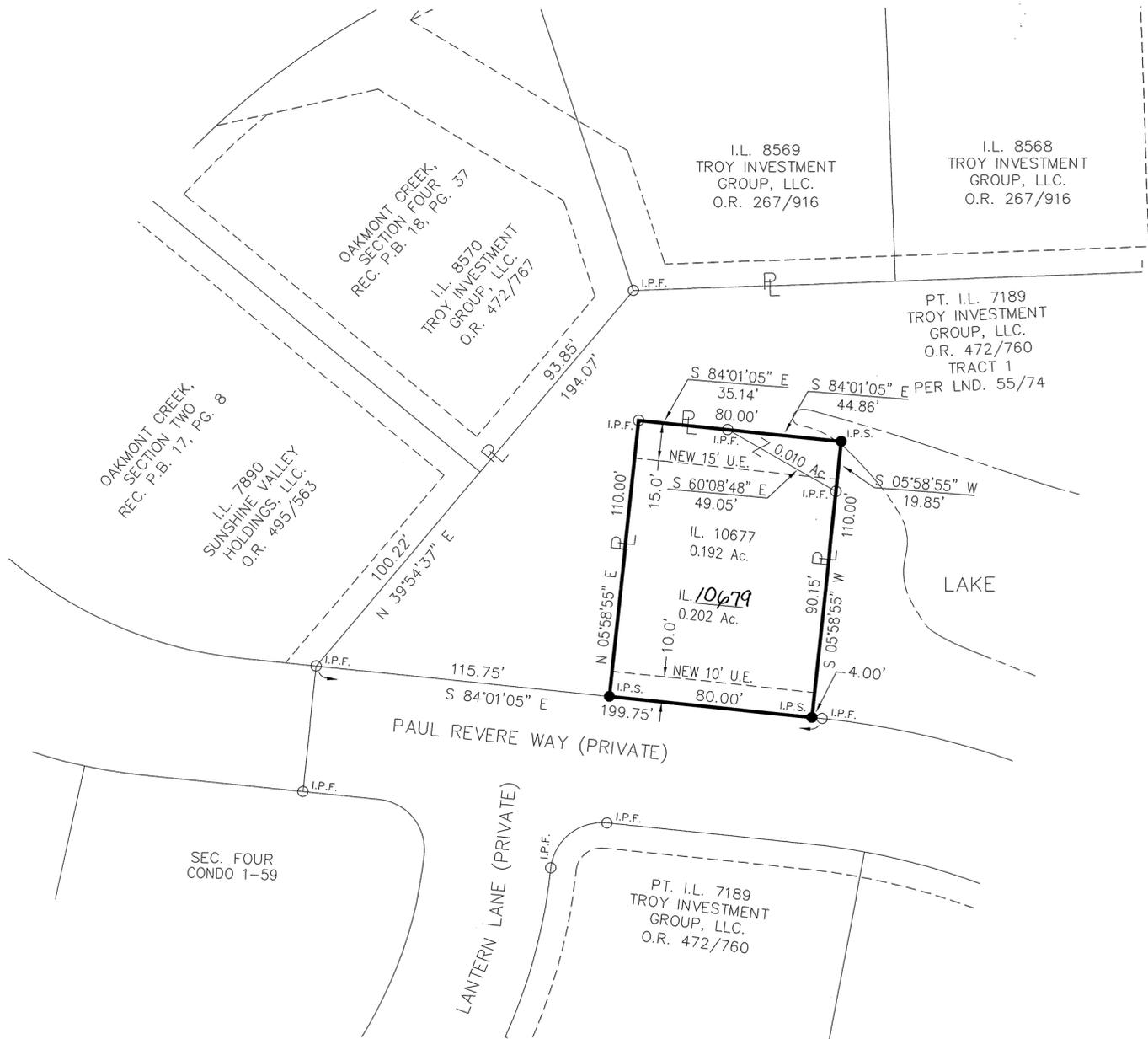
VOLUME 26, PAGE 42
MIAMI COUNTY RECORDER'S RECORD OF PLATS

10677 & PT. 7189
INLOT TROY CITY MIAMI, OHIO
COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00006
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/14/2017 2:15:03 PM
REFERENCES
PAGES: 1

FEE \$ 43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 14, 2017
Matthew W. Gearhart *Linda J. Jirassakuldech*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



PLAT AUTHORIZATION AND DEDICATION

TROY INVESTMENT GROUP, LLC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS KINNINGER PLAT. FURTHERMORE, TROY INVESTMENT GROUP, LLC., DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

Roger Hawk
TROY INVESTMENT GROUP, LLC.

ACKNOWLEDGMENT

STATE OF OHIO, Shelby COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Roger Hawk, ON BEHALF OF TROY INVESTMENT GROUP, LLC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Sidney, OHIO, THIS 7th DAY OF February, 2017.

NOTARY PUBLIC Brittany Clinehens

MY COMMISSION EXPIRES: 1-14-21



BRITTANY CLINEHENS
NOTARY PUBLIC - OHIO

CITY OF TROY ENGINEER

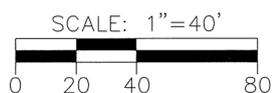
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 8th DAY OF February, 2017.

William A. Rhoades
WILLIAM A. RHOADES, P.E.

SURVEY REFERENCE
REC. P.B. 18, PG. 37
REC. P.B. 14, PG. 97
REC. P.B. 15, PG. 110
REC. P.B. 17, PG. 8
REC. P.B. 26, PG. 37
LAND SURVEY 55, PG. 74

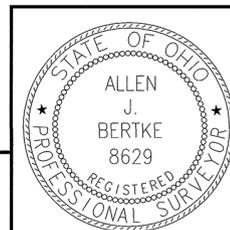
BEING A REPLAT OF INLOT 10677 AND PART INLOT 7189 AND BEING OWNED BY TROY INVESTMENT GROUP, LLC. AS RECORDED IN OFFICIAL RECORD 472, PAGE 760.

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
01-19-2017
DRAWN BY:
RMF
JOB NUMBER:
MIATRO1626
SHEET NUMBER
1 OF 1

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

2-3-17
DATE

REPLAT OF INLOTS 3300 & PT. 3301

VOLUME 26, PAGE 43
MIAMI COUNTY RECORDER'S RECORD OF PLATS

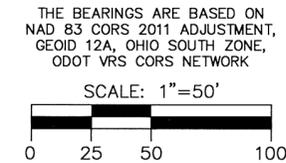
3300 & 3301 TROY MIAMI, OHIO
INLOT CITY COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00007
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/21/2017 2:15:52 PM
REFERENCES
PAGES: 1

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊗ RAILROAD SPIKE FOUND

SURVEY REFERENCE
LOT SURVEY 23, PG. 104
REC. P.B. 5, PAGE 15
REC. P.B. 17, PAGE 25



FEE \$ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 21, 2017.

Matthew W Gearhardt Amber Neal
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS 4th DAY OF JANUARY, 2016.

Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND
HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE
THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT
TO THE EXECUTION OF SAID REPLAT.

OWNER: MICHAEL CARGILL

Michael Cargill
SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Michael Cargill, WHO ACKNOWLEDGED THAT HE DID
SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Troy, OHIO, THIS 13th DAY OF February, 2017.

NOTARY PUBLIC Karen K Breeze

MY COMMISSION EXPIRES: 2-18-20

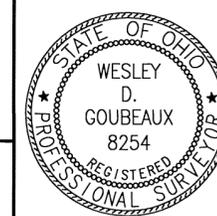


KAREN K. BREEZE
Notary Public, State of Ohio
My Commission Expires 2-18-20

BEING A REPLAT OF INLOT 3300 AND PT.
INLOT 3301 AND BEING OWNED BY MICHAEL
CARGILL AS CONVEYED IN 2016OR-09478.

Wesley D. Goubeau
WESLEY D. GOUBEAU, P.S. #8254

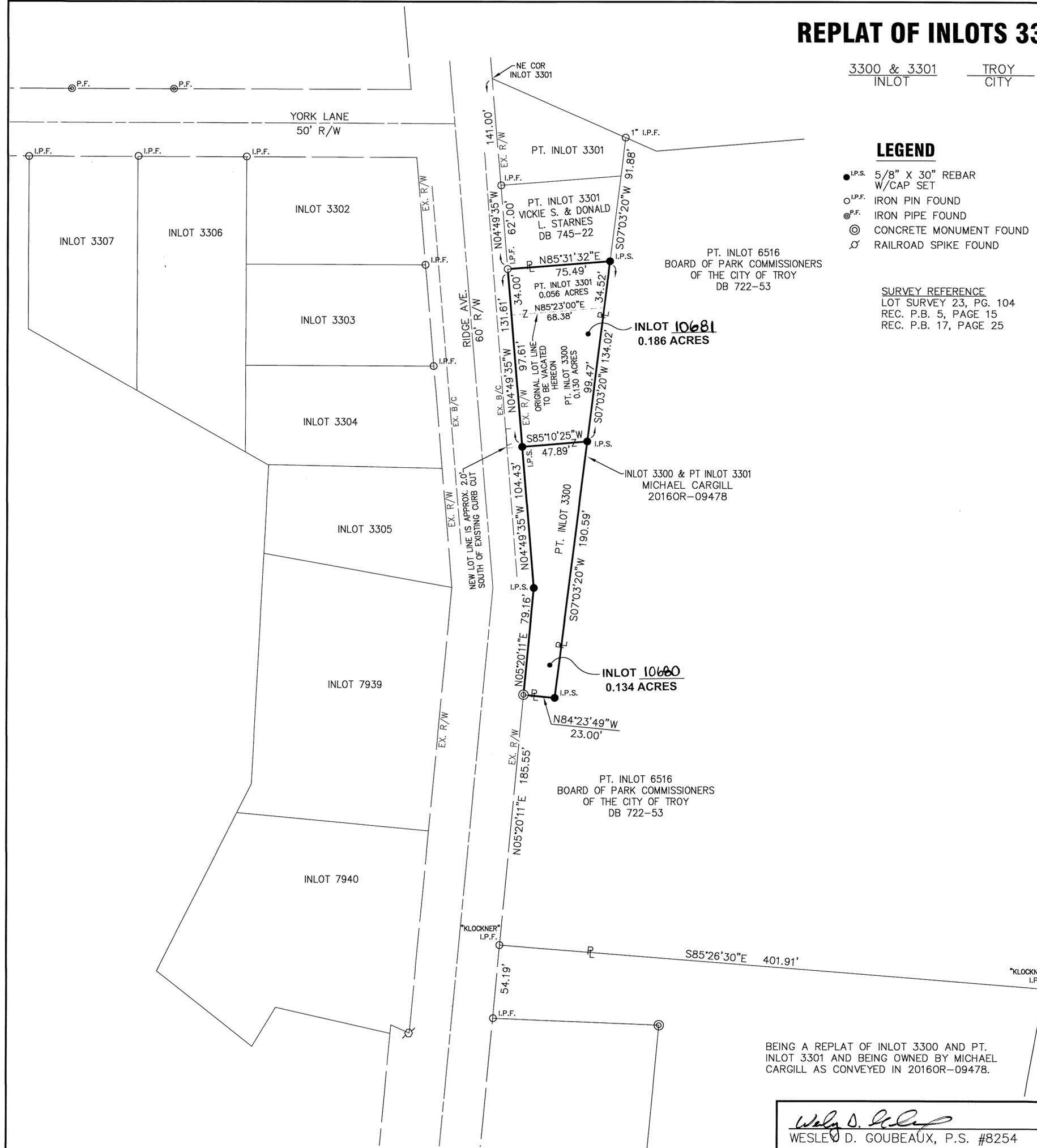
01/03/2017
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
12-30-2016
DRAWN BY:
WDG
JOB NUMBER:
MIATRO1630
SHEET NUMBER
1 OF 1



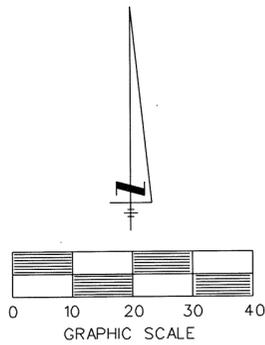
REPLAT OF INLOT 1227 & INLOT 1228 OF REGENCY CENTER, COVINGTON, OHIO

VILLAGE OF COVINGTON
CORPORATION

1227 & 1228
INLOT

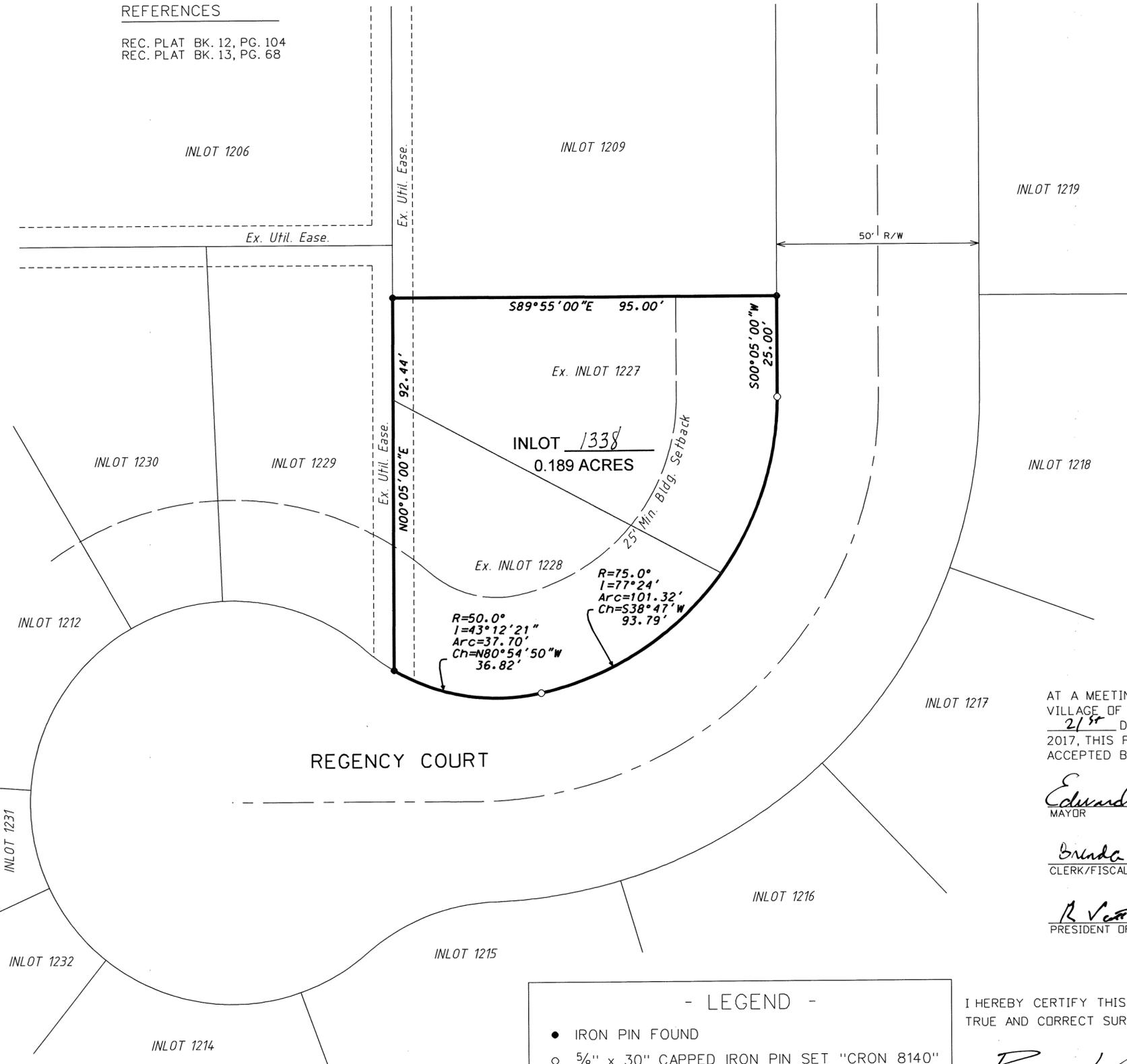
VOLUME 26 PAGE 44
MIAMICOUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00008
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/23/2017 9:10:05 AM
REFERENCES
PAGES: 1



REFERENCES

REC. PLAT BK. 12, PG. 104
REC. PLAT BK. 13, PG. 68



FEE \$ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER
Michelle Pence
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 23, 2017

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Linsman
BY DEPUTY AUDITOR

DESCRIPTION
BEING A REPLAT OF INLOT 1227 AND INLOT 1228 IN THE VILLAGE OF COVINGTON,
MIAMI COUNTY, OHIO AS ACQUIRED BY GSBT, LLC, AN OHIO LIMITED LIABILITY
COMPANY BY D.R. 120, PAGE 289.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE
LAND SHOWN HEREIN REPLATED, DO HEREBY VOLUNTARILY CONSENT TO
THE EXECUTION OF SAID REPLAT.

BY: Sherry Pickering
SHERRY PICKERING

Whitney Layman
WITNESS
Rebecca Wackler
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY
DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT
AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED
MY OFFICIAL SEAL AT 114 S Wall St., Covington, OHIO,
THIS 11th DAY OF February, 2017.

AT A MEETING OF THE COUNCIL OF THE
VILLAGE OF COVINGTON, OHIO HELD THIS
21st DAY OF February,
2017, THIS PLAT WAS APPROVED AND
ACCEPTED BY ORDINANCE 3-17

Edward L Mc Gool
MAYOR

Brenda Carroll
CLERK/FISCAL OFFICER

R Scott Tobias
PRESIDENT OF COUNCIL

CHELSEA WACKLER
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
November 24, 2020



Chelsea Wackler
NOTARY

THIS SUBDIVISION PLAT WAS REVIEWED AND
APPROVED BY THE VILLAGE OF COVINGTON
PLANNING COMMISSION THIS 15th DAY
OF February, 2017.

Edward L Mc Gool
CHAIRMAN

Dan Ruff
SECRETARY

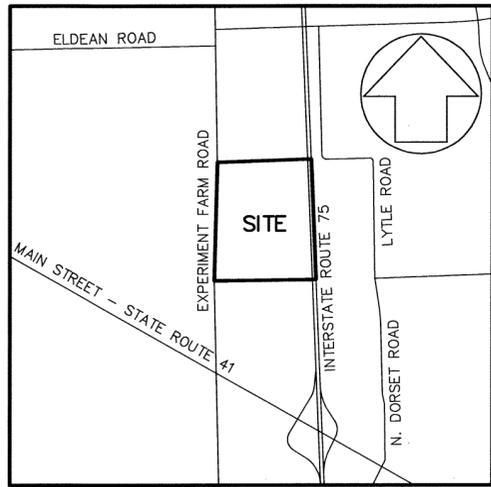
- LEGEND -
- IRON PIN FOUND
 - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

I HEREBY CERTIFY THIS REPLAT TO BE A
TRUE AND CORRECT SURVEY AS SHOWN HEREON

Robert L Cron FEB. 8, 2017
ROBERT L. CRON, P.S. *8140 DATE



ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373 CELL: 937-418-0017



VICINITY MAP
NOT TO SCALE

ORNATUS EXPERIMENT FARM PLAT
BEING A RE-PLAT OF INLOT 6898
SECTION 17, TOWN 5, RANGE 6, EAST
CITY OF TROY, MIAMI COUNTY, OHIO
140.989 ACRES TOTAL

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00009
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/23/2017 12:11:00 PM
REFERENCES
PAGES: 2

DESCRIPTION:

BEING A REPLAT OF ALL OF INLOT 6898 AND BEING ALL OF THE LAND CONVEYED TO ORNATUS URG REAL ESTATE, LLC BY DEED RECORDED IN O.R. 429, PG. 668

DEDICATION:

We, the undersigned, being all of the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed, and do hereby dedicate Experiment Farm Road and reserve the easements as shown within this plat to public use forever. These public easements shown on the within plat are reserved for the construction, operation, maintenance, repair and replacement of gas and/or water mains, storm and/or sanitary sewer systems, telecommunication and/or electric services, for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, for ingress and egress to and from the premises for said purposes, and are to be maintained as such forever.

WITNESSES:

[Signature]
Print name: Thomas A. Kennedy

[Signature]
Print name: Allison P. Dicklin

OWNER:

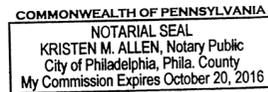
Ornatus URG Real Estate, LLC
[Signature]
Raymond C. French
Its: Authorized Signatory

Pennsylvania Philadelphia
STATE OF ~~OHIO~~, COUNTY OF ~~Montgomery~~, SS:

Be it remembered that on this 11th day of November, 2015, before me the undersigned, a notary public in and for said state, came Ornatus URG Real Estate, LLC, by Raymond C. French, its Authorized Signatory, and acknowledged the signing and execution of this plat to be their voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date written above.

[Signature]
Notary Public Kristen M. Allen
My commission expires October 20, 2016



WITNESSES:

[Signature]
Print name: Felipe ROSA

[Signature]
Print name: ROSA RODRIGUEZ

LENDER:

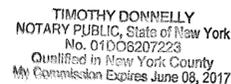
HPS Investment Partners LLC
Print name: VIKAS KESWANI
Vikas Keswani
Managing Director

STATE OF New York, COUNTY OF New York, SS:

Be it remembered that on this 21 day of February, 2017, before me the undersigned, a notary public in and for said state, came HPS Investment Partners, LLC, Highbridge Principal Strategies, LLC, by Vikas Keswani, its Managing Director, and acknowledged the signing and execution of this plat to be their voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date written above.

[Signature]
Notary Public Timothy Donnelly
My commission expires June 8, 2017

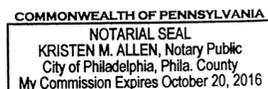


Raymond C. French, authorized to sign on behalf of Ornatus URG Real Estate, LLC as its Authorized Signatory, being duly sworn, says that all of the persons and corporations, to the best of their knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

[Signature]
Print name: Raymond C. FRENCH
As its: Authorized Signatory

In testimony whereof, I hereunto set my hand and notary seal on the day and date written above.

[Signature]
Notary Public Kristen M. Allen
My commission expires October 20, 2016



FEE: \$ 86.40

[Signature]
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR:
APPROVED & TRANSFERRED March 23, 2017.

Matthew W Gearhardt Joyce Grillo
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF TROY ENGINEER:
REVIEWED & APPROVED March 8, 2017.

[Signature]
CITY OF TROY ENGINEER

CITY OF TROY PLANNING COMMISSION:
THIS PLAT WAS REVIEWED AND APPROVED AT A CITY OF TROY, OHIO PLANNING COMMISSION MEETING HELD ON THE 29th DAY OF Sept., 2015.

[Signature] CHAIRMAN
[Signature] SECRETARY

CITY OF TROY COUNCIL:
THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-15-2015 EFFECTIVE 11-4, 2015 AT A CITY OF TROY, OHIO COUNCIL MEETING HELD ON THE 5th DAY OF April, 2015.

[Signature] MAYOR
[Signature] PRESIDENT OF COUNCIL
[Signature] CLERK OF COUNCIL (SE)

CERTIFICATION:

I CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT MEASUREMENTS ARE CORRECT AS SHOWN AND THAT MONUMENTATION IS FOUND, SET OR TO BE SET AS SHOWN HEREON.

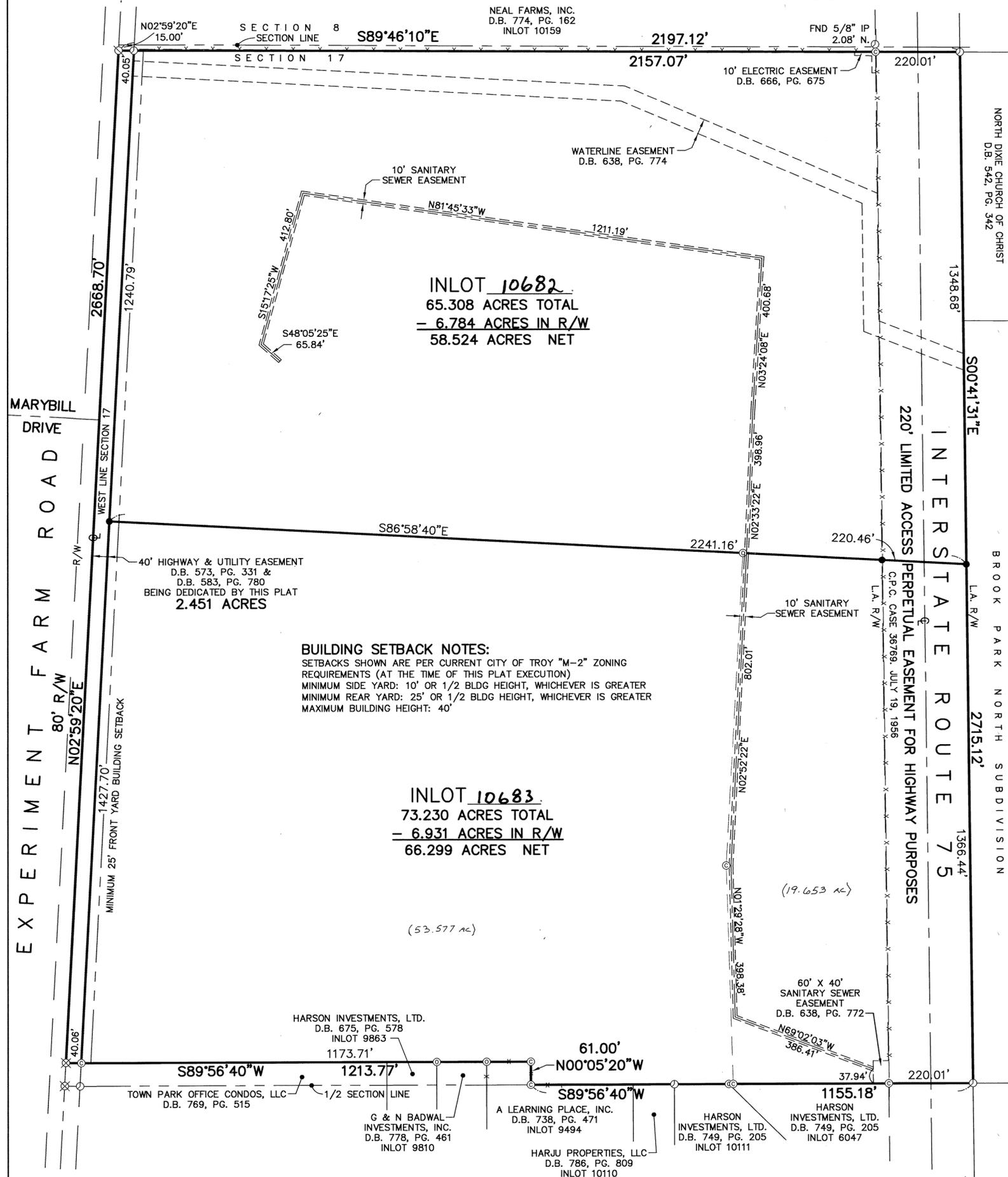
[Signature]
John P. Haley
Registered Surveyor
Ohio License Number 6819
Field Survey Date: 10/21/2014

HD Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1" = 200'	Drawn: RLC	Checked: JPH
Date: 8/25/2015	Job No. S-3747	

ORNATUS EXPERIMENT FARM PLAT

BEING A RE-PLAT OF INLOT 6898
SECTION 17, TOWN 5, RANGE 6, EAST
CITY OF TROY, MIAMI COUNTY, OHIO
140.989 ACRES TOTAL



BASIS OF BEARINGS:
CENTERLINE OF EXPERIMENT FARM ROAD BEING N02°59'20"E
PER DEED RECORDED IN DEED BOOK 429, PAGE 668

SURVEY REFERENCES:
AS NOTED HEREON.

GENERAL NOTES:
ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.
OCCUPATION, IN GENERAL, FITS THE SURVEY.

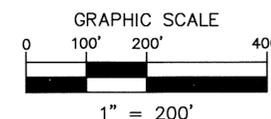
SYMBOL LEGEND

- ⊗ FOUND RAILROAD SPIKE
- ⊙ FOUND 5/8" IRON PIN W/"OXNER" CAP
- ⊙ FOUND 5/8" IRON PIN W/"COZATT" CAP
- ⊙ FOUND 5/8" IRON PIN
- ⊗ SET MAG NAIL
- SET 5/8" IRON PIN W/"HALEY-DUSA" CAP

CERTIFICATION:

I CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT MEASUREMENTS ARE CORRECT AS SHOWN AND THAT MONUMENTATION IS FOUND, SET OR TO BE SET AS SHOWN HEREON.

John P. Haley
John P. Haley
Registered Surveyor
Ohio License Number 6819
Field Survey Date: 10/21/2014

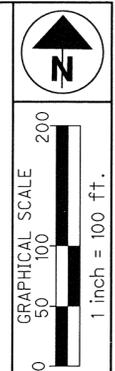


	Haley-Dusa Engineering & Surveying Group, LLC 270 Regency Ridge Drive, Suite 203 Dayton, Ohio 45459 Phone: (937) 439-4300 Fax: (937) 439-2005 Email: haleydusa@haleydusa.com Website: www.haleydusa.com	
	Scale: 1" = 200'	Drawn: RLC
Date: 9/04/2015	Job No. S-3747	

MIA - 185 - 1.38
 MIAMI COUNTY, OHIO
 NEWBERRY TOWNSHIP
 TOWN 9 N. RANGE 4 E.
 SECTION 11

VOLUME 20 PAGE 46
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2017P-00010
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 03/24/2017 9:52:31 AM
 REFERENCES
 PAGES: 2



Handwritten: \$43.20
 RECORDED BY DEPUTY RECORDER

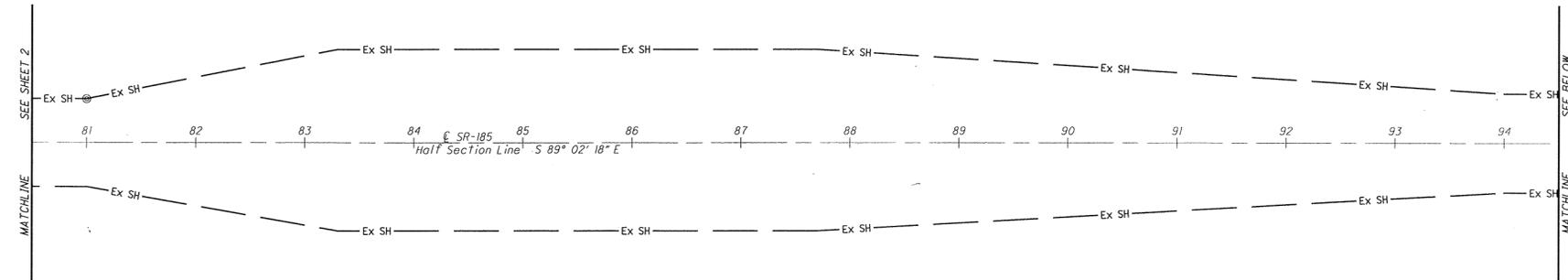
MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED 3 24 '17
Matthew W Gearhart
 MIAMI COUNTY AUDITOR
Joyce Grillist
 BY DEPUTY AUDITOR

R/W DESIGNER
 TPW
 R/W REVIEWER
 RLK

CENTERLINE PLAT

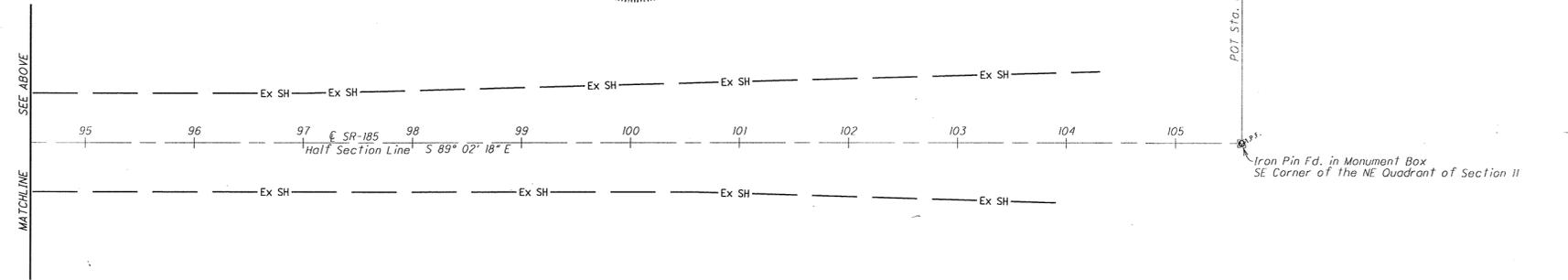
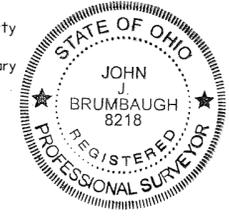
MIA - 185 - 1.38

2
2



I, John J. Brumbaugh P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in August, 2016. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South Zone on NAD 83 (2011) datum. The Project Coordinates (US Survey feet) are relative to state Plane Ground Coordinates US Survey feet. To convert said ground coordinates to grid coordinates apply a Project Adjustment Factor multiplier of 0.999988088. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

John J. Brumbaugh
 John J. Brumbaugh, Professional Land Surveyor No. 8218,
 Date: 3/20/2017



I, Mark Ratliff, P. S. have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersections, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

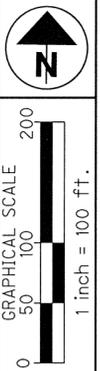
Mark Ratliff
 Mark Ratliff, Professional Land Surveyor No. 7936,
 Date: 3/23/2017



MIA - 185 - 1.38

MIAMI COUNTY, OHIO
NEWBERRY TOWNSHIP
TOWN 9 N. RANGE 4 E.
SECTION 11

VOLUME 26 PAGE 46A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



SEE S 43-70
[Signature]
MIAMI COUNTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED 3 24 '17
Matthew W Gearhardt
MIAMI COUNTY AUDITOR
Joyce Guillot
BY DEPUTY AUDITOR

PID NO. **103227**
R/W DESIGNER TPW
R/W REVIEWER RLK

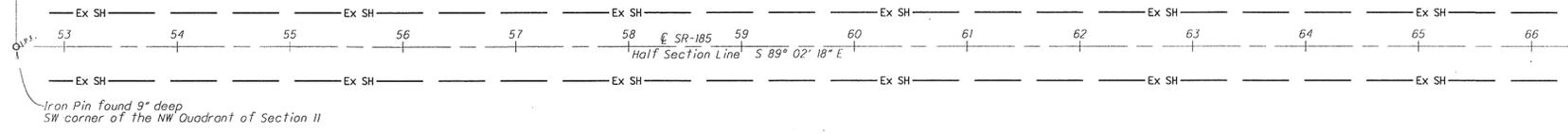
BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
BEARINGS ARE REFERENCED TO GRID NORTH IN THE
SOUTH ZONE OF THE OHIO STATE PLANE COORDINATE
SYSTEM, NAD83 (2011).

PROJECT CONTROL

STATE PLANE GRID NORTH, SOUTH ZONE 3402
GROUND TO GRID PROJECT ADJUSTMENT FACTOR 0.999988088

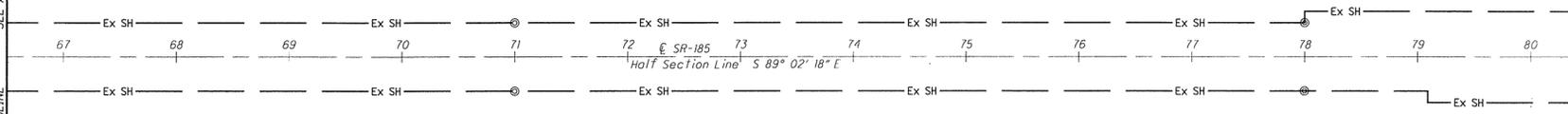
POI Sta. 52+57.49



MONUMENT TABLE							
€ of SR-185		PROJECT GROUND COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET PRIOR TO CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
52+57.49	€	792,480.6500	1,433,899.5300				5/8" Iron Pin Fd. SW Cor. NW Quad. Sec. 11
70+99.92	29.90' LT.	792,479.6152	1,435,742.2020				R/W Mon. Fd. (Control Monument)
71+00.01	30.12' RT.	792,419.6030	1,435,741.2810				R/W Mon. Fd.
72+00.00	30.00' LT.	792,478.0398	1,435,842.2699				1/4 inch Iron Pin Set (Type B per RM-1.1)
73+00.00	50.00' LT.	792,496.3584	1,435,942.5915				1/4 inch Iron Pin Set (Type B per RM-1.1)
74+25.00	90.00' LT.	792,534.2546	1,436,068.2453				1/4 inch Iron Pin Set (Type B per RM-1.1)
74+50.57	90.00' LT.	792,533.8254	1,436,093.8117				1/4 inch Iron Pin Set (Type B per RM-1.1)
75+00.00	90.00' LT.	792,532.9957	1,436,143.2348				1/4 inch Iron Pin Set (Type B per RM-1.1)
TOTAL CARRIED TO GENERAL SUMMARY SHEET						>>>	

MONUMENT TABLE							
€ of SR-185		PROJECT GROUND COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET PRIOR TO CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
76+00.00	55.00' LT.	792,496.3220	1,436,242.6332				1/4 inch Iron Pin Set (Type B per RM-1.1)
77+00.00	40.00' LT.	792,479.6456	1,436,342.3673				1/4 inch Iron Pin Set (Type B per RM-1.1)
78+00.00	40.00' LT.	792,477.9670	1,436,442.3532				1/4 inch Iron Pin Set (Type B per RM-1.1)
77+99.93	30.00' LT.	792,467.9730	1,436,442.1150				1/4 inch Iron Pin Set (Type B per RM-1.1)
77+99.78	29.91' RT.	792,408.0680	1,436,440.9550				R/W Mon. Fd.
80+99.92	39.88' LT.	792,472.8034	1,436,742.2440				R/W Mon. Fd. (Control Monument)
105+60.88	€	792,391.6300	1,439,202.1680				1" Iron Pin Fd. in Monbox, SE Cor. NE Quad. Sec. 11
TOTAL CARRIED TO GENERAL SUMMARY SHEET						8	1

SEE ABOVE



SEE SHEET 3

CENTERLINE PLAT

MIA - 185 - 1.38

DESCRIPTION

BEING A REPLAT OF INLOTS 533 AND 535 AS CONVEYED TO CARRIAGE TRAILS SENIOR VILLAGE II, LLC BY DEED RECORDED IN 2017 O.R. 3503 AND 2017 O.R. 3504 OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, Wesley R. Young ON BEHALF OF Carriage Trails Senior Village II, LLC BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS
 OWNER
 BY: CARRIAGE TRAILS SENIOR VILLAGE II, LLC
 By: Wesley R. Young
 Vice President

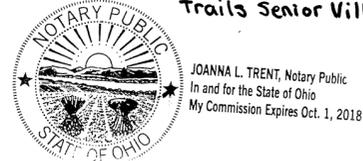
STATE OF OHIO, COUNTY OF Montgomery, SS:

BE IT REMEMBERED THAT ON THIS 24 DAY OF March, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Wesley R. Young FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED AND THE TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

VICE PRESIDENT of Carriage Trails Senior Village II GP, Inc. sole member of Carriage Trails Senior Village II, LLC

MY COMMISSION EXPIRES Oct. 1, 2018

Joanna L. Trent
 NOTARY PUBLIC



CONSENT OF LIENHOLDER

BY: _____
 PRINT: _____
 TITLE: _____

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

CARRIAGE TRAILS
SECTION 16
REPLAT OF INLOTS 533 & 535
CITY OF HUBER HEIGHTS
MIAMI COUNTY, OHIO
JANUARY 2017



VICINITY MAP
 N.T.S.



M.O.A. RESTRICTIONS:

ALL OF THE LOTS IN CARRIAGE TRAILS SECTION 16 ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF THE MASTER OWNERS ASSOCIATION AS RECORDED IN VOL. 0029, PAGES 135-210 OF THE MIAMI COUNTY, OHIO, RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

REFERENCES:

- MIAMI COUNTY RECORDER'S DEED RECORDS:
 D.B. 790 PG 219
 O.R. 201 PG 771
 DOCUMENT No. 2015OR - 15258
 DOCUMENT No. 2016OR - 01648
- MIAMI COUNTY RECORDER'S PLAT RECORDS:
 P.B.22 PG 25
 P.B. 23 PG 44
 P.B. 23 PG 86
 CONDO BOOK VOL. 2 PG 6
 CONDO BOOK VOL. 2 PG 9

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
 NONE

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2017P-00011
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 03/27/2017 11:53:39 AM

FEE \$ 86.40

REFERENCES
 PAGES: 2

Jessica Lopez
 MIAMI COUNTY RECORDER

Jim Muscen
 BY DEPUTY RECORDER



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6305 Centre Park Dr. West Chester, OH 45069 513.779.7851

AUDITOR

TRANSFERRED ON THE 27 DAY OF March, 2017

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

Amber Neal
 BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH THE SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON Dec 13, 2016

Scott P. Felb
 CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

SEAL:



NO.	DATE	DESCRIPTION
1	11/14/2016	RECORD PLAT - NSB
2	1/24/2017	COMMENTS - MDH

RECORD PLAT
 SECTION 25, TOWN 2, RANGE 9
 CITY OF HUBER HEIGHTS
 MIAMI COUNTY, OHIO

PROJECT NO: **160440VRP000**
 DATE: **11/14/2016**
 SCALE:

SHEET NAME:

CARRIAGE TRAILS SENIOR VILLAGE II

SHEET NO.

1 OF 2

SURVEYOR'S CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LOTS 533 AND 535 AS SHOWN ON P.B. 23 PGS. 44-44A AND CONVEYED TO CARRIAGE TRAILS SENIOR VILLAGE II, LLC IN 2017 O.R. 3503 AND 2017 O.R. 3504, CONTAINING 5.355 ACRES.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION. ALL MEASUREMENTS ARE CERTIFIED CORRECT.

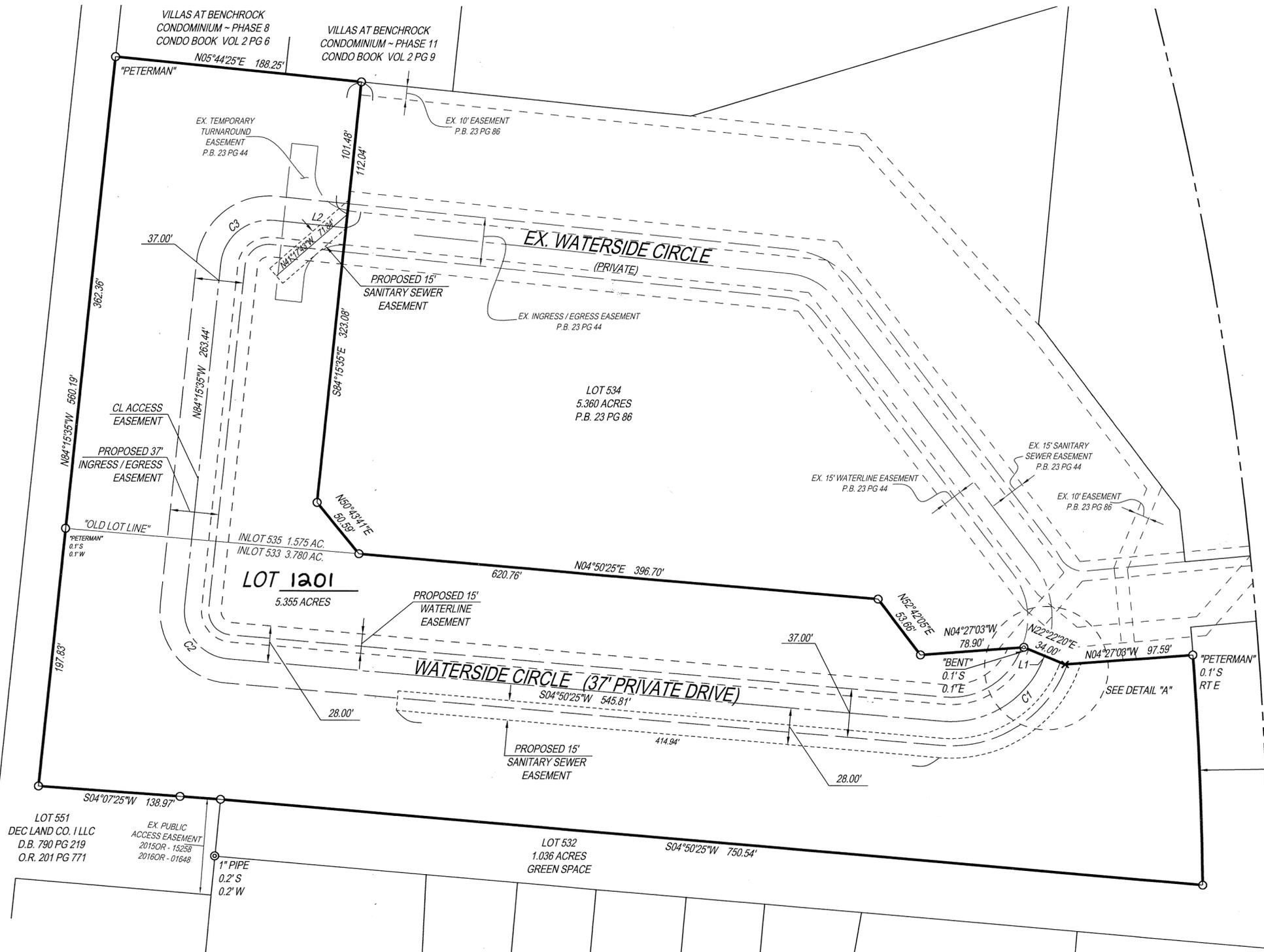
Matthew D. Habedank 3/23/2017
 MATTHEW D. HABEDANK DATE
 OHIO PROFESSIONAL SURVEYOR NO. 8611

LEGEND

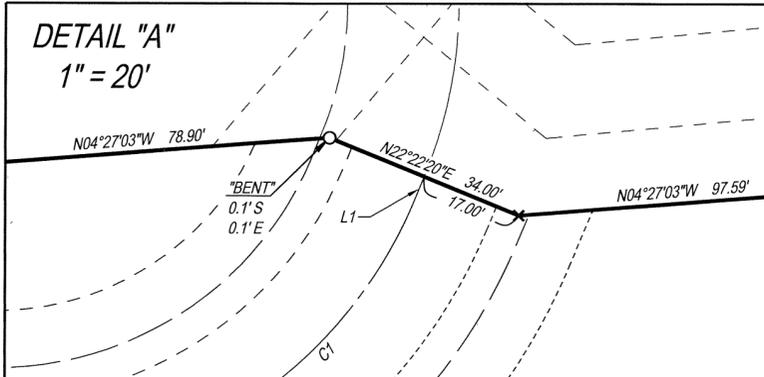
- x CROSS NOTCH
- 5/8" IRON PIN FOUND (KLEINGERS UNLESS NOTED OTHERWISE)
- ⊙ 1" PIPE FOUND



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6305 Centre Park Dr.
 West Chester, OH 45069
 513.779.7851



R=2850.00'
 L=176.07'
 Δ=3°32'23"
 BEARING=N87°19'19"E
 CHORD=176.04'

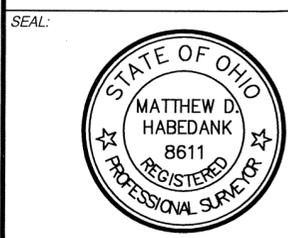


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°34'16"E	4.42
L2	N05°44'21"E	55.25

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	75.00	94.79	72°24'41"	S31°21'55"E	88.60
C2	36.75	58.30	90°54'00"	S50°17'25"W	52.38
C3	36.75	57.73	89°59'56"	N39°15'37"W	51.97

CENTERLINE
 WATERSIDE CIRCLE (PRIVATE) ~ 1079.74'

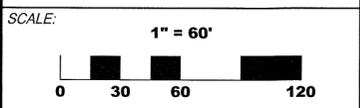
- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON P.B. 23 PG 44.



NO.	DATE	DESCRIPTION
1	11/14/2016	RECORD PLAT - NSB

RECORD PLAT
 SECTION 25, TOWN 2, RANGE 9
 CITY OF HUBER HEIGHTS
 MIAMI COUNTY, OHIO

PROJECT NO: **160440VRP000**
 DATE: **11/14/2016**



SHEET NAME:
CARRIAGE TRAILS SENIOR VILLAGE II

SHEET NO.
2 OF 2

☒ R/W IR 75 AS SHOWN ON
MIA-25-13.13 (1959) AND
MIA-75-16.20 (1977)

☒ R/W 0+32.77 GARBRY RD=
☒ R/W IR 75

MIA-LOONEY / GARBRY ROUNDAABOUT

MIAMI COUNTY
SECTION 30, TOWN 1, RANGE 11
SPRINGCREEK TOWNSHIP
CITY OF PIQUA

VOLUME 26 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE 86.40
Jessica A Lopez
MIAMI COUNTY RECORDER
Tim Pence
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 11, 2017

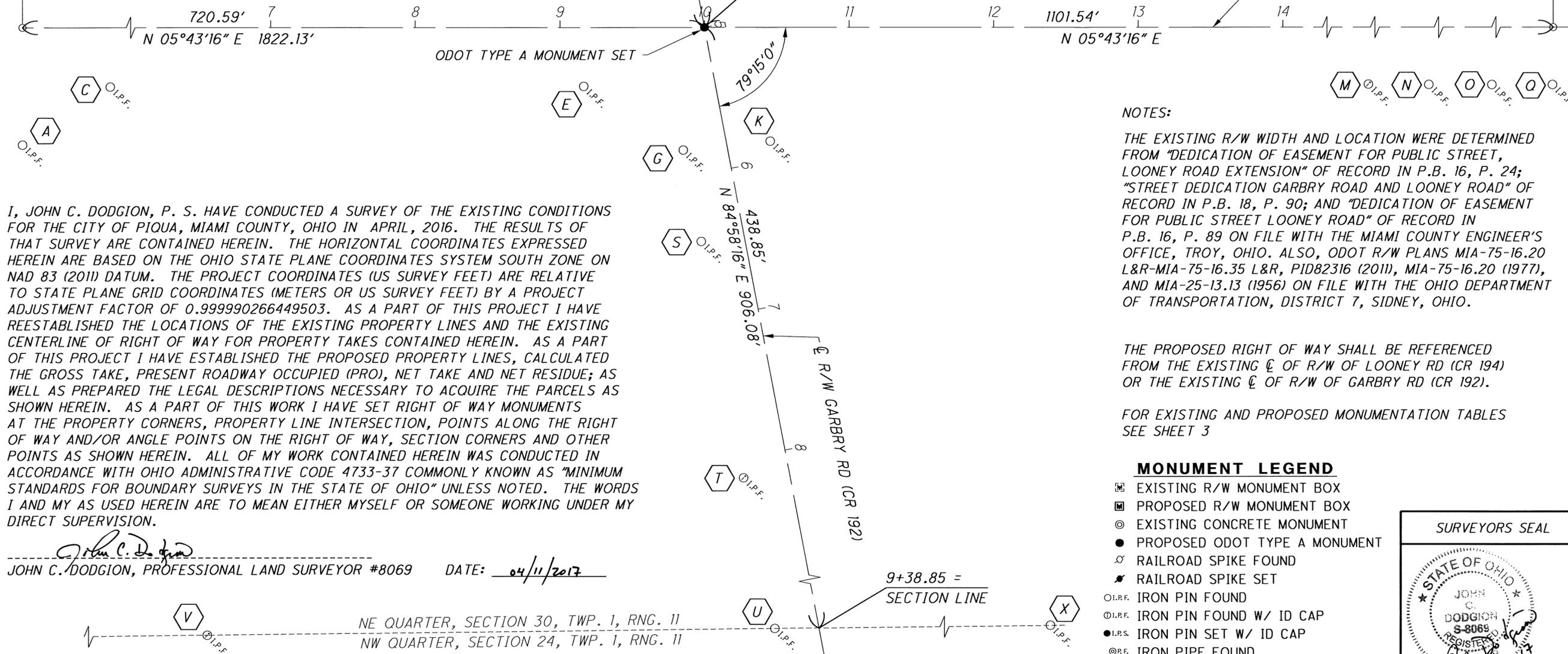
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Linda Linneman
BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00012
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/12/2017 8:40:30 AM
REFERENCES
PAGES: 2

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE FOR PROJECT USE ONLY AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM. THE PORTION OF THE CENTERLINE OF LOONEY ROAD, HAVING A BEARING OF NORTH 05°43'16" EAST, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

POT 2+79.41



I, JOHN C. DODGION, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF PIQUA, MIAMI COUNTY, OHIO IN APRIL, 2016. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SOUTH ZONE ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS OR US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR OF 0.999990266449503. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND THE EXISTING CENTERLINE OF RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTION, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY, SECTION CORNERS AND OTHER POINTS AS SHOWN HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

John C. Dodgion
JOHN C. DODGION, PROFESSIONAL LAND SURVEYOR #8069 DATE: 04/11/2017

NE QUARTER, SECTION 30, TWP. 1, RNG. 11
NW QUARTER, SECTION 24, TWP. 1, RNG. 11

NOTES:

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM "DEDICATION OF EASEMENT FOR PUBLIC STREET, LOONEY ROAD EXTENSION" OF RECORD IN P.B. 16, P. 24; "STREET DEDICATION GARBRY ROAD AND LOONEY ROAD" OF RECORD IN P.B. 18, P. 90; AND "DEDICATION OF EASEMENT FOR PUBLIC STREET LOONEY ROAD" OF RECORD IN P.B. 16, P. 89 ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE, TROY, OHIO. ALSO, ODOT R/W PLANS MIA-75-16.20 L&R-MIA-75-16.35 L&R, PID82316 (2011), MIA-75-16.20 (1977), AND MIA-25-13.13 (1956) ON FILE WITH THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 7, SIDNEY, OHIO.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE EXISTING ☒ OF R/W OF LOONEY RD (CR 194) OR THE EXISTING ☒ OF R/W OF GARBRY RD (CR 192).

FOR EXISTING AND PROPOSED MONUMENTATION TABLES SEE SHEET 3

MONUMENT LEGEND

- ☒ EXISTING R/W MONUMENT BOX
- ☒ PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- PROPOSED ODOT TYPE A MONUMENT
- ⊗ RAILROAD SPIKE FOUND
- ⚡ RAILROAD SPIKE SET
- ⊙ I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ I.P.S. IRON PIPE SET
- ⊙ R.K.F. P.K. NAIL FOUND
- ⊙ R.K.S. P.K. NAIL SET

SURVEYORS SEAL

N

HORIZONTAL SCALE IN FEET

R/W DESIGNER SEA R/W REVIEWER JCD

P.D. NO. **97898**

CENTERLINE PLAT (1 OF 2)

MIA-LOONEY / GARBRY ROUNDAABOUT

2 / 9

J:\20160087\ODOT\MIA\97898\Design\RW\Sheets\97898_RC001.dgn Sheet 4/11/2017 12:30:13 PM sanello

PROPOSED MONUMENT TABLE

☉ OF EX R/W		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	
10+00.00*	☉	786209.953	1488479.875		1		TYPE A MONUMENT SET AT INTERSECTION OF ☉ OF EX R/W
5+00.00**	☉						
3+00.00**	30.00' LT	786222.306	1488278.016			1	I PIN SET WITHIN CONST LIIMTS
4+15.30**	90.00' LT	786292.182	1488387.613			1	I PIN SET WITHIN CONST LIIMTS
11+70.00*	40.00' LT	786383.094	1488457.021			1	I PIN SET WITHIN CONST LIIMTS
3+73.82**	30.00' RT	786169.008	1488356.814			1	I PIN SET WITHIN CONST LIIMTS
4+03.39**	65.06' RT	786136.671	1488389.343			1	I PIN SET WITHIN CONST LIIMTS
7+90.00*	40.00' RT	786004.987	1488419.141			1	I PIN SET WITHIN CONST LIIMTS
8+75.00*	40.00' RT	786081.589	1488507.216			1	I PIN SET WITHIN CONST LIIMTS
5+67.19**	75.00' RT	786141.132	1488553.381			1	I PIN SET WITHIN CONST LIIMTS
6+45.00**	30.00' LT	786252.549	1488621.688			1	I PIN SET WITHIN CONST LIIMTS
6+04.90**	70.00' LT	786288.879	1488578.233			1	I PIN SET WITHIN CONST LIIMTS
11+75.00*	40.00' RT	786380.094	1488537.121			1	I PIN SET WITHIN CONST LIIMTS
TOTALS CARRIED TO GENERAL SUMMARY				0	1	11	

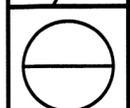
PLD NO. 97898

R/W DESIGNER SEA R/W REVIEWER JCD

CENTERLINE PLAT (2 OF 2)

MIA-LOONEY / GARBRY ROUNDABOUT

3/9



- NOTES:
 * STATION & OFFSET FROM THE ☉ R/W OF LOONEY RD (CR 194)
 ** STATION & OFFSET FROM THE ☉ R/W OF GARBRY RD (CR 192)

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

A FOUND MONUMENTATION FROM SHEET 2

FOUND MONUMENTATION TABLE

REF	SV POINT	☉ OF EX R/W		PROJECT COORDINATES SEE SURVEY CERTIFICATION		DESCRIPTION
		STATION	OFFSET	NORTHING	EASTING	
A	MN627	2+71.48*	81.72' RT	785476.917	1488488.561	5/8" REBAR FND
B	MN628	2+83.44*	141.82' LT	785511.105	1488267.334	CONCRETE MONUMENT W/DRILL HOLE FND
C	MN626	3+32.04*	41.343' RT	785541.195	1488454.420	5/8" REBAR FND
D	MN621	8+90.97*	39.51' LT	786105.408	1488429.695	5/8" REBAR FND
E	MN620	9+16.54*	41.07' RT	786122.812	1488512.422	5/8" REBAR FND
F	MN622	4+09.74**	30.50' RT	786171.657	1488392.632	5/8" REBAR FND
G	MN619	5+81.27**	30.21' RT	786186.982	1488563.483	5/8" REBAR FND
H	MN612	4+14.57**	☉	786202.465	1488394.777	RAILROAD SPIKE FND
I	MN613	4+59.35**	0.02' LT	786206.413	1488439.377	RAILROAD SPIKE FND
J	MN611	4+41.02**	29.99' LT	786234.653	1488418.495	5/8" REBAR FND
K	MN615	5+86.41**	29.98' LT	786247.393	1488563.323	5/8" REBAR FND
L	MN614	10+67.98*	39.92' LT	786281.577	1488446.929	5/8" REBAR FND
M	MN606	15+18.79*	39.74' RT	786722.199	1488571.129	5/8" REBAR W/"MTH PS5621" CAP FND
N	MN605	16+91.07*	40.00' RT	786893.590	1488588.563	5/8" REBAR FND
O	MN604	18+72.04*	40.00' RT	787073.658	1488606.608	5/8" REBAR FND
P	MN609	21+00.28*	40.28' LT	787308.768	1488549.477	5/8" REBAR FND
Q	MN608	21+02.90*	40.00' RT	787303.371	1488629.617	5/8" REBAR FND
R	MN610	1+71.16**	29.74' LT	786210.752	1488149.690	5/8" REBAR FND
S	MN618	6+46.32**	29.85' RT	786193.049	1488628.245	5/8" REBAR FND
T	MN617	8+13.75**	31.69' RT	786205.884	1488795.192	5/8" REBAR W/"PS4370" CAP FND
U	MN616	9+33.36**	30.00' RT	786218.056	1488914.200	5/8" REBAR FND
V	MN624	8+64.52**	419.49' RT	785827.023	1488879.499	5/8" REBAR W/"KLOCKNER PS 4370" CAP FND
X	MN603	11+20.11**	1018.43' LT	787278.821	1489008.324	5/8" REBAR FND
Y	MN629	ON IR 75 EX R/W LINE		787341.956	1488037.179	5/8" REBAR W/"MTH PS5621" CAP FND

RECEIVED April 12, 2017
 RECORDED April 12, 2017
 BOOK 26 PAGE 48-A
 COUNTY RECORDER

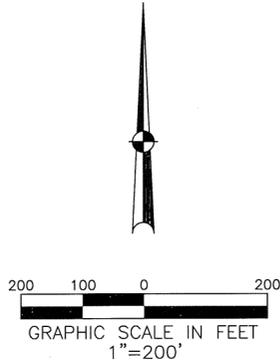
SURVEYORS SEAL

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ADDITIONAL RIGHT-OF-WAY
 WHEELLOCK ROAD NO. 143
 SECTION 23, TOWN 6, RANGE 5
 UNION TOWNSHIP, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2017P-00013
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 04/24/2017 10:34:31 AM
 REFERENCES
 PAGES: 1

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
PATRICIA A. & JACK SCHAFER SR.	V.710, P.609	2017OR-03827
LEVI NELSON BOOHER II	V.696,P.742	2017OR-03828



FEE \$ 43.20
Jessica A. Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED April 24, 2017
Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
Linda Zimmerman
 BY DEPUTY AUDITOR

- LEGEND**
- RR SPIKE
 - PK NAIL
 - IRON PIN
 - MONUMENT BOX
 - ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
 THIS 20th DAY OF MARCH, 2017.

Paul P. Huelskamp
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER

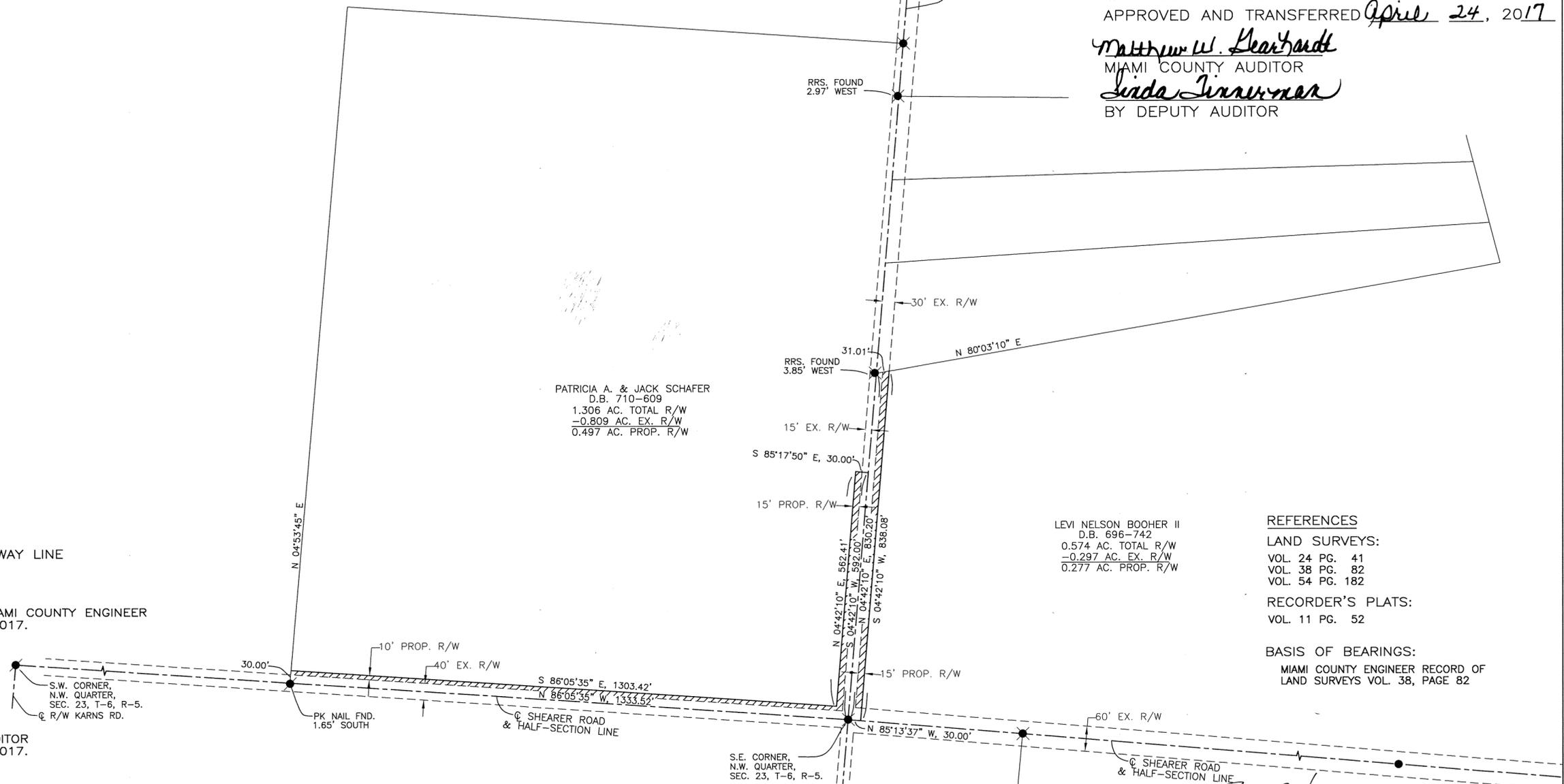
REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS _____ DAY OF _____, 2017.

MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

BY _____
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 11th DAY OF April, 2017, BY RESOLUTION NO. 17-04-472

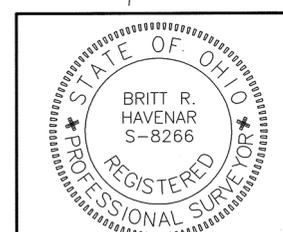
John W. O'Brien *Gregory A. Simmons* *John F. Evans*
 JOHN W. O'BRIEN GREGORY A. SIMMONS JOHN F. EVANS
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER



LEVI NELSON BOOHER II
 D.B. 696-742
 0.574 AC. TOTAL R/W
 -0.297 AC. EX. R/W
 0.277 AC. PROP. R/W

REFERENCES
 LAND SURVEYS:
 VOL. 24 PG. 41
 VOL. 38 PG. 82
 VOL. 54 PG. 182
 RECORDER'S PLATS:
 VOL. 11 PG. 52

BASIS OF BEARINGS:
 MIAMI COUNTY ENGINEER RECORD OF
 LAND SURVEYS VOL. 38, PAGE 82

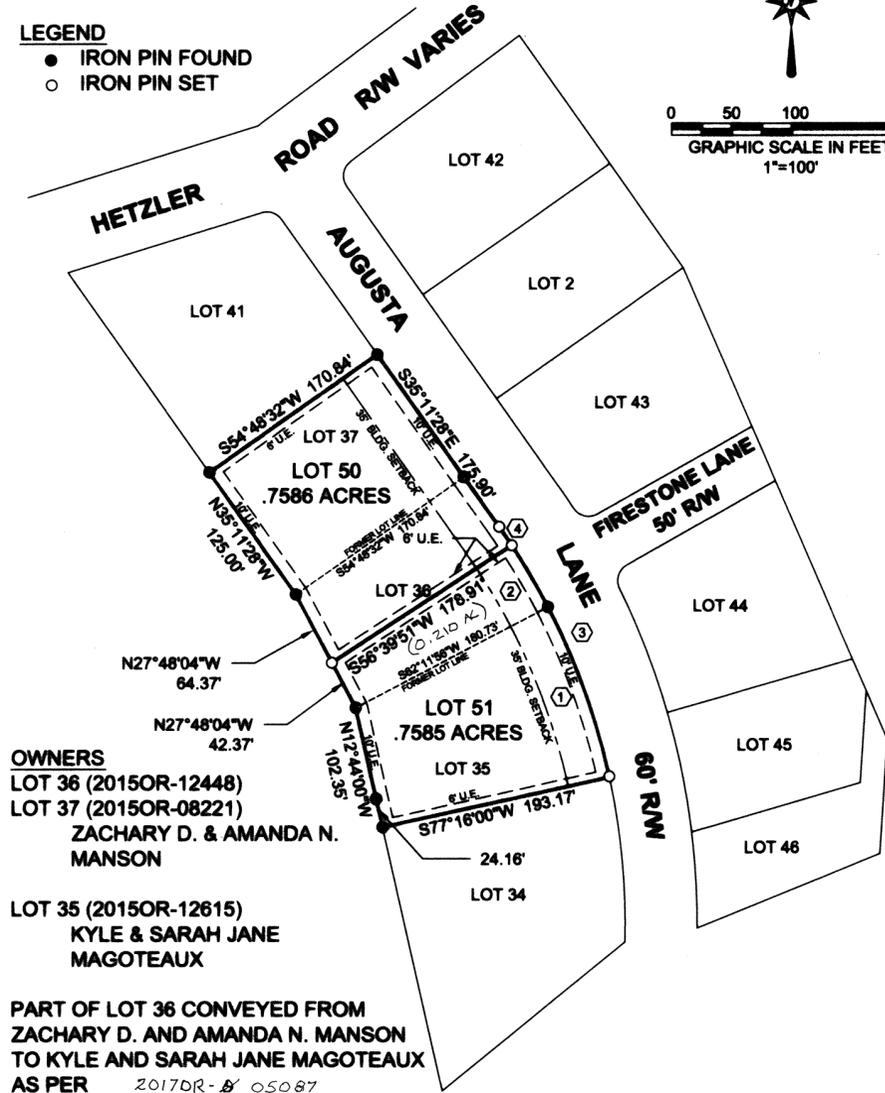


Britt R. Havenar 3/20/17
 BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER
 DATE: MARCH 9, 2017

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
1	575.00'	15°- 02'- 20"	150.93'	S19°- 51'- 21" E	150.49'
2	575.00'	5°- 57'- 01"	59.71'	S30°- 20'- 42" E	59.69'
3	575.00'	20°- 59'- 20"	210.64'	S22°- 49'- 46" E	209.46'
4	575.00'	1°- 51'- 59"	18.73'	S34°- 15'- 28" E	18.73'

LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN SET



OWNERS
 LOT 36 (2015OR-12448)
 LOT 37 (2015OR-08221)
 ZACHARY D. & AMANDA N. MANSON

LOT 35 (2015OR-12615)
 KYLE & SARAH JANE MAGOTEAUX

PART OF LOT 36 CONVEYED FROM ZACHARY D. AND AMANDA N. MANSON TO KYLE AND SARAH JANE MAGOTEAUX AS PER 2017DR-8-05087

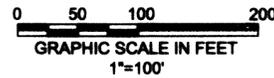
REFERENCES
 RECORD PLAT 18, PAGES 114-114B
 RECORD PLAT 19, PAGES 7-7A

GENERAL NOTES
 THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE GREENS OF SPRINGCREEK ON FILE WITH THE RECORDER OF MIAMI COUNTY, OHIO IN DEED BOOK 700, PAGE 384 WHICH DECLARATION IS INCORPORATED HEREIN BY REFERENCE THERETO.

THIS SUBDIVISION IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF THE DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS AS SHOWN ON PLAT BOOK 18, PAGE 114.

EASEMENTS SHOWN ON LOT 35, 36, AND 37 THE GREENS OF SPRINGCREEK PHASE 1, ~~LOTS 1-40~~ ARE HEREBY VACATED. NEW, REPLACEMENT EASEMENTS ARE RESERVED AS SHOWN ON THIS PLAT.

Drawn by: KCM



APPROVAL: MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO HELD THE 21st DAY OF March, 2017 THIS REPLAT WAS REVIEWED AND APPROVED

J. C. Oda
 CHAIRMAN

D. B. Diltz
 SECRETARY

APPROVAL: MIAMI COUNTY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 21st DAY OF April, 2017

Paul P. Thibault
 MIAMI COUNTY ENGINEER

APPROVAL: MIAMI COUNTY COMMISSIONERS

REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 27th DAY OF April, 2017

John F. Evans
 JOHN F. EVANS

John W. O'Brien
 JOHN W. O'BRIEN

Gregory A. Simmons
 GREGORY A. SIMMONS

COUNTY OF MIAMI, STATE OF OHIO S.S.

BE IT REMEMBERED THAT ON THIS 28th DAY OF March, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS ZACHARY D. AND AMANDA N. MANSON, KYLE AND SARAH JANE MAGOTEAUX, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Linda L. Diltz
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES August 22, 2020

LINDA L. DILTS, Notary Public
 in and for the State of Ohio
 My Commission Expires August 22, 2020

FEE \$ 43.20

Jessica A. Lopez
 MIAMI COUNTY RECORDER

Jim Marccini
 DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS 1st DAY OF May, 2017

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

Joyce Grilliot
 DEPUTY MIAMI COUNTY AUDITOR

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, STORM SEWERS, STORM WATER RETENTION SYSTEMS, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

OWNERS:

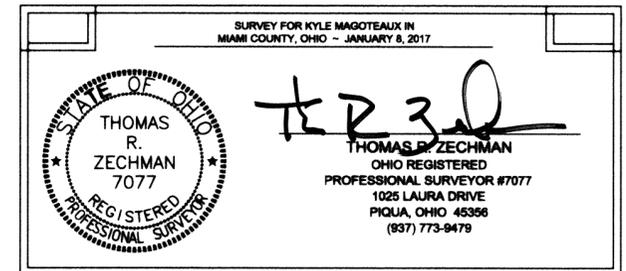
Zachary D. Manson
 ZACHARY D. MANSON

Amanda N. Manson
 AMANDA N. MANSON

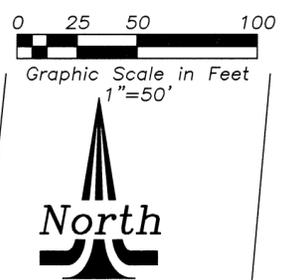
Kyle Magoteaux
 KYLE MAGOTEAUX

Sarah Jane Magoteaux
 SARAH JANE MAGOTEAUX

DESCRIPTION:
 BEING A REPLAT OF LOTS 35, 36, AND 37 AS SHOWN ON THE RECORDED PLAT OF THE GREENS OF SPRINGCREEK, AS RECORDED IN PLAT BOOK 18, PAGES 114 THROUGH 114-B



MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2017P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/05/2017 9:44:02 AM
REFERENCES
PAGES: 1



BRANDT 46-49, 125-126 REPLAT OF LOTS 46-49, 125-126, PART OF A VACATED ALLEY AND PART OF SECTION 14

FEE 43.20
Jessica A. Lopez MIAMI COUNTY RECORDER
Lola McCoy BY DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 5 DAY OF May, 2017

Matthew W. Nearhardt BY Linda Kinnerman
MIAMI CO. AUDITOR DEPUTY

Approval by the Miami County Commissioners

This replat of Lots in Brandt and Section 14 was reviewed and approved by the Miami County Commissioners this 4th day of May, 2017

Gregory A. Simmons (Absent) John F. Evans
John W. O'Brien

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein replatted, do hereby accept and approve this replat and do hereby voluntarily consent to the execution of said replat.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and 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.

Gale L. Halderman, Trustee

State of Ohio, County of Miami, S.S.

Be it remembered that on this 21 day of Nov, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared Gale L. Halderman, Trustee, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Shawn M. Taylor Notary Public in and for State of Ohio
My commission expires No Expiration

Description

Being all of Lots 46 to 49, 125 to 126, part of a vacated alley, and part of Section 14 as shown on the Original Plat of Brandt, as recorded in Deed Book 17, Page 229, of the Miami County Recorder's Deed Records, as acquired by Gale L. Halderman, Trustee by Deed Book 17, Page 71 of the Miami County Recorder's Deed Records.

Approval by the Miami County Engineer

This annexation was reviewed and approved by the Miami County Engineer this 21st day of December, 2016.

Paul P. Zwickham Miami County Engineer

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys.

Michael W. Cozatt 11/07/16
MICHAEL W. COZATT P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 00316 (937) 339-2921
File Name: C:\Jobs\2016\00316.a.dwg
Drawn by: DMC ~ Checked by: MWC



AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 21st DAY OF February 2017, THIS REPLAT WAS REVIEWED AND APPROVED

CHAIRMAN SECRETARY

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ♂ Mag Nail Set
- Stone Found
- ▲ WOOD FENCE POST

References

- Miami County Engineer's Record of Land Surveys Volume 43, Page 12 (Basis of Bearings)
- Volume 44, Page 181
- Miami County Recorder's Deed Records Volume 17, Page 229

S.E. Corner S.W. Quarter Section 14

35.873 Ac. in township

0.826 Ac. Total Section 14

New Lot# 145 1.899 Ac. Total

Lot 46 0.353 Ac.

New Lot# 146 0.562 Ac. Total

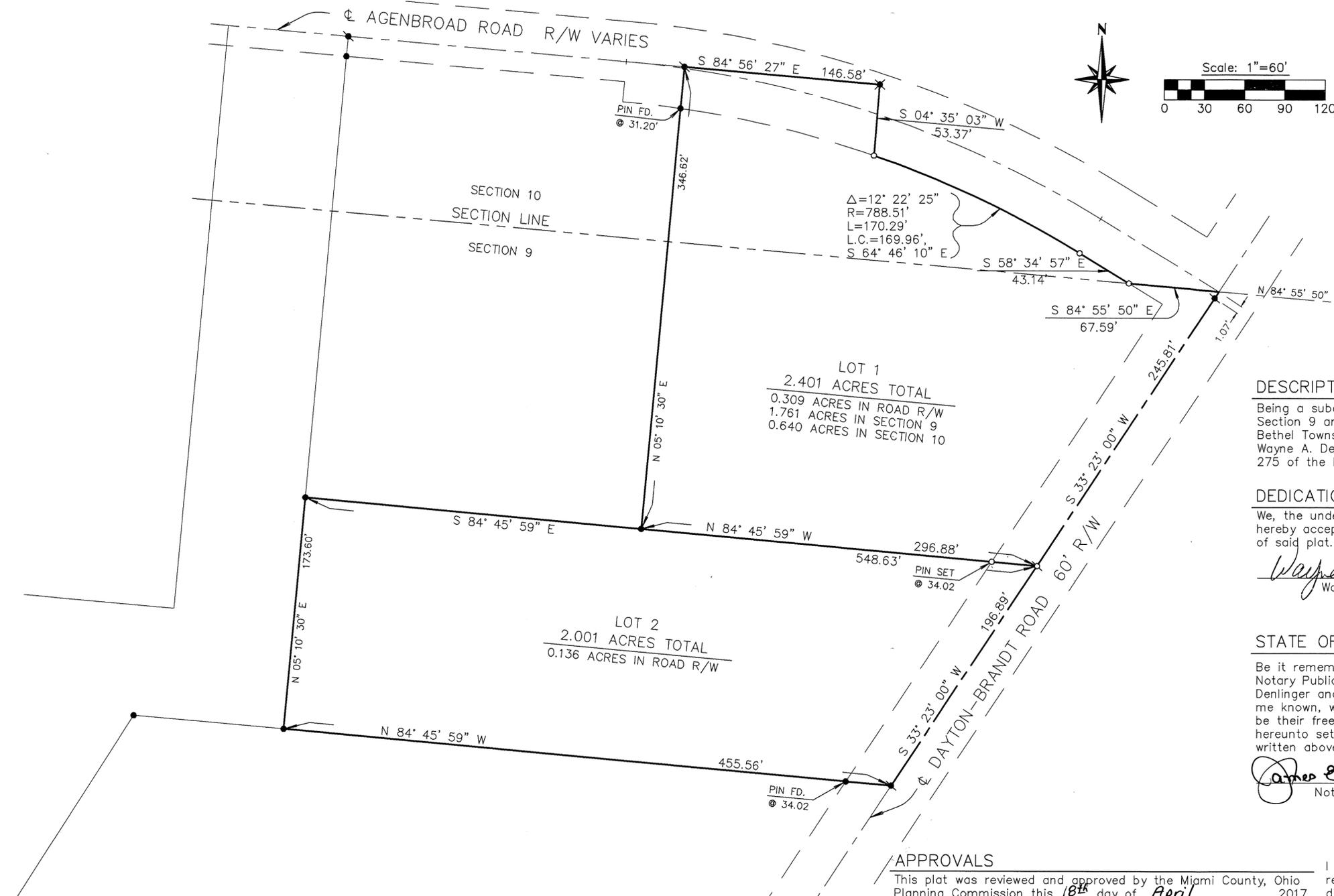
Lot 126 0.345 Ac.

W & R DENLINGER PLAT

PLAT BOOK 26 PAGE 52
 MIAMI COUNTY RECORDER'S PLAT RECORDS

2 Town 9BTMRS Range N.W. 1/4 - 9 Section Bethel Township Miami County Ohio State

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2017P-00016
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 05/05/2017 12:13:55 PM
 REFERENCES
 PAGES: 1



FEE 43.20
 Jessica A. Lopez, MIAMI COUNTY RECORDER
 Lola McCoy, DEPUTY
 APPROVED AND TRANSFERRED THIS 5th DAY OF May, 2017
 Matthew W. Gearhart, MIAMI COUNTY AUDITOR
 Joyce Stalliat, DEPUTY

DESCRIPTION
 Being a subdivision of 4.402 acres located in the northwest quarter of Section 9 and the southwest quarter of Section 10, Town 2, Range 9BTMRS, Bethel Township, Miami County, Ohio and part of the land acquired by Wayne A. Denlinger and Roger L. Denlinger, Co-Trustees by D.B. 782, Page 275 of the Miami County Recorder's Deed Records.

DEDICATION
 We, the undersigned, being all the owners of the land herein platted, do hereby accept and approve this plat, and voluntarily consent to the execution of said plat.

Wayne A. Denlinger, Co-Trustee
 Roger L. Denlinger, Co-Trustee

STATE OF OHIO, COUNTY OF OHIO, S.S.
 Be it remembered that on this 27th day of April, 2017, before me, a Notary Public in and for said County and State, personally appeared Wayne A. Denlinger and Roger L. Denlinger, Co Trustees of the land shown hereon, to me known, who acknowledged the signing and execution of the within plat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my name and affixed my official seal on the day and date written above.

James E. Leathley, Notary Public
 My Commission Expires: 12/09/18

JAMES E. LEATHLEY
 Notary Public, State of Ohio
 My Commission expires 12-09-18

I hereby certify that the plat presented hereon is an accurate representation as based on a survey performed under my direct supervision in accordance with the State of Ohio Minimum Requirements for Boundary Surveys, with monumentation found or set as shown.

Michael W. Cozatt, P.S. #6001, Date 4/17/17

Michael W. Cozatt, P.S. #6001

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 29016 Ph. (937) 339-2921

- Legend**
- 5/8" Iron pin found
 - ✱ Mag nail found
 - ⊗ Mag nail set
 - ✱ Railroad spike found
 - 5/8" Capped iron pin set (COZATT, S6001)

References

Vol. 52, Pg. 134 } Miami County Engineer's
 Vol. 52, Pg. 108 } Record of Land Surveys
 Vol. 57, Pg. 141 }

P.B. 12, Pg. 107 } Miami County Recorder's
 Plat Records

APPROVAL
 This plat was reviewed and approved by the Miami County, Ohio Health Department this 20 day of April, 2017.

Lenny F. Egan, R.S.
 Miami County General Health Department

APPROVALS
 This plat was reviewed and approved by the Miami County, Ohio Planning Commission this 18th day of April, 2017.

Chairperson Secretary

This plat was reviewed and approved by the Miami County, Ohio Commissioners this 4th day of May, 2017.

(Absent) John F. Evans John W. O'Brien

Gregory A. Simmons

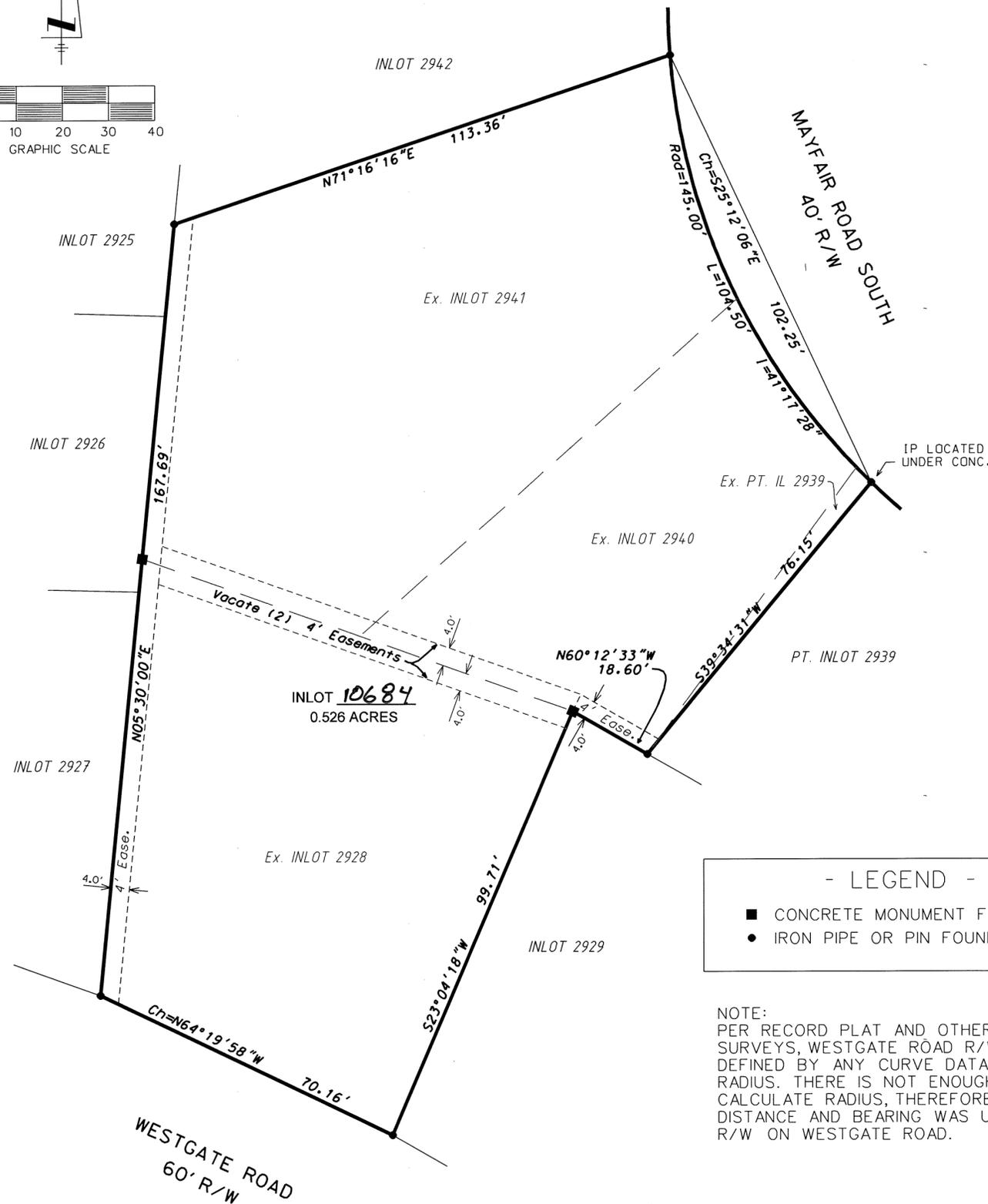
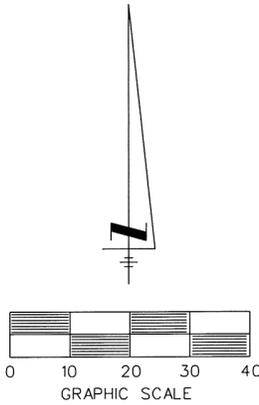
This plat was reviewed and approved by the Miami County, Ohio Engineer this 24th day of April, 2017.

Paul P. Hulsekamp
 Miami County Engineer

REPLAT OF INLOTS 2928, 2940, 2941 & PT. 2939

TROY CORPORATION SW SECTION 74 TAX MAP

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00017
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/08/2017 11:23:09 AM
REFERENCES
PAGE: 1



- LEGEND -
 ■ CONCRETE MONUMENT FOUND
 ● IRON PIPE OR PIN FOUND

NOTE:
 PER RECORD PLAT AND OTHER EXISTING SURVEYS, WESTGATE ROAD R/W IS NOT DEFINED BY ANY CURVE DATA TO OBTAIN RADIUS. THERE IS NOT ENOUGH DATA TO CALCULATE RADIUS, THEREFORE A CHORD DISTANCE AND BEARING WAS USED FOR R/W ON WESTGATE ROAD.

FEE \$43.20
Jessica A Lopez
 MIAMI COUNTY RECORDER
Matthew W Gearhardt
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED May 8, 2017
Joyce Guilliat
 BY DEPUTY AUDITOR

CITY OF TROY ENGINEER
 THIS PLAT WAS INSPECTED AND APPROVED BY
 US THIS 1st DAY OF May, 2017.
Christy J Butera
 JILLIAN A. RHOADES, P.E.
 Christy J. Butera, P.E.

CONSENT TO REPLAT
 BEING A REPLAT OF INLOTS 2928, 2940, 2941 & PT. 2939 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS OWNED BY LEE M. & AHLEY K. BLACKFORD BY 2017OR-00960.
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

BY: *Lee M. Blackford* *Tyler Shroyer*
 LEE M. BLACKFORD, OWNER WITNESS
Ashley K Blackford *Tyler Shroyer*
 ASHLEY K. BLACKFORD, OWNER WITNESS

ACKNOWLEDGEMENT
 STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton OHIO, THIS 8th DAY OF April, 2017.

Todd M. Wright
 NOTARY
 TODD M. WRIGHT
 NOTARY PUBLIC - STATE OF OHIO
 My Commission Expires Jan. 5, 2021

REFERENCES
 P.B. 4, PG. 51 } MIAMI COUNTY RECORDER'S
 P.B. 18, PG. 12 } RECORD OF RECORDED PLATS



I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON
Robert L. Cron APRIL 5, 2017
 ROBERT L. CRON, P.S. *8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
 35 CARRIAGE CROSSING WAY
 TROY, OH 45373 CELL: 937-418-0017

ALLEY VACATION PLAT

BEING A PLAT TO VACATE A PORTION OF AN EXISTING ALLEY BETWEEN SOUTH COLLEGE STREET AND LOTS 2306 - 2309

S.W. SECTION PIQUA CITY MIAMI COUNTY

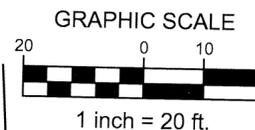
SURVEY NOTES:

1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

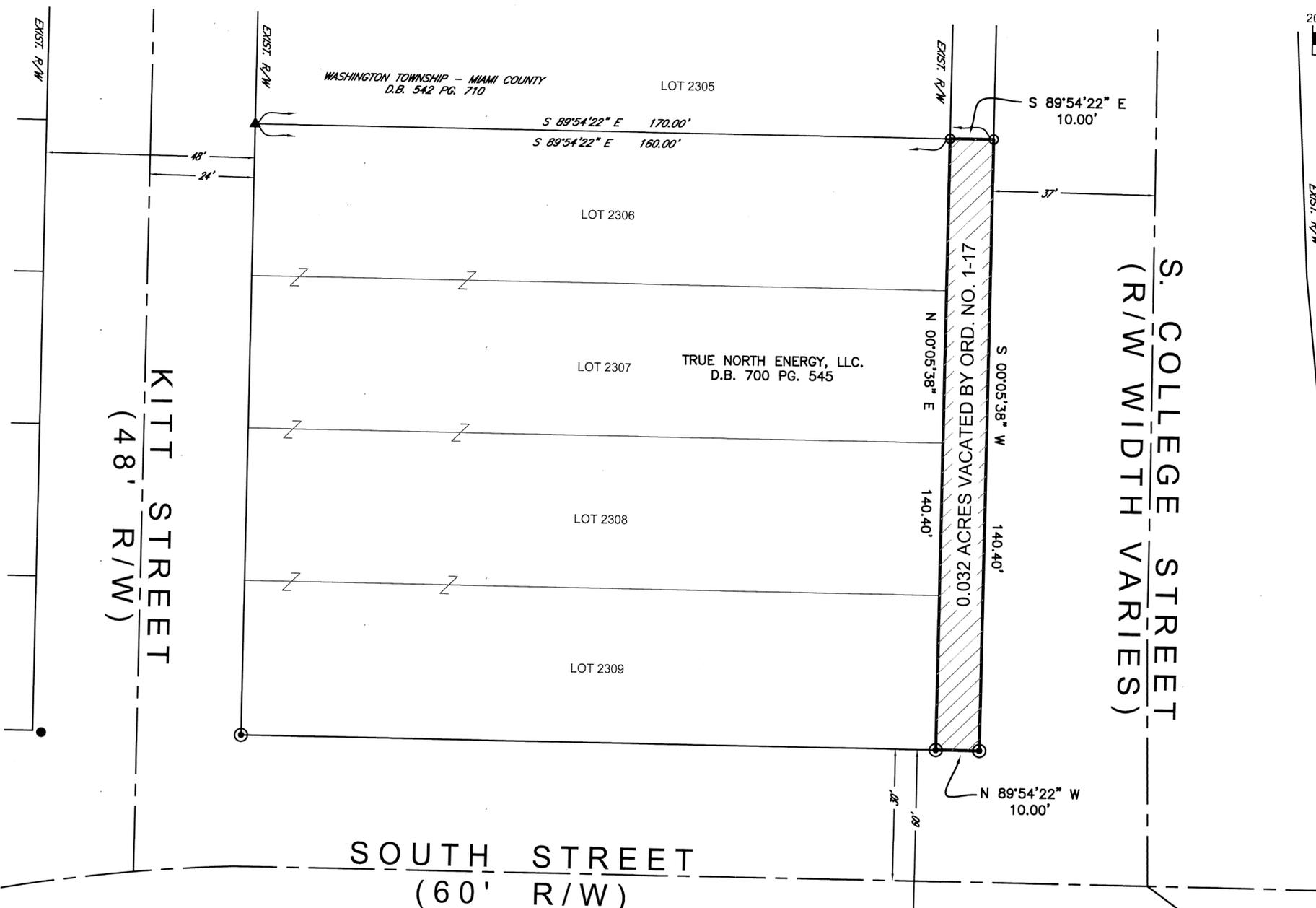


VOLUME 26, PAGE 54

MIAMI COUNTY RECORDER'S RECORD OF PLATS



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00018
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/18/2017 12:08:27 PM
REFERENCES
PAGES: 1



PT. OUTLOT 12

EXIST. R/W

WATER-FLOW WORKS, LLC
2015OR-09275

SCARBOROUGH FAMILY
LTD. PARTNERSHIP
O.R. 47 PG. 778
PT. OUTLOT 12

FEE: 43.70

Jessica A Lopez
MIAMI COUNTY RECORDER

Amber Neal
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 18, 2017.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Amber Neal
BY DEPUTY AUDITOR



CERTIFICATION:
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

John T. Burkhardt 3-08-2017
JOHN T. BURKHARDT DATE
OHIO PROFESSIONAL SURVEYOR NO.6487

REFERENCES:

DEEDS: TRUE NORTH ENERGY, LLC.
D.B. 700, PG. 545

SURVEYS: VOL. 9, PAGE 79
VOL. 16, PAGE 17
VOL. 18 PAGE 16

LEGEND

- 5/8" IRON PIN FOUND
- 5/8" I.P. SET
- ▲ 1" IRON PIPE FOUND
- ⊙ MAGNAIL SET

BASIS OF BEARING: BEARINGS ARE BASED ON WEST LINE OF SOUTH COLLEGE STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING S 00°05'38" W)

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 10th DAY OF JANUARY, 2017, THIS PLAT WAS REVIEWED AND APPROVED.

[Signature]
PRESIDENT

[Signature]
SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 22nd DAY OF FEBRUARY, 2017, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 1-17.

[Signature]
MAYOR

[Signature]
CLERK

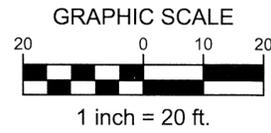
BURKHARDT
ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.191
Draw: RGK	Dwg: 16.191.dwg
Check: JTB	Tab: SUR
Scale: 1" = 20'	
Date:	03/02/2017
Sheet:	VACATION PLAT
Sheet No.:	VP-1

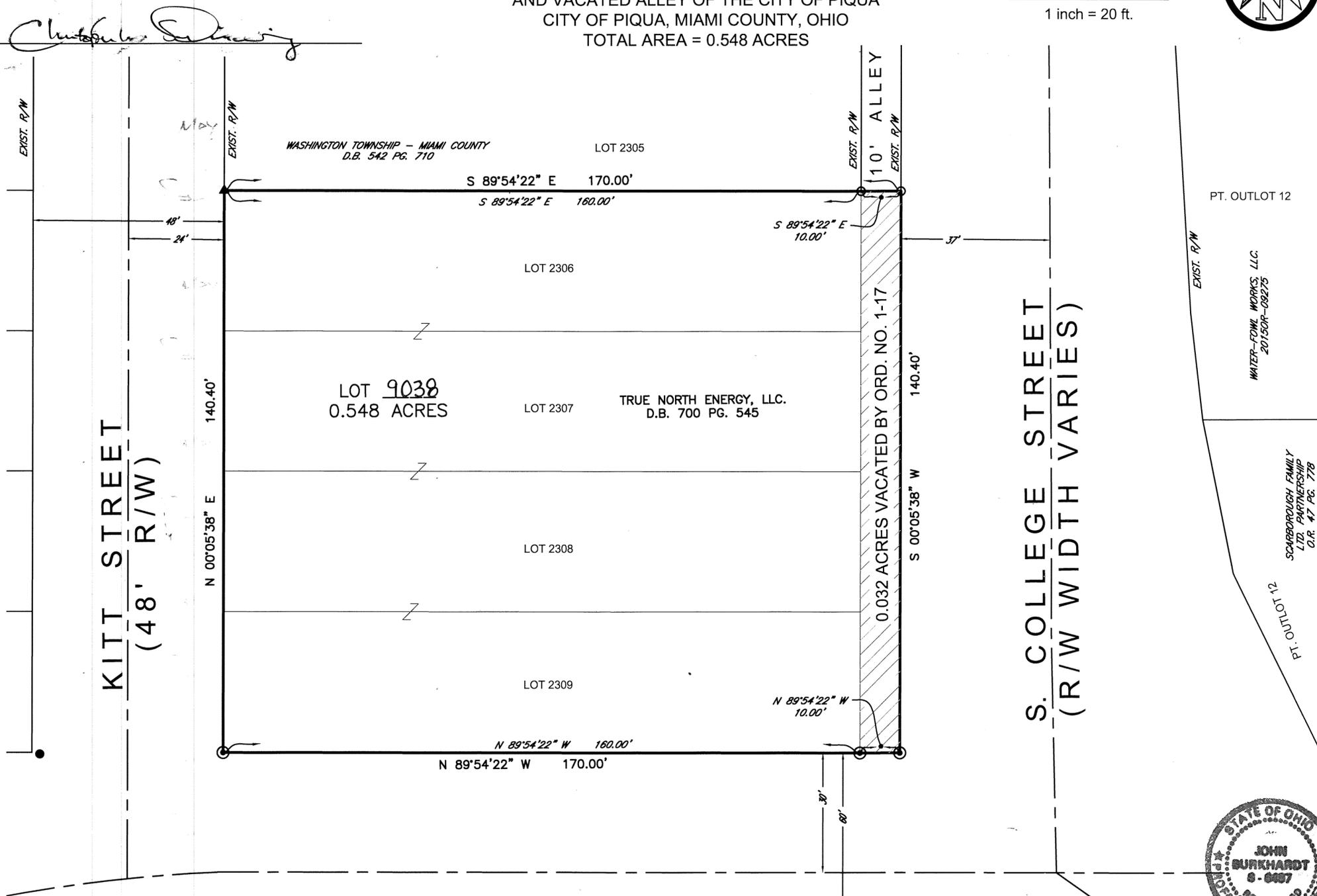
THIS RECORD PLAT REVIEWED AND APPROVED THIS 18th DAY OF May 2017.

RECORD PLAN
TRUE NORTH ENERGY
BEING A CONSOLIDATION OF LOTS 2306 - 2309,
AND VACATED ALLEY OF THE CITY OF PIQUA
CITY OF PIQUA, MIAMI COUNTY, OHIO
TOTAL AREA = 0.548 ACRES



PLAT BOOK 26, PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00019
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/18/2017 2:15:49 PM
REFERENCES
PAGES: 1



FILE #
FEE \$ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER
Lola McCoy
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 18, 2017.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Amber Neal
BY DEPUTY AUDITOR

DESCRIPTION:
BEING A REPLAT OF LOTS 2306-2309, AND ALLEY VACATION OF THE CITY OF PIQUA, OHIO. BEING THE SAME LANDS AS CONVEYED TO TRUE NORTH ENERGY, LLC. BY D.B. 700, PG. 545 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO CONTAINING 0.548 ACRES, OF WHICH 0.548 ACRES ARE IN LOTS.

- SURVEY NOTES:**
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
 4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
 5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

CERTIFICATION:
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

John T. Burkhardt 4-29-17
JOHN T. BURKHARDT DATE
OHIO PROFESSIONAL SURVEYOR NO.6487



- REFERENCES:**
- DEEDS: TRUE NORTH ENERGY, LLC.
D.B. 700, PG. 545
- SURVEYS: VOL. 9, PAGE 79
VOL. 16, PAGE 17
VOL. 18 PAGE 16

LEGEND

- 5/8" IRON PIN FOUND
- 5/8" I.P. SET
- ▲ 1" IRON PIPE FOUND
- ⊙ MAGNAIL SET

BASIS OF BEARING: BEARINGS ARE BASED ON WEST LINE OF SOUTH COLLEGE STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK (BEARING S 00°05'38" W)

CONSENT:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

By: [Signature]
OWNER: TRUE NORTH ENERGY, LLC.
[Signature]
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 29th DAY OF April, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET FORTH MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diame M. Long
DIAME M. LONG
Notary Public, State of Ohio
My Commission Expires 03-31-2020
MY COMMISSION EXPIRES: 3-31-20

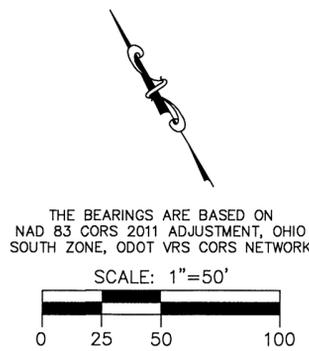
BURKHARDT ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Design: ---	Proj: 16.191
Draw: RGK	Dwg: 16.191.dwg
Check: JTB	Tab: SUR
Scale: 1" = 20'	
Date: 04.04.2017	
Sheet: RECORD PLAT	
Sheet No.: RP-1	

SURVEY REFERENCE
 LOT SURVEY 7, PG. 17
 LOT SURVEY 8, PG. 48
 LOT SURVEY 18, PG. 112
 LOT SURVEY 22, PG. 154
 LOT SURVEY 24, PG. 46
 LAND SURVEY 49, PG. 44
 LAND SURVEY 55, PG. 68
 LAND SURVEY 57, PG. 5
 LAND SURVEY 57, PG. 19
 LAND SURVEY 57, PG. 71
 LAND SURVEY 57, PG. 95
 LAND SURVEY 58, PG. 6

PART 7,8
 OUTLOTS SW TROY MIAMI, OHIO
 SECTION CITY COUNTY



SURVEY OF DYE MILL RACE BY SUMMERS, 1927
 CANAL MAP 12, PAGE 180 BY BUCHANAN 1915

UNFILED ALTA SURVEY PERFORMED BY COEC IN DECEMBER, 2015

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 5th DAY OF JUNE, 2017.

Christy Butera
 CHRISTY BUTERA, P.E.
 ASSISTANT CITY ENGINEER

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
2017P-00020
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/21/2017 8:19:42 AM

REFERENCES
 PAGES: 1

FEE \$ 43.20

Jessica Lopez BY DEPUTY RECORDER
Matthew W. Gearhardt BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED June 20, 2017.

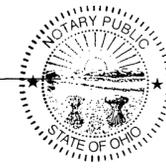
Matthew W. Gearhardt BY DEPUTY AUDITOR
Joyce Gr. Oost BY DEPUTY AUDITOR

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: MARKET STREET MANAGEMENT, LLC

Doug Lins AUTHORIZED SIGNATURE
 PRESIDENT TITLE



MEREDITH LUTZ, Notary Public
 In and for the State of Ohio
 My Commission Expires April 7, 2021
 Recorded in Miami County

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Doug Lins, ON BEHALF OF MARKET STREET MANAGEMENT, LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 5th DAY OF May, 2017.

NOTARY PUBLIC Meredith Lutz

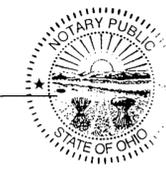
MY COMMISSION EXPIRES: April 7, 2021

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: SCHNICKELFRITZ, INC.

Kathleen M. Herber AUTHORIZED SIGNATURE
 President TITLE



MEREDITH LUTZ, Notary Public
 In and for the State of Ohio
 My Commission Expires April 7, 2021
 Recorded in Miami County

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Kathleen M. Herber, ON BEHALF OF SCHNICKELFRITZ, INC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 5th DAY OF May, 2017.

NOTARY PUBLIC Meredith Lutz

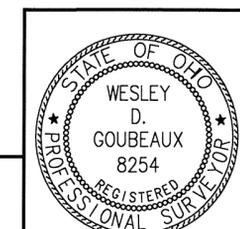
MY COMMISSION EXPIRES: April 7, 2021

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
 - I.P.F. IRON PIN FOUND
 - M.N.S. MAG NAIL SET
 - M.N.F. MAG NAIL FOUND
 - ⊙ P.F. IRON PIPE FOUND
 - ⊙ P.F. PINCHED IRON PIPE FOUND
 - ⊙ R.R.S. RAILROAD SPIKE FOUND
 - × CUT CROSS SET
 - ⊙ CONCRETE MONUMENT FOUND
- 0.050
 THE 0.036 ACRE TRACT, PART OUTLOT 7 & 8, TRANSFERRED FROM SCHNICKELFRITZ, INC. TO MARKET STREET MANAGEMENT, LLC AS PER 2017OR-07412.
- 0.036
 THE 0.050 ACRE TRACT, PART OUTLOT 7 & 8 TRANSFERRED FROM MARKET STREET MANAGEMENT, LLC TO SCHNICKELFRITZ, INC. AS PER 2017OR-07413.

BEING A REPLAT OF PARTS OF OUTLOTS 7 AND 8, BEING A PORTION OF FORMER MIAMI-ERIE CANAL LAND AND BEING OWNED BY THE SCHNICKELFRITZ, INC. IN DEED BOOK 665, PAGE 453 AND MARKET STREET MANAGEMENT, LLC IN 2016OR-02100.

Wesley D. Goubeaux
 WESLEY D. GOUBEAUX, P.S. #8254 DATE 6/05/2017



 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 05-22-2017
	DRAWN BY: WDG
	JOB NUMBER: MIATRO1609
	SHEET NUMBER 1 OF 1

DEDICATIONS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

THE BARRINGTON DRIVE AND HALIFAX DRIVE RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:

Frank D. Harlow Jr.
FRANK D. HARLOW, Jr.,
MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

WITNESS

WITNESS

LIEN HOLDER:

Daniel F. Heitmeier
DANIEL F. HEITMEYER,
VP OF COMMERCIAL BANKING
MINSTER BANK

WITNESS

WITNESS

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 22 DAY OF May, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND COMPANY, LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW Jr. AND THE LIEN HOLDER, MINSTER BANK, BY ITS VICE PRESIDENT OF COMMERCIAL BANKING, DANIEL F. HEITMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 08/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

S.S. COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW Jr., MANAGING MEMBER, HALIFAX LAND COMPANY, LLC., BEING DULY SWORN THIS 22 DAY OF May, 2017 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow Jr.
FRANK D. HARLOW Jr., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 08/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IS RECORDED AS INSTRUMENT 2015OR-07818 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

RECORD PLAN
HALIFAX ESTATES
SECTION TWO

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 M.Rs
SECTION 13, TOWN 1, RANGE 11 M.Rs
SECTION 18, TOWN 1, RANGE 10 M.Rs
PART OF INLOT 9891
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 15.473 ACRES
(14.082 Acs. - LOTS & 1.391 - Acs. ROAD R/W)
DATE: MAY 19, 2017

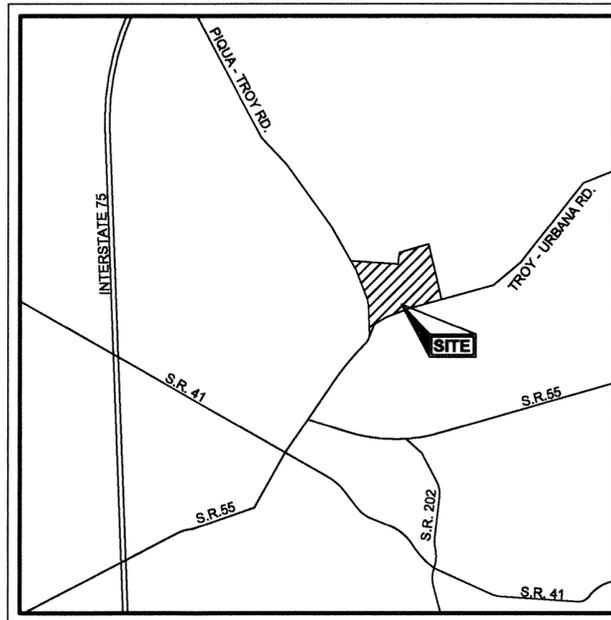
PLAT BOOK 26 PAGE 57
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2017P-00021
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/23/2017 2:19:41 PM
REFERENCES
PAGES: 2

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Matthew W. Gearhardt
DEPUTY

TRANSFERRED ON THE 23 DAY OF June, 2017.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO
Linda Sinnerman
BY: DEPUTY AUDITOR



VICINITY MAP
-NTS-

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES, SECTION THREE, SECTION , BOOK 26, THIS 22 DAY OF 2017, 3rd Jan

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-1-2017

Michael L. Baanish
MAYOR
Martha A. Baker
PRESIDENT OF COUNCIL
Sue L. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 14 DAY OF Dec, 2017, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Koppers
CHAIRPERSON
Sue L. Knight
SECRETARY

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 15.473 ACRES OF WHICH LIES WITHIN INLOT 9891 IN THE CITY OF TROY, OHIO, THE SAME BEING PART OF A 60.051 ACRE TRACT OF LAND CONVEYED TO HALIFAX LAND COMPANY, LLC., BY DEED RECORDED IN 2015OR-11323 AND PART OF A 65.728 ACRE TRACT OF LAND CONVEYED TO HALIFAX LAND COMPANY, LLC BY DEED RECORDED IN 2014OR-11772, BOTH DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN UPON COMPLETION OF CONSTRUCTION. CURVE DISTANCES ARE MEASURED ON THE ARC.

DEVELOPER:
HALIFAX LAND COMPANY, INC.
701 NORTH MARKET STREET
TROY OHIO 45373
PH: 937-339-9944

REVIEWED AND CERTIFIED UPON THE PASSING OF DAVID R. WINEMILLER AND THE CLOSING OF THOMAS WINEMILLER & ASSOCIATES, INC. BY:

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928



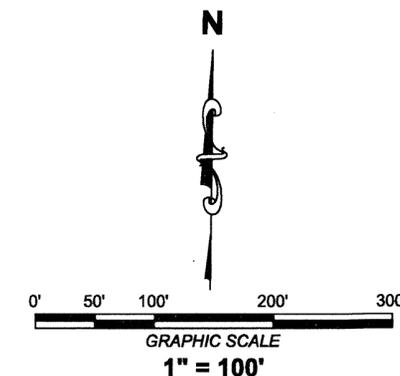
John J. Brumbaugh
JOHN J. BRUMBAUGH
OHIO REGISTERED SURVEYOR No. 8218

PREPARED BY:

TWA
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862 FAX: 937-898-5716
www.winemillerengineering.com

RECORD PLAN HALIFAX ESTATES SECTION TWO

LOCATED IN:
SECTION 12 TOWN 1, RANGE 10 M.Rs
SECTION 13, TOWN 1, RANGE 11 M.Rs
SECTION 18, TOWN 1, RANGE 10 M.Rs
PART OF INLOT 9891
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 15.473 ACRES
DATE: MAY 12, 2017



BASIS OF BEARINGS

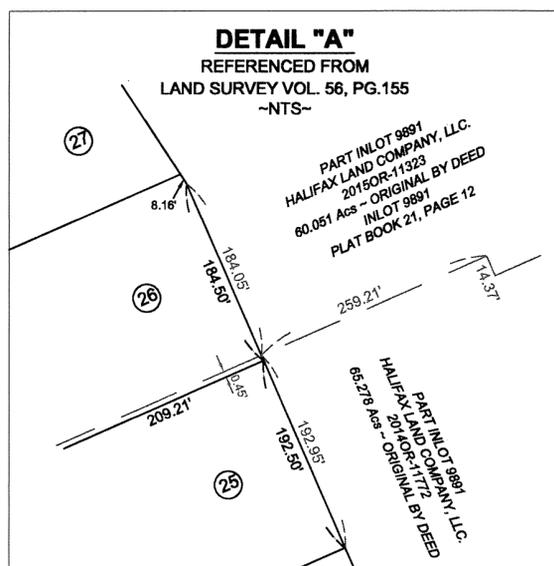
BEARINGS WERE MADE TO AGREE WITH THE BEARINGS SHOWN IN THE PLAT OF HALIFAX ESTATES, SECTION ONE AS RECORDED IN PLAT BOOK 25, PAGE 44 OF THE MIAMI COUNTY PLAT RECORDS.

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- IRON PIN FOUND (5/8" DIAMETER)
- ⊙ RR SPIKE SET

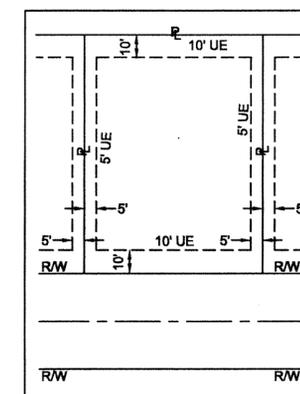
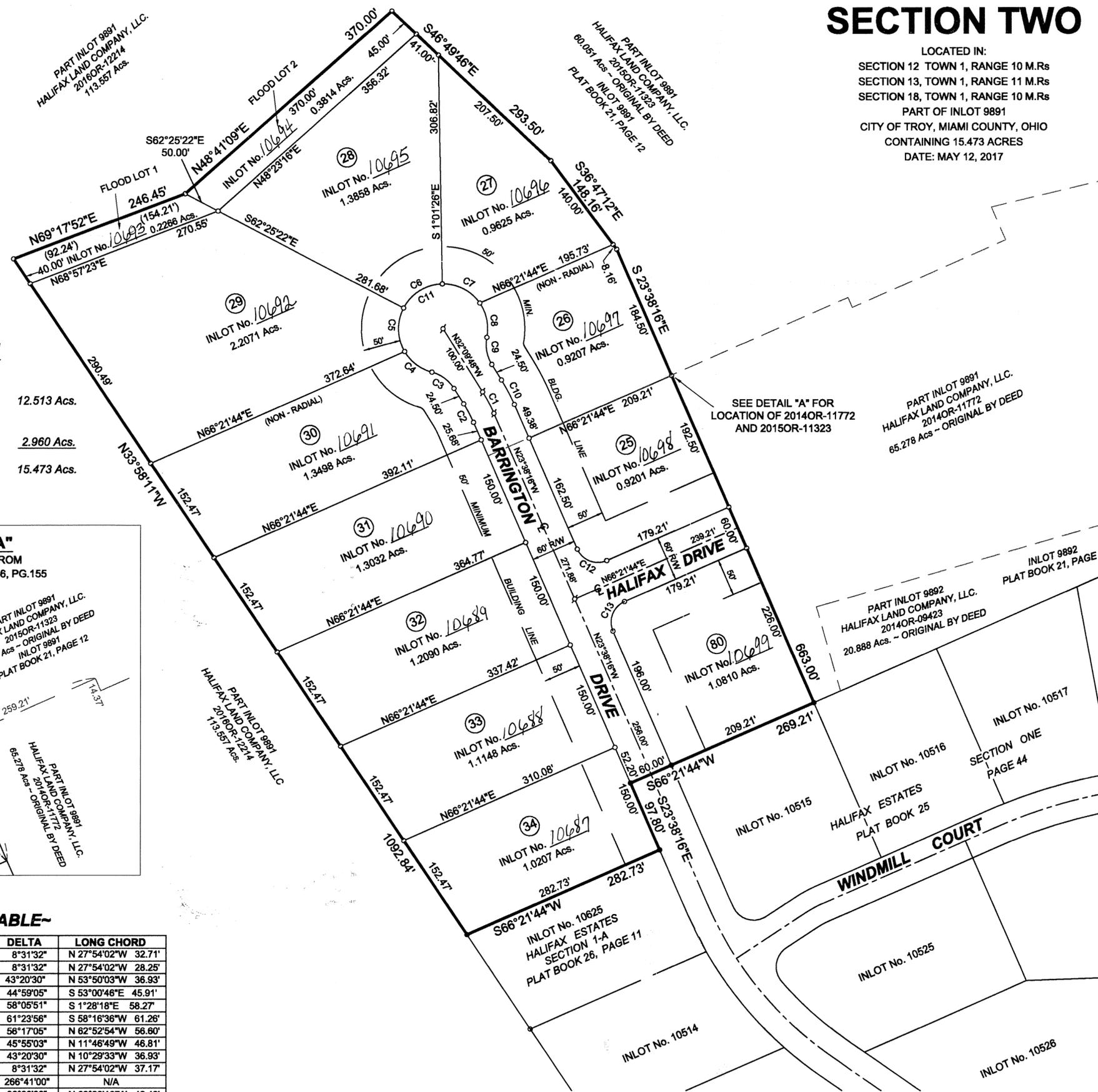
ACREAGE BREAKDOWN

PART IL 9891 2015OR-11323 (HALIFAX LAND COMPANY, LLC)	12.513 Acrs.
PART INLOT 9891 2014OR-11772 (HALIFAX LAND COMPANY, LLC)	2.960 Acrs.
TOTAL	15.473 Acrs.



~CURVE TABLE~

CURVE No.	LENGTH	RADIUS	DELTA	LONG CHORD
1	32.74'	220.00'	8°31'32"	N 27°54'02"W 32.71'
2	28.27'	190.00'	8°31'32"	N 27°54'02"W 28.25'
3	37.82'	50.00'	43°20'30"	N 53°50'03"W 36.93'
4	47.11'	60.00'	44°59'05"	S 53°00'46"E 45.91'
5	60.84'	60.00'	58°05'51"	S 1°28'18"E 58.27'
6	64.30'	60.00'	61°23'56"	S 58°16'36"W 61.26'
7	58.94'	60.00'	56°17'05"	N 62°52'54"W 56.60'
8	48.08'	60.00'	45°55'03"	N 11°46'49"W 46.81'
9	37.82'	50.00'	43°20'30"	N 10°29'33"W 36.93'
10	37.20'	250.00'	8°31'32"	N 27°54'02"W 37.17'
11	279.27'	60.00'	266°41'00"	N/A
12	47.12'	30.00'	90°00'00"	N 68°38'16"W 42.43'
13	47.12'	30.00'	90°00'00"	N 21°21'44"E 42.43'



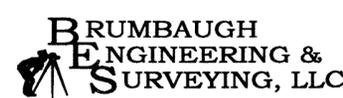
TYPICAL BUILDING LOT EASEMENT DETAIL

PREPARED BY:



THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862
FAX: 937-898-5716
www.winemillerengineering.com

REVIEWED AND CERTIFIED UPON THE PASSING OF DAVID R. WINEMILLER AND THE CLOSING OF THOMAS WINEMILLER & ASSOCIATES, INC. BY:



BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

DEDICATIONS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

THE WALTON COURT AND HALIFAX DRIVE RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:

Frank D. Harlow Jr.
FRANK D. HARLOW, Jr.,
MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

WITNESS

WITNESS

LIEN HOLDER:

Daniel F. Heitmeier
DANIEL F. HEITMEYER,
VP OF COMMERCIAL BANKING
MINSTER BANK

WITNESS

WITNESS

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 22 DAY OF May, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND COMPANY, LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND THE LIEN HOLDER, MINSTER BANK, BY ITS VICE PRESIDENT OF COMMERCIAL BANKING, DANIEL F. HEITMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 08/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

S.S. COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND COMPANY, LLC., BEING DULY SWORN THIS 22 DAY OF May, 2017 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow Jr.
FRANK D. HARLOW JR., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 08/24/2021



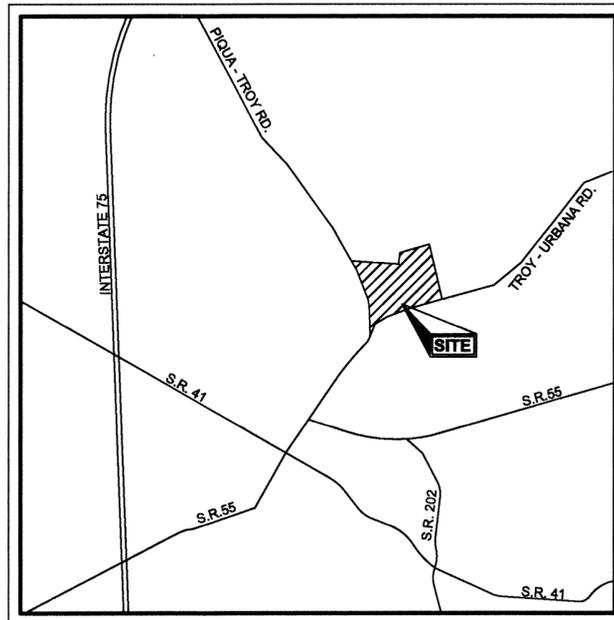
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IS RECORDED AS INSTRUMENT 2015OR-07818 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

RECORD PLAN
**HALIFAX ESTATES
SECTION THREE**

LOCATED IN:
SECTION 7, TOWN 1, RANGE 11 M.Rs
SECTION 12, TOWN 1, RANGE 10 M.Rs
SECTION 13, TOWN 1, RANGE 11 M.Rs
SECTION 18, TOWN 1, RANGE 10 M.Rs
PART OF INLOT 9891 & PART OF INLOT 9892
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 13.8416 ACRES
(12.3933 Acs. - LOTS & 1.4483 - Acs. ROAD RW)
DATE: MAY 19, 2017



VICINITY MAP
-NTS-

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 13.8416 ACRES OF WHICH LIES WITHIN INLOT 9891 IN THE CITY OF TROY, OHIO, THE SAME BEING PART OF A 60.051 ACRE TRACT OF LAND CONVEYED TO HALIFAX LAND COMPANY, LLC., BY DEED RECORDED AS 2015OR-11323 AND PART OF A 65.728 ACRE TRACT OF LAND CONVEYED TO HALIFAX LAND COMPANY, LLC BY DEED RECORDED AS 2014OR-11772. SAID PLAT ALSO LIES WITHIN INLOT 9892, THE SAME BEING PART OF A 20.888 ACRE TRACT CONVEYED TO HALIFAX LAND COMPANY, LLC BY DEED RECORDED AS 2014OR-09423, ALL DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN UPON COMPLETION OF CONSTRUCTION. CURVE DISTANCES ARE MEASURED ON THE ARC.

PREPARED BY:

TWA
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862 FAX: 937-898-5716
www.winemillerengineering.com



**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

John J. Brumbaugh
JOHN J. BRUMBAUGH
OHIO REGISTERED SURVEYOR No. 8218

PLAT BOOK 26 PAGE 58
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00022
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/23/2017 2:19:42 PM
REFERENCES
PAGES: 2

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Matthew W. Gearhardt
DEPUTY

TRANSFERRED ON THE 23 DAY OF June, 2017.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO
Linda Simonsen
BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES, SECTION THREE, SECTION , BOOK , THIS 22nd DAY OF May, 2017.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-1-2017

Michael L. Brannick
MAYOR

Martha A. Baker
PRESIDENT OF COUNCIL

Sue L. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 14th DAY OF Dec, 2017, THIS PLAT WAS REVIEWED AND APPROVED.

Clara M. Koppers
CHAIRPERSON

Sue L. Knight
SECRETARY

DEVELOPER:
HALIFAX LAND COMPANY, INC.
701 NORTH MARKET STREET
TROY OHIO 45373
PH: 937-339-9944

REVIEWED AND CERTIFIED UPON THE PASSING OF DAVID R. WINEMILLER AND THE CLOSING OF THOMAS WINEMILLER & ASSOCIATES, INC. BY:

RECORD PLAN HALIFAX ESTATES SECTION THREE

LOCATED IN:
SECTION 7, TOWN 1, RANGE 11 M.Rs
SECTION 12 TOWN 1, RANGE 10 M.Rs
SECTION 13, TOWN 1, RANGE 11 M.Rs
SECTION 18, TOWN 1, RANGE 10 M.Rs
PART OF INLOT 9891 & PART OF INLOT 9892
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING 13.8416 ACRES
DATE: MAY 12, 2017

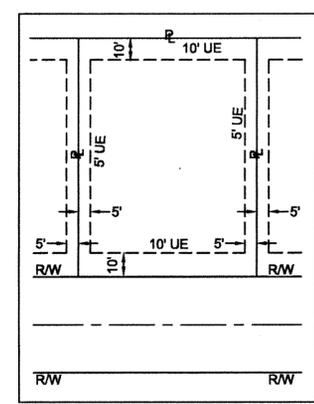
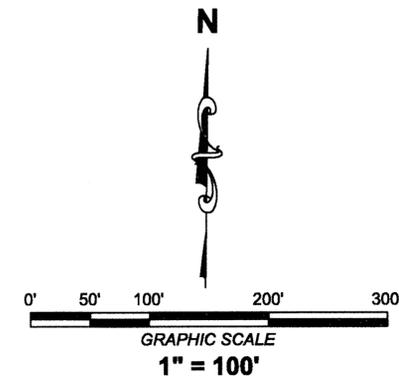
BASIS OF BEARINGS
BEARINGS WERE MADE TO AGREE WITH THE BEARINGS SHOWN IN THE PLAT OF HALIFAX ESTATES, SECTION ONE AS RECORDED IN PLAT BOOK 25, PAGE 44 OF THE MIAMI COUNTY PLAT RECORDS.

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- IRON PIN FOUND (5/8" DIAMETER)
- RR SPIKE SET

ACREAGE BREAKDOWN

PART IL. 9891 2015OR-11323 (HALIFAX LAND CO., LLC)	8.7215 Acs.
PART IL. 9891 2014OR-11772 (HALIFAX LAND CO., LLC)	4.2953 Acs.
PART IL. 9892 2014OR-09423 (HALIFAX LAND CO., LLC)	0.8248 Acs.
TOTAL	13.8416 Acs.



~CURVE TABLE~

CURVE No.	LENGTH	RADIUS	DELTA	LONG CHORD
1	36.14'	50.00'	41°24'36"	N 44°20'33"W 35.36'
2	48.83'	50.00'	55°57'33"	N 37°04'05"W 46.92'
3	49.97'	50.00'	57°15'29"	N 19°32'26"E 47.91'
4	48.54'	50.00'	55°37'18"	N 75°58'50"E 46.86'
5	82.01'	50.00'	93°58'50"	S 29°13'07"E 73.12'
6	36.14'	50.00'	41°24'36"	S 2°55'59"E 35.36'
7	229.35'	50.00'	262°49'10"	N/A
8	47.12'	30.00'	90°00'00"	S 21°21'44"W 42.43'
9	47.12'	30.00'	90°00'00"	N 68°38'16"W 42.43'
10	104.33'	635.00'	9°24'48"	S 71°04'08"W 104.21'
11	99.40'	605.00'	9°24'48"	N 71°04'08"E 99.29'
12	94.47'	575.00'	9°24'48"	N 71°04'08"E 94.36'

PREPARED BY:

TWA
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862
FAX: 937-898-5716
www.winemillerengineering.com

REVIEWED AND CERTIFIED UPON THE PASSING OF DAVID R. WINEMILLER AND THE CLOSING OF THOMAS WINEMILLER & ASSOCIATES, INC. BY:

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

CITY OF PIQUA, MIAMI COUNTY, OHIO

ALLEY VACATION

BEING A VACATION OF A PORTION OF AN 11.25 FOOT WIDE ALLEY BETWEEN LOTS 864,
865, 866 AND PART OUTLOT 214 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00023
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/30/2017 11:08:12 AM

REFERENCES
PAGES: 1

FEE \$ 43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 30, 2017.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

APPROVAL BY THE PIQUA CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE
CITY OF PIQUA, THIS PLAT WAS APPROVED
THIS 10 DAY OF MARCH, 2016.
BY ORDINANCE NO. 1-16.

Kat B. Hinds
MAYOR

Rebecca J. Cool
CLERK

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 26 DAY OF JUNE, 2017.

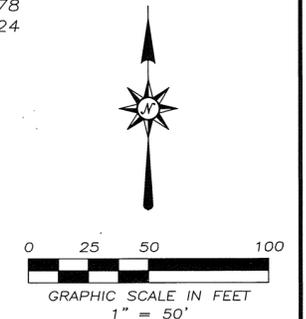
Chris W. D.

- REFERENCES
- MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 1, PAGE 37
PLAT BOOK 4, PAGE 78
PLAT BOOK 4, PAGE 79
DEED BOOK 482, PAGE 390
DEED BOOK 602, PAGE 514
DEED BOOK 702, PAGE 459
DEED BOOK 707, PAGE 511
DEED BOOK 707, PAGE 515
DEED BOOK 738, PAGE 212
OFFICIAL RECORD 111, PAGE 378
OFFICIAL RECORD 277, PAGE 924

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:

- VOLUME 6, PAGE 120
- VOLUME 7, PAGE 106
- VOLUME 8, PAGE 57
- VOLUME 12, PAGE 70
- VOLUME 12, PAGE 91
- VOLUME 17, PAGE 110
- VOLUME 18, PAGE 5
- VOLUME 22, PAGE 21
- VOLUME 22, PAGE 114
- VOLUME 23, PAGE 67
- VOLUME 23, PAGE 154
- VOLUME 24, PAGE 95

CITY OF PIQUA ORDINANCE 1-16



- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - 5/8" IRON PIN FOUND
 - ⊗ MAG SPIKE SET
 - ⊙ IRON PIPE FOUND
 - P.K. NAIL FOUND
 - ⊗ CROSS NOTCH FOUND
 - (XX) PLATTED/DEEDED DIMENSION
 - ▨ AREA TO BE VACATED

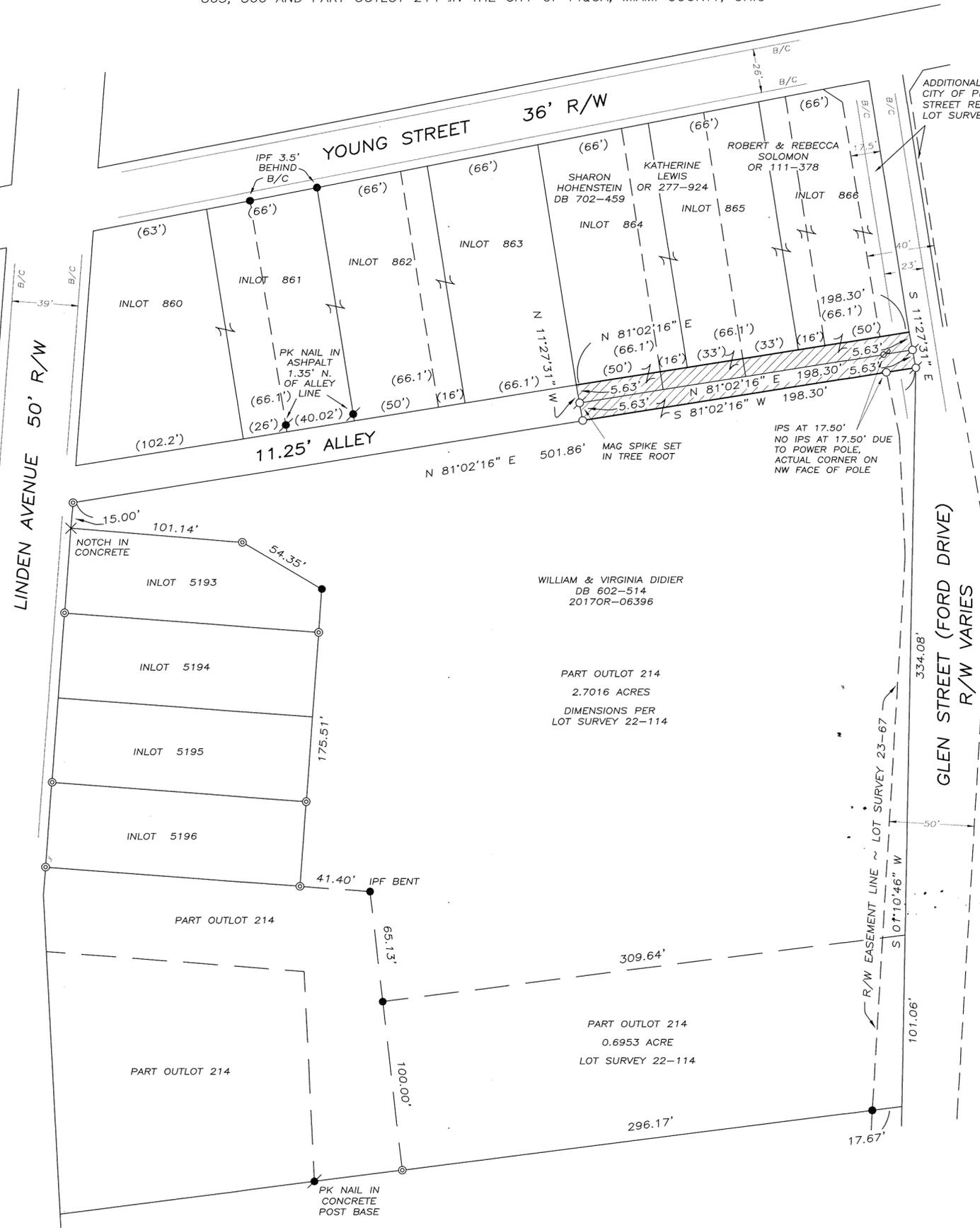
NOTES:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE LOCATION OF THE ALLEY VACATED BY CITY OF PIQUA RESOLUTION R-151.15.

THE SOUTH SIDE OF THE ALLEY WAS DETERMINED BY RELOCATING THE NORTH LINE OF THE 2.7016 ACRE TRACT AS PER LOT SURVEY 22-114. THE NORTH SIDE OF THE ALLEY WAS SET 11.25' NORTH AND PARALLEL TO THE ABOVE DESCRIBED LINE.

THE LENGTH OF THE VACATED SECTION OF ALLEY WAS DETERMINED BY STARTING AT THE FORMER WEST RIGHT-OF-WAY LINE OF GLEN STREET (NOW FORD DRIVE) AND MEASURING 198.30 FEET, THE SUM OF THE THREE CONSECUTIVE LOTS - 864, 865 AND 866 - EACH HAVING A SOUTH LINE 66.1 FEET, ACCORDING TO RECORD PLAT 1-37, ORIGINALLY ESTABLISHING THE SUBDIVISION NORTH OF THE ALLEY.

THERE IS AN APPARENT OVERAGE IN THE NORTH-SOUTH DIMENSIONS FOR THE LOTS 860-866, ALL NORTH OF THE ALLEY. THIS OVERAGE WAS NOT TAKEN INTO ACCOUNT IN ESTABLISHING THE LOCATION OF THE ALLEY.



ALLEY VACATION SURVEY FOR WILLIAM DIDIER
IN MIAMI COUNTY, OHIO ~ JUNE 17, 2017

STATE OF OHIO

THOMAS R. ZECHMAN

OHIO REGISTERED PROFESSIONAL SURVEYOR #7077

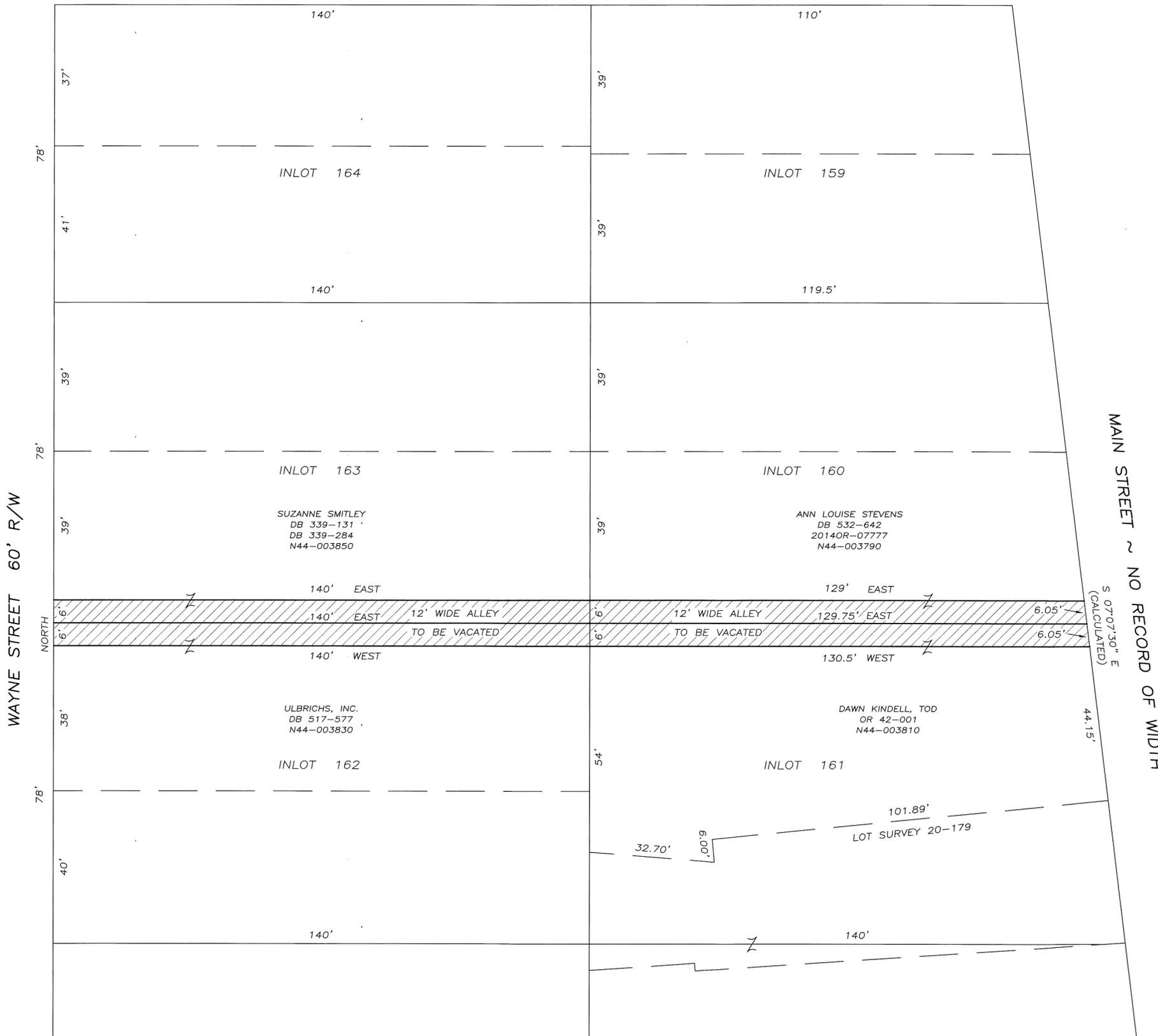
TRZ

THOMAS R. ZECHMAN
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

CITY OF PIQUA, MIAMI COUNTY, OHIO
ALLEY VACATION

BEING A VACATION OF A 12 FOOT WIDE ALLEY BETWEEN PART LOTS 160, 161, 162 AND 163
IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI STREET 55' R/W



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00024
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/07/2017 12:19:29 PM
REFERENCES
PAGES: 1

FEE \$ 43.20

Jessica A. Lopez & McCoy
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 7, 2017.

Matthew W Gearhardt *Joyce Grilliot*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

APPROVAL BY THE PIQUA CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE
CITY OF PIQUA, THIS PLAT WAS APPROVED
THIS 15th DAY OF December, 2015.
BY ORDINANCE NO. 17-15.

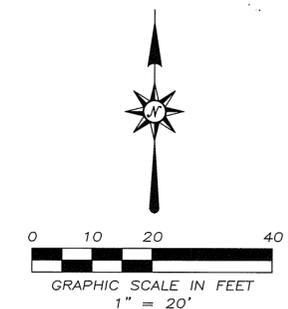
Lucinda S. Jass *Rebecca J. Cool*
MAYOR cws CLERK

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 30th DAY OF JUNE, 2017.

Chris Selinger

REFERENCES
MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 11, PAGE 247
CITY OF PIQUA ORDINANCE 17-15

NOTE:
ALLEY VACATION PREPARED FOR THE CITY OF PIQUA.
NO FIELD WORK PERFORMED. MAP PREPARED USING
DEED BOOK 11, PAGE 247, SOUTH ADDITION TO
THE TOWN OF PIQUA OHIO, JANUARY 24, 1834,
MIAMI COUNTY RECORDER'S RECORDS.



ALLEY VACATION FOR THE CITY OF PIQUA
IN MIAMI COUNTY, OHIO ~ JUNE 25, 2017

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

HARVEY SUBDIVISION, SECTION 1 REPLAT

INLOTS 8757 & 8758
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 26 PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00025
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/07/2017 12:19:30 PM
REFERENCES
PAGES: 1

FEE \$ 43.20
Jessica Lopez *R. McCoy*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 7, 2017
Matthew W Gearhardt *Joyce Grilliot*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 8757 AND INLOT 8758 AS CONVEYED TO CHAMPAIGN RESIDENTIAL SERVICES, INC., BY DEED RECORDED IN OFFICIAL RECORD 299, PAGE 718 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN HARVEY SUBDIVISION, SECTION 1 AS RECORDED IN PLAT BOOK 20, PAGE 68, MIAMI COUNTY RECORDER'S RECORDS.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

Lance Johnson
LANCE JOHNSON, ASSET MANAGER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7th DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LANCE JOHNSON, ASSET MANAGER, OF CHAMPAIGN RESIDENTIAL SERVICES, INC., WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Audra Marie Bean
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-24-2021

 AUDRA MARIE BEAN
Notary Public State of Ohio
Expire 4-24-2021

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 30th DAY OF June, 2017.

Chris Schumacher

LEGEND

- 5/8" IRON PIN
- ✦ MAG NAIL

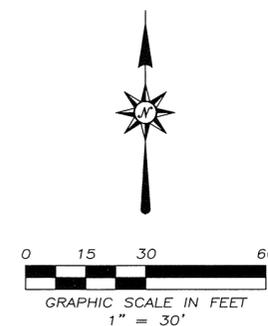
REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 20, PAGE 68

MIAMI COUNTY RECORDER'S RECORDS:
OFFICIAL RECORD 299, PAGE 718

NOTES:

6' EASEMENTS ARE HEREBY VACATED AS SHOWN. NO UTILITIES ARE LOCATED IN FORMER EASEMENT AREA.
MONUMENTS, BEARINGS AND DISTANCES ARE IN ACCORDANCE WITH HARVEY SUBDIVISION SECTION 1, RECORD PLAT 20, PAGE 68. NO FIELD WORK WAS PERFORMED.



REPLAT OF INLOTS 8757 & 8758 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ JUNE 24, 2017

 *Gregg S. Brookhart*
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

NOTTINGHAM SUBDIVISION, SECTION TEN

PLAT BOOK 26, PAGE 62
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PT. 9891
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 11.560 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS NOTTINGHAM SUBDIVISION, SECTION TEN AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2015OR-11327.

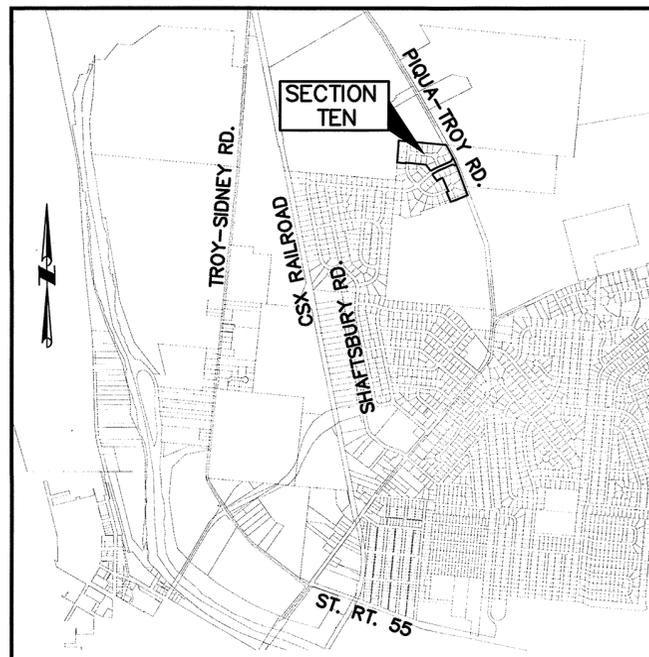
EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
NOTTINGHAM DEVELOPMENT, INC.

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT



VICINITY MAP
N.T.S.

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2017P-00026
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/13/2017 12:37:59 PM

REFERENCES
PAGES: 3

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
DEPUTY

TRANSFERRED THIS 13th DAY
OF July, 2017

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Joyce Grillist
BY: DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 5th DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM DEVELOPMENT, INC., BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Karen Boone
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-8-19



KAREN BOONE, Notary Public
In and for the State of Ohio
My Commission Expires 9-8-19
Recorded in Miami County

MORTGAGEE:
MINSTER STATE BANK
Daniel F. Heitmeyer
DANIEL F. HEITMEYER
VICE PRESIDENT OF COMMERCIAL BANKING

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 13th DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK, DANIEL F. HEITMEYER, ITS VICE PRESIDENT OF COMMERCIAL BANKING, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 5-16-20



DIANA M. ASHER, Notary Public
In and for the State of Ohio
My Commission Expires 5-16-20
Recorded in Miami County

DATE: July 5, 2017
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
JESSICA A. MINESINGER

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Karen Boone
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-8-19



KAREN BOONE, Notary Public
In and for the State of Ohio
My Commission Expires 9-8-19
Recorded in Miami County

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF May, 2017 THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Krupar CHAIRMAN *Sue J. Kraft* SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF NOTTINGHAM SUBDIVISION, SECTION TEN, BOOK _____, THIS _____ DAY OF _____, 20____.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-13-2017 EFFECTIVE 7-5, 2017

Michael L. Dennis MAYOR *Martha A. Baker* PRESIDENT OF COUNCIL *Sue J. Kraft* CLERK OF COUNCIL

CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 6th DAY OF July, 2017.

Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 11.560 ACRES OUT OF PART OF INLOT NUMBER 9891, AND BEING THE REMAINDER OF TRACT 2, LND. SUR. 56/155 AND OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN 2015OR-11327.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 32, PAGE 1-17, OF THE MIAMI COUNTY RECORDER'S RECORDS.

MISCELLANEOUS

<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 04-26-2017
	DRAWN BY: seb
	JOB NUMBER: MiaTro1632app
	SHEET NUMBER 1 OF 3

NOTTINGHAM SUBDIVISION, SECTION TEN

PLAT BOOK 26, PAGE 68-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PT. 9891
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

TRANSFER OF LOTS

(1) ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE (1) PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

(2) ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE DONE BY RE-PLAT ONLY.

STREET CONSTRUCTION

THE STREETS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF TROY.

WATER AND SEWER

(1) IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION.

(2) ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

(3) PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES UNLESS PRE-APPROVED BY THE CITY ENGINEER. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

WATER AND SEWER

(4) EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREFOR.

(5) THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

(6) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

PUBLIC ACCESS EASEMENT

IN THE EVENT THAT THE CITY ENGINEER HAS REQUIRED OR APPROVED ONE OR MORE PUBLIC ACCESS EASEMENTS WITHIN THE SUBDIVISION, THESE AREAS OF THE FINAL PLAT SHALL BE CIRCUMSCRIBED AND LABELED AS PUBLIC ACCESS EASEMENTS ON THE FINAL PLAT, AND THE FOLLOWING NOTATION SHALL BE PROVIDED ON THE FINAL PLAT:

(1) ALL AREAS DESIGNATED AS PUBLIC ACCESS EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:

(2) PUBLIC ACCESS EASEMENTS ARE DEDICATED TO THE PUBLIC ACCESS AND USE. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.

(3) TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC ACCESS EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC ACCESS EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.

(4) NO PUBLIC ACCESS EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.

(5) IN THE EVENT THAT THE OWNER OF ANY PUBLIC ACCESS EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAYMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.

 ChoiceOne Engineering <small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</small>	DATE: 04-26-2017
	DRAWN BY: seb
	JOB NUMBER: MiaTro1632notes
	SHEET NUMBER 2 of 3

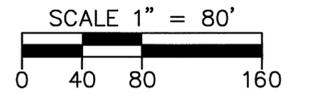
NOTTINGHAM SUBDIVISION, SECTION TEN

PT. 9891 TROY MIAMI
INLOT CITY OHIO
COUNTY

PLAT BOOK 200 PAGE 60-B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
 - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
 - 3.) THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT NORTHERLY OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT. A DRAINAGE EASEMENT SHALL EXIST OVER THE ENTIRETY OF THE FLOOD PLAIN LOT.
 - 4.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD.
 - 5.) DRIVEWAYS ON LOTS (36), (37), (45) AND (46) SHALL BE LOCATED NEAR THE WESTERLY LOT LINE OF EACH LOT.
 - 6.) ANY FENCING INSTALLED ON LOTS (35), (36), (46), (48), (49), (50) AND (50a), LOCATED ADJACENT TO PIQUA-TROY ROAD, SHALL BE CONSTRUCTED OF WHITE VINYL FENCING AND BE SUBMITTED TO THE DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊖ MAG NAIL FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE FRONT=30' REAR=35' SIDE=10'(UNLESS OTHERWISE SHOWN)
- *INLOT FLOOD PLAIN LOT
- (XX) PRELIMINARY LOT NUMBER

AREA SUMMARY

*2 FLOOD PLAIN LOTS	0.328 AC.
26 BUILDING LOTS	9.051 AC.
DEDICATED STREET R/W	2.181 AC.
TOTAL	11.560 AC.

LINE CHART		
LINE	BEARING	LENGTH
L1	S 58°-47'-05" W	46.86'
L2	S 31°-12'-55" E	46.29'

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	142.50'	26°-39'-47"	66.31'	65.72'	N 45°-29'-27" E
2	500.00'	19°-25'-59"	169.59'	168.77'	N 56°-27'-54" E
3	100.00'	20°-25'-06"	35.64'	35.45'	N 34°-01'-39" W
4	100.00'	40°-41'-15"	71.01'	69.53'	N 64°-34'-50" W
5	470.00'	13°-29'-37"	110.69'	110.43'	N 59°-26'-05" E
6	30.00'	90°-00'-00"	47.12'	42.43'	S 68°-49'-06" E
7	30.00'	90°-00'-00"	47.12'	42.43'	S 21°-10'-54" W
8	530.00'	12°-06'-32"	112.01'	111.80'	S 60°-07'-38" W
9	30.00'	90°-00'-00"	47.12'	42.43'	N 68°-49'-06" W
10	40.00'	62°-36'-25"	43.71'	41.57'	N 07°-29'-07" E
11	50.00'	92°-00'-55"	80.30'	71.94'	N 07°-13'-09" W
12	50.00'	76°-49'-23"	67.04'	62.13'	S 88°-21'-43" W
13	40.00'	27°-10'-37"	18.97'	18.80'	S 63°-32'-20" W
14	40.00'	25°-40'-46"	17.93'	17.78'	S 89°-58'-02" W
15	125.00'	07°-43'-52"	16.87'	16.85'	N 81°-03'-31" W
16	35.00'	90°-00'-00"	54.98'	49.50'	N 39°-55'-27" W
17	35.00'	90°-00'-00"	54.98'	49.50'	N 50°-04'-33" E
18	75.00'	61°-06'-21"	79.99'	76.25'	S 54°-22'-17" E
19	30.00'	88°-36'-46"	46.40'	41.91'	S 20°-29'-17" W
20	530.00'	10°-43'-18"	99.18'	99.03'	S 59°-26'-01" W
21	470.00'	12°-55'-37"	106.04'	105.82'	N 59°-09'-06" E
22	470.00'	00°-34'-00"	4.65'	4.65'	N 65°-53'-54" E
23	50.00'	51°-05'-41"	44.59'	43.13'	N 41°-04'-04" E
24	50.00'	54°-54'-43"	47.92'	46.11'	N 11°-56'-08" W
25	50.00'	54°-35'-28"	47.64'	45.86'	N 66°-41'-14" W
26	50.00'	83°-00'-52"	72.44'	66.27'	S 44°-30'-37" W
27	40.00'	34°-43'-39"	24.24'	23.88'	S 20°-22'-00" W
28	11.00'	82°-36'-11"	15.86'	14.52'	S 17°-28'-58" W
29	20.21'	82°-36'-11"	29.14'	26.68'	S 72°-31'-01" E

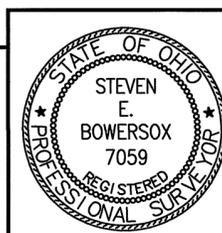
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 11.560 ACRES OUT OF PART OF INLOT NUMBER 9891, AND BEING THE REMAINDER OF TRACT 2, LND. SUR. 56/155 AND OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN 2015OR-11327.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059

7/5/2017
DATE



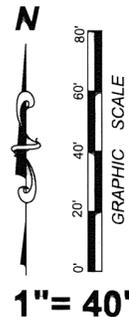
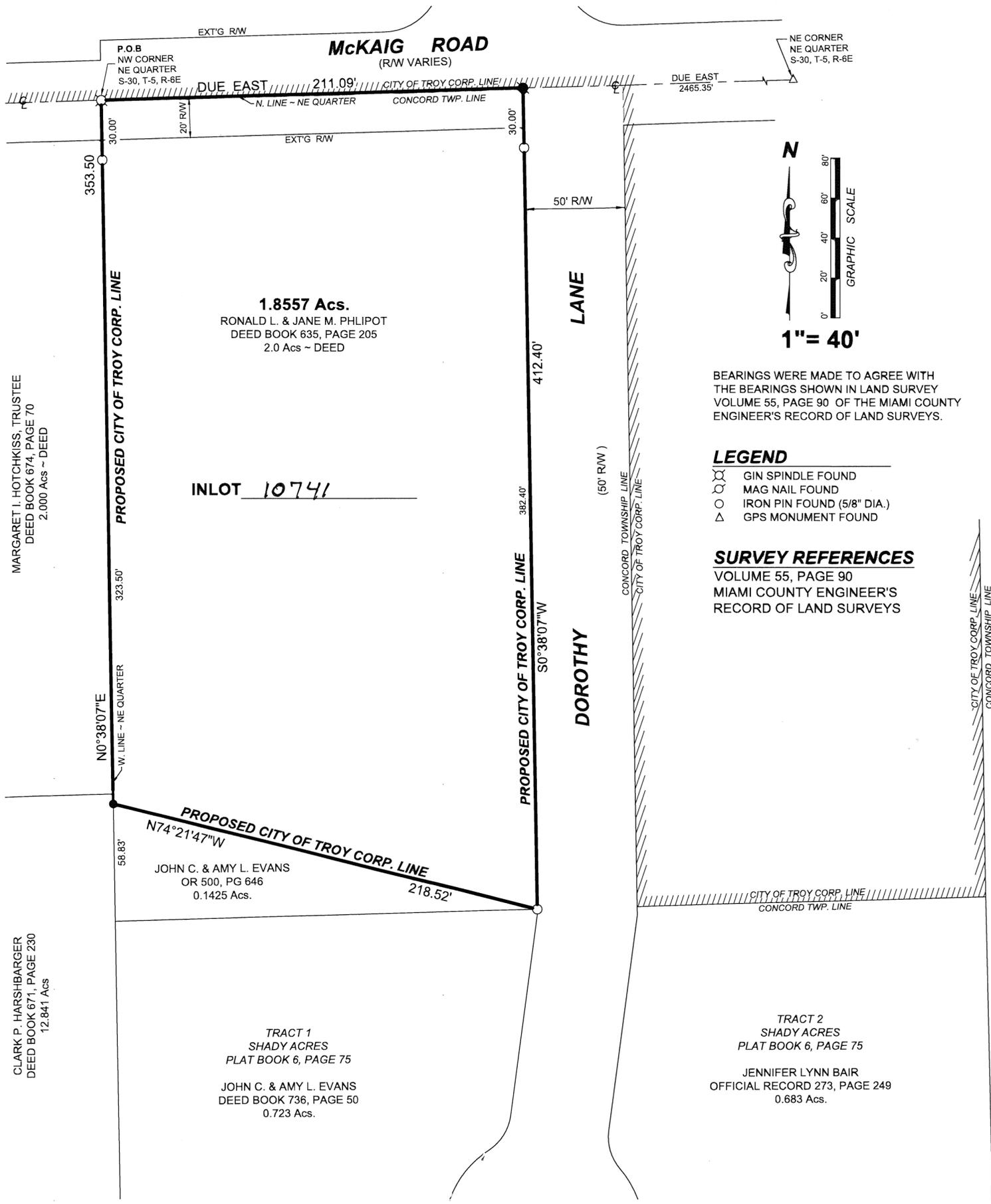
ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
04-26-2017
DRAWN BY:
seb
JOB NUMBER:
MiaTro1632fin
SHEET NUMBER
3 OF 3

ANNEXATION OF TERRITORY TO THE CITY OF TROY

NE 30 SECTION 5 TOWN 6 EAST RANGE CONCORD TOWNSHIP MIAMI COUNTY



BEARINGS WERE MADE TO AGREE WITH THE BEARINGS SHOWN IN LAND SURVEY VOLUME 55, PAGE 90 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

ANNEXATION PROCEEDINGS RECORDED IN 2017 OR-08579

FEE \$ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER

David Pence
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR:

APPROVED AND TRANSFERED THIS 13th DAY OF July, 2017

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00027
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/17/2017 1:45:27 PM
REFERENCES
PAGES: 1

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ANNEXATION PLAT CORRECTLY DEPICTS THE 1.8557 ACRE TRACT OF LAND BEING SHOWN BY SURVEY RECORDED IN VOLUME 55, PAGE 90 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

THOMAS WINEMILLER & ASSOCIATES, INC

David R. Winemiller

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197



DESCRIPTION

BEING THE ANNEXATION OF A 1.8557 ACRE TRACT WHICH IS PART OF THE ORIGINAL 2.0 ACRE TRACT OF LAND OF CONVEYED TO RONALD L. & JANE M. PHLIPOT AS RECORDED IN DEED BOOK 635, PAGE 205, THE SAME BEING SHOWN BY A SURVEY FILED IN VOLUME 55, PAGE 90 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

APPROVAL OF MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 31st DAY OF January, 2017

Paul C. Zaleski
MIAMI COUNTY ENGINEER

APPROVAL OF THE CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS 5th DAY OF June, 2017 THE ANNEXATION OF THE TERRITORY SHOWN HEREIN TO THE CITY OF TROY WAS APPROVED AND ACCEPTED BY ORDINANCE No. 0-19-2017

Sue H. Kraft
CLERK

Mark A. Baker
PRESIDENT OF COUNCIL

Michael L. Brown
MAYOR

APPROVAL OF THE MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 21st DAY OF FEBRUARY, 2017 BY RESOLUTION No. 17-02-239

John J. Crew
MIAMI COUNTY COMMISSIONER

John W. O'Brien
MIAMI COUNTY COMMISSIONER

Thomas J. Sumner
MIAMI COUNTY COMMISSIONER

PREPARED BY:
TWA
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS
212 WEST NATIONAL ROAD
VANDALIA, OHIO 45377
PHONE: 937-898-5862
FAX: 937-898-5716
www.winemillereengineering.com

STONEBRIDGE MEADOWS, SECTION FIVE

City of Troy, Miami County, Ohio

PLAT BOOK 26, PAGE 64
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A. LOPEZ
2017P-00028
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/26/2017 10:58:08 AM

REFERENCES
 PAGES: 3

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Twendel
 DEPUTY

TRANSFERRED THIS 26 DAY
 OF July, 2017

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
Linda Kinross
 BY: DEPUTY AUDITOR

DEDICATION

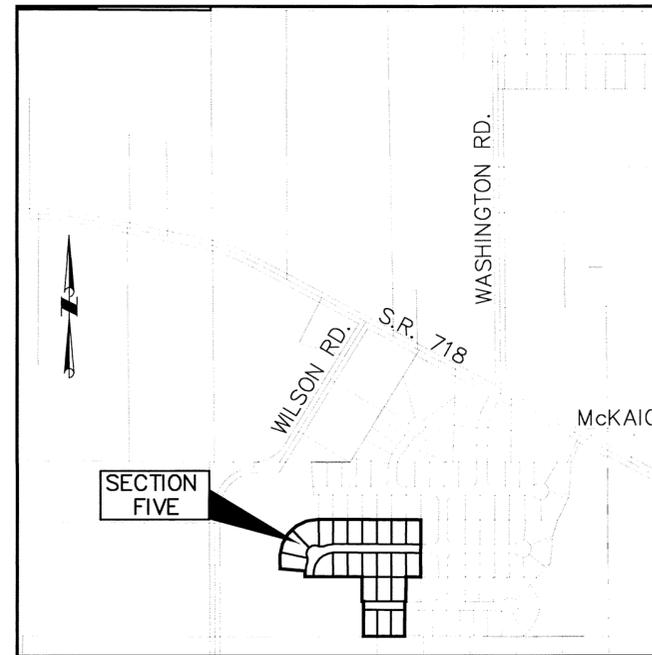
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 7.913 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONEBRIDGE MEADOWS, SECTION FIVE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2017OR-08004.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
 STONEBRIDGE MEADOWS, LLC.
Judith L. Tomb
 JUDITH L. TOMB, GENERAL MANAGER



VICINITY MAP
 N.T.S.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 26th DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE MEADOWS, LLC., BY JUDITH L. TOMB, ITS GENERAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Vicki L. Moore
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 4-4-2020

MORTGAGEE:
 MINSTER STATE BANK
Daniel F. Heitmyer
 DANIEL F. HEITMEYER
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 13th DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK., DANIEL F. HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana M. Asher
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 5-16-20



DIANA M. ASHER, Notary Public
 in and for the State of Ohio
 My Commission Expires 5-16-20
 Recorded in Miami County

DATE: July 26, 2017
 STATE OF OHIO, COUNTY OF MIAMI, S.S.

JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
 JUDITH L. TOMB

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Vicki L. Moore
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 4-4-2020



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF June, 2017 THIS PLAT WAS REVIEWED AND APPROVED.

Cheryl K. Jones, CHAIRMAN *Sue J. Knight*, SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF STONEBRIDGE MEADOWS, SECTION ~~FOUR~~, FIVE SECTION , BOOK , THIS DAY OF , 20 .

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-14-2017 EFFECTIVE 7-5, 2017

Michael J. Dennis, MAYOR *Martha A. Baker*, PRESIDENT OF COUNCIL *Sue J. Knight*, CLERK OF COUNCIL

CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 6th DAY OF JULY, 2017.

Jillian A. Rhoades
 JILLIAN A. RHOADES, P.E.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.913 ACRES AND BEING OUT OF PART OF INLOT NUMBER 9304 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 2017OR-08004.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 317, PAGE 556, OF THE MIAMI COUNTY RECORDER'S RECORDS.

<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 04-26-2017
	DRAWN BY: seb
	JOB NUMBER: MiaTro1707app
	SHEET NUMBER 1 OF 3

STONEBRIDGE MEADOWS, SECTION FIVE

City of Troy, Miami County, Ohio

PLAT BOOK 26, PAGE 64 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

TRANSFER OF LOTS

(1) ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE (1) PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

(2) ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE DONE BY RE-PLAT ONLY.

STREET CONSTRUCTION

THE STREETS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF TROY.

WATER AND SEWER

(1) IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION.

(2) ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

(3) PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES UNLESS PRE-APPROVED BY THE CITY ENGINEER. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

WATER AND SEWER

(4) EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREFOR.

(5) THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

(6) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

PUBLIC ACCESS EASEMENT

IN THE EVENT THAT THE CITY ENGINEER HAS REQUIRED OR APPROVED ONE OR MORE PUBLIC ACCESS EASEMENTS WITHIN THE SUBDIVISION, THESE AREAS OF THE FINAL PLAT SHALL BE CIRCUMSCRIBED AND LABELED AS PUBLIC ACCESS EASEMENTS ON THE FINAL PLAT, AND THE FOLLOWING NOTATION SHALL BE PROVIDED ON THE FINAL PLAT:

(1) ALL AREAS DESIGNATED AS PUBLIC ACCESS EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:

(2) PUBLIC ACCESS EASEMENTS ARE DEDICATED TO THE PUBLIC ACCESS AND USE. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.

(3) TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC ACCESS EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC ACCESS EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.

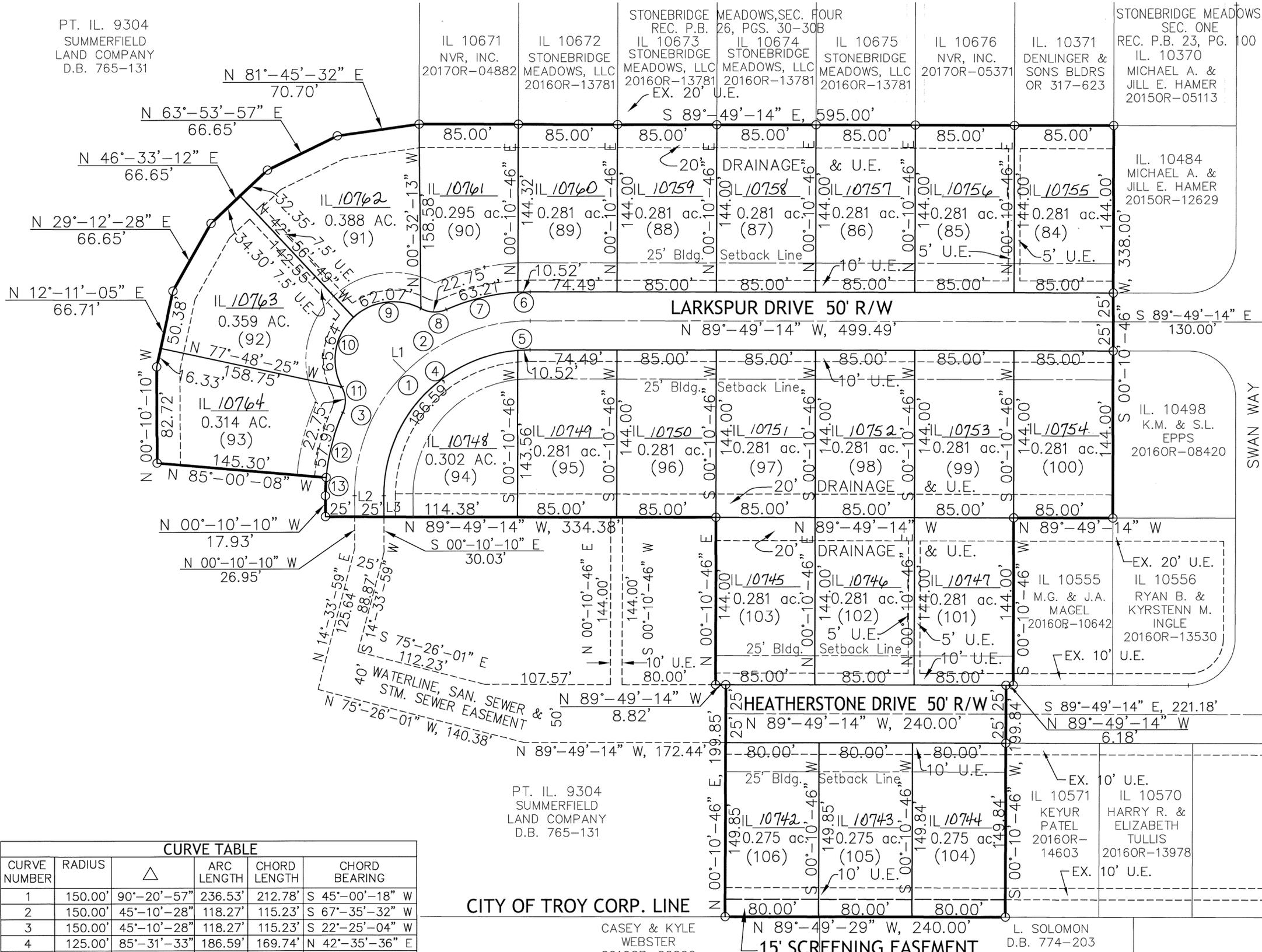
(4) NO PUBLIC ACCESS EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.

(5) IN THE EVENT THAT THE OWNER OF ANY PUBLIC ACCESS EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAYMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.

 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 04-26-2017
	DRAWN BY: seb
	JOB NUMBER: MiaTro1707notes
	SHEET NUMBER 2 OF 3

STONEBRIDGE MEADOWS, SECTION FIVE

PT. 9304 TROY MIAMI, OHIO
INLOT CITY COUNTY

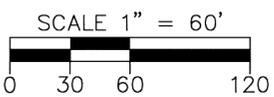


THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 60'

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE FRONT=25' REAR=25' SIDE=5'(UNLESS OTHERWISE SHOWN)
- (XX) PRELIMINARY LOT NUMBER



AREA SUMMARY

23 BUILDING LOTS	6.698 AC.
DEDICATED STREET R/W	1.215 AC.
TOTAL	7.913 AC.

NOTES:

- ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
- NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.913 ACRES AND BEING OUT OF PART OF INLOT NUMBER 9304 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 2017OR-08004.

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	150.00'	90°-20'-57"	236.53'	212.78'	S 45°-00'-18" W
2	150.00'	45°-10'-28"	118.27'	115.23'	S 67°-35'-32" W
3	150.00'	45°-10'-28"	118.27'	115.23'	S 22°-25'-04" W
4	125.00'	85°-31'-33"	186.59'	169.74'	N 42°-35'-36" E
5	125.00'	04°-49'-24"	10.52'	10.52'	N 87°-46'-04" E
6	175.00'	03°-26'-36"	10.52'	10.52'	S 88°-27'-29" W
7	175.00'	20°-41'-46"	63.21'	62.87'	S 76°-23'-18" W
8	25.00'	52°-08'-14"	22.75'	21.97'	N 87°-53'-28" W
9	50.00'	71°-07'-27"	62.07'	58.16'	S 82°-36'-55" W
10	50.00'	75°-13'-14"	65.64'	61.03'	S 09°-26'-34" W
11	25.00'	52°-08'-14"	22.75'	21.97'	S 02°-05'-56" E
12	175.00'	18°-58'-19"	57.95'	57.68'	S 14°-29'-02" W
13	175.00'	05°-10'-02"	15.78'	15.78'	N 02°-24'-51" E

CITY OF TROY CORP. LINE

CASEY & KYLE WEBSTER
2016OR-06099

LINE CHART

LINE NUMBER	BEARING	LENGTH
1	N 44°-59'-42" W	14.96'
2	S 00°-10'-10" E	18.09'
3	N 00°-10'-10" W	18.24'

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

7/5/2017
DATE

STEVEN E. BOWERSOX
7059

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
04-26-2017

DRAWN BY:
seb

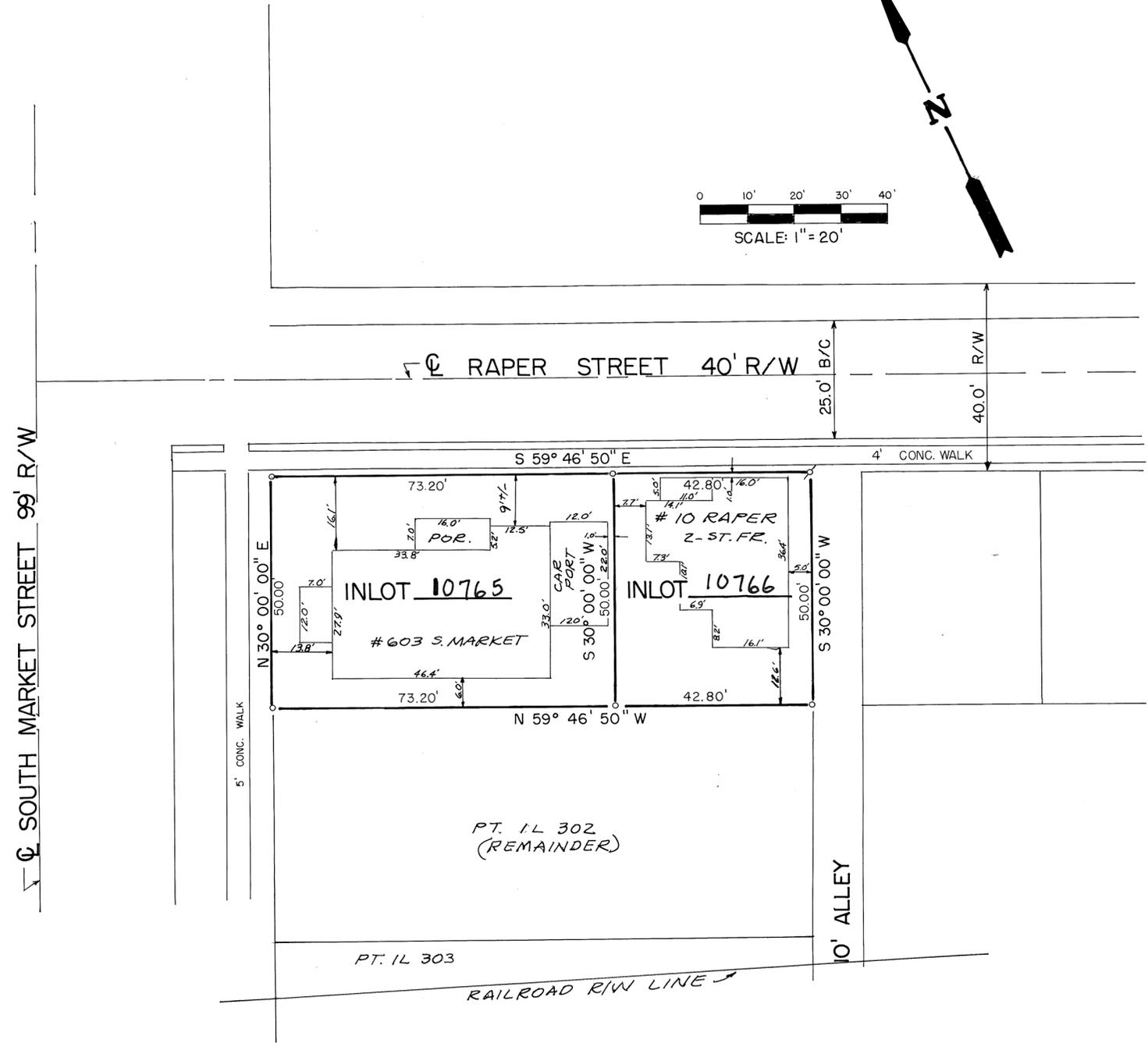
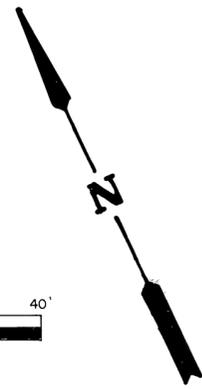
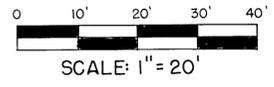
JOB NUMBER:
MiaTro1707fin

SHEET NUMBER
3 OF 3

REPLAT OF PART INLOT 302
TROY, OHIO

VOLUME 26 PAGE 65
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED FOR RECORD THIS 27th
DAY OF July, 2017, AT 3:21 PM
FILE NO. 2017P-00029 FEE: 43.20
Jessica A Lopez
MIAMI COUNTY RECORDER
BY DEPUTY *Jane R Pence*

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/27/2017 3:21:01 PM
REFERENCES
PAGES: 1



DESCRIPTION

BEING A REPLAT OF PART INLOT 302 ACQUIRED BY JOSEPH R. & LOIS E. FERRIER BY DEED BOOK 545 PAGE 904.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS REPLAT

Joseph R. Ferrier
JOSEPH R. FERRIER
Lois E. Ferrier
LOIS E. FERRIER

STATE OF OHIO - COUNTY OF MIAMI, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 27th DAY OF July, 2017

Heather Kelly
NOTARY PUBLIC



APPROVALS

THIS PLAT REVIEWED AND APPROVED THIS 22ND DAY OF JUNE, 2005, BY THE CITY OF TROY PLANNING COMMISSION.

Sue B. Knight
CHAIRMAN - DECEASED
SECRETARY

APPROVED AND TRANSFERRED THIS 27th DAY OF July, 2017.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR
Joyce Grubel
BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

LEGEND
○ IRON PIN SET FOUND
⊕ MAG NAIL SET RESET
NOTE:
LEGEND UPDATE 7/26/17

REFERENCES
LOT SURVEY VOL. 14, PGS. 110, 114



REPLAT/LOT SPLIT FOR JOE & LOIS FERRIER
APPROVED BY TROY IN 2005. ORIGINAL PLAT
NOT FILED AT THAT TIME. MONUMENTS
EXIST AS NOTED ABOVE.

Steven W Leffel 7/26/17



FERRIER REPLAT TROY, OHIO		
JOSEPH AND LOIS FERRIER TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339 - 5331		
DATE 7 JULY 2005	DRAWN BY: DV CHECKED BY: <i>RL</i>	SHEET NO. 1 OF 1
SCALE: 1" = 20'		

CARRIAGE TRAILS

VOLUME 26 PAGE 66
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

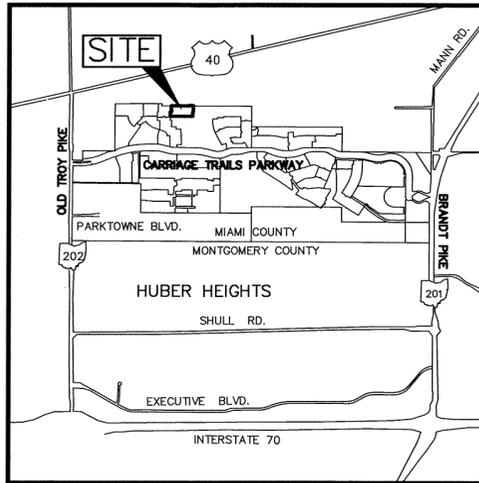
WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: [Signature]
Diana K. Colyer,
Assistant Secretary
and Treasurer

[Signature]
[Signature]

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2017



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 12, Phase IV are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 37
P.B. 25, PG. 62 P.B. 24, PG. 93
P.B. 23, PG. 28 P.B. 25, PG. 7
P.B. 26, PG. 16 P.B. 25, PG. 8
P.B. 23, PG. 87 P.B. 25, PG. 10
P.B. 26, PG. 20

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:
VOL 55, PG.159

FEE \$ 86.40

[Signature] [Signature]
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Aug. 25, 2017.

[Signature]
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

[Signature]
LINDA JENSEN
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON AUGUST 15, 2017

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP



By: [Signature] 8-1-17
David L. Chiesa P.S.
Registered Surveyor No. 7740

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 2nd DAY OF August, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

[Signature]
NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

By: [Signature]
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 3rd DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



MARLENE D. O'BRIEN
Notary Public, State of Ohio
My Commission Expires 12-09-2020

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

CARRIAGE TRAILS

VOLUME 26 PAGE 67
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

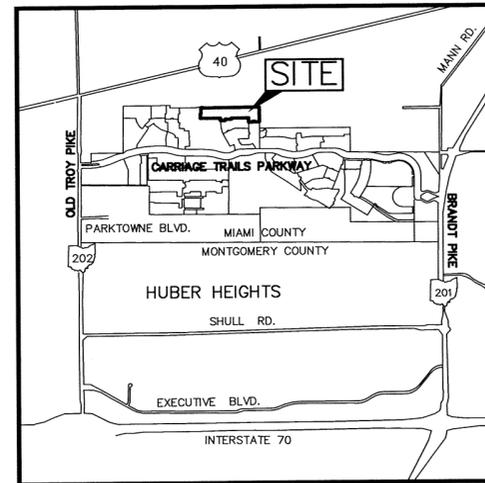
PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS
DEC Land Co. I LLC
By: Carrige Trails
at The Heights LLC
Cassandra Riehle
By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2017



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 9, Phase IV are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 37
P.B. 25, PG. 62 P.B. 24, PG. 93
P.B. 23, PG. 28 P.B. 25, PG. 7
P.B. 26, PG. 16 P.B. 25, PG. 8
P.B. 23, PG. 87 P.B. 25, PG. 10
P.B. 26, PG. 20

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:
VOL 55, PG.159

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/25/2017 10:36:00 AM
REFERENCES
PAGES: 3

FEE \$ 129.60

Jessica A. Lopez Lida McCoy
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Aug 25, 2017.

Matthew W. Nearhardt
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON AUGUST 15, 2017

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

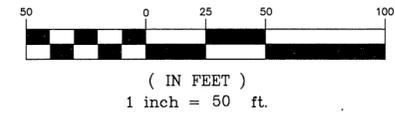
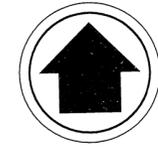
THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.



IBI GROUP
By: David L. Chiesa 8-1-17
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



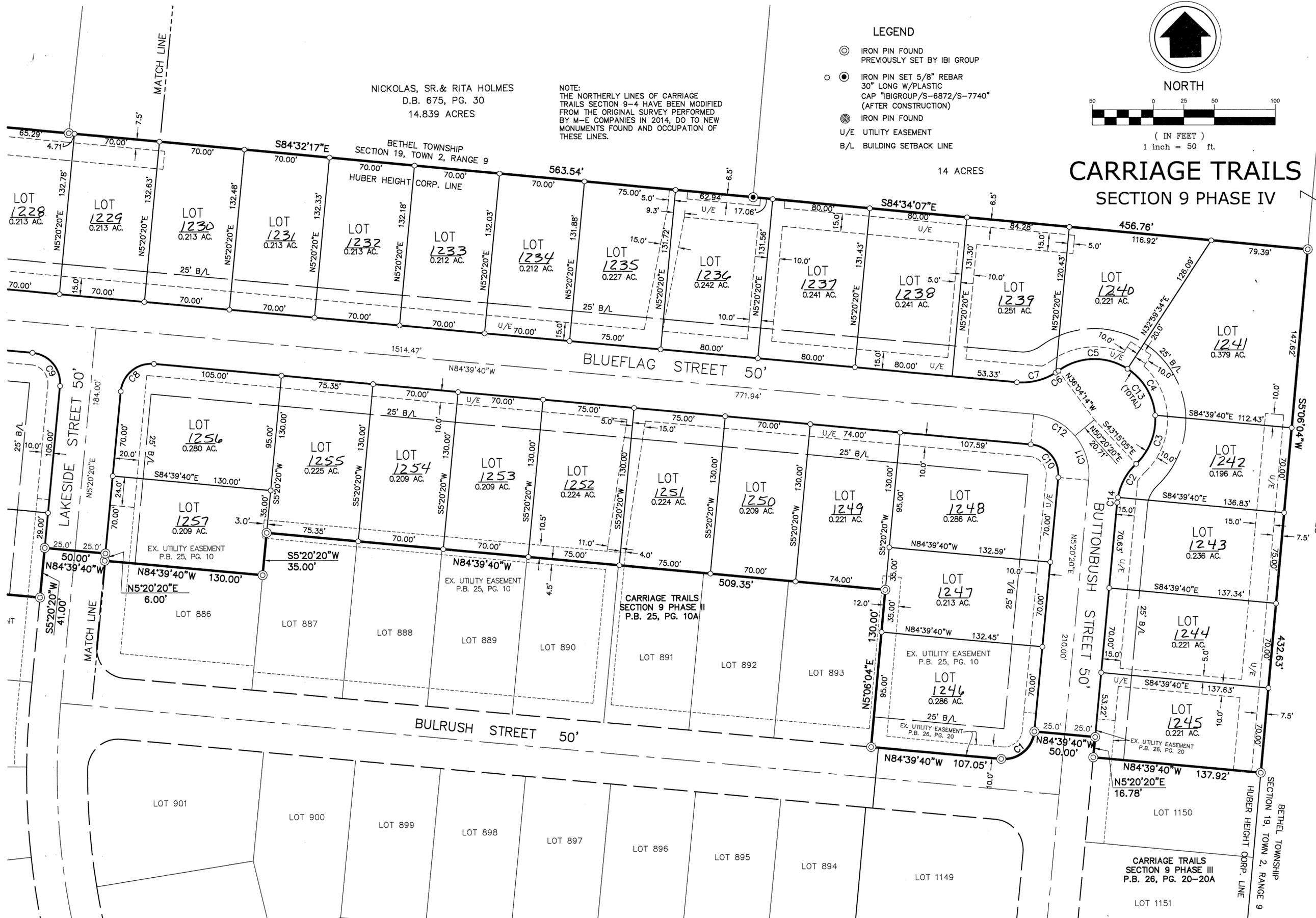
LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ● IRON PIN SET 5/8" REBAR 30" LONG W/PLASTIC CAP "IBIGROUP/S-6872/S-7740" (AFTER CONSTRUCTION)
- IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NOTE:
 THE NORTHERLY LINES OF CARRIAGE TRAILS SECTION 9-4 HAVE BEEN MODIFIED FROM THE ORIGINAL SURVEY PERFORMED BY M-E COMPANIES IN 2014, DO TO NEW MONUMENTS FOUND AND OCCUPATION OF THESE LINES.

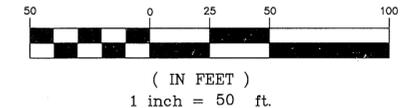
NICKOLAS, SR. & RITA HOLMES
 D.B. 675, PG. 30
 14.839 ACRES

CARRIAGE TRAILS SECTION 9 PHASE IV



GESAMAN FAMILY FARM LLC
 D.B. 722, PG. 610
 25 ACRES

J:\pre-int\141616-185 CT9-4\dwg\SURVEY\CT 9-4 PLAT.dwg by:dvld.chiesa on 07/31/2017 @ 12:49:51 PM ~ © M-E Companies, Inc.



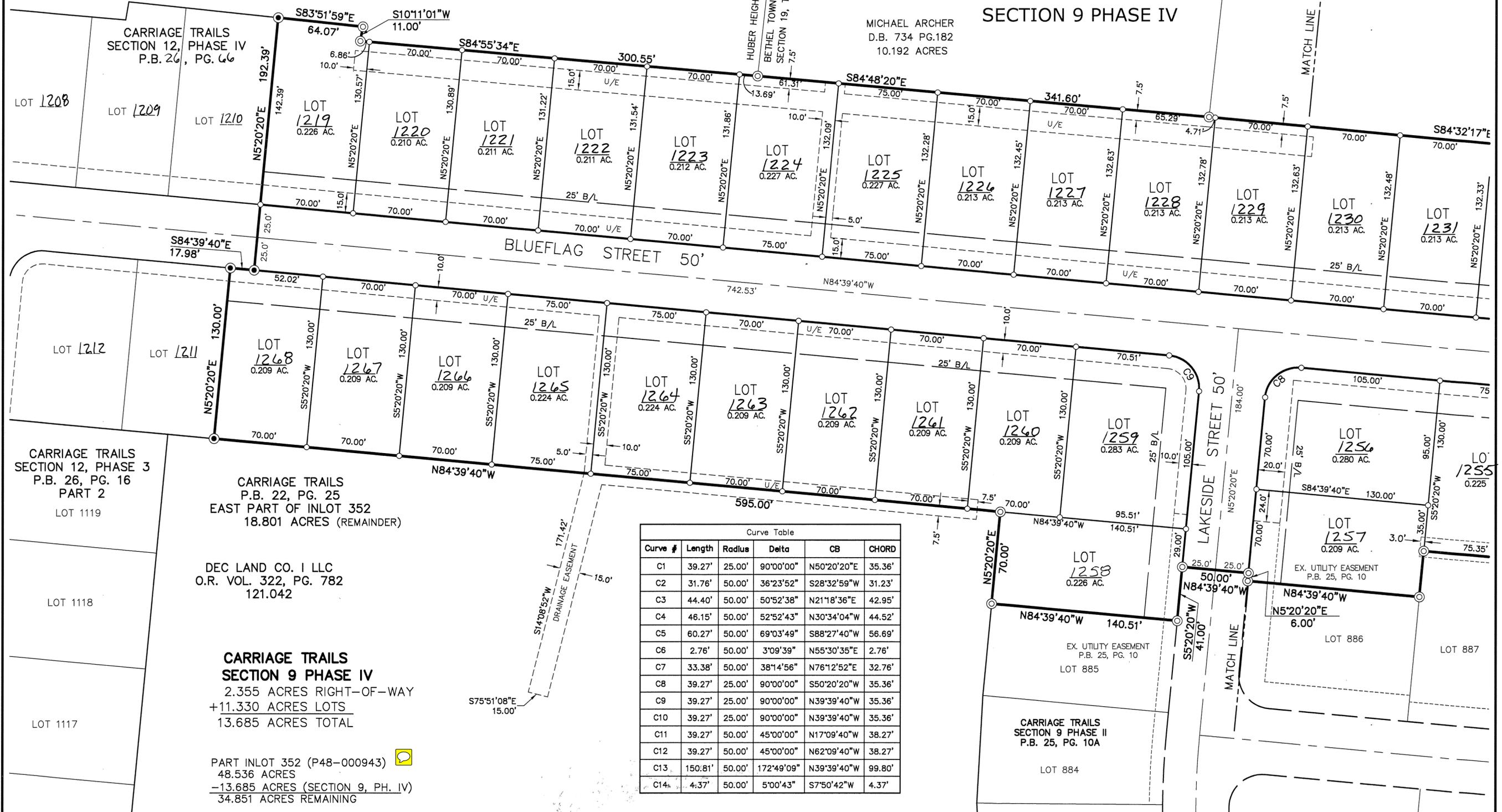
LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG W/PLASTIC CAP "IBIGROUP/S-6872/S-7740" (AFTER CONSTRUCTION)
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CITY OF HUBER HEIGHTS, OHIO
 O.R. 202, PG. 361
 24.1469 ACRES
 PART INLOT 303

MICHAEL ARCHER
 D.B. 734 PG.182
 10.192 ACRES

**CARRIAGE TRAILS
 SECTION 9 PHASE IV**



Curve #	Length	Radius	Delta	CB	CHORD
C1	39.27'	25.00'	90°00'00"	N50°20'20"E	35.36'
C2	31.76'	50.00'	36°23'52"	S28°32'59"W	31.23'
C3	44.40'	50.00'	50°52'38"	N21°18'36"E	42.95'
C4	46.15'	50.00'	52°52'43"	N30°34'04"W	44.52'
C5	60.27'	50.00'	69°03'49"	S88°27'40"W	56.69'
C6	2.76'	50.00'	3°09'39"	N55°30'35"E	2.76'
C7	33.38'	50.00'	38°14'56"	N76°12'52"E	32.76'
C8	39.27'	25.00'	90°00'00"	S50°20'20"W	35.36'
C9	39.27'	25.00'	90°00'00"	N39°39'40"W	35.36'
C10	39.27'	25.00'	90°00'00"	N39°39'40"W	35.36'
C11	39.27'	50.00'	45°00'00"	N17°09'40"W	38.27'
C12	39.27'	50.00'	45°00'00"	N62°09'40"W	38.27'
C13	150.81'	50.00'	172°49'09"	N39°39'40"W	99.80'
C14	4.37'	50.00'	5°00'43"	S7°50'42"W	4.37'

CARRIAGE TRAILS
 P.B. 22, PG. 25
 EAST PART OF INLOT 352
 18.801 ACRES (REMAINDER)

DEC LAND CO. I LLC
 O.R. VOL. 322, PG. 782
 121.042

**CARRIAGE TRAILS
 SECTION 9 PHASE IV**
 2.355 ACRES RIGHT-OF-WAY
 +11.330 ACRES LOTS
 13.685 ACRES TOTAL

PART INLOT 352 (P48-000943)
 48.536 ACRES
 -13.685 ACRES (SECTION 9, PH. IV)
 34.851 ACRES REMAINING

REPLAT OF PART OF INLOT 1777, PART OF OUTLOT 80 & 64 AND INLOTS 1142-1159
AND VACATED PORTION OF N. FIFTH STREET AND NORTH DRIVE
REGAL BELOIT AMERICA INC. SUBDIVISION

59.0541 TOTAL ACRES
SECTION 14, TOWN 4 NORTH, RANGE 6 EAST
TIPP CITY, MIAMI COUNTY, OHIO

VOLUME 26 PAGE 68
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/11/2017 1:52:14 PM

REFERENCES
PAGES: 3

FEE: \$189.00

Jessica Lopez
MIAMI COUNTY RECORDER

Robt Schmedel
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED

Sept. 11, 2017.

Matthew W. Heathardt
MIAMI COUNTY AUDITOR

Linda Jinnenas
BY DEPUTY AUDITOR

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF July, 2017, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall CHAIRMAN
Naomi M. Grier SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 7 DAY OF August, 2017 BY ORDINANCE 14-17

Joseph E. Giamberini PRESIDENT OF COUNCIL
Janice M. Bates CLERK OF COUNCIL

ACREAGE CHART

LOTS		
INLOT <u>4263</u>	27.4852 AC	1,197,257 SQFT
INLOT <u>4264</u>	30.6450 AC	1,334,897 SQFT
TO BE DEDICATED		
NORTH THIRD STREET	0.9239 AC	40,244 SQFT
TOTAL	59.0541 AC	2,572,398 SQFT

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND BEING HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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.

OWNER: REGAL BELOIT AMERICA INC.

BY: *Erik Nordquist*
REPRESENTATIVE

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29 DAY OF June, 2017 BY

Erik Nordquist

Nancy Penhal
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-22

OCCUPATION STATEMENT

THERE IS A FENCE LINE THAT RUNS GENERALLY WITH THE NORTHERLY LINE. PART OF NORTH THIRD STREET (OLD CRANE RD.) OCCUPIES THE EASTERLY LINE. THERE IS A FENCE LINE THAT GENERALLY RUNS WITH PART OF THE SOUTHERLY LINE ALONG THE NORTH SIDE OF KILGORE BOULEVARD. THERE IS NO OCCUPATION ALONG THE WESTERLY LINE AS SHOWN HEREON.

SURVEYOR'S NOTES

1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE SOUTH ZONE (NAD 83) AND GPS OBSERVATIONS PERFORMED BY CESO INC. IN JANUARY 2017
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-53839.
3. ALL PERTINENT DOCUMENTS USED FOR THIS SURVEY ARE AS SHOWN HEREON.
4. ALL DOCUMENTS SHOWN HEREON ARE ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE, TROY, OHIO.

SURVEYOR'S CERTIFICATION:

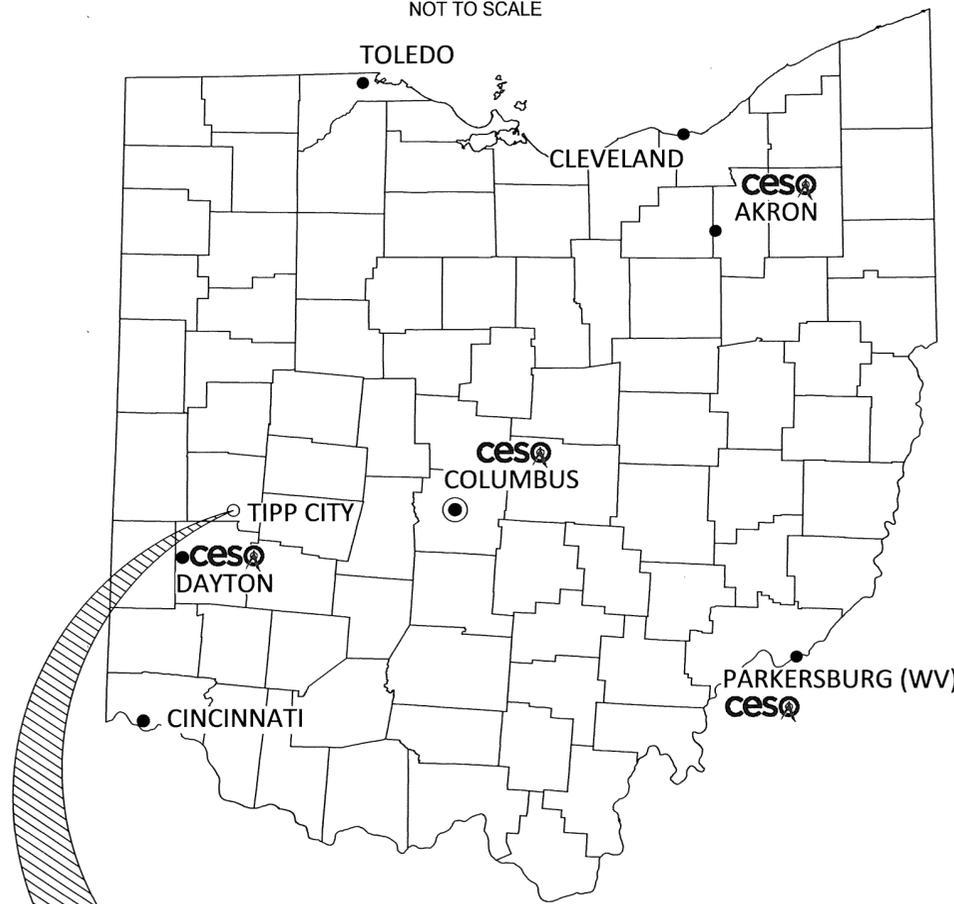
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN JANUARY, 2017, AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, O.C.C. 133-37 AND O.R.C. 711.

J. Bryant Abt
SIGNER
J. BRYANT ABT
OHIO P.S. NO. 8593
abt@cesoinc.com
REGISTERED PROFESSIONAL SURVEYOR
BRYANT ABT
S-53993
DATE 06/07/17

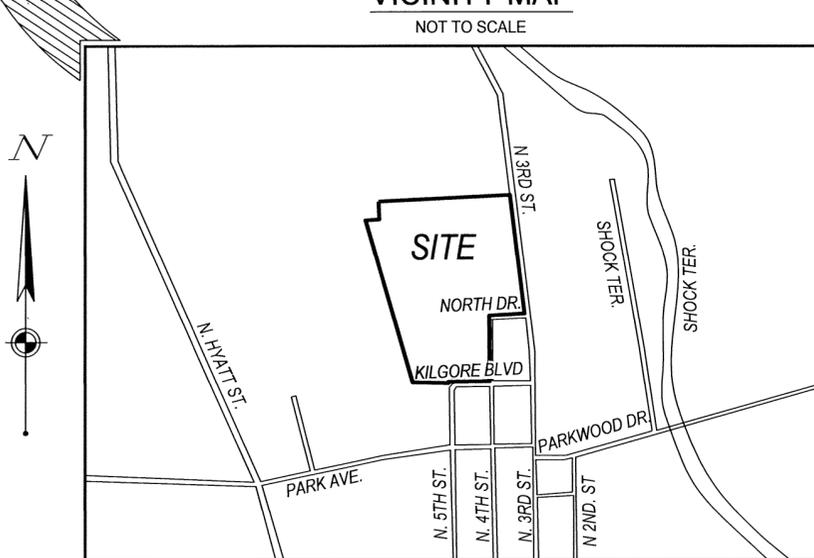
SURVEYOR
BRYANT ABT
CESO INC.
8534 YANKEE ST.
DAYTON, OH 45458
(937) 435-8584

CLIENT
VON BRIESE & ROPER
20975 SWENSON DRIVE
SUITE 400
WAUKESHA, WI 53186

LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SITE LOCATION

LAT ~39°58'18" N
LON ~84°10'23" W

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/09/2017	TIPP CITY REVIEW
2	05/23/2017	TIPP CITY REVIEW
3	06/07/2017	MCEO REVIEW

SUBDIVISION PLAT

REGAL BELOIT AMERICA INC.

531 N. FOURTH ST. TIPP CITY
SEC 14, T4N, R6E MIAMI COUNTY, OHIO

SCALE: N/A DATE: APRIL 19, 2017

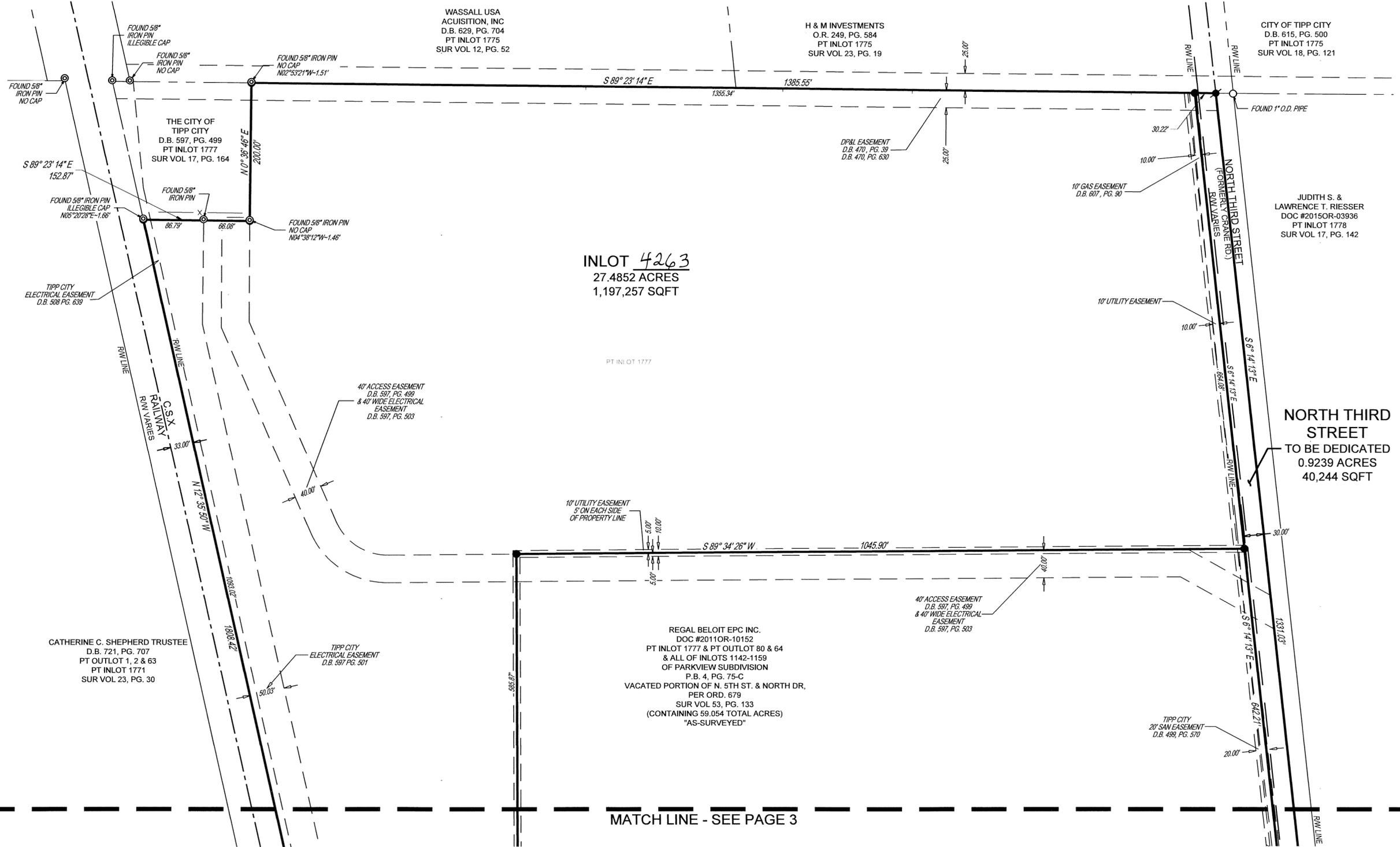
DESIGN: N/A
DRAWN: WCV
CHECKED: JBA

ceso
CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental
8534 YANKEE STREET, DAYTON, OHIO 45458 (937-435-8584)

JOB NO.: 753582
SHEET NO.: 1 OF 3

REPLAT OF PART OF INLOT 1777, PART OF OUTLOT 80 & 64 AND INLOTS 1142-1159
AND VACATED PORTION OF N. FIFTH STREET AND NORTH DRIVE
REGAL BELOIT AMERICA INC. SUBDIVISION

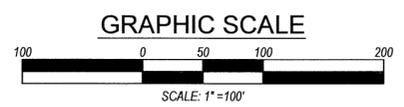
59.0541 TOTAL ACRES
SECTION 14, TOWN 4 NORTH, RANGE 6 EAST
TIPP CITY, MIAMI COUNTY, OHIO



INLOT 4263
27.4852 ACRES
1,197,257 SQFT

NORTH THIRD STREET
TO BE DEDICATED
0.9239 ACRES
40,244 SQFT

MATCH LINE - SEE PAGE 3



NORTH AND BEARING SYSTEM BASED UPON
THE OHIO STATE PLANE SOUTH ZONE (NAD 83)
AND GPS OBSERVATIONS PERFORMED BY
CESO INC. IN JANUARY 2017

LEGEND

- ⊙ IRON PIN FOUND AS NOTED
 - IRON PIPE FOUND AS NOTED
 - 5/8" x 30" IRON REBAR WITH YELLOW CAP STAMPED "CESO" SET
 - ⚡ MAG SPIKE SET
-
- BOUNDARY LINE
 - ADJOINER LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - HISTORICAL LOT LINES

SURVEYOR

BRYANT ABT
CESO INC.
8534 YANKEE ST.
DAYTON, OH 45458
(937) 435-8584

CLIENT

VON BRIESEN & ROPER
20975 SWENSON DRIVE
SUITE 400
WAUKESHA, WI 53186

SUBDIVISION PLAT

REGAL BELOIT AMERICA INC.

531 N. FOURTH ST. TIPP CITY
SEC 14, T4N, R6E MIAMI COUNTY, OHIO

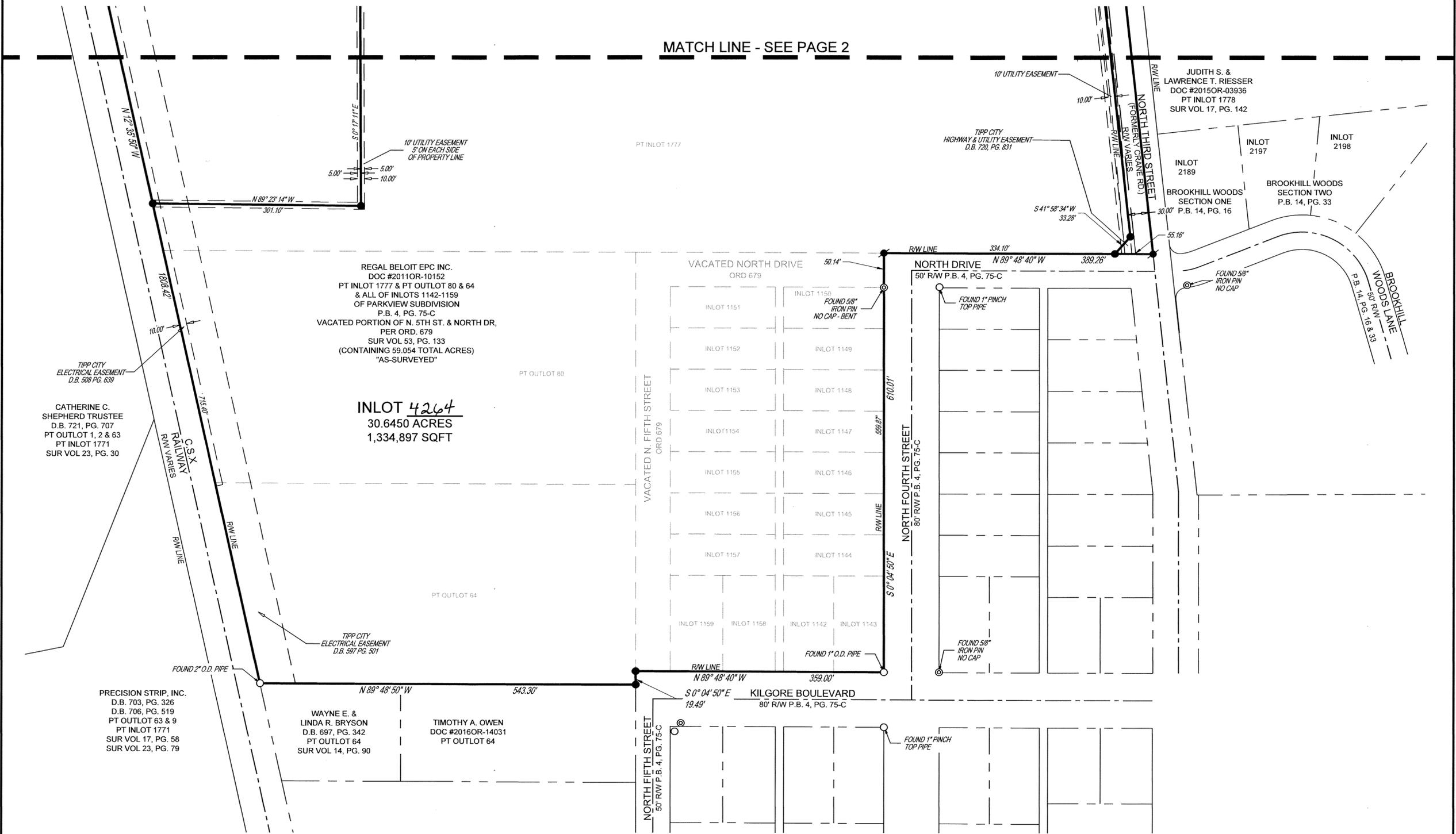
SCALE: 1" = 100' DATE: APRIL 19, 2017

DESIGN: N/A	 <small>Engineering • Architecture • Survey • Construction Mgt • Environmental 8534 YANKEE STREET, DAYTON, OHIO 45458 (937-435-8584)</small>	JOB NO.: 753582
DRAWN: WCV		SHEET NO.:
CHECKED: JBA		2 OF 3

REPLAT OF PART OF INLOT 1777, PART OF OUTLOT 80 & 64 AND INLOTS 1142-1159
AND VACATED PORTION OF N. FIFTH STREET AND NORTH DRIVE
REGAL BELOIT AMERICA INC. SUBDIVISION

59.0541 TOTAL ACRES
SECTION 14, TOWN 4 NORTH, RANGE 6 EAST
TIPP CITY, MIAMI COUNTY, OHIO

MATCH LINE - SEE PAGE 2



REGAL BELOIT EPC INC.
DOC #2011OR-10152
PT INLOT 1777 & PT OUTLOT 80 & 64
& ALL OF INLOTS 1142-1159
OF PARKVIEW SUBDIVISION
P.B. 4, PG. 75-C
VACATED PORTION OF N. 5TH ST. & NORTH DR.
PER ORD. 679
SUR VOL 53, PG. 133
(CONTAINING 59.054 TOTAL ACRES)
"AS-SURVEYED"

INLOT 4264
30.6450 ACRES
1,334,897 SQFT

PRECISION STRIP, INC.
D.B. 703, PG. 326
D.B. 706, PG. 519
PT OUTLOT 63 & 9
PT INLOT 1771
SUR VOL 17, PG. 58
SUR VOL 23, PG. 79

WAYNE E. &
LINDA R. BRYSON
D.B. 697, PG. 342
PT OUTLOT 64
SUR VOL 14, PG. 90

TIMOTHY A. OWEN
DOC #2016OR-14031
PT OUTLOT 64

LEGEND

- ⊙ IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 5/8" x 30" IRON REBAR WITH YELLOW CAP STAMPED "CESO" SET
- ⦿ MAG SPIKE SET

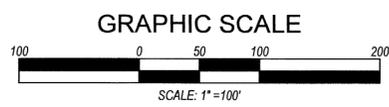
- BOUNDARY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- HISTORICAL LOT LINES

SURVEYOR

BRYANT ABT
CESO INC.
8534 YANKEE ST.
DAYTON, OH 45458
(937) 435-8584

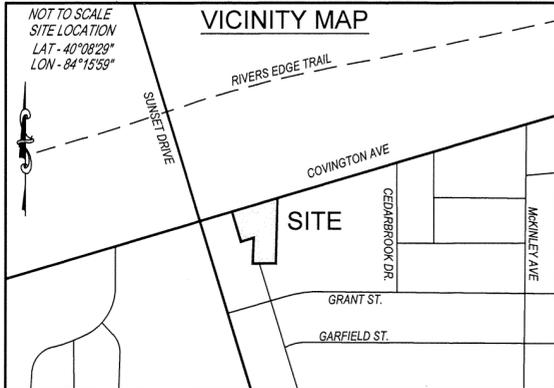
CLIENT

VON BRIESEN & ROPER
20975 SWENSON DRIVE
SUITE 400
WAUKESHA, WI 53186



NORTH AND BEARING SYSTEM BASED UPON
THE OHIO STATE PLANE SOUTH ZONE (NAD 83)
AND GPS OBSERVATIONS PERFORMED BY
CESO INC. IN JANUARY 2017

SUBDIVISION PLAT	
REGAL BELOIT AMERICA INC.	
531 N. FOURTH ST. TIPP CITY	SEC 14, T4N, R6E MIAMI COUNTY, OHIO
SCALE: 1" = 100'	DATE: APRIL 19, 2017
DESIGN: N/A	JOB NO.: 753582
DRAWN: WCV	SHEET NO.: 3 OF 3
CHECKED: JBA	
<small>Engineering • Architecture • Survey • Construction Mgt • Environmental 8534 YANKEE STREET, DAYTON, OHIO 45458 (937-435-8584)</small>	



SPEEDWAY LLC SUBDIVISION REPLAT OF INLOT NUMBER 7822 AND PART OF OUTLOT 108

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00033
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/20/2017 2:42:54 PM

VOLUME 26 PAGE 69
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO HEREBY DEDICATE COVINGTON AVE. AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION, OR OTHER UTILITY LINES OR SERVICES, AND FOR GRADING AND PAVEMENT WORK ASSOCIATED WITH ANY IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR THEIR OBSTRUCTIONS WITHIN SAID EASEMENT, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: SPEEDWAY LLC, FORMERLY KNOWN AS EMRO MARKETING CO.
BY: Gregory S. Whitman
WITNESS: Gregory S. Whitman
PRINTED NAME: Gregory S. Whitman
TITLE: District A.E. and Operations Planning

ACKNOWLEDGEMENT

STATE OF OHIO SS:
COUNTY OF MONTGOMERY

BE IT REMEMBERED THAT ON THIS 14th DAY OF September, 2017 A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME Gregory Whitman, owner of Speedway LLC, ON BEHALF OF SAID CORPORATION FOR AND AS THE ACT OF THE SAID CORPORATION, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARIAL SEAL, ON THIS DAY AND DATE WRITTEN HEREON:
Mary E. Bergman 5-1-22
NOTARY PUBLIC MY COMMISSION EXPIRES May 1, 2022

OCCUPATION STATEMENT

THERE EXIST NO EVIDENCE OF OCCUPATION ALONG THE NORTHERLY, WESTERLY AND EASTERLY BOUNDARY LINES, AN EXISTING WIRE FENCE RUNS GENERALLY PARALLEL TO AND 2' SOUTH OF THE SOUTHERLY LINE.

PERTINENT DOCUMENTS

DEED REFERENCES AS SHOWN HEREON.

PLAT RECORDS:
PB 8, PAGE 71
PB 11, PAGE 82
PB 15, PAGES 52 AND 86

DESCRIPTION

BEING A REPLAT OF INLOT 7822, AS CONVEYED TO EMRO MARKETING CO. N.K.A. SPEEDWAY LLC, BY DEED RECORDED IN VOLUME 616, PAGE 386, AND CONVEYED TO SPEEDWAY LLC, BY DOCUMENT NUMBER 2016OR-08745, OF THE MIAMI COUNTY DEED RECORDS.

FLOOD ZONE STATEMENT

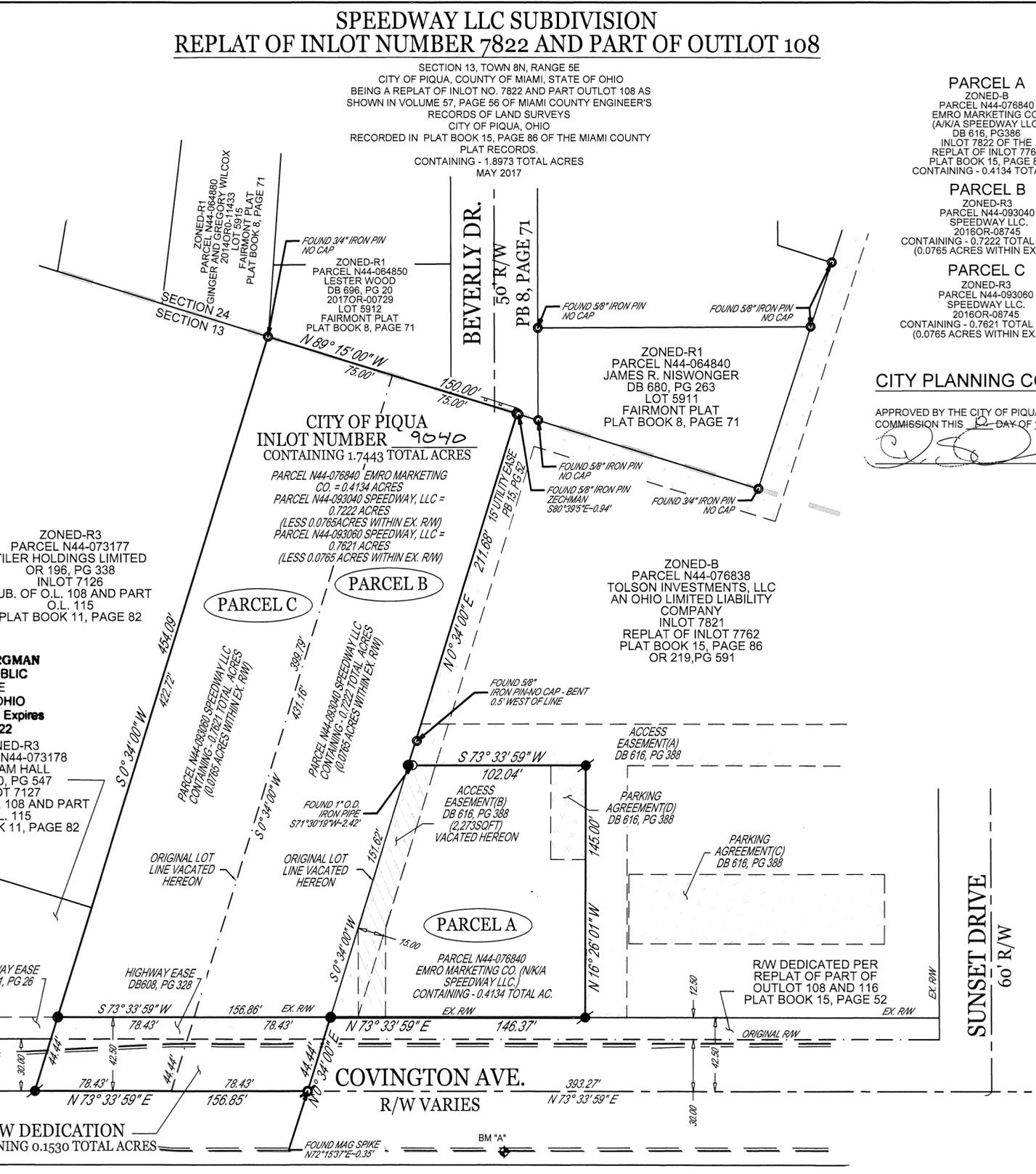
PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39109C0045E EFFECTIVE DATE: AUGUST 2, 2011; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN MARCH, 2016 AND MAY, 2017 AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR PROFESSIONAL SURVEYS, OAC 4733-37 AND ORC 711.

J. Bryant
SIGNED
J. BRYANT
OHIO P.S. NO. 8593
abt@cesoinc.com

DATE: 09/19/2017



R/W DEDICATION
CONTAINING 0.1530 TOTAL ACRES



UTILITY COMPANIES

ELECTRIC/WATER / SANITARY / STORM GAS
CITY OF PIQUA VECTREN
201 W. WATER STREET PO BOX EVANSVILLE, IN 47702
PIQUA, OH 45356 1.800.227.1376
937.778.2000
TELEPHONE / COMM.
AT&T 888.944.0447

BENCHMARK INFORMATION

SITE BM "A" - TOP OF BENCH TIE DRIVEN INTO EAST SIDE OF A LIGHT POLE LOCATED 3' NORTH OF THE NORTHERLY BACK OF CURB OF COVINGTON AVE. AND 12' WEST OF A LANE ASSIGNMENT SIGN AS SHOWN HEREON.
ELEVATION = 952.86'

NAVD 88

PARCEL A
ZONED-B
PARCEL N44-076840
EMRO MARKETING CO.
(N.K.A. SPEEDWAY LLC.)
DB 616, PG 386
INLOT 7822 OF THE
REPLAT OF INLOT 7762
PLAT BOOK 15, PAGE 86
CONTAINING - 0.4134 TOTAL AC.

PARCEL B
ZONED-R3
PARCEL N44-083040
SPEEDWAY LLC.
2016OR-08745
CONTAINING - 0.7222 TOTAL ACRES
(0.0765 ACRES WITHIN EX. R/W)

PARCEL C
ZONED-R3
PARCEL N44-083060
SPEEDWAY LLC.
2016OR-08745
CONTAINING - 0.7621 TOTAL ACRES
(0.0765 ACRES WITHIN EX. R/W)

CITY PLANNING COMMISSION

APPROVED BY THE CITY OF PIQUA PLANNING COMMISSION THIS 12 DAY OF Sept, 2017.

CITY COMMISSION

APPROVED AND ACCEPTED BY THE CITY OF COMMISSION COUNCIL THIS 19 DAY OF September, 2017
BY RESOLUTION NO. R-12-17

- SURVEYOR'S NOTES:**
- NORTH AND BEARING SYSTEM BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION C.O.R.S. - V.R.S. NETWORK AND REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM NAD83(11) AND GPS OBSERVATIONS COLLECTED USING TOPCON GRS-1 NETWORK ROVERS.
 - VERTICAL DATUM BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION C.O.R.S. - V.R.S. NETWORK AND REFERENCED NAVD88 AND GPS OBSERVATIONS COLLECTED USING TOPCON GRS-1 NETWORK ROVERS.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY CERTIFIED COMMITMENT NUMBER 5631278, DATED JANUARY 29, 2016 @ 6:59AM AND COMMITMENT NUMBER 5631301, DATED JANUARY 28, 2016 @ 6:59AM
 - ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDER'S DEED AND PLAT RECORDS, TROY, OHIO
 - ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - ACCESS TO THE SUBJECT PARCEL IS AVAILABLE ALONG COVINGTON AVE. BEING A PUBLIC ROADWAY UNDER THE JURISDICTION OF THE CITY OF PIQUA. NO ROADWAY IMPROVEMENT PLANS WERE DISCLOSED TO CESO DURING THE COURSE OF THE SURVEY.
 - UTILITIES IN THE FORM OF WATER, GAS, ELECTRIC, TELEPHONE, CABLE, STORM SEWER, SANITARY SEWER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
 - EXISTING STRUCTURES LOCATED ON THE PREMISES AS OF THE DATE OF THIS SURVEY ARE TO BE REMOVED UPON THE CONSOLIDATION OF THE LAND
 - CURRENT ZONING AS REGULATED BY THE CITY OF PIQUA ARE AS FOLLOWS:
PARCEL "A,B,C" - ZONED B - GENERAL BUSINESS
MINIMUM LOT AREA - NONE
MINIMUM LOT FRONTAGE - NONE
MINIMUM FRONT YARD - NONE
MINIMUM SIDE YARD SETBACK - NONE (10 FEET IF ABUTTING A RESIDENTIAL DISTRICT)
MINIMUM REAR YARD SETBACK - LOT OF 30FT OR 20% OF DEPTH IF ABUTTING A RESIDENTIAL DISTRICT.
MAXIMUM BUILDING HEIGHT - 35 FEET
 - THERE EXIST NO GAPS OR GORES WITHIN THE SUBJECT PARCELS.

SURVEYOR:
CESO INC.
8534 YANKEE STREET
DAYTON, OHIO 45458
937.435.8584

DEVELOPER:
SPEEDWAY LLC.
500 SPEEDWAY DR.
EVON, OHIO 45323
1.800.643.1948

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/8/2017	COUNTY COMMENTS
2	7/10/2017	COUNTY COMMENTS
3		
4		
5		

SPEEDWAY LLC REPLAT

**REPLAT OF CITY INLOT NUMBER 7822
AND PART OUTLOT 108**

1551 COVINGTON AVE
PIQUA, OHIO
MIAMI COUNTY

SCALE: 1"=50' DATE: 05/08/2017

DESIGN: N/A
DRAWN: JBA
CHECKED: DPB

DESIGN: N/A
JOB NO.: 752178
SHEET NO.: 1 OF 1

CESO
WWW.CESOINC.COM

REPLAT FOR UPPER VALLEY COMMUNITY CHURCH

CITY OF PIQUA, MIAMI COUNTY, OHIO
INLOT 8949 AND PART INLOT 7829

VOLUME 26 PAGE 70
MIAMI COUNTY RECORDER'S RECORD OF PLATS

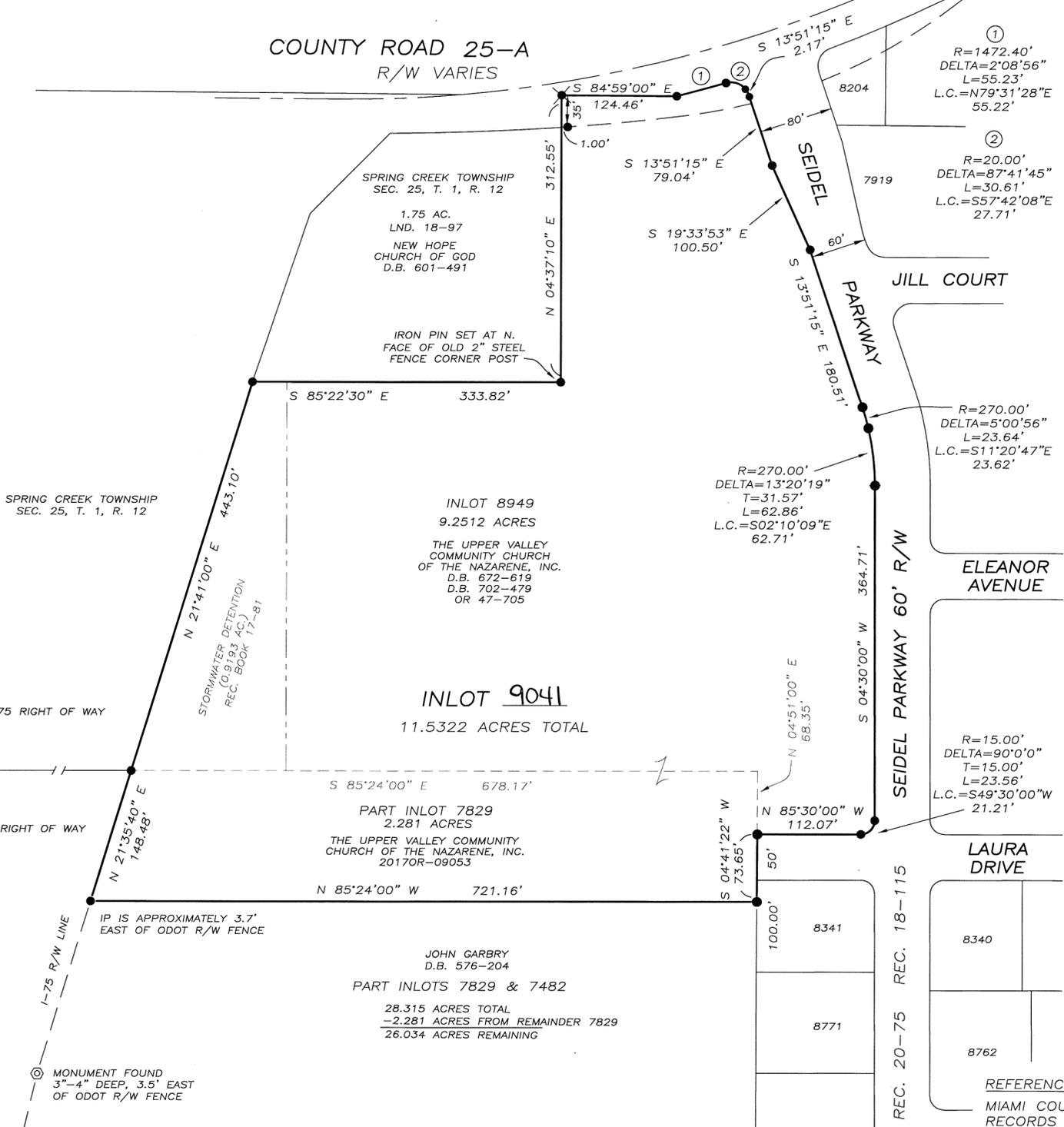
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/21/2017 12:10:39 PM
REFERENCES
PAGES: 1

FEE \$ 43.20

Jessica A. Lopez *Rola McCoy*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept. 21, 2017.

Matthew W. Gearhardt *Andrea Seal*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 8949 AND PART INLOT 7829 AS CONVEYED TO UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC. IN DOCUMENT NO. 2017OR-09053, OFFICIAL RECORD 47 PAGE 705, DEED BOOK 702, PAGE 479 AND DEED BOOK 672 PAGE 619, MIAMI COUNTY RECORDER'S RECORDS, LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF PARCEL HEREIN REPLATED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

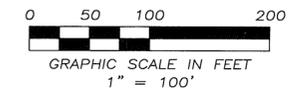
Andrew M. Morum
DIRECTOR OF UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 14TH DAY OF Sept., 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE DIRECTOR OF UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J. Bushnell KATHLEEN J. BUSHNELL
NOTARY PUBLIC Notary Public, State of Ohio

MY COMMISSION EXPIRES: 10/14/21



REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 9, PAGE 128
VOLUME 18, PAGE 97
VOLUME 20, PAGE 84
VOLUME 58, PAGE 23

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 17, PAGE 81
VOLUME 16, PAGE 74
VOLUME 21, PAGE 100
VOLUME 23, PAGE 2
VOLUME 23, PAGE 3

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED
THIS 20TH DAY OF Sept., 2017.

[Signature]

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✱ RAILROAD SPIKE SET
- ⊙ CONCRETE HIGHWAY MONUMENT FOUND

REPLAT FOR UPPER VALLEY COMMUNITY CHURCH
IN MIAMI COUNTY, OHIO ~ AUGUST 19, 2017

TRZ

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479

DESCRIPTION

BEING A REPLAT CONTAINING 13.528 ACRES MORE OR LESS LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AND BEING PART OF OUTLOT 282 AS ACQUIRED BY THE CITY OF PIQUA IN 2017OR-06786, 2017OR-06787, AND 2017OR-11588, AND PART OF OUTLOT 282 AS ACQUIRED BY CAP INDUSTRIES, INC. IN DEED BOOK 658 PAGE 367, DEED BOOK 611 PAGE 187, 2017OR-11589, AND ALL OF INLOT 6626 AS RECORDED IN RECORD PLAT BOOK 9, PAGE 101.

PIQUA POWER REPLAT

VOLUME 26, PAGE 71

MIAMI COUNTY RECORDER'S RECORD OF PLATS

APPROVAL BY THE PIQUA CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 19 DAY OF September 2017, BY ORDINANCE NO. R-122-17.

Joseph H. Wilson, Mayor-acting
Rebecca S. Cool, Clerk

CITY OF PIQUA:

THIS RECORD PLAT WAS REVIEWED AND APPROVED THIS 17th DAY OF Sept. 2017.

Chris Schmiessing, City Planner, City of Piqua

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 19 DAY OF September, 2017.

Gary A. Huff, City Manager
Rebecca S. Cool, Witness

Gary A. Huff, Printed Name
Rebecca S. Cool, Witness

STATE OF OHIO - COUNTY OF MIAMI, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 19 DAY OF September, 2017.

Rebecca S. Cool, Notary Public



REBECCA J. COOL, Notary Public
In and For the State of Ohio
My Commission Expires, July 12, 2019

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 15 DAY OF Sept., 2017.

Robert A. Heckman, CAP INDUSTRIES, INC.
Rebecca S. Cool, Witness

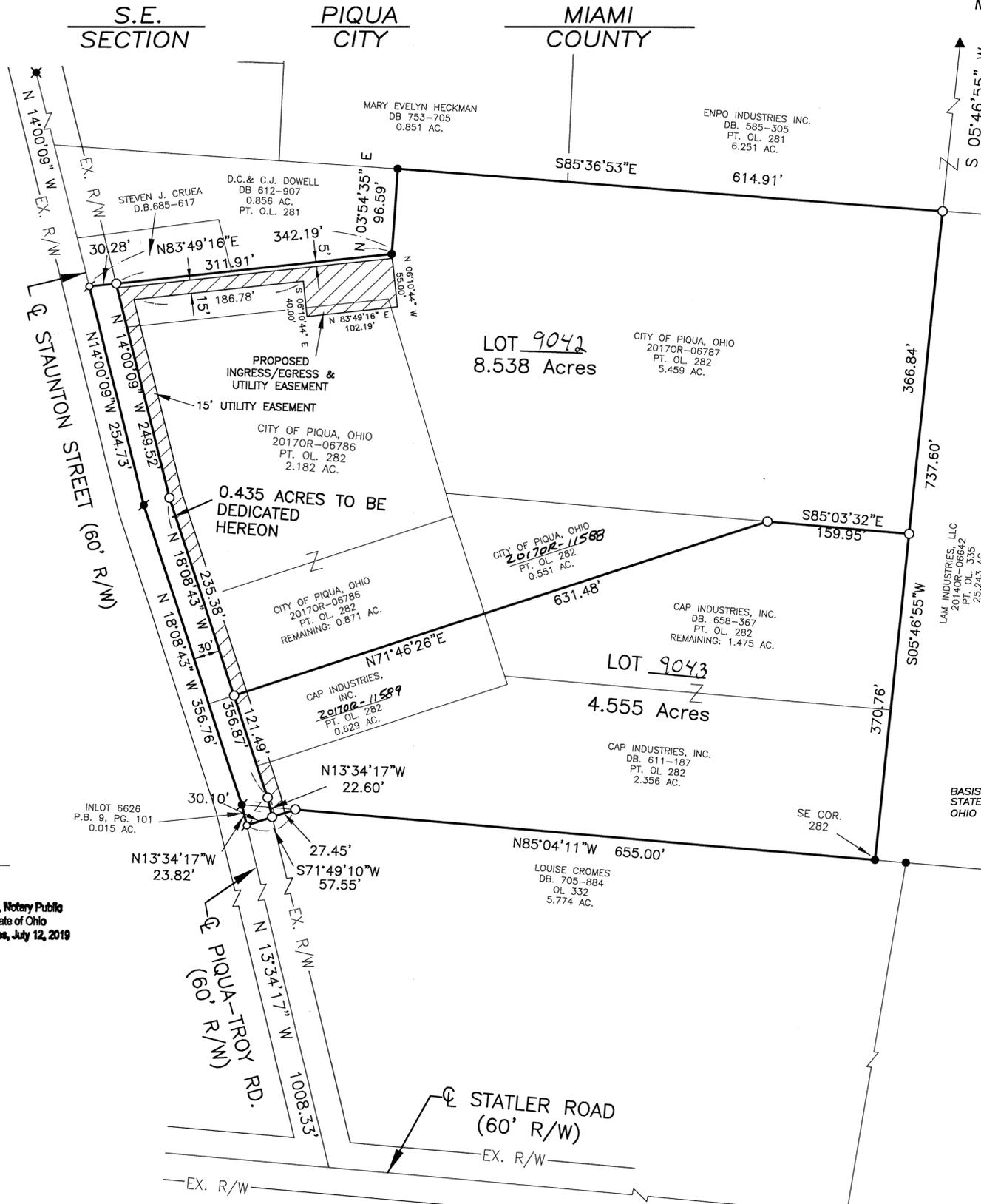
Robert A. Heckman, Printed Name
Rebecca S. Cool, Witness

STATE OF OHIO - COUNTY OF MIAMI, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 15 DAY OF September, 2017.

Rebecca S. Cool, Notary Public



REBECCA J. COOL, Notary Public
In and For the State of Ohio
My Commission Expires, July 12, 2019



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00035
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/22/2017 11:21:32 AM
REFERENCES
PAGES: 1

FEE \$ 43.20
Jessica Lopez, Miami County Recorder
Joni Mueser, Deputy Recorder
Matthew W. Gearhart, Miami County Auditor
Joyce Grillist, Deputy Auditor
APPROVED AND TRANSFERRED Sept 22, 2017

REFERENCES
LAND SURVEYS:
VOLUME 18, PAGE 17
AND AS REFERENCED HEREON
RECORD PLATS:
BOOK 9, PAGE 101
AND AS REFERENCED HEREON
LOT SURVEYS:
VOLUME 20, PAGE 175
VOLUME 18, PAGE 157
AND AS REFERENCED HEREON



BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011)

LEGEND
○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
● 5/8" IRON PIN FOUND
✱ RAILROAD SPIKE FOUND
⊙ MAG NAIL SET
● MAG NAIL FOUND
⊙ IRON PIPE FOUND
▲ STONE FOUND
() REFERENCED DISTANCE OF RECORD

REPLAT OF OUTLOT 282 AND INLOT 6626 FOR PIQUA POWER LOCATED IN MIAMI COUNTY ~ SEPTEMBER 14, 2017

STATE OF OHIO
JOHN J. BRUMBAUGH
8218
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: JOHN@BES-Engineer.COM

JOHN J. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #8218
9-14-2017

BES JOB #293.17 DRAWN BY: MRH CHECKED BY: JJB

REPLAT OF PART INLOT 7393 AND EASEMENT DEDICATION PLAT PARTS INLOTS 7392 & 7393 CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 26 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00036
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/27/2017 11:03:42 AM

REFERENCES
PAGES: 1

FEE \$ 4320

Jessica Lopez *Phyllis Pence*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 27, 2017

Matthew W Gearhardt *Joyce Grilliot*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 7393 AND EASEMENT DEDICATION PLAT OF PARTS INLOTS 7392 & 7393 AS SHOWN HEREON, AS CONVEYED TO ATM INVESTMENTS LLC, BY DEED RECORDED IN DOCUMENT 2017OR-07887 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING A REPLAT FROM PLAT BOOK 12, PAGE 148, MIAMI COUNTY RECORDER'S RECORDS.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

Thomas Baker
THOMAS BAKER, MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF September, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS BAKER, MEMBER OF ATM INVESTMENTS LLC, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Deborah Ann Stein
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14/2019



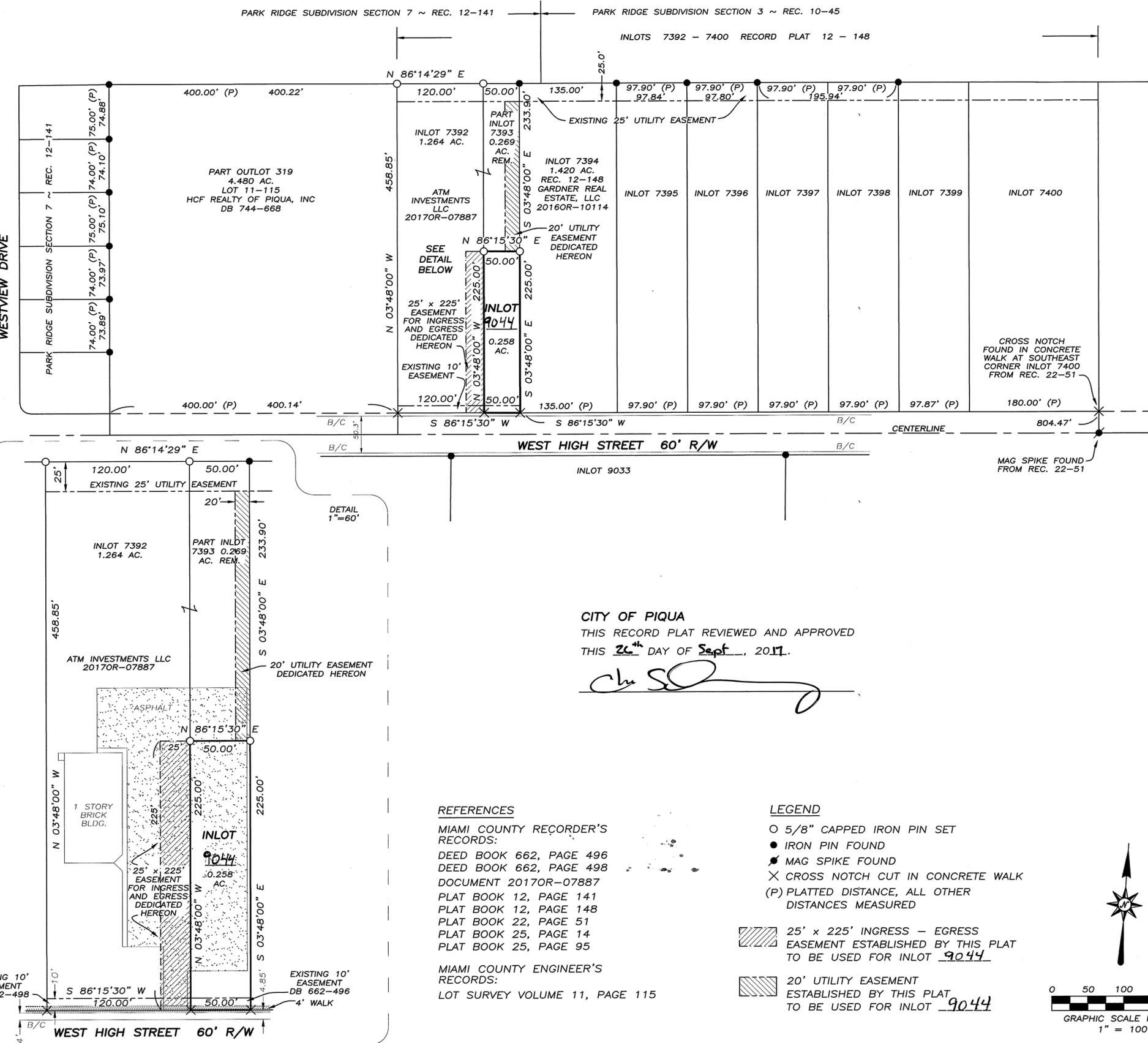
DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2019

REPLAT FOR TOM BAKER & RYAN RATERMANN
IN THE CITY OF PIQUA,
MIAMI COUNTY, OHIO ~ SEPTEMBER 16, 2017

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

Gregg S. Brookhart

GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607



CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 26th DAY OF Sept, 2017.

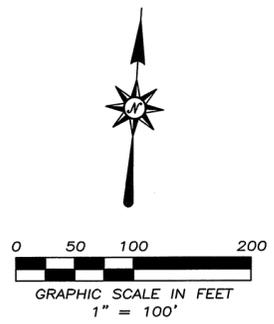
Chris S. O'Neil

REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 662, PAGE 496
DEED BOOK 662, PAGE 498
DOCUMENT 2017OR-07887
PLAT BOOK 12, PAGE 141
PLAT BOOK 12, PAGE 148
PLAT BOOK 22, PAGE 51
PLAT BOOK 25, PAGE 14
PLAT BOOK 25, PAGE 95
- MIAMI COUNTY ENGINEER'S RECORDS:
LOT SURVEY VOLUME 11, PAGE 115

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- MAG SPIKE FOUND
- × CROSS NOTCH CUT IN CONCRETE WALK
- (P) PLATTED DISTANCE, ALL OTHER DISTANCES MEASURED
- ▨ 25' x 225' INGRESS - EGRESS EASEMENT ESTABLISHED BY THIS PLAT TO BE USED FOR INLOT 9044
- ▨ 20' UTILITY EASEMENT ESTABLISHED BY THIS PLAT TO BE USED FOR INLOT 9044



PT 9305 INLOT TROY MIAMI, OHIO COUNTY

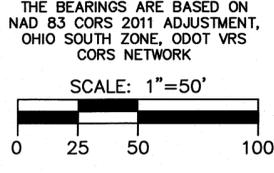
MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2017P-00037
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 09/29/2017 1:41:35 PM

REFERENCES
 PAGES: 1

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND

SURVEY REFERENCE
 LOT SURVEY 24, PAGE 96
 LAND SURVEY 51, PAGE 128
 LAND SURVEY 52, PAGE 25
 REC. P.B. 20, PAGE 94



FEE \$43.20
Jessica A. Lopez
 MIAMI COUNTY RECORDER
Shirley Pence
 BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Sept 19, 2017
Matthew W. Gearhart
 MIAMI COUNTY AUDITOR
Joyce Grilliat
 BY DEPUTY AUDITOR

CITY OF TROY ENGINEER

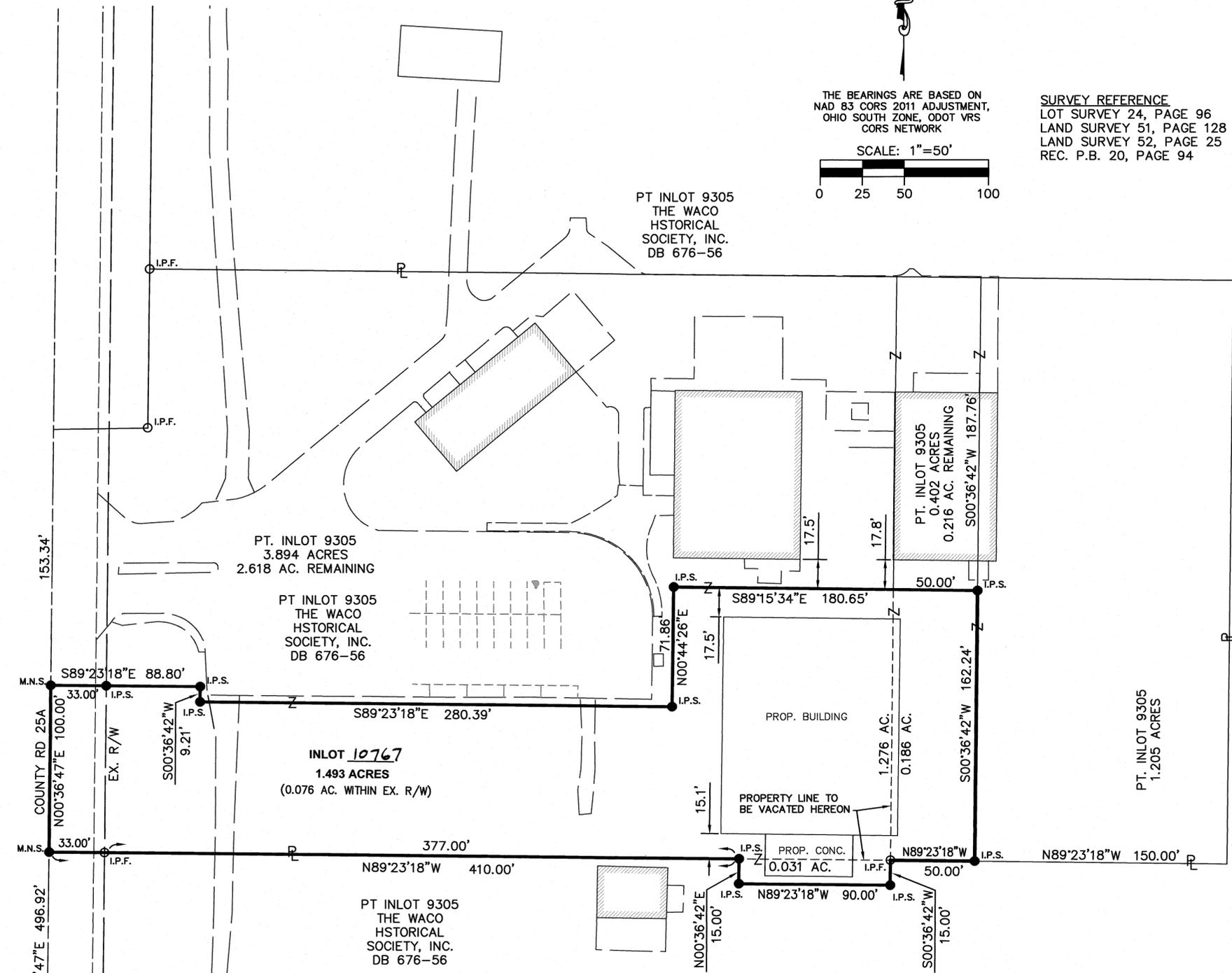
THIS PLAT WAS INSPECTED AND APPROVED BY
 US THIS 28th DAY OF SEPTEMBER 2017
Julian A. Rhoades
 JULIAN A. RHOADES, P.E.

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND
 HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE
 THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT
 TO THE EXECUTION OF SAID REPLAT.
 OWNER: THE WACO HISTORICAL SOCIETY, INC.
James A. McGarry Trustee
 AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
 APPEARED JAMES A. MCGARRY, ON BEHALF OF THE WACO
 HISTORICAL SOCIETY, INC., WHO EXECUTED THE FOREGOING PLAT, WHO
 ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
 OFFICIAL SEAL AT Troy, OHIO, THIS 28th DAY OF Sept., 2017.
 NOTARY PUBLIC *Jessica M. Morrison*
 MY COMMISSION EXPIRES: 12/6/2021

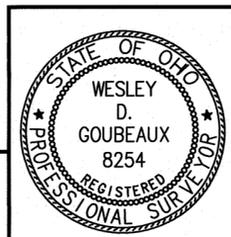


BEING A SUBDIVISION OF PT INLOT 9305 AND
 BEING OWNED BY WACO HISTORICAL SOCIETY,
 INC. IN DEED BOOK 676, PAGE 56.

NW COR.
 NW 1/4
 SEC. 10

Wesley D. Goubeaux
 WESLEY D. GOUBEAUX, P.S. #8254

9/27/2017
 DATE



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	09-27-2017
DRAWN BY:	WDG
JOB NUMBER:	MIACON1603
SHEET NUMBER	1 OF 1

TROY CORPORATION

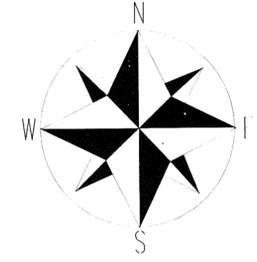
S.E. SECTION

REPLAT OF PARTS OF INLOT 82 INLOT

MIAMI COUNTY

OHIO STATE

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2017P-00038
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/02/2017 2:38:11 PM
 REFERENCES
 PAGES: 1



SCALE 1" = 20'
 BASIS OF BEARING:
 MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS
 VOLUME 14, PAGE 106

FEE 43.20
Jessica A Lopez BY: Jina Pence
 MIAMI COUNTY RECORDER DEPUTY
 APPROVED AND TRANSFERRED
2nd DAY OF October, 2017
Matthew W Gearhardt BY: Joyce Grilliot
 MIAMI COUNTY AUDITOR DEPUTY

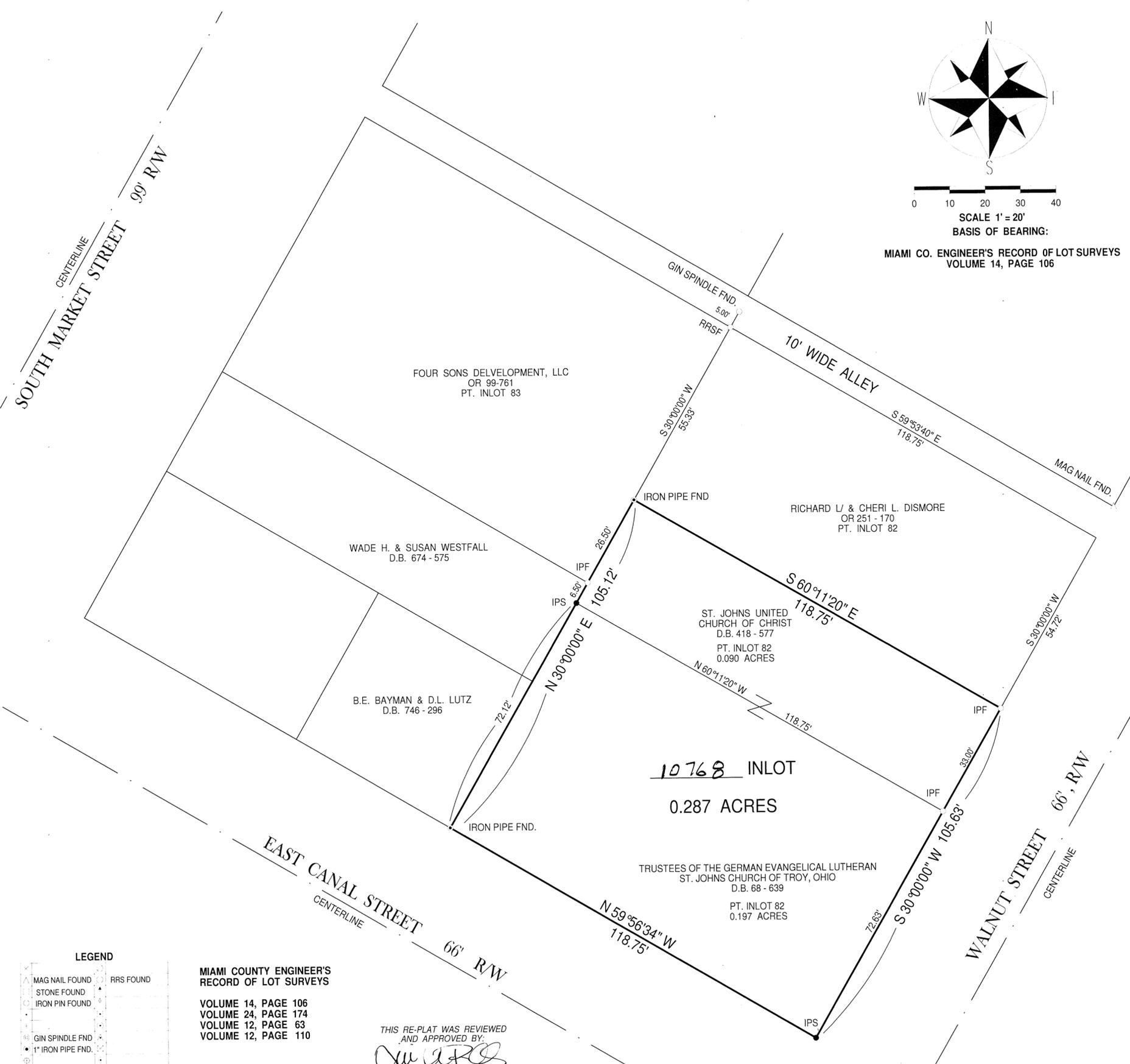
Description
 Being a Replat of Pt. Inlot 82 as conveyed to St. Johns United Church of Christ (D08-250557) by deed recorded in Deed Book 418, Page 577 and Pt. Inlot 82 as conveyed to Trustees of the German Evangelical Lutheran St. Johns Church of Troy, Ohio, FKA St. Johns United Church of Christ (D08-250555) by Deed Book 68, Page 639 of the Miami County Recorder's Records being located in the City of Troy, Miami County, Ohio, containing 0.287 acres total.

Consent
 We, the undersigned being the owners and lien holders of the parcel herein replatted, do hereby consent to the execution of said replat as shown hereon.

Owner Robert E Brower Jr. Virginia B. Beamish
 Printed Name: ROBERT E BROWER SR- Virginia B. Beamish
 Trustee President, Church Council

State of Ohio, County of Miami, S.S.
 Be it remembered that on this 2nd day of October, 2017, before me, the undersigned, a notary public in and for said County and State, personally came Robert Brower & Virginia Beamish, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Calvin Morrison
 Notary Public
 My Commission expires: 12/6/2021



LEGEND

○	MAG NAIL FOUND	○	RRS FOUND
●	STONE FOUND	○	IRON PIN FOUND
○	GIN SPINDLE FND.	○	1" IRON PIPE FND.
●	MAG NAIL SET	○	RRS SET
●	IRON PIN SET	○	A

MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
 VOLUME 14, PAGE 106
 VOLUME 24, PAGE 174
 VOLUME 12, PAGE 63
 VOLUME 12, PAGE 110

THIS RE-PLAT WAS REVIEWED AND APPROVED BY:
William Rhoades
 WILLIAM RHOADES, PE
 CITY ENGINEER OF TROY, OHIO
9/28/17
 DATE

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys.

SEPTEMBER 9, 2017	REPLAT OF PARTS OF INLOT 82, CITY OF TROY FOR ST. JOHNS UNITED CHURCH OF CHRIST INTO (1) LOT
	<u>Neil E. Teaford, P.S. #7724</u> NEIL E. TEAFORD, P.S. 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com Ohio Registered Professional Land Surveyor # 7724

ALLEY VACATION PLAT

VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 541, PAGE 816
DEED BOOK 686, PAGE 477
DEED BOOK 714, PAGE 186
OFFICIAL RECORD 201, PAGE 381
PLAT BOOK 1, PAGE 376
PLAT BOOK 2, PAGE 155
PLAT BOOK 2, PAGE 212
PLAT BOOK 19, PAGE 138
PLAT BOOK 19, PAGE 139
PLAT BOOK 20, PAGE 30
PLAT BOOK 25, PAGE 97

MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY VOLUME 8, PAGE 141
LOT SURVEY VOLUME 12, PAGE 135
LOT SURVEY VOLUME 14, PAGE 91
LOT SURVEY VOLUME 22, PAGE 98
LOT SURVEY VOLUME 22, PAGE 191
LOT SURVEY VOLUME 23, PAGE 121
LOT SURVEY VOLUME 24, PAGE 197
LAND SURVEY VOLUME 32, PAGE 11
ODOT MIA-48-(14.20-18.20) R/W PLANS

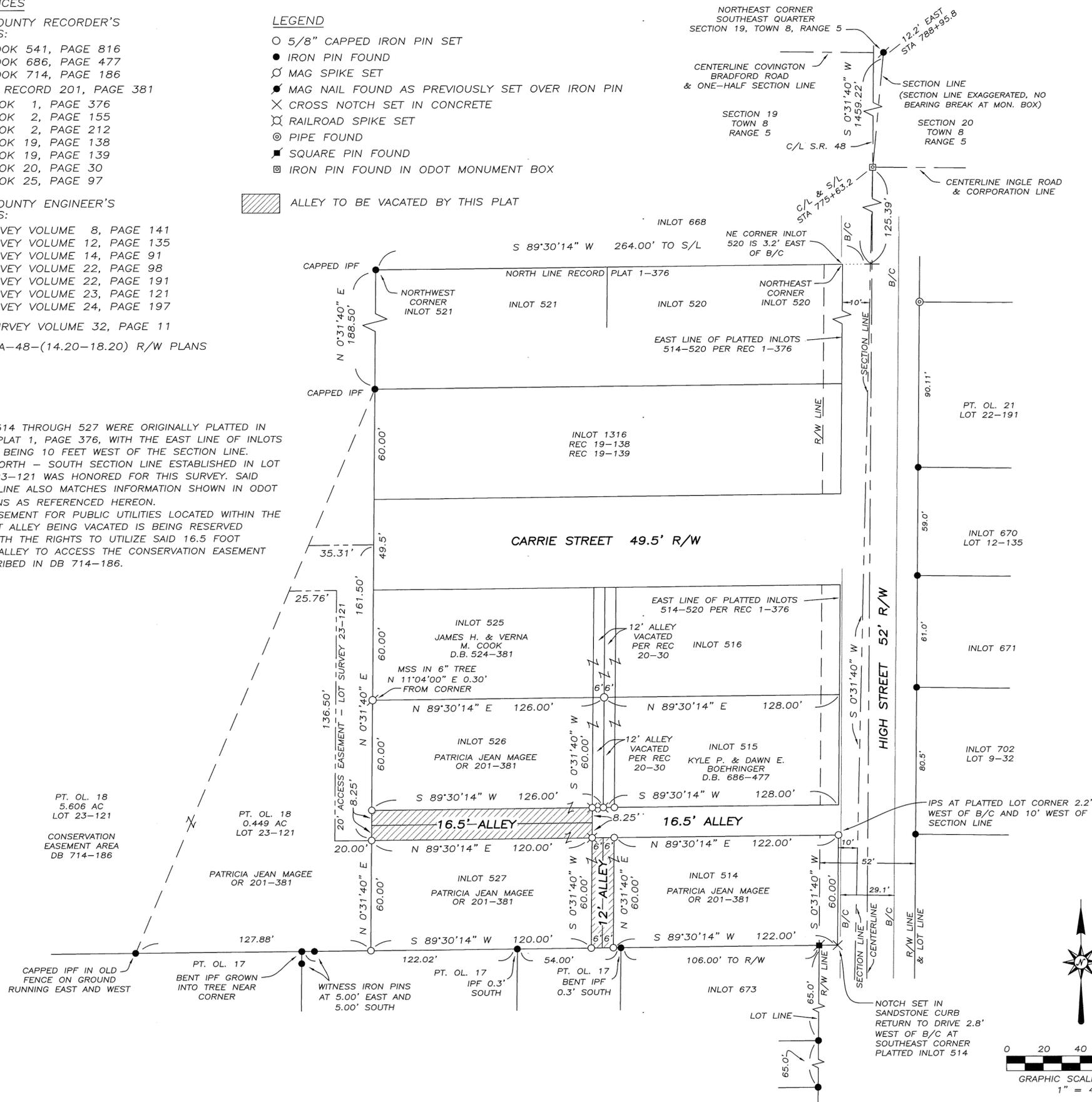
NOTES:

1. LOTS 514 THROUGH 527 WERE ORIGINALLY PLATTED IN RECORD PLAT 1, PAGE 376, WITH THE EAST LINE OF INLOTS 514-520 BEING 10 FEET WEST OF THE SECTION LINE.
2. THE NORTH - SOUTH SECTION LINE ESTABLISHED IN LOT SURVEY 23-121 WAS HONORED FOR THIS SURVEY. SAID SECTION LINE ALSO MATCHES INFORMATION SHOWN IN ODOT R/W PLANS AS REFERENCED HEREON.
3. AN EASEMENT FOR PUBLIC UTILITIES LOCATED WITHIN THE 16.5 FOOT ALLEY BEING VACATED IS BEING RESERVED ALONG WITH THE RIGHTS TO UTILIZE SAID 16.5 FOOT VACATED ALLEY TO ACCESS THE CONSERVATION EASEMENT AS DESCRIBED IN DB 714-186.

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG SPIKE SET
- MAG NAIL FOUND AS PREVIOUSLY SET OVER IRON PIN
- ⊗ CROSS NOTCH SET IN CONCRETE
- ⊗ RAILROAD SPIKE SET
- ⊗ PIPE FOUND
- SQUARE PIN FOUND
- ⊗ IRON PIN FOUND IN ODOT MONUMENT BOX

ALLEY TO BE VACATED BY THIS PLAT



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/24/2017 12:44:25 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20
Jessica A. Lopez *Rosa McCoy*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED 24 Oct, 2017
Matthew W. Heathard *Linda Timmerman*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A VACATION OF A 12 FOOT WIDE ALLEY BETWEEN LOTS 514 AND 527, AND A 16.5 FOOT WIDE ALLEY BETWEEN LOTS 526 AND 527, IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO.

VILLAGE OF COVINGTON

AT A MEETING OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 23RD DAY OF October, 2017, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 10-17.

Eduard L. McCord

MAYOR

Brenda Carroll

CLERK OF COUNCIL

R. Scott Tolman

CHAIRMAN, PLANNING COMMISSION

ALLEY VACATION FOR PATRICIA JEAN MAGEE
IN THE VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO ~ SEPTEMBER 24, 2017

STATE OF OHIO
GREGG S. BROOKHART
REGISTERED PROFESSIONAL SURVEYOR #6348

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

MAGEE REPLAT & EASEMENT DEDICATION PLAT VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
 DEED BOOK 541, PAGE 816
 DEED BOOK 686, PAGE 477
 DEED BOOK 714, PAGE 186
 OFFICIAL RECORD 201, PAGE 381
 PLAT BOOK 1, PAGE 376
 PLAT BOOK 2, PAGE 155
 PLAT BOOK 2, PAGE 212
 PLAT BOOK 19, PAGE 138
 PLAT BOOK 19, PAGE 139
 PLAT BOOK 20, PAGE 30
 PLAT BOOK 25, PAGE 97

MIAMI COUNTY ENGINEER'S RECORDS:

LOT SURVEY VOLUME 8, PAGE 141
 LOT SURVEY VOLUME 12, PAGE 135
 LOT SURVEY VOLUME 14, PAGE 91
 LOT SURVEY VOLUME 22, PAGE 98
 LOT SURVEY VOLUME 22, PAGE 191
 LOT SURVEY VOLUME 23, PAGE 121
 LOT SURVEY VOLUME 24, PAGE 197
 LAND SURVEY VOLUME 32, PAGE 11
 ODOT MIA-48-(14.20-18.20) R/W PLANS

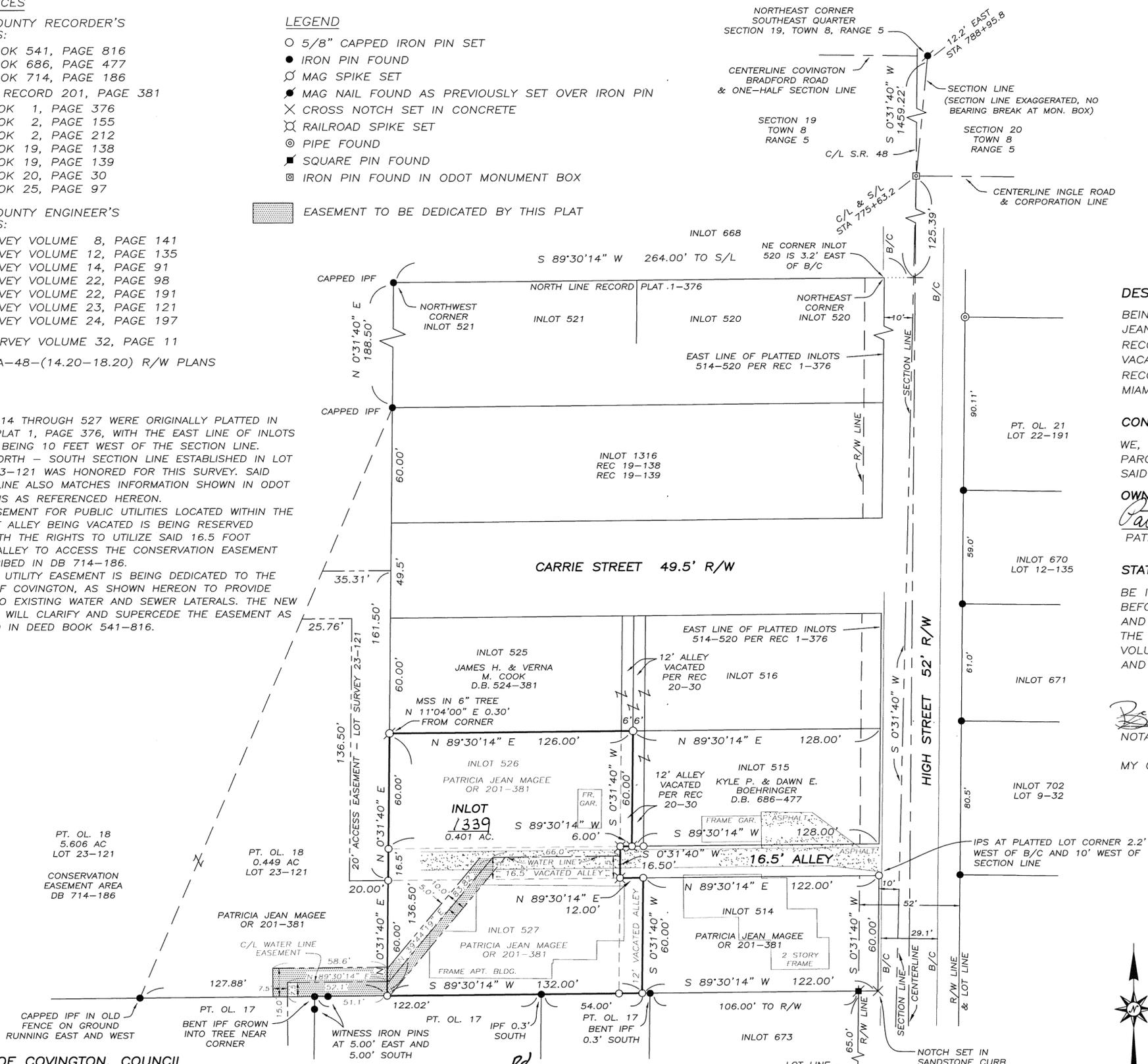
NOTES:

1. LOTS 514 THROUGH 527 WERE ORIGINALLY PLATTED IN RECORD PLAT 1, PAGE 376, WITH THE EAST LINE OF INLOTS 514-520 BEING 10 FEET WEST OF THE SECTION LINE.
2. THE NORTH - SOUTH SECTION LINE ESTABLISHED IN LOT SURVEY 23-121 WAS HONORED FOR THIS SURVEY. SAID SECTION LINE ALSO MATCHES INFORMATION SHOWN IN ODOT R/W PLANS AS REFERENCED HEREON.
3. AN EASEMENT FOR PUBLIC UTILITIES LOCATED WITHIN THE 16.5 FOOT ALLEY BEING VACATED IS BEING RESERVED ALONG WITH THE RIGHTS TO UTILIZE SAID 16.5 FOOT VACATED ALLEY TO ACCESS THE CONSERVATION EASEMENT AS DESCRIBED IN DB 714-186.
4. A NEW UTILITY EASEMENT IS BEING DEDICATED TO THE VILLAGE OF COVINGTON, AS SHOWN HEREON TO PROVIDE ACCESS TO EXISTING WATER AND SEWER LATERALS. THE NEW EASEMENT WILL CLARIFY AND SUPERCEDE THE EASEMENT AS RECORDED IN DEED BOOK 541-816.

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ MAG SPIKE SET
- MAG NAIL FOUND AS PREVIOUSLY SET OVER IRON PIN
- ⊗ CROSS NOTCH SET IN CONCRETE
- ⊗ RAILROAD SPIKE SET
- ⊙ PIPE FOUND
- SQUARE PIN FOUND
- ⊗ IRON PIN FOUND IN ODOT MONUMENT BOX

EASEMENT TO BE DEDICATED BY THIS PLAT



VILLAGE OF COVINGTON, COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 23 DAY OF October, 2017, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 11-17.

Edward R. McGee
MAYOR

Brenda Canoll
CLERK OF COUNCIL

R. Scott Tolmie
PRESIDENT OF COUNCIL

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2017P-00040
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/24/2017 12:44:26 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 43.20
Jessica A. Lopez *Lola McCoy*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Oct 24, 2017
Matthew W. Heath *Linda Strayman*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOTS 526 AND 527, AS CONVEYED TO PATRICIA JEAN MAGEE IN OFFICIAL RECORD 201, PAGE 381, MIAMI COUNTY RECORDER'S RECORDS, AND A VACATED 12 FOOT WIDE ALLEY AND A VACATED 16.5 FOOT WIDE ALLEY, AS RECORDED IN MIAMI COUNTY RECORDER'S PLAT BOOK 26, PAGE 75, IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

Patricia Jean Magee
 PATRICIA JEAN MAGEE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 12 DAY OF October, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PATRICIA JEAN MAGEE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Belinda
 NOTARY PUBLIC

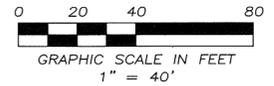


MY COMMISSION EXPIRES: 4/20/2020

VILLAGE OF COVINGTON, PLANNING COMMISSION

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, THIS 18th DAY OF October, 2017.

R. Scott Tolmie
 CHAIRMAN
Dawn Ruff
 SECRETARY



REPLAT FOR PATRICIA JEAN MAGEE
 IN THE VILLAGE OF COVINGTON
 MIAMI COUNTY, OHIO ~ SEPTEMBER 29, 2017

Gregg S. Brookhart

REGG S. BROOKHART
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #6348
 1009 WESTVIEW DRIVE
 PIQUA, OHIO 45356
 (937) 778-3607

REPLAT OF INLOTS 3248 & 3736

VOLUME 26 PAGE 77
MIAMI COUNTY RECORDER'S RECORD OF PLATS

3248 & 3736 TIPP CITY MIAMI, OHIO
INLOT CITY COUNTY

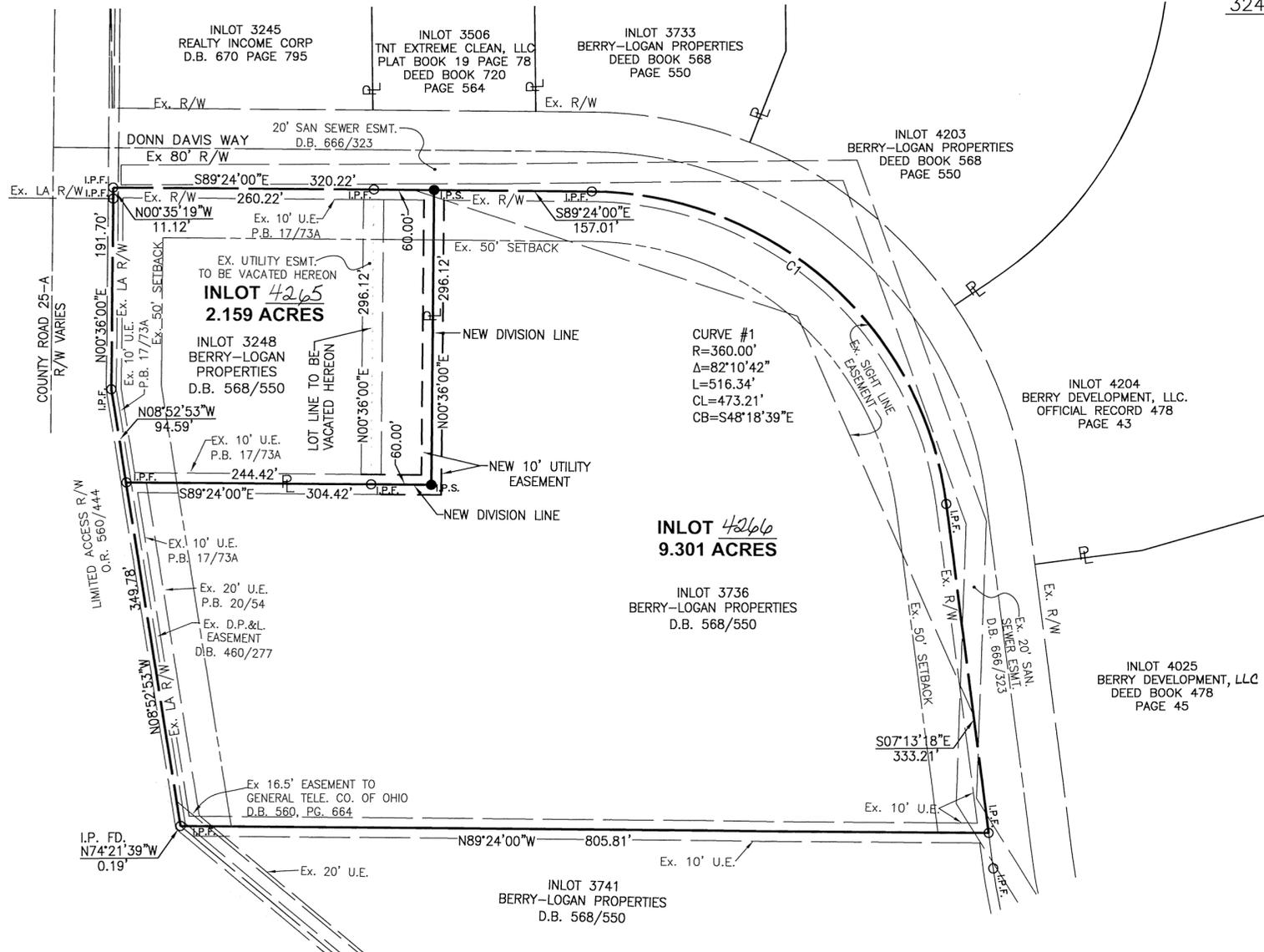
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00041
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/24/2017 02:35:20 PM
REFERENCES
RECORDING FEE
PAGES: 1

NOTE: BERRY-LOGAN PROPERTIES, LLC
ACQUIRED THESE LOTS BY DEED
RECORDED IN OFFICIAL RECORDS
VOLUME 80 PAGE 313.
ANDY SMITH, MIAMI CO. MAP DEPT.
11-2-2017

FEE \$ 43.20

Jessica A. Lopez *L. McCoy*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 24, 2017.
Matthew W. Heath *Linda L. Linsman*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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.

OWNER: BERRY-LOGAN PROPERTIES, LLC.

BY: *J. Tim Logan* AUTHORIZED SIGNATURE ITS: *Manager* TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF October, 2017. BY J. Tim Logan ON BEHALF OF BERRY-LOGAN PROPERTIES, LLC.

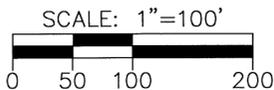
Dawn M. Gross
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2018

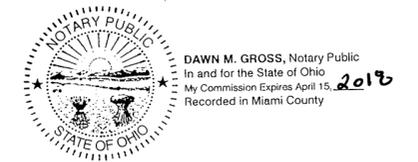
LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- EASEMENT TO BE VACATED
- CORPORATION LIMITS

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



SURVEY REFERENCE
REC. P.B. 17, PG. 73A
REC. P.B. 20, PG. 54



CITY OF TIPP CITY

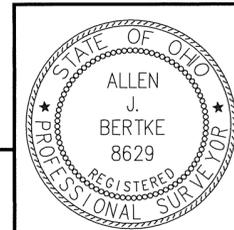
APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 30 DAY OF October, 2017.

Colin N. Dumbly
CITY ENGINEER

Matthew S. [Signature]
CITY PLANNER

BEING A REPLAT INLOT 3248 AND INLOT 3736 AND BEING OWNED BY BERRY-LOGAN PROPERTIES BY DEED BOOK 568, PAGE 550.

Allen J. Bertke 10-2-17
ALLEN J. BERTKE, P.S. #8629 DATE



ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	08/15/2017
DRAWN BY:	RMF
JOB NUMBER:	MIATC11701
SHEET NUMBER	1 OF 1

CARRIAGE TRAILS

VOLUME 26 PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782 AND DOCUMENT NUMBER 2014OR-07326, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

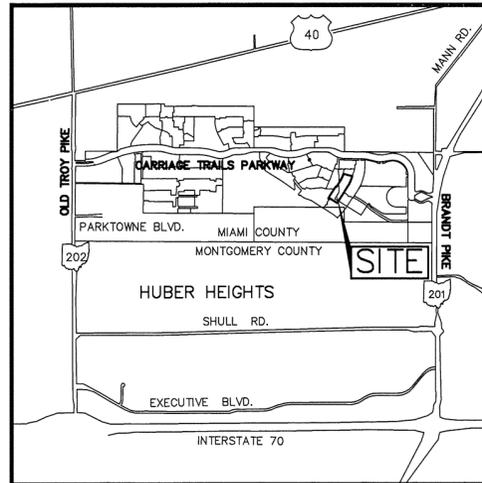
EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
By: Diana K. Colyer
Assistant Secretary
and Treasurer

[Signature]
[Signature]

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
OCTOBER 2017



LOCATION MAP
NO SCALE

FEE \$ 129.60

[Signature]
MIAMI COUNTY RECORDER

[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct 30, 2017.

Matthew W. Beardsford
MIAMI COUNTY AUDITOR

[Signature]
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 27th DAY OF September, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8.16.2020



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

[Signature]
NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: [Signature]
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 27th DAY OF September, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 3, Phase IV, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

LOT 1276 IS A NON-BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 2014OR-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68 P.B. 26, PG. 22
P.B. 24, PG. 16 P.B. 25, PG. 54 P.B. 26, PG. 23
P.B. 24, PG. 15 P.B. 25, PG. 55
P.B. 24, PG. 39 P.B. 25, PG. 64

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 137
VOLUME 55, PAGE 164

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON OCTOBER 24, 2017

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT NUMBER 2014OR-07326 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

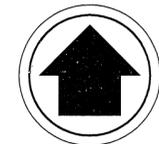


BY: [Signature] 09/26/17
David L. Chiesa P.S.
Registered Surveyor No. 7740

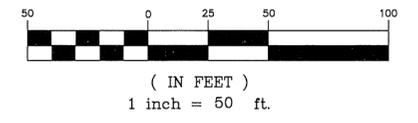
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



NORTH



CARRIAGE TRAILS SECTION 3 PHASE IV

CARRIAGE TRAILS SECTION 3 PHASE IV
 5.097 ACRES LOTS
 +1.456 ACRE RIGHT-OF-WAY
 6.553 ACRES TOTAL

EAST PART INLOT 353 (P48-000424)
 13.353 ACRES B
 -1.953 ACRE (SECTION 3 PHASE IV)
 11.400 ACRES REMAINING B

PART INLOT 353 (P48-000950)
 8.951 ACRES
 -4.600 ACRES (SECTION 3 PHASE IV)
 4.351 ACRES REMAINING

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C31	30.77'	25.00'	70°31'44"	N72°28'07"E	28.87'
C32	18.53'	50.00'	21°13'45"	N82°52'53"W	18.42'
C33	76.02'	50.00'	87°06'45"	S42°56'52"W	68.91'
C34	42.39'	50.00'	48°34'30"	S24°53'45"E	41.13'
C35	69.48'	50.00'	79°36'55"	S88°59'28"E	64.02'
C36	12.21'	50.00'	13°59'50"	N44°12'10"E	12.18'
C37	35.24'	175.00'	11°32'13"	S47°01'38"E	35.18'
C38	30.20'	150.00'	11°32'13"	S47°01'38"E	30.15'
C39	218.63'	50.00'	250°31'45"	S17°31'53"E	81.65'
C40	281.44'	870.00'	18°32'04"	N27°56'14"E	280.21'
C41	5.00'	125.00'	2°17'33"	S51°38'58"E	5.00'

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

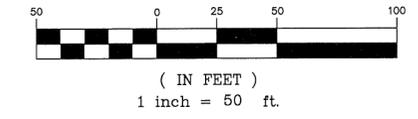
NOTE:
 LOT 1276, (GREENSPACE LOT)
 CARRIAGE TRAILS SECTION 3, PHASE IV,
 TO BE COMBINED WITH LOT 777 OF
 CARRIAGE TRAILS SECTION 2 PHASE I.

CARRIAGE TRAILS SECTION 2, PHASE I
 P.B. 24, PGS. 68-68A

LOT 777
 "GREEN SPACE"
 2.285 ACRES

DEC LAND CO. I LLC
 20140R-07326
 25.000 ACRES
 LAND SURVEY 55-164
 P48-000950

DEC LAND CO. I LLC
 O.R. 322, PG. 782
 EAST PART INLOT 353 B
 P48-000424

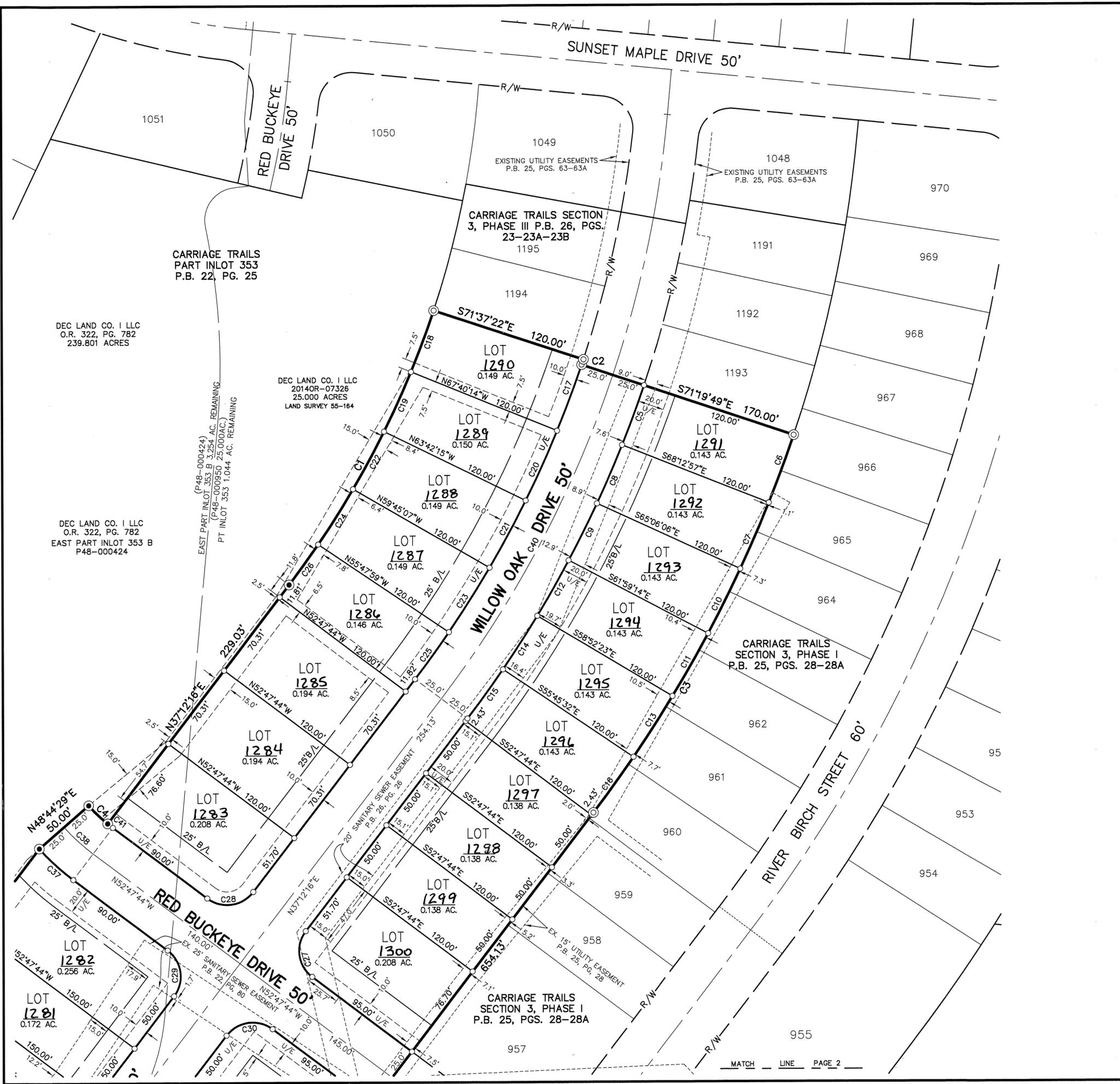


CARRIAGE TRAILS SECTION 3 PHASE IV

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	238.23'	725.00'	18°49'37"	N27°47'27"E	237.16'
C2	4.31'	845.00'	0°17'33"	S18°31'25"W	4.31'
C3	328.34'	1015.00'	18°32'04"	S27°56'14"W	326.91'
C4	20.17'	125.00'	9°14'40"	S45°52'51"E	20.15'
C5	48.65'	895.00'	3°06'51"	N20°13'37"E	48.64'
C6	55.17'	1015.00'	3°06'51"	N20°13'37"E	55.16'
C7	55.17'	1015.00'	3°06'51"	N23°20'28"E	55.16'
C8	48.65'	895.00'	3°06'51"	N23°20'28"E	48.64'
C9	48.65'	895.00'	3°06'51"	N26°27'20"E	48.64'
C10	55.17'	1015.00'	3°06'51"	N26°27'20"E	55.16'
C11	55.17'	1015.00'	3°06'51"	N29°34'11"E	55.16'
C12	48.65'	895.00'	3°06'51"	N29°34'11"E	48.64'
C13	55.17'	1015.00'	3°06'51"	N32°41'03"E	55.16'
C14	48.65'	895.00'	3°06'51"	N32°41'03"E	48.64'
C15	46.29'	895.00'	2°57'47"	N35°43'22"E	46.28'
C16	52.49'	1015.00'	2°57'47"	N35°43'22"E	52.49'
C17	53.97'	845.00'	3°39'35"	N20°29'59"E	53.96'
C18	50.01'	725.00'	3°57'08"	N20°21'12"E	50.00'
C19	50.19'	725.00'	3°57'58"	N24°18'46"E	50.18'
C20	58.49'	845.00'	3°57'58"	N24°18'46"E	58.48'
C21	58.29'	845.00'	3°57'08"	N28°16'19"E	58.28'
C22	50.01'	725.00'	3°57'08"	N28°16'19"E	50.00'
C23	58.29'	845.00'	3°57'08"	N32°13'27"E	58.28'
C24	50.01'	725.00'	3°57'08"	N32°13'27"E	50.00'
C25	44.31'	845.00'	3°00'15"	N35°42'08"E	44.30'
C26	38.01'	725.00'	3°00'15"	N35°42'08"E	38.01'
C27	39.27'	25.00'	90°00'00"	S07°47'44"E	35.36'
C28	39.27'	25.00'	90°00'00"	N82°12'16"E	35.36'
C29	39.27'	25.00'	90°00'00"	N07°47'44"W	35.36'
C30	39.27'	25.00'	90°00'00"	S82°12'16"W	35.36'



J:\106306_CT_3-4\5.9 Drawings\baselinfo\survey\CT 3-4 PLAT.dwg by david.chiesa on 09/26/2017 @ 03:25:14 pm ~ © M-E Companies, Inc.



LEGEND

○ 5/8" IRON PIN FOUND

● 5/8" IRON PIN SET

▨ EXISTING CITY OF PIQUA CORPORATION LIMITS

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED

THIS 26th DAY OF July, 2017

Paul P. Thubakorp
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 28th DAY OF September, 2017, BY RESOLUTION NO. 17-09-1085

John Harris
MIAMI COUNTY COMMISSIONER

John W. O'Brien
MIAMI COUNTY COMMISSIONER

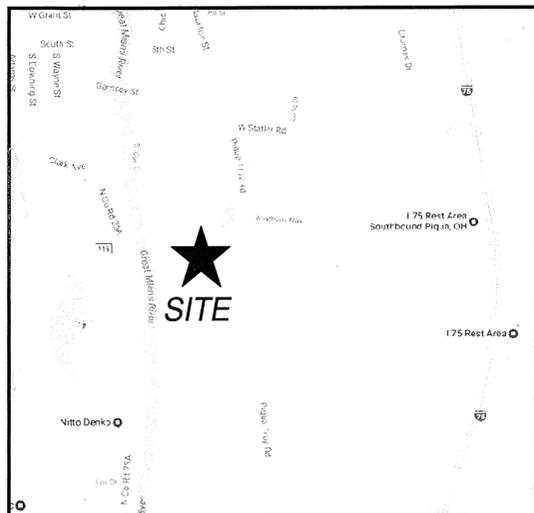
Jessica A. Simmons
MIAMI COUNTY COMMISSIONER

THE CITY COMMISSION OF THE CITY OF PIQUA

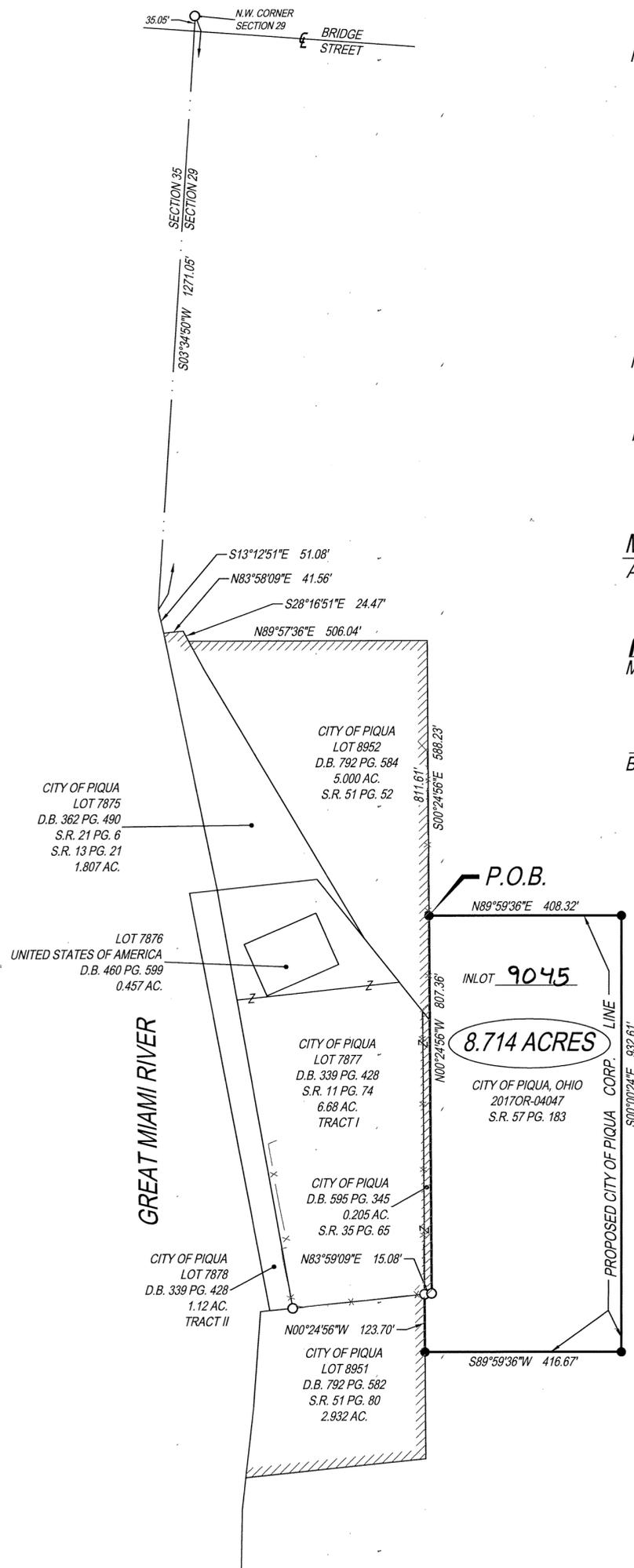
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 18th DAY OF JULY, 2017 THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE CITY OF PIQUA WAS APPROVED AND ACCEPTED BY RESOLUTION NO. 6-17

Kimberly J. Hobb
CLERK - ACTING

K. A. B. A. A. A.
MAYOR



VICINITY MAP
N.T.S



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/02/2017 01:37:27 PM
REFERENCES
RECORDING FEE

FEE: \$43.20

Jessica A. Lopez
MIAMI COUNTY RECORDER

David L. Cox
BK DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Nov 2, 2017

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR

ANNEXATION PROCEEDINGS RECORDED IN
2017OR - 13519

PIQUA MATERIALS, INC.
D.B. 611 PG. 849
S.R. 37 PG. 50-C
140.203 ACRES (ORIGINAL)

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '83).

DESCRIPTION
BEING THE ANNEXATION OF A 8.714 ACRE TRACT OF LAND OWNED BY CITY OF PIQUA, OHIO AS DESCRIBED IN 2017OR-04047 AND SHOWN ON LAND SURVEY VOLUME 57, PAGE 183.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION

David L. Cox
DAVID L. COX
OHIO PROFESSIONAL SURVEYOR NO. 7101

David L. Cox 4.28.17
DATE



CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:



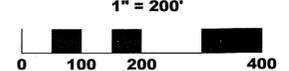
NO.	DATE	DESCRIPTION
1	04-20-17	ISSUED

ANNEXATION OF TERRITORY TO THE CITY OF PIQUA 8.714 ACRES
SECTION 29, TOWN 1, RANGE 11 M.R.S.
SPRINGCREEK TOWNSHIP
MIAMI COUNTY, OHIO

PROJECT NO: 110398VMS004

DATE: 04-20-2017

SCALE: 1" = 200'



SHEET NAME:

PIQUA WASTE WATER TREATMENT PLANT

SHEET NO.

1 OF 1

TEETERS PRODUCTS, INC. REPLAT
VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO

BEING A REPLAT OF PART INLOT 297, AND
ALL OF INLOTS 298, 299, 300, 301, 302

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00044
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/15/2017 02:58:35 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20

Jessica Lopez Joni Muscarello
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED November 15, 2017.

Matthew W. Bearhardt Mindy Posak
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOTS 298, 299, 300, 301, 302, AND PART INLOT 297 AS CONVEYED TO TEETERS PRODUCTS, INC. (AKA TEETERS EQUIPMENT CO.) IN DEED BOOK 397, PAGE 282, DEED BOOK 520, PAGE 348, DEED BOOK 674, PAGE 19, DEED BOOK 744, PAGE 364, AND DEED BOOK 745, PAGE 724, MIAMI COUNTY, OHIO, RECORDER'S RECORDS.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

Douglas Grise
TEETERS PRODUCTS, INC., BY DOUGLAS GRISE, PRESIDENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30 DAY OF October, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUGLAS GRISE, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Karen L. Petty
NOTARY PUBLIC



KAREN L. PETTY
Notary Public, State of Ohio
My Commission Expires 9-11-2022

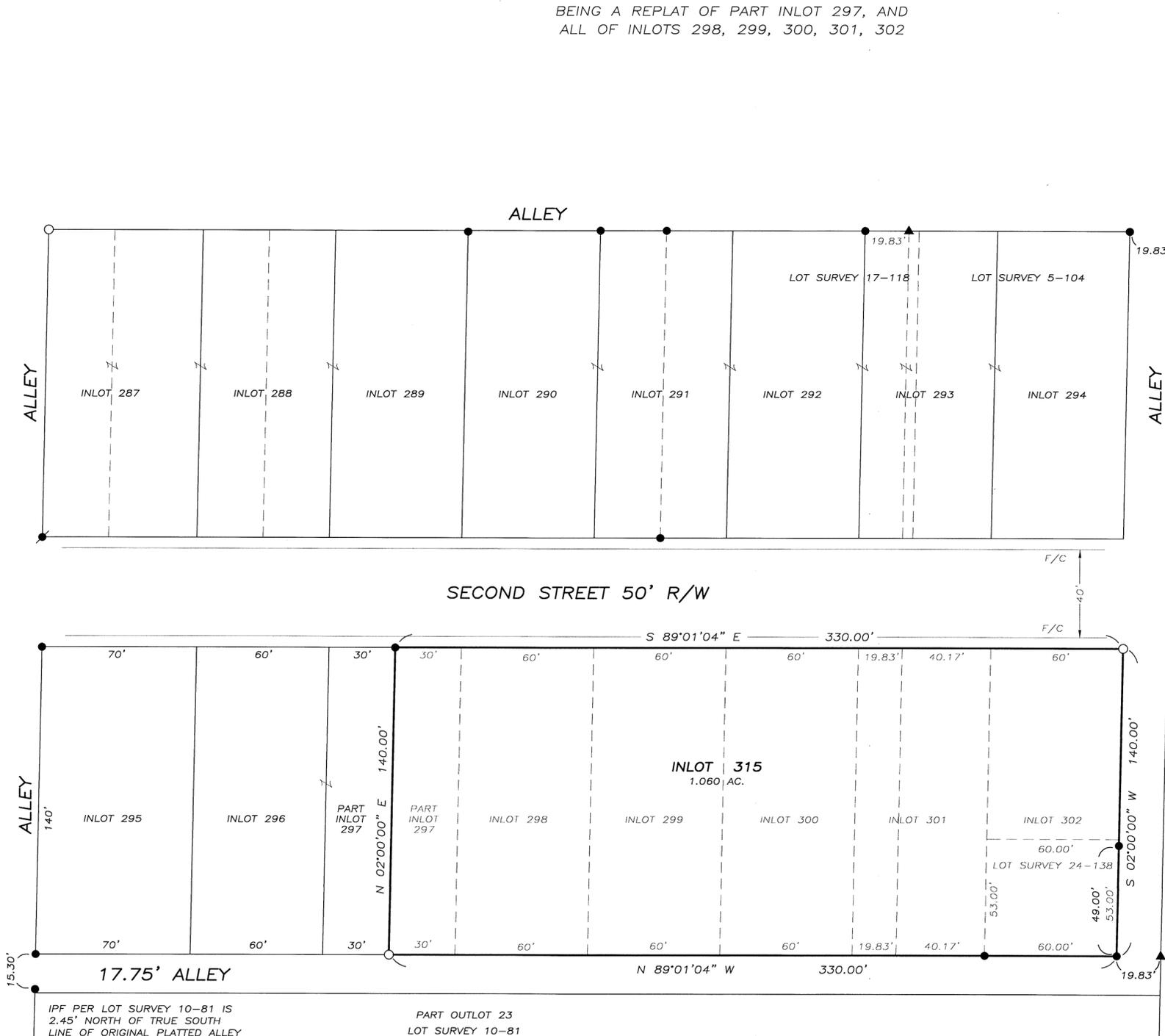
MY COMMISSION EXPIRES: 9-11-2022

APPROVAL OF THE VILLAGE OF FLETCHER

THIS REPLAT WAS ACCEPTED AND APPROVED BY THE VILLAGE OF FLETCHER, OHIO, THIS 13 DAY OF November, 2017.

P. Read
MAYOR

Brian J. Neill
PRESIDENT OF COUNCIL



IPF PER LOT SURVEY 10-81 IS
2.45' NORTH OF TRUE SOUTH
LINE OF ORIGINAL PLATTED ALLEY

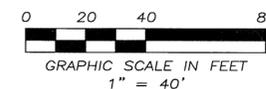
PART OUTLOT 23
LOT SURVEY 10-81

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✱ NAIL FOUND
- ▲ ODOT CONCRETE MONUMENT FOUND

REFERENCES

- | | |
|----------------------------------|----------------------------------|
| MIAMI COUNTY RECORDER'S RECORDS: | MIAMI COUNTY ENGINEER'S RECORDS: |
| DEED BOOK 397, PAGE 282 | LOT SURVEY VOLUME 3, PAGE 200 |
| DEED BOOK 520, PAGE 348 | LOT SURVEY VOLUME 5, PAGE 104 |
| DEED BOOK 674, PAGE 19 | LOT SURVEY VOLUME 10, PAGE 81 |
| DEED BOOK 744, PAGE 364 | LOT SURVEY VOLUME 24, PAGE 138 |
| DEED BOOK 745, PAGE 724 | LAND SURVEY VOLUME 38, PAGE 184 |
| PLAT BOOK 5, PAGE 10 | BASIS OF BEARING |



REPLAT FOR TEETERS PRODUCTS, INC.
IN THE VILLAGE OF FLETCHER, MIAMI COUNTY, OHIO
OCTOBER 21, 2017

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

REPLAT OF INLOT 7392 & PART INLOT 7393
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 26 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00045
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/14/2017 11:13:23 AM
RECORDING FEE
PAGES: 1

FEE \$ 43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec. 14, 2017
Matthew W. Nearhardt
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
DEED BOOK 662, PAGE 496
DEED BOOK 662, PAGE 498
DOCUMENT 2017OR-07887
PLAT BOOK 12, PAGE 141
PLAT BOOK 12, PAGE 148
PLAT BOOK 22, PAGE 51
PLAT BOOK 25, PAGE 14
PLAT BOOK 25, PAGE 95
PLAT BOOK 26, PAGE 72

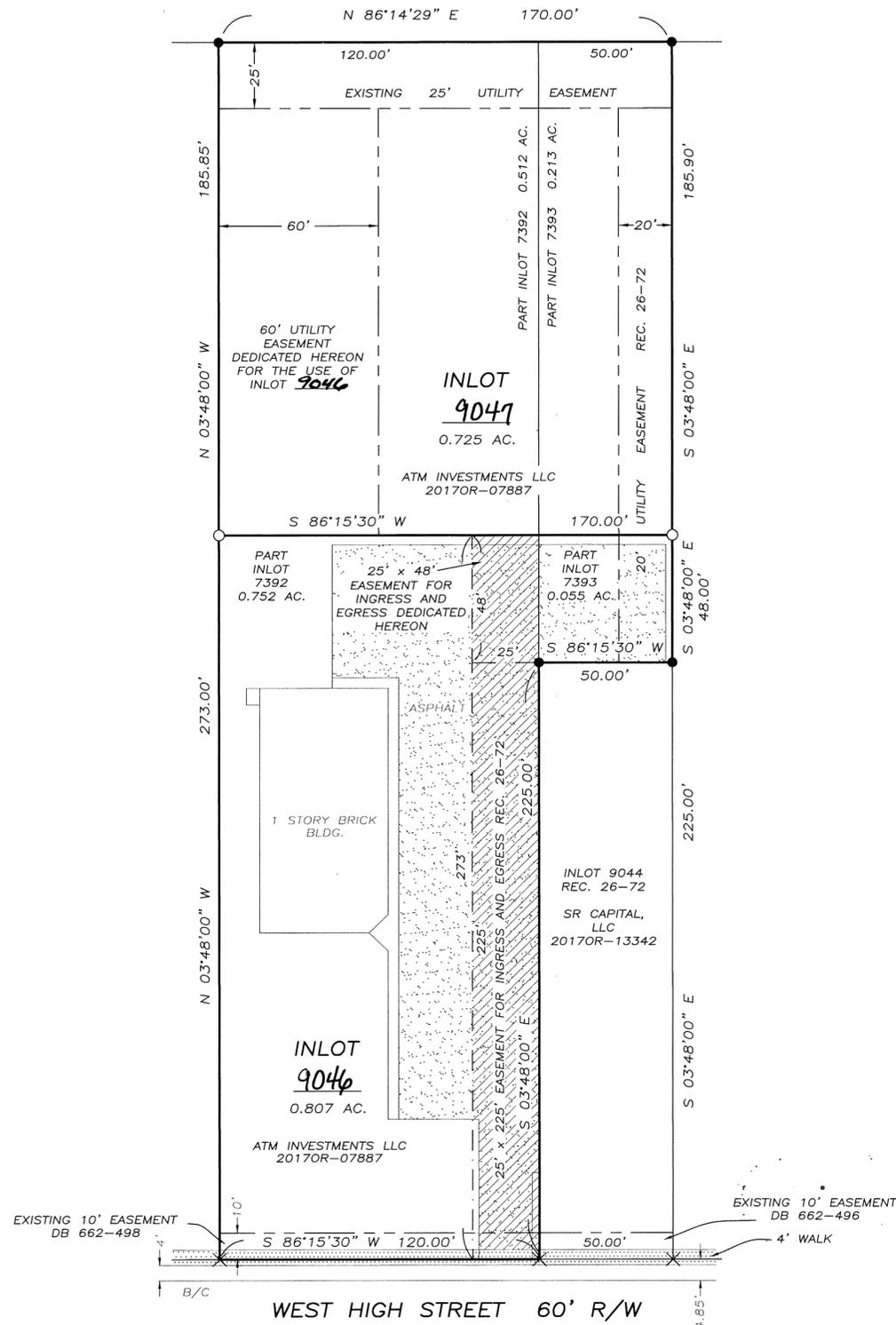
MIAMI COUNTY ENGINEER'S RECORDS:
LOT SURVEY VOLUME 11, PAGE 115

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✕ CROSS NOTCH CUT IN CONCRETE WALK
-  25' x 273' TOTAL INGRESS - EGRESS EASEMENT TO BENEFIT INLOT 9047

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 13TH DAY OF DEC., 2017.

Chris Schmiesing
CHRIS SCHMIESING, CITY PLANNER



DESCRIPTION

BEING A REPLAT OF INLOT 7392 AND PART INLOT 7393, AS CONVEYED TO ATM INVESTMENTS LLC, BY DEED RECORDED IN DOCUMENT 2017OR-07887 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING A REPLAT FROM PLAT BOOK 12, PAGE 148, AND PLAT BOOK 26, PAGE 72, MIAMI COUNTY RECORDER'S RECORDS.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNER

Thomas Baker
THOMAS BAKER, MEMBER

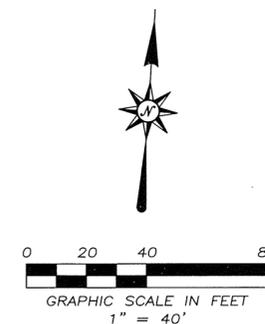
STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4th DAY OF December, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS BAKER, MEMBER OF ATM INVESTMENTS LLC, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Rebecca J. Cool
NOTARY PUBLIC

MY COMMISSION EXPIRES:

 **REBECCA J. COOL, Notary Public**
In and For the State of Ohio
My Commission Expires, July 12, 2019



REPLAT FOR TOM BAKER IN THE CITY OF PIQUA,
MIAMI COUNTY, OHIO ~ NOVEMBER 19, 2017

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

FIELDSTONE PLACE, PHASE ONE

PLAT BOOK 26, PAGE 82
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT. 4117
INLOT

TIPP CITY
CITY

MIAMI, OHIO
COUNTY

LEGAL DESCRIPTION

BEING A PART OF INLOT 4117 IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHEASTERLY CORNER OF INLOT NUMBER 4117 AS RECORDED IN REC. P.B. 23, PGS. 79-79C;

THENCE, NORTH 89°-33'-50" WEST, 583.22 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4117 AND THE NORTHERLY RIGHT OF WAY LINE OF EVANSTON ROAD, TO AN IRON PIN SET;

THENCE, NORTHERLY, 31.42 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN INTERIOR ANGLE OF 90°-00'-00" AND A CHORD 28.28 FEET IN LENGTH BEARING NORTH 45°-26'-10" EAST, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 162.38 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°-33'-50" WEST, 251.75 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 180.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 33.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 199.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 505.32 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-26'-10" WEST, 21.14 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 234.15 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 503.78 FEET, TO AN IRON PIN SET IN A NORTH LINE OF INLOT NUMBER 4117;

THENCE, SOUTH 89°-03'-36" EAST, 40.00 FEET, TO AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF INLOT NUMBER 4117 AND BEING ALSO THE NORTHWESTERLY CORNER OF INLOT NUMBER 4116;

THENCE, SOUTH 00°-37'-26" WEST, 693.11 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4117 AND THE WESTERLY LINE OF INLOT NUMBER 4116, TO AN IRON PIN SET;

THENCE, SOUTH 89°-21'-15" EAST, 5.93 FEET, ALONG A NORTHERLY LINE OF INLOT NUMBER 4117 AND A SOUTHERLY LINE OF INLOT NUMBER 4116, TO AN IRON PIN SET;

THENCE, SOUTH 00°-37'-26" WEST, 350.55 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4117 AND THE WESTERLY LINE OF INLOT NUMBER 4116, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 9.604 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

BEING A RESIDENTIAL SUBDIVISION CONTAINING 9.604 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729, 08730.



VICINITY MAP

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR 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.

OWNER: FIELDSTONE PARTNERS, LLC.

BY: J. Michael Dungan
MICHAEL DUNGAN
MANAGING MEMBER

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29th DAY OF September, 2017 BY FIELDSTONE PARTNERS, LLC. MICHAEL DUNGAN, MANAGING MEMBER, AS OWNER.

Kelly R Rowlands
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/20



KELLY R. ROWLANDS
Notary Public, State of Ohio
My Comm. Expires 4-29-2020

OWNER AND DEVELOPER

FIELDSTONE PARTNERS, LLC
3637 SUNSET BLUFF DRIVE
BEAVERCREEK, OHIO 45430
(937) 427-4788

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/19/2017 08:57:17 AM
REFERENCES
RECORDING FEE
PAGES: 1

Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Matthew W Gearhardt
DEPUTY

TRANSFERRED THIS 19th DAY OF December, 2017

Matthew W Gearhardt BY: Joyce Grulliat
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage or detention easement area. This includes accessory buildings, fences, shrubs, and trees.

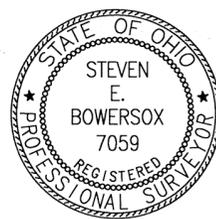
2. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Developer or the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.

3. These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

COVENANTS AND RESTRICTIONS

THE COVENANTS & RESTRICTIONS AND THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN 2017OR-15661

Stu E Bowersox 9/3/2017
STEVEN E. BOWERSOX, PS #7059 DATE



APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF September, 2017, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall
CHAIRMAN

Lawn M. Giers
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16 DAY OF November, 2017.

Joseph E. Giam
PRESIDENT OF COUNCIL

Janice M. Bates
CLERK OF COUNCIL

<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	REV. DATE: 09-08-2017
	DRAWN BY: seb
	JOB NUMBER: MiaTci1703_App
	SHEET NUMBER 1 OF 2

FIELDSTONE PLACE, PHASE ONE

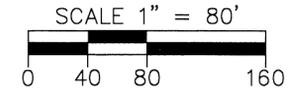
PT. 4117
INLOT
TIPP CITY
CITY
MIAMI, OHIO
COUNTY

PLAT BOOK 710, PAGE 82 - A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	95.00'	90°-00'-00"	149.23'	134.35'	N 45°-26'-10" E
2	70.00'	90°-00'-00"	109.96'	98.99'	S 45°-26'-10" W
3	25.00'	90°-00'-00"	39.27'	35.36'	S 44°-33'-50" E
4	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-26'-10" E
5	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-33'-49" W
6	25.00'	90°-00'-00"	39.27'	35.36'	N 45°-26'-10" E
7	120.00'	10°-39'-15"	22.31'	22.28'	N 85°-06'-33" E
8	50.00'	01°-26'-56"	1.26'	1.26'	N 80°-30'-24" E
9	50.00'	24°-53'-19"	21.72'	21.55'	S 86°-19'-29" E
10	60.00'	40°-33'-32"	42.47'	41.59'	N 85°-50'-25" E
11	60.00'	28°-07'-24"	29.45'	29.16'	N 51°-29'-57" E
12	60.00'	52°-41'-05"	55.17'	53.25'	N 11°-05'-43" E
13	50.00'	19°-14'-42"	16.79'	16.72'	N 05°-37'-29" W
14	50.00'	07°-05'-33"	6.19'	6.19'	N 07°-32'-38" E
15	120.00'	10°-39'-15"	22.31'	22.28'	N 05°-45'-48" E

LINE NUMBER	BEARING	LENGTH
1	N 45°-26'-10" E	37.32'
2		
3		

THE BEARINGS SHOWN HEREON ARE BASED
ON NAD 83, GEOID 2003 OHIO SOUTH
ZONE, ODOT VRS CORS NETWORK



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
- (XX) PRELIMINARY LOT NUMBER

NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT AND INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE, UNLESS OTHERWISE NOTED.
- 2.) ALL COMMON AREA LOTS ARE ALSO DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

AREA SUMMARY

16 BUILDING LOTS	3.560 AC.
1 LOT FOR TRANSFER	0.816 AC.
3 COMMON AREA LOTS	3.902 AC.
DEDICATED STREET R/W	1.326 AC.
TOTAL	9.604 AC.

LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
1-16	25	30	7.5	35	1650

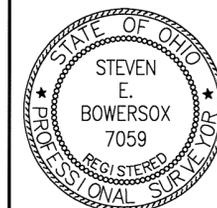
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 9.604 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 20170R-08729, 08730.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

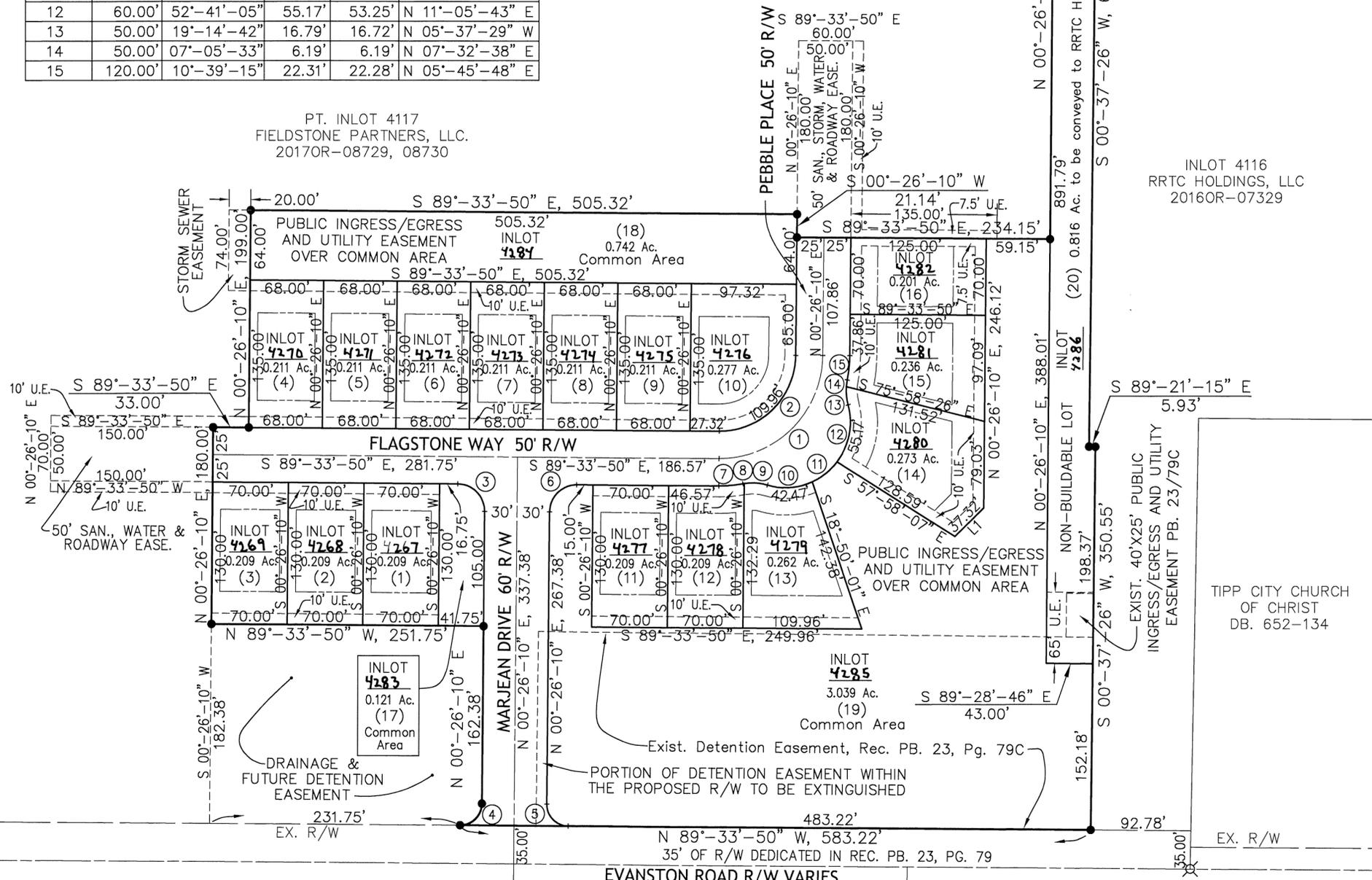
9/8/2017
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

REV. DATE:
09-08-2017
DRAWN BY:
seb
JOB NUMBER:
MiaTci1703_fin
SHEET NUMBER
2 OF 2



SHARON A. WILHELM 1/2 INT.
MARGARET A. & JOSEPH J.
MATOSKY 1/2 INT.
DB. 639-142

MARGARET A.
MATOSKY
DB. 754-294

LOT 1
DEBORAH K. &
MARTIN L. NELSON
20160R-13840

LOT 2
JAMES R. &
DENISE M. HOOPER
DB. 756-721

LOT 3
RICHARD A. &
JUDITH A. SIRUCEK
DB. 663-194

LOT 8
GEORGE H. &
JENNY L. ADKINS
DB. 704-503

LOT 9
ROBERT J. &
DIANA C. LINGG
DB. 725-920

LOT 10
TODD M. &
ANDREA M.
CASEY
140R-07851



Decker Replat

Part Inlot 6698 & Inlot 6699

City of Piqua, Miami County, Ohio

Volume 26, Page 83
Miami County Recorder's
Record of Plats

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/20/2017 11:50:18 AM
REFERENCES
RECORDING FEE
PAGES: 1

Fee \$ 43.20

Jessica Lopez
Miami County Recorder

Joni Mascari
By Deputy Recorder

Miami County Auditor

Approved and Transferred December 20, 2017

Matthew W Gearhart
Miami County Auditor

Joyce Grilliot
By Deputy Auditor

PT. OL. 101
City of Piqua
D.B. 379/408

NE Corner
SE Quarter
Section 24
(No Monument Found)

City of Piqua Approval
This Replat was Reviewed and Approved by
Me this 15 Day of Dec. 2017.

Christopher W. Schmiesing
Christopher W. Schmiesing, City Planner
City of Piqua

Consent to Replat

We, The Undersigned, being the Lien Holder of the land included in this plat, do hereby consent to the execution of said plat as shown hereon.

Lien Holder

SEB SRP
Unity National Bank Scott E. Rasor

State of Ohio, Miami County, SS:

Be it remembered that on this 15 Day of December, 2017, Before Me, the Undersigned, A Notary Public in and for said County and State, Personally came a Unity National Bank Member who acknowledged the signing and execution of the foregoing Plat to be Their voluntary act and deed. In testimony whereof, I have set my Hand and Notarial Seal on the Day and Date above written.

Thommas Bueck
Notary Public

My Commission Expires: Life

Consent to Replat

We, Christian L. & Teresa L. Decker, the owners of the land included in this plat, do hereby consent to the execution of said plat as shown hereon.

Owners

Christian L. Decker
Christian L. Decker

Teresa L. Decker
Teresa L. Decker

State of Ohio, Miami County, SS:

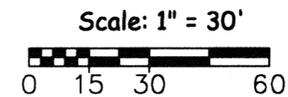
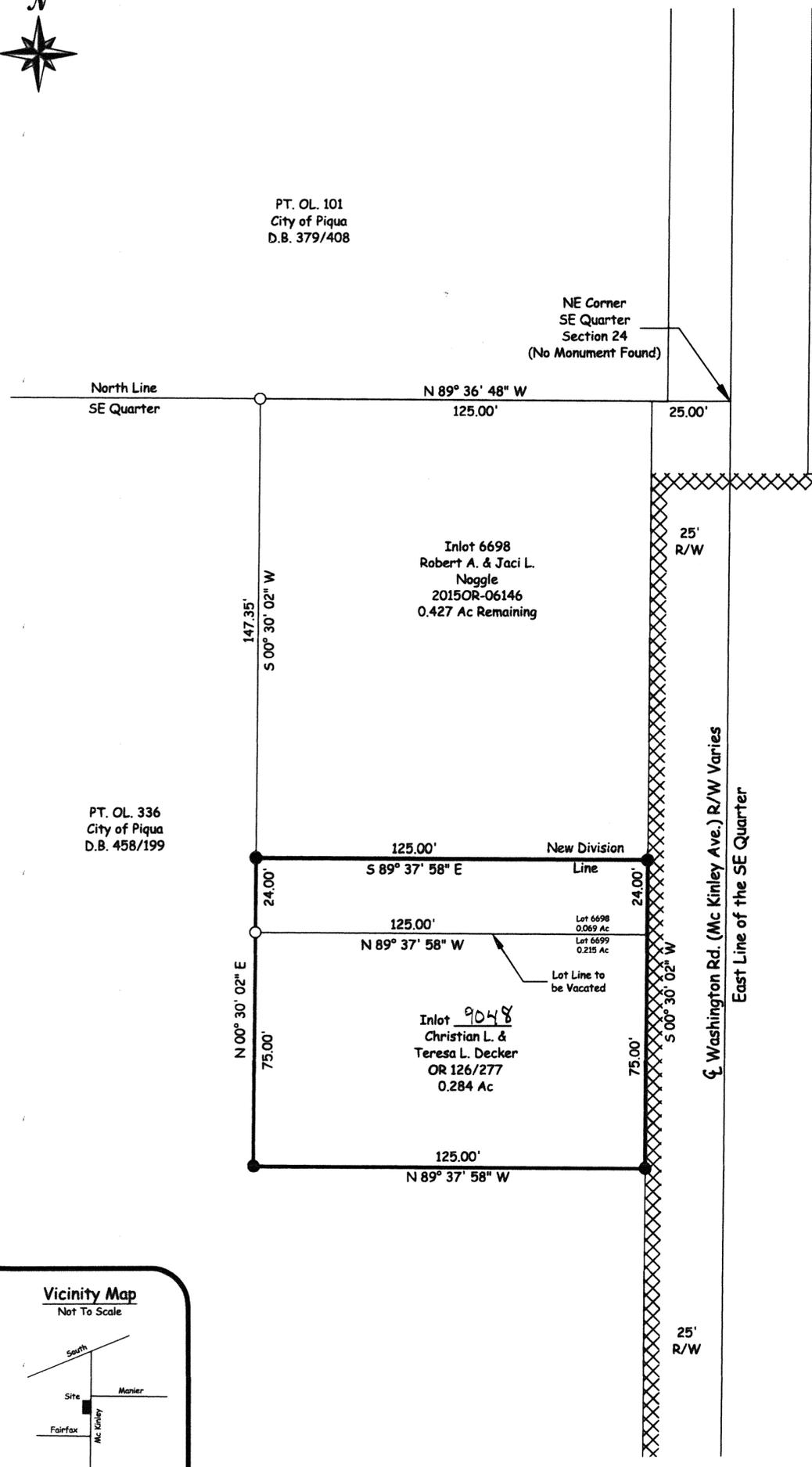
Be it remembered that on this 8th Day of December, 2017, Before Me, the Undersigned, A Notary Public in and for said County and State, Personally came Christian L. Decker and Teresa L. Decker who acknowledged the signing and execution of the foregoing Plat to be Their voluntary act and deed. In testimony whereof, I have set my Hand and Notarial Seal on the Day and Date above written.

Thommas Bueck
Notary Public - State of Ohio

My Commission Expires: Life

Description

Being a Replat of Part Inlot 6698 and Inlot 6699 as Conveyed to Christian L. Decker and Teresa L. Decker by Deed recorded in Official Record 126, Page 277 and Document 2017OR-15758, of the Miami County Recorder's Records.



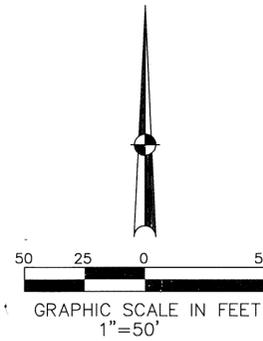
- Legend**
- Iron Pin Found
 - Iron Pin Set
 - xxxxx Corp. Limit
- Basis of Bearing:**
Ohio State Plane Coordinate
South 3402

- Survey Reference:**
- Plat 10, Page 17 - Recorder's Records
 - Plat 13, Page 76 - Recorder's Records
 - Plat 10, Page 161 - Engineer's Lot Surveys
 - Plat 15, Page 144 - Engineer's Lot Surveys



Nick Miller 11/21/17
Nick Miller P.E., P.S. Date

ADDITIONAL RIGHT-OF-WAY
ELDEAN ROAD CR33
FRACTIONAL SECTION 9, TOWN 5, RANGE 6
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00048
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/22/2017 08:52:52 AM
REFERENCES
RECORDING FEE
PAGES: 1

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
TROY JUNIOR BASEBALL, INC.	V.549 P.141	2017OR-15940

FEE \$ 43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER
Lola McCoy
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec 22 2017

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Linda Finerman
BY DEPUTY AUDITOR

REFERENCES

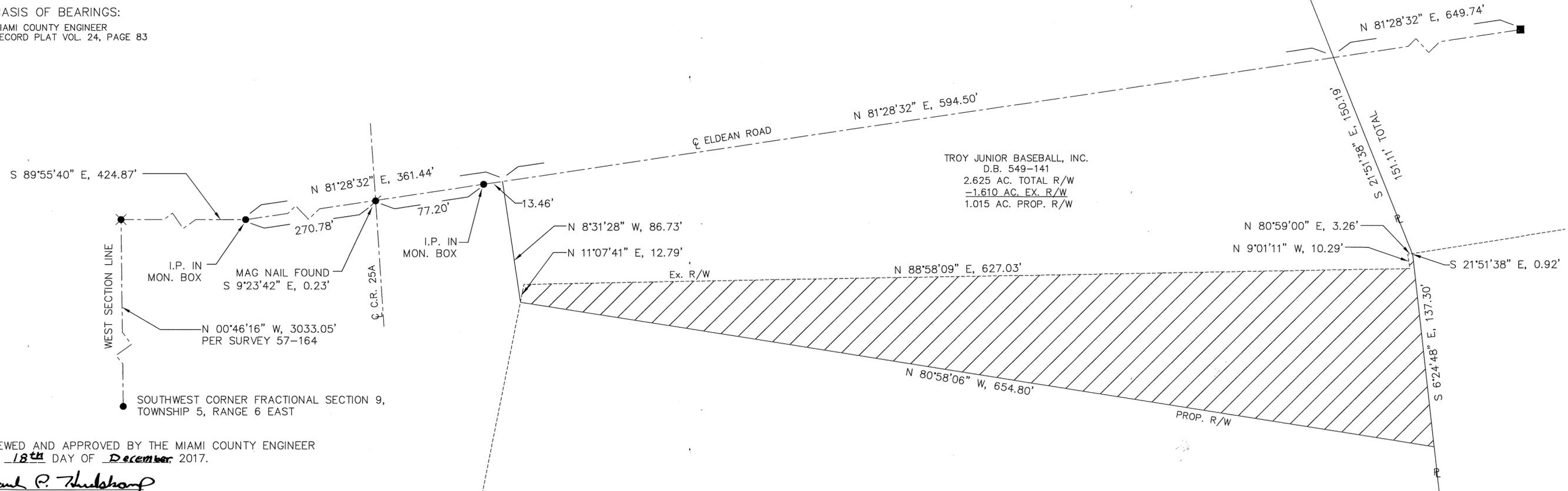
LAND SURVEYS:
VOL. 30 PG. 144
VOL. 57 PG. 164

RECORD PLAT:
VOL. 24 PG. 83
VOL. 25 PG. 12

ROAD RECORD:
VOL. 9 PG. 38

BASIS OF BEARINGS:

MIAMI COUNTY ENGINEER
RECORD PLAT VOL. 24, PAGE 83



TROY JUNIOR BASEBALL, INC.
D.B. 549-141
2.625 AC. TOTAL R/W
-1.610 AC. EX. R/W
1.015 AC. PROP. R/W

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 18th DAY OF December, 2017.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS _____ DAY OF _____, 2017.

SEE UPPER RIGHT
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 21st DAY OF December, 2017, BY RESOLUTION NO. 17-12-1908

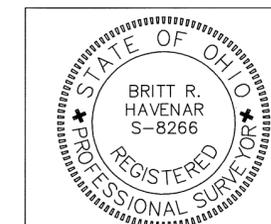
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER
Gregory A. Simmons
GREGORY A. SIMMONS
MIAMI COUNTY COMMISSIONER
John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

LEGEND

- RR SPIKE
- MAG NAIL
- IRON PIN
- CONC MONUMENT

AREA IN ADDITIONAL RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY LINE



Britt R. Havenar 12/1/17

BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: NOVEMBER 9, 2017

**PART VACATED WASHINGTON ROAD REPLAT
CITY OF TROY, MIAMI COUNTY, OHIO
PARCELS ADJACENT TO INLOTS: 9824, 9825, 9826, 9827**

PLAT BOOK 26 PAGE 85
MIAMI COUNTY PLAT RECORDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017P-00049
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/22/2017 08:52:53 AM
REFERENCES
RECORDING FEE

FEE 43.20
Jessica A. Lopez
JESSICA A LOPEZ, MIAMI COUNTY RECORDER
BY Kala McCoy
DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED WITH LOT NUMBERS ASSIGNED
DATE: Dec. 15, '17

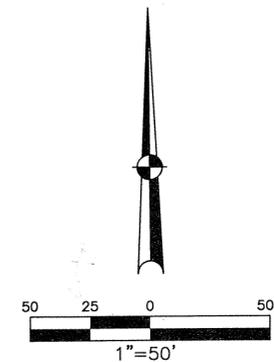
Matthew W. Hearhardt
MIAMI COUNTY AUDITOR

Linda Sinnerman
BY DEPUTY AUDITOR

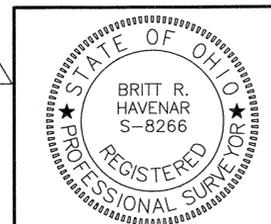
CITY OF TROY
THIS RECORD PLAT REVIEWED AND APPROVED
DATE: 11/29/2017

g. J. [Signature]

THE OBJECT OF THIS REPLAT IS TO DEFINE THE PORTIONS OF VACATED WASHINGTON ROAD, ALLOWING THE PARCELS TO BE TRANSFERRED WITH THE ADJACENT LOTS AS SHOWN. SINCE THE VACATION, CARRIAGE WEST LOTS 9824, 9825, 9826 AND 9827 HAVE TRANSFERRED WITHOUT CONVEYING THESE PORTIONS OF VACATED ROAD. THIS PLAT AND CALCULATIONS PREPARED FROM VOLUME 20, PAGE 134 (BASIS OF BEARINGS) AND VOLUME 23, PAGE 21, MIAMI COUNTY PLAT RECORDS.



Britt R. Havenar 11/29/17
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266



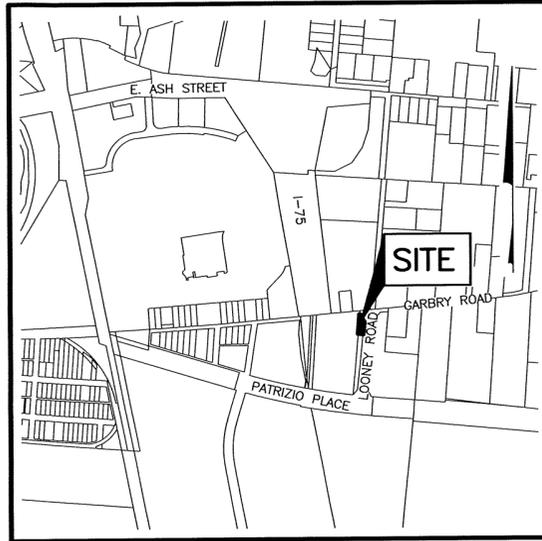
PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: MARCH 9, 2017



LOONEY ROAD DEDICATION

Volume 26, Page 86
Miami County Recorder's Record of Plats

1
2



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Miami, City of Piqua, and in Section 30, Township 1, Range 11, Between the Miamis Survey, containing 0.127 acre of land, more or less, said 0.127 acre being part of Inlot 8172 and part of that tract of land conveyed to **CITY OF PIQUA** by deed of record in Deed Book 650, Page 730, Recorder's Office, Miami County, Ohio.

The undersigned, **CITY OF PIQUA**, an Ohio municipal corporation, by **GARY A. HUFF**, City Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**LOONEY ROAD DEDICATION**", does hereby accept this plat of same and dedicates to public use, as such, all of Looney Road shown hereon and not heretofore dedicated.

In Witness Whereof, **GARY A. HUFF**, City Manager of **CITY OF PIQUA**, has hereunto set his hand this 10th day of JAN, 2018.

Signed and Acknowledged
In the presence of:

CITY OF PIQUA

Cynthia R. Holtzapple

By *[Signature]*
GARY A. HUFF,
City Manager

Deborah Ann Stein

STATE OF OHIO
COUNTY OF MIAMI ss:

Before me, a Notary Public in and for said State, personally appeared **GARY A. HUFF**, City Manager of **CITY OF PIQUA**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **CITY OF PIQUA**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 10th day of January, 2018.

My commission expires 11/14/2019

Deborah Ann Stein
Notary Public,
State of Ohio



DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2019

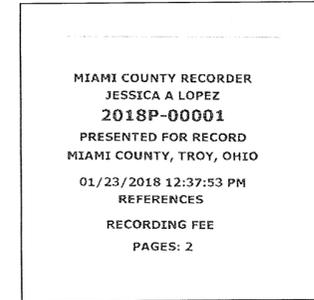
SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base station in the National Spatial reference system. A bearing of South 05° 43' 16" West, assigned to the westerly right-of-way line of Looney Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Miami County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.



Fee \$ _____

Jessica A. Lopez *Dora McCoy*
Miami County Recorder By Deputy Recorder

MIAMI COUNTY AUDITOR

Approved and Transferred Jan 23, 2018.

Matthew W. Gearhardt
Miami County Auditor

Joyce Grullist
By Deputy Auditor

APPROVAL BY THE PIQUA CITY COMMISSION

At a meeting of the city commission of the City of Piqua, this plat was approved this 15 day of August, 2017.
By Resolution Number 9-17
[Signature]
Ordinance

Kat Battinas *Rebecca J. Cook*
Mayor Clerk

City of Piqua Planning Commission

This record plat was reviewed and approved this 9 Day of January, 2018

[Signature] *[Signature]*
Chair Clerk

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- ▲ = RR Spike found
- ◎ = Permanent Marker (See Survey Data)



By *Matthew A. Kirk*
Professional Surveyor No. 7865

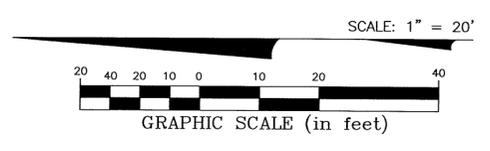
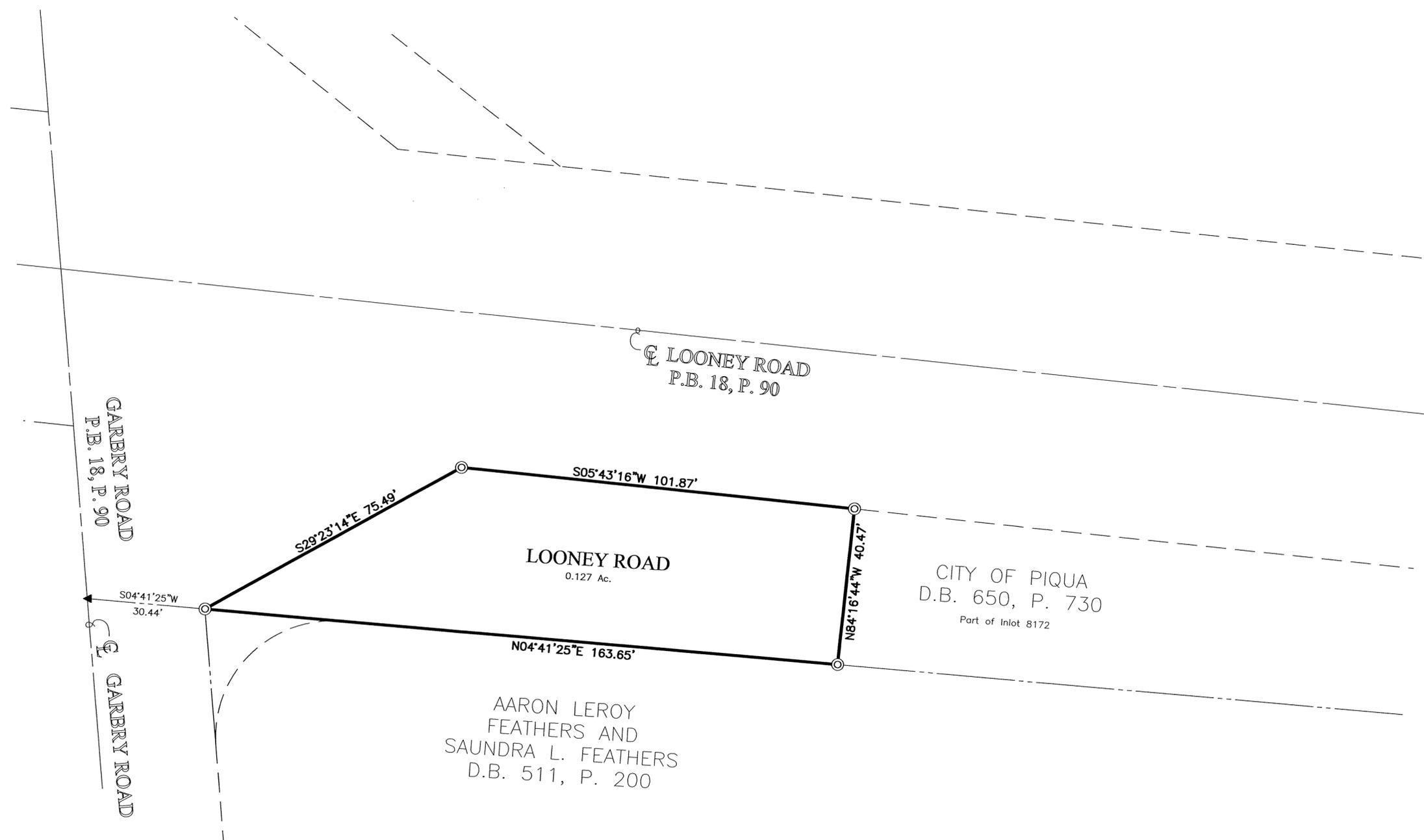
20 Dec 17
Date

J:\20160087\DWG\CASHSHEETS\PLAT\20160087-VS-PLAT.DWG plotted by KIRK, MATTHEW on 12/20/2017 11:07:29 AM last saved by MKRK on 12/20/2017 11:07:18 AM Xref:

LOONEY ROAD DEDICATION

Volume 26, Page 86A

2
2



J:\20160087\DWG\04SHEETS\PLAT\20160087-VS-PLAT.DWG plotted by KIRK, MATTHEW on 12/20/2017 11:08:17 AM last saved by MKRK on 12/20/2017 11:09:10 AM Xrefs:

REPLAT OF INLOT 1728 AND INLOT 1661

LOCATED IN VILLAGE OF WEST MILTON,
SECTION 20, TOWN 6, RANGE 5, MIAMI COUNTY, OHIO

VOLUME 26, PAGE 87
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION:

BEING A REPLAT OF INLOT 1661 OF LOCUST HILL SUBDIVISION, SECTION 8 AS RECORDED IN PLAT BOOK 20, PAGE 7 AS ACQUIRED BY DONALD J. BOYD AND SHIRLEY A. BOYD IN DEED BOOK 753, PAGE 587 AND PART OF INLOT 1728 AS ACQUIRED BY 2018OR-01501 LOCATED IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO, AND PART OF INLOT 1728 AS RECORDED IN RECORD PLAT BOOK 25, PAGE 90 AS ACQUIRED BY SHARON S. YOAKUM, TRUSTEE IN DEED 2017OR-00703 LOCATED IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO.

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 25 DAY OF January, 2018.

Sharon S. Yoakum
SHARON S. YOAKUM, TRUSTEE
OWNER 0.837 AC. VPT. INLOT 1728

Donald J. Boyd
DONALD J. BOYD
OWNER INLOT 1661 &
0.500 ACRE PT. INLOT 1728

Shirley A. Boyd
SHIRLEY A. BOYD
OWNER INLOT 1661 &
0.500 ACRE PT. INLOT 1728

STATE OF OHIO - COUNTY OF MIAMI, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton

OHIO, THIS 25th DAY OF January, 2018

Kathleen M. Goodman
KATHLEEN M. GOODMAN, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 12, 2025

VILLAGE OF WEST MILTON:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON PLANNING COMMISSION HELD:

THIS 6 DAY OF December, 2017.

Tony Hughes
CHAIRMAN

Matthew D. Blum
SECRETARY



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.02'	25.00'	48°10'46"	N 64°07'39" W	20.41'
C2	79.68'	50.00'	91°18'19"	N 85°41'31" W	71.51'

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00002
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/06/2018 11:01:29 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20
Jessica A. Lopez *Rola McCoy*
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 6, 2018
Matthew W. Hearhardt *Sidaa Jiruvon*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

REFERENCES

LAND SURVEYS:
AS REFERENCED HEREON AND VOLUME 58, PAGE 81

RECORD PLATS:
VOLUME 25, PAGE 90
VOLUME 20, PAGE 7
VOLUME 18, PAGE 4
AND AS REFERENCED HEREON

LOT SURVEYS:
AS REFERENCED HEREON

LEGEND
○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
● 5/8" IRON PIN FOUND

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011)

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 119115
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

RE-PLAT OF INLOT 1661 AND INLOT 1728 FOR DON BOYD LOCATED IN MIAMI COUNTY ~ DATE 1-9-2018

PHILIP C. BRUMBAUGH
S-5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #495.17 DRAWN BY: SES CHECKED BY: JJB

REPLAT OF INLOT 8110

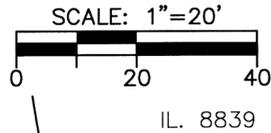
PLAT BOOK 26, PAGE 88
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A. LOPEZ
 2018P-00003
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 02/15/2018 10:04:25 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

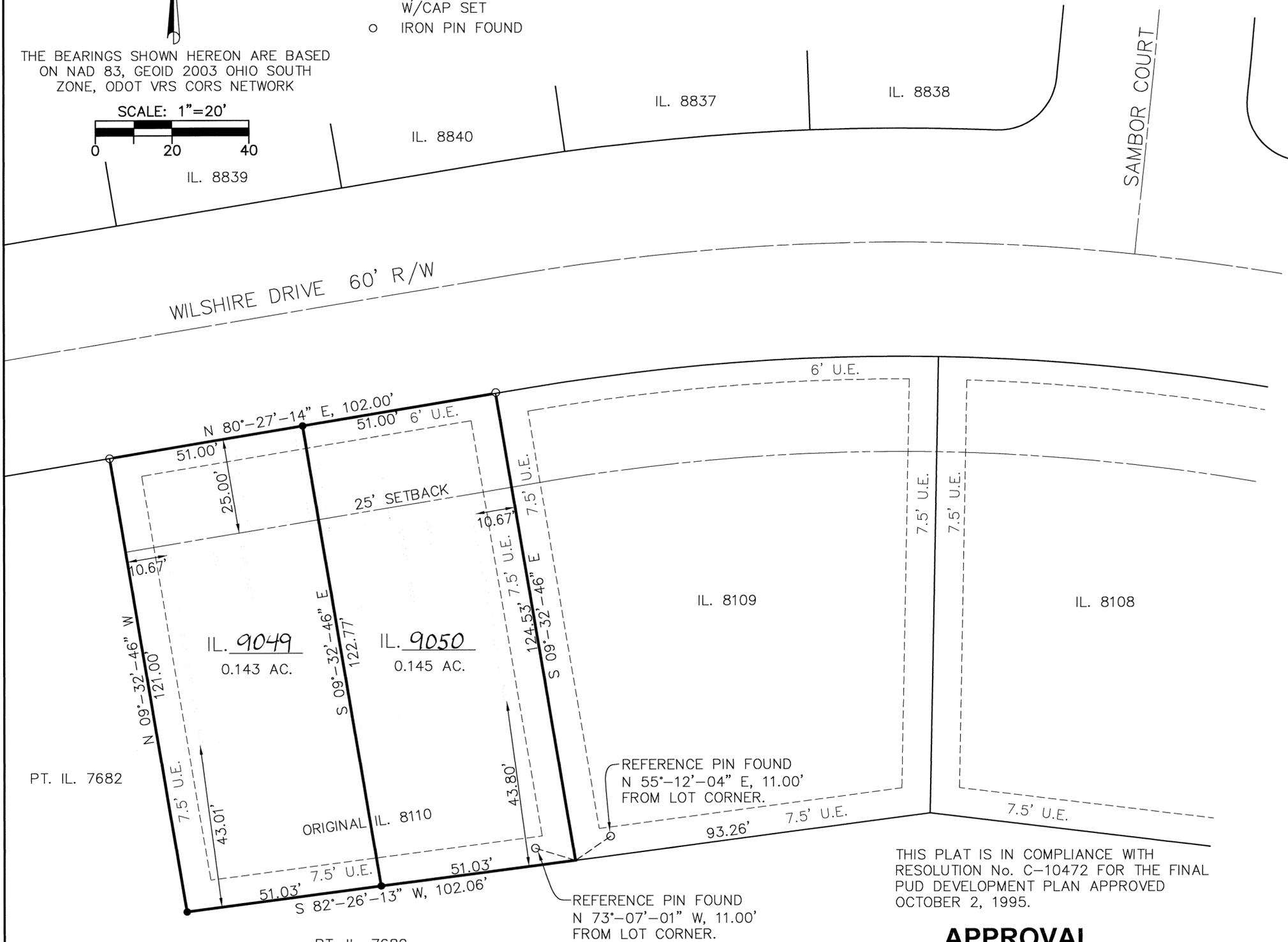
LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



8110 INLOT PIQUA CITY MIAMI, OHIO COUNTY



Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 DEPUTY

TRANSFERRED THIS 15TH DAY OF February, 2018

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
 BY: *Mindy Dorek*
 DEPUTY AUDITOR

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: HENRY C. ERNST, JR.
Henry C. Ernst
 HENRY C. ERNST, JR.

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HENRY C. ERNST, JR., THE OWNER, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS THE OWNER AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Shelby Co., OHIO, THIS 14 DAY OF February, 2018.
 NOTARY PUBLIC *Brittany Clinehens*
 MY COMMISSION EXPIRES: 1-14-21



BRITTANY CLINEHENS
 NOTARY PUBLIC - OHIO

THIS PLAT IS IN COMPLIANCE WITH RESOLUTION No. C-10472 FOR THE FINAL PUD DEVELOPMENT PLAN APPROVED OCTOBER 2, 1995.

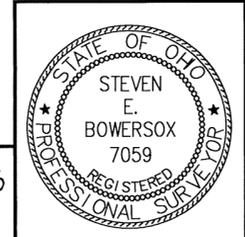
APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 15TH DAY OF February, 2018

Chris Schmiesing
 Chris Schmiesing
 City of Piqua Planning

Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059

02/07/2018
 DATE



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	02-07-2018
DRAWN BY:	seb
JOB NUMBER:	MIAP1801survey
SHEET NUMBER	1 OF 1

DEED REFERENCE
 2018OR-00733

SURVEY REFERENCE
 REC. P.B. 17, PAGE 97
 REC. P.B. 17, PAGE 136
 REC. P.B. 21, PAGE 33
 REC. P.B. 21, PAGE 34

EXISTING 6' EASEMENTS ADJACENT TO THE STREET RIGHT OF WAY AND 7.5' EASEMENTS ADJACENT TO THE INTERIOR AND REAR LOT LINES TO REMAIN AS ORIGINALLY PLATTED.

BEING A REPLAT OF INLOT 8110 IN DEERFIELD SUBDIVISION SECTION 4, CITY OF PIQUA, OWNED BY HENRY C. ERNST, JR. AS RECORDED IN 2018OR-00733.

KETTERING HEALTH NETWORK TROY MEDICAL CENTER



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Miami, City of Troy, and in Section 21, Township 5, Range 6, Miami River Survey, containing 8.303 acres of land, more or less, said 8.303 acres being comprised of a Replat of all of the remainder of Inlots 128, 129, 138, 139, 141, 142, 226 through 236, 271, 581, 582, 583, 2621 through 2623, Outlots 64 and 65, vacated Jackson Street (Ord. Book #3-PG. 94, Ord. # 1390-3-21-27 and Ord Book # 11, Ord. # 1935-7-1-40), and those tracts of land conveyed to **TROY LAND HOLDINGS, LLC** by deed of record in 2017OR-04927, Recorder's Office, Miami County, Ohio.

The undersigned, **TROY LAND HOLDINGS, LLC**, an Ohio limited liability company, by **DAVID MONTGOMERY**, Authorized Representative, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**KETTERING HEALTH NETWORK TROY MEDICAL CENTER**", a subdivision containing Inlots numbered 10773, 10774 and 10775, does hereby accept this plat of same and dedicates to public use, as such, all of Adams Street, Elm Street and Main Street shown hereon and not heretofore dedicated.

In Witness Whereof, **DAVID MONTGOMERY**, Authorized Representative of **TROY LAND HOLDINGS, LLC**, has hereunto set his hand this 31st day of JANUARY, 2018.

Signed and Acknowledged
In the presence of:

Barbara J. Petho
Leona A. Petho

**TROY LAND
HOLDINGS, LLC**

By David Montgomery
DAVID MONTGOMERY,
Authorized Representative

STATE OF OHIO
COUNTY OF MONTGOMERY ss:

Before me, a Notary Public in and for said State, personally appeared **DAVID MONTGOMERY**, Authorized Representative of **TROY LAND HOLDINGS, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TROY LAND HOLDINGS, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 31st day of JANUARY, 2018.

My commission expires 12/28/19

Amelina D. Wolley
Notary Public, State of Ohio

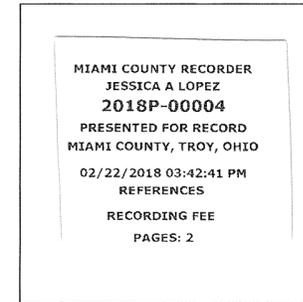
SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived from RTK GPS observations using the Ohio Department of Transportation Virtual Reference System Equipment and software. A bearing of North 59°15'35" West, assigned to the northerly right-of-way line of Main Street, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Miami County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.



Fee \$ 86.40

Jessica A Lopez
Miami County Recorder

Anna Demel
By Deputy Recorder

MIAMI COUNTY AUDITOR

Approved and Transferred Feb 22, 2018.

Matthew W Gearhardt
Miami County Auditor

Joyce Grilliot
By Deputy Auditor

CITY OF TROY PLANNING COMMISSION

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 27th day of Dec, 2017 this plat was reviewed and approved.

Alan M. Kypers Chairman
Scott D. Knight Secretary

CITY OF TROY COUNCIL

We, the City Council for the City of Troy, Miami County, Ohio do hereby approve and accept the dedication of land for the streets as shown on this plat of Kettering Health Network Troy Medical Center this 8th day of Jan, 2018.

This plat was approved by Ordinance No. 0- 4 -20 18 effective Jan 8, 2018.

M.E. Beoniel Mayor
Martha L. Baker President of Council
Scott D. Knight Clerk of Council

CITY OF TROY CITY ENGINEER

This plat was inspected and approved by me this 8th day of FEBRUARY, 2018.

Jill A. P. Roads, P.E.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- ⊗ = Chiseled "X" found
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)



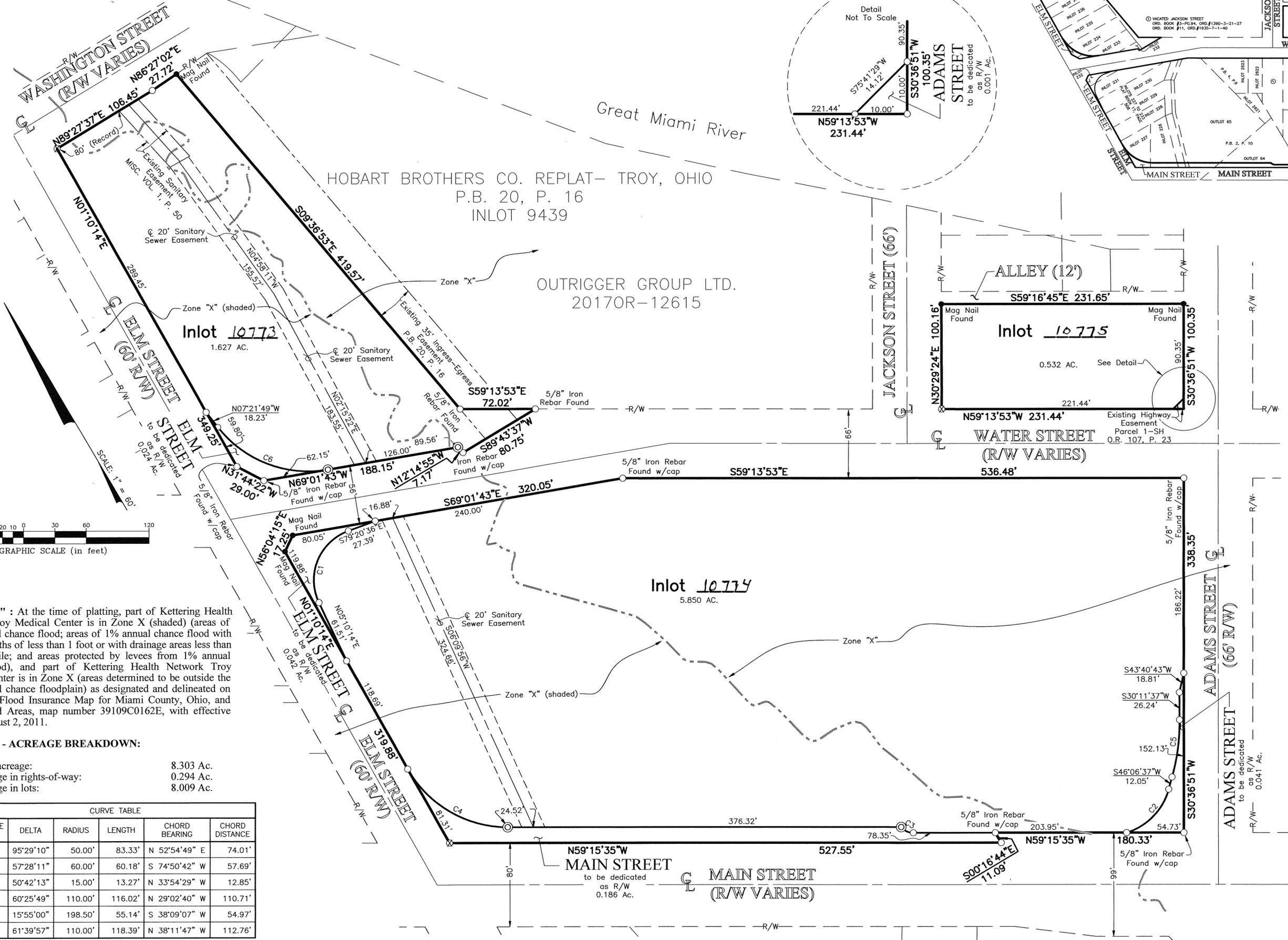
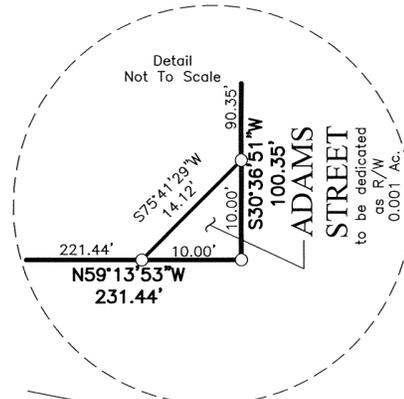
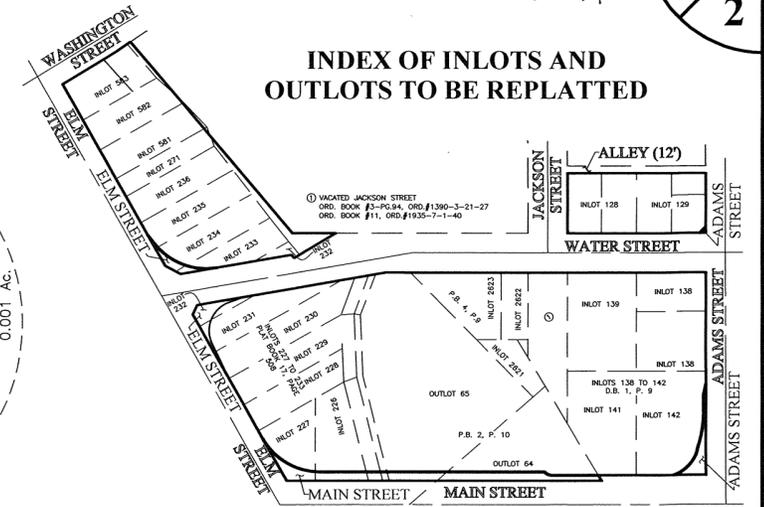
By Matthew A Kirk
Professional Surveyor No. 7865

25 Jan 18
Date

J:\20170726\DWG\04SHEETS\PLAT_20170726-VS-PLAT.DWG plotted by PRITCHARD, IAN on 1/9/2018 8:31:04 AM last saved by PRITCHARD on 1/3/2018 2:33:01 PM xrefs: KHN ROW 2017-12-28.DWG

KETTERING HEALTH NETWORK TROY MEDICAL CENTER

INDEX OF INLOTS AND OUTLOTS TO BE REPLATTED



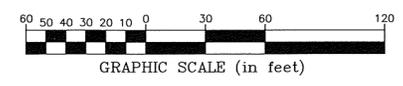
HOBART BROTHERS CO. REPLAT- TROY, OHIO
P.B. 20, P. 16
INLOT 9439

OUTRIGGER GROUP LTD.
2017OR-12615

Inlot 10773
1.627 AC.

Inlot 10775
0.532 AC.

Inlot 10774
5.850 AC.



NOTE "A" : At the time of platting, part of Kettering Health Network Troy Medical Center is in Zone X (shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and part of Kettering Health Network Troy Medical Center is in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Miami County, Ohio, and Incorporated Areas, map number 39109C0162E, with effective date of August 2, 2011.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage:	8.303 Ac.
Acreage in rights-of-way:	0.294 Ac.
Acreage in lots:	8.009 Ac.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	95°29'10"	50.00'	83.33'	N 52°54'49" E	74.01'
C2	57°28'11"	60.00'	60.18'	S 74°50'42" W	57.69'
C3	50°42'13"	15.00'	13.27'	N 33°54'29" W	12.85'
C4	60°25'49"	110.00'	116.02'	N 29°02'40" W	110.71'
C5	15°55'00"	198.50'	55.14'	S 38°09'07" W	54.97'
C6	61°39'57"	110.00'	118.39'	N 38°11'47" W	112.76'

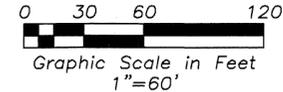
REPLAT OF PART INLOT 7478 CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 26 PAGE 90
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PIQUA CORPORATION

Part 7478 INLOT

N.E. 88 TAX MAP



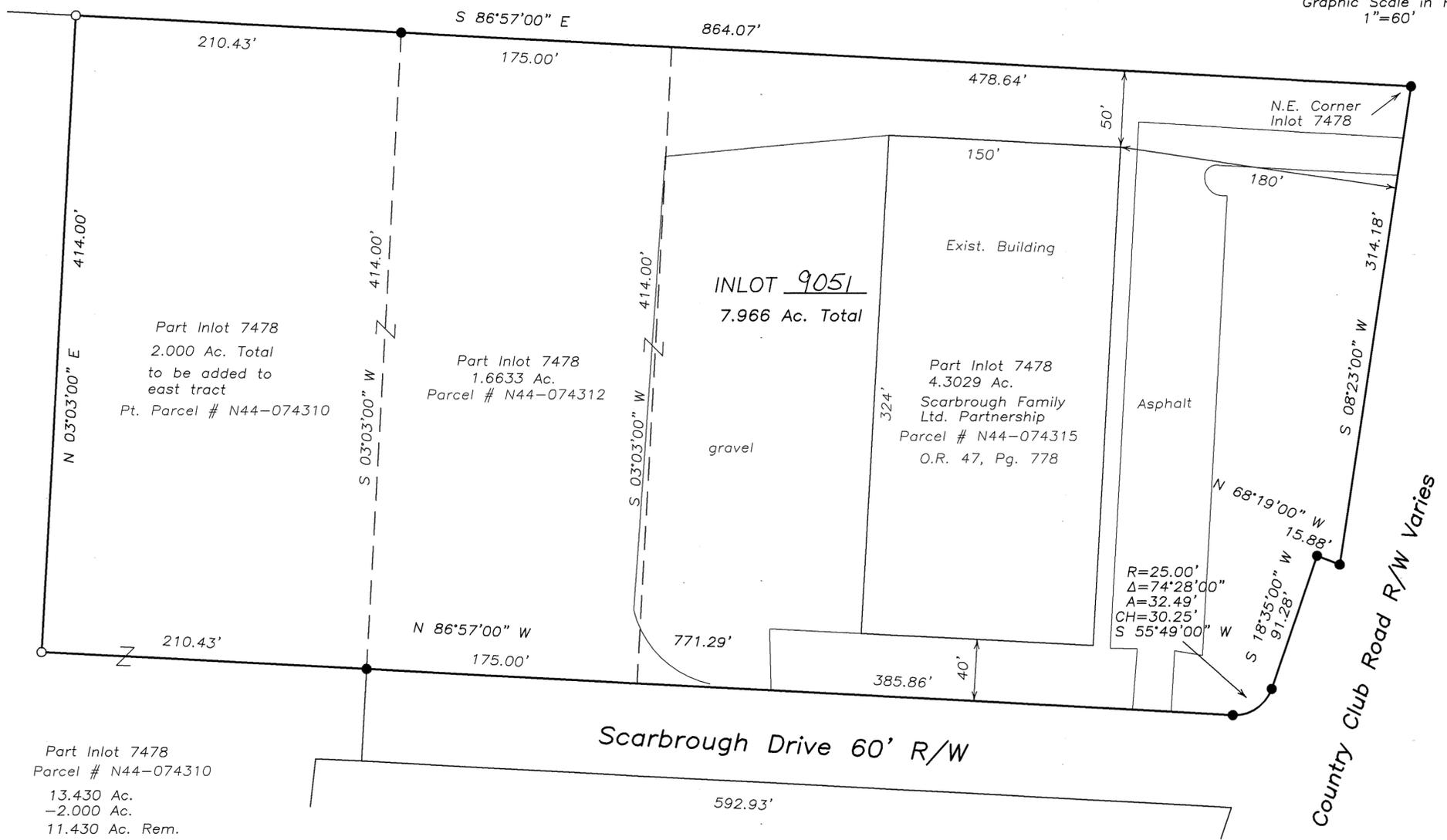
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00005
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/05/2018 08:42:31 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE 43.20

Jessica A. Lopez BY: Jessica A. Lopez
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 5 DAY OF March, 2018

Matthew W. Hearford BY: Linda Linnerer
MIAMI CO. AUDITOR DEPUTY



Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)

References

- Miami County Recorder's Plat Records
Plat Book 15, Page 19
Plat Book 18, Page 139
(Basis of Bearings)
- Miami County Engineer's Record of Lot Surveys
Volume 17, Page 114
Volume 18, Page 118
Volume 22, Page 94
Volume 23, Page 120

Description

Being a part of Inlot 7478 as shown on Lot Survey Vol. 17, Pg. 114, Lot Survey Vol. 18, Pg. 118, and Lot Survey Vol. 23, Pg. 120, of the Miami County Engineer's Record of Lot Surveys, as acquired by Scarbrough Family Limited Partnership, by O.R. 47, Page 778 of the Miami County Recorder's Deed Records.

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat.

Authorized Representative

John D. Scarbrough, Jr. (Partner)

FLORIDA Volusia
State of Ohio, County of Miami, S.S.

Be it remembered that on this 29th day of JANUARY, 2018, before me, the undersigned, a notary public in and for said county and state, personally appeared Scarbrough Family Limited Partnership, by John D. Scarbrough, Jr., the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio-FL

My commission expires 10/24/21
JOHN SCARBROUGH, JR.
ID# S616-464-44-333-0



City of Piqua Planning and Zoning

This replat was reviewed and approved this 19 day of JANUARY, 2018.

Chris Schmiesing

Replat of Part Inlot 7478 for Scarbrough Family Limited Partnership

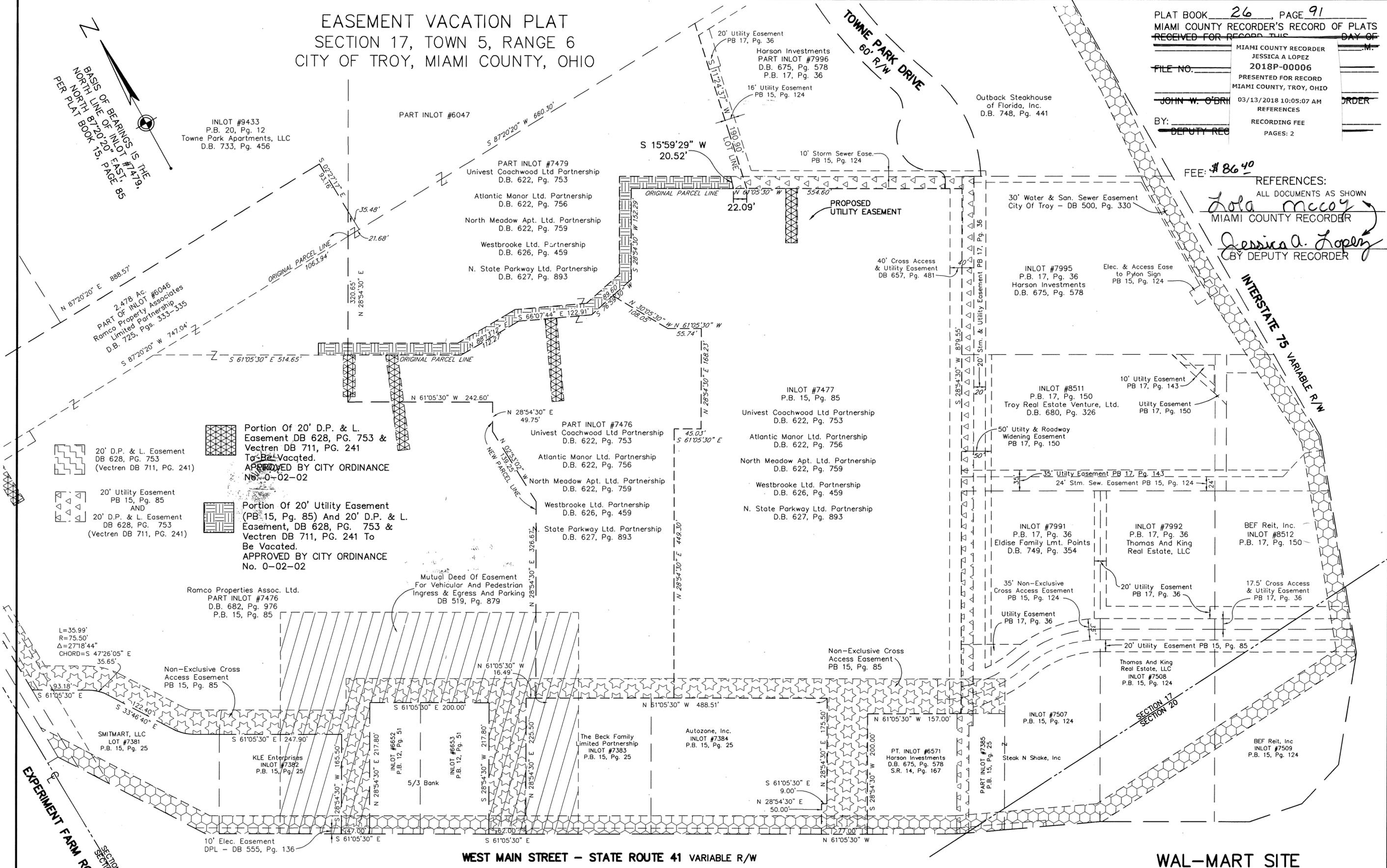
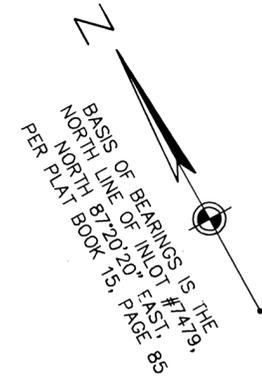
Michael W. Cozatt 1/18/18
MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 37817 (937) 339-2921
File Name: C:\JOBS\2017\37817\plat.dwg
Drawn by: DMC ~ Checked by: MWC

EASEMENT VACATION PLAT
SECTION 17, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 26, PAGE 91
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS DAY OF MAY 2003
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
FILE NO. 2018P-00006
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
BY: JOHN W. O'DRISCOLL 03/13/2018 10:05:07 AM
DEPUTY RECORDER REFERENCES
RECORDING FEE PAGES: 2



FEES: \$86.40
REFERENCES:
ALL DOCUMENTS AS SHOWN
Dola McCoy
MIAMI COUNTY RECORDER
Jessica A. Lopez
BY DEPUTY RECORDER

Portion Of 20' D.P. & L. Easement DB 628, PG. 753 & Vectren DB 711, PG. 241 To Be Vacated.
APPROVED BY CITY ORDINANCE No. 0-02-02

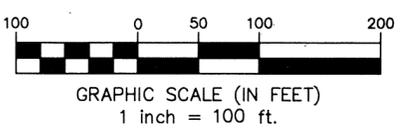
Portion Of 20' Utility Easement (PB 15, Pg. 85) And 20' D.P. & L. Easement, DB 628, PG. 753 & Vectren DB 711, PG. 241 To Be Vacated.
APPROVED BY CITY ORDINANCE No. 0-02-02

- 20' D.P. & L. Easement DB 628, PG. 753 (Vectren DB 711, PG. 241)
- 20' Utility Easement PB 15, Pg. 85 AND 20' D.P. & L. Easement DB 628, PG. 753 (Vectren DB 711, PG. 241)

L=35.99'
R=75.50'
Δ=27°18'44"
CHORD=S 47°26'05" E 35.65'
S 61°05'30" E 93.18'
S 33°46'40" E 122.40'
S 61°05'30" E 247.90'

SMITMART, LLC LOT #7381 P.B. 15, Pg. 25
KLE Enterprises INLOT #7382 P.B. 15, Pg. 25
5/3 Bank
INLOT #6652 P.B. 12, Pg. 51
INLOT #6653 P.B. 12, Pg. 51
10' Elec. Easement DPL - DB 555, Pg. 136

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES IN DECEMBER 2000 AND NOVEMBER 2002 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.
David R. Barnhart
DAVID R. BARNHART
PROFESSIONAL SURVEYOR NO. S7646
4/14/05
DATE



REVISIONS		
BY	DATE	DESCRIPTION
DRB	4/13/05	UPDATE OWNERSHIP AND ADJOINING PROPERTY LINE

EASEMENT VACATION PLAT	
SECTION 17, TOWN 5, RANGE 6	
CITY OF TROY	MIAMI COUNTY, OHIO
SCALE: 1" = 100'	DATE: MAY 7, 2003
DESIGN: RAN	1700 LYONS ROAD DAYTON, OHIO 45458-1864
DRAWN: RAN	OFFICE (937) 435-8584
CHKD: DRB	FAX (937) 435-3307
	email: ceso@erinet.com www.erinet.com/ceso
	JOB NO. 2688
	SHEET NO. 1 OF 2

EASEMENT VACATION PLAT
 SECTION 17, TOWN 5, RANGE 6
 CITY OF TROY, MIAMI COUNTY, OHIO

EASEMENT SIGN-OFF

Date: 9/30/05

From: DAYTON POWER AND LIGHT COMPANY, an Ohio Corporation.
 Dayton Power and Light Company, hereby agrees to release any and all easement rights for utility easements as shown on this plat and recorded in Deed Book 628, Page 753.

Brenda Brobeck
 WITNESS

Edward M. Ryan
 WITNESS

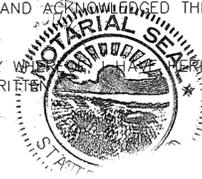
Signed and acknowledged
 in the presence of
Patricia L. Swanke

VICE PRESIDENT
 IT'S

STATE OF Ohio SS
 COUNTY OF MONTGOMERY

BE IT REMEMBERED THAT ON THIS 30th DAY OF September, 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE OF OHIO, PERSONALLY CAME PATRICIA L. SWANKE TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Edward M. Ryan
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: has no expiration

DATE: September 30, 2005

EDWARD M. RYAN, Attorney at Law
 Notary Public, State of Ohio
 My Commission has no expiration date
 Section 147.03 O.R.C.

EASEMENT SIGN-OFF

Date: 3/17/04

From: VECTREN
 Vectren, hereby agrees to release any and all easement rights for utility easements as shown on this plat and recorded in Deed Book 711, 241.

Ray G. M. Kegalp
 WITNESS

Dorcas M. Walker
 WITNESS

Signed and acknowledged
 in the presence of

Mohdi Shargi
 IT'S

STATE OF Ohio SS
 COUNTY OF Miami

BE IT REMEMBERED THAT ON THIS 17th DAY OF March, 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE OF Ohio, PERSONALLY CAME Mohdi Shargi TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Dorcas M. Walker
 NOTARY PUBLIC IN AND FOR STATE OF Ohio
 MY COMMISSION EXPIRES: 7-31-2006

DATE: 3-17-2004, 2003

TROY CITY COUNCIL:

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS _____ DAY OF _____, 2003, THIS EASEMENT VACATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. _____

 MAYOR

 PRESIDENT OF COUNCIL

 CLERK OF COUNCIL

SEE 20180R-02892 FOR CITY APPROVAL

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 13TH DAY OF MARCH, 2018.

MATHEW W. GEARHART
 MIAMI COUNTY AUDITOR

Mindy Powell
 BY DEPUTY AUDITOR

WAL-MART SITE

REVISIONS		
BY	DATE	DESCRIPTION
PRB	4/13/05	UPDATE OWNER-SHIP & ADJOINING PROP. LINES

EASEMENT VACATION PLAT SECTION 17, TOWN 5, RANGE 6	
CITY OF TROY	MIAMI COUNTY, OHIO
SCALE: 1" = 100'	DATE: MAY 07, 2003
DESIGN RAN	1700 LYONS ROAD
DRAWN RAN	DAYTON, OHIO 45458-1864
CHKD DRB	OFFICE (937) 435-8584
	FAX (937) 435-3307
	email: ceso@erinet.com
	www.erinet.com/ceso
JOB NO. 2688	SHEET NO. 2 OF 2

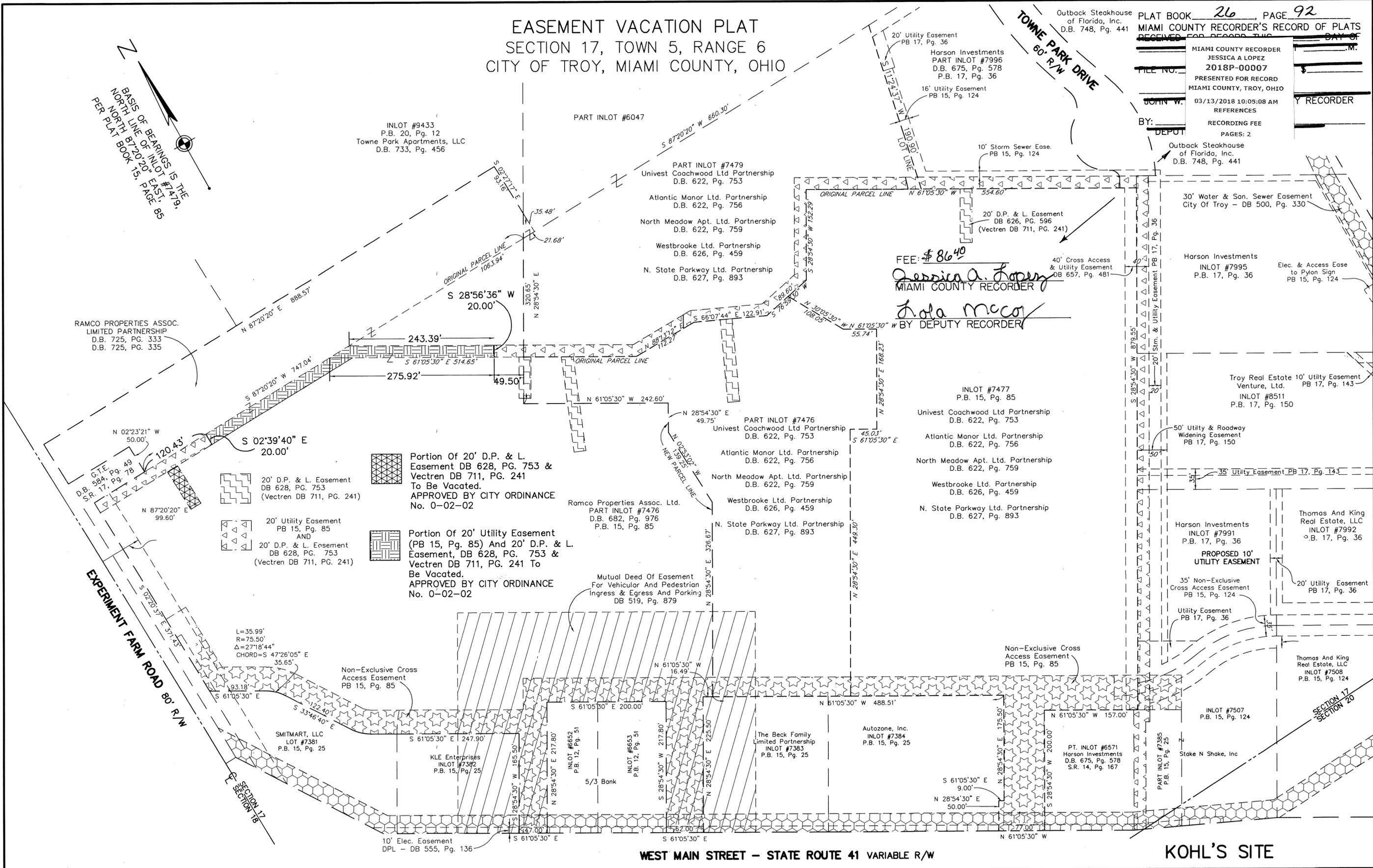
EASEMENT VACATION PLAT

SECTION 17, TOWN 5, RANGE 6

CITY OF TROY, MIAMI COUNTY, OHIO

Outback Steakhouse of Florida, Inc. D.B. 748, Pg. 441
 PLAT BOOK 26, PAGE 92
 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS DAY OF _____ M.
 MIAMI COUNTY RECORDER JESSICA A LOPEZ
 FILE NO. **2018P-00007**
 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO
 JOHN W. 03/13/2018 10:05:08 AM
 BY: DEPUTY RECORDER
 RECORDING FEE PAGES: 2
 REFERENCES

BASIS OF BEARINGS IS THE NORTH LINE OF INLOT #7479, PER PLAT BOOK 15, PAGE 85



FEE: \$8640
 Jessica A. Lopez
 MIAMI COUNTY RECORDER
 Lola McCoy
 BY DEPUTY RECORDER

Portion Of 20' D.P. & L. Easement DB 628, PG. 753 & Vectren DB 711, PG. 241 To Be Vacated. APPROVED BY CITY ORDINANCE No. 0-02-02

Portion Of 20' Utility Easement (PB 15, Pg. 85) And 20' D.P. & L. Easement, DB 628, PG. 753 & Vectren DB 711, PG. 241 To Be Vacated. APPROVED BY CITY ORDINANCE No. 0-02-02

REFERENCES:
 ALL DOCUMENTS AS SHOWN

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES IN DECEMBER 2000 AND NOVEMBER 2002 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

David R. Barnhart
 DAVID R. BARNHART
 PROFESSIONAL SURVEYOR NO. S7646

4/14/05
 DATE



REVISIONS		
BY	DATE	DESCRIPTION
DRB	4/13/05	UPDATE OWNERSHIP AND ADJOINING PROPERTY LINE

EASEMENT VACATION PLAT
SECTION 17, TOWN 5, RANGE 6

CITY OF TROY MIAMI COUNTY, OHIO

SCALE: 1" = 100' DATE: MAY 07, 2003

DESIGN	RAN		1700 LYONS ROAD DAYTON, OHIO 45458-1864 OFFICE (937) 435-8584 FAX (937) 435-3307 email: ceso@erinet.com www.erinet.com/ceso	JOB NO.	2688
DRAWN	RAN			SHEET NO.	1 OF 2
CHKD	DRB				

EASEMENT VACATION PLAT
 SECTION 17, TOWN 5, RANGE 6
 CITY OF TROY, MIAMI COUNTY, OHIO

EASEMENT SIGN-OFF

Date: September 30, 2005

From: DAYTON POWER AND LIGHT COMPANY, an Ohio Corporation.
 Dayton Power and Light Company, hereby agrees to release any and all easement rights for utility easements as shown on the record plat recorded in Deed Book 628, Page 753.

Brenda Brockman
 WITNESS

Edward N. Rizer
 WITNESS

Signed and acknowledged
 in the presence of
Pat Swank

VICE PRESIDENT
 IT'S

STATE OF OHIO SS
 COUNTY OF Montgomery

BE IT REMEMBERED THAT ON THIS 30 DAY OF SEPTEMBER, 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE OF OHIO, PERSONALLY CAME PATRENA K. SWANKE TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Edward N. Rizer
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: has no expiration date

DATE: September 30, 2005

EDWARD N. RIZER, Attorney at Law
 Notary Public, State of Ohio
 My Commission has no expiration date
 Section 147.02 O. R. C.

EASEMENT SIGN-OFF

Date: 3/17/04

From: VECTREN
 Vectren, hereby agrees to release any and all easement rights for utility easements as shown on this plat and recorded in Deed Book 711, 241.

Ray McKinley
 WITNESS

Dorcas M. Walker
 WITNESS

Signed and acknowledged
 in the presence of

Mahdi Sharg
 IT'S

STATE OF Ohio SS
 COUNTY OF Miami

BE IT REMEMBERED THAT ON THIS 17th DAY OF March, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE OF Ohio, PERSONALLY CAME Mahdi Sharg TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Dorcas M. Walker
 NOTARY PUBLIC IN AND FOR STATE OF Ohio
 MY COMMISSION EXPIRES: 7-31-2006

DATE: 3-17-2004, 2003

TROY CITY COUNCIL:

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS _____ DAY OF _____, 2003, THIS EASEMENT VACATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. _____

 MAYOR

 PRESIDENT OF COUNCIL

 CLERK OF COUNCIL

SEE 20180R-02892 FOR CITY APPROVAL

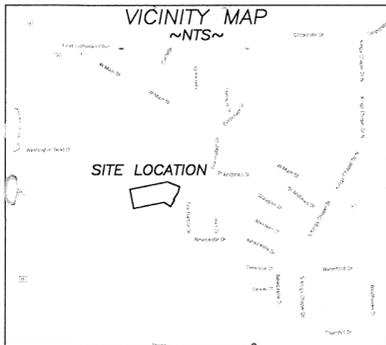
REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 13TH DAY OF MARCH, 2018.

MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

Mindy Wood
 BY DEPUTY AUDITOR

KOHL'S SITE

REVISIONS			EASEMENT VACATION PLAT SECTION 17, TOWN 5, RANGE 6	
BY	DATE	DESCRIPTION	CITY OF TROY	MIAMI COUNTY, OHIO
DRB	4/13/05	LIP-DAYS OWNER-SHIP & ADJOINING PROPERTY LINE	SCALE: 1" = 100'	DATE: MAY 07, 2003
DESIGN	RAN		1700 LYONS ROAD	JOB NO. 2688
DRAWN	RAN		DAYTON, OHIO 45458-1864	SHEET NO.
CHKD	DRB		OFFICE (937) 435-8584	2 OF 2
			FAX (937) 435-3307	
			email: ceso@erinet.com	
			www.erinet.com/ceso	



FOX HARBOR SECTION 4

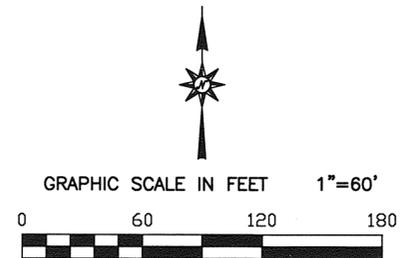
LOCATED IN
SECTION 18, TOWN 5, RANGE 6
CITY OF TROY, MIAMI COUNTY, OHIO
4.810 ACRES
JANUARY 19, 2018

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2018P-00009
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/23/2018 03:11:45 PM
REFERENCES
RECORDING FEE
PAGES: 1

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - IRON PIN FOUND

ACREAGE BREAKDOWN
4.030 ACRES IN LOTS
0.780 ACRES IN STREET & ROAD RIGHT OF WAY

7446
HARBOR WEST LAND CO., LLC
2017OR-11529
19.176 ACRES



THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

FEE \$4320

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

Jada McCoy
DEPUTY

TRANSFERRED ON THE 23 DAY OF March, 2018.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO

Lida Linneman
BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR SECTION 4, ON THE 23 DAY OF Jan 2018.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-2-2017

Michael L. Beardsley
MAYOR

Martha A. Baker
PRESIDENT OF COUNCIL

Steve D. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 13 DAY OF Dec, 2017, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Kyros
CHAIRPERSON

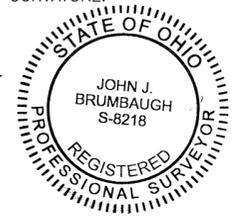
Steve D. Knight
SECRETARY

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.810 ACRES OF WHICH 0.780 ACRES IS DEDICATED AS PUBLIC STREETS AND THE REMAINING 4.030 ACRES ARE IN LOTS. SAID SUBDIVISION IS COMPRISED OF PART OF INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC IN OFFICIAL RECORD 2017-11529 AND RECORDED IN VOLUME 58, PAGE 37 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

CERTIFICATION: I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. CAPPED IRON PINS ARE SET PER OHIO ADMINISTRATIVE CODE AT ALL LOT CORNERS, LOT POINT OF TANGENCY, AND LOT POINT OF CURVATURE.

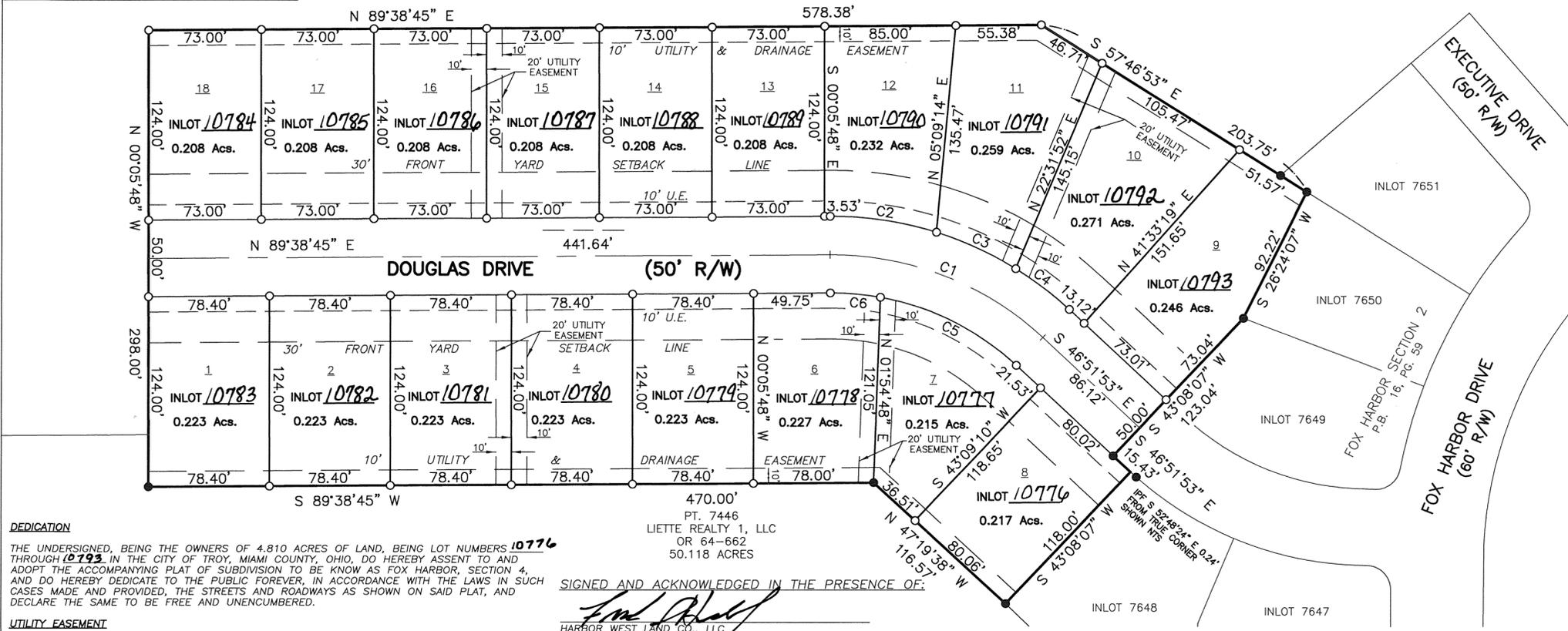
John J. Brumbaugh
1-18-2018
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218



DEVELOPER
HARBOR WEST LAND CO., LLC
701 NORTH MARKET STREET
TROY, OHIO 45373

ENGINEER / SURVEYOR
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000



DEDICATION
THE UNDERSIGNED, BEING THE OWNERS OF 4.810 ACRES OF LAND, BEING LOT NUMBERS 10776 THROUGH 10793, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 4, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT
UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

DRAINAGE NOTES
THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS, CONSTRUCTION, MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOME OWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

HOME OWNERS ASSOCIATION RESTRICTIONS
ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNER'S ASSOCIATION, AS RECORDED IN 2018OR- of the MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Frank D. Harlow Jr.
HARBOR WEST LAND CO., LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

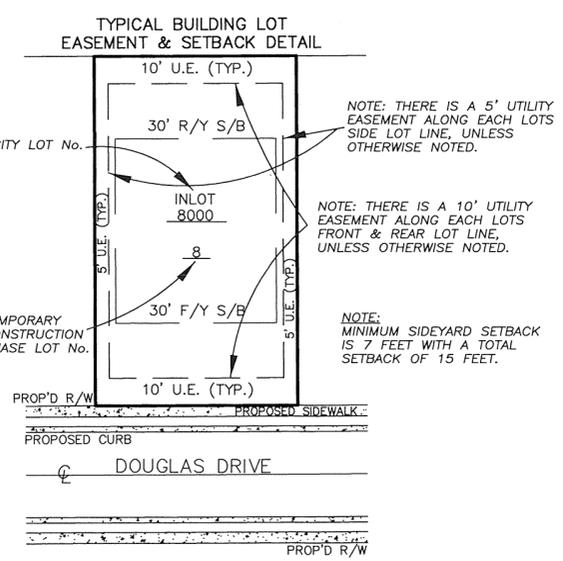
Annette Baker
LIEN HOLDER
ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 23rd DAY OF March, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HARBOR WEST LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BANK BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2021
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24, 2021
Recorded in Miami County

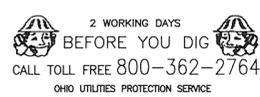
COUNTY OF MIAMI, STATE OF OHIO
FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 23rd DAY OF March, 2018 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow Jr.
FRANK D. HARLOW JR., MANAGING MEMBER
HARBOR WEST LAND COMPANY, LLC.
Mary K. Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2021
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24, 2021
Recorded in Miami County



CURVE DATA

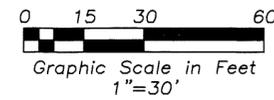
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.81'	200.00'	43°29'22.146"	N 68°36'34" W	148.19'
C2	70.16'	225.00'	17°51'54.007"	S 81°25'18" E	69.87'
C3	56.80'	225.00'	14°27'54.501"	N 65°15'24" W	56.65'
C4	43.82'	225.00'	11°09'33.638"	N 52°26'40" W	43.75'
C5	100.16'	175.00'	32°47'35.866"	N 63°15'41" W	98.80'
C6	32.67'	175.00'	10°41'46.280"	S 85°00'22" E	32.62'



Replat of Inlots 3157, 3158 and 3159
City of Troy, Miami County, Ohio

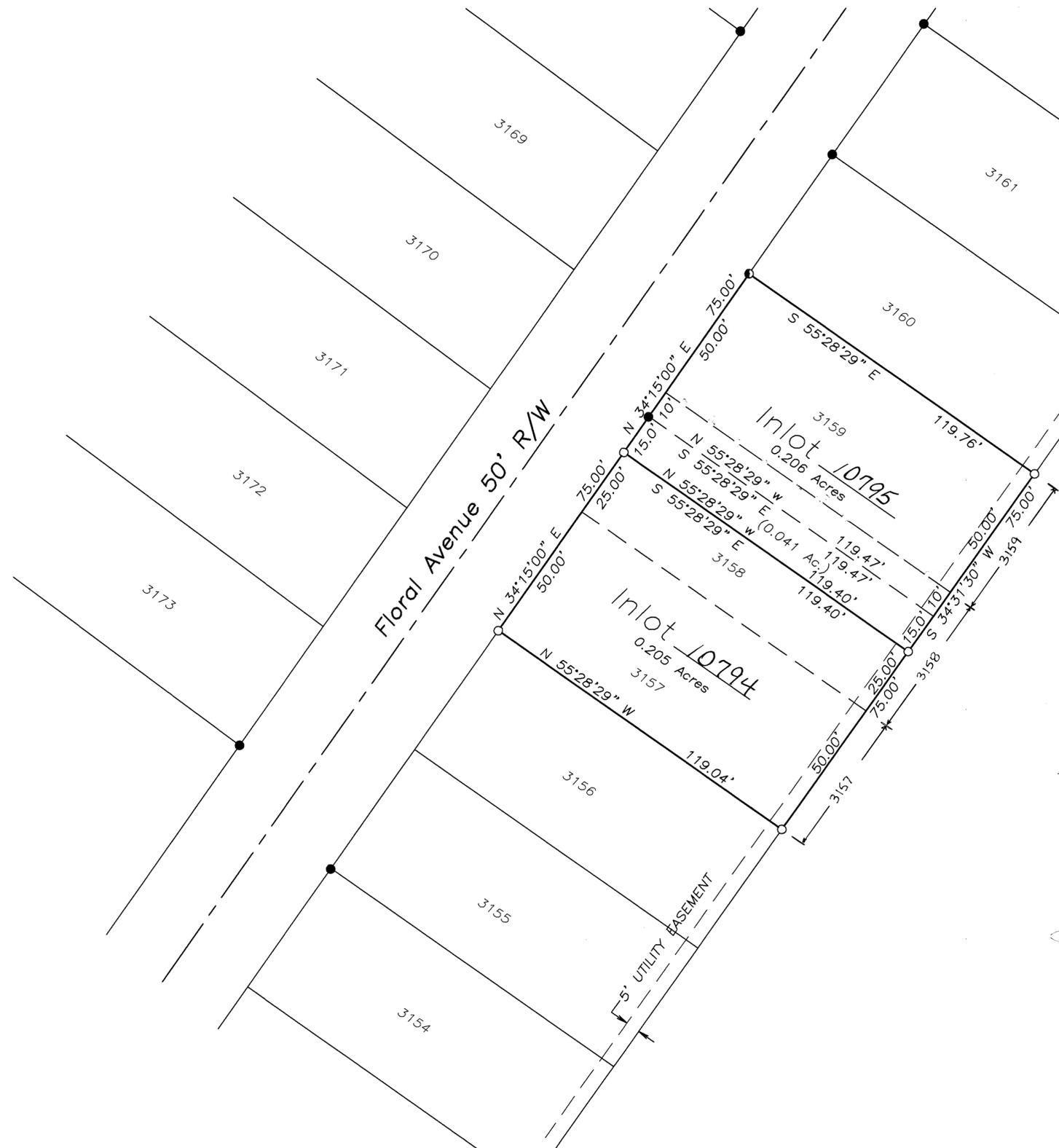
PLAT BOOK 26 PAGE 95
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00010
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/02/2018 09:46:18 AM
REFERENCES
RECORDING FEE
PAGES: 1



FEE # 4320

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 2 DAY OF April, 2018
Matthew W. Cozatt BY: Jessica A Lopez
MIAMI CO. RECORDER DEPUTY
MIAMI CO. AUDITOR DEPUTY



Description

Being a replat of Inlots 3157, 3158 and 3159 in the City of Troy, Miami County, Ohio, part of the Revised Plat of Cloverdale Addition to the City Troy, filed in P.B. 4, Page 77 of the Miami County Recorder's Plat Records. Being the lots acquired by Dennis B. and Donna D. Welbaum by D.B. 611, Page 468 of the Miami County Recorder's Deed Records and by 2018OR-02180 of the Miami County Recorder's Official Records, and by Robert Baird by 2017OR-13832 of the Miami County Recorder's Official Records.

Replat Authorization

We, the undersigned, being all owners of the land shown hereon replatted, do hereby voluntarily consent to the execution of said replat this 21 day of March, 2018.

Dennis S. Welbaum
Dennis S. Welbaum
Donna D. Welbaum
Donna D. Welbaum
Robert Baird
Robert Baird

State of Ohio, County of Miami, S.S.

Before me, a notary public in and for the the aforesaid state and county, personally appeared the above signed parties, who acknowledged that they did sign such instrument and that said instrument is their free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Ohio this 20th day of March, 2018.

Pamela Bochenek
Notary Public
PAMELA BOCHENEK, Notary Public
In and for the State of Ohio
My Commission Expires 4.11.20
Recorded in Champaign County

Approval by the City of Troy
Approved by the City of Troy, Ohio this 21 day of MARCH, 2018

[Signature]
City Engineer

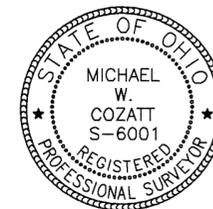
Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- ⊗ Gin Spindle Set
- ⊗ Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Recorder's
Plat Records
Plat Book 4, Page 77

Replat of 3 lots for
for Welbaum and Baird.



Michael W. Cozatt 3/23/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 07218 (937) 339-2921
File Name: C:\JOBS\2018\07218\07218survey.dwg
Drawn by: DMC ~ Checked by: MWC

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00011
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 04/05/2018 10:33:06 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

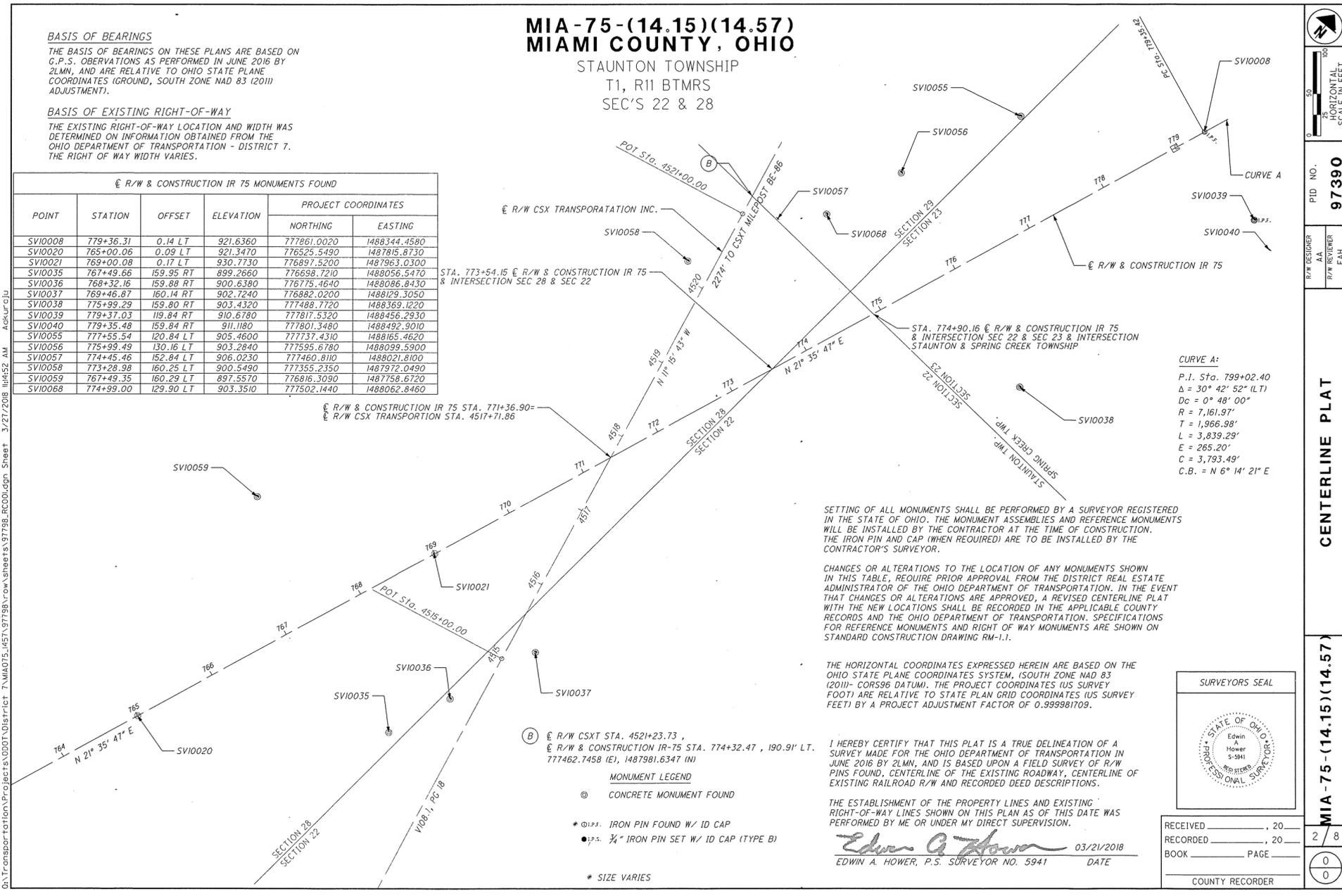
FEE \$ 43.20
Jessica A. Lopez
 MIAMI COUNTY RECORDER

R. McCoy
 BY DEPUTY

REVIEWED THIS 5TH OF APRIL, 2018

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

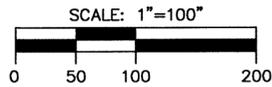
Linda Zimmerman
 BY DEPUTY



D:\Transportation\Projects\0001\District 7\MIA075_1451\13798\vw\sheet\9798_RCD00.dgn Sheet 3/21/2018 11:52 AM akurcju

TIPP CITY BIKE PATH REPLAT SURVEY

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



LINE	BEARING	DIST.
L1	S87°03'06"E	75.00'
L2	S87°06'48"E	80.03'
L3	N87°03'25"W	50.15'
L4	N07°23'46"E	20.06'
L5	S87°03'25"E	50.15'

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	95.00'	12°41'42"	21.05'	21.01'	N15°11'26"E

PT OL 46,57,
58,59,60,61
OUTLOTS
TIPP CITY
CITY
MIAMI, OHIO
COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00012
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/02/2018 09:20:05 AM
REFERENCES
RECORDING FEE
PAGES: 1

CITY OF TIPP CITY

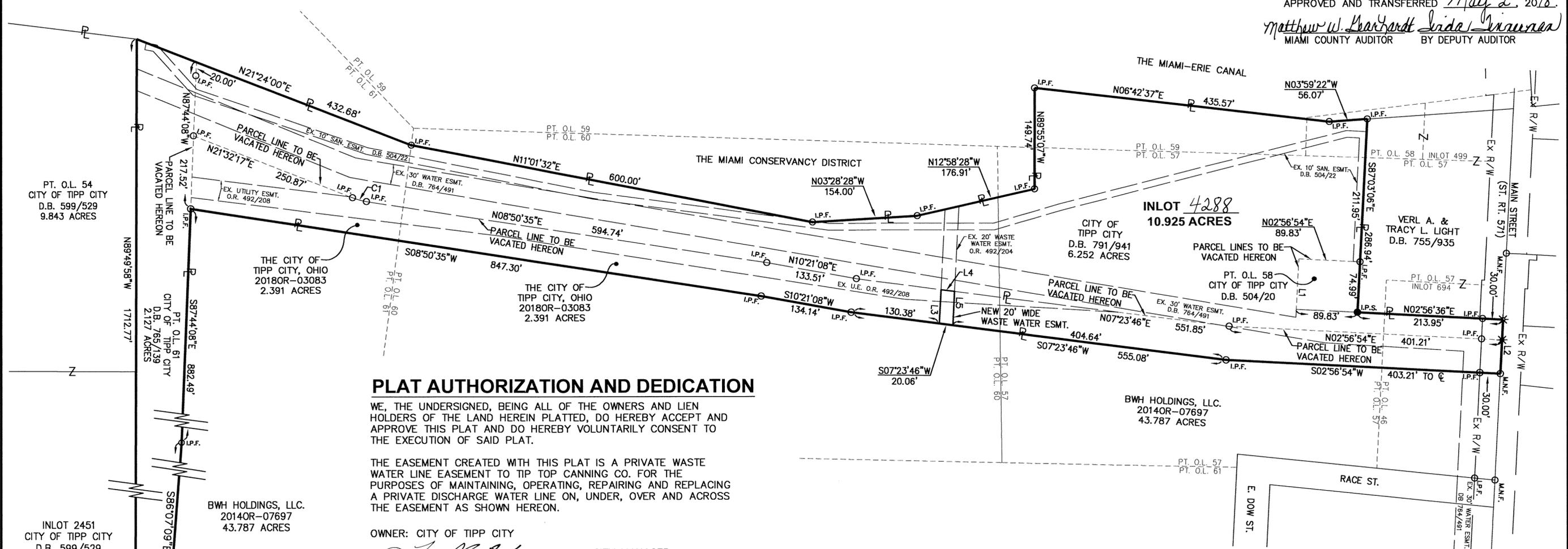
APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 1st DAY OF MAY, 2018

John W. Kelly
CITY ENGINEER

Matthew Spis
CITY PLANNER

FEE \$ 43.20
Jessica A Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 2, 2018
Matthew W. Barford
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

THE EASEMENT CREATED WITH THIS PLAT IS A PRIVATE WASTE WATER LINE EASEMENT TO TIP TOP CANNING CO. FOR THE PURPOSES OF MAINTAINING, OPERATING, REPAIRING AND REPLACING A PRIVATE DISCHARGE WATER LINE ON, UNDER, OVER AND ACROSS THE EASEMENT AS SHOWN HEREON.

OWNER: CITY OF TIPP CITY
BY: *[Signature]* ITS: CITY MANAGER
AUTHORIZED SIGNATURE TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF MAY, 2018 BY TIMOTHY EGGLESTON ON BEHALF OF THE CITY OF TIPP CITY.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: Bradley C. Vath, Notary Public
for and for the State of Ohio
My Commission Expires Jan. 22, 2019

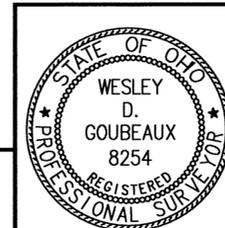


LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- * GIN SPINDLE FOUND

BEING A REPLAT OF PT. OUTLOT 46, PT. OUTLOT 57, PT. OUTLOT 58, PT. OUTLOT 59, PT. OUTLOT 60, AND PT. OUTLOT 61 AND BEING OWNED BY THE CITY OF TIPP CITY IN DEED BOOK 504, PG. 20, DEED BOOK 791, PAGE 941, DEED BOOK 765, PG. 139, AND 2018OR-03083.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254
4/30/2018
DATE



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE: 04-19-2018
DRAWN BY: WDG
JOB NUMBER: MIATC11717
SHEET NUMBER: 1 OF 1

SURVEY REFERENCE
LOT SURVEY VOL. 13, PG. 6
LOT SURVEY VOL. 23, PG. 26
LAND SURVEY VOL. 49, PG. 115
LAND SURVEY VOL. 51, PG. 77
LAND SURVEY VOL. 58, PG. 74

INLOT 2451
CITY OF TIPP CITY
D.B. 599/529
257.077 ACRES

BWH HOLDINGS, LLC.
2014OR-07697
43.787 ACRES

BWH HOLDINGS, LLC.
2014OR-07697
43.787 ACRES

VERL A. & TRACY L. LIGHT
D.B. 755/935

CITY OF TIPP CITY
D.B. 791/941
6.252 ACRES

INLOT 4288
10.925 ACRES

THE CITY OF TIPP CITY, OHIO
2018OR-03083
2.391 ACRES

THE CITY OF TIPP CITY, OHIO
2018OR-03083
2.391 ACRES

PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

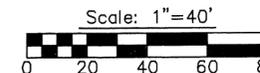
PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

PT. O.L. 54
CITY OF TIPP CITY
D.B. 599/529
9.843 ACRES

REPLAT OF INLOT 153 & PT. 154
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

Plat Book 26 Page 98
Miami County Recorder's Plat Records



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00013
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/16/2018 10:59:15 AM
REFERENCES
RECORDING FEE
PAGES: 1

Legend

- Iron pin found
- ⊕ Mag nail set
- 5/8" dia. capped iron pin set (Cozatt, S6001)

References

- Vol. 16, Pg. 93 { Miami County Engineer's Record of Lot Surveys
- P.B. 22, Pg. 24 { Miami County Recorder's Plat Records

FEE: \$43.20

Jessica A Lopez BY: Jessica A Lopez
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 16 DAY OF May, 2018.

Matthew W. Shearhart BY: Linda Trissman
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT 153 AND PART INLOT 154 OF McPHERSON'S ADDITION TO THE CITY OF TIPP CITY, OHIO, AND ACQUIRED BY DONERIC PROPERTIES, LLC BY 2013OR-04780 AND 2018OR-03984 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Eric Graham
ERIC GRAHAM
AUTHORIZED SIGNATURE FOR
DONERIC PROPERTIES, LLC

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE WITHIN REPLAT AND THAT IT IS THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 15th DAY OF May, 2018.



KELLY R. ROWLANDS
Notary Public, State of Ohio
My Comm. Expires 4-29-2020

Kelly R. Rowlands MY COMMISSION EXPIRES 4/29/20
NOTARY PUBLIC

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO
THIS 15th DAY OF May, 2018.

John H. Kelly CITY ENGINEER
Matthew S. CITY PLANNER



Michael W. Cozatt 5/14/18
Michael W. Cozatt, P.S. #6001 Date

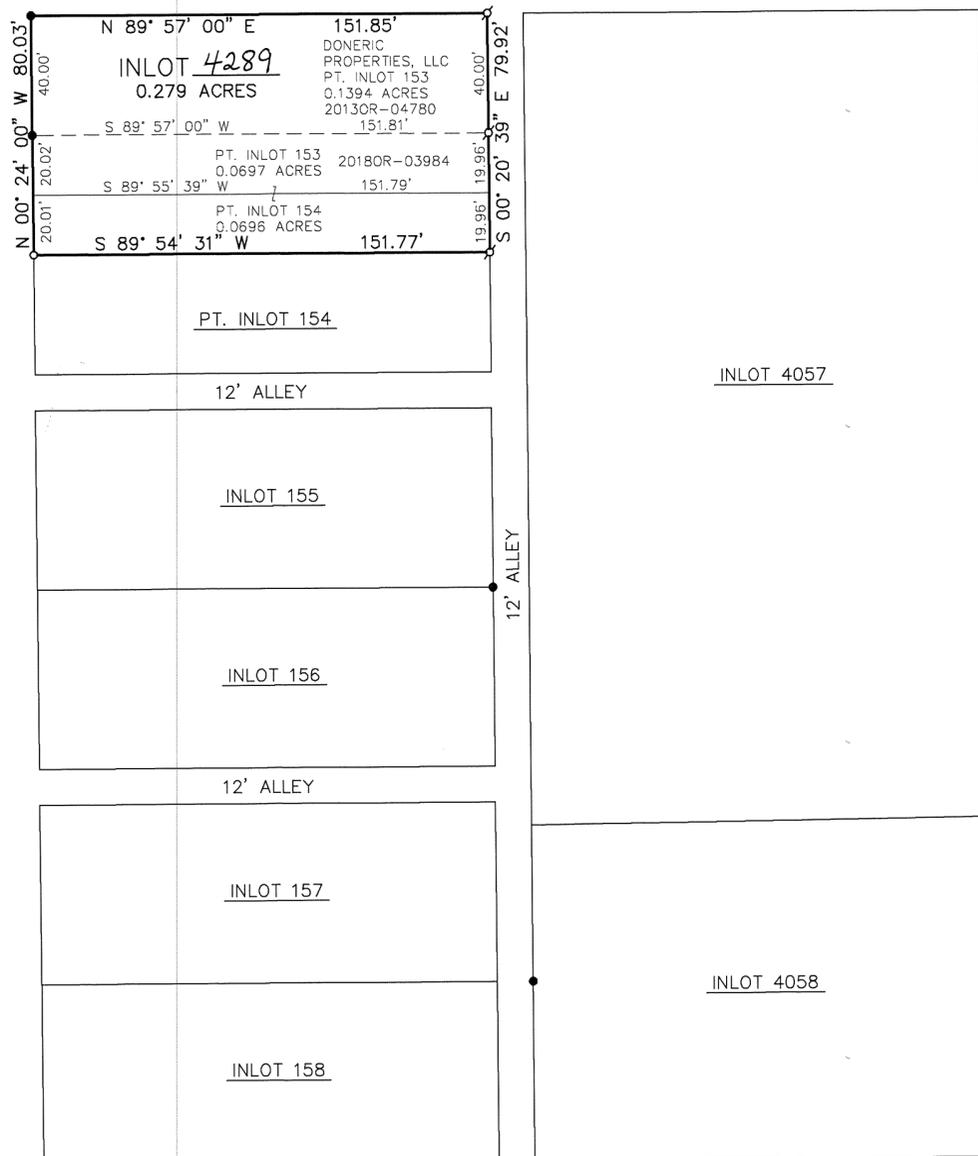
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 08618R Ph. (937) 339-2921

EAST BROADWAY AVENUE 100' R/W

SOUTH SECOND STREET 66' R/W

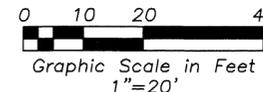
SOUTH FIRST STREET 66' R/W

SOUTH STREET 60' R/W



REPLAT OF INLOT 786 and 787
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

TIPP CITY CORPORATION 786 & 787 INLOT N.W. 13 TAX MAP



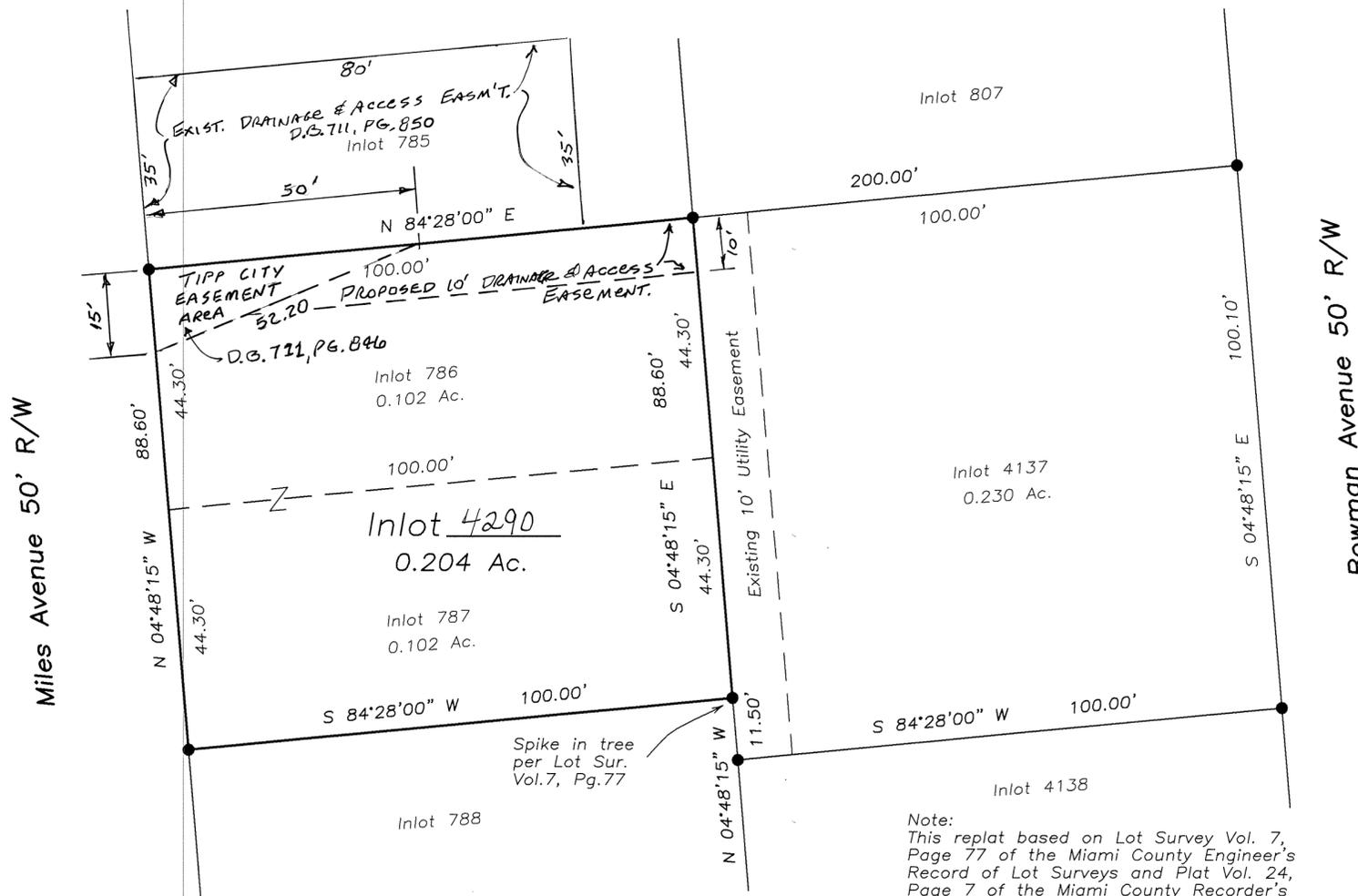
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00014
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/16/2018 02:52:08 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE 43.20

Jessica A Lopez BY: Matthew W. Dearhardt
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 16 DAY OF May, 2018

Matthew W. Dearhardt BY: Linda L. Irwin
MIAMI CO. AUDITOR DEPUTY



References

- Miami County Recorder's Plat Records
Plat Book 24, Page 7
(Basis of Bearings)
- Miami County Engineer's Record of Lot Surveys
Volume 7, Page 77

Legend

- Iron Pin Found

Description

Being a replat of Inlot 786 and 787, in the City of Tipp City, Miami County, Ohio as shown on Lot Survey Vol. 7, Pg. 77 as acquired by David R. and Carol Sue Cook, by D.B. 798. Pg. 885 of the Miami County Recorder's Deed Records.

City of Tipp City

Approved and accepted by the City of Tipp City, Ohio
this 15th day of May, 2018.

John H. Shultz City Engineer
Matthew S. City Planner

OWNERS CONSENT

We, the undersigned, being all of the owners and lien holders of the land herein replatted, do hereby consent to the execution of said replat as shown herein.

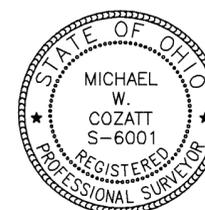
Easements shown or noted on this plat are for construction, operation, repair, maintenance, replacement or removal of water, sewer, gas, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

David R. Cook
David R. Cook
Carol Sue Cook
Carol Sue Cook

State of Ohio, County of Miami, S.S.

Be it remembered that on this 16 day of May, 2018, before me, the undersigned, a notary public in and for said county and state, personally appeared David R. Cook and Carol Sue Cook, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Bradley C. Vath
Notary Public in and for State of Ohio
My commission expires 1/22/2019
BRADLEY C. VATH, Notary Public
in and for the State of Ohio
My Commission Expires Jan. 22, 2019



Replat of Inlots 786 and 787
for David & Carol Cook

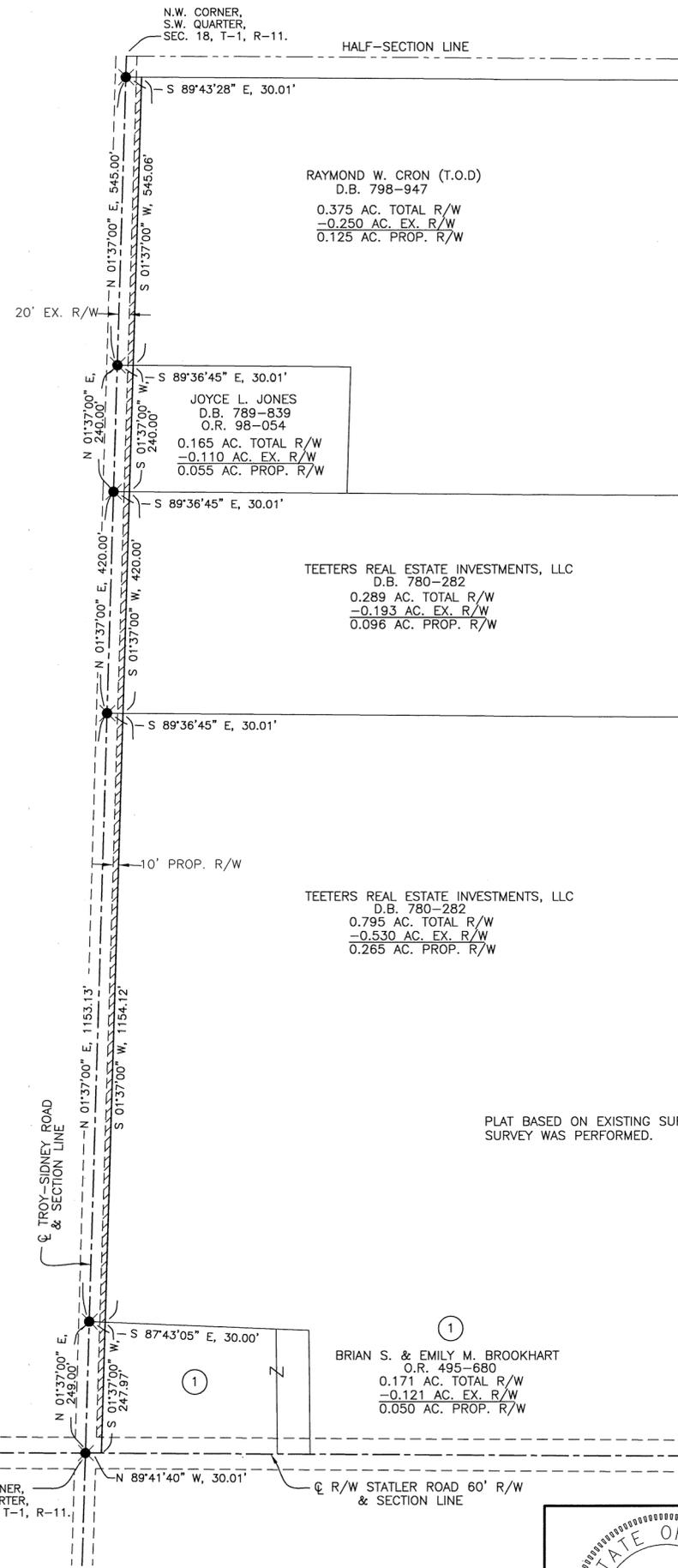
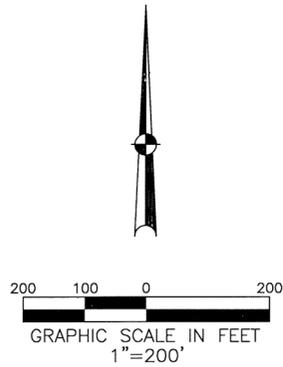
Michael W. Cozatt 5/08/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 09918 (937) 339-2921
File Name: C:\JOBS\2018\09918.dwg
Drawn by: DMC ~ Checked by: MWC

ADDITIONAL RIGHT-OF-WAY TROY-SIDNEY ROAD NO. 14

SECTION 18, TOWN 1, RANGE 11
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/25/2018 09:10:10 AM
REFERENCES
RECORDING FEE
PAGES: 1



FEE \$ 43²⁰
Jessica A. Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED May 25, 2018
Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
Sida J. Kressner
 BY DEPUTY AUDITOR

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
RAYMOND W. CRON (T.O.D.)	V.798, P. 947	2016OR-15810
JOYCE L. JONES	V.789, P.839	2018OR-00352
TEETERS REAL ESTATE INVESTMENTS, LLC.	V.780, P.282	2016OR-08008
BRIAN S. & EMILY M. BROOKHART	OR.495,P.680	2016OR-11124

LEGEND

- ✖ RR SPIKE
- PK NAIL
- IRON PIN
- MONUMENT BOX
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 28th DAY OF June, 2016.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS _____ DAY OF _____, 2018

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY _____
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 24th DAY OF May, 2018, BY RESOLUTION NO. 18-05-050

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Gregory A. Simmons
GREGORY A. SIMMONS
MIAMI COUNTY COMMISSIONER

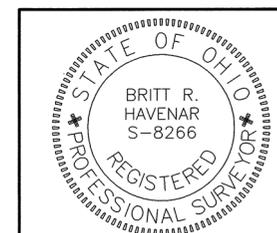
John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

PLAT BASED ON EXISTING SURVEY RECORDS. NO FIELD SURVEY WAS PERFORMED.

REFERENCES

- LAND SURVEYS:
 VOL. 29 PG. 78
 VOL. 32 PG. 193
 VOL. 39 PG. 128
 VOL. 41 PG. 70
 VOL. 51 PG. 31

BASIS OF BEARINGS:
 MIAMI COUNTY ENGINEER RECORD OF
 LAND SURVEYS VOL. 29, PAGE 78



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
 PAUL P. HUELSKAMP, COUNTY ENGINEER
 DATE: JUNE 28, 2016